



APPLICATION REFERRAL: Public Hearing

Project Planner: Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: alisa.goulart@sjgov.org

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2200087 (ZR)
PA-2200088 (SA)**

PROPERTY OWNER: Highway 12 Investors LLC et al.
1203 N. Grant St.
Stockton, CA 95202

APPLICANT: Kevin Huber
1203 N. Grant St.
Stockton, CA 95202

PROJECT DESCRIPTION: Zone Reclassification of a 4.96-acre parcel from AG-40 (General Agriculture, 40-acre minimum) to I-W (Warehouse). The underlying project, a Site Approval for truck parking, is submitted concurrently. The project proposes a 4,900-square-foot shop, to include a restroom and breakroom, and parking for 96 semi-trailer trucks. (Use Type: Truck Sales & Services – Parking)

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is I/L (Limited Industrial).

PROJECT LOCATION: The project site is located on the east side of N. Thornton Rd.; 1,300 feet north of State Route 12, Lodi. (APN/Address: 025-190-31 / 15314 N. Thornton Rd., Lodi) (Supervisory District: 4)

ENVIRONMENTAL DETERMINATION: 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.

APPLICATION REVIEW: Recommendations and/or comments on these projects must be submitted to the Community Development Department no later than January 13, 2023. Recommendations and/or comments received after that date may not be considered in staff's analysis and/or recommendation to the San Joaquin County Planning Commission for this application.

NOTE TO SURROUNDING PROPERTY OWNERS: These projects will be scheduled for a San Joaquin County Planning Commission hearing. Notification will be provided on the date, time, and place of the public hearing at a later date.

NOTE TO REVIEW AGENCIES: In order to be notified of the San Joaquin County Planning Commission hearing date for these projects, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed projects and/or environmental determination will automatically be placed on the notification list.)



AGENCY REFERRALS MAILED ON: December 16, 2022

TO:

SJC Board of Supervisors	San Joaquin Council of Governments	Kingdon – Lodi Airport
SJC Agricultural Commissioner	Caltrans – District 10	Airport Land Use Commission
SJC Assessor	CA Highway Patrol	Buena Vista Rancheria
SJC Building Division / Plan Check	CA Dept. of Motor Vehicles	California Tribal TANF Partnership
SJC Environmental Health	CA Division of Aeronautics	California Valley Miwok Tribe
SJC Fire Prevention Bureau	CA Fish & Wildlife Region: 2	North Valley Yokuts Tribe
SJC Mosquito Abatement	CA Native American Heritage Commission	United Auburn Indian Community
SJC Public Works	Woodbridge Irrigation District	Farm Bureau
SJC Sheriff Communications Director	CSA 31 Water Service	Haley Flying Service
City of Lodi	Federal Aviation Administration	Precissi Flying Service
Lodi Unified School District	Federal Emergency Management Agency	PG&E
Woodbridge D Fire District	US Fish & Wildlife	Sierra Club
Air Pollution Control District		