



**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-2100271

**PROJECT LOCATION:** The project site is located on the south side of E. Transportation Ct.; on the east side of S. Harlan Rd.; 2,900 feet north of Roth Road, French Camp, San Joaquin County. (APN/Address: 193-270-22 / 110 E. Transportation Ct., French Camp) (Supervisory District: 3)

**PROJECT DESCRIPTION:** Site Approval application to establish the use of a mechanic-training facility. The proposed business will provide training for truck mechanics and truck collision body repair technicians to be certified repair technicians. The training facility will operate Monday through Friday during regular business hours (8am to 5pm) and will include 40 employees. The project will be completed in one phase and will include the construction of a 12,362-square-foot, single-story, metal frame building. The proposed building will consist of 4 shops (including 2 roll-up doors), 4 training facility areas, 3 offices, 1 storage area, 1 meeting room, 1 breakroom, and restroom facilities. The project site contains an existing truck sales facility, which is not a part of this application. The applicant proposes to utilize existing public water service from the City of Stockton, proposes a new septic system for sewer service, and will use an existing on-site retention pond for storm drainage. The project site is not under a Williamson Act Contract. (Educational Services-Commercial)

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

**PROPONENT:** Howard Land Co. LP / Devcon Construction, Inc.

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 11, 2022

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