



Jennifer Jolley, Director

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**APPLICATION REFERRAL:  
 Staff Review with Notice**

Project Planner: Sol Jobrack Phone: (209) 468-8477 Fax: (209) 468-3163 Email: shjobrack@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2200266 (SA)**

**PROPERTY OWNER:** Mossdale & Associates **APPLICANT:** Same  
 P.O Box 1429  
 Lathrop, CA 95330

**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).

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

**ENVIRONMENTAL DETERMINATION:** 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.

**APPLICATION REVIEW:** Recommendations and/or comments on this project must be submitted to the Community Development Department no later than September 19, 2023. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** August 22, 2023

- TO:**
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|-------------------------------------|--|------------------------------------|
| SJC Supervisor: District 3          | Lathrop – Manteca Fire District        | Building Industry Association      |
| SJC Assessor                        | Air Pollution Control District         | Buena Vista Rancheria              |
| SJC Building Division / Plan Check  | San Joaquin Council of Governments     | Carpenters Union                   |
| SJC Environmental Health            | CA Highway Patrol                      | California Tribal TANF Partnership |
| SJC Fire Prevention Bureau          | CA Fish & Wildlife Region: 2           | California Valley Miwok Tribe      |
| SJC Mosquito Abatement              | CA Native American Heritage Commission | North Valley Yokuts Tribe          |
| SJC Public Works                    | PG&E                                   | United Auburn Indian Community     |
| SJC Sheriff Communications Director | 2107 Mossdale Reclamation District     | Haley Flying Service               |
| City of Lathrop                     | Private Oakwood Lake Water & Sewer     | Precissi Flying Service            |
| City of Manteca                     | Builders Exchange                      | Sierra Club                        |
| Banta Unified School District       |  |                                    |