



**APPLICATION REFERRAL:  
Public Hearing**

Project Planner: Giuseppe Sanfilippo Phone: (209) 468-0227 Fax: (209) 468-3163 Email: [gsanfilippo@sjgov.org](mailto:gsanfilippo@sjgov.org)

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2100077 (UP)**

**PROPERTY OWNER:** Granum Inc.  
14151 Newport Ave., Ste. 203  
Tustin, CA 92780

**APPLICANT:** Alan Mok Engineering  
7415 N. Palm Ave., Ste. 101  
Fresno, CA 93711

**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).

**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. (APN/Address: 255-020-11 / 30022 S. State Route 33, 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](http://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 September 5, 2022. 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:** August 8, 2022

**TO:**

SJC Supervisor: District 5	Caltrans – District 10	California Valley Miwok Tribe
SJC Assessor	CA Highway Patrol	North Valley Yokuts Tribe
SJC Building Division / Plan Check	CA Regional Water Quality Control Board	United Auburn Indian Community
SJC Environmental Health	CA Fish & Wildlife Region: 2/3	New Jerusalem Airport
SJC Fire Prevention Bureau	CA Native American Heritage Commission	Airport Land Use Commission
SJC Mosquito Abatement	Federal Aviation Administration	Carpenters Union
SJC Public Works	Federal Emergency Management Agency	Delta Keeper
SJC Sheriff Communications Director	US Fish & Wildlife	Farm Bureau
New Jerusalem School District	Banta-Carbona Irrigation District	Haley Flying Service
Tracy Unified School District	PG&E, AT&T	Precissi Flying Service
Tracy Rural Fire District	Buena Vista Rancheria	Sierra Club
Air Pollution Control District	California Tribal TANF Partnership	Lozeau Drury LLP
San Joaquin Council of Governments		