



**APPLICATION REFERRAL:
Public Hearing**

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

The following project has been filed with this Department: **APPLICATION NUMBER: PA-1600049 (UP)**

PROPERTY OWNER: Paree Enterprises Inc.
3940 N. Tracy Blvd.
Tracy, CA 95304-1516

APPLICANT: Milestone Associates
c/o Julio Tinajero
1000 Lincoln Rd., Ste. H202
Yuba City, CA 95991

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).

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

ENVIRONMENTAL DETERMINATION: 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.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department no later than January 18, 2021. Recommendations and/or comments received after that date may not be considered in staff's analysis and/or recommendation to the San Joaquin County Planning Commission for this application.

NOTE TO SURROUNDING PROPERTY OWNERS: This project will be scheduled for a San Joaquin County Planning Commission hearing. Notification will be provided on the date, time, and place of the public hearing at a later date.

NOTE TO REVIEW AGENCIES: In order to be notified of the San Joaquin County Planning Commission hearing date for this project, please contact the above noted Project Planner to be placed on the notification list. (Public agencies with recommendations and/or comments on the proposed project and/or environmental determination will automatically be placed on the notification list.)

AGENCY REFERRALS MAILED ON: December 18, 2020

TO:

SJC Supervisor: District 5	Delta Commission	Union Pacific Railroad
SJC Agricultural Commissioner	San Joaquin Council of Governments	Federal Aviation Administration
SJC Building Division / Plan Check	CA Alcoholic Beverage Control	Federal Emergency Management Agency
SJC Environmental Health	Caltrans – District 10	US Fish & Wildlife
SJC Fire Prevention Bureau	CA Highway Patrol	New Jerusalem Airport
SJC Mosquito Abatement	CA Regional Water Quality Control Board	Farm Bureau
SJC Public Works	Central Valley Flood Protection Board	Haley Flying Service
SJC Sheriff Communications Director	Delta Stewardship Council	Precissi Flying Service
City of Tracy	CA Dept. of Motor Vehicles	Sierra Club
New Jerusalem School District	CA Fish & Wildlife Region: 3	Buena Vista Rancheria
Tracy Unified School District	CA Native American Heritage Commission	North Valley Yokuts Tribe
South County Fire Authority	Banta-Carbona Irrigation District	United Auburn Indian Community
Air Pollution Control District	PG&E, AT&T	