



# 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 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: 2025100105

PROJECT TITLE: Administrative Use Permit No. PA-2400352

PROJECT LOCATION: The project site is at the southeast corner of South Airport Way and South Kasson Road, Tracy, San Joaquin County. (APN/Address: 241-160-02 / 30836 S. Airport Way, Tracy) (Supervisory District: 5)

PROJECT DESCRIPTION: 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).

PROPOSER: Jimmy Nagi / Jimmy Nagi

This is to advise that the San Joaquin County Community Development Department has approved the above described project on November 21, 2025, 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: 11/21/25

Name: Sean Cardenas

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR:

11/21/25

Filed Doc #: 39-11252025-345  
Tue Nov 25 10:40:53 PST 2025  
Page: 1 of 1 Fee: \$3018.75  
Steve J. Bestoliarides  
San Joaquin County Clerk

By Deputy: cperezsuarez



Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.