



Jennifer Jolley, Director

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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: Zone Reclassification No. PA-2200087 and Site Approval No. PA-2200088

PROJECT LOCATION: The project site is located on the east side of N. Thornton Rd.; 1,300 feet north of State Route 12, Lodi, San Joaquin County. (APN/Address: 025-190-31 / 15314 N. Thornton Rd., Lodi) (Supervisory District: 4)

PROJECT DESCRIPTION: Zone Reclassification of a 4.96-acre parcel from AG-40 (General Agriculture, 40-acre minimum) to I-W (Warehouse). The underlying project, a Site Approval for truck parking, is submitted concurrently. The project proposes a 4,900-square-foot shop, to include a restroom and breakroom, and parking for 96 semi-trailer trucks. (Use Type: Truck Sales & Services – Parking)

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is I/L (Limited Industrial).

PROPONENT: Highway 12 Investors LLC et al. / Kevin Huber

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: December 16, 2022

Contact Person:

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