



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

January 15, 2026

Davinder K Jutla TR
7730 W Valpico Road
Tracy, CA 95376

Dear Owners:

Re: Administrative Use Permit No. PA-2500391 of Davinder K Jutla TR (c/o Sign Design Inc)
(APN[s]/Address: 255-020-14 / 29700 S Ahern Rd, Tracy)

ACTION: On January 15, 2026, the San Joaquin County Community Development Department approved Administrative Use Permit No. PA-2500391 subject to the enclosed Conditions of Approval.

APPEAL PERIOD: This action can be appealed to the Planning Commission by any interested party. Appeals must be filed with this Department within 10 days of the action with an appeal fee of \$782.91. The 10-day appeal period ends at 4:30 p.m. on January 25, 2026. If this date falls on a weekend or holiday, the appeal period will expire on the next regular business day at 4:30 p.m.

EXPIRATION: This action requires you to comply with all Conditions of Approval within the next 36 months (by January 25, 2029). If you have not complied with the Conditions of Approval by that date, this approval will expire, and the project cannot proceed.

NEXT STEP: Prior to the expiration date, you must comply with all Conditions of Approval, including the securing of building permits and any other permits specified in the Conditions of Approval.

Please contact me if you have questions regarding the Community Development Department Conditions (Phone: [209] 468-0227 or via email at gсанfilippo@sjgov.org). Questions regarding the building permit process should be directed to the counter staff (Phone: [209] 468-2098).

Sincerely,

A handwritten signature in black ink, appearing to read "Giuseppe Sanfilippo".

Giuseppe Sanfilippo
Senior Planner

GS/sc

Enclosure(s): Conditions, Site Plan, Informational Letters, Findings

c: Sign Design Inc
San Joaquin County Building Inspection Division
San Joaquin County Environmental Health
San Joaquin County Public Works
San Joaquin Council of Governments

CONDITIONS OF APPROVAL

PA-2500391

DAVINDER K JUTLA TR / SIGN DESIGN INC

Administrative Use Permit No. PA-2500391 was approved by the Community Development Department on January 15th, 2026. The effective date of approval is January 25th, 2026. This approval will expire on January 25th, 2029, which is 36 months from the effective date of approval, unless (1) all Conditions of Approval have been complied with, (2) all necessary building permits have been secured and remain in force, and (3) all necessary permits from other agencies have been secured and remain in force.

Unless otherwise specified, all Conditions of Approval and Ordinance requirements shall be fulfilled prior to the establishment of the use and the issuance of any building permits. Those Conditions followed by a Section Number have been identified as Ordinance requirements pertinent to this application. Ordinance requirements cannot be modified, and other Ordinance requirements may apply.

1. COMMUNITY DEVELOPMENT DEPARTMENT (Staff Contact: [209] 468-3121)
 - a. **BUILDING PERMIT:** Submit an "APPLICATION-COMMERCIAL BUILDING PERMIT". The Site Plan required as a part of the building permit must be prepared by a registered civil engineer or licensed architect. This Plan must show drainage, driveway access details including gates, on-site parking, landscaping, signs, existing and proposed utility services, and grading (refer to the "SITE PLAN CHECK LIST" for details). Foundation and soils investigation shall be conducted in conformance with Chapter 18 of the California Building Code at the time of permit application. A fee is required for the Site Plan review. (Development Title Section 9-802.110[a][2])
 - b. **APPROVED USE:** This approval is for a modification of Development Title requirements for on premise pylon/pole sign allowed 45 feet in height, to a maximum of 95 feet in height and a sign area of 1,638 square feet of as shown on the Site Plan dated December 5, 2025.(Use Type: Signs, On Premise).
 - c. **CAPITAL FACILITY FEE:** This project may be subject to the Capital Facility Fee. If the Capital Facility Fee is applicable, the County shall collect the fees before the issuance of any building permits. (Development Title Section 9-610.070)
 - d. **ILLUMINATION:** Signs may be indirectly illuminated or internally illuminated, subject to the provisions of Development Title Section 9-408.070(c).
 - e. **BUILDING CODE REQUIREMENTS:** The following California Building Code (CBC) and San Joaquin County Ordinance requirements will be applicable to the proposed project. The following conditions shall be addressed prior to submittal of a building permit application to the Building Inspection Division:
 - (1) A building permit for the sign is required. Submit plans, specifications and energy calculations for the proposed sign showing compliance with the 2025 California Building, Electrical, and Energy Codes as may be applicable.
2. DEPARTMENT OF PUBLIC WORKS (Staff Contact, [209] 468-3000, see memo dated December 30, 2025)
3. ENVIRONMENTAL HEALTH DEPARTMENT (Staff Contact, [209] 468-3420, see memo dated December 29, 2025)
4. SAN JOAQUIN COUNCIL OF GOVERNMENTS (Staff Contact, [209] 235-0600, see memo dated December 29, 2025)



SAN JOAQUIN
COUNTY
Greatness grows here.



Department of Public Works

Fritz Buchman, Director

Alex Chetley, Deputy Director - Development
Kristi Rhea, Deputy Director - Administration
David Tolliver, Deputy Director - Operations
Najee Zarif, Deputy Director - Engineering

December 30, 2025

M E M O R A N D U M

TO: Community Development Department
CONTACT PERSON: Giuseppe Sanfilippo

FROM: George Montross, Development Services Engineer *GM*
Development Services Division

SUBJECT: PA-2500391 (A); An Administrative Use Permit application to allow sign modifications (Development Title, Chapter 9-408.170) 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; located on the Northwest corner of SB Interstate 5 Offramp and South Ahern Road, Tracy. (Supervisorial District 5)

OWNER: Davinder K Jutla TR

APPLICANT: Sign Design Inc

ADDRESS: 29700 S Ahern Road, Tracy

APN: 255-020-14

INFORMATION:

The site is not currently located within a Federal Emergency Management Agency Designated Flood Hazard Area. The site is located within a Historical Flood Area.

Ahern Road has an existing and planned right-of-way width of variable feet (average 121 feet wide).

RECOMMENDATIONS:

- 1) None.

GM:GG



SAN JOAQUIN
— COUNTY —
Greatness grows here.

Environmental Health Department

Jasjit Kang, REHS, Director

Muniappa Naidu, REHS, Assistant Director

PROGRAM COORDINATORS

Jeff Carruesco, REHS, RDI

Willy Ng, REHS

Steven Shih, REHS

Elena Manzo, REHS

Natalia Subbotnikova, REHS

December 29, 2025

To: Community Developing Department
Attention: Giuseppe Sanfilippo

From: Aldara Salinas; (209) 616-3019 
Environmental Health Specialist

RE: **PA-2500391 (A), Referral, SU-2501037**
29700 Ahern Rd Tracy APN: 255-020-14

The Environmental Health Department has the following comment: All Onsite Wastewater Treatment Systems (OWTS) must comply with San Joaquin County Local Agency Management Program (LAMP) and current OWTS standards.



S J C O G , I n c .

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan (SJMSCP)

SJMSCP RESPONSE TO LOCAL JURISDICTION (RTLJ) ADVISORY AGENCY NOTICE TO SJCOG, Inc.

To: Giuseppe Sanfilippo, San Joaquin County, Community Development Department
From: Laurel Boyd, SJCOG, Inc. Phone: (209) 235-0574 Email: boyd@sjcog.org
Date: December 29, 2025
Local Jurisdiction Project Title: PA-2500391 (A)
Assessor Parcel Number(s): 255-020-14
Local Jurisdiction Project Number: PA-2500391 (A)
Total Acres to be converted from Open Space Use: Unknown
Habitat Types to be Disturbed: Agricultural Habitat Land
Species Impact Findings: Findings to be determined by SJMSCP biologist.

Dear Mr. Sanfilippo:

SJCOG, Inc. has reviewed the application referral for PA-2500391 (A). This project consists of an Administrative Use Permit application to allow sign modification (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 Ahem Road, a county-maintained road. The project site will be served by proposed private well, septic, and storm drainage systems. The project site is on the northwest corner of southbound Interstate 5 off ramp and south Ahem Road, Tracy (APN/Address: 255-020-14 / 29700 S Ahem Road, Tracy).

San Joaquin County is a signatory to San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). Participation in the SJMSCP satisfies requirements of both the state and federal endangered species acts, and ensures that the impacts are mitigated below a level of significance in compliance with the California Environmental Quality Act (CEQA). **The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measure are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.** Although participation in the SJMSCP is voluntary, Local Jurisdiction/Lead Agencies should be aware that if project applicants choose against participating in the SJMSCP, they will be required to provide alternative mitigation in an amount and kind equal to that provided in the SJMSCP.

This project is subject to the SJMSCP and is located within the unmapped land use area. Per requirements of the SJMSCP, unmapped projects are subject to case-by-case review. This can be a 30 day process and it is recommended that the project applicant contact SJMSCP staff as early as possible. It is also recommended that the project applicant obtain an information package. <http://www.sjcog.org>

If this project is approved by the Habitat Technical Advisory Committee and the SJCOG Inc. Board, the following process must occur to participate in the SJMSCP:

- Schedule a SJMSCP Biologist to perform a pre-construction survey ***prior to any ground disturbance***
- SJMSCP Incidental take Minimization Measures and mitigation requirement:
 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:

- a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
- b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
- c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

- Receive your Certificate of Payment and release the required permit

It should be noted that if this project has any potential impacts to waters of the United States [pursuant to Section 404 Clean Water Act], it would require the project to seek voluntary coverage through the unmapped process under the SJMSCP which could take up to 90 days. It may be prudent to obtain a preliminary wetlands map from a qualified consultant. If waters of the United States are confirmed on the project site, the Corps and the Regional Water Quality Control Board (RWQCB) would have regulatory authority over those mapped areas [pursuant to Section 404 and 401 of the Clean Water Act respectively] and permits would be required from each of these resource agencies prior to grading the project site.

If you have any questions, please call (209) 235-0600.



S J C O G , I n c .

San Joaquin County Multi-Species Habitat Conservation & Open Space Plan

555 East Weber Avenue • Stockton, CA 95202 • (209) 235-0574 • Email: boyd@sjcog.org

SJMSCP HOLD

TO: Local Jurisdiction: Community Development Department, Planning Department, Building Department, Engineering Department, Survey Department, Transportation Department, Other: _____

FROM: Laurel Boyd, SJCOG, Inc.

**DO NOT AUTHORIZE SITE DISTURBANCE
DO NOT ISSUE A BUILDING PERMIT
DO NOT ISSUE _____ FOR THIS PROJECT**

The landowner/developer for this site has requested coverage pursuant to the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP). In accordance with that agreement, the Applicant has agreed to:

- 1) SJMSCP Incidental Take Minimization Measures and mitigation requirement:
 - 1. Incidental Take Minimization Measures (ITMMs) will be issued to the project and must be signed by the project applicant prior to any ground disturbance but no later than six (6) months from receipt of the ITMMs. If ITMMs are not signed within six months, the applicant must reapply for SJMSCP Coverage. Upon receipt of signed ITMMs from project applicant, SJCOG, Inc. staff will sign the ITMMs. This is the effective date of the ITMMs.
 - 2. Under no circumstance shall ground disturbance occur without compliance and satisfaction of the ITMMs.
 - 3. Upon issuance of fully executed ITMMs and prior to any ground disturbance, the project applicant must:
 - a. Post a bond for payment of the applicable SJMSCP fee covering the entirety of the project acreage being covered (the bond should be valid for no longer than a 6 month period); or
 - b. Pay the appropriate SJMSCP fee for the entirety of the project acreage being covered; or
 - c. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - d. Purchase approved mitigation bank credits.
 - 4. Within 6 months from the effective date of the ITMMs or issuance of a building permit, whichever occurs first, the project applicant must:
 - a. Pay the appropriate SJMSCP for the entirety of the project acreage being covered; or
 - b. Dedicate land in-lieu of fees, either as conservation easements or fee title; or
 - c. Purchase approved mitigation bank credits.

Failure to satisfy the obligations of the mitigation fee shall subject the bond to be called.

Project Title: PA-2500391 (A)

Landowner: Davinder K Jutla TR

Applicant: Sign Design Inc.

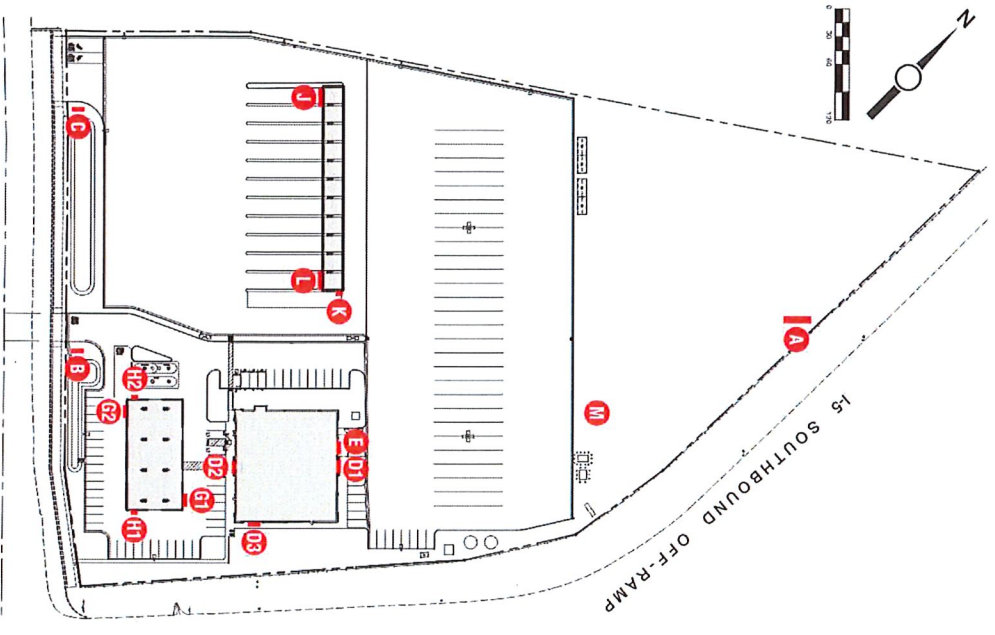
Assessor Parcel #s: 255-020-14

T _____, R _____, Section(s): _____

Local Jurisdiction Contact: Giuseppe Sanfilippo

The LOCAL JURISDICTION retains responsibility for ensuring that the appropriate Incidental Take Minimization Measures are properly implemented and monitored and that appropriate fees are paid in compliance with the SJMSCP.





OWNER: CIS TRUCK STOP INC.
 7501 W 11TH ST
 TRACY, CA 95304

ASSESSOR'S PARCEL NUMBER: 255-020-140-000

PROJECT ADDRESS: 29700 S. AHERN RD.
 TRACY, CA 95304

ZONING: C/F/S

GENERAL PLAN DESIGNATION: C/F/S

SCOPE OF WORK: SITE SIGNAGE AND
 FLAG POLE

- A: FREEWAY SIGN / FREESTANDING / 1638 SQ. FT.
- B: CHEVRON PRICE SIGN / FREESTANDING / 135.9 SQ. FT.
- C: CIS COMM, FUELING SIGN / FREESTANDING / 111 SQ. FT.
- D1-D3: EXTRAMILE / WALL SIGN / 49.83 SQ. FT. (EACH)
- E: TRUCKERS LOUNGE / WALL SIGN / 3.2 SQ. FT.
- F: N / A
- G1-G2: CHEVRON / CANOPY FASCIA SIGN / 21.33 SQ. FT. (EACH)
- H1-H2: CHEVRON (LOGO) / CANOPY FASCIA SIGN / 4.16 SQ. FT. (EACH)
- I: N/A
- J: CIS TRUCK PLAZA / CANOPY FASCIA SIGN / 14.64 + 25.5 SQ. FT.
- K: CIS / CANOPY FASCIA SIGN / 14.64 SQ. FT.
- L: CERTIFIED SCALE / CANOPY FASCIA SIGN / 26.66 SQ. FT.
- M: FLAG POLE

932323 IN VT. REVIEW BOARD (A) TO BE COMPLETED BY THE BOARD PRIOR TO ANY OTHER CHANGES. 932323 IN VT. REVIEW BOARD (CONCEPT) TO BE COMPLETED BY THE BOARD PRIOR TO ANY OTHER CHANGES.

INCORPORATED

SIGN DESIGNS

PO BOX 6501 2401 CAMPUS WAY, TRACY, CA 95304 | TEL: 920.254.4444 | FAX: 920.254.4444 | WWW.SIGNDESIGNS.COM



NOTICE TO THE CUSTOMER

This drawing is prepared on the basis of the information provided by the customer. It is the customer's responsibility to provide all necessary information for the design of the sign. The customer is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The customer is responsible for providing a site plan showing the location of the sign and any other relevant information. The customer is responsible for providing a copy of this drawing to the appropriate authorities for review and approval. The customer is responsible for providing a copy of this drawing to the appropriate authorities for review and approval.

CUSTOMER APPROVAL

ACCEPTED W/NO CHANGES ACCEPTED W/CHANGES AS NOTED

BY: _____ DATE: _____

CUSTOMER BY: _____ DATE: _____

LANDLORD BY: _____ DATE: _____

DATE	BY	DATE	BY
01/11/19	VT	01/11/19	VT
01/15/19	VT	01/15/19	VT
01/22/19	VT	01/22/19	VT
01/29/19	VT	01/29/19	VT
02/05/19	VT	02/05/19	VT
02/12/19	VT	02/12/19	VT

ADDRESS: 29700 SOUTH AHERN ROAD TRACY CALIFORNIA 95304

SALESPERSON: DOUG SMITH

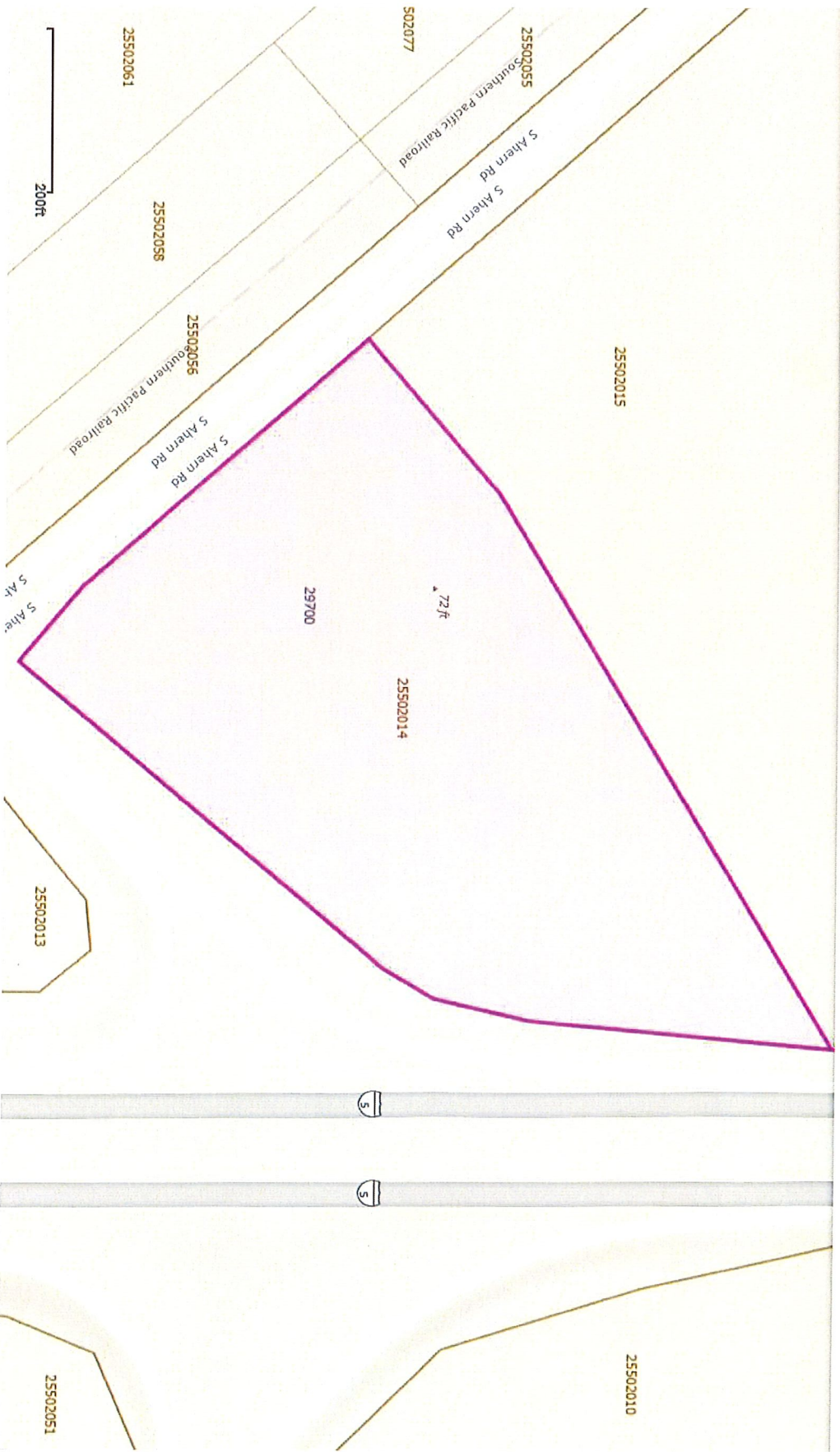
CUSTOMER CONTACT: XXXXXX

CIS TRUCK PLAZA
 SIGN PRODUCTION

COMPANY OR JOB NAME / JOB DESCRIPTION

190635 R7

1 OF 12



190635 R7 / 2 OF 12

INCORPORATED

SIGN DESIGNS

10000 W. 11th Street, Suite 100, Overland Park, KS 66204
 (913) 666-1234
 www.sign-designs.com

NOTICE TO THE CUSTOMER

The customer is notified that the sign designer has prepared the sign design and that the customer is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The customer is also notified that the sign designer is not responsible for the accuracy of the information provided on this form and that the customer is responsible for providing accurate information.

CUSTOMER APPROVAL

ACCEPTED WITH NO CHANGES ACCEPTED WITH CHANGES AS NOTED
 REVISIONS AS NOTED AND RESUBMIT

BY: _____ DATE: _____
 CUSTOMER

BY: _____ DATE: _____
 LANDLORD

DATE	BY	DATE	BY
11/13/11	VS	11/13/11	VS
11/13/11	VS	11/13/11	VS
11/13/11	VS	11/13/11	VS
11/13/11	VS	11/13/11	VS
11/13/11	VS	11/13/11	VS
11/13/11	VS	11/13/11	VS
11/13/11	VS	11/13/11	VS
11/13/11	VS	11/13/11	VS
11/13/11	VS	11/13/11	VS

SUSPENSION: DOUG SMITH

COMPANY OR JOB NAME / JOB DESCRIPTION 190635 R7
 CTS TRUCK PLAZA
 SIGN PROGRAM

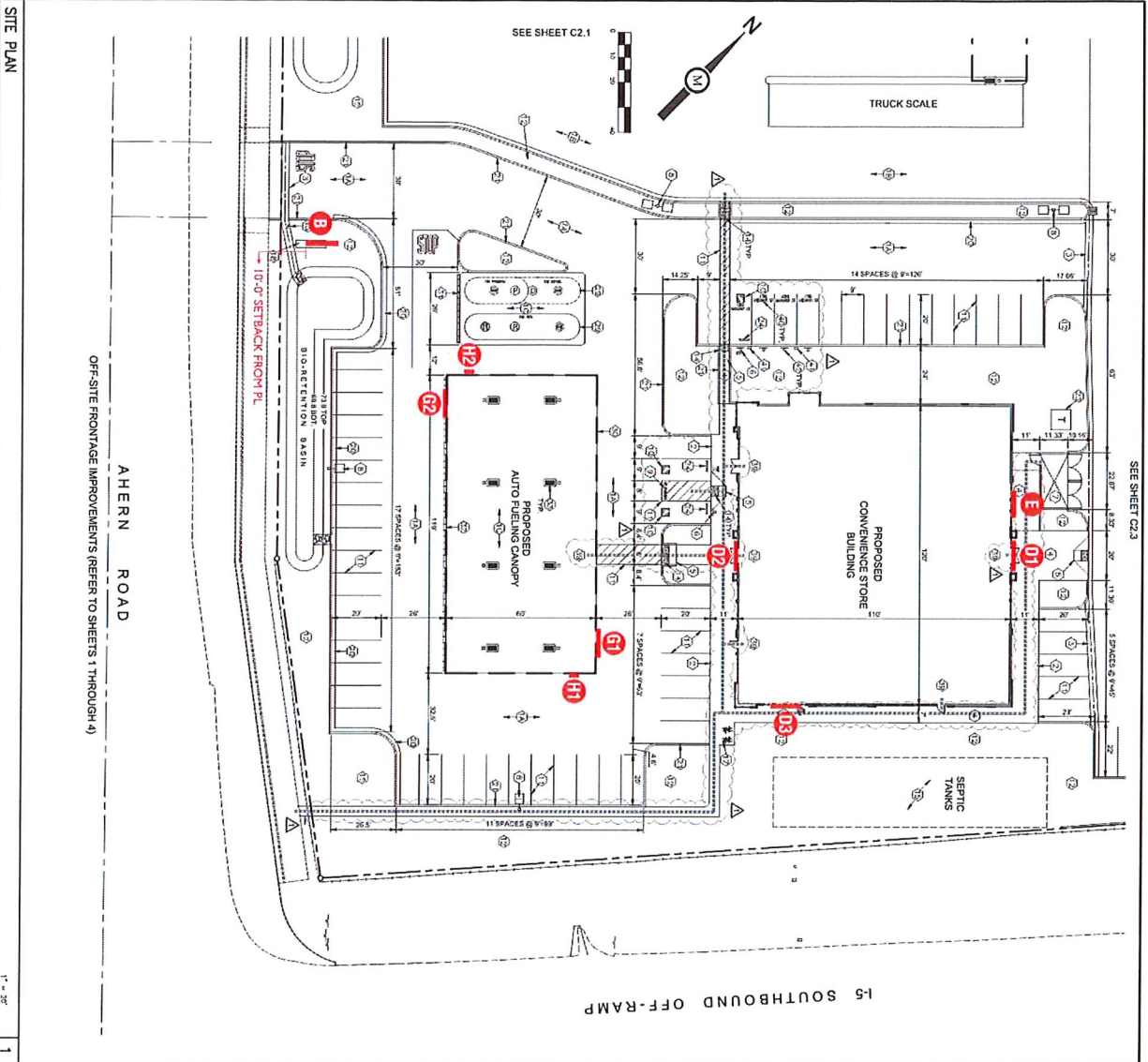
ADDRESS: 29700 SOUTH AHERN ROAD TRACY CALIFORNIA 95304

CUSTOMER CONTACT: XXXXX

NAME / DATE

2 OF 12

This sign is intended to be installed in accordance with the requirements of ARTICLE 600 of the national electrical code and other applicable codes. The location of the disconnect switch after installation shall comply w/ ARTICLE 600.4(K)(4) of the National Electrical Code. All measures shown in this drawing are minimal until the "NOT FOR PRODUCTION" is removed.



GENERAL NOTES
 SEE SHEET C2.3

CONSTRUCTION NOTES
 SEE SHEET C2.1

CJ'S TRUCK PLAZA SIGN PROGRAM
 29700 SOUTH AHERN ROAD
 TRACY, CALIFORNIA 95304
 190635 R6

SITE PLAN

PROPOSED AHERN TRUCK STOP
 APNA PETROLEUM CORPORATION
 29700 S. AHERN ROAD
 TRACY, CA 95304
 A.P.N. 255-020-14 PA-160049 (UP)

APPROVED

DATE: 03-16-22
 SCALE: 1" = 30'
 PROJ. NO.: 87144
 JOB NUMBER: T-970
 DICT: C2.2

C-STORE ELEVATION RENDERINGS
 SIGNS D1 & D2 / EXTRA MILE FACE & HALO LT PAN CHANNEL ON BACKER PANEL WALL SIGNS / 49.83 SQ. FT. (EACH)
 SIGN E / CUSTOM PAN CHANNEL ON BACKER PANEL WALL SIGN / 1638 SQ. FT.
 3/32"=1'-0"



SOUTH ELEVATION / C-STORE FRONT

NORTH ELEVATION / C-STORE REAR

190635 R7 / 8 OF 12

INCORPORATED **SIGN DESIGNS**

PO BOX 6590 | PO BOX 6590 | 720 S. 12TH ST. | SUITE 100 | DENVER, CO 80202 | (303) 733-1111 | WWW.SIGNDESIGNS.COM

NOTICE TO THE CUSTOMER: The design was created to meet your specific needs. It is not intended to be used as a guide for construction. The customer is responsible for obtaining all necessary permits and approvals. The customer is responsible for providing all necessary information and materials. The customer is responsible for ensuring that the sign is installed in accordance with the manufacturer's instructions. The customer is responsible for ensuring that the sign is maintained in accordance with the manufacturer's instructions.

CUSTOMER APPROVAL

ACCEPTED WITH NO CHANGES ACCEPTED WITH CHANGES AS NOTED

REVISAS AS NOTED AND RESUBMIT LANDLORD

BY: _____ DATE: _____

DATE	BY	DATE	BY
08/11/11	VS	08/11/11	VS
08/11/11	VS	08/11/11	VS
08/11/11	VS	08/11/11	VS
08/11/11	VS	08/11/11	VS
08/11/11	VS	08/11/11	VS
08/11/11	VS	08/11/11	VS
08/11/11	VS	08/11/11	VS
08/11/11	VS	08/11/11	VS
08/11/11	VS	08/11/11	VS
08/11/11	VS	08/11/11	VS

SUBMITTER: DOUG SMITH

ADDRESS: 29700 SOUTH AHERN ROAD TRACTY CALIFORNIA 95304

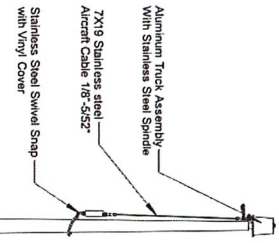
CUSTOMER CONTRACT: XXXXX

NAME / DATE: _____

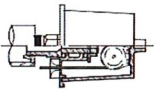
8 OF 12

This sign is intended to be installed in accordance with the requirements of ARTICLE 609 of the national electrical code. All measures shown in this drawing are nominal and the "NOT FOR PRODUCTION" is removed.

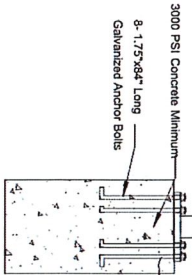
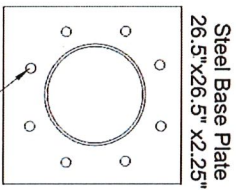
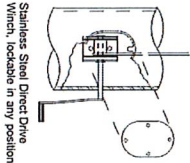
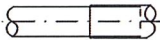
CONE TAPERED STEEL FLAGPOLE



REVOLVING NON-FOULING TRUCK DETAIL
Aluminum Body, non-fouling Internal Halyard Truck
Stainless Steel Sealed Bearings & 2 1/2" dia. plated Steel Sheaves. Truck to have Stainless Steel Spindle



SELF-ALIGNING LAP JOINT
This pre-fitted shop machined Lap Joint is designed to show in the field. As shown, without welding, of large studs which must be shipped in sections.



Note: Foundation Dimensions to be determined by State Licensed Engineer
Flagpole Designed for 30'x60' Polyester Flag In 100 MPH Wind Zone

Lightning Ground, by others, as per local code

9/23/13 BY: W.T. WEBER, DENSEL, L.A. TYPED COPY/WWW.WEBSITE/OUTLINE/PA/SIGNS/SPIN, AND OTHER CHANGES. 9/23/13 BY: W.T. WEBER, L.A. TYPED COPY/WWW.WEBSITE/OUTLINE/PA/SIGNS/SPIN, AND OTHER CHANGES.

1/14/2016: 2016 CONSTRUCTION PERMITS AND INSURANCE INFORMATION. 1/14/2016: 2016 CONSTRUCTION PERMITS AND INSURANCE INFORMATION. 1/14/2016: 2016 CONSTRUCTION PERMITS AND INSURANCE INFORMATION.



		190635 R7 / 12 OF 12	
<p>PO Box 45701 29010 Changes W/T Webber (2/5/2016) (0/29/15/24/14/4) (1/29/15/24/17) (1/16/15/24/10) (1/4/15) (1/16/15/24/10) (1/4/15)</p>			
<p>Notice: This contract is subject to the terms and conditions of the contract. The customer agrees to pay for any changes to the contract. The customer agrees to pay for any changes to the contract.</p>		<p>Notice: This contract is subject to the terms and conditions of the contract. The customer agrees to pay for any changes to the contract. The customer agrees to pay for any changes to the contract.</p>	
<p>Customer Approval</p>		<p>Customer Approval</p>	
<p>ACCEPTED W/NO CHANGES</p>	<p>ACCEPTED W/CHANGES AS NOTED</p>	<p>DATE</p>	<p>BY</p>
<p>BY CUSTOMER</p>	<p>BY LANDLORD</p>	<p>DATE</p>	<p>DATE</p>
<p>ADDRESS: 29700 SOUTH AHEARN ROAD TRACTOR CALIFORNIA 93304</p>		<p>CUSTOMER CONTRACT: XXXXXX</p>	
<p>COMPANY OR JOB NAME / JOB DESCRIPTION: CJ'S TRUCK PLAZA SIGN PROGRAM</p>		<p>190635 R7</p>	
<p>NAME / DATE</p>		<p>12 OF 12</p>	

This sign is intended to be installed in accordance with the requirements of ARTICLE 609 of the national electrical code after other applicable codes. This includes proper grounding & bonding of the sign. The location of the disconnect switch after installation shall comply w/ ARTICLE 604.4(1)(1) of the National Electrical Code. All measures shown in this drawing are minimal until the "NOT FOR PRODUCTION" is removed.

FINDINGS FOR ADMINISTRATIVE USE PERMIT

PA-2500391

DAVINDER K JUTLA TR / SIGN DESIGN INC

1. The proposed use is consistent with the goals, policies, standards, and maps of the General Plan, any applicable Master Plan, Specific Plan, and Special Purpose Plan, and any other applicable plan adopted by the County.
 - **This finding can be made because Development Title Section 9-408.170 permits modification of sign requirements subject to an approved Administrative Use Permit with the approval of additional findings, included in this packet. The sign reviewed under this permit is for a previously approved truck stop, gas station, convenience store, and fast food restaurant, which are permitted uses in the C-FS (Freeway Services Commercial) zone. The subject parcel has a General Plan designation of C/FS and is zoned C-FS. Therefore, the proposed sign modification is consistent with the goals, policies, standards, and maps of the General Plan. There are no Master Plans, Specific Plans, and/or Special Purpose Plans adopted by San Joaquin County in the project vicinity. All findings can be made in the affirmative.**
2. Adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, and the proposed improvements are properly related to existing and proposed roadways.
 - **This finding can be made because adequate utilities, access roads, sanitation, drainage, and other necessary facilities have been provided or are proposed, and the improvements are properly related to existing and proposed streets and highways. The project site will be served by on-site water, wastewater disposal, and on-site storm drainage. As an ordinance requirement, the property is required to keep all storm drainage on site and follow all San Joaquin County Public Works rules and requirements pertaining to storm drainage.**
3. The site is physically suitable for the type of development and for the intensity of development.
 - **This finding can be made because the 9.49-acre parcel is of adequate size and shape to accommodate the proposed use, and all yards, building coverage, setbacks, parking areas and other requirements of the Development Title, as depicted on the Site Plan.**
4. The location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
 - **This finding can be made because Development Title Section 9-408.170 permits modification of sign requirements subject to an approved Administrative Use Permit the approval of additional findings in this packet. The sign reviewed under this permit is for a previously approved truck stop, gas station, convenience store, and fast food restaurant, which are permitted uses in the C-FS (Freeway Services Commercial) zone. As a result, the project is anticipated to be compatible with and not adversely affects the livability or appropriate development of abutting properties and the surrounding neighborhood.**
5. The proposed use will not create any nuisances arising from the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions.
 - **This finding can be made because the proposed sign modification is not anticipated to create any nuisances related to the emission of odor, dust, gas, noise, vibration, smoke, heat or glare at a level exceeding ambient conditions with the inclusion of the proposed Conditions of Approval. Requirements from the Planning Division and Building Division will**

address noise, vibration, and glare. Requirements from these departments along with the recommended conditions from the Department of Public Works, Environmental Health Department, and the San Joaquin Council of Governments will ensure that the project is developed to the appropriate standards to avoid creating a nuisance.

6. The site of the proposed use is adequately served by highways, streets, water, storm drainage, and other public facilities and services.
 - **This finding can be made because the project offers direct access to South Ahern Road. The Department of Public Works provided Conditions of Approval for the underlying project that will ensure the proposed use is adequately served by highways and streets. The project site will be served by on-site water, wastewater disposal, and on-site storm drainage. The storm drainage will be subject to the rules and regulations of the Public Works Department.**
7. The proposed use complies with all applicable provisions of this Title.
 - **This finding can be made because the proposed sign modification is permitted with an approved Administrative Use Permit with the approval of additional findings, included in this packet. The Site Plan depicts the required sign details, and the modification request meets the required findings as described in Development Title Section 9-408.170.**

ADDITIONAL FINDINGS FOR SIGN MODIFICATIONS AS REQUIRED BY DEVELOPMENT TITLE SECTION 9-408.170

1. The proposed signs are consistent with the size of the facility and related structures, the location of the public access to the development, and other signage in the vicinity.
 - **This finding can be made because the proposed pole/pylon sign is consistent with the size of the facility and related structures, the number of tenants at the facility, the location of the pole/pylon sign in respect to the Interstate. The proposed sign is located at the front of the parcel, which is consistent with the location of public access to the development.**
2. The height, size, and number of proposed signs are the minimum required to identify and direct the public to the activities, services, and products available on-site.
 - **This finding can be made because of the unique location of the proposed sign being obstructed from travelers on Interstate 5. The development on-site totals approximately 8-acres with 4 tenants located on Interstate 5 and State Route 33/Ahern Road. If the sign was limited to the standard height limit and standard sign area described in Development Title Table 9-408.070(c), then it would be more difficult for drivers to view the information on the sign because the existing overpass for Interstate 5 for Ahern Road impedes visibility for passing travelers who are the intended users of C-FS uses. The increased height and size will allow for appropriate visibility and allow for safe entering and exiting of Interstate 5 for customers. As a result, the proposed pylon/pole sign is the minimum required to identify and direct the public to the activities, services, and products available on-site.**