



**APPLICATION REFERRAL:
Staff Review with Notice**

Revised
Revised Project Description

Project Planner: Alisa Goulart Phone: (209) 468-0222 FAX: (209) 468-3163 Email: alisa.goulart@sjgov.org

The following project has been filed with this Department: **APPLICATION NUMBER: PA-2000072 (SA)**

PROPERTY OWNER:	Blyden LP 3239 W. Ashlan Ave. Fresno, CA 93722	APPLICANTS:	IGRA Investments Inc. 62 N. Sierra Madre St. Mountain House, CA 95391	Dillon & Murphy PO Box 2180 Lodi, CA 95241-2180
------------------------	--	--------------------	---	---

PROJECT DESCRIPTION: A Site Approval application to develop an existing 4.55-acre lot in 2 phases over 4 years. Phase 1 to include a 5,940 square foot convenience store and quick-serve restaurant with drive-thru, a 4,323 square foot carwash, a 5,335 square foot canopy with 8 gas dispensers for automobiles, and 2 canopies (1,386 square feet each) with 8 gas dispensers for tractor-trailers. Phase 2 to include a 2,637 square foot building to house a Starbucks coffee shop with drive-thru and a fast food restaurant. (Use Type: Gasoline Sales – Combination; Eating Establishment - Convenience). The business proposes to operate 24 hours per day, 7 days per week. The applicant is also proposing a modification to the sign ordinance to permit a pylon sign with a maximum height of 100 feet and a maximum surface area of 300 square feet, to be located on the northeast corner of the property. The project will be served by the City of Stockton for sanitary sewer service and will utilize a private onsite well and onsite stormwater retention pond.

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

PROJECT LOCATION: The project site is on the southwest corner of N. Wilson Way and E. McAllen Rd., Stockton. (APN/Address: 132-020-22/4343 N. Wilson Way, Stockton) (Supervisorial District: 2)

ENVIRONMENTAL DETERMINATION: This is a Notice of Intent to adopt a Mitigated Negative Declaration for this project as described. San Joaquin County has determined that through the Initial Study that contains proposed mitigation measures all potentially significant effects on the environment can be reduced to a less than significant level. The Mitigated Negative Declaration and Initial Study can be viewed on the Community Development Department website at www.sjgov.org/commdev under Active Planning Applications.

APPLICATION REVIEW: Recommendations and/or comments on this project must be submitted to the Community Development Department no later than December 1, 2020. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: November 3, 2020

TO:

SJC Supervisor: District 2	Caltrans – District 10	US Fish & Wildlife
SJC Building Division / Plan Check	CA Highway Patrol	Builders Exchange
SJC Environmental Health	CA Regional Water Quality Control Board	Building Industry Association
SJC Fire Prevention Bureau	Central Valley Flood Protection Board	Buena Vista Rancheria
SJC Mosquito Abatement	CA Fish & Wildlife Region: 2	California Valley Miwok Tribe
SJC Public Works	CA Native American Heritage Commission	California Tribal TANF Partnership
SJC Sheriff Communications Director	Stockton East Water District	North Valley Yokuts Tribe
City of Stockton	PG&E, AT&T	United Auburn Indian Community
Stockton Unified School District	California Water Service Company	Carpenters Union
Waterloo-Morada Fire District	Stockton Sewer Service	Haley Flying Service
Air Pollution Control District	Central California Traction Railroad	Precissi Flying Service
San Joaquin Council of Governments	Federal Emergency Management Agency	Sierra Club