



APPLICATION REFERRAL: Early Consultation Public Hearing

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

The following project has been filed with this Department: **APPLICATION NUMBERS:** **PA-2000228(GP)**
PA-2000229(ZR)
PA-2100229(SA)

PROPERTY OWNER:	Dhanda Development Group, Inc. c/o Benny Singh 1821 Mitchell Rd. Ceres, CA 95307	APPLICANT:	Dillon & Murphy c/o Joe Murphy P.O. BOX 2180 Lodi, CA 95241
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PROJECT DESCRIPTION: A General Plan Amendment to amend the General Plan Designation of a 2.95 acre parcel from Rural Residential (R/R) to Freeway Service Commercial (C-FS), a Zone Reclassification to rezone the same parcel from Rural Residential (R-R) to Freeway Service Commercial (C-FS), and a Site Approval application to establish a fueling station with convenience store and fast food restaurants. The project includes a 7,980 square foot fuel canopy for vehicles, a 2,002 square foot diesel canopy for trucks, a 1,170 square foot coffee shop drive through, and a 6,000 square foot building for use as a convenience store (3,500 square feet) and 2 fast food restaurants (1,250 square feet each) with drive through. The parcel is located in the rural community of Collierville. The parcel will utilize an onsite water well, septic system and storm water drainage. The project will have an access driveway onto E. Liberty Road. (Use Types: Fuel Sales – Automotive; Fuel Sales – Trucks; Eating and Drinking Establishment – Restaurant, Limited Service; Retail Sales and Services – Convenience.)

The Property is zoned R-R (Rural Residential) and the General Plan designation is R/R (Rural Residential).

PROJECT LOCATION: The project site is on the southwest corner of E. Liberty Rd., and the N. State Route 99 on- and off-ramps at the N. State Route 99 E. Frontage Rd., 1,260 feet west of Nichols Rd., Galt. (APN/Address: 005-100-01 / 3271 E. Liberty Rd., Galt) (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 June 17, 2024. 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: May 20, 2024

TO:

SJC Assessor	CA Alcoholic Beverage Control	US Army Corps
SJC Board of Supervisors	Caltrans – District 10	Linds-Lodi Airport Service
SJC Building Division / Plan Check	CA Highway Patrol	Airport Land Use Commission
SJC Environmental Health	CA Regional Water Quality Control Board	Buena Vista Rancheria
SJC Fire Prevention Bureau	Central Valley Flood Protection Board	California Tribal TANF Partnership
SJC Mosquito Abatement	CA Division of Aeronautics	California Valley Miwok Tribe
SJC Public Works	CA Fish & Wildlife Region: 2	Carpenters Union
SJC Sheriff Communications Director	CA Native American Heritage Commission	North Valley Yokuts Tribe
SJC Supervisor: District 4	SJC Resource Conservation	United Auburn Indian Community
Woodbridge Fire District	Federal Aviation Administration	Precissi Flying Service
Galt Joint Unified School District	Federal Emergency Management Agency	Haley Flying Service
Air Pollution Control District	US Fish & Wildlife	Sierra Club, PG&E
San Joaquin Council of Governments	North San Joaquin Water Conservation District	