



Jennifer Jolley, Director

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MITIGATED NEGATIVE DECLARATION

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

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

County Clerk, County of San Joaquin

PROJECT TITLE: General Plan Amendment No. PA-2000228, Zone Reclassification No. PA-2000229, & Site Approval No. PA-2100229

PROJECT LOCATION: The project site is located at the southwest corner of E. Liberty Road and N. State Route 99 E. Frontage Road, Galt, San Joaquin County. (APN/Address: 005-100-01 / 3271 E. Liberty Rd., Galt) (Supervisory District: 4)

PROJECT DESCRIPTION: A General Plan Amendment to amend the General Plan Designation of a 2.95 acre parcel from Rural Residential (R/R) to Freeway Service Commercial (C-FS), a Zone Reclassification to rezone the same parcel from Rural Residential (R-R) to Freeway Service Commercial (C-FS), and a Site Approval application to establish a fueling station with convenience store and fast food restaurants. The project includes a 7,980 square foot fuel canopy for vehicles, a 2,002 square foot diesel canopy for trucks, a 1,170 square foot coffee shop drive through, and a 6,000 square foot building for use as a convenience store (3,500 square feet) and 2 fast food restaurants (1,250 square feet each) with drive through. The parcel is located in the rural community of Collierville. The parcel will utilize an onsite water well, septic system and storm water drainage. The project will have an access driveway onto E. Liberty Road. (Use Types: Fuel Sales – Automotive; Fuel Sales – Trucks; Eating and Drinking Establishment – Restaurant, Limited Service; Retail Sales and Services – Convenience.)

The Property is zoned R-R (Rural Residential) and the General Plan designation is R/R (Rural Residential).

PROPONENT: Dhanda Development Group Inc. / Dillon and Murphy

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: May 17, 2024

Contact Person:

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