



**APPLICATION REFERRAL:
Staff Review with Notice**

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The following project has been filed with this Department: **APPLICATION NUMBER: PA-2000083 (SA)**

PROPERTY OWNER: Arron Fountain **APPLICANT:** Same
26603 South Hansen Road
Tracy, CA 95377

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).

PROJECT LOCATION: The project site is located on the west side of South Hansen Road, 3,850 feet south of West Schulte Road, Tracy. (APN/Address: 209-110-04/26603 South Hansen Road, Tracy) (Supervisorial 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 20, 2020. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: July 20, 2020

TO:

SJC Supervisor: District 5	Alameda County	Builders Exchange
SJC Building Division / Plan Check	San Joaquin Council of Governments	Building Industry Association
SJC Code Enforcement	Caltrans – District 10	Buena Vista Rancheria
SJC Environmental Health	CA Regional Water Quality Control Board	California Tribal TANF Partnership
SJC Fire Prevention Bureau	CA Dept. of Motor Vehicles	California Valley Miwok Tribe
SJC Mosquito Abatement	CA Fish & Wildlife Region: 3	North Valley Yokuts Tribe
SJC Public Works	CA Native American Heritage Commission	United Auburn Indian Community
SJC Sheriff Communications Director	Byron-Bethany Irrigation District	Carpenters Union
City of Tracy	PG&E, AT&T	Haley Flying Service
Lammersville School District	Union Pacific Railroad	Precissi Flying Service
South County Fire Authority	Federal Emergency Management Agency	Sierra Club
Air Pollution Control District	US Fish & Wildlife	