

Community Development Department

Planning · Building · Code Enforcement · Fire Prevention · GIS

NOTICE OF EXEMPTION

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

X

County Clerk, County of San Joaquin

Project Title: One-Year Time Extension for previously approved Use Permit No. PA-1600049

Project Location - Specific: The project site is located on the northwest corner of S. Ahern Rd. and the Interstate 5 south off-ramp, Tracy. (APN/Address: 255-020-14 / 29700 S. Ahern Rd., Tracy) (Supervisorial District; 5)

Project Location - City: Tracy

Project Location - County: San Joaquin County

Project Description: One-Year Time Extension for previously approved 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)

On October 13, 2022, the Board of Supervisors granted an automatic 2-year Time Extension for all planning applications that are in approved status, with the exception of minor subdivisions, major subdivisions, and quarry operations. This project applied for a Time Extension prior to its expiration date, which kept it in active status; therefore, it has been granted a 2-year Time Extension.

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

Project Proponent(s): Paree Enterprises, Inc. / Milestone Associates (c/o: Julio Tinajero)

Name of Public Agency Approving Project: San Joaquin County Planning Commission

Name of Person or Agency Carrying Out Project:

Giuseppe Sanfilippo, Associate Planner

San Joaquin County Community Development Department

Exemption Status:

General Exemptions. (Section 15061[b][3])

Exemption Reason:

Processed under the provisions of California Code of Regulations Section 15061(b)(3), which are exempt from CEQA.

This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines section 15061(b)(3). Section 15061(b)(3) states that "CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." There is no possibility that this project may have a significant effect on the environment and, therefore, the project is not subject to CEQA.

Lead Agency Contact Person:

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

Signature:	Van 12	Date:	10-25-22	
Name:	Domenique Martorella	Title:	Deputy County Clerk	
	Signed by Lead Agency			
Date Receive	ed for filing at OPR:		-	