



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Corinne King, Deputy Director of Planning

Tim Burns, Code Enforcement Chief

Jay Clayton, Senior Building Inspector

**APPLICATION REFERRAL:
Staff Review with Notice**

**Re-Referral:
Revised Site Plan**

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
Blackhawk Management Group LLC
2605 Camino Tassajara Ln. #1582
Danville, CA 94526

APPLICANT: Same

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 23, 2023. Recommendations and/or comments received after that date may not be considered in staff's analysis.

AGENCY REFERRALS MAILED ON: February 23, 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		

