



**APPLICATION REFERRAL:
Staff Review with Notice**

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

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2200045 (SA)**

PROPERTY OWNER: Balwinder Kaur
5225 W. 11th St.
Tracy, CA 95304

APPLICANT: Manjit Singh
5225 W. 11th St.
Tracy, CA 95304

PROJECT DESCRIPTION: A Site Approval application to include:

- Expansion of an existing non-conforming single-family dwelling including a 290-square-foot patio,
- Conversion of a 5,000-square-foot private truck and trailer repair shop to a public truck and trailer repair shop,
- Establishment of a truck driving school with a maximum of 3 box trucks,
- Construction of a 1,500-gallon fuel tank,
- And, a truck and trailer parking and storage facility for a maximum of 30 trucks with trailers and 41 trailers, to be constructed in 2 phases over 5 years.

Phase 1 will include the expansion to the existing non-conforming single-family residence, conversion of the repair show, establishment of the truck driving school with up to 3 box trucks, and parking for 5 trucks with trailers.

Phase 2 will include parking for 25 trucks with trailers, 41 trailers, and the construction of a 1,500-gallon fuel tank with permits to be issued within 5 years of approval. The project proposes utilizing an existing on-site septic, existing on-site well, and existing on-site retention pond.

The Property is zoned I-W (Warehouse Industrial) and the General Plan designation is I/L (Limited Industrial).

PROJECT LOCATION: The project site is located on the west side of W. Eleventh St.; 1,718 feet south of S. Bird Rd., Tracy. (APN/Address: 250-110-14 / 5225 W. Eleventh St., 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 these projects must be submitted to the Community Development Department no later than August 3, 2022. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: July 6, 2022

- TO:**
- | | | |
|-------------------------------------|--|------------------------------------|
| SJC Supervisor: District 5 | Tracy Rural Fire District | California Tribal TANF Partnership |
| SJC Building Division | Air Pollution Control District | California Valley Miwok Tribe |
| SJC Environmental Health | San Joaquin Council of Governments | North Valley Yokuts Tribe |
| SJC Fire Prevention Bureau | Caltrans – District 10 | United Auburn Indian Community |
| SJC Mosquito Abatement | CA Highway Patrol | Carpenters Union |
| SJC Public Works | CA Fish & Wildlife Region: 3 | Haley Flying Service |
| SJC Sheriff Communications Director | CA Native American Heritage Commission | Precissi Flying Service |
| Banta Elementary School District | Federal Emergency Management Agency | Sierra Club |
| Tracy Unified School District | Buena Vista Rancheria | PG&E |