



MITIGATED NEGATIVE DECLARATION

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

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

County Clerk, County of San Joaquin

PROJECT TITLE: Site Approval No. PA-2000083

PROJECT LOCATION: The project site is located on the west side of South Hansen Road, 3,850 feet south of West Schulte Road, Tracy, San Joaquin County. (APN/Address: 209-110-04/26603 South Hansen Road, Tracy) (Supervisorial District: 5)

PROJECT DESCRIPTION: A Site Approval application for two (2) uses. The first use is to legalize a previously constructed 507-square-foot addition to an existing non-conforming residence in the I-G (General Industrial) zone, legalize a previously constructed 378-square-foot guest cottage, and legalize a previously constructed 324-square-foot covered cabana. The second use is to establish a tow yard and legalize the construction of a 7,728-square-foot shop building for the towing business. The project will be served by an on-site well, on-site sewage disposal system, and on-site storm drainage. The project site has direct access from South Hansen Road. The project site is not under a Williamson Act contract. (Use Types: Single-Family Residence, Automotive Sales and Service-Inoperable Vehicle Storage)

The Property is zoned I-G/S-8 (General Industrial) and the General Plan designation is I/G (General Industrial).

PROPONENT: Arron Fountain

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.

Date: July 17, 2020

Contact Person:
 Teddie Hernandez Phone: (209) 468-8359 FAX: (209) 468-3163 Email: thernandez@sjgov.org