

## **Community Development Department**

Planning · Building · Neighborhood Preservation

## NOTICE OF DETERMINATION

TO:

X

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

X

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: 2020070388

PROJECT TITLE: Site Approval No. PA-2000083

**PROJECT LOCATION:** The project site is located on the west side of South Hansen Road, 3,850 feet south of West Schulte Road, Tracy, San Joaquin County. (APN/Address: 209-110-04/26603 S. Hansen Rd., Tracy) (Supervisorial District: 5)

PROJECT DESCRIPTION: Site Approval application for 2 uses. The first use is to legalize a previously constructed 507-square-foot addition to an existing non-conforming residence in the I-G (General Industrial) zone, legalize a previously constructed 378-square-foot guest cottage, and legalize a previously constructed 324-square-foot covered cabana. The second use is to establish a tow yard and legalize the construction of a 7,728-square-foot shop building for the towing business. The project will be served by an on-site well, on-site sewage disposal system, and on-site storm drainage. The project site has direct access from South Hansen Road. The project site is not under a Williamson Act contract. (Use Types: Single-Family Residence, Automotive Sales and Service-Inoperable Vehicle Storage)

The Property is zoned I-G/S-8 (General Industrial) and the General Plan designation is I/G (General Industrial).

**PROPONENT:** Arron Fountain

This is to advise that the San Joaquin County Community Development Department has approved the above described project on October 6, 2020, 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: _	Don 12	Date:	10-6-20
Name:	Domenique Martorella	Title:	Deputy County Clerk
	Signed by Lead Agency		
Date Received for filing at OPR:			