



NOTICE OF DETERMINATION

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

County Clerk, County of San Joaquin

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2022080151

PROJECT TITLE: Use Permit No. PA-2100077 (UP)

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) (Supervisorial District: 5)

PROJECT DESCRIPTION: Use Permit application to develop a 3-acre parcel with a 14,575 square foot truck stop facility. The truck stop includes 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; and a 3,300-square-foot canopy with 5 gas dispensers for automobiles. The proposed project will utilize an onsite water well, septic system, and storm water drainage. (Use Type: Truck Sales and Service-Truck Stops, Gasoline Sales-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 to advise that the San Joaquin County Planning Commission has approved the above described project on October 6, 2022, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that a complete record of project approval is available for review by the general public at the office of the San Joaquin County Community Development Department, 1810 East Hazelton Avenue, Stockton, CA 95205; or via website at <https://www.sjgov.org/commdev>.

Signature: 

Date: 10/21/22

Name: Allen Asio

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____