



**APPLICATION REFERRAL:
Staff Review with Notice**

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The following project has been filed with this Department: **APPLICATION NUMBER: PA-1900284 (SA)**

PROPERTY OWNER: Muhammad Bilal
10445 Chantel Lane
Stockton, CA 95212

APPLICANT: Same

PROJECT DESCRIPTION: A Site Approval application for a gas station complex to include a convenience store, a restaurant, 6 fuel pumps, 2 underground fuel tanks, and 1 aboveground propane dispensing station (Use Type: Gasoline Sales – Combination; Eating Establishment - Convenience). The project proposes the construction of a 3,462-square-foot convenience store; a 900-square-foot restaurant; and a 4,650-square-foot fuel canopy. The parcel is served by California Water Service, City of Stockton Sewer District, and East Stockton Storm Drainage. The business proposes to operate 24 hours per day, 7 days per week.

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

PROJECT LOCATION: The project site is located on the southwest corner of State Route 26 (E. Fremont St.) and N. Oro Ave., 500 feet west of N. Gertrude Ave., Stockton. (APN/Address: 143-330-29 / 4010 E. Fremont St., 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 February 4, 2021. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: January 7, 2021

TO:

SJC Supervisor: District 2	Air Pollution Control District	East Stockton Sanitary Sewer Project
SJC Building Division / Plan Check	San Joaquin Council of Governments	California Water Service Company
SJC Environmental Health	CA Alcoholic Beverage Control	Alcohol & Tobacco Tax & Trade Bureau
SJC Fire Prevention Bureau	Caltrans – District 10	Buena Vista Rancheria
SJC Mosquito Abatement	CA Highway Patrol	California Tribal TANF Partnership
SJC Public Works	CA Fish & Wildlife Region: 2	California Valley Miwok Tribe
SJC Sheriff Communications Director	CA Native American Heritage Commission	North Valley Yokuts Tribe
City of Stockton	Stockton East Water District	United Auburn Indian Community
Stockton Unified School District	PG&E, AT&T	Sierra Club
East Side Fire District		