APPLICATION REFERRAL

STAFF REVIEW WITH NOTICE

RE-REFERRAL, REVISED:

DESCRIPTION, NEW DATES

FROM: **SAN JOAQUIN COUNTY**
COMMUNITY DEVELOPMENT DEPARTMENT
Development Services Division
1810 East Hazelton Avenue
Stockton, CA 95205
Phone: (209) 468-3120

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

The following project has been filed with this Department: **APPLICATION NUMBER:** **PA-1800141 (SA)**

PROPERTY OWNER: Gulzar Sandhu
8900 Vernalis Road
Tracy, CA 95377

APPLICANT: Kunal Desai
10610 North Whitney Avenue
Fresno, CA 93730

PROJECT DESCRIPTION: A Site Approval application for an almond packaging facility to be completed in three (3) phases over seven (7) years. Phase 1, to be completed in eighteen (18) months, to include the construction of a 9,600 square foot pole barn and a 48,000 square foot storage warehouse that includes 2,000 square feet of administrative offices within the warehouse. Phase 2, to be completed in five (5) years, to include the construction of a 4,200 square foot office and a 60,000 square foot storage warehouse. Phase 3, to be completed in seven (7) years, to include the construction of a 17,600 square foot storage warehouse. This parcel is under a Williamson Act contract.

The Property is zoned AG-160 (General Agriculture, 160-acre minimum) and the General Plan designation is A/G (General Agriculture).

PROJECT LOCATION: The project site is located on the south side of Vernalis Road, 1,555 feet west of Interstate 580, south of Tracy (APN/Address: 253-170-07/35005 South Chrisman Road, Tracy) (Supervisorial District: 5).

ENVIRONMENTAL DETERMINATION: A Negative Declaration is being proposed for adoption. Copies of the Initial Study and proposed Negative Declaration are available at the Community Development Department.

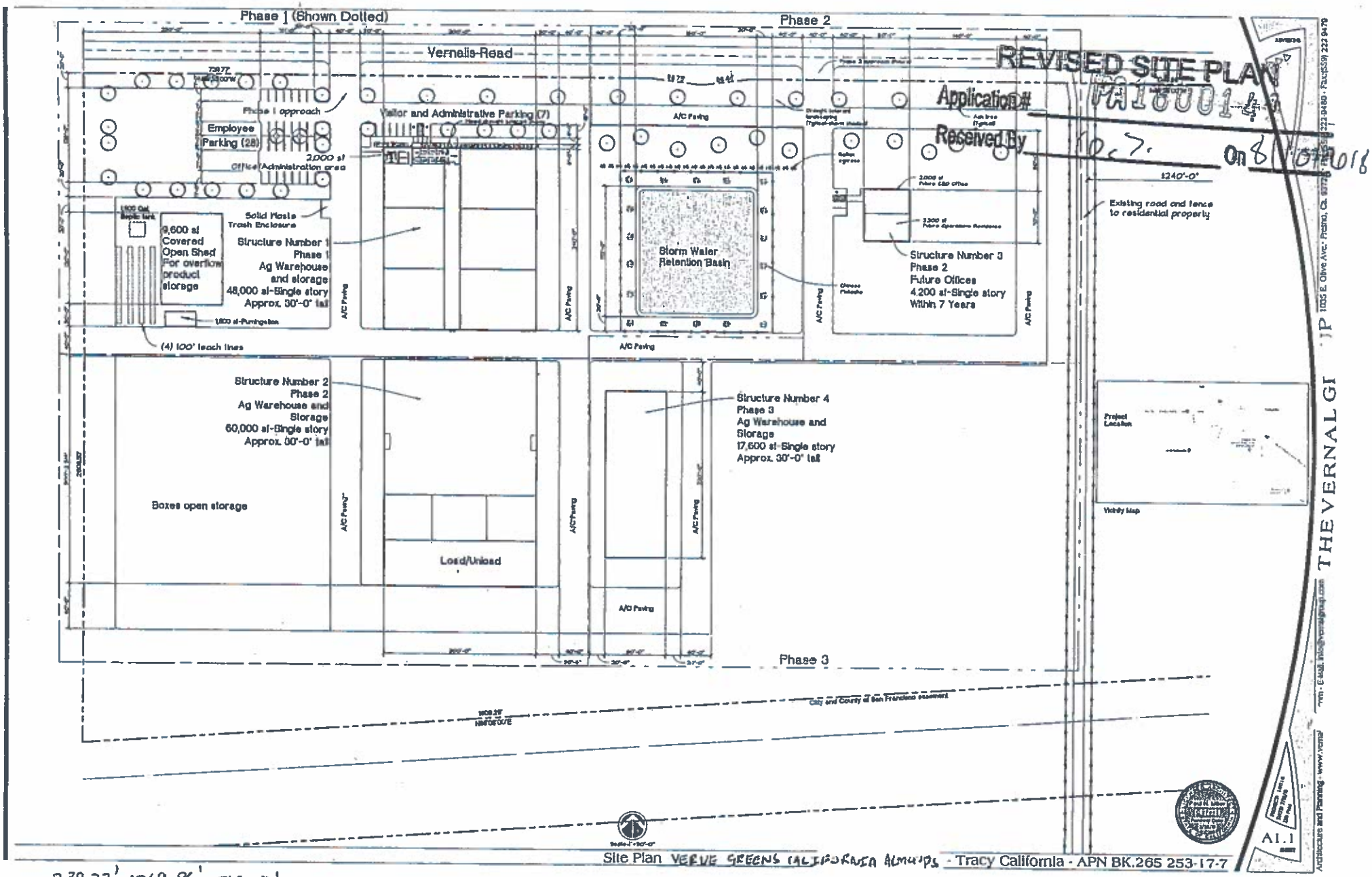
APPLICATION REVIEW: If you have any recommendations or comments on this project, please submit them to the Community Development Department no later than November 8, 2018. Comments or recommendations received after that date may not be used in staff's analysis and recommendation for this application.

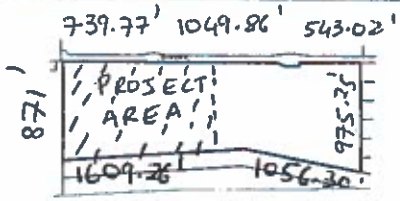
NOTE TO SURROUNDING PROPERTY OWNERS: If this project is referred to the Planning Commission for a public hearing, you will receive notice of the date, time, and place of the public hearing at a later date.

NOTE TO REVIEW AGENCIES: If this project is referred to the Planning Commission for a public hearing and you wish to be notified of the hearing date, inform the contact person noted above, and you will be placed on the mailing list. Any public agency which comments on the proposed project or negative declaration will automatically be placed on the Planning Commission mailing list.

AGENCY REFERRALS MAILED ON OCTOBER 10, 2018
TO:

JEFFERSON SCHL DIST	TRACY UNIFIED SCHL DIST	TRACY RURAL FIRE DIST
AG COMMISSIONER, ASSESSOR	BLDG DIV/ PLAN CK, EHD, PW	SHERIFF COMM. DIRECTOR
APCD, SJCOG, CALTRANS DIST 10	DEPT. OF CONSERVATION	CA FISH & WILDLIFE REGION 3
US FOOD & AG, BBID, BOS DIST 5	PGE, ATT, US FISH & WILDLIFE	US ARMY CORPS, BIA, FEMA
FARM BUREAU, HALEY FLYING SVC	PRECISSI FLYING, CRWQCB	SIERRA CLUB, KATHY PEREZ
FIRE PREVENTION BUREAU, NPDWD	MOSQUITO ABATEMENT, NYJOWD	CARPENTERS UNION


Phase 1 (Shown Dotted)
Phase 2
Vernalis Road
REVISED SITE PLAN
Application # PA18001
Received By
On 8/07/2018
Phase 1 approach
Employee Parking (28)
Visitor and Administrative Parking (7)
2,000 sf Office/Administration area
Solid Waste Trash Enclosure
9,600 sf Covered Open Shed For overflow product storage
Structure Number 1 Phase 1 Ag Warehouse and storage 48,000 sf-Single story Approx. 30'-0" tall
(4) 100' leach lines
A/C Paving
Storm Water Retention Basin
Structure Number 3 Phase 2 Future Offices 4,200 sf-Single story Within 7 Years
Existing road and fence to residential property
Structure Number 2 Phase 2 Ag Warehouse and Storage 60,000 sf-Single story Approx. 30'-0" tall
Boxes open storage
Load/Unload
Structure Number 4 Phase 3 Ag Warehouse and Storage 17,600 sf-Single story Approx. 30'-0" tall
Phase 3
City and County of San Francisco easement
Project Location
Vicinity Map
A1.1
THE VERNAL GI
Architecture and Planning - www.vernal
Site Plan VERVE GREENS CALIFORNIA ALMONDS - Tracy California - APN BK.265 253-17-7


739.77' 1049.86' 543.02'
PROJECT AREA
1609.26
1056.30'
975.26'
871'