



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: 2020070233

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 to advise that the San Joaquin County Community Development Department has approved the above described project on September 8, 2020, 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: 9/9/2020

Name: Keia Williams Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____