



**Jennifer Jolley**, Director

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**Tim Burns**, Code Enforcement Chief

**Corinne King**, Deputy Director of Planning

**Jeff Niemeyer**, Deputy Director of Building Inspection

**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:** Administrative Use Permit No. PA-2300024

**PROJECT LOCATION:** The project site is on the southwest corner of S. French Camp Rd. and W. Yettner Rd., French Camp, San Joaquin County. (APN/Address: 193-060-11, -35 / 6001 S. French Camp Rd., French Camp) (Supervisorial District: 3)

**PROJECT DESCRIPTION:** An Administrative Use Permit application for a tractor trailer and heavy equipment dealership facility including equipment sales and repair. The project includes the construction of a 76,404-square-foot sales, rental, service, and warehouse building, a 25,275-square-foot sales, rental, service, and warehouse building, a 27,301-square-foot repair shop, and a 3,967-square-foot wash and storage building. The project site will be served by Cal Water for water, on-site septic system for wastewater disposal, and an on-site stormwater pond.

The Property is zoned C-G (General Commercial) and the General Plan designation is C/G (General Commercial).

**PROPONENT:** Pape Properties, Inc. / Michael M. Pati

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: March 20, 2024

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