



REVISED MITIGATED NEGATIVE DECLARATION

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

 County Clerk, County of San Joaquin

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

PROJECT TITLE: Use Permit No. PA-1800316

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, San Joaquin County. (APN/Address: 213-020-38 & -41/7300 West Delta Avenue, Tracy) (Supervisorial District: 5)

PROJECT DESCRIPTION: This project is 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 1,000 chickens. The chickens will be kept in a fenced enclosure with an area of approximately 19,000 square-feet. Within this enclosure there will be two (2) 800-square-foot metal agricultural barns for the shelter of chickens and a 100-square-foot barn for the storage of manure. Manure will be hauled off-site to an approved manure facility a minimum of once per week. The project proposes two (2) part time employees and three (3) full time employees. Operations are planned for seven (7) days a week, and are expected to generate an average of ten (10) 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 project previously proposed a chicken farm for a maximum of 1,500 chickens, kept within a 6,000 square-foot fenced enclosure. The project previously proposed the collected manure be kept in a portion of a three (3) sided barn, and hauled off-site to an approved manure facility a minimum of once per month. Additionally, the project previously proposed one (1) full-time employee.

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

PROPONENT: Ahmed Hussein / Schack & Company

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 Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

Date: October 5, 2020

Contact Person:
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