



Community Development Department

Planning · Building · Code Enforcement · Fire Prevention

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

NOTICE OF EXEMPTION

TO: Office of Planning & Research
P. O. Box 3044, Room 212
Sacramento, CA 95812-3044

County Clerk, County of San Joaquin

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

Project Title: Administrative Use Permit No. PA-2500391

Project Location - Specific: The project site is on the Northwest corner of SB Interstate 5 Offramp and South Ahern Road, Tracy. (APN/Address: 255-020-14 / 29700 S Ahern Rd, Tracy) (Supervisorial District: 5)

Project Location - City: Tracy

Project Location - County: San Joaquin County

Project Description: Administrative Use Permit application to allow sign modifications (Development Title, Chapter 97408.170) for a 95-foot, 1,638-square-foot freestanding pylon sign and a 100-foot-tall flagpole at a truck stop facility. Access to the site will be provided via the proposed driveway on the east side of South Ahern Road, a county-maintained road. The project site will be served by proposed private well, septic, and storm drainage systems. The parcel is not under a Williamson Act contract.

The Property is zoned C-FS (Freeway Service Commercial) and the General Plan designation is C/FS (Freeway Service Commercial).

Project Proponent(s): Davinder K Jutla TR / Sign Design Inc

Name of Public Agency Approving Project: San Joaquin County Community Development Department

Name of Person or Agency Carrying Out Project: Giuseppe Sanfilippo, Senior Planner
San Joaquin County Community Development Department

Exemption Status:

Categorical Exemption. (Section 15303 Class 3)

Exemption Reason:

Processed under the provisions of the California Code of Regulations Section 15303, which are exempt from CEQA. This project is exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303. Class 3 Categorical Exemptions includes a list of classes of projects that have been determined not to have a significant effect on the environment and that are, therefore, exempt from the provisions of CEQA. Section 15303 lists Class 3 projects, which include "construction and location of limited numbers of new, small facilities or structures: installation of small new equipment and facilities in small structure." The proposed 95-foot, 1,638-square-foot freestanding pylon sign and a 100-foot-tall flagpole is a small structure with no expected significant effect on the environment and, therefore, the project is not subject to CEQA.

Lead Agency Contact Person:

Giuseppe Sanfilippo Phone: (209) 468-0227 Fax: (209) 468-3163 Email: gsanfilippo@sjgov.org

Signature: SCA Date: 1/15/2026

Name: Sean Cardenas Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: 1/15/2026

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

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Steve J. Bestolarides
San Joaquin County Clerk
By Deputy: rosaa

