



**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:** Master Plan Amendment No. PA-2000063, Specific Plan Amendment No. PA-2000064, & Site Approval No. PA-2000065

**PROJECT LOCATION:** The project site is located at the Mountain House Old River Industrial Park expansion area located on the north side of W. Bethany Road, 650 feet east of S. Henderson Rd., Mountain House, San Joaquin County. (APN/Address: 209-150-29/17400 West Bethany Road, Tracy) (Supervisory District: 5)

**PROJECT DESCRIPTION:** This project consists of three (3) applications including a Master Plan Amendment, a Specific Plan I Amendment, and a Site Approval in the Specific Plan I planning area of Mountain House (Old River Park South Expansion Area). The Master Plan Amendment PA-2000063 (MP) consists of a revision to Section 3.7 (o) - Industrial and Office Use Polices of the Master Plan. The Specific Plan Amendment PA-2000064 (SP) would revise Figure 4.1 (Specific Plan I Expansion and Focus Areas) and Figure 4.13 (Old River Industrial Park Illustrative Concept Plan). The underlying project is for a Site Approval Application PA-2000065 (SA) to convert an existing Farm Service Headquarters facility to a Construction Services- Heavy Operation. The project proposes the utilization of an existing 5,800 square foot building. The project also includes the construction of a 12,000 square foot office and warehouse building and will include fifty (50) parking stalls for thirty-five (35) employees and five (5) customers per shift 7:00 a.m. to 5:00 p.m. Monday through Friday. The project is located in the Specific Plan I planning area of Mountain House (Old River Park South Expansion Area).

The Property is zoned AU-20 (Agriculture-Urban Reserve, 20-acre minimum) and the General Plan designation is I/G (General Industrial).

**PROPONENT:** Rankins AG, Inc. / Pinnacle Ridge, LLC

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](http://www.sjgov.org/commdev) under Active Planning Applications.

Date: July 31, 2020

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