



Jennifer Jolley, Director

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 Tim Burns, Code Enforcement Chief
 Jay Clayton, Senior Building Inspector

**APPLICATION REFERRAL:
 Staff Review with Notice**

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-2100275 (SA)**

PROPERTY OWNER: Edgar Rizkallah **APPLICANT:** Same
 Blackhawk Management Group LLC
 2605 Camino Tassajara Ln. #1582
 Danville, CA 94526

PROJECT DESCRIPTION: A Site Approval application for the ARCO/AMPM development on Eleventh Street in Tracy, to include construction of fueling stations for autos and for trucks, a convenience market to include wine and beer sales, and a carwash with vacuum stations. Structure area will total approximately 17,000 square feet. The project will also include an underground fuel storage tank, an underground water reclaim system for the carwash, a grease interceptor, a propane filling tank, a trash enclosure, parking, landscaping, and a future electric vehicle charging station. Private, on-site utilities will be constructed for the facility and include a septic system, well, and retention pond. Three driveways from Eleventh Street are proposed, one for ingress, one for egress for the truck fueling station, and one for the auto fueling station. An additional driveway is proposed from S. Chrisman Road.

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

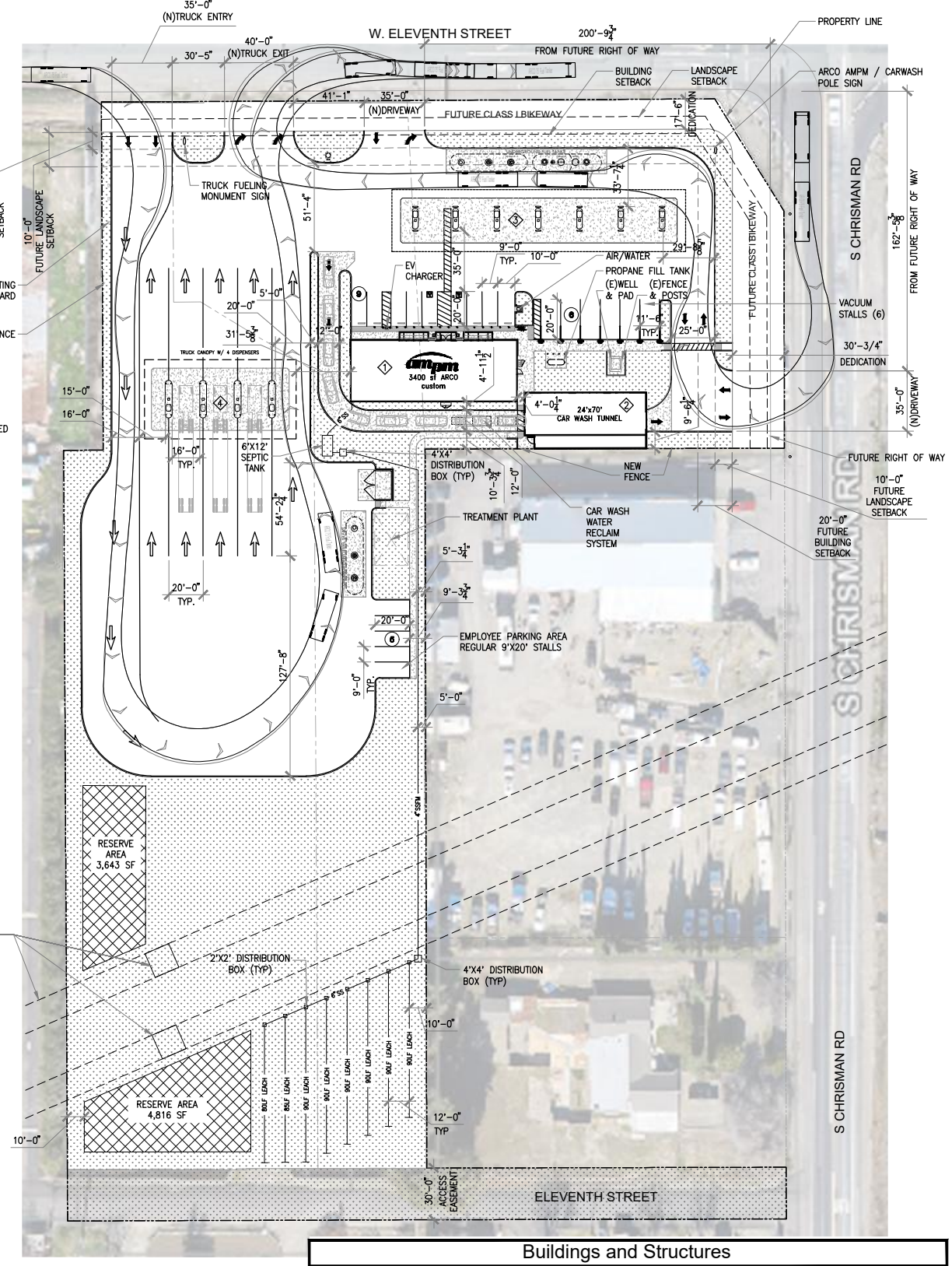
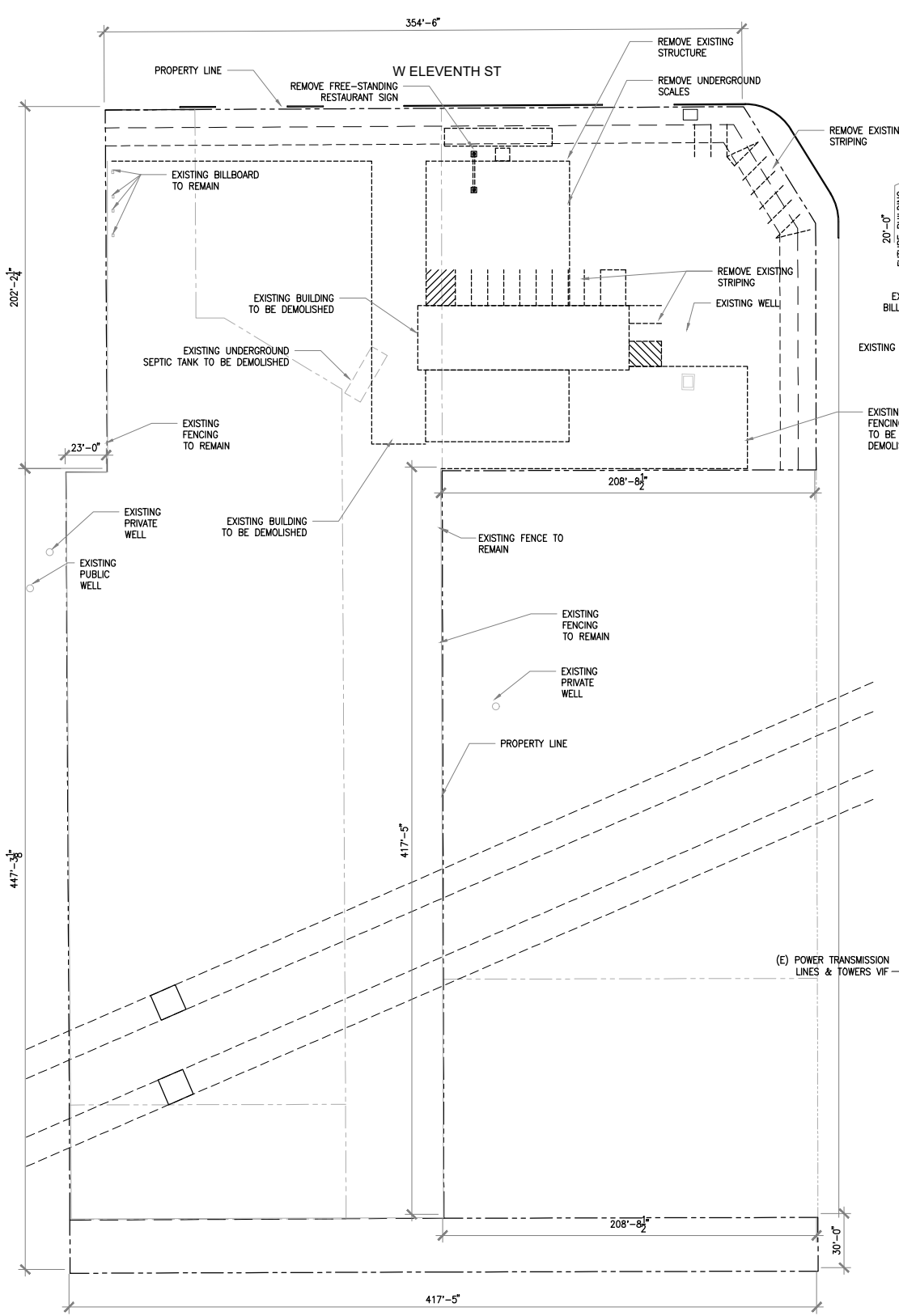
PROJECT LOCATION: The project site is on the west side of S. Chrisman Rd., the southwest corner of the intersection of S. Chrisman Rd. and W. Eleventh St., Tracy. (APN/Address: 250-150-16, -17, -18 / 7500 W. Eleventh St., Tracy.) (Supervisory District: 5)

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 March 16, 2023. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: February 16, 2023

- TO:**
- | | | |
|-------------------------------------|-----------------------------------------|------------------------------------|
| SJC Supervisor: District 5 | San Joaquin Council of Governments | US Fish & Wildlife |
| SJC Assessor | Caltrans – District 10 | US Army Corps |
| SJC Building Division | CA Highway Patrol | Buena Vista Rancheria |
| SJC Environmental Health | CA Regional Water Quality Control Board | California Tribal TANF Partnership |
| SJC Fire Prevention Bureau | Central Valley Flood Protection Board | California Valley Miwok Tribe |
| SJC Mosquito Abatement | Delta Stewardship Council | North Valley Yokuts Tribe |
| SJC Public Works | CA Dept. of Motor Vehicles | United Auburn Indian Community |
| SJC Sheriff Communications Director | CA Fish & Wildlife Region: 3 | Carpenters Union |
| City of Tracy | CA Native American Heritage Commission | Delta Keeper |
| Tracy Unified School District | PG&E | Haley Flying Service |
| Tracy Rural Fire District | Union Pacific Railroad | Precissi Flying Service |
| Air Pollution Control District | Federal Emergency Management Agency | Sierra Club |
| Delta Commission | | |



3 VICINITY MAP
SCALE NO SCALE

PROJECT DATA

LOCATION: SWC W ELEVENTH & S CHRISMAN RD
7500 W ELEVENTH ST.
TRACY, CA

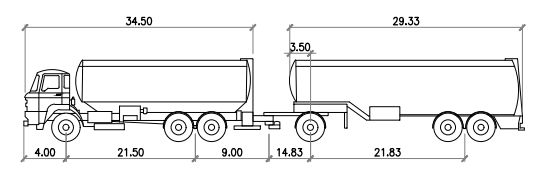
CURRENT ZONING: C-G (GENERAL COMMERCIAL)

APN: 250-15-18, 250-15-17, 250-15-16
TOTAL LOT AREA: 4.1 ACRES

PARKING REQUIRED	= 23 SPACES
C-STORE (4 STALLS PER 1000 SF) X 3800 SF	= 14 SPACES
CAR WASH (2 STALLS PER 1000 SF) X 2430 SF	= 5 SPACES
EMPLOYEE (0.67 STALLS PER 1 EMPLOYEE) X 5	= 4 SPACES
PARKING PROVIDED:	= 36 SPACES
REGULAR: (9/C-STORE, 6/CAR WASH, 16/FUELING, 5/EMPLOYEE)	= 36 SPACES

SITE LEGEND

- NEW CONCRETE SIDEWALK/PAVING
- NEW LANDSCAPE
- NEW ASPHALT, RE. CIVIL DWGS FOR ADDITIONAL INFORMATION



ARCO 75'

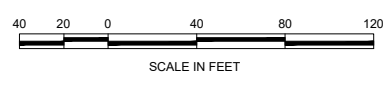
FIRST PART WIDTH	:8.50	LOCK TO LOCK TIME	:6.0
TRAILER WIDTH	:8.50	STEERING ANGLE	:36.0
FIRST PART TRACK	:8.50	ARTICULATING ANGLE	:70.0
TRAILER TRACK	:8.50		

Buildings and Structures

Structure Number	Proposed Use(s)	Floors	SQ. FT Per Floor	Total SQ. FT.	Building Height	Occupancy
1	Convenience Store	1	3,400	3,400	26'-0"	M
2	Car Wash	1	2,430	2,430	15'-0"	B & S-1
3	Fuel Canopy	Roof	6,141	6,141	17'-6"	M
4	Truck Fuel Canopy	Roof	4,048	4,048	17'-6"	M

REVISED SITE PLAN
REDUCED FROM 36X24 TO 11X17

1 EXISTING/DEMO SITE PLAN
SCALE 1" = 40'-0"



2 SITE PLAN
SCALE 1" = 40'-0"

DEMO & SITE PLAN