



MITIGATED NEGATIVE DECLARATION

TO: Office of Planning & Research
P. O. Box 3044
Sacramento, California 95812-3044

FROM: San Joaquin County
Community Development Department
1810 East Hazelton Avenue
Stockton, California 95205

County Clerk, County of San Joaquin

PROJECT TITLE: Use Permit No. PA-2100077

PROJECT LOCATION: The project site is located on the northeast corner of the Interstate 5 on-ramp and the terminus of the State Route 33 off-ramp, Tracy, San Joaquin County. (APN/Address: 255-020-11 / 30022 S. State Route 33, Tracy) (Supervisory District: 5)

PROJECT DESCRIPTION: A Use Permit application to develop an existing 3-acre lot to include a 3,500-square-foot convenience store; a 2,000-square-foot restaurant with a drive-thru; a 5,775-square-foot canopy with 4 diesel gas dispensers for tractor trailers; a 3,300-square-foot canopy with 5 gas dispensers for automobiles; and parking for 15 tractor-trailers. The project proposes 14,575 square-feet of total buildings at full buildout. The project site has access from the Interstate 5 and State Route 33 off-ramps. The proposed project will utilize an onsite water well, septic system, and storm water drainage. The project site is not under a Williamson Act Contract. (Use Types: Truck Sales and Service-Stop, Gasoline Sales and Service-Combination, and Eating Establishment-Convenience).

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

PROPONENT: Granum Inc. / Alan Mok Engineering

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: August 8, 2022

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