

Community Development Department

Planning · Building · Neighborhood Preservation

NOTICE OF DETERMINATION

TO:

X

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

X

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: 2020110063

PROJECT TITLE: Site Approval No. PA-2000072

PROJECT LOCATION: The project site is located on the southwest corner of N. Wilson Way and E. McAllen Rd., Stockton, San Joaquin County. (APN/Address: 132-020-22/4343 N. Wilson Way, Stockton) (Supervisorial District: 2)

PROJECT DESCRIPTION: Site Approval application to develop an existing 4.55-acre lot in 2 phases over 4 years. Phase 1 to include a 5,940 square foot convenience store and quick-serve restaurant with drive-thru, a 4,323 square foot carwash, a 5,335 square foot canopy with 8 gas dispensers for automobiles, and 2 canopies (1,386 square feet each) with 8 gas dispensers for tractor-trailers. Phase 2 to include a 2,637 square foot building to house 2 fast food restaurants with drive-thrus. (Use Type: Gasoline Sales – Combination; Eating Establishment - Convenience). The business proposes to operate 24 hours per day, 7 days per week. The project will be served by a private well, public sewer system and onsite stormwater retention ponds.

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

PROPONENT: Blyden LP / IGRA Investments Inc. / Dillon & Murphy

This is to advise that the San Joaquin County Community Development Department has approved the above described project on December 4, 2020, 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:	John 12	Date:	12-4-20
Name:	Domenique Martorella	Title:	Deputy County Clerk
	Signed by Lead Agency		
Date Received for filling at OPR:			