

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: PA-2200266: Site Approval application to build a boat, boating accessory and golf cart sales facility.

Lead Agency: San Joaquin County - Community Development Dept.

Contact Person: Sol Jobrack

Mailing Address: 1810 East Hazelton Avenue

Phone: 209-468-8477

City: Stockton

Zip: 95205

County: San Joaquin

Project Location: County: San Joaquin

City/Nearest Community: Lathrop

Cross Streets: Interstate 5, Glacier Street

Zip Code: 95330

Longitude/Latitude (degrees, minutes and seconds): ____° ____' ____" N / ____° ____' ____" W Total Acres: 37.52

Assessor's Parcel No.: 239-030-08

Section: 41

Twp.: 2N

Range: 6E

Base: MDM

Within 2 Miles: State Hwy #: Interstate 5, SR 120

Waterways: San Joaquin River, Paradise Cut, Oakwood Lake

Airports: --

Railways: Union Pacific

Schools: Banta Elementary

Document Type:

CEQA:

☐ NOP

☐ Draft EIR

NEPA:

☐ NOI

Other:

☐ Joint Document

☐ Early Cons

☐ Supplement/Subsequent EIR

☐ EA

☐ Final Document

☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS

☐ Other: _____

☒ Mit Neg Dec

Other: _____

☐ FONSI

Local Action Type:

☐ General Plan Update

☐ Specific Plan

☐ Rezone

☐ Annexation

☐ General Plan Amendment

☐ Master Plan

☐ Prezone

☐ Redevelopment

☐ General Plan Element

☐ Planned Unit Development

☐ Use Permit

☐ Coastal Permit

☐ Community Plan

☒ Site Plan

☐ Land Division (Subdivision, etc.)

☐ Other: _____

Development Type:

☐ Residential: Units _____

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____

☒ Commercial: Sq.ft. 10,000

Acres 6.5

Employees 3

☐ Mining: Mineral _____

☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____

☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____

☐ Hazardous Waste: Type _____

☐ Water Facilities: Type _____

MGD _____

☐ Other: _____

Project Issues Discussed in Document:

☐ Aesthetic/Visual

☐ Fiscal

☐ Recreation/Parks

☐ Vegetation

☐ Agricultural Land

☒ Flood Plain/Flooding

☐ Schools/Universities

☐ Water Quality

☐ Air Quality

☐ Forest Land/Fire Hazard

☒ Septic Systems

☐ Water Supply/Groundwater

☐ Archeological/Historical

☐ Geologic/Seismic

☐ Sewer Capacity

☐ Wetland/Riparian

☒ Biological Resources

☐ Minerals

☐ Soil Erosion/Compaction/Grading

☐ Growth Inducement

☐ Coastal Zone

☐ Noise

☐ Solid Waste

☐ Land Use

☐ Drainage/Absorption

☐ Population/Housing Balance

☐ Toxic/Hazardous

☐ Cumulative Effects

☐ Economic/Jobs

☐ Public Services/Facilities

☐ Traffic/Circulation

☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

Vacant Commercial Land, ag equipment sales, quarry/ CF-S(Commercial - Freeway Service)/ C/FD(Commercial Freeway Service)

Project Description: (please use a separate page if necessary)

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.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

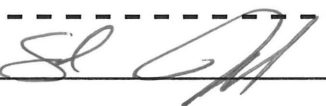
☒ Air Resources Board	☐ Office of Historic Preservation
☒ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☒ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District #10	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # 5
☐ Caltrans Planning	☐ Resources Agency
☒ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☒ San Joaquin River Conservancy
☒ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☒ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region #2	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: Mossdale Associates (C/O Robert Brown)
Address: _____	Address: PO Box 1429
City/State/Zip: _____	City/State/Zip: Lathrop, CA 95330
Contact: _____	Phone: 209-993-5208
Phone: _____	

Signature of Lead Agency Representative:  Date: 8/22/2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.