



MITIGATED NEGATIVE DECLARATION

TO: Office of Planning & Research
 P. O. Box 3044
 Sacramento, California 95812-3044

FROM: San Joaquin County
 Community Development Department
 1810 East Hazelton Avenue
 Stockton, California 95205

County Clerk, County of San Joaquin

PROJECT TITLE: Site Approval No. PA-1900284

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, San Joaquin County. (APN/Address: 143-330-29 / 4010 E. Fremont St., Stockton) (Supervisorial District: 2)

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).

PROPONENT: Muhammad Bilal

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.

Date: January 7, 2021

Contact Person:

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