

## **Community Development Department**

Planning · Building · Code Enforcement · Fire Prevention · GIS

## NOTICE OF DETERMINATION

TO:

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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

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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: 2020120354

PROJECT TITLE: Use Permit No. PA-1600049

**PROJECT LOCATION:** The project site is located on the northwest corner of South Ahern Road and the Interstate 5 south off-ramp, Tracy, San Joaquin County. (APN/Address: 255-020-14 / 29700 S. Ahern Rd., Tracy) (Supervisorial District: 5)

**PROJECT DESCRIPTION:** Use Permit application for a truck stop with a truck wash, gas station, and convenience store. The project includes construction of a 13,412-square-foot convenience store and gas station with a 7,200-square-foot automobile fueling canopy, a 5,940-square-foot diesel fueling canopy, a 3,500-square-foot truck wash, and a 2,032-square-foot fuel storage building. In addition there is parking for 27 tractor-trailers. (Use Types: Truck Sales and Service-Stop, Gasoline Sales-Combination)

The Property is zoned C-FS (Freeway Service Commercial) and the General Plan designation is C/FS (Freeway Service Commercial).

PROPONENT: Paree Enterprises, Inc. / Milestone Associates (c/o: Julio Tinajero)

This is to advise that the San Joaquin County Planning Commission has approved the above described project on February 18, 2021, 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.
- 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:   | ilon 12               | Date:  | 3-26-21             |  |
|--------------|-----------------------|--------|---------------------|--|
| Name:        | Domenique Martorella  | Title: | Deputy County Clerk |  |
|              | Signed by Lead Agency |        |                     |  |
| Date Receive | ed for filing at OPR: |        | _                   |  |

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