



MITIGATED NEGATIVE DECLARATION

TO: Office of Planning & Research
 P. O. Box 3044
 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: Site Approval No. PA-1900286 and Specific Plan No. PA-2000077.

PROJECT LOCATION: The project site is located on the east side of Cherokee Road, 1,215 feet north of State Route 99, Stockton, San Joaquin County. (APN/Address: 087-100-72/4124 East Cherokee Road, Stockton) (Supervisorial District: 4)

PROJECT DESCRIPTION: A Specific Plan application to amend the Wilcox Road Specific Plan which was originally adopted in 1977. The Wilcox Road Specific Plan established exact locations and width reserved for future public right-of-way and the construction of any improvements that are not road-related in the planned right of way is not permitted. The amendment proposes to remove from the road plan the section of Wilcox Road (undeveloped) beginning on the south side of Cherokee Road and continuing south for approximately 1,800 feet (ending at the terminus of the developed portion of Wilcox Road off of State Route 88 [Waterloo Road]). In addition, the amendment will remove from the road plan a 500-foot section of Ad Art Road (undeveloped) off of Wilcox Road as shown on the site plan. These portions of the Wilcox Road Specific Plan and its future right-of-way prevents development of the parcel that is the proposed site of the Site Approval project described below.

This Specific Plan application is being processed concurrently with a Site Approval application for a facility that will lease and sell semi-trailers. The project includes parking for 622 trailers and the construction of an 8,539-square-foot building; 3,421 square-feet of the building will be for office operations and 5,118 square-feet will be for trailer maintenance. Only fleet semi-trailers will be maintained at the facility. The parcel is served by public services for water, sewer, and storm drainage. Access is proposed at the south end of the parcel, off of Wilcox Road and Waterloo Road. The site for the proposed project is currently bisected lengthwise on the road plan for the planned, undeveloped section of Wilcox Road addressed in the Specific Plan application. (Use Type: Truck Sales & Services-Sales).

The Property is zoned C-G (General Commercial) and the General Plan designation is C/G (General Commercial).

PROPONENT: LBJ2 LLC / Xtra Lease LLC

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.

Date: July 13, 2020

Contact Person:
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