



Jennifer Jolley, Director

Eric Merlo, Assistant Director

Tim Burns, Code Enforcement Chief

Corrine King, Deputy Director of Planning

Jeff Niemeyer, Deputy Director of Building Inspection

NOTICE OF DETERMINATION

TO: Office of Planning & Research
 P. O. Box 3044, Room 212
 Sacramento, California 95812-3044

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

County Clerk, County of San Joaquin

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number: 2023020419

PROJECT TITLE: Site Approval No. PA-2100275

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, San Joaquin County. (APN/Address: 250-150-16, -17, -18 / 7500 W. Eleventh St., Tracy.) (Supervisory District: 5)

PROJECT DESCRIPTION: 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).

PROPONENT: Edgar Rizkallah, Blackhawk Management Group LLC

This is to advise that the San Joaquin County Community Development Department has approved the above described project on May 26, 2023, and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A Statement of Overriding Considerations was not adopted for this project.
6. Findings were not made pursuant to the provisions of CEQA.

This is to certify that a complete record of project approval is available for review by the general public at the office of the San Joaquin County Community Development Department, 1810 East Hazelton Avenue, Stockton, CA 95205; or via website at <https://www.sjgov.org/commdev>.

Signature:

Date: 5/26/2023

Name: Laura Sauers

Title: Deputy County Clerk

Signed by Lead Agency

Date Received for filing at OPR: _____