



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: S-Line Transport - PA-2600033 (TA), PA-26000034 (GP and ZR), PA-2600035 (A)

PROJECT LOCATION: The project site is at the northern terminus of S. Comconex Road, approximately 1,500 feet north of East State Route 120, Manteca., San Joaquin County. (APN/Address: 208-180-02 / 11537 E. State Route 120, Manteca) (Supervisory District: 4)

PROJECT DESCRIPTION: A General Plan Text Amendment, General Plan Map Amendment, Zone Reclassification, and Administrative Use Permit application: This Application includes 3 applications:

General Plan Text Amendment No. PA-2600033 proposes to amend the road classification requirements for the Warehouse Industrial (I/W) designation by allowing development to be served by an existing roadway constructed to industrial road standards that is within one-half mile of a County-defined Major Collector or higher classification roadway or a highway frontage road.

General Plan Map Amendment and Zone Reclassification No. PA-2600034 proposes to change the General Plan designation from A/G (General Agriculture) to I/W (Warehouse Industrial) and the zoning designation from AG-40 (General Agriculture- 40 acre minimum) to I-W (Warehouse Industrial). The portion of the parcel that contains a General Plan designated as OS/RC (Resource Conservation) is not proposed to be amended and is consistent with both the existing and proposed zoning designations.

Administrative Use Permit No. PA-2600035 proposes to develop a truck parking and repair facility on 4.02 acres of the 16.52-acre project site. The project includes parking for 26 tractors and 26 trailers, an additional staging area for 5 tractors and 5 trailers for the truck the repair facility, a 3,750-square-foot truck repair building, a 625-square-foot parts storage building and a 625-square-foot office building. The project is proposing to use a private well for water, a private septic system for wastewater, and a retention basin for storm water runoff. Access to the site is proposed from the northern terminus of Comconex Road. The site 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: Stanley & Tracy Vander Veen TR / S-Line Transport

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 under Active Planning Applications.

Date: October 14, 2026

Contact Person:

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