

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019079035

Project Title: PA-1800150 (ZR) Zone Reclassification

Lead Agency: San Joaquin County Community Development Department Contact Person: Giuseppe Sanfilippo
Mailing Address: 1810 E. Hazelton Avenue Phone: (209) 468-0227
City: Stockton Zip: 95205 County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Lathrop
Cross Streets: West Mossdale Road, Interstate 5 Zip Code: 95330
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 381.51
Assessor's Parcel No.: 239-030-08, -09, -14 Section: ... Twp.: ... Range: ... Base: ...
Within 2 Miles: State Hwy #: Interstate 5 Waterways: San Joaquin River, Paradise Cut, Weatherbee Lake
Airports: ... Railways: ... Schools: ...

Document Type:
CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other: [] FONSI

Local Action Type:
[] General Plan Update [] Specific Plan [X] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:
Governor's Office of Planning & Research
AUG 30 2019
STATE CLEARINGHOUSE

Development Type:
[] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[] Commercial: Sq.ft. _____ Acres _____ Employees _____
[] Industrial: Sq.ft. _____ Acres _____ Employees _____
[] Educational: _____
[] Recreational: _____
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW _____
[] Waste Treatment: Type _____ MGD _____
[] Hazardous Waste: Type _____
[X] Other: Farm Equipment Rental and Sales.

Project Issues Discussed in Document:
[] Aesthetic/Visual [] Fiscal [] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [] Soil Erosion/Compaction/Grading [X] Growth Inducement
[] Coastal Zone [X] Noise [] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:
Quarry Excavation, Farm Machinery Sales/AG-40, C-FS/ A-UR C-FS, I-L

Project Description: (please use a separate page if necessary)
Please see attached document.

State Clearinghouse Contact: (916) 445-0613
State Review Began: 8 - 30 - 2019
SCH COMPLIANCE 9 - 30 - 2019

Project Sent to the following State Agencies
Resources
[X] Boating & Waterways
[X] Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
[X] Conservation
[X] CDFW # 243
[X] Cal Fire
Historic Preservation
[X] Parks & Rec
Bay Cons & Dev Comm.
[X] DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
ARB: Major Industrial/Energy Resources, Recycl. & Recovery
SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
[X] Reg. WQCB # 55
Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
[X] Delta Stewardship Council
Energy Commission
[X] NAHC
Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:
CalSTA
Aeronautics
[X] CHP
[X] Caltrans # 10
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services

Please note State Clearinghouse Number (SCH#) on all Comments
2019079035
SCH#:
Please forward late comments directly to the Lead Agency

AQMD/APCD 28
(Resources: 8 / 31)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input checked="" type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 10	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #5S
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 2	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input checked="" type="checkbox"/> Other: Division of Mine Reclamation
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 8/30/2019 Ending Date 9/29/2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Mossdale Associates LTD (C/O Robert Brown Jr.)</u>
Address: _____	Address: <u>P.O. Box 1429</u>
City/State/Zip: _____	City/State/Zip: <u>Lathrop/CA/95330</u>
Contact: _____	Phone: <u>209-993-5208</u>
Phone: _____	

Signature of Lead Agency Representative:  **Date:** 8/30/2019

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

PA-1800150 (ZR)

This project is a Zone Reclassification application to reclassify the zoning designation of (3) parcels totaling 381.51-acres. The project would reclassify 5.9-acres from AG-40 (General Agriculture, 40-Acre Minimum) and C-FS (Freeway Services Commercial) to I-W (Warehouse), 3.5-acres from C-FS (Freeway Services Commercial) to AU-20 (Agriculture-Urban Reserve, 20-Acre minimum), and 372.11-acres from AG-40 (General Agriculture, 40-Acre Minimum) to AU-20 (Agriculture-Urban Reserve, 20-Acre Minimum). The current General Plan designation of the three parcels is I/L (Limited Industrial), C/F/S (Freeway Service Commercial), and A/UR (Agriculture-Urban Reserve) which was approved in 2016 as a landowner request adopted by the Board of Supervisors with the adoption of the 2035 General Plan. This Zone Reclassification application would bring the proposed project zoning consistent with the approved General Plan designations. The underlying project is to establish a construction equipment sales facility. (Use Type: Equipment Sales and Repair-Farm Machinery, Sales; Equipment Sales and Repair- Heavy Equipment, Sales). Additionally, there is an active quarry operation on the parcel that excavates sand. The project site is not under a Williamson Act Contract.