



MITIGATED NEGATIVE DECLARATION

TO: Office of Planning & Research
P. O. Box 3044
Sacramento, California 95812-3044

County Clerk, County of San Joaquin

FROM: San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, California 95205

PROJECT TITLE: Site Approval No. PA-2000009

PROJECT LOCATION: The project site is on the east side of the north terminus of North Shaw Road, 3,000 feet north of East Fremont Street, Stockton, San Joaquin County. (APN/Address: 143-260-15/1648 North Shaw Road, Stockton) (Supervisorial District: 2)

PROJECT DESCRIPTION: A Site Approval application for a wholesale lumber distribution facility with incidental retail sales of lumber in two (2) phases over five (5) years. Phase 1 includes the construction of an 11,700-square-foot storage shed and two (2) 6,300-square-foot storage sheds. In addition, three (3) existing buildings totaling approximately 93,470 square-feet will be used for storage and office space. The project also proposes to establish a railroad spur from the Stockton Terminal & Eastern Railroad. Phase 2 includes the construction of two (2) 8,400-square-foot storage sheds. The parcel is served by California Water Service for water, a septic system for wastewater disposal, and storm water is to be drained to an existing lift station and pumped to the Stockton Diverting Canal. The business proposes to operate ten (10) hours per day, seven (7) days per week. (Use Type: Wholesaling & Distribution - Light)

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

PROPONENT: TMGL Partners LP / Dillon & Murphy

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: July 10, 2020

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