

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: PA-2300194 (UP)

Lead Agency: San Joaquin County Community Development Department

Contact Person: Jacob Pahule

Mailing Address: 1810 E. Hazelton Ave

Phone: (209) 468-3186

City: Stockton

Zip: 95205

County: San Joaquin

Project Location: County: San Joaquin

City/Nearest Community: Tracy

Cross Streets: Interstate 5/State Route 33/Ahern Road

Zip Code: 95304

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 9.58

Assessor's Parcel No.: 255-020-10 & -11

Section:

Twp.:

Range:

Base:

Within 2 Miles: State Hwy #: I-5, SR 33

Waterways: Santa Carbona Lift Canal

Airports: New Jerusalem

Railways: UPRR

Schools:

Document Type:

CEQA:

☐ NOP☐ Draft EIR

NEPA:

☐ NOI

Other:

☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☒ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other:**Development Type:**☐ Residential: Units

Acres

☐ Office: Sq.ft.

Acres

Employees

☐ Transportation: Type☒ Commercial: Sq.ft. 9,000

Acres 9.58

Employees 9

☐ Mining: Mineral☐ Industrial: Sq.ft.

Acres

Employees

☐ Power: Type

MW

☐ Educational:☐ Waste Treatment: Type

MGD

☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type

MGD

☐ Other:**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☐ Vegetation☒ Agricultural Land☒ Flood Plain/Flooding☐ Schools/Universities☒ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☒ Septic Systems☐ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☒ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☐ Solid Waste☒ Land Use☐ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☒ Traffic/Circulation☒ Other: Cultural Resources**Present Land Use/Zoning/General Plan Designation:**

Vacant / Freeway Service (C-FS) / Freeway Service (C/FS)

Project Description: (please use a separate page if necessary)

A Conditional Use Permit application to develop a truck stop on an 9.58-acre project site to include a 10,000 square foot convenience store, a 2,000 square foot limited service restaurant, a refueling station with five (5) gasoline dispensers and six (6) diesel dispensers under canopies, 94 automobile parking spaces, a 7,000 square foot truck wash and service building, and truck parking for sixty-six (66) trucks and fifty-six (56) trailers for customers of the truck stop. The project site includes the approximately 3-acre site of a previously approved truck stop under Use Permit PA-2100077. (Use Types: Eating and Drinking Establishment-Restaurant, Limited Service; Retail Sales and Services-Convenience Store; Retail Sales and Services-Alcoholic Beverage Sales, Off-Premises; Truck Services-Washing; Fuel Sales-Automotive; and Fuel Sales-Truck)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB #5S
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region #2	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date December 31, 2025

Ending Date January 30, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: Hi-Tech Developing Inc.
Address: 3506 W. Nielsen Ave.
City/State/Zip: Fresno / CA / 93711
Phone: (559) 217-5986

Signature of Lead Agency Representative: _____

Date: 12/30/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.