



Planning Commission Staff Report
Item # 1, May 18, 2023
General Plan Map Amendment No. PA-2200030,
Zone Reclassification No. PA-2200031, &
Zoning Compliance Review No. PA-2300026
Prepared by: Giuseppe Sanfilippo

PROJECT SUMMARY

Applicant Information

Property Owner: Gurpreet S & Gagandeep K Judge
Project Applicant: Gurpreet S & Gagandeep K Judge

Project Site Information

Project Address: 3505 East Eight Mile Road, Lodi
Project Location: At the northwest corner of East Eight Mile Road and North Micke Grove Road, north of Stockton

Parcel Number (APN):	059-210-46	Water Supply:	Private
General Plan Designation:	A/L	Sewage Disposal:	Private
Zoning Designation:	AL-5	Storm Drainage:	Private
Project Size:	5.0 acres	100-Year Flood:	No
Parcel Size:	5.0 acres	Williamson Act:	No
Community:	None	Supervisorial District:	4

Environmental Review Information

CEQA Determination: Notice of Exemption (Attachment D; Environmental Document)

Project Description

The project includes 3 applications:

- General Plan Map Amendment No. PA-2200030 to change the General Plan designation of a 5.0-acre parcel from A/L (Limited Agriculture) to A/I (Agricultural Industrial).
- Zone Reclassification No. PA-2200031 to change the zoning of the same 5.0-acre parcel from AL-5 (Limited Agriculture, 5-acre minimum) to AI (Agricultural Industrial).
- Zoning Compliance review for truck parking for a maximum of 20 combined trucks and trailers, and a maximum of 1,000 square feet of office space.

Recommendation

1. Forward the Findings for General Plan Map Amendment No PA-2200030 to the Board of Supervisors (Attachment E);
2. Forward General Plan Map Amendment No. PA-2200030 to the Board of Supervisors with a recommendation to approve (Attachment E; Findings);
3. Forward the Findings for Zone Reclassification No. PA-2200031 to the Board of Supervisors (Attachment E);

4. Forward Zone Reclassification No. PA-2200031 to the Board of Supervisors with a recommendation to approve (Attachment E; Findings);
5. Forward Zoning Compliance Review No. PA-2300026 to the Board of Supervisors with a recommendation of approval with the attached recommended Ordinance Requirements (Attachment F; Ordinance Requirements).

NOTIFICATION & RESPONSES

(See Attachment B, Response Letters)

Public Hearing Notices

Legal ad for the public hearing published in the Stockton Record: May 8, 2023

Number of Public Hearing notices: 102

Date of Public Hearing notice mailing: May 5, 2023

Referrals and Responses

- **Early Referral Date:** June 1, 2022
- **Project Referral with Environmental Determination Date:** October 13, 2022
- **Project Referral with Zoning Compliance Review Date:** March 14, 2023

Agency Referrals	Response Date – Referral	Response Date - Neighborhood Referral	Response Date – 2 nd Neighborhood Referral
County Departments			
Ag Commissioner			
Assessor			
Board of Supervisors			
Community Development			
Building Division			
Code Enforcement			
Fire Prevention Bureau			
County Counsel			
Environmental Health	June 13, 2022	October 26, 2022	March 22, 2023
Public Works	June 1, 2022	October 14, 2022	April 25, 2023
Sheriff Office			
Miscellaneous			
Buena Vista Rancheria			
CA Tribal TANF Partnership			
CA Valley Miwok Tribe			
North Valley Yokuts Tribe			
United Auburn Indian Community	June 1, 2022		March 14, 2023
Lodi District Grape Growers Association			
Haley Flying Service			
Precissi Flying Service			
Sierra Club			

Agency Referrals	Response Date – Referral	Response Date – Neighborhood Referral	Response Date – 2 nd Referral
Local Agencies			
San Joaquin Air Pollution Control District			
S.J.C.O.G.	June 2, 2022	October 18, 2022	March 15, 2023
City of Stockton	June 22, 2022	October 26, 2022	April 11, 2023
City of Lodi			
San Joaquin Farm Bureau			
Mosquito Abatement			
Woodbridge Fire District			
Lodi Unified School District			
PG&E			
N. San Joaquin Water Conservation			
State Agencies			
Department of Transportation			
District 10			
CA Fish & Wildlife, Region: 2			
CA Native American Heritage Commission			

ANALYSIS

Background

Original Project

On December 15, 2022, the Planning Commission denied General Plan Map Amendment No. PA-2200030 to change the General Plan designation of a 5.0-acre parcel from A/L (Limited Agriculture) to A/I (Agriculture Industrial) and Zone Reclassification No. PA-2200031 to change the zoning designation from AL-5 (Limited Agriculture, 5-acre minimum) to AI (Agriculture Industrial). On December 22, 2022, the Planning Commission's denial was appealed to the Board of Supervisors.

Revised Project

When the project was heard by the Planning Commission, no underlying project was included. However, the applicant stated that no more than 25 combined trucks and trailers would be parked on site. After discussions with Community Development Department (CDD) staff, the applicant submitted Zoning Compliance Review No. PA-2300026 on February 16, 2023 for the underlying truck parking project. The project includes parking for a maximum of 20 combined trucks and trailers on-site, and 1,000 square feet of office space. The proposed truck and trailer parking spaces will also serve as employee parking when the trucks are in use.

On April 20, 2023, the applicant withdrew the original appeal of the Planning Commission's denial of the General Plan Map Amendment and Zone Reclassification in order for the revised project to be reviewed by the Planning Commission.

Zoning Compliance Review

Although Development Title Chapter 9-803 specifies that a Zoning Compliance Review is a ministerial application, it is included with the General Plan Map Amendment and Zone Reclassification as a revised project for the Planning Commission's review since the underlying project has now officially been submitted.

On May 5, 2023, CDD staff performed a site visit. After reviewing the site along with the application and site plan for the proposed Zoning Compliance Review, CDD staff is recommending that additional ordinance requirements be included to address access, screening, and noise. These ordinance requirements will help to address neighbor concerns and land use compatibility.

- **Access:** The project site has frontage along both East Eight Mile Road and North Micke Grove Road. To alleviate concerns regarding the use of North Micke Grove Road for truck traffic, recommended Ordinance Requirement 1.g. would restrict project site access to East Eight Mile Road and prohibit project access from North Micke Grove Road.
- **Noise:** To reduce potential noise impacts on neighboring properties from the trucks, CDD staff is requiring that truck parking only be permitted along the southern property line abutting East Eight Mile Road and prohibiting parking along all other property lines to the east, west, and north. This has been include as Ordinance Requirement 1.e.4.
- **Screening:** To additionally reduce potential impacts to neighbors and further limit potential noise impacts, CDD staff is recommending that a minimum six- to eight-foot-tall screen be installed along the northern, eastern, and western property lines. Screening may consist of a masonry wall or any solid fencing approved by the Zoning Administrator, including wood or chain link fencing with dense vegetation.

City of Stockton

The Zoning Compliance Review application only proposes access from East Eight Mile Road, which is a City of Stockton road. The City submitted a response letter dated April 11, 2023, which states the applicant is required to seek approval from the City regarding driveway access from Eight Mile Road. Additionally,

depending on traffic volumes, a deceleration/acceleration lane may be required. The City is also requiring roadway dedications to implement the City's General Plan. The City's response was provided to the Department of Public Works, and the City's requirements are incorporated into Public Works Ordinance Requirements.

Code Enforcement

On December 29, 2021, Code Enforcement case No. EN-2100367 was opened for an unpermitted trucking business with trucks and trailers parked and stored on-site. As of May 8, 2023, all trucks and trailers were removed from the project site and will remain off-site until the project is approved, and all improvements have been made.

General Plan Amendment

In order to approve a General Plan Map Amendment, the Planning Commission and Board of Supervisors shall determine that the internal consistency of the General Plan is maintained in adoption of the proposed General Plan Amendment. (Development Title Section 9-807) The proposed change must be consistent with all of the various General Plan goals, policies, objectives, and implementation measures. An analysis of the proposed project's consistency with the 2035 General Plan is listed below:

- **Agriculture Industrial (A/I)**

This designation provides for limited dry uses that complement both agricultural and industrial business and will not generate a significant amount of waste or utilize a large amount of water. Other agricultural uses may also be permitted where feasible; however, the Agriculture - Industrial designation generally applies to parcels that are not ideal for large-scale or small-scale farming operations due to size, location, irregular shape or classification of farmland, and are not likely to develop during the planning period of the General Plan due to a lack of available public services. Typical uses include truck parking, truck sales, and other limited dry uses not dependent on public services. Parcels considered for this designation shall be located within a 0.5-mile radius from the centerline of an interchange along Interstate 5, Interstate 205, I-580, State Route 99, or other state highway. Parcels must also have access to a publicly maintained roadway and be located outside of the primary and secondary zones of the Delta.

- **The subject parcel meets the outlined locational criteria, as it is located on the northwest corner of East Eight Mile Road and North Micke Grove Road, in an area not designated as Prime Farmland, and is within 0.5 miles from the centerline of the nearest interchange for State Route 99. Additionally, the project site is located outside of the primary and secondary zones of the Delta. Although located across the street from the City of Stockton limits, the City's General Plan does not permit any growth north of Eight Mile Road.**
- **The project site is not located in a service district for public water, public sewer, or public storm drainage. As a result, any subsequent development project must be served by an on-site well, on-site wastewater disposal system, and on-site storm drainage for future development. The A/I General Plan designation specifies that the designation is suitable for limited dry uses, which can be accommodated by on-site sewer, water, and storm drainage.**

Zone Reclassification

Pursuant to Development Title Section 9-203.010, the Agriculture Industrial (AI) Zone is established to provide dry uses that complement both agricultural and industrial businesses on parcels not considered ideal locations for farming due to size, location, irregular shape, or classification of farmland. This zone is intended to implement the Agriculture Industrial (A/I) land use category of the General Plan. The project site is not ideal for farming due to small size of the parcel and the soil classification of Rural Residential Land (R).

Additionally, Development Title Section 9-807 states that prior to approving a Zone Reclassification, the Planning Commission and Board of Supervisors shall determine that all of the following are true:

- a) The proposed zone is consistent with the General Plan, any applicable Master Plans, and any applicable Specific Plan;

The proposed zone is Agriculture Industrial (AI), which is an implementing zone of the A/I land use designation. Therefore, if the proposal to amend the land use designation to A/I is approved, the proposed zone change to AI would be consistent with the General Plan and policies related to Agriculture Industrial. There are no Master Plans or Specific Plans affecting the subject parcel.

- b) The proposed zone district is reasonable and beneficial at the time.

Pursuant to the 2035 General Plan, on-site water, on-site sewer, and on-site storm drainage are allowed for AI properties located outside of a community. Any on-site services proposed for subsequent projects will be required to meet the requirements of the Environmental Health Department for well and septic systems, and the Department of Public Works for on-site stormwater retention. Additionally, the project site is not designated as Prime Farmland, and is not ideal for crop production. The proposed Zone Reclassification is reasonable and beneficial at this time because there is a great need to provide additional locations for truck parking operations due to the demand generated by the increase in warehousing and farming operations in San Joaquin County. The AI (Agriculture-Industrial) zone is intended to continue to permit agriculture and agriculturally related activities, in addition to a limited number of industrial type uses, such as Truck Sales & Services-Parking and Sales. The underlying project is to 20 combined trucks and trailers on-site with 1,000 square feet of office space, with access proposed only on East Eight Mile Road. Although the project site was out of compliance and under Code Enforcement action at the last Planning Commission meeting, the applicant has taken steps to remove all of the trucks and trailers from the site.

CEQA Analysis

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3), and a Notice of Exemption will be filed if the project is approved. This project will change the General Plan designation and Zoning of a single 5-acre parcel to an Agriculture-Industrial (A/I) General Plan designation and the corresponding Agriculture Industrial (AI) zoning. The subject parcel is currently designated AL-5 (Limited Agriculture, 5-acre minimum), With the proposed applications, the parcels will be limited to primarily agricultural uses with limited industrial uses including limited truck parking and/or truck sales project is limited to truck parking projects with a maximum number of 25 permitted trucks, trailers or combination thereof, and truck sales projects with a maximum total square footage of less than 1,000 square-feet. The underlying project is for a maximum of 20 combined trucks and trailers, and a 1,000 square foot office which is below the specified thresholds required for discretionary environmental review. Any project that exceeds these thresholds will require a discretionary application that is subject to CEQA. Because the proposed ministerial projects will not create a significant impact on the environment, the project is exempt from CEQA.

Neighborhood Opposition

The Community Development Department received 9 letters of opposition regarding the proposed General Plan Map Amendment and Zone Reclassification, and 2 letters of opposition for the truck parking project. The letters cited concerns such as the property values of adjacent landowners, applicants starting their truck use without the property being zoned correctly and without the benefit of the proper land use permits, noise, traffic on Eight Mile Road and Micke Grove Road, concerns regarding the ingress and egress from Micke Grove Road, light emanating from the truck parking site, aesthetics, and the fact that the trucks are not agriculturally related.

Property Values: Impact on property values is not a land use consideration and is not regulated by the Development Title or reviewed by the Community Development Department.

Applicant Illegally Starting Truck Parking Use: While the applicant did start their truck parking use without the benefit of the correct zone and land use entitlement, they are working in good faith to come

into compliance by applying for the General Plan Map Amendment and Zone Reclassifications. The applicant has applied for a Zoning Compliance Review for a maximum 20 combined trucks and trailers including 1,000 feet of office space and will be required to obtain the necessary permits to legally establish the use. Once the Ordinance Requirements are fulfilled, the site will be permitted to park trucks and trailers pursuant to the approved Zoning Compliance Review.

Noise: Development Title Section 9-404.040(b)(2) states proposed projects that include the development of new stationary noise sources or the expand existing stationary noise sources shall be required to mitigate the noise levels from these sources so that the resulting noise levels on noise sensitive land uses within and adjacent to said development projects do not exceed the standards specified in Table 9-4040.040, Part II. Development Title Section 9-203.020(d)(11)(E) requires that a minimum 6- to 8-foot-tall screen shall be installed along the property line adjacent to truck or trailer parking area. The screening may consist of a masonry wall or any solid fencing approved by the Zoning Administrator. Additionally, Development Title Section 9-203.020(d)(11)(D) requires that a minimum 10-foot-wide setback shall be maintained between the developed area on the subject parcel and adjacent properties, unless a residence is located on an adjacent parcel within 100 feet of the project site property line, in which case the setback distance shall be increased to 20 feet from the property line. There are residences on the adjacent properties to the west and to the north. The residence to the north is located within 100 feet of the project site property line; therefore, the project will be subject to a 20-foot minimum setback from the northern property line. Although the residence to the west is not located within 100 feet of the western project site property line, no portion of the project is proposed to be located within 20 feet of this property line. Additionally, the project will only be permitted to park trucks and trailers along East Eight Mile Road, which will further limit project activities near these property lines. The setback and parking requirements have been included as recommended Ordinance Requirements.

Traffic: When the original Text Amendment to establish AI designation policies, the Department of Public Works reviewed the proposal and determined that 25 trucks and trailers combined or less was the threshold for projects where a Traffic Study or Traffic Technical Memorandum would not be required. At the time of a building and/or grading permit, the applicant will be required to pay the Regional Transportation Impact Fee (RTIF) and the Traffic Impact Mitigation Fee (TIMF), which will be collected by the Department of Public Works. These fees go towards paying for local roadway capacity improvements.

Access: The opposition cites concern regarding the driveway at Micke Grove Road. Originally, the applicant proposed access to the project from both East Eight Mile Road and Micke Grove Road. With the Zoning Compliance Review application, only access from East Eight Mile Road is proposed has been included in the Ordinance Requirements. At the time of development, the applicant will be required to obtain an Encroachment Permit from the City of Stockton for the driveway on East Eight Mile Road and will be required to improve their driveway approach to City of Stockton standards.

Aesthetics: Pursuant to Development Title Section 9-203.020(d)(11)(E), a minimum 6- to 8-foot-tall screen shall be installed along the property line adjacent to truck or trailer parking. For this specific project, the screening will be required along the northern, eastern, and western property line of the project site. The screening may consist of a masonry wall or any solid fencing such as chain link fence with dense vegetation approved by the Zoning Administrator and is included in the Ordinance Requirements.

Light: At the time of development, any permanent lighting is required to be installed under permit. Development Title Section 9-406.060(m) states that all lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted, except onto public thoroughfares, provided, however, that such light shall not cause a hazard to motorists.

Not Agriculturally Related Trucks: The Truck Sales and Service-Truck Parking use type does not require truck parking in the AI zone to be limited to hauling agricultural products.

RECOMMENDATION

It is recommended that the Planning Commission:

1. Forward the Findings for General Plan Map Amendment No PA-2200030 to the Board of Supervisors (Attachment E);
2. Forward General Plan Map Amendment No. PA-2200030 to the Board of Supervisors with a recommendation to approve (Attachment E; Findings);
3. Forward the Findings for Zone Reclassification No. PA-2200031 to the Board of Supervisors (Attachment E);
4. Forward Zone Reclassification No. PA-2200031 to the Board of Supervisors with a recommendation to approve (Attachment E; Findings);
5. Forward Zoning Compliance Review No. PA-2300026 to the Board of Supervisors with a recommendation of approval with the attached recommended Ordinance Requirements (Attachment F, Ordinance Requirements).

Attachments:

Attachment A – General Plan Map, Zoning Map, & Site Plan

Attachment B – Response Letters

Attachment C – Opposition Letters

Attachment D – Environmental Determination

Attachment E – Findings

Attachment F – Ordinance Requirements

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Community Development Department

Planning · Building · Code Enforcement · Fire Prevention · GIS

Attachment A

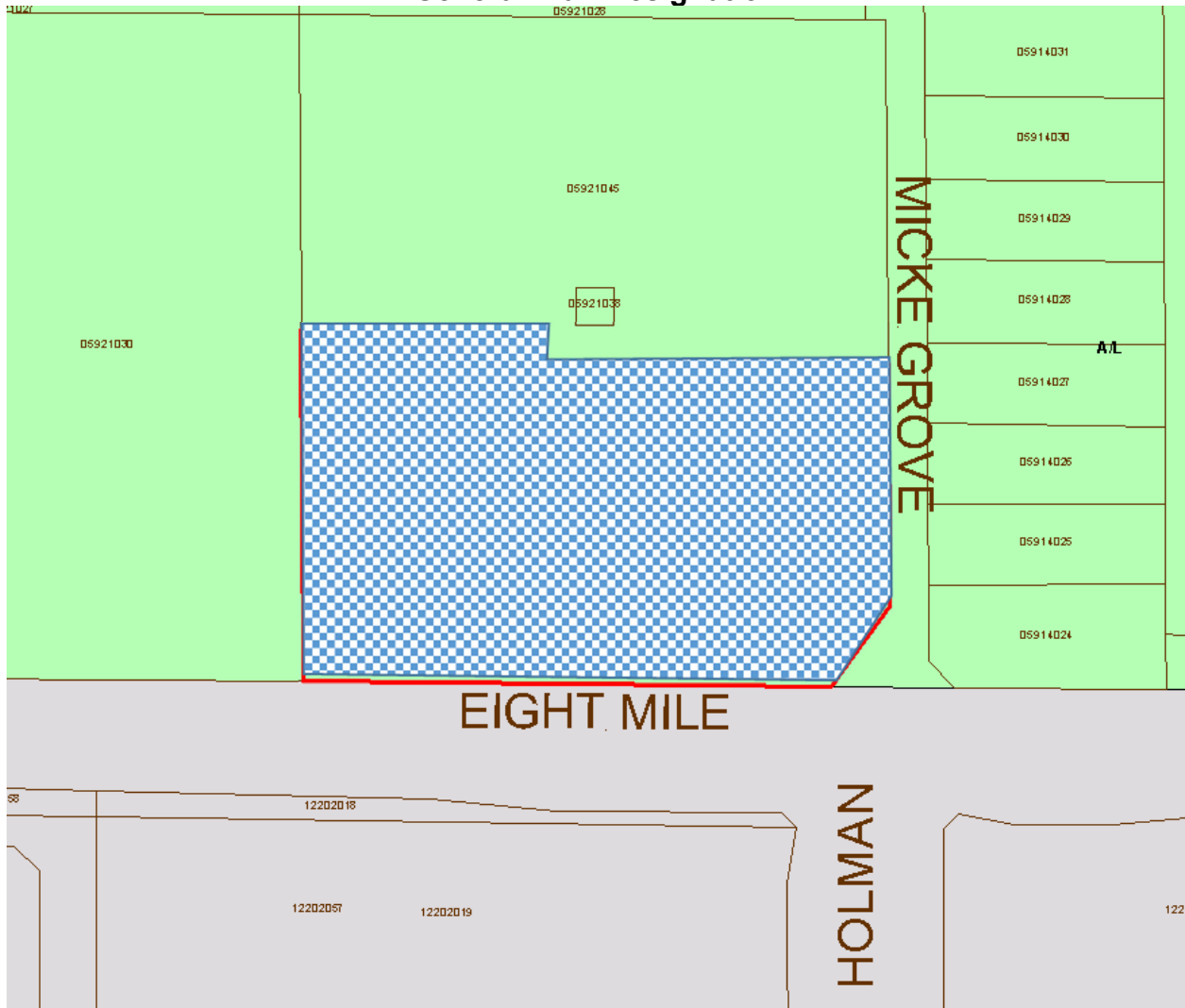
General Plan Map

Zoning Map

Site Plan

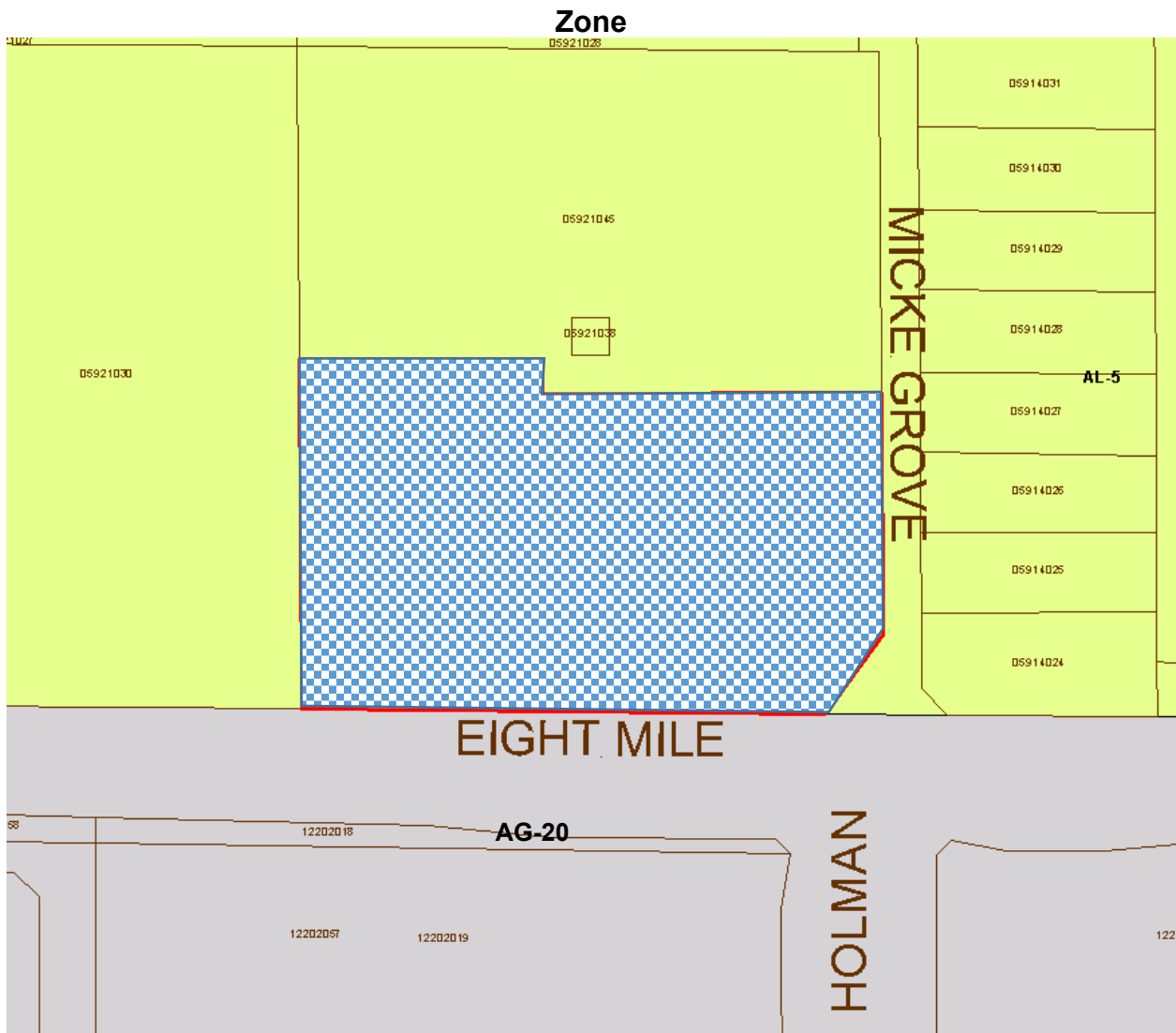
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General Plan Designation



Existing General Plan Designation: A/L

Proposed General Plan Designation: A/I



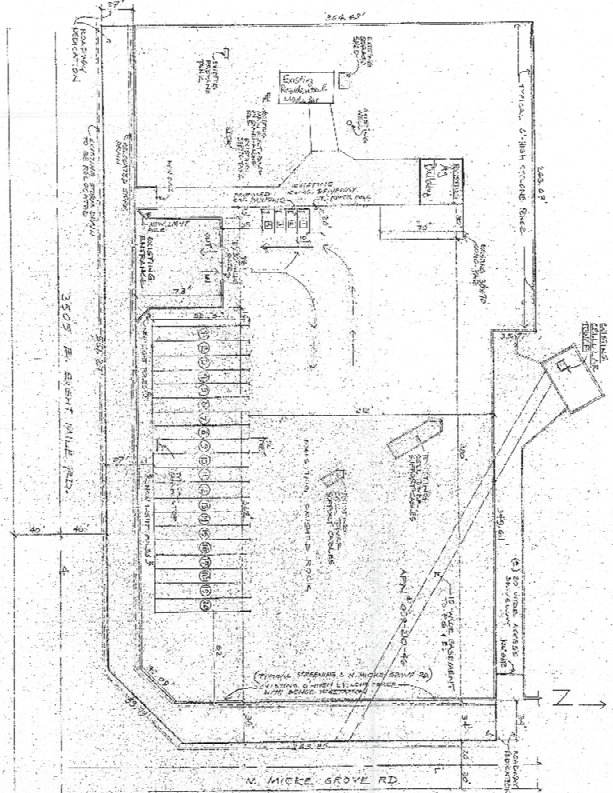
Existing Zone: AL-5

Proposed Zone: A-1

PROPOSED TRUCK/ TRAILER PARKING

SITE PLAN

- 1. TO SHOW PROPOSED TRUCK/ TRAILER PARKING
- 2. TO SHOW PROPOSED TRUCK/ TRAILER PARKING
- 3. TO SHOW PROPOSED TRUCK/ TRAILER PARKING



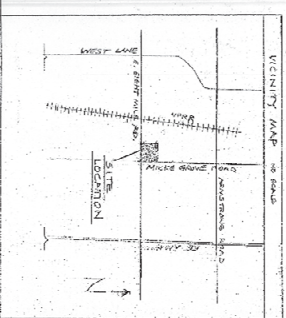
PROPOSED TRUCK/ TRAILER PARKING

PROPOSED TRUCK/ TRAILER PARKING

PROPOSED TRUCK/ TRAILER PARKING

REV/SED SITE PLAN

Application # PA-2300026
 Received By [Signature] On 5/10/2023



DATE: 5/10/23	PROJECT: 3505 W. BLIGHT WILDE RD.	CLIENT: SHARADDEP K. JUDGE	ENGINEER: M.C.R. ENGINEERING
DRAWN BY: [Name]	SCALE: AS SHOWN	LOCATION: 1328, CA.	PROJECT NO: PA-2300026
CHECKED BY: [Name]	DATE: 5/10/23		ADDRESS: 1000 S. GARDEN ST., SUITE 100, SAN ANTONIO, TX 78205
APPROVED BY: [Signature]			PHONE: (214) 343-8888
			WWW.MCREENGINEERING.COM

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Attachment B **Response Letters**

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PA-2200030 (GP), -031 (ZR) & PA-2300026 (Z)

RECOMMENDATIONS:

- 1) A City of Stockton encroachment permit shall be required for all work within City right-of-way. A copy of the permit shall be submitted to Public Works for the file.
- 2) Prior to issuance of the grading permit, the driveway approach in the City of Stockton right-of-way shall be improved in accordance with City requirements.
- 3) A County encroachment permit shall be required for all work within the County road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-1145.4 and 9-1145.5)
- 4) The Traffic Impact Mitigation Fee shall be required for this application. The fee is due and payable at the time of grading permit application. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolution R-00-433)
- 5) The Regional Transportation Impact Fee shall be required for this application. The fee is due and payable at the time of grading permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)
- 6) A copy of the Final Site Plan shall be submitted prior to release of grading permit.
- 7) The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with six (6) foot high chain link fence or equal when the maximum design depth is 18 inches or more. Required retention basin capacity shall be calculated and submitted along with a drainage plan for review and approval, prior to release of grading permit. (Development Title Section 9-1135)
- 8) This project is subject to the NPDES Region-Wide Permit requirements and shall comply with the following conditions. Prior to release of the grading permit, plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-3605):
 - a) Treatment: A registered professional engineer shall design the site to treat the 85th percentile storm as defined in the County's 2021 Storm Water Quality Control Criteria Plan (SWQCCP).
 - b) Hydromodification: A registered professional engineer shall design the site to comply with the volume reduction requirement outlined in the County's 2021 SWQCCP.
 - c) Trash: A registered professional engineer shall design the site to comply with the trash control requirement outlined in the County's 2021 SWQCCP.
- 9) Prior to release of the grading permit, the owner shall enter into an agreement with San Joaquin County for post-construction maintenance of stormwater quality facilities.

PA-2200030 (GP), -031 (ZR) & PA-2300026 (Z)

- 10) Prior to release of the grading permit the applicant shall submit the Storm Water Pollution Prevention Plan (SWPPP) to Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection reports shall be maintained on the construction site and be available for review upon request.
- 11) Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and comply with the State "General Permit for Storm Water Discharges Associated with Construction Activity". The Waste Discharge Identification Number (WDID), issued by SWRCB, shall be submitted to Public Works prior to release of the grading permit. Contact the SWRCB at (916) 341-5537 for further information.

CH:DS



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Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Michelle Henry, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

March 22, 2023

To: San Joaquin County Community Development Department
Attention: Giuseppe Sanfilippo

From: Naseem Ahmed; 209-616-3018 
Senior Registered Environmental Health Specialist

RE: **PA-2300026 (Z), Referral, SU0015415**
3505 E. Eight Mile Rd., Lodi

The Environmental Health Department has the following comment: All Onsite Wastewater Treatment Systems (OWTS) must comply with San Joaquin County Local Agency Management Program (LAMP) and current OWTS standards.

1868 E. Hazelton Avenue | Stockton, California 95205 | T 209 468-3420 | F 209 464-0138 | www.sjgov.org/ehd



S J C O G, Inc.

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0600 • FAX (209) 235-0438

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

**SJMSCP RESPONSE TO LOCAL JURISDICTION (RTL)
ADVISORY AGENCY NOTICE TO SJCOG, Inc.**

To: Giuseppe Sanfilippo, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOG, Inc. Phone: 209-235-0574 Email: boyd@sjcog.org
Date: March 15, 2023
Local Jurisdiction Project Title: PA-2200030 (GP), PA-2200031 (ZR), PA-2300026 (Z)
Assessor Parcel Number(s): 059-210-46
Local Jurisdiction Project Number: PA-2200030 (GP), PA-2200031 (ZR), PA-2300026 (Z)
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Agricultural Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. Sanfilippo:

SJCOG, Inc. has reviewed the application referral for PA-2200030 (GP), PA-2200031 (ZR), and PA-2300026 (Z). This project consists of three applications, a General Plan Amendment (PA-2200030) and a Zone Reclassification (PA-2200031), and a Zoning Compliance Review (PA-2300026) - the description is as follows:

PA-2200030: A General Plan Map Amendment to change the General Plan designation of a 5.0-acre parcel from A/L (Limited Agriculture) to AI (Agricultural Industrial).

PA-2200031: A Zone Reclassification to change the zoning of the same 5.0-acre parcel from AL-5 (Limited Agriculture, 5-acre minimum) to AI (Agricultural Industrial).

PA-2300026: A Zoning Compliance Review for truck parking for a maximum of 10 trucks and trailers.

The project proposes onsite services for water, wastewater, and stormwater drainage. The project proposes access off of Eight Mile Road.

The project site is located on the northwest corner of E. Eight Mile Road and N. Micke Grove Road, Lodi (APN/Address: 059-210-46/3505 E. Eight Mile Road, Lodi).

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

At this time, the applicant is requesting a General Plan Map Amendment, Zone Reclassification, Zoning Compliance Review and a with no ground disturbance. Any future ground disturbing activities (e.g. roads, curb, gutter, electrical, water, etc.) or any physical structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP before ANY ground disturbance occurs and should be resubmitted to this agency. Current or future owners of this-or subdivided properties should be made aware of the conditions that are placed by the SJMSCP on future development on the created parcels.

This Project is subject to the SJMSCP. This can be up to a 90-day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sicog.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

- Schedule a SJMSCP Biologist to perform a pre-construction survey ***prior to any ground disturbance***
- SJMSCP Incidental Take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

- Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0600.



S J C O G , I n c .

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0600 • FAX (209) 235-0438

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Public Works Department,
Other:

FROM: Laurel Boyd, S J C O G , I n c .

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) **SJMSCP Incidental Take Minimization Measures and mitigation requirement:**
 - 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, S J C O G , I n c . staff will sign the ITMMs. This is the effective date of the ITMMs.
 - 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 - 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 - 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.
- Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: PA-2200030 (GP), PA-2200031 (ZR), and PA-2300026 (Z)

Landowner/Applicant: Gurpreet S. & Gagandeep K. Judge

Assessor Parcel #s: 059-210-46

T _____, R _____, Section(s): _____

Local Jurisdiction Contact: Giuseppe Sanfilippo

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.



CITY OF STOCKTON

COMMUNITY DEVELOPMENT DEPARTMENT

Permit Center • 345 N. El Dorado Street • Stockton, CA 95202-1997 • 209 / 937-8266 • Fax 209 / 937-8893
www.stocktongov.com/cdd

April 11, 2023

Giuseppe Sanfiippo
Project Planner
County of San Joaquin
Community Development Department
1810 E. Hazelton Ave.
Stockton CA 95205
Via email

RE: PA-2200030 (GP), PA-2200031 (ZR) & PA-2300026– Proposed GPA and Rezone from AL to AI, and truck parking, at 3505 E. Eight Mile Rd (APN 059-210-46)

Dear Giuseppe:

City staff has reviewed the subject application referral. The subject site abuts the Stockton city limits across Eight Mile Road and is located within the City's general plan boundary. The Envision Stockton 2040 General Plan designates the subject site and adjacent areas north of Eight Mile Road as Open Space / Agriculture.

The City Traffic Engineer offers the following comments:

- Applicant shall seek approval from the City regarding driveway access on Eight Mile Road. Depending on traffic volumes or use of the site, a deceleration / acceleration lane may be required. Applicant to provide all traffic data as requested by the City.
- Dedication shall reflect right-of-way required to implement General Plan identified road sections (e.g., number of lanes, bicycle facilities, frontage improvements).

If you would like to discuss this letter, please contact me or Dodgie Vidad at dodgie.vidad@stocktonca.gov or 209.937.8237. Thank you.

Brad Wall, Planning Manager
City of Stockton | Community Development Department



**Thank you for consulting with the UAIC
Please complete one form for each notification.**

How to submit a consultation notification or project update:

1. **One form must be completed for each project.**
2. **Forms cannot be saved and completed at a later time.**
3. Include all relevant project information.
4. Upload file attachments. Multiple files can be attached.
5. Submit form.
6. You will receive a submission receipt via email when submission is complete. UAIC prefers our online submission form over certified or hard copy letters.

Contact the Tribal Office at (530) 883-2390 for questions or concerns. Ask for Tribal Historic Preservation or use the [contact form located on our website](#).

Contact Information

Consulting on Behalf of * San Joaquin County Community Development Department
Lead Agency, Consulting Firm, Tribe

Mailing Address

Street Address
1810 E. Hazelton Ave.
Address Line 2

City
Stockton

State / Province / Region
California

Postal / Zip Code
95205

Point of Contact for Consultation * Giuseppe Sanfilippo
Primary Contact Name

Point of Contact Email * gsanfilippo@sjgov.org

Second Point of Contact Yes
Is there more than one point of contact for this project?

Regulatory

Consulting Under * This project fall under the following regulatory requirements:

Federal State of California Federal and State

Other
County

Project Notification Information

Project Name * PA-2200030, -31 (GP, ZR) & PA-2300026 (Z)
Please include Name and Reference Number (if applicable)

This is a *

New Project
 Notice of Preparation (NOP)

Public Hearing
 Notice of Availability (NOA)

Request for Information
 Other

Project Description This project includes 3 applications:

General Plan Map Amendment No. PA-2200030 to change the General Plan designation of a 5.0-acre parcel from A/L (Limited Agriculture) to A/I (Agricultural Industrial).

Zone Reclassification No. PA-2200031 to change the zoning of the same 5.0-acre parcel from AL-5 (Limited Agriculture, 5-acre minimum) to AI (Agricultural Industrial).

Zoning Compliance Review No. PA-2300026 for truck parking for a maximum of 10 trucks and 10 trailers.

The project proposes on-site services for water, wastewater, and stormwater drainage. The project proposes access off of E. Eight Mile Road. The project site is not under a Williamson Act contract.

Please include a brief project description

Project/Construction Year * 2023
Please select the year your project will initiate

Project/Construction Season Please select the season your project will initiate (if applicable)

Environmental Document Timeline Please share when your final environmental document is planned for public review

Location The project site is located on the northwest corner of E. Eight Mile Rd. and N. Micke Grove Rd., north of Stockton. (APN/Address: 059-210-46 / 3505 E. Eight Mile Rd., Lodi) (Supervisorial District: 4)
Please include county, city, and address (if available)

Project Documents
Documents uploaded to this form are secure and only accessible by the Tribal Historic Preservation team

Notification * Attach notification letters or announcement

PA-2200030, -31 (GP, ZR) & PA-2300026 (Z) 243.05KB

Referral - Neighborhood.pdf

50mb maximum upload size (per file)

Reports Attach project reports, project descriptions, or supporting documents. Please add the following if available: Cultural, Biology, Arborist

50mb maximum upload size (per file)

Location Map Attach maps and location files. Shape files are preferred

PA-2300026 (Z) Site Plan - reduced.pdf 1.34MB

File extensions allowed: pdf, jpg, png, kmz, lpk, dbf, prj, shp, abn, sbx, xml, shx, cpg, .zip.

NOTE: 50mb maximum upload size (per file).

Send Submission Receipt To

Primary Contact
 Secondary Contact
 Different Email

New Email * aasio@sigov.org

***This form submission page is offered for the convenience of consulting agencies, developers, and their respective consultants. UAIC reviews all submissions received, but makes no guarantee that submission via this online form satisfies any particular consultation or notice requirement that exists under state or federal law.



October 14, 2022

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Giuseppe Sanfilippo

FROM: Christopher Heylin, Development Services Engineer *CH*
Development Services Division

SUBJECT: PA-2200030 (GP) & -031 (ZR); The project includes (2) applications, a General Plan Map Amendment (PA-2200030), and a Zone Reclassification (PA-2200031), The description is as follows:

- PA-2200030: A General Plan Map Amendment to change the General Plan designation of a 4.81-acre parcel from A/L (Limited Agriculture) to A/I (Agricultural Industrial).
- PA-2200031: A Zone Reclassification to change the zoning of the same 4.81-acre parcel from AL-5 (Limited Agriculture, 5-acre minimum) to AI (Agricultural Industrial).

Located on the northwest corner of East Eight Mile Road and North Micke Grove Road, Lodi. (Supervisorial District 4)

OWNER: Gurpreet S. & Gagandeep K. Judge **APPLICANT:** Gurpreet S. Judge

ADDRESS: 3505 E. Eight Mile Road, Lodi **APN:** 059-210-46

INFORMATION:

The site is not currently located within a Federal Emergency Management Agency Designated Flood Hazard Area.

The site is within the Phase 2 area of the National Pollutant Discharge Elimination System (NPDES).

The Traffic Impact Mitigation Fee will be required when parcels are developed. The fee is due and payable at the time of building permit application.

The Regional Transportation Impact Fee will be required when parcels are developed. The fee is due and payable at the time of building permit application.

PA-2200030 (GP) & PA-2200031 (ZR)

The Water Supply Facilities Impact Mitigation Fee will be required when parcels are developed. The fee is due and payable at the time of building permit application.

RECOMMENDATIONS:

- 1) None.

CH:DS



SAN JOAQUIN
COUNTY
Greatness grows here.



Department of Public Works

Fritz Buchman, Interim Director of Public Works

David Tolliver, Deputy Director/Operations

Najee Zarif, Deputy Director/Engineering

Kristi Rhea, Business Administrator

June 1, 2022

MEMORANDUM

TO: Community Development Department
CONTACT PERSON: Giuseppe Sanfilippo

FROM: Christopher Heylin, Development Services Engineer *CH*
Development Services Division

SUBJECT: PA-2200030 (GP) & -031 (ZR); A General Plan Map Amendment No. PA-2200030 to change the General Plan designation of a 4.81-acre parcel from A/L (Limited Agriculture) to A/I (Agriculture Industrial), and Zone Reclassification No. PA-2200031 to change the zoning designation of the parcel from AL-5 (Limited Agriculture, 5-acre minimum) to A-I (Agriculture-Industrial); located on the northwest corner of East Eight Mile Road and North Micke Grove Road, Lodi. (Supervisorial District 4)

OWNER: Gurpreet S. & Gagandeep K. Judge **APPLICANT:** Gurpreet S. Judge

ADDRESS: 3505 E. Eight Mile Road, Lodi **APN:** 059-210-46

INFORMATION:

The site is not currently located within a Federal Emergency Management Agency Designated Flood Hazard Area.

The site is within the Phase 2 area of the National Pollutant Discharge Elimination System (NPDES).

The Traffic Impact Mitigation Fee will be required when parcels are developed. The fee is due and payable at the time of building permit application.

The Regional Transportation Impact Fee will be required when parcels are developed. The fee is due and payable at the time of building permit application.

The Water Supply Facilities Impact Mitigation Fee will be required when parcels are developed. The fee is due and payable at the time of building permit application.

RECOMMENDATIONS:

- 1) None.

CH:DS

1810 East Hazelton Avenue | Stockton, California 95205 | T 209 468 3000 | F 209 468 2999

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SAN JOAQUIN
— COUNTY —
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Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Robert McClellon, REHS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Michelle Henry, REHS

Elena Manzo, REHS

October 26, 2022

To: San Joaquin County Community Development Department
Attention: Giuseppe Sanfilippo

From: Frank Girardi; (209) 616-3044
Senior Registered Environmental Health Specialist

RE: **PA-2200030 (GP), PA-2200031 (ZR), Referral, SU0014780, SU0014781**
3505 E. Eight Mile Rd., Lodi

CR

The following requirements have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

1. A soil suitability and nitrate loading study incorporating proposed staff and customer use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to submission of a General Plan Amendment (GP) application (San Joaquin County Development Title, Section 9-1105.2(d)). The fee will be based on the current schedule at the time of payment.

The sewage disposal system shall comply with the onsite wastewater treatment systems standards of San Joaquin County prior to approval. A percolation test conducted in accordance with the E.P.A. Design Manual - Onsite Wastewater and Disposal Systems is required for each parcel. The fee will be based on the current schedule at the time of payment.

Note: The Environmental Health Department (EHD) received a copy of the SSNLS, dated August 16, 2022, and reviewed it on September 8, 2022. The SSNLS was found to be complete, with no concerns pertinent to the project.

1868 E. Hazelton Avenue | Stockton, California 95205 | T 209 468-3420 | F 209 464-0138 | www.sjgov.org/ehd



SAN JOAQUIN
— COUNTY —
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Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Robert McClellon, REHS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Michelle Henry, REHS

Elena Manzo, REHS

June 13, 2022

To: San Joaquin County Community Development Department
Attention: Giuseppe Sanfilippo

From: Frank Girardi; (209) 616-3044
Senior Registered Environmental Health Specialist

RE: **PA-2200031 (ZR), Early Consultation, SU0014781**
3505 E. Eight Mile Rd., Lodi

The following requirements have been identified as pertinent to this project. Other requirements may also apply. These requirements cannot be modified.

1. A soil suitability and nitrate loading study incorporating proposed staff and customer use shall be submitted to the Environmental Health Department, indicating that the area is suitable for septic system usage. The studies must be approved by the Environmental Health Department prior to submission of a General Plan Amendment (GP) application (San Joaquin County Development Title, Section 9-1105.2(d)). The fee will be based on the current schedule at the time of payment.

The sewage disposal system shall comply with the onsite wastewater treatment systems standards of San Joaquin County prior to approval. A percolation test conducted in accordance with the E.P.A. Design Manual - Onsite Wastewater and Disposal Systems is required for each parcel. The fee will be based on the current schedule at the time of payment.

2. The well must be repaired under inspection by the Environmental Health Department (San Joaquin County Development Title, Section 9-1115.4(e)) as follows:
 - a. Install cement surface seal around the well casing to protect the well casing sufficiently and the integrity of well grout.
 - b. Replace the missing handle for the existing sample tap at the wellhead.

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S J C O G , I n c .

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0600 • FAX (209) 235-0438

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ) ADVISORY AGENCY NOTICE TO SJCOG, Inc.

To: Giuseppe Sanfilippo, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOG, Inc. Phone: 209-235-0574 Email: boyd@sjcog.org
Date: October 18, 2022
Local Jurisdiction Project Title: PA-2200030 (GP), PA-2200031 (ZR)
Assessor Parcel Number(s): 059-210-46
Local Jurisdiction Project Number: PA-2200030 (GP), PA-2200031 (ZR)
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Agricultural Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. Sanfilippo:

SJCOG, Inc. has reviewed the application referral for PA-2200030 (GP), PA-2200031 (ZR). This project consists of two applications, a General Plan Amendment (PA-2200030) and a Zone Reclassification (PA-2200031), the description is as follows:

- PA-2200030: A General Plan Map Amendment to change the General Plan designation of a 4.81-acre parcel from A/L (Limited Agriculture) to AI (Agricultural Industrial).
- PA-2200031: A Zone Reclassification to change the zoning of the same 4.81-acre parcel from AL-5 (Limited Agriculture, 5-acre minimum) to AI (Agricultural Industrial).

The project site is located on the northwest corner of E. Eight Mile Road and N. Micke Grove Road, Lodi (APN/Address: 059-210-46/3505 E. Eight Mile Road, Lodi).

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP. Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

At this time, the applicant is requesting a General Plan Map Amendment and Zone Reclassification with no ground disturbance. Any future ground disturbing activities (e.g. roads, curb, gutter, electrical, water, etc.) or any physical structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP before ANY ground disturbance occurs and should be resubmitted to this agency. Current or future owners of this-or subdivided properties should be made aware of the conditions that are placed by the SJMSCP on future development on the created parcels.

This Project is subject to the SJMSCP. This can be up to a 90-day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sicog.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

- Schedule a SJMSCP Biologist to perform a pre-construction survey ***prior to any ground disturbance***

- SJMSCP Incidental Take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
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 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

- Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0600.



S J C O G , I n c .

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0600 • FAX (209) 235-0438

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Public Works Department,
Other:

FROM: Laurel Boyd, S J C O G , I n c .

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) **SJMSCP Incidental Take Minimization Measures and mitigation requirement:**
 - 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, S J C O G , I n c . staff will sign the ITMMs. This is the effective date of the ITMMs.
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 Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: PA-2200030 (GP), PA-2200031 (ZR)

Landowner: Gurpreet S. & Gagandeep K. Judge

Applicant: Gurpreet S. Judge

Assessor Parcel #s: 059-210-46

T _____, R _____, Section(s): _____

Local Jurisdiction Contact: Giuseppe Sanfilippo

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.



SJCOG, Inc.

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San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ) ADVISORY AGENCY NOTICE TO SJCOG, Inc.

To: Giuseppe Sanfilippo, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOG, Inc. Phone: 209-235-0574 Email: boyd@sjcog.org
Date: June 2, 2022
Local Jurisdiction Project Title: PA-2200030 (GP), PA-2200031 (ZR)
Assessor Parcel Number(s): 059-210-46
Local Jurisdiction Project Number: PA-2200030 (GP), PA-2200031 (ZR)
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Agricultural Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. Sanfilippo:

SJCOG, Inc. has reviewed the application referral for PA-2200030 (GP), PA-2200031 (ZR). This project consists of a General Plan Amendment (PA-2200030) to change the General Plan designation of a 4.81-acre parcel from A/L (Limited Agriculture) to A/I (Agriculture Industrial), and Zone Reclassification (PA-2200031) to change the zoning designation of the parcel from AL-5 (Limited Agriculture, 5-acre minimum) to A-I (Agriculture- Industrial). The project site is located on the northwest corner of E. Eight Mile Road and N. Micke Grove Road, Lodi (APN/Address: 059-210-46/3505 E. Eight Mile Road, Lodi).

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At this time, the applicant is requesting a General Plan Map Amendment and Zone Reclassification with no ground disturbance. Any future ground disturbing activities (e.g. roads, curb, gutter, electrical, water, etc.) or any physical structures that require ground disturbance on this or subsequent divided parcels will be subject to participate in the SJMSCP before ANY ground disturbance occurs and should be resubmitted to this agency. Current or future owners of this-or subdivided properties should be made aware of the conditions that are placed by the SJMSCP on future development on the created parcels.

This Project is subject to the SJMSCP. This can be up to a 90-day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcog.org>

Please contact SJMSCP staff regarding completing the following steps to satisfy SJMSCP requirements:

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If you have any questions, please call (209) 235-0600.



S J C O G , I n c .

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0600 • FAX (209) 235-0438

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Public Works Department,
Other:

FROM: Laurel Boyd, SJCOC, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) **SJMSCP Incidental Take Minimization Measures and mitigation requirement:**
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOC, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.
 Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: PA-2200030 (GP), PA-2200031 (ZR)

Landowner: Gurpreet S. & Gaqandeep K. Judge

Applicant: Gurpreet S. Judge

Assessor Parcel #: 059-210-46

T _____, R _____, Section(s): _____

Local Jurisdiction Contact: Giuseppe Sanfilippo

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.



CITY OF STOCKTON

COMMUNITY DEVELOPMENT DEPARTMENT

Permit Center • 345 N. El Dorado Street • Stockton, CA 95202-1997 • 209 / 937-8266 • Fax 209 / 937-8893
www.stocktongov.com/cdd

October 26, 2022

Giuseppe Sanfiippo
Project Planner
County of San Joaquin
Community Development Department
1810 E. Hazelton Ave.
Stockton CA 95205

RE: PA-2200030 (GP) and PA-2200031 (ZR) – Proposed GPA and Rezone from AL to
AI at 3505 E. Eight Mile Rd (APN 059-210-46)

Dear Giuseppe:

City staff has reviewed the subject application referral. The subject site abuts the Stockton city limits across Eight Mile Road and is located within the City's general plan boundary. The Envision Stockton 2040 General Plan designates the subject site and adjacent areas north of Eight Mile Road as Open Space / Agriculture.

The proposed general plan amendment (GPA) and rezone from AL (Limited Agriculture) to AI (Agriculture Industrial) is potentially inconsistent with the City's General Plan land use designation of Open Space / Agriculture. Without knowing the associated proposed development for the site, City staff lacks the necessary information to conduct a complete assessment. We look forward to learning more about any proposed development associated with the proposed GPA and rezone, and opportunity to participate in the upcoming public hearings for the project.

If you would like to discuss this letter, please contact me at bradley.wall@stocktonca.gov or 209.937.8195. Thank you.

Brad Wall, Planning Manager
City of Stockton | Community Development Department

Sanfilippo, Giuseppe [CDD]

From: Ann Okubo <Ann.Okubo@stocktonca.gov>
Sent: Wednesday, June 22, 2022 11:46 AM
To: Planning Clerical [CDD]
Cc: Sanfilippo, Giuseppe [CDD]; Asio, Allen [CDD]; Martorella, Dominique [CDD]
Subject: RE: PA-2200030, 31 - General Plan Map Amendment and Zone Reclassification: Agency Referral.

CAUTION: This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The Municipal Utilities Department - City of Stockton has reviewed the subject project and has no comments.

Thank you,



Ann Okubo, P.E.
Senior Civil Engineer

Phone: 209.937.8250
Fax: 209.937.8777
ann.okubo@stocktonca.gov

City of Stockton
Municipal Utilities Department
2500 Navy Drive
Stockton, CA 95206

From: Gemma Biscocho <Gemma.Biscocho@stocktonca.gov>
Sent: Wednesday, June 1, 2022 2:34 PM
To: Ann Okubo <Ann.Okubo@stocktonca.gov>; John Wotila <John.Wotila@stocktonca.gov>; Ernesto Lopez <Ernesto.Lopez@stocktonca.gov>
Subject: FW: PA-2200030, 31 - General Plan Map Amendment and Zone Reclassification: Agency Referral.

From: Planning Clerical [CDD] <planningclerical@sjgov.org>
Sent: Wednesday, June 1, 2022 1:51 PM
To: Cheryle Lawson <Cheryle.Lawson@stocktonca.gov>; Stephanie Ocasio <Stephanie.Ocasio@stocktonca.gov>; Michael McDowell <Michael.McDowell@stocktonca.gov>; Ali Gharegozloo <Ali.Gharegozloo@stocktonca.gov>; Gemma Biscocho <Gemma.Biscocho@stocktonca.gov>
Cc: Sanfilippo, Giuseppe [CDD] <gsanfilippo@sjgov.org>; Asio, Allen [CDD] <aasio@sjgov.org>; Martorella, Dominique [CDD] <dmartorella@sjgov.org>
Subject: PA-2200030, 31 - General Plan Map Amendment and Zone Reclassification: Agency Referral.

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Please see the attached documents for project PA-2200030, 31 (GP, ZR). This project was previously referred as a Pre-Application, and a Full Application has now been filed. A copy has been uploaded to Permits Plus.

Thank you,
Planning Division

Sanfilippo, Giuseppe [CDD]

From: Tran, Harvey@Wildlife <Harvey.Tran@Wildlife.ca.gov>
Sent: Wednesday, June 8, 2022 9:58 AM
To: Sanfilippo, Giuseppe [CDD]
Cc: Wildlife R2 CEQA
Subject: RE: PA-2200030 & 31 - General Plan Map Amendment and Zone Reclassification Pre-Applications: Agency Referral. - PT 2022-0108

CAUTION: This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Giuseppe,

If the CDD participates in the SJMHSCP during the general use permit phase, then it will be sufficient for coverage of burrowing owl and Swainson's hawk in CDFW's perspective. For Swainson's hawk, the CDD will have CESA take coverage as long as it purchases the appropriate credits (nest credits versus foraging credits), pays the fees, and follows the minimization measures as outlined in the SJMHSCP. The SJMHSCP will have SWHA credits for mitigation, an application for coverage, and mitigation measures for SWHA avoidance.

Thank you.

Harvey Tran
Environmental Scientist
California Department of Fish and Wildlife
Region 2 - North Central Region
Habitat Conservation Program
(916) 358-4035

From: Sanfilippo, Giuseppe [CDD] <gsanfilippo@sjgov.org>
Sent: Wednesday, June 8, 2022 9:48 AM
To: Tran, Harvey@Wildlife <Harvey.Tran@Wildlife.ca.gov>
Subject: FW: PA-2200030 & 31 - General Plan Map Amendment and Zone Reclassification Pre-Applications: Agency Referral. - PT 2022-0108

WARNING: This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Good Morning Harvey,

Please see e-mail below.

Thanks,

Giuseppe Sanfilippo
Associate Planner
Community Development Department
Main Office: (209) 468-3121
Direct: (209) 468-0227

Fax: (209) 468-3163

Please also visit us On-line: <https://www.sigov.org/commdev>

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From: Tran, Harvey@Wildlife <Harvey.Tran@Wildlife.ca.gov>

Sent: Tuesday, April 12, 2022 3:15 PM

To: Martorella, Dominique [CDD] <dmartorella@sigov.org>; Sanfilippo, Giuseppe [CDD] <g-sanfilippo@sigov.org>

Cc: Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; Wilson, Billie@Wildlife <Billie.Wilson@wildlife.ca.gov>; Barker,

Kelley@Wildlife <Kelley.Barker@wildlife.ca.gov>; Thomas, Kevin@Wildlife <Kevin.Thomas@wildlife.ca.gov>

Subject: RE: PA-2200030 & 31 - General Plan Map Amendment and Zone Reclassification Pre-Applications: Agency Referral. - PT 2022-0108

CAUTION: This email is originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom It May Concern:

The California Department of Fish and Wildlife (CDFW) appreciates the opportunity to comment on the Early Consultation for the PA-2200030 & 31 (GP, ZR, PreApp) (Project). CDFW is responding to the Early Consultation as a Trustee Agency for fish and wildlife resources (Fish & G. Code, §§ 711.7 & 1802, and CEQA Guidelines, §§ 15386), and as a Responsible Agency regarding any discretionary actions (CEQA Guidelines Section 15381), such as the issuance of a Lake or Streambed Alteration Agreement (California Fish and Game Code Sections 1600 et seq.) and/or a California Endangered Species Act (CESA) Permit for incidental take of endangered, threatened, and/or candidate species (California Fish and Game Code Sections 2080 and 2080.1).

The Project is located on the northwest corner of E. Eight Mile Rd. and N. Micke Grove Rd. in Lodi in San Joaquin County. The Project consists of a General Plan Map Amendment Pre-Application to change the General Plan designation of a 4.81-acre parcel from A/L (Limited Agriculture) to A/I (Agriculture Industrial), and a Zone Reclassification to change the zoning designation of the parcel from AL-5 (Limited Agriculture, 5-acre minimum) to A-I (Agriculture-Industrial).

CDFW recommends the following items be addressed in the future planning of the Project:

Comment 1: Nesting birds

Aerial imagery (Google Earth) of the Project area shows mature trees within the Project area near the outer boundaries. These trees can provide potential nest habitat to migratory birds and raptors during the typical avian nesting season of February 1 to August 31. It is unclear whether the trees within the Project area will be removed. CDFW recommends the Project proponent review and consider Fish and Game Code sections 3503, 3503.5, 3515, 4150 and 4152, which provide protection to nongame birds, migratory birds, birds of prey, their nests and eggs. Because potential habitat for nesting birds and birds of prey may be present within the Project area, the proposed Project should disclose all future potential activities that may incur a direct or indirect take to nongame nesting birds within the Project footprint and its close vicinity. Appropriate avoidance, minimization, and/or mitigation measures to avoid take should be included in the future Project planning. Measures to avoid the impacts should include species specific work windows, biological monitoring, installation of noise attenuation barriers, etc.

Comment #2: Burrowing owl

The nesting birds mentioned in Comment #1 above may also include burrowing owl which is a Species of Special Concern. There is suitable nesting/burrowing habitat (open, dry, sparsely vegetated land with available burrows) within

and around the Project area. California Natural Diversity Database (CNDDDB) has records of at least one previous burrowing owl occurrence within 2.5 miles of the Project area.

If construction activities are planned in suitable burrowing owl habitat, a qualified biologist(s), approved by CDFW, will need to conduct a survey for burrowing owl following the methodology described in the, *Staff Report on Burrowing Owl Mitigation* (CDFW 2012) (Staff Report), within 1-2 weeks prior to the start of construction. If burrowing owls or signs of burrowing owl presence such as whitewash, feathers, animal dung, etc. are not detected, no further mitigation will be required. If burrowing owls are observed within 500 feet of the Project area, the Project proponent should develop an Impact Assessment consistent with the *Staff Report on Burrowing Owl Mitigation* (CDFW 2012) and submit the Impact Assessment to CDFW prior to construction work. The final avoidance and mitigation measures will be determined in coordination with CDFW but the Impact Assessment will at a minimum include the following mitigation measure:

Occupied burrows will not be disturbed. If occupied burrows are found, the biologist will ensure active nests are avoided and a no disturbance or destruction buffer be established by a biologist. The buffer shall be kept in place until after the breeding nesting season or biologist confirms the young have fledged, and the nest is no longer active for the season. The extent of these buffers shall be determined by the biologist and will depend on the species present, the level of noise or construction disturbance, line of sight between the nest and the disturbance, ambient levels of noise and other disturbances, and other topographical or artificial barriers.

Comment 3: Swainson's hawk

The nesting birds mentioned in Comment #1 above may also include Swainson's hawk (SWHA) which is a species listed as a threatened under the California Endangered Species Act (CESA). Besides the suitable nesting trees in and around the Project area, there is also suitable foraging habitat around the Project area. California Natural Diversity Database (CNDDDB) has records of at least three previous SWHA occurrences within 0.5 miles of the Project area.

If future development of the Project area is to occur, CDFW recommends a qualified biologist conduct a Swainson's hawk (*Buteo swainsoni*) survey within a minimum 1/2-mile radius around the Project area. Surveys should be conducted according to the following the five-period schedule in accordance with the "Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley (Swainson's Hawk Tech. Advis. Comm., 5/2000):"

- January to March 20- One (1) Survey, All Day
- March 20 to April 5- Three (3) Surveys, Sunrise to 1000 / 1600 to Sunset
- April 5 to April 20- Three (3) Surveys, Sunrise to 1200 / 1630 to Sunset
- April 21 to June 10- Monitoring
- June 10 to July 30- Three (3) Surveys, Sunrise to 1200 / 1600 to Sunset

If an occupied nest is found, the Project proponent should consult with CDFW and demonstrate compliance with CESA. CDFW is responsible for ensuring appropriate conservation of fish and wildlife resources including threatened, endangered, and/or candidate plant and animal species, pursuant to the CESA. CDFW recommends that a CESA Incidental Take Permit (ITP) be obtained if the Project has the potential to result in "take" (Fish & G. Code § 86 defines "take" as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill") of CESA-listed species, either through construction or over the life of the Project.

Please note that when acting as a responsible agency, CEQA guidelines section 15096, subdivision (f) requires CDFW to consider the CEQA environmental document prepared by the lead agency prior to reaching a decision on the Project. Addressing CDFW's comments and disclosing potential Project impacts on CESA-listed species and any river, lake, or stream; and providing adequate avoidance, minimization, mitigation, monitoring and reporting measures; will assist CDFW with the Early Consultation.

Thank you.

Harvey Tran

Environmental Scientist
California Department of Fish and Wildlife
Region 2 - North Central Region
Habitat Conservation Program
(916) 358-4035

From: Martorella, Dominique [CDD] <dmartorella@sigov.org>
Sent: Wednesday, March 16, 2022 2:37 PM
To: DeBord, Rachel [COB] <rdebord@sigov.org>; Tyrrell, Scott [BOS] <stvrrell@sigov.org>; Anderson, Michael [BOS] <mdanderson@sigov.org>; Rouppet, Chris [BOS] <crouppet@sigov.org>; Warmerdam, Denise [BOS] <dwarmerdam@sigov.org>; Zapata, Camille [BOS] <czapata@sigov.org>; Clayton, Jay [CDD] <jayclayton@sigov.org>; Niemeyer, Jeff [CDD] <jniemeyer@sigov.org>; Butler, Steve [CDD] <sbutler@sigov.org>; Huerta, Juanita [CDD] <jhuerta@sigov.org>; Marin, Marcel [CDD] <mmarin@sigov.org>; Merrill, Zoey [CC] <zmerrill@sigov.org>; Myles, James [CC] <jmyles@sigov.org>; Guerrero, Delia [PW] <Dguerrero@sigov.org>; Heylin, Christopher [PW] <cheylin@sigov.org>; ehlanduse [EHD] <ehlanduse@sigov.org>; cega@valleyair.org; Laurel Boyd <boyd@sigov.org>; Fung, Nicholas@DOT <nicholas.fung@dot.ca.gov>; Swearingen, Joshua B@DOT <joshua.swearingen@dot.ca.gov>; Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>; ivan@bvtribe.com; pgeplanreview@pge.com; Bruce Blodgett <bruceb@sifb.org>; staff@sifb.org
Cc: Sanfilippo, Giuseppe [CDD] <gsanfilippo@sigov.org>; Asio, Allen [CDD] <aasio@sigov.org>
Subject: PA-2200030 & 31 - General Plan Map Amendment and Zone Reclassification Pre-Applications: Agency Referral.

WARNING: This message is from an external source. Verify the sender and exercise caution when clicking links or opening attachments.

Please see the attached documents for project PA-2200030, 31 (GP, ZR, PreApp). A copy has been uploaded to Permits Plus.

Thank you,

Domenique Martorella

Office Assistant Specialist
Community Development Department
Main Office: (209) 468-3121
Direct: (209) 953-7307
Fax: (209) 468-3163

Please also visit us On-line: <https://www.sigov.org/commdev>



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COUNTY
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Thank you for consulting with the UAIC Please complete one form for each notification.

How to submit a consultation notification or project update:

1. One form must be completed for each project.
2. Forms cannot be saved and completed at a later time.
3. Include all relevant project information.
4. Upload file attachments. Multiple files can be attached.
5. Submit form.
6. You will receive a submission receipt via email when submission is complete. UAIC prefers our online submission form over certified or hard copy letters.

Contact the Tribal Office at (530) 883-2390 for questions or concerns. Ask for Tribal Historic Preservation or use the [contact form located on our website](#).

Contact Information

Consulting on Behalf of *	San Joaquin County Community Development Department Lead Agency, Consulting Firm, Tribe		
Mailing Address	Street Address		
	1810 East Hazelton Avenue		
	Address Line 2		
	City	State / Province / Region	
	Stockton	CA	
	Postal / Zip Code		
	95205		
Point of Contact for Consultation *	Giuseppe Sanfilippo Primary Contact Name		
Point of Contact Email *	gsanfilippo@sjgov.org		
Second Point of Contact	<input type="checkbox"/> Yes	Is there more than one point of contact for this project?	

Regulatory

Consulting Under *	This project fall under the following regulatory requirements:		
	<input type="radio"/> Federal	<input type="radio"/> State of California	<input type="radio"/> Federal and State
	<input checked="" type="radio"/> Other		
	County <input type="text"/>		

Project Notification Information

Project Name *	PA-2200030, 31 - General Plan Map Amendment and Zone Reclassification. Please include Name and Reference Number (if applicable)
-----------------------	--

This is a *

New Project
 Public Hearing
 Request for Information

Notice of Preparation (NOP)
 Notice of Availability (NOA)
 Other

Project Description This project was previously reviewed as a Pre-Application and now a Full Application has been submitted. This project is comprised of two applications: General Plan Map Amendment No. PA-2200030 to change the General Plan designation of a 4.81-acre parcel from A/L (Limited Agriculture) to A/I (Agriculture Industrial), and Zone Reclassification No. PA-2200031 to change the zoning designation of the parcel from AL-5 (Limited Agriculture, 5-acre minimum) to A-I (Agriculture-Industrial). The project site is not under a Williamson Act Contract. Please include a brief project description

Project/Construction Year * Unknown
Please select the year your project will initiate

Project/Construction Season Please select the season your project will initiate (if applicable)

Environmental Document Timeline Please share when your final environmental document is planned for public review

Location The project site is located on the northwest corner of E. Eight Mile Rd. and N. Micke Grove Rd., Lodi. (APN/Address: 059-210-46 / 3505 E. Eight Mile Rd., Lodi) (Supervisory District: 4)
Please include county, city, and address (if available)

Project Documents
Documents uploaded to this form are secure and only accessible by the Tribal Historic Preservation team

Notification * Attach notification letters or announcement

PA-2200030, 31 (GP, ZR) Public Hearing - Agency.pdf 200.8KB
50mb maximum upload size (per file)

Reports Attach project reports, project descriptions, or supporting documents. Please add the following if available: Cultural, Biology, Arborist
50mb maximum upload size (per file)

Location Map Attach maps and location files. Shape files are preferred

PA-2200030, 31 (GP, ZR) Site Plan.pdf 741.1KB
File extensions allowed: pdf, jpg, png, kmz, lpk, dbf, prj, shp, abn, sbx, xml, shx, cpg, .zip.
NOTE: 50mb maximum upload size (per file).

Send Submission Receipt To

Primary Contact
 Secondary Contact
 Different Email

New Email * dmartorella@sjgov.org

***This form submission page is offered for the convenience of consulting agencies, developers, and their respective consultants. UAIC reviews all submissions received, but makes no guarantee that submission via this online form satisfies any particular consultation or notice requirement that exists under state or federal law.



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Community Development Department

Planning · Building · Code Enforcement · Fire Prevention · GIS

Attachment C **Opposition Letters**

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Sanfilippo, Giuseppe [CDD]

From: DEAN KAMEI <dkamei@comcast.net>
Sent: Wednesday, April 12, 2023 11:56 PM
To: Sanfilippo, Giuseppe [CDD]
Subject: Application Referral 3505 East Eight Mile Rd/PA2300026, PA2200031, PA2200030

I am still opposed to this application for the same reasons as I originally stated.

Most important to me is how I will be compensated for the reduction in value of my property as a direct result of this (apparently illegal) activity. Besides this, I am also very concerned about the negative visual aesthetics of it all. I have no objections if the new tenants keep beautiful horses there, instead of tractor trailers, as it was before they moved in.

Let me know why I should be happy about this and when I can expect monetary compensation if this application is approved.

Dean Kamei

10914 N. Micke Grove Road

Sanfilippo, Giuseppe [CDD]

From: Joanne Shojinaga <guide.dog_raiser@yahoo.com>
Sent: Tuesday, April 11, 2023 2:28 PM
To: Sanfilippo, Giuseppe [CDD]
Subject: PA-2200030, PA-2200031, PA-2300026, 3505 E. Eight Mile Road Lodi, CA

I fail to understand how this company continues to operate illegally and with no penalties. They have illegally moved in without the proper permits and review and are continuing to run their business all with the Planning and Code Enforcement's knowledge and permission. Now these property owners are playing catch up to make their business legal while they continue to run their trucks without regard to the people who have lived here for years. Would the members of the Planning Commission like this business in their neighborhood?

The current permit says 10 trucks and trailers. Why is their space on the map for 25 spaces? Why does this business continue to thumb their noses at everyone by having more than the asking permit of 10 trucks and 10 trailers on the property on some days and nights? If they can so brazenly do this now while they are seeking the correct permits and requirements, what will the future portend?

I would also like to know if this company will be required to construct a retaining wall along Micke Grove Road to block the view of the trucks and trailers as well as any odors associated with them from the residents living next to this parcel.

Sincerely,

Joanne Shojinaga

Sanfilippo, Giuseppe [CDD]

From: DEAN KAMEI <dkamei@comcast.net>
Sent: Wednesday, October 26, 2022 10:23 AM
To: Sanfilippo, Giuseppe [CDD]
Subject: Disapproval of Application Numbers PA220030(GP) & PA220031(ZR)

I am totally against approval of these applications.

First of all, I'm wondering how the occupants have already been using the property for their trucking business. Why were they allowed to park their trucks, resurface the area, and conduct business where they weren't zoned to do it. Isn't this illegal?

I'm also very worried about the entrance/exit which they installed on the Micke Grove Road side of the lot. What will it be used for and was it legal for them to do it?

Why was I given such short notice about all of this illegal activity? This business across from my home definitely decreases the value of my house and property. Will I receive compensation if these applications are approved?

Please keep me informed.

Sincerely,
Dean Kamei

my address:
10914 N. Micke Grove Road
Lodi, CA. 95240

my cell:
415 786 0604

Sanfilippo, Giuseppe [CDD]

From: Jacqueline Quam <jacquelinequam@gmail.com>
Sent: Tuesday, October 25, 2022 9:54 AM
To: Sanfilippo, Giuseppe [CDD]
Subject: Response to Application Numbers PA220030(GP) and PA220031(ZR)

Follow Up Flag: Follow up
Flag Status: Flagged

PLEASE do not allow these applications to be approved. The owners have already violated the existing coding. Do not condone such a bold disregard for due process. Unfortunately, this explains why no notifications were ever made to the surrounding property owners when this site was initially developed last year.

The massive and apparently illegal "truck parking" currently on the project site, is already a substantial visual, noise and light pollutant. The horrific negative impact on my property value is devastating.

There is already an exit driveway built on the N. Micke Grove Rd side (APN059-210-46) of this property. Once in use, it would be catastrophic for the small community of homeowners across the street on the east side of N. Mike Grove Rd.

I would like to be advised of the Commission's hearing date, time and place.

Regards,

Jacqueline Quam
Property Owner and Resident

10926 North Micke Grove Rd
Lodi CA

510.604.2251
jacquelinequam@gmail.com

Sanfilippo, Giuseppe [CDD]

From: Joanne Shojinaga <guide.dog_raiser@yahoo.com>
Sent: Tuesday, October 25, 2022 10:38 AM
To: Sanfilippo, Giuseppe [CDD]
Subject: PA-2200030 and PA-2200031

Follow Up Flag: Follow up
Flag Status: Flagged

I am writing in response to the notice I received about these two projects. The first question I would like answered is how did this trucking company take ownership of the property and then turn it into a trucking operation without the correct applications, notifications, and approvals? The land was zoned as agricultural and there were horses on it before the trucks moved in. It seems like a done deal as their operation has been in business for quite some time, but now they are seeking the correct designations? That is not the right order to do things.

I totally am opposed to this rezoning after the fact of the trucks occupying the property and now the owners are seeking the correct zoning. First and foremost, putting in a trucking operation will have a negative effect on my property value as well as all of my neighbors' properties. I have lived here for over 25 years and moved here for the rural atmosphere. No one wants to live across from a big trucking operation, so our property values have already gone down. The property should stay zoned as Limited Agricultural. There is also the issue of the noise. Would you like to live next to a large property with trucks starting up and coming and going at all hours? Of course not. Look all around this area. We are zoned as residential and agricultural; we are not set up for a large trucking business. At one time, the trucking company wanted their trucks to enter and exit on Micke Grove Road which is ludicrous as Micke Grove Road is only a two lane road, and it would be difficult to maneuver the trucks onto Micke Grove especially so close to Eight Mile Road. It would certainly disrupt the flow of traffic. Also, at one time there was a very bright light shining directly at our homes. It's been turned off for now, but if this property is rezoned and the trucks stay, what's to stop the business from turning the light back on or installing more lights to be more intrusive for all of us on Micke Grove Road?

The owners of this trucking company did not follow the rules to get the land rezoned before the trucks moved in, and they should not have their behavior rewarded by having the land rezoned now to the detriment of us who live on Micke Grove Road.

Thank you.

Sincerely,

Joanne Kanemura
Property Owner on Micke Grove Road

Sanfilippo, Giuseppe [CDD]

From: John Sergis <john.sergis@gmail.com>
Sent: Thursday, October 27, 2022 11:16 AM
To: Planning [CDD]; Sanfilippo, Giuseppe [CDD]
Subject: pa-2200030 and pa-2200031

I would like to object to a trucking company going in here due to the fact it is not ag related trucking company. The noise at 3am wakes me up and the constant running of the reefers keeps me awake in the summertime. Thank you John Sergis 209-482-7564.

Sanfilippo, Giuseppe [CDD]

From: Matt Miley <mileymatt08@yahoo.com>
Sent: Tuesday, November 1, 2022 4:12 PM
To: Sanfilippo, Giuseppe [CDD]
Subject: (Corrected Statement) Proposed Trucking Company 8-Mile/Micke Grove Rd.

Good Morning,

I know this is a couple days past the dead line to object to the trucking company going in at Micke Grove/8 Mile Rd. But I just learned of this proposal recently.

In the recent past I have been witness to several issues in this stretch of 8-Mile with traffic congestion as well as traffic accidents at this very intersection. Due to people seeing this as a country road still and going 55 Mph plus, the last thing we need is a trucking company in the area causing further congestion. 8 Mile is not currently equipped to handle the room that these rigs need to make wide turns in and out. Also, it appears that the City of Stockton is expanding Holman Rd to 8-Mile, which will terminate right in the same area as the front driveway to the trucking company making traffic even more of a nightmare and will inevitably result in more traffic accidents.

Aside from the traffic issues, that land is Zoned agricultural, not commercial. If other area residents are not allowed to violate the terms of established zoning why is it that a trucking company can?

Lastly, the noise of these trucking companies adjacent to a residential area will likely cause much tension between the area residents and the company itself.

These are just some ideas. Some residents in the area contacted me worried about the trucking company and made me aware of the plans going forward. It appears that there is already a company operating there, even if just in a limited capacity. The one thing I do know is the traffic is crazy already in this area and if this company is allowed to fully open and operate I believe it is just going to make it worse.

Thank you,

Matt

Sent from my iPhone

Sanfilippo, Giuseppe [CDD]

From: michael steed <bella.steed@icloud.com>
Sent: Friday, November 4, 2022 10:21 AM
To: Sanfilippo, Giuseppe [CDD]
Subject: Ap#2200030/2200031

My name is Mike steed, I own 10930 n. Micke grove rd. I am sending this because you asked me too, and to let whoever it concerns that I do not like this. For months now I have 3 bright spotlights going into my front room and kitchen. It lights half of my house up all night long, it is horrible. Also I contacted enforcement about this, and I was told if they have lights they must have permits. And when I asked if they have permits, I was told I don't know but I'm sure they do. When I questioned further, I was told they spent a lot of money get this approved and there nice people. When I explained I don't care how much money they spent, I was told you don't realize how much money they spent and I'm sure they will help you out on the light. And I was told I'm busy and enforcement wouldn't call me back, but they will talk to them and try help. It's obvious to me by this conversation that the county must care about money. And public concerns don't. But this is what my opinion is if anybody cares.

Sent from my iPhone

Sanfilippo, Giuseppe [CDD]

From: Peggy Boyles <mileygigi@comcast.net>
Sent: Thursday, October 27, 2022 2:01 PM
To: Sanfilippo, Giuseppe [CDD]
Subject: Zoning

Thank you for the job you do.

I am a home owner on Golfview Rd

and I am against changing the zoning on Eight Mile Road to industrial for the trucking company that wants to do business off Eight Mile Rd.

The traffic is already horrible on this road.

Thank you,

Peggy & Michael Boyles

Sent from my iPhone

From: Anonymous <a17261350@gmail.com>
Sent: Thursday, November 17, 2022 8:27 AM
To: pcrecords [CDD]
Subject: Public Comment for PA-2200030

Good evening Commissioners

This comment is regarding planning application 2200030 and 2200031 for the general plan amendment and rezone of a parcel located at the northwest corner of Eight Mile and Micke Grove. This project is located in an area ripe for residential development. The proposed rezone and general plan ammendment will directly conflict with the residential expansion in the area and already choked section of Eight Mile Road. The increase in truck traffic generated by the uses permitted under the proposed zone will adversely affect traffic in the immediate area when Holman Road eventually intersects with Eight Mile as is apparent. We request that staff include the city of Stockton's general plan, and adjacent developing lands in their determination for this rezone.

Thank you all

From: michael steed <bella.steed@icloud.com>
Sent: Thursday, November 17, 2022 9:20 AM
To: pcrecords [CDD]
Subject: Pa-2200031,pa-2200030

My name is Mike steed, I live across the street at 10930 n. Micke grove road. Since the beginning of this event that I'm shocked they're allowed to do. From what I've been told is they're operating out of compliance. I did contact enforcement early on, and was told they're really nice people who spent a lot of money to do this. When I commented I don't care how much money they have spent, he replied you don't understand how much money we're talking about. So my conclusion is money matters. I have 3 bright spotlights shining through front windows of my house, trucks running all night long and basically a truck stop across the street of my house. When I moved here, there was horses in the field that is now an asphalt parking lot. I know things change, but this is drastic and with no regards to the people it affects. I have a single mid duty non commercial license truck that I tried to park at my house. I was quickly told it was illegal and to quickly move before fines. And now even before permitted I have 25 heavy duty trucks across street running 24 hrs a day.

Sent from my iPhone

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Attachment D Environmental Document

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**DRAFT
NOTICE OF EXEMPTION**

TO: Office of Planning & Research
P. O. Box 3044, Room 212
Sacramento, California 95812-3044

FROM: San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, California 95205

County Clerk, County of San Joaquin

Project Title: General Plan Map Amendment No. PA-2200030 and Zone Reclassification No. PA-2200031.

Project Location - Specific: The project site is located at the northwest corner of E. Eight Mile Rd. and N. Micke Grove Rd., Lodi. (APN/Address: 059-210-46 / 3505 E. Eight Mile Rd., Lodi) (Supervisorial District: 4)

Project Location – City: Lodi

Project Location – County: San Joaquin County

Project Description: The project includes 2 applications, a General Plan Map Amendment (PA-2200030), and a Zone Reclassification (PA-2200031):

- PA-2200030: A General Plan Map Amendment to change the General Plan designation of a 4.81-acre parcel from A/L (Limited Agriculture) to AI (Agricultural Industrial).
- PA-2200031: A Zone Reclassification to change the zoning of the same 4.81-acre parcel from AL-5 (Limited Agriculture, 5-acre minimum) to AI (Agricultural Industrial)

The Property is zoned AL-5 (Limited Agriculture, 5-acre minimum) and the General Plan designation is A/L (Limited Agriculture).

Project Proponent(s): Gurpreet S. & Gagandeep K. Judge

Name of Public Agency Approving Project: San Joaquin County Board of Supervisors

Name of Person or Agency Carrying Out Project: Giuseppe Sanfilippo, Associate Planner
San Joaquin County Community Development Department

Exemption Status:
General Exemptions. (Section 15061[b][3])

Exemption Reason:
Processed under the provisions of California Code of Regulations Section 15061(b)(3), which are exempt from CEQA.

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15061(b)(3). Section 15061(b)(3) states that "CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." There is no possibility that this project may have a significant effect on the environment and, therefore, the project is not subject to CEQA.

Lead Agency Contact Person:
Giuseppe Sanfilippo Phone: (209) 468-0227 Fax: (209) 468-3163 Email: gsanfilippo@sjgov.org

Signature: _____ Date: _____

Name: Domenico Martorella Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____

*Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.*

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Attachment E

Findings

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FINDINGS FOR GENERAL PLAN MAP AMENDMENT & ZONE RECLASSIFICATION

PA-2200030, -31

GURPREET S. & GAGANDEEP K. JUDGE

General Plan Map Amendment (PA-2200030)

1. The internal consistency of the General Plan is maintained in adoption of the Map Amendment.
 - This finding can be made because the location proposed for a General Plan Map Amendment to the A/I (Agriculture-Industrial) designation is consistent with the goals and locational criteria outlined in the General Plan.

Zone Reclassifications (PA-2200031)

- a) The proposed zone is consistent with the General Plan, any applicable Master Plans, and any applicable Specific Plan;

The proposed zone is Agriculture Industrial (AI), which is an implementing zone of the A/I land use designation. Therefore, if the proposal to amend the land use designation to A/I is approved, the proposed zone change to AI would be consistent with the General Plan and policies related to Agriculture Industrial. There are no Master Plans or Specific Plans affecting the subject parcel.

- b) The proposed zone district is reasonable and beneficial at the time.

Pursuant to the 2035 General Plan, on-site water, on-site sewer, and on-site storm drainage are allowed for AI properties located outside of a community. Any on-site services proposed for subsequent projects will be required to meet the requirements of the Environmental Health Department for well and septic systems, and the Department of Public Works for on-site stormwater retention. Additionally, the project site is not designated as Prime Farmland, and is not ideal for crop production. The proposed Zone Reclassification is reasonable and beneficial at this time because there is a great need to provide additional locations for truck parking operations due to the demand generated by the increase in warehousing and farming operations in San Joaquin County. The AI (Agriculture-Industrial) zone is intended to continue to permit agriculture and agriculturally related activities, in addition to a limited number of industrial type uses, such as Truck Sales & Services-Parking and Sales. The underlying project is to park 10 trucks and 10 trailers on-site, with access proposed only on East Eight Mile Road. Although the project site was out of compliance and under Code Enforcement action at the last Planning Commission meeting, the applicant has taken steps to remove all of the trucks and trailers from the site.

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Attachment F Ordinance Requirements

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ORDINANCE REQUIREMENTS

PA-2300026 JUDGE

Zoning Compliance Review Application No. PA-2300026 was approved by the Board of Supervisors on . The effective date of approval is . This approval will expire on , which is thirty-six (36) months from the effective date of approval, unless (1) all Conditions of Approval have been complied with, (2) all necessary building permits have been issued and remain in force, and (3) all necessary permits from other agencies have been issued and remain in force.

Unless otherwise specified, all ordinance requirements shall be fulfilled prior to the establishment of the use and the issuance of any building permits. Those Ordinance Requirements followed by a Section Number have been identified as ordinance requirements pertinent to this application. Ordinance requirements cannot be modified, and other ordinance requirements may apply.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Contact: [209] 468-3121)
 - a. **BUILDING PERMIT:** Submit an "APPLICATION-COMMERCIAL BUILDING PERMIT". The Site Plan required as a part of the building permit must be prepared by a registered civil engineer or licensed architect. This Plan must show drainage, driveway access details including gates, on-site parking, landscaping, signs, existing and proposed utility services, and grading (refer to the "SITE PLAN CHECK LIST" for details). Foundation and soils investigation shall be conducted in conformance with Chapter 18 of the California Building Code at the time of permit application. A fee is required for the Site Plan review. (Development Title Section 9-802.020)
 - b. **APPROVED USE:** This approval is for a truck parking facility for a maximum of 10 trucks and 10 trailers, or combination thereof, and 1,000 square foot of office space. (Use Type: Truck Services - Parking)
 - c. **CAPITAL FACILITY FEE:** This project may be subject to the Capital Facility Fee. If the Capital Facility Fee is applicable, the County shall collect the fees before the issuance of any building permits. (Development Title Section 9-610.070)
 - d. **VEHICLE PARKING:** Off-street parking shall be provided and comply with the following:
 1. All permanent parking lots shall be surfaced and permanently maintained with asphalt concrete or Portland cement concrete. Bumper guards and/or wheel stops shall be provided when necessary to protect adjacent structures or properties. (Development Title Section 9-406.060[i])
 2. Each vehicle parking stall shall be an unobstructed rectangle, minimum 9 feet wide and 20 feet long. (Development Title Section 9-406.060)
 3. A minimum of one (1) parking space shall be required. (One parking space per 1,000 gross square feet of buildings.) (Development Title Section 406.040)
 - e. **TRUCK PARKING:** The design of truck parking areas shall be as follows:
 1. All maneuvering areas shall be surfaced with all-weather material as defined and approved by the San Joaquin County Fire Chief's Association. Storage areas for trucks and trailers may be surfaced with gravel or higher classification of surfacing. (Development Title Section 9-406.080[g][5])
 2. A minimum 20-foot-wide setback shall be maintained along all interior lot lines. (Development Title Section 9-406.080[e][1])
 3. Spaces shall be a minimum 25 feet in length and 15 feet in width and shall have minimum height clearance of 14 feet. (Development Title Section 9-406.080[g][1])

4. Truck parking is permitted only along East Eight Mile Road. Truck parking along the east, west, and north property lines is prohibited.
- f. **ACCESS AND CIRCULATION:** The following requirements apply and shall be shown on the Site Plan:
1. Access driveways shall have a width of no less than twenty-five (25) feet for two-way aisles and sixteen (16) feet for one-way aisles, except that in no case shall driveways designated as fire department access be less than twenty (20) feet wide. (Development Title Section 9-406.060[n][1])
 2. The first 20 feet of any driveway and major circulation drive lanes shall be surfaced with pavement or Portland cement concrete. (Development Title Section 9-406.080[g][6])
 3. Access gates shall be recessed 65 feet from the property line. (Development Title Section 9-406.080[c][8])
- g. **RESTRICTED ACCESS:** Project site access is only permitted from East Eight Mile Road. Project site access from North Micke Grove Road is prohibited.
- h. **SETBACK:** A minimum ten-foot setback shall be maintained between the project site and the adjacent property to the west. A minimum twenty-foot setback shall be maintained between the project site and the adjacent property to the north, since a residence is located within 100 feet of the northern project site property line. (Development Title Section 9-203.020[d][11][D])
- i. **SCREENING:** The following requirements apply and shall be shown on the Site Plan:
1. All exterior electrical cage enclosures and storage tanks shall be screened from view from adjacent public streets. (Development Title Section 9-400.040[c][3][C][ii])
 2. A minimum six- to eight-foot-tall screen shall be installed along the northern and western property lines. Screening may consist of a masonry wall, chain link fencing with dense vegetation, or any solid fencing approved by the Zoning Administrator. (Development Title Section 9-203.020[d][11][E]).
- j. **LIGHTING:** Lighting shall be provided and comply with the following:
1. All off-street parking areas within Commercial and Industrial zones and projects where the parking area is used at night shall be provided with exterior lighting. (Development Title Section 9-406.060[m])
 2. All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property lines shall be permitted, except onto public roads, provided, however, that such light shall not cause a hazard to motorists. (Development Title Section 9-406.060[m][3])
 3. All lighting shall be on a time clock or photo-sensor system so as to be turned off during daylight hours and during any hours when the parking area is not in use. This requirement does not apply to security lighting. (Development Title Section 9-406.060[m][2])
- k. **SIGNS:** Sign details shall be consistent with Chapter 9-408 of the Development Title and be included on the Site Plan. All portions of any sign shall be set back a minimum of 5 feet from existing and future right-of-way lines and shall not block pedestrian or vehicle rights-of-way or obstruct drivers' visibility. (Development Title Section 9-408.070[p])
2. **DEPARTMENT OF PUBLIC WORKS** (Contact: [209] 468-3000)
- a. A City of Stockton encroachment permit shall be required for all work within City right-of-way. A copy of the permit shall be submitted to Public Works for the file.

- b. Prior to issuance of the grading permit, the driveway approach in the City of Stockton right-of-way shall be improved in accordance with City requirements.
 - c. A County encroachment permit shall be required for all work within the County road right-of-way. (Note: Driveway encroachment permits are for flatwork only – all vertical features, including but not limited to fences, walls, private light standards, rocks, landscaping and cobbles are not allowed in the right-of-way.) (Development Title Sections 9-1145.4 and 9-1145.5)
 - d. The Traffic Impact Mitigation Fee shall be required for this application. The fee is due and payable at the time of grading permit application. The fee shall be automatically adjusted July 1 of each year by the Engineering Construction Cost Index as published by the Engineering News Record. (Resolution R-00-433)
 - e. The Regional Transportation Impact Fee shall be required for this application. The fee is due and payable at the time of grading permit application. The fee will be based on the current schedule at the time of payment. (Resolution R-06-38)
 - f. A copy of the Final Site Plan shall be submitted prior to release of grading permit.
 - g. The developer shall provide drainage facilities in accordance with the San Joaquin County Development Standards. Retention basins shall be fenced with six (6) foot high chain link fence or equal when the maximum design depth is 18 inches or more. Required retention basin capacity shall be calculated and submitted along with a drainage plan for review and approval, prior to release of grading permit. (Development Title Section 9-1135)
 - g. This project is subject to the NPDES Region-Wide Permit requirements and shall comply with the following conditions. Prior to release of the grading permit, plans and calculations shall be submitted and approved by the Public Works Department – Water Resources Division (209-468-3605):
 - 1. Treatment: A registered professional engineer shall design the site to treat the 85th percentile storm as defined in the County's 2021 Storm Water Quality Control Criteria Plan (SWQCCP).
 - 2. Hydromodification: A registered professional engineer shall design the site to comply with the volume reduction requirement outlined in the County's 2021 SWQCCP.
 - 3. Trash: A registered professional engineer shall design the site to comply with the trash control requirement outlined in the County's 2021 SWQCCP.
 - h. Prior to release of the grading permit, the owner shall enter into an agreement with San Joaquin County for post-construction maintenance of stormwater quality facilities.
 - i. Prior to release of the grading permit the applicant shall submit the Storm Water Pollution Prevention Plan (SWPPP) to Public Works. A copy of the approved SWPPP and all required records, updates, test results and inspection reports shall be maintained on the construction site and be available for review upon request.
 - j. Applicant shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and comply with the State "General Permit for Storm Water Discharges Associated with Construction Activity". The Waste Discharge Identification Number (WDID), issued by SWRCB, shall be submitted to Public Works prior to release of the grading permit. Contact the SWRCB at (916) 341-5537 for further information.
3. ENVIRONMENTAL HEALTH DEPARTMENT (Contact: [209] 468-3420)
- a. The Environmental Health Department has the following comment. All Onsite Wastewater Treatment Systems (OWTS) must comply with San Joaquin County Local Agency Management Program (LAMP) and current OWTS standards.

4. SAN JOAQUIN COUNCIL OF GOVERNMENTS (Contact: [209] 235-0600)

- a. This project is subject to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) must provide a Certificate of Payment prior to issuance of any grading or building permits.