



# 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

## APPLICATION REFERRAL: Staff Review with Notice

**Short Review Period:**  
2-week response time.

Project Planner: Giuseppe Sanfilippo Phone: (209) 468-0227 Fax: (209) 468-3163 Email: [gsanfilippo@sjgov.org](mailto:gsanfilippo@sjgov.org)

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2500391 (A)**

**PROPERTY OWNER:** Davinder K Jutla TR  
7730 W Valpico Road  
Tracy, CA 95376

**APPLICANT:** Sign Design Inc  
204 Campus Way  
Modesto, CA 95355

**PROJECT DESCRIPTION:** A 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.

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

**PROJECT LOCATION:** 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) (Supervisory District: 5)

**ENVIRONMENTAL DETERMINATION:** This project as described is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, and a Notice of Exemption will be filed if the project is approved.

**APPLICATION REVIEW:** Recommendations and/or comments on this project must be submitted to the Community Development Department (Phone: [209] 468-0227 or via email at [gsanfilippo@sjgov.org](mailto:gsanfilippo@sjgov.org)) no later than January 6, 2026. Recommendations and/or comments received after that date may not be considered in staff's analysis.

**AGENCY REFERRALS MAILED ON:** December 23, 2025

<b>TO:</b>		
SJC Supervisor: District 5	San Joaquin Council of Governments	Tracy Unified School District
SJC Building Division / Plan Check	Air Pollution Control District	Tracy Rural Fire District
SJC Environmental Health	Delta Stewardship Council	Banta-Carbona Irrigation District
SJC Fire Prevention Bureau	CA Dept. of Transportation	FEMA Zone 9
SJC Public Works	CA Highway Patrol	New Jerusalem School District
SJC Sheriff Communications Director	CA Alcoholic Beverage Control	Sierra Club
SJC Assessor	CA Dept. of Motor Vehicles	California Valley Miwok Tribe
SJC Code Enforcement	CA Native American Heritage Commission	North Valley Yokuts Tribe
SJC Mosquito Abatement	CA Fish & Wildlife Region: 3	PG&E
United Auburn Indian Community	California Tribal TANF Partnership	Buena Vista Rancheria