



**APPLICATION REFERRAL:
Staff Review with Notice**

Project Planner: Giuseppe Sanfilippo Phone: (209) 468-0227 Fax: (209) 468-3163 Email: gsanfilippo@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2200149 (A)**

PROPERTY OWNER: California Yards LLC
10700 Bigge St.
San Leandro, CA 94577

APPLICANT: California Yards LLC
10700 Bigge St.
San Leandro, CA 94577

PROJECT DESCRIPTION: An Administrative Use Permit application for a heavy equipment rental and storage yard constructed in 2 phases over 5 years. Phase 1 to include a 1,440-square-foot office building and a 17.66-acre area for outdoor storage of equipment. Phase 2, with permits issued within 5 years, to include a 20,000-square-foot shop which will be used for the maintenance of equipment and additional parking. There is an existing approved operable vehicle storage facility that will continue to operate on site. The project site will utilize well for water, septic for sewer, and natural drainage for storm water. This project site is not under a Williamson Act Contract.

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

PROJECT LOCATION: The project site is at the northwest corner of S. Bird Rd. and W. Lovely Rd., Tracy. (APN/Address: 250-100-15 / 23751 S. Bird Rd., Tracy) (Supervisory District: 5)

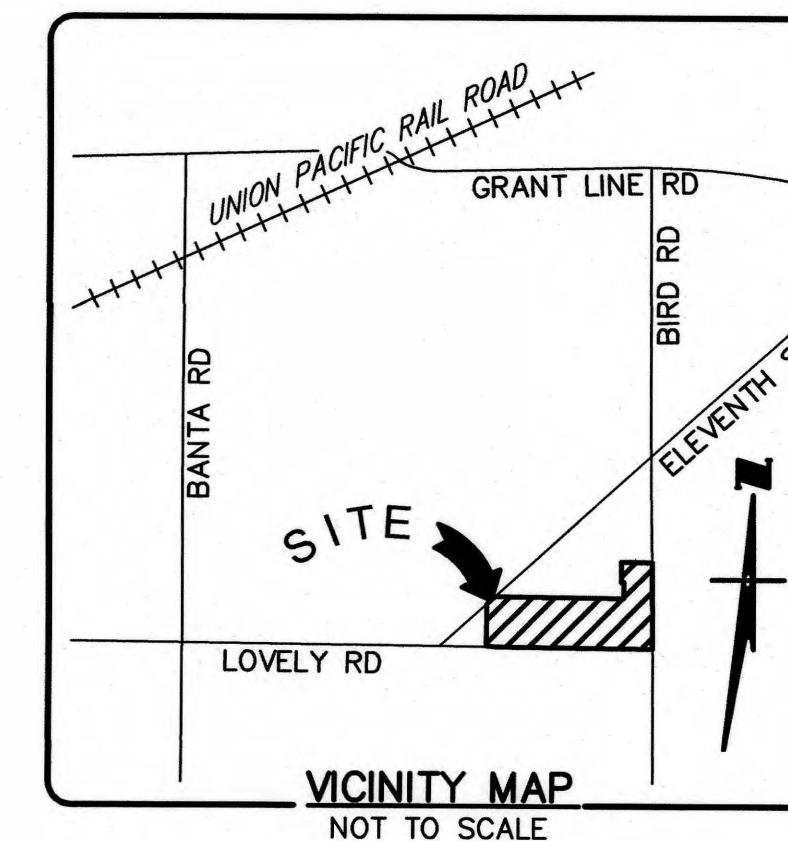
ENVIRONMENTAL DETERMINATION: This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced 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 this project must be submitted to the Community Development Department no later than April 14, 2023. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: March 17, 2023

TO:

SJC Supervisor: District 5	Delta Commission	Carpenters Union
SJC Assessor	San Joaquin Council of Governments	Delta Keeper
SJC Building Division / Plan Check	CA Regional Water Quality Control Board	Buena Vista Rancheria
SJC Environmental Health	Delta Stewardship Council	California Tribal TANF Partnership
SJC Fire Prevention Bureau	CA Fish & Wildlife Region: 3	California Valley Miwok Tribe
SJC Mosquito Abatement	CA Native American Heritage Commission	North Valley Yokuts Tribe
SJC Public Works	PG&E	United Auburn Indian Community
SJC Sheriff Communications Director	Federal Emergency Management Agency	Haley Flying Service
Banta Unified School District	US Fish & Wildlife	Precissi Flying Service
Tracy Rural Fire District	Building Industry Association	Sierra Club
Air Pollution Control District	Builders Exchange	



SITE PLAN FOR CALIFORNIA YARDS, LLC

23751 S. BIRD RD TRACY, CA

PROJECT DATA:
 A.P.N.: 250-100-15
 ZONING: LIMITED INDUSTRIAL (IL)
 PROPERTY AREA: 21.83 ACRES

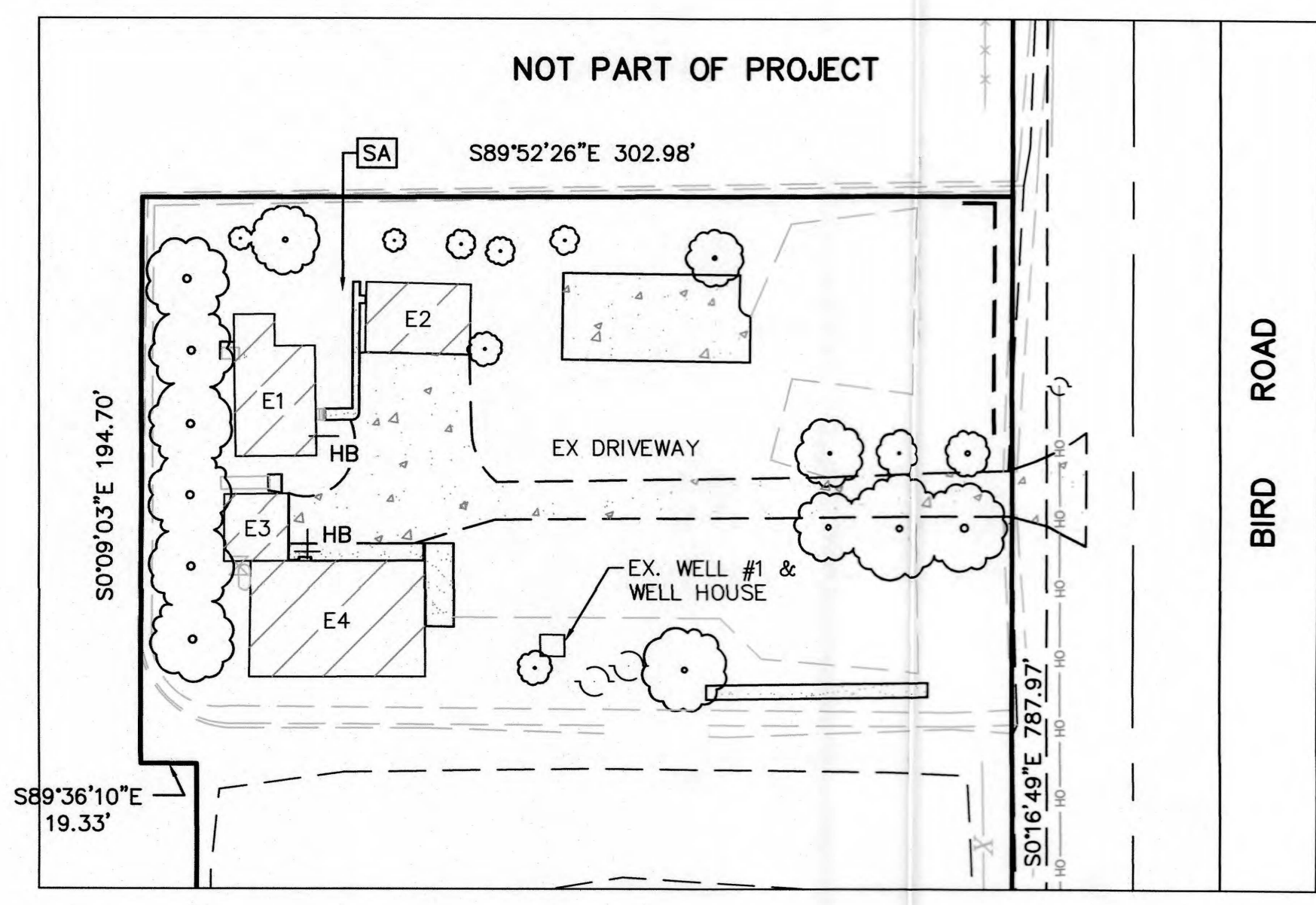
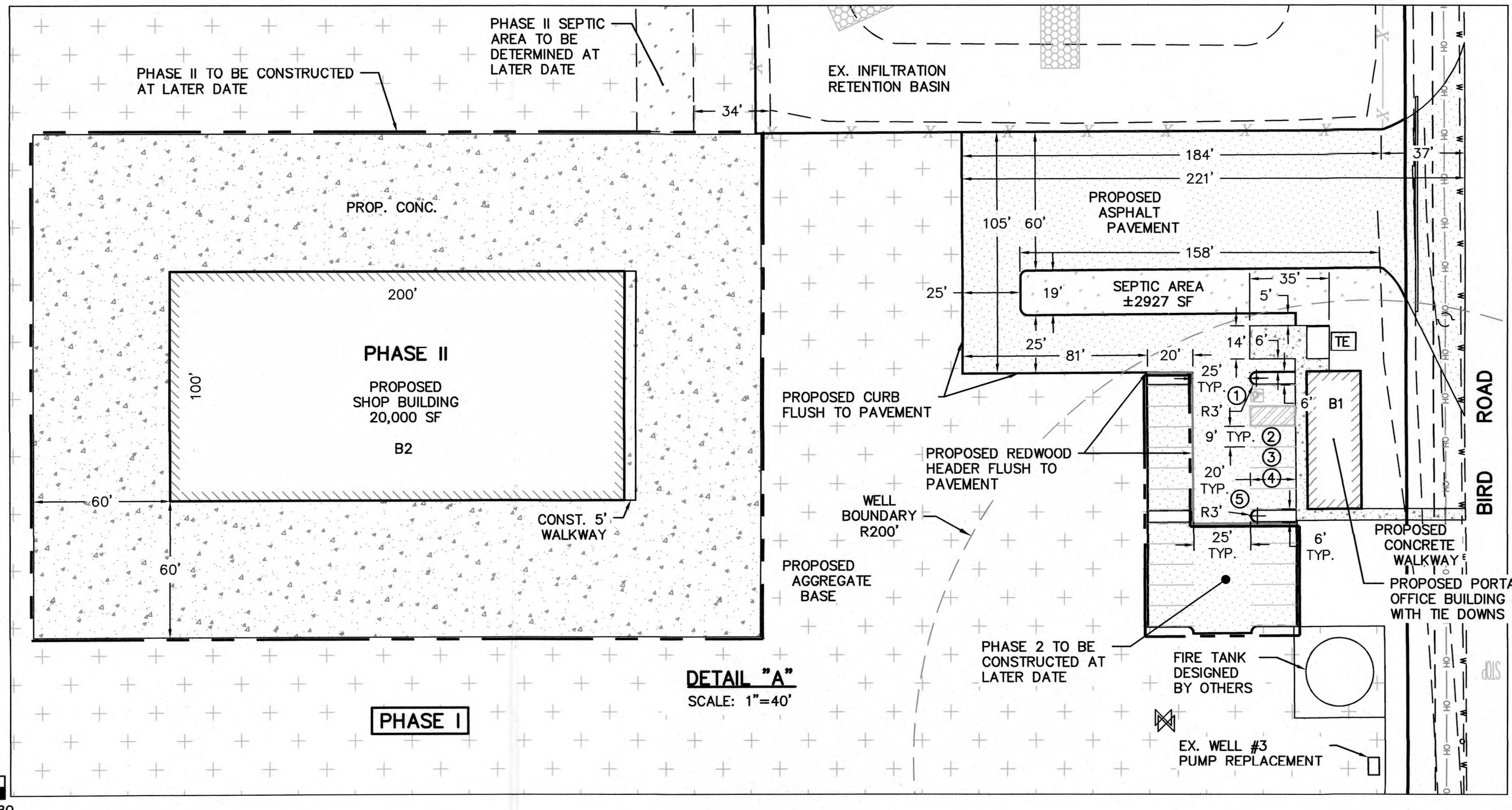
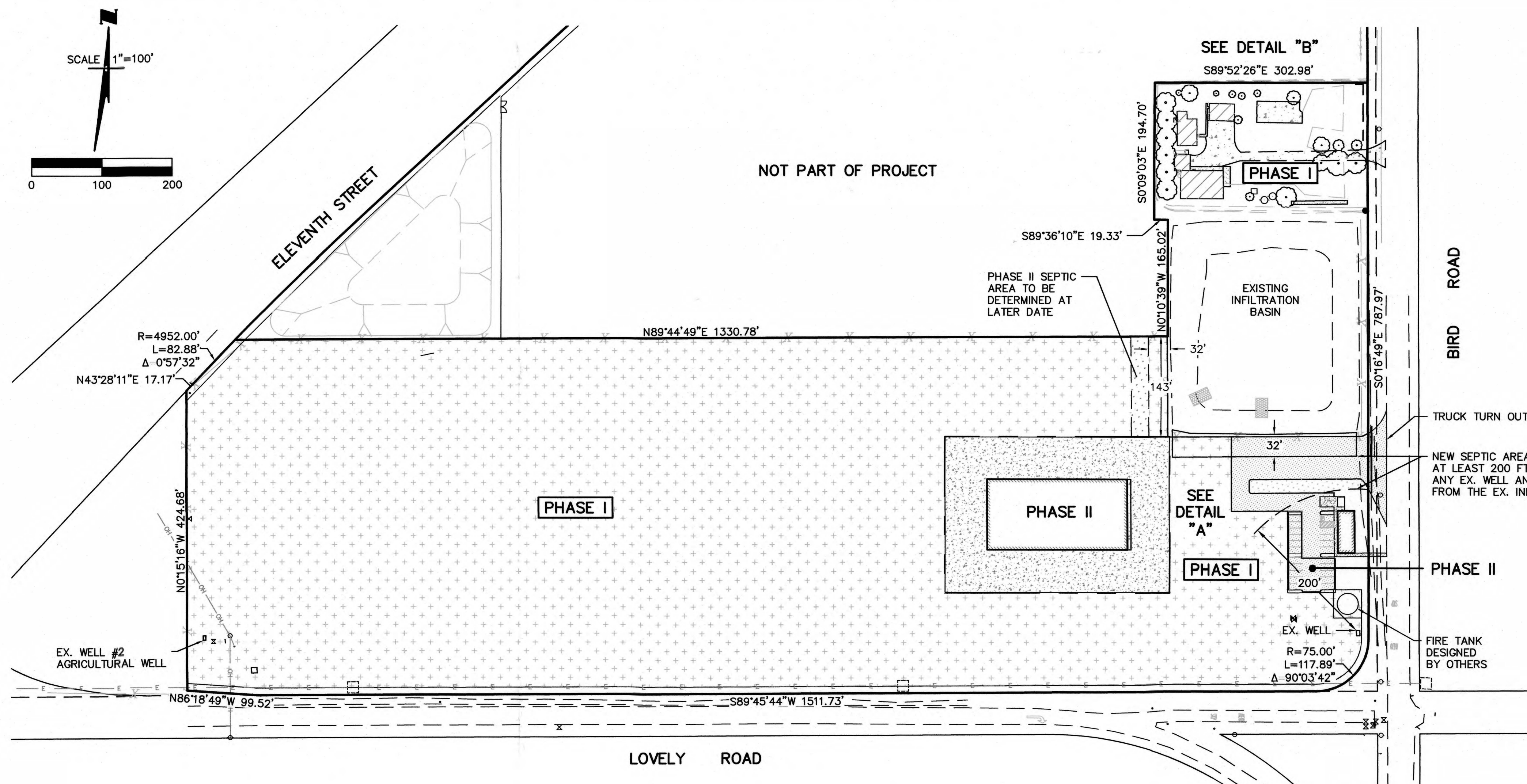
OWNER:
 CALIFORNIA YARDS, LLC
 10700 BIGGE STREET
 SAN LEANDRO, CA 94577
 (510) 638-8100

- NOTE:**
- STORM DRAINAGE SYSTEM TO BE DESIGNED AFTER SITE PLAN APPROVAL.
 - PLAN IS PRELIMINARY UNTIL FINAL DESIGN.

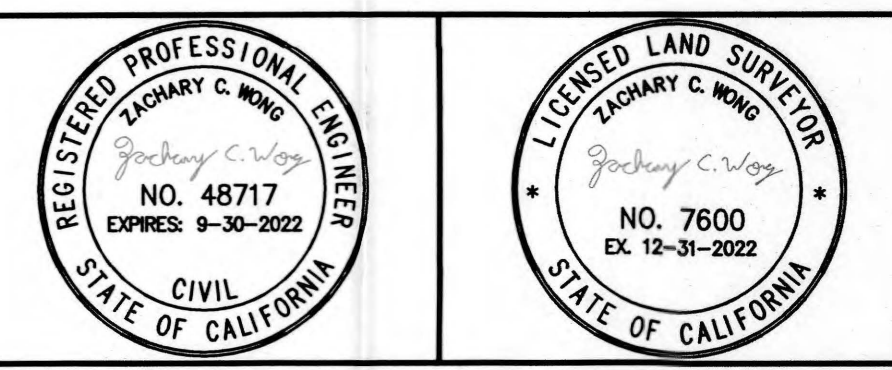
PROPOSED STRUCTURES - PARKING								
STRUCTURE NUMBER	PROPOSED USE	GFA (S.F.)	HIGHEST FLOOR	OVERALL HEIGHT	EMPLOYEES (EST.)	MINIMUM PARKING	PROPOSED PARKING	HANDICAP PARKING
B1	OFFICES	1,440	1	14'-0"	5	5	5	1
B2	SHOP BUILDINGS (REPAIR)	20,000	1	40'-0"	20	20	21	1

LEGEND

- | EXISTING | DESCRIPTION |
|-----------------|---------------------------------------|
| ---x---x---x--- | FENCE |
| o | UTILITY POLE |
| o | UTILITY POLE W/ GUY WIRE |
| --- | OVERHEAD ELECTRICITY LINE |
| --- | OVERHEAD TELEPHONE LINE |
| --- | OVERHEAD ELECTRICITY & TELEPHONE LINE |
| ---> | TRAFFIC SIGNAL |
| [SA] | SEPTIC TANK AREA |
| [X] | P.G.&E. TRANSMISSION TOWER |
| ---WTR--- | EX. WATER LINE |
| [E1] | EX. MOBILE HOME |
| [E2] | EX. GARAGE |
| [E3] | EX. SHED |
| [E4] | EX. OPERABLE VEHICLE STORAGE BLDG. |
| [TE] | TRASH ENCLOSURE |
| [CONC.] | CONCRETE |
| [PAV.] | PAVEMENT |
| [AGG.] | AGGREGATE BASE |
| [SEPT.] | SEPTIC AREA |
| --- | PHASE 2 CONSTRUCTION |
| --- | REDWOOD HEADER |



UNAUTHORIZED CHANGES AND USES:
 THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.



REVISIONS			
NO.	DESCRIPTION	DATE	BY

WONG ENGINEERS, INC.
 PLANNING ENGINEERING SURVEYING
 4578 FEATHER RIVER DRIVE, SUITE A
 STOCKTON, CALIFORNIA (209) 476-0011

L.S. 7600
 R.C.E. 48717

DATE 6/29/22

JOB NO.: 3640
 DATE: JUNE 2022
 SCALE: AS SHOWN
 DRAWN: WS
 DESIGN: WEI
 CHECKED: ZCW

23751 S. BIRD RD
 TRACY CALIFORNIA

SITE PLAN

SHEET 1 OF ONE
 FILE 3640