



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: Use Permit No. PA-1800206

PROJECT LOCATION: The project site is located on the south side of Lucas Rd., 1800 feet east of Davis Rd., northeast of Lodi, San Joaquin County. (APN/Address: 015-040-67/706 W. Lucas Rd., Lodi) (Supervisorial District: 4)

PROJECT DESCRIPTION: A Use Permit application for a 22,340-square-foot commercial stable on a 30.41-acre parcel in the AG-40 zone (General Agriculture, 40-acre minimum). The project will include a maximum of ninety (90) horses and the utilization of 22,200 square feet of existing structures and a proposed 140-square-foot restroom. The commercial stable will operate seven (7) days per week from 7 A.M. to 9 P.M. with three (3) employees and an average of eighteen (18) customers per day. This project also includes equine-related ancillary activities hosted by the facility which include, but are not limited to, clinics, customer appreciation events, and dressage shows with an average of seventy (70) participants. Events involving overnight accommodations shall not be a part of this Use Permit application and will be processed separately under a Special Event application. The site will utilize an on-site private well, septic system, and stormwater drainage. Access to the parcel will be off of E. Lucas Road. This parcel is not under a Williamson Act contract.

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

PROPONENT: Alice L. Kidd Trust et al. / Mark Kidd

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: February 2, 2021

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