



**Jennifer Jolley**, Director

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**MITIGATED NEGATIVE DECLARATION**

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

County Clerk, County of San Joaquin

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

**PROJECT TITLE:** Administrative Use Permit No. PA-2200149

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

**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).

**PROPONENT:** California Yards LLC

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: March 17, 2023

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