



**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: 2022070160

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**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.

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This is to advise that the San Joaquin County Community Development Department has approved the above described project on September 12, 2022, 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: 9-13-22

Name: Domenique Martorella Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: \_\_\_\_\_