



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: Use Permit No. PA-1900129

PROJECT LOCATION: The project site is located on the northeast corner of East Sargent Road and North Tully Road, east of Lodi, San Joaquin County. (APN/Address: 053-070-06, -07, & -08/15737 East Sargent Road, Lodi) (Supervisorial District: 4)

PROJECT DESCRIPTION: A Use Permit application to establish a commercial stable for a maximum of thirty (30) horses on three (3) parcels totaling 198.45 acres. The project proposes to utilize the following existing structures:

- 4,500 square foot barn for storage
- 32,500 square foot indoor arena for training
- 10,250 square foot stable for horse care
- 2,826 square foot training pen
- 2,040 square foot storage shed
- 1,800 square foot workshop
- 3,000 square foot barn for storage
- 800 square foot shed for storage
- Six (6) 60 square foot pasture shelters as shade structures.

The project will also utilize an existing open arena and paths throughout the parcel, as well as existing pasture for grazing area. (Use Type: Stable – Commercial)

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

PROPONENT: Sargent Estates LLC

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 Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

Date: November 1, 2019

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