SAN JOAQUIN COUNTY
Community Development Department

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

Jennifer Jolley, Director

Eric Merlo, Assistant Director
Tim Burns, Code Enforcement Chief
Corinne King, Deputy Director of Planning
Jeff Niemeyer, Deputy Director of Building Inspection

APPLICATION REFERRAL:
Public Hearing

Project Planner: Jessica Leal Phone: (209) 468-3140 Fax: (209) 468-3163 Email: jleal@sjgov.org

The following projects have been filed with this Department: **APPLICATION NUMBERS: PA-2400417 (GP, ZR)**
PA-2400361 (A)

PROPERTY OWNER: Perry L Herrgesell TR
24896 Cherokee Rd.
Galt, CA 95632

APPLICANT: Dillon & Murphy c/o Joe Murphy
P.O. Box 2180
Lodi, CA 95241

PROJECT DESCRIPTION: A General Plan Amendment, Zone Reclassification and Administrative Use Permit application:

Map Amendment No. PA-2400417: Proposes to change the General Plan designation from A/G (General Agriculture) and OS/RC (Open Space Resource Conservation) to A/I (Industrial Agriculture) and the zoning from AG-40 (General Agriculture, 40-acre minimum) to AI (Industrial Agriculture) for an existing 13.93-acre parcel.

Administrative Use Permit No. PA-2400361: Proposes to establish a truck parking facility for a maximum of 25 trucks and trailers on the same 13.93 acre parcel. The truck parking facility will include the construction of a 400 square foot office. The site has direct access from N. Cherokee Lane. The project will be served by an onsite private well, onsite septic system for wastewater treatment and onsite stormwater drainage. (Use Types: Truck Services-Parking).

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

PROJECT LOCATION: The project site is on the west side of North Cherokee Lane, 623 feet south of East Calimyrna Road, Galt.. (APN/Address: 005-144-03 / 24896 N. Cherokee Ln., Galt) (Supervisorial District: 4)

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

APPLICATION REVIEW: Recommendations and/or comments on these projects must be submitted to the Community Development Department no later than November 4, 2025. Recommendations and/or comments received after that date may not be considered in staff's analysis and/or recommendation to the San Joaquin County Planning Commission for this application.

NOTE TO SURROUNDING PROPERTY OWNERS: These projects will be scheduled for a San Joaquin County Planning Commission hearing. Notification will be provided on the date, time, and place of the public hearing at a later date.

NOTE TO REVIEW AGENCIES: In order to be notified of the San Joaquin County Planning Commission hearing date for these projects, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed projects will automatically be placed on the notification list.)

AGENCY REFERRALS MAILED ON: October 7, 2025

TO:

SJC Supervisor: District 4
SJC Agricultural Commissioner
SJC Assessor
SJC Building Division / Plan Check
SJC Environmental Health
SJC Fire Prevention Bureau
SJC Mosquito Abatement
SJC Public Works
SJC Sheriff Communications Director
Galt Joint Union High School District
California Tribal TANF Partnership
Builders Exchange
San Joaquin Council of Governments
North SJ Water Conservation District
Woodbridge Rural & North Delta Fire District
Caltrans – District 10
CA Highway Patrol
CA Dept. of Motor Vehicles
Lodi Airport
Caltrans Division of Aeronautics
CA Fish & Wildlife Region: 2
CA Native American Heritage Commission
Federal Aviation Administration
Federal Emergency Management Agency
California Valley Miwok Tribe
Carpenters Union
Airport Land Use Commission
US Fish & Wildlife
US Army Corps
Air Pollution Control District
Farm Bureau
North Valley Yokuts Tribe
United Auburn Indian Community
Buena Vista Rancheria
Precissi Flying Service
Sierra Club
Oak View Union School District
Building Industry Association
San Joaquin Air, Inc.
PG&E