



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

**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:** Site Approval No. PA-2200274

**PROJECT LOCATION:** The project site is on the west side of N. Broadway Ave., 385 feet north of E. Fremont St., Stockton., San Joaquin County. (APN/Address: 143-220-01 / 878 N. Golden Gate Ave., Stockton)) (Supervisory District: 1)

**PROJECT DESCRIPTION:** A Site Approval application to construct three buildings totaling 35,100 square feet of floor area and establish a truck parking facility for 151 trucks and 151 trailers in 2 phases over 5 years. Phase 1 includes paving and striping for 151 parking stalls that will each accommodate both a truck and a trailer. Phase 2 includes the construction of (3) 11,700 square foot buildings for the following potential uses: ag warehousing, administration offices, auto repair, construction services, industrial limited manufacturing, farm equipment sales and repair, and truck sales and services. The project proposes access from North Broadway Avenue. (Use Types: Truck Services-Parking, Repairs, Sales and Rentals; Industry-Limited; Construction Services-General and Heavy Infrastructure; Auto Repair Limited and Major; Agricultural Warehousing; and Equipment Sales, Repair, and Storage, Farm Machinery Sales and Repair).

The Property is zoned I-L (Limited Industrial) and the General Plan designation is I/L (Limited Industrial).

**PROPONENT:** Frank Spingolo Warehouse Company / Mike Smith Engineering

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: April 23, 2025

Contact Person:

Giuseppe Sanfilippo Phone: (209) 468-0227 Fax: (209) 468-3163 Email: [gsanfilippo@sjgov.org](mailto:gsanfilippo@sjgov.org)