



APPLICATION REFERRAL:

Public Hearing

Re-Referral:

Updated Project Description

Project Planner: Giuseppe Sanfilippo Phone: (209) 468-0227 FAX: (209) 468-3163 Email: gsanfilippo@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-1800316 (UP)**

PROPERTY OWNER: Ahmed Hussein
7300 West Delta Avenue
Tracy, CA 95304

APPLICANT: Same

PROJECT DESCRIPTION: A Use Permit application for two separate uses. The first use is an animal processing facility that will be conducted within a new 4,000-square-foot agricultural building (2,400 square-feet utilized as agricultural storage and 1,600 square-feet for animal processing). The facility will process on average of one (1) animal per day. The second use is a chicken farm for a maximum of 1,500 chickens. The chickens will be kept in a fenced enclosure with an area of approximately 6,000 square-feet. Within this enclosure there will be two (2) 800-square-foot metal agricultural barns for the storage of manure. Manure will be hauled off-site to an approved manure facility a minimum of once per month, and not utilized for crop production on the property. Operations are planned for seven (7) days a week, and are expected to generate six (6) vehicle trips per day. The site will utilize a private well for water and septic system for sewage disposal. The majority of the remainder of the property will continue to be planted with varying crops. In addition this area may have grazing animals such as goats, sheep, or cattle. Access will be provided from West Delta Avenue. The project site is under a Williamson Act Contract. (Use Types: Agricultural Processing - Food Manufacturing, Animal Raising-Small)

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

PROJECT LOCATION: The project site is located on the south side of West Delta Avenue, 3,000 feet east of South Mac Arthur Drive, Tracy. (APN/Address: 213-020-38 & -41/7300 West Delta Avenue, Tracy) (Supervisory District: 5)

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 under Active Planning Applications.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department no later than August 6, 2020. Recommendations and/or comments received after that date may not be considered in staff's analysis and/or recommendation to the San Joaquin County Planning Commission for this application.

NOTE TO SURROUNDING PROPERTY OWNERS: This project will be scheduled for a San Joaquin County Planning Commission hearing. Notification will be provided on the date, time, and place of the public hearing at a later date.

NOTE TO REVIEW AGENCIES: In order to be notified of the San Joaquin County Planning Commission hearing date for this project, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed project and/or environmental determination will automatically be placed on the notification list.)



AGENCY REFERRALS MAILED ON: July 3, 2020

TO:

SJC Supervisor: District 5	Delta Commission	PG&E, AT&T
SJC Agricultural Commissioner	Caltrans - District 10	US Army Corps
SJC Animal Control	CA Regional Water Quality Control Board	Buena Vista Rancheria
SJC Assessor	Central Valley Flood Protection Board	California Tribal TANF Partnership
SJC Building Division / Plan Check	Delta Stewardship Council	California Valley Miwok Tribe
SJC Code Enforcement	CA Dept. of Conservation	North Valley Yokuts Tribe
SJC Environmental Health	CA Dept. of Water Resources	United Auburn Indian Community
SJC Fire Prevention Bureau	CA Fish & Wildlife Region: 3	Building Industry Association
SJC Mosquito Abatement	CA Food & Agriculture	Builders Exchange
SJC Public Works	CA Native American Heritage Commission	Carpenters Union
SJC Sheriff Communications Director	Lathrop Irrigation District	Delta Keeper
Banta School District	Naglee-Burk Irrigation District	Farm Bureau
Tracy Unified School District	2058 Pescadero Reclamation District	Precissi Flying Services
Tracy Rural Fire District	SJC Resource Conservation	Haley Flying Service
Air Pollution Control District	Federal Emergency Management Agency	Sierra Club
San Joaquin Council of Governments		