



Jennifer Jolley, Director

Eric Merlo, Assistant Director
Corinne King, Deputy Director of Planning
Tim Burns, Code Enforcement Chief
Jay Clayton, Interim Building Official

NOTICE OF DETERMINATION

TO: Office of Planning & Research
 P. O. Box 3044, Room 212
 Sacramento, California 95812-3044

FROM: San Joaquin County
 Community Development Department
 1810 East Hazelton Avenue
 Stockton, California 95205

County Clerk, County of San Joaquin

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2022070070

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: 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).

PROPONENT: Balwinder Kaur / Manjit Singh

This is to advise that the San Joaquin County Community Development Department has approved the above described project on January 23, 2023, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that a complete record of project approval is available for review by the general public at the office of the San Joaquin County Community Development Department, 1810 East Hazelton Avenue, Stockton, CA 95205; or via website at <https://www.sjgov.org/commdev>.

Signature:  _____

Date: 1/25/23 _____

Name: Allen Asio

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____