



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

**APPLICATION REFERRAL:
 Staff Review with Notice**

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 NUMBER: PA-2100079 (A)**

PROPERTY OWNER: Dave & Donna Christy
 P.O. Box 121
 Woodbridge, CA 95258

APPLICANT: Bradly Christy
 P.O. Box 121
 Woodbridge, CA 95258

PROJECT DESCRIPTION: A Administrative Use Permit application for a truck and farm equipment sales facility in 2 phases over 5 years. The project spans a single, legal lot that is comprised of APNs 013-220-32 and 013-220-34 which are divided by N. State Route 99 W. Frontage Road. Phase 1 includes development of both parcels with grading for parking sales inventory and construction of a 288 square foot office on APN: 013-220-32. Phase 2 includes construction of a 5,000 square foot shop on APN 013-220-32. The project will utilize driveways off of N. State Route 99 W. Frontage Road, one driveway to each parcel, that are opposite on another. An onsite well, septic system, and retention basin are proposed to be located on APN 013-220-32. (Use Types: Truck Services - Sales and Rentals; Equipment Sales, Repair, and Storage - Farm Machinery, Sales)

The Property is zoned AI (Agriculture – Industrial) and the General Plan designation is AI (Agriculture – Industrial).

PROJECT LOCATION: The project site is located on the southwest corner of N. State Route 99 W. Frontage Rd. and E. Woodbridge Rd. and on the east side of N. State Route 99 W. Frontage Rd., 900 feet south of E. Woodbridge Rd., Acampo. (APN/Address: 013-220-32 / 19351 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 this project must be submitted to the Community Development Department no later than December 25, 2024. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: November 27, 2024

TO:

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| SJC Supervisor: District 4 | Lodi Unified School District | Air Pollution Control District |
| SJC Agricultural Commissioner | San Joaquin Council of Governments | Haley Flying Service |
| SJC Assessor | Caltrans – District 10 | North Valley Yokuts Tribe |
| SJC Building Division / Plan Check | CA Highway Patrol | United Auburn Indian Community |
| SJC Code Enforcement | CA Regional Water Quality Control Board | Precissi Flying Service |
| SJC Environmental Health | CA Dept. of Motor Vehicles | Sierra Club |
| SJC Fire Prevention Bureau | CA Fish & Wildlife Region: 2 | Buena Vista Rancheria |
| SJC Mosquito Abatement | CA Native American Heritage Commission | PG&E |
| SJC Public Works | North SJ Water Conservation Irrigation District | Farm Bureau |
| SJC Sheriff Communications Director | Woodbridge Fire District | AT&T |
| City of Lodi | | |