



**Jennifer Jolley**, Director

**Eric Merlo**, Assistant Director

**Tim Burns**, Code Enforcement Chief

**Corinne King**, Deputy Director of Planning

**Jeff Niemeyer**, Deputy Director of Building Inspection

**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: 2023110411

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

**PROJECT LOCATION:** The project site is on the southwest corner of W. Frewert Rd. and S. Manthey Rd., northwest of Lathrop, San Joaquin County. (APN/Address: 191-230-11, -12, -14 / 212 W. Frewert Rd., Lathrop) (Supervisory District: 3)

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

- General Plan Map Amendment No. PA-2100226 to change the General Plan land use designation of the project site from General Agriculture (A/G) to Truck Terminal (I/T).
- Zone reclassification No. PA-2100227 to change the Zoning Designation of the project site from General Agriculture, 40-acre minimum (AG-40) to Truck Terminal (I-T).
- Use Permit No. PA-2100228 (UP) to establish a truck terminal facility with a total of 711 truck and trailer parking spaces in 2 phases over 5 years. (Use Type: Truck Sales and Services-Truck Terminal)
  - Phase One
    - 1,000 square foot guard house
    - 2,800 square foot fueling station
    - 80 square foot scale building
    - 4,900 square foot maintenance shop
    - Conversion of an existing 900 square foot residential home to a caretaker's unit
  - Phase Two
    - Convert three (3) pole barns totaling 72,300 square feet into covered parking structures

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

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

This is to advise that the San Joaquin County Board of Supervisors has approved the above described project on February 6, 2024, 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: 2/8/24 \_\_\_\_\_

Name: Allen Asio Title: Deputy County Clerk

Signed by Lead Agency

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