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MITIGATED NEGATIVE DECLARATION

TO: Office of Planning & Research
P. O. Box 3044
Sacramento, California 95812-3044

FROM: San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, California 95205

County Clerk, County of San Joaquin

PROJECT TITLE: Use Permit No. PA-2100295 and General Plan Map Amendment No. PA-2200090

PROJECT LOCATION: The project site is located on the north side of E. Pine St., 2,580 feet east of N. Guild Ave., east of Lodi, San Joaquin County. (APN/Address: 049-120-04 / 6550 E. State Route 12, Lodi) (Supervisory District: 4)

PROJECT DESCRIPTION: This project is comprised of 2 components:

General Plan Map Amendment Application No. PA-2200090 proposes to change the land use designation of a 17.3-acre parcel from I/T (Truck Terminal) to A/G (General Agriculture) for consistency with the existing AG-40 zoning and to accommodate the underlying project for an agricultural processing facility.

Conditional Use Permit Application No. PA-2100295 proposes to establish a new stand-alone agricultural processing facility by constructing a 96,959-square-foot 2-story agricultural processing building. The first floor includes 80,000 square feet for agricultural processing, packing, storage, and distribution with a 12,400-square-foot roof overhang. The second floor includes 4,559 square feet of storage space. Eight acres of the project site will be used as a process wastewater pond under permit from the Central Valley Regional Water Quality Control Board (CVRWQCB) for this facility and the adjacent fruit processing facility. The project proposes access from E. Pine Street. The project will utilize a new on-site septic system for wastewater, an existing well for water, and a new on-site retention pond for storm drainage. The project proposes a parking modification for 40 parking spaces. This project is not under a Williamson Act Contract.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is I/T (Truck Terminals).

PROPONENT: River Maid Land Company / Mike Smith Engineering, Inc.

This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Mitigated Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

Date: January 31, 2023

Contact Person:

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