



Jennifer Jolley, Director

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MITIGATED NEGATIVE DECLARATION

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

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

County Clerk, County of San Joaquin

PROJECT TITLE: Site Approval No. PA-2200266

PROJECT LOCATION: The project site is located on the east side of W. Mossdale Rd., 6,150 feet north of the I-5 of-ramp, Lathrop, San Joaquin County. (APN/Address: 239-030-08 / 800 Mossdale Rd., Lathrop) (Supervisory District: 3)

PROJECT DESCRIPTION: A Site Approval application for a boat, boating accessory, and golf cart sales facility on 6.5 acres of a 143.85-acre property. The proposed project includes the construction of a 7,500 square foot boat showroom and service building and a 2,500 square foot covered outdoor area for inventory storage.

The Property is zoned C-FS (Freeway Service Commercial), I-W (Warehouse Industrial), & AU-20 (Agriculture-Urban Reserve, 20-acre Minimum) and the General Plan designation is C/FS (Freeway Service Commercial), I/L (Limited Industrial), & A/UR (Agricultural-Urban Reserve).

PROPONENT: Mossdale Associates / Mossdale Associates (c/o Robert Brown)

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: August 22, 2023

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