



**Jennifer Jolley**, Director

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**MITIGATED NEGATIVE DECLARATION**

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

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

County Clerk, County of San Joaquin

**PROJECT TITLE:** General Plan Amendment No. PA-2100226, Zone Reclassification No. PA-2100227, and Use Permit No. PA-2100228

**PROJECT LOCATION:** The project site is located on the southeast corner of W. Frewert Rd., and S. Manthey Rd., Lathrop., San Joaquin County. (APN/Address: 191-230-11, -12, -14 / 150 W. Frewert Rd., Lathrop) (Supervisory District: 3)

**PROJECT DESCRIPTION:** This project is comprised of three components:

General Plan Map Amendment No. PA-2100226 proposes to change the General Plan land use designation from General Agriculture (A/G) to Truck Terminal (I/T).

Zone Reclassification No. PA-2100227 to proposes to change the Zoning Designation from General Agriculture, 40-acre minimum (AG-40) to Truck Terminal (I-T).

Use Permit No. PA-2100228 (UP) to be completed in two phases. Phase One, with permits issued within 36 months, includes the construction of a 1,000 square foot guard house, a 2,800 square foot fueling station, an 80 square foot scale building, a 4,900 square foot maintenance shop, and the conversion of an existing 900 square foot residential home to a caretaker's unit. Phase Two, with permits issued within 5 years to include the construction of three covered parking structures totaling 72,300 square feet. The project is proposing a total of 711 truck and trailer parking spaces, and truck access off South Manthey Road. West Frewert Road access is for emergency vehicles only. The project proposes a new well, new septic system, and new on-site retention pond for storm drainage. The 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).

**PROPONENT:** DBBC Frieght Lines Inc. / Railport Logistics Inc.

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](http://www.sjgov.org/commdev) under Active Planning Applications.

Date: November 15, 2023

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