



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: Use Permit No. PA-1600049

PROJECT LOCATION: The project site is located on the north side of S. Ahern Rd., 400 feet north of W. Lehman Rd., Tracy, San Joaquin County. (APN/Address: 255-020-14 / 29700 S. Ahern Rd., Tracy) (Supervisorial District: 5)

PROJECT DESCRIPTION: A Use Permit application for a truck stop with truck wash, gas station, and convenience store. The project includes 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; a 2,032-square-foot fuel storage building; and parking for 27 tractor-trailers. The project proposes 30,052 square-feet of total buildings at full buildout. The project proposes utilizing a new on-site well, septic system, and retention pond. The project site has direct access is from Ahern Road. This parcel is not under Williamson Act contract. (Use Types: Truck Sales and Service-Stop and 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 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.

Date: December 18, 2020

Contact Person:
 Giuseppe Sanfilippo Phone: (209) 468-0227 FAX: (209) 468-3163 Email: g-sanfilippo@sjgov.org