



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: Site Approval No. PA-1900295

PROJECT LOCATION: The project site is located on the east side of West Mossdale Road, 900 feet south of the Interstate-5 on-ramp, Lathrop, San Joaquin County. (APN/Address: 239-030-08/800 West Mossdale Road, Lathrop) (Supervisory District: 5)

PROJECT DESCRIPTION: A Site Approval application to convert an existing agricultural equipment sales facility to a heavy equipment sales facility. The project proposes the utilization of an existing 2,423 square foot shop building. The project also includes the construction of a 528 square foot office building, eighty (80) square foot restroom building, and twelve (12) storage containers totaling 1,920 square feet. All of the development will occur within the previously disturbed footprint of the existing agricultural equipment sales facility. The project proposes water and storm drainage services through the Oakwood Lakes Water District, and an on-site wastewater treatment system. The project site has direct access from West Mossdale Avenue, and the applicant anticipates approximately sixteen (16) vehicle trips per day. The project site is not under a Williamson Act contract. (Use Type: Equipment Sales and Repair-Heavy Equipment Sales).

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

PROPONENT: Mossdale Associates, LTD / RGW Equipment

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: March 19, 2020

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