



**NOTICE OF DETERMINATION**

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

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

County Clerk, County of San Joaquin

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

State Clearinghouse Number: 2021020030

**PROJECT TITLE:** Use Permit No. PA-1800206 (UP)

**PROJECT LOCATION:** The project site is on the south side of Lucas Rd., 1,800 feet east of Davis Rd., north east of Lodi, San Joaquin County. (APN/Address: 015-040-67 / 706 West Lucas Rd., Lodi) (Supervisory District: 4)

**PROJECT DESCRIPTION:** Use Permit application for a 20,036-square-foot commercial stable on a 30.41-acre parcel. (Use Type: Stables-Commercial). The project will include a maximum of 90 horses and the utilization of the following structures:

As-built structures requiring building permits:

- Horse shelters totaling 9,676 square-feet:
- 480-square-foot tack building
- 480-square-foot storage building
- 624-square-foot tack shed
- 836-square-foot tack up area
- 1,160-square-foot barn

Existing structures to remain in use:

- 1,300-square-foot farm labor apartment
- 900-square-foot carport
- 2,040-square-foot hay barn
- 2,400-square-foot horse barn

New Structures:

- A proposed 140-square-foot restroom.

The project will also utilize 5 existing open arenas and existing pastures for grazing. The commercial stable will operate 7 days per week from 7 a.m. to 9 p.m. with 3 employees and an average of 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 70 participants.

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 / Mark Kidd

This is to advise that the San Joaquin County Planning Commission has approved the above described project on May 20, 2021, 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:  \_\_\_\_\_ Date: 7/2/21 \_\_\_\_\_

Name: Allen Asio

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: \_\_\_\_\_