



APPLICATION REFERRAL:

Staff Review with Notice

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

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2200247 (SA)**
PA-2200248 (SA)

PROPERTY OWNER: Woodbridge Partners, Inc.
300 W. Pine St.
Lodi, CA 95240

APPLICANT: Dillon & Murphy
P. O. Box 2180
Lodi, CA 95241

PROJECT DESCRIPTION: This project consists of 2 Planning applications on 1 APN that was previously approved to be subdivided. The resulting developments will be located on 2 adjacent parcels.

- PA-2200247 (SA) is a Site Approval application to establish a 7.33-acre truck parking facility for 60 trucks and 60 trailers on the southwest portion of parcel 017-090-51. There is an existing 95,040 square foot building on site.
- PA-2200248 (SA) is a Site Approval application to establish a 6.90-acre truck parking facility for 60 trucks and 60 trailers on the southeast portion of parcel 017-090-51. There are 2 existing buildings on site, a 21,385 square foot building, and an 8,040 square foot building.

Existing buildings on both sites will be used as ancillary storage to the trucking operations. There are no proposed warehousing or storage uses proposed within the existing buildings. Both sites propose to utilize an onsite retention pond for storm drainage, an onsite septic system for sewer, and an onsite well for water. Access to both sites will be from the State Route 99 East Frontage Road to the west of the site.

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

PROJECT LOCATION: The project site is located at the northeast corner of N. State Route 99 Frontage Rd. and E. Clarksdale Rd., Acampo. (APN/Address: 017-090-51 / 18846 N. State Route 99 Frontage Rd., Acampo) (Supervisory District: 4)

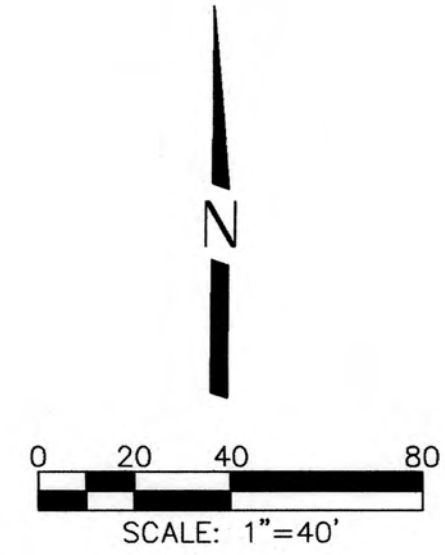
ENVIRONMENTAL DETERMINATION: This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Mitigated Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department no later than October 27, 2023. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: September 29, 2023

TO:

SJC Supervisor: District 4	Woodbridge Fire District	Builders Exchange
SJC Assessor	Air Pollution Control District	Carpenters Union
SJC Building Division / Plan Check	San Joaquin Council of Governments	Buena Vista Rancheria
SJC Environmental Health	Caltrans – District 10	California Tribal TANF Partnership
SJC Fire Prevention Bureau	CA Highway Patrol	California Valley Miwok Tribe
SJC Mosquito Abatement	CA Fish & Wildlife Region: 2	North Valley Yokuts Tribe
SJC Public Works	CA Native American Heritage Commission	United Auburn Indian Community
SJC Sheriff Communications Director	N. San Joaquin Water Conservation Dist.	Haley Flying Service
City of Lodi	PG&E	Precissi Flying Service
Lodi Unified School District	Building Industry Association	Sierra Club

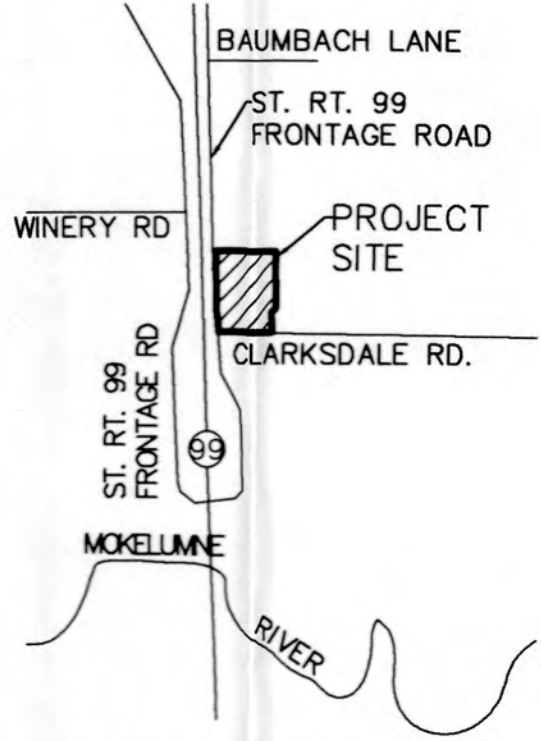


NOTES

1. A.P.N. 017-090-51
2. WATER: PRIVATE WELL
3. SEWER: PRIVATE SEPTIC
4. STORM DRAINAGE: NATURAL DRAINAGE AND ON-SITE RETENTION POND
5. SITE ADDRESS: 18846 ST. RT. 99 E. FRONTAGE ROAD
ACAMPO, CA 95220
6. FLOOD ZONE: ZONE X, MAP# 06077C0169F, DATED OCTOBER 16, 2009.
7. MOKELUMNE RIVER IS APPROXIMATELY 0.25 MILES SOUTH OF THE PROJECT SITE.
8. RUN-OFF FROM ALL FOUR PROPOSED PARCELS PER PA-2200089 TO BE CONTAINED ON PARCEL 3 EXISTING POND.
9. THE PROJECT PROPOSES 60 STALLS FOR TRUCK AND TRAILER. THERE WILL ALSO BE 2 PEDESTRIAN VEHICLE AND 2 ADA STALLS.
10. STAA TRAFFIC SHALL ONLY TURN RIGHT OUT, ONTO HWY 99.

LEGEND

- | | |
|--------|-------------------------|
| A.P.N. | ASSESSORS PARCEL NUMBER |
| BLDG. | BUILDING |
| EP | EDGE OF PAVEMENT |
| EX. | EXISTING |
| LP | LIGHT POLE |
| PROP | PROPOSED |
| PP | POWER POLE |
| SF | SQUARE FEET |
| R/W | RIGHT-OF-WAY |
| (TYP.) | TYPICAL |
-
- | | |
|--|---------------------------|
| | EX. ASPHALT PAVEMENT |
| | PROPOSED ASPHALT PAVEMENT |
| | EX. CONCRETE |
| | EX. LIGHT POLE |
| | EX. POWER POLE |
| | EX. FIRE HYDRANT |
| | EX. FENCE |
| | PROPERTY LINE |



VICINITY MAP
NOT TO SCALE

DILLON & MURPHY ENGINEERING
847 N. CLUFF AVENUE
SUITE A-2, LODI, CA 95240
(209) 334-6613

**WOODBRIDGE PARTNERS INC.
TRUCK PARKING FACILITY**

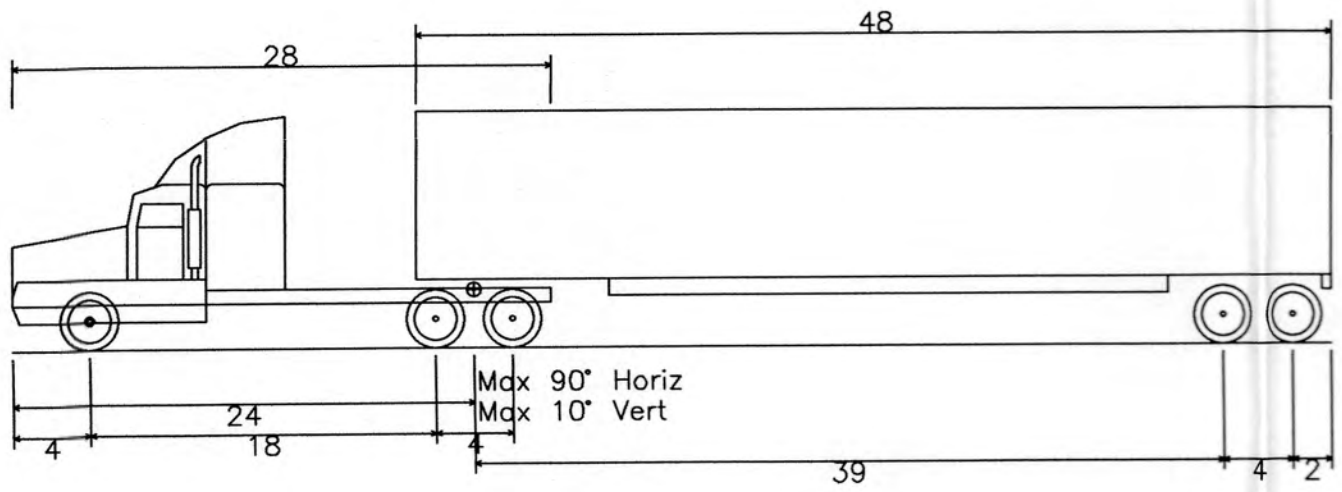
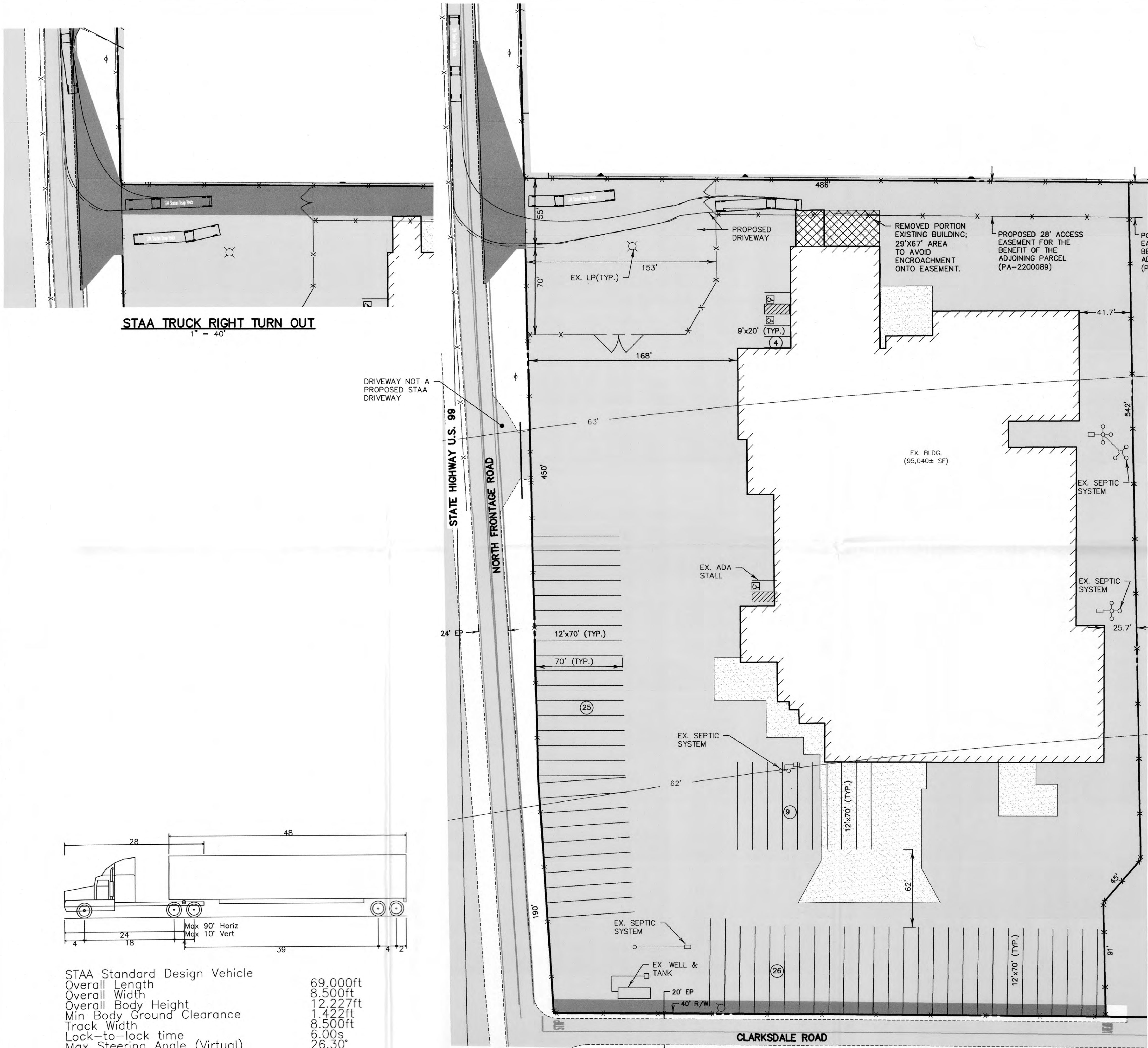
SITE PLAN

ACAMPO, CALIFORNIA
MAY, 2023

BENCHMARK INFORMATION
N/A

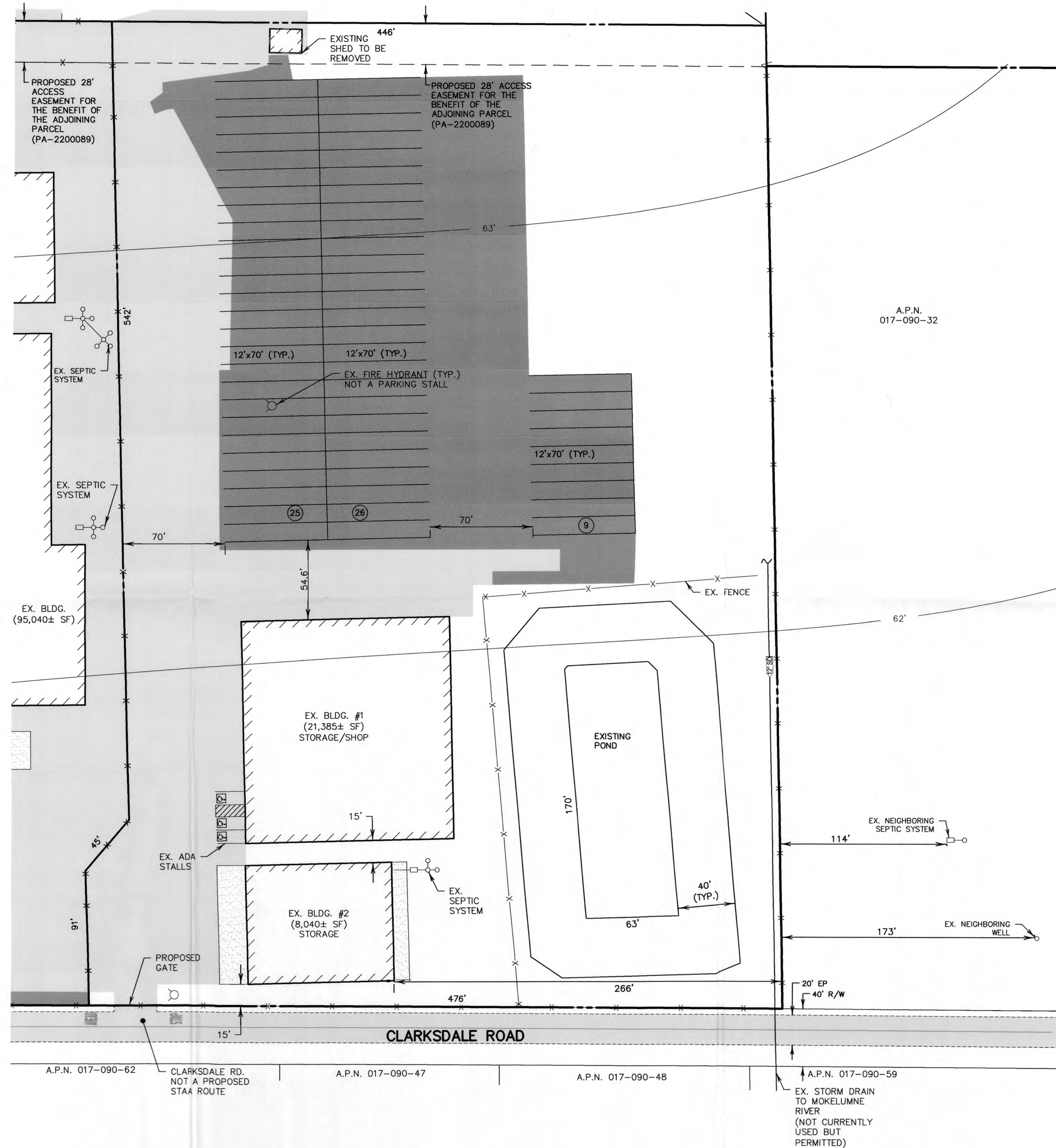
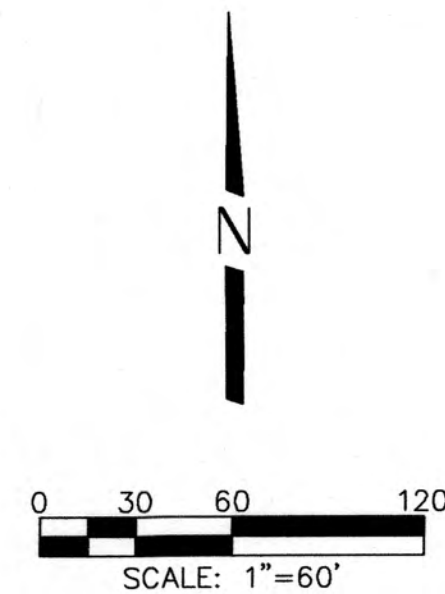
REV. NO.	DESCRIPTION	DATE	BY	SCALE: AS NOTED
				DRAWN BY: JMC, CP
				DESIGNED BY:
				CHECKED BY: JM
				AS BUILT BY:

SHEET
1
OF 1 SHEETS
JOB NO.
2240



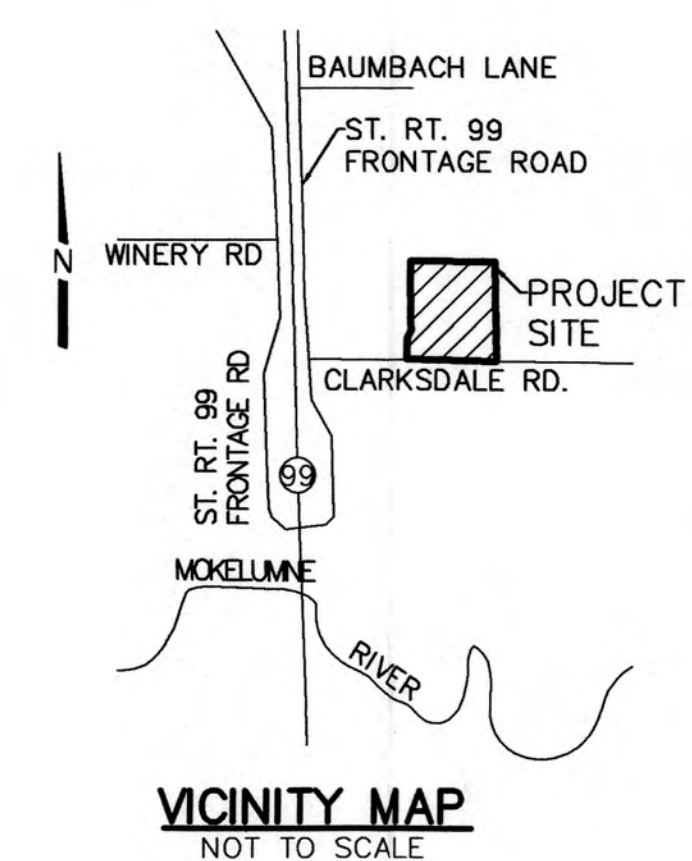
STAA Standard Design Vehicle
Overall Length 28.000ft
Overall Width 48.500ft
Overall Body Height 12.222ft
Min Body Ground Clearance 1.422ft
Track Width 8.500ft
Lock-to-lock time 6.00s
Max Steering Angle (Virtual) 26.30°

A.P.N. 017-090-62



- REVISED SITE PLAN**
Application # **PA2200248**
Received By *S.H.S.* On *6/21/23*
- NOTES**
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 10. THE PROJECT PROPOSES 60 STALLS FOR TRUCK AND TRAILER.
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- LEGEND**
- | | |
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SITE PLAN

ACAMPO, CALIFORNIA
MAY, 2023

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				DESIGNED BY:		OF 1 SHEETS
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				AS BUILT BY:		2240

S:\2022\2240\2 CAD FILES\Site Plan 60 per parcel & 10 2023.dwg Aug 18, 2023