



APPLICATION REFERRAL: Public Hearing

Project Planner: Giuseppe Sanfilippo Phone: (209) 468-0227 Fax: (209) 468-3163 Email: gsanfilippo@sjgov.org

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2100226 (GP)**
PA-2100227 (ZR)
PA-2100228 UP)

PROPERTY OWNER: DBBC Frieght Lines Inc.
c/o Ranjit Gill And Sukhvinderpal Gill
12333 S. Manthey Rd., Box C
Lathrop, CA 95330

APPLICANT: Railport Logistics Inc.
c/o Ranjit Gill
403 Riley Ct.
Tracy, CA 95377

PROJECT DESCRIPTION: This project is comprised of three components:

General Plan Map Amendment No. PA-2100226 proposes to change the General Plan land use designation from General Agriculture (A/G) to Truck Terminal (I/T).

Zone Reclassification No. PA-2100227 to proposes to change the Zoning Designation from General Agriculture, 40-acre minimum (AG-40) to Truck Terminal (I-T).

Use Permit No. PA-2100228 (UP) to be completed in two phases. Phase One, with permits issued within 36 months, includes the construction of a 1,000 square foot guard house, a 2,800 square foot fueling station, an 80 square foot scale building, a 4,900 square foot maintenance shop, and the conversion of an existing 900 square foot residential home to a caretaker's unit. Phase Two, with permits issued within 5 years to include the construction of three covered parking structures totaling 72,300 square feet. The project is proposing a total of 711 truck and trailer parking spaces, and truck access off South Manthey Road. West Frewert Road access is for emergency vehicles only. The project proposes a new well, new septic system, and new on-site retention pond for storm drainage. The parcel is not under a Williamson Act contract.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

PROJECT LOCATION: The project site is located on the southeast corner of W. Frewert Rd., and S. Manthey Rd., Lathrop.. (APN/Address: 191-230-11, -12, -14 / 150 W. Frewert Rd., Lathrop) (Supervisory District: 3)

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 December 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: November 15, 2023

TO:

SJC Board of Supervisors	Caltrans – District 10	PG&E
SJC Agricultural Commissioner	CA Highway Patrol	Stockton Airport
SJC Assessor	CA Regional Water Quality Control Board	Airport Land Use Commission
SJC Building Division / Plan Check	Central Valley Flood Protection Board	Buena Vista Rancheria
SJC Environmental Health	CA Dept. of Motor Vehicles	California Tribal TANF Partnership
SJC Fire Prevention Bureau	CA Division of Aeronautics	California Valley Miwok Tribe
SJC Mosquito Abatement	CA Fish & Wildlife Region: 3	North Valley Yokuts Tribe
SJC Public Works	CA Native American Heritage Commission	United Auburn Indian Community
SJC Sheriff Communications Director	17 Mossdale Reclamation District	Carpenters Union
Manteca Unified School District	Federal Aviation Administration	Farm Bureau
City of Lathrop	Federal Emergency Management Agency	Haley Flying Service
Lathrop / Manteca Fire District	US Fish & Wildlife	Precissi Flying Service
Air Pollution Control District	US Army Corps	Sierra Club
San Joaquin Council of Governments		