



**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-2000045

**PROJECT LOCATION:** The project site is located on the west side of W. Eleventh St.; 1,718 feet south of S. Bird Rd., Tracy, San Joaquin County. (APN/Address: 250-110-14 / 5225 W. Eleventh St., Tracy) (Supervisory District: 5)

**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) and the General Plan designation is I/L (Limited Industrial).

**PROPONENT:** Balwinder Kaur / Manjit Singh

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.

Date: July 5, 2022

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