



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corinne King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

**APPLICATION REFERRAL:**

**Re-Referral: Environmental  
 Determination Change**

**Staff Review with Notice**

Project Planner: Alisa Goulart Phone: (209) 468-0222 Fax: (209) 468-3163 Email: [alisa.goulart@sjgov.org](mailto:alisa.goulart@sjgov.org)

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2400352 (A)**

**PROPERTY OWNER:** Jimmy Nagi  
 30836 S. Airport Way  
 Tracy, CA 95304-8823

**APPLICANT:** Jimmy Nagi  
 30836 S. Airport Way  
 Tracy, CA 95304-8823

**PROJECT DESCRIPTION:** A Administrative Use Permit application to expand an existing nonconforming market with a 2,035 square foot building addition and an 850 square foot covered outdoor seating area. The proposed expansion will accommodate additional storage space, an enlarged food preparation area and kitchen, a larger walk-in cooler and freezer, a new office, and one additional restroom for a total of three restrooms. The indoor seating area will remain. The project occupies approximately 1.25 acres of the total 13.97-acre site. The project proposes three (3) driveways: two (2) from S. Airport Way and one (1) from S. Kasson Road. Water is supplied by a private on site well and sanitary sewer is supplied by a private on site septic system. A retention pond serves for storm water drainage. The project's Use Type, Retail Sales and Services – Market, is not a permitted use in the General Agriculture zones however, this existing market is considered legal nonconforming.

The Property is zoned AG-40 (General Agriculture, 40-acre minimum) and the General Plan designation is A/G (General Agriculture).

**PROJECT LOCATION:** The project site is at the southeast corner of South Airport Way and South Kasson Road, Tracy. (APN/Address: 241-160-02 / 30836 S. Airport Way, 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 October 29, 2025. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** October 1, 2025

- TO:**
- |                                     |                                        |                                     |
|-------------------------------------|----------------------------------------|-------------------------------------|
| SJC Supervisor: District 5          | Tracy Rural Fire District              | Federal Aviation Administration     |
| SJC Agricultural Commissioner       | Tracy Unified School District          | Federal Emergency Management Agency |
| SJC Assessor                        | Central Valley Flood Protection Board  | US Fish & Wildlife                  |
| SJC Building Division / Plan Check  | CA Division of Aeronautics             | US Army Corps                       |
| SJC Environmental Health            | CA Fish & Wildlife Region: 3           | Air Pollution Control District      |
| SJC Fire Prevention Bureau          | CA Native American Heritage Commission | San Joaquin Council of Governments  |
| SJC Mosquito Abatement              | California Tribal TANF Partnership     | West Stanislaus Irrigation District |
| SJC Public Works                    | California Valley Miwok Tribe          | Banta-Carbona Irrigation District   |
| SJC Sheriff Communications Director | Buena Vista Rancheria                  | Airport San Joaquin                 |



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