



SAN JOAQUIN
COUNTY
Community Development Department

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

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: 2025041294

PROJECT TITLE: Administrative Use Permit 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: Administrative Use Permit 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).

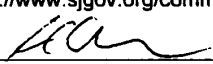
The Property is zoned I-L (Limited Industrial) and the General Plan designation is I/L (Limited Industrial).

PROponent: Frank Spingolo Warehouse Company / Mike Smith Engineering

This is to advise that the San Joaquin County Community Development Department has approved the above described project on June 25, 2026, 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: 6/25/26

Name: Sean Cardenas

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: 6/25/26

Filed Doc #: 39-06292026-189
Mon Jun 29 14:59:38 PDT 2026
Page: 1 of 1 Fee: \$3093.75
Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: aambriz

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

