



APPLICATION REFERRAL: Public Hearing

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

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2500420 (C)**

PROPERTY OWNER: Anna Panagakos TR
10250 E Kettleman Ln
Lodi, CA 95240

APPLICANT: RPCA Solar 25, LLC
44 Montgomery St, STE 3150
San Francisco, CA 94101

PROJECT DESCRIPTION: A Conditional Use Permit application to establish the use type Renewable Energy – Utility-Scale Solar Energy System. The project proposes a ground mount solar system on approximately 19-acres of an approximately 20-acre parcel that will be built over a period of 3-years. The project will generate up to 4 megawatts (MW) of alternating current (AC) energy and will interconnect to Pacific Gas and Electric Company's (PG&E) pre-existing electrical distribution system adjacent to the site along the northwest boundary. The power generated from this facility will be sold to PG&E. The project site is classified as Prime Farmland. All solar equipment will be mounted on driven steel piers rather than slab foundations, avoiding soil compaction and facilitating full restoration of agricultural use at the end of the project's operational life. Vegetation will be maintained under and between the solar rows using a drought-tolerant, pollinator-friendly seed mix to promote soil stability, reduce erosion, and maintain soil health throughout the system's life.

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 located on the east side of North Locust Tree Road, accessed via a 2,300-foot private right-of-way, approximately 2,265 feet southeast of East Kettleman Lane in Lodi. (APN/Address: 063-150-16 / 14400 N Locust Tree Rd, Lodi) (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 (Phone: [209] 468-3140 or via email at jleal@sjgov.org) no later than October 22, 2026. 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.

AGENCY REFERRALS MAILED ON: September 24, 2026

TO:

SJC Supervisor: District 4
SJC Building Division / Plan Check
SJC Environmental Health
SJC Fire Prevention Bureau
SJC Sheriff Communications Director
SJC Public Works
SJC Assessor
SJC Mosquito Abatement
SJC Agricultural Commissioner
Buena Vista Rancheria

San Joaquin Council of Governments
Air Pollution Control District
CA Fish & Wildlife Region: 2
Public Utilities Commission
CA Native American Heritage Commission
California Valley Miwok Tribe
California Tribal TANF Partnership
North Valley Yokuts Tribe
United Auburn Indian Community

Mokelumne Rural Fire District
Lodi Unified School District
PG&E
NSJWCD
US Fish & Wildlife
FEMA Zone 9
Farm Bureau
Sierra Club
CA Dept. of Conservation