



**APPLICATION REFERRAL:  
Staff Review with Notice**

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The following project has been filed with this Department: **APPLICATION NUMBER: PA-1400084 (SA)**

**PROPERTY OWNER:** Amarjit S. & Surjit K. Gill  
2101 Park Warren Ct.  
Los Banos, CA 93635

**APPLICANT:** Same

**PROJECT DESCRIPTION:** A Site Approval application to establish a truck parking and repair, and inoperable vehicle storage facility in two phases over 5 years. The project also includes the construction of an off-premise sign. Phase 1 includes trailer parking for up to 10 trailers; the construction of a 4,960-square-foot concrete slab for outdoor truck repair; a tow yard with an area of approximately 16,000 square-feet; a 960-square-foot modular office; and a 360-square-foot off-premises digital billboard sign with a maximum height of 50 feet. Phase 2 includes the storage of 83 additional trailers and the construction of a 4,960-square-foot building over the concrete slab included in Phase 1. The parcel will be served by on-site septic and well and on-site storm drainage. (Use Types: Truck Sales & Services-Parking & Repairs, Auto Sales & Services-Inoperable Vehicle Storage, & Off-premises Sign)

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

**PROJECT LOCATION:** The project site is located on the west side of S. Hansen Rd., 4,800 feet south of Schulte Rd., west of Tracy. (APN/Address: 209-110-09 / 26955 S. Hansen Rd., 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](http://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 June 1, 2021. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** May 4, 2021  
**TO:**

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|--------------------------------------|--|------------------------------------|
| SJC Supervisor: District 5           | San Joaquin Council of Governments     | US Fish & Wildlife                 |
| SJC Building Division / Plan Check   | Caltrans – District 10                 | US Army Corps                      |
| SJC Environmental Health             | CA Highway Patrol                      | PG&E, AT&T                         |
| SJC Fire Prevention Bureau           | Central Valley Flood Protection Board  | Buena Vista Rancheria              |
| SJC Mosquito Abatement               | CA Dept. of Motor Vehicles             | California Tribal TANF Partnership |
| SJC Public Works                     | CA Dept. of Water Resources            | California Valley Miwok Tribe      |
| SJC Sheriff Communications Director  | CA Fish & Wildlife Region: 3           | North Valley Yokuts Tribe          |
| City of Tracy                        | CA Native American Heritage Commission | United Auburn Indian Community     |
| Lammersville Unified School District | Byron-Bethany Irrigation District      | Precissi Flying Service            |
| South County Fire Authority          | Federal Emergency Management Agency    | Sierra Club                        |
| Air Pollution Control District       |  |                                    |