



**NOTICE OF DETERMINATION**

**TO:**  Office of Planning & Research  
 P. O. Box 3044, Room 212  
 Sacramento, California 95812-3044

County Clerk, County of San Joaquin

**FROM:** San Joaquin County  
 Community Development Department  
 1810 East Hazelton Avenue  
 Stockton, California 95205

**SUBJECT:** **Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

State Clearinghouse Number: 2020070243

**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) (Supervisory District: 4)

**PROJECT DESCRIPTION:** Specific Plan Amendment 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 to advise that the San Joaquin County Board of Supervisors has approved the above described project on November 3, 2020, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that a complete record of project approval is available for review by the general public at the office of the San Joaquin County Community Development Department, 1810 East Hazelton Avenue, Stockton, CA 95205; or via website at <https://www.sjgov.org/commdev>.

Signature:

  
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Date:

11/6/20  
\_\_\_\_\_

Name:

Allen Asio

Title:

Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR:

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