



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-1400084

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, San Joaquin County. (APN/Address: 209-110-09 / 26955 S. Hansen Rd., Tracy) (Supervisorial District: 5)

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. The General Plan designation is I/G (General Industrial).

PROPONENT: Amarjit S. Gill and Surjit K Gill

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: May 4, 2021

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