



APPLICATION REFERRAL: Public Hearing

Project Planner: Sol Jobrack Phone: (209) 468-8477 Fax: (209) 468-3163 Email: shjobrack@sjgov.org

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2200213 (GP)**

PA-2200214 (ZR)

PA-2300130 (A)

PA-2300133 (A)

PROPERTY OWNERS: TDT Farms, LLC
8400 E. Handel Rd.
Lodi, CA 95240

APPLICANT: Kevin Swanson
6004 Carolina Cir.
Stockton, CA 95219

Tom & Mari Gotelli
2819 E. Woodbridge Rd.
Acampo, CA 95220

PROJECT DESCRIPTION: This project consists of 4 Planning applications on 2 parcels as follows.

- General Plan Map Amendment PA-2200213: Amend the General Plan designation of 2 adjacent parcels totaling 30.09 acres from A/G (General Agriculture) to I/W (Industrial Warehouse).
- Zone Reclassification PA-2200214: Change the zoning of the same 2 parcels from AG-20 (General Agriculture, 20-acre minimum) to I-W (Industrial Warehouse).
- Administrative Use Permit Application PA-2300130: Establish Truck Parking and Leisure Vehicle Storage for 150 truck tractors, 50 truck trailers, 25 leisure vehicles or boats, and a 1,000 square foot commercial coach to be used as an accessory office on APN: 013-220-58.
- Administrative Use Permit Application PA-2300133 is to establish Truck Parking and Leisure Vehicle Storage for 150 truck tractors, 50 truck trailers and 25 leisure vehicles or boats and a 1,000 square foot commercial coach to be used as an accessory office on APN: 013-220-13.

The Property is zoned AG-20 (General Agriculture, 20-acre minimum) and the General Plan designation is A/G (General Agriculture).

PROJECT LOCATION: The project site is comprised of 2 adjacent parcels are located on the west side of N. State Route 99 W. Frontage Road, 1,000 feet south of E. Woodbridge Road north of the City of Lodi. (APN/Address: 013-220-58 & -13 / 19101 N. State Route 99 W. Frontage Rd., Acampo) (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 September 3, 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.



AGENCY REFERRALS MAILED ON: August 6, 2024

TO:

SJC Supervisor: District 4	Woodbridge Fire District	US Fish & Wildlife
SJC Agricultural Commissioner	Air Pollution Control District	US Post Office
SJC Assessor	San Joaquin Council of Governments	Soil Conservation
SJC Building Division / Plan Check	Caltrans – District 10	Buena Vista Rancheria
SJC Environmental Health	CA Highway Patrol	California Tribal TANF Partnership
SJC Fire Prevention Bureau	CA Dept. of Motor Vehicles	California Valley Miwok Tribe
SJC Mosquito Abatement	CA Fish & Wildlife Region: 2	North Valley Yokuts Tribe
SJC Public Works	CA Native American Heritage Commission	United Auburn Indian Community
SJC Sheriff Communications Director	North SJ Water Conservation District	Haley Flying Service
SJC Surveyor	PG&E	Precissi Flying Service
Lodi Unified School District	Federal Emergency Management Agency	Sierra Club