

## **Community Development Department**

Planning · Building · Code Enforcement · Fire Prevention · GIS

Jennifer Jolley, Director

Eric Merlo. Assistant Director Corinne King, Deputy Director of Planning Tim Burns, Code Enforcement Chief Jay Clayton, Senior Building Inspector

United Auburn Indian Community

Carpenters Union

Haley Flying Service

Delta Keeper

## 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@sigov.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 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.) (Supervisorial 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 North Valley Yokuts Tribe

SJC Mosquito Abatement Delta Stewardship Council SJC Public Works CA Dept. of Motor Vehicles SJC Sheriff Communications Director CA Fish & Wildlife Region: 3

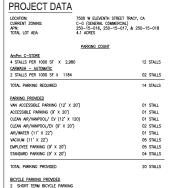
City of Tracy CA Native American Heritage Commission

Tracy Unified School District PG&E Tracy Rural Fire District Union Pacific Railroad

Precissi Flying Service Air Pollution Control District Federal Emergency Management Agency Sierra Club

**Delta Commission** 

Stockton, California 95205 | (209) 468-3121 | www.sjgov.org/commdev 1810 E Hazelton Avenue



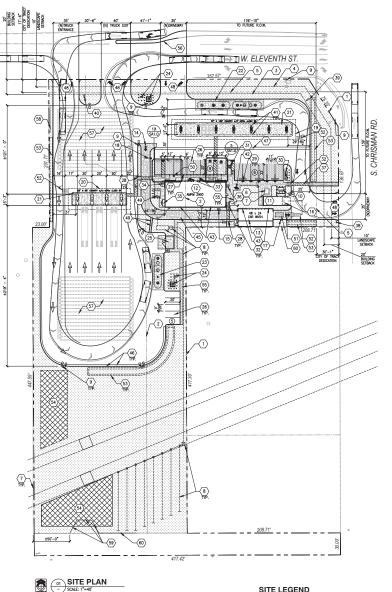






## ARCO 75'

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



## SITE LEGEND NEW CONCRETE PAD, SIDEWALK, PAVING NEW PAVERS, RE: CML DWGS.

NEW LANDSCAPE NEW TRUNCATED DOMES DETECTABLE WARNING ◆□ € SITE LIGHTING, RE: ELECTRICAL DWGS. (7) NUMBER OF PARKING SPACES

KEYED NOTES

1 PROPERTY LINE. 2 PARCEL LINE.

BUILDING SETBACK. 4 LANDSCAPE SETBACK.

5 FUTURE RIGHT OF WAY.

6 (E) WELL

(7) (E) FENCE AND GATE.

(8) (N) SEPTIC SYSTEM, RE: SEPTIC DWGS. & CW/ PLUMBING DWGS.

(N) SITE/YARD LIGHT POLE, RE: ELECTRICAL DWGS.

(N) ABOVE GROUND PROPANE TANK DISPENSER W/ PUMP & METER. INSTALL (N) PROTECTION BOLLARDS. RE: 6/SA1.0 & 7/SA1.0.

(11) (N) 38'X12' RV/LOADING PARKING STALL.

(12) (N) CONVENIENCE STORE.

(13) (N) CAR WASH TUNNEL AND EQUIPMENT ROOM, CW/ CAR WASH EQUIPMENT PLANS.

(14) (N) CAR WASH VEHICLE ENTRY STAGING LANE.

(15) (N) CAR WASH ACTIVATION PORTAL, RE: 04/CWA4.2

\$\langle (\mathbf{n}) UNDERGROUND WATER STORAGE TANK, CW/ CAR WASH EQUIPMENT PLANS. (N) CAR WASH DRYER TIMER SIGN, RE: 02/CWA4.2 & CW/ CAR WASH EQUIPMENT

(20) (N) DIESEL CANOPY, DISPENSERS, AND PAD, CW/ CANOPY, FUEL, AND CIVIL DWGS.

(22) (N) UNDERGROUND FUEL STORAGE TANKS AND PAD, CW/ FUEL DWGS.

(24) (N) FUEL VENT RISER PIPES AND CLEAN AIR SEPARATOR TANK, CW/ FUEL DWGS. (N) TRASH ENCLOSURE, PAD, AND APRON, RE: 01/SA2.0, CIVIL, AND STRUCTURAL

 $\langle 26 \rangle$  (N) PARKING STALLS, STRIPE PER PLAN.

(28) (N) TRUNCATED DOMES DETECTABLE WARNING SURFACE, RE: 12/T1.3.

(29) (N) VACUUM BOOM, RE: 6/CWA4.2 & CW/ CAR WASH EQUIPMENT PLANS.

(30) (N) VACUUM SUPPLIER W/ PROTECTION BOLLARDS, CW/ CAR WASH EQUIPMENT PLANS, RE: 6/CWA4.2.

 $\langle \overline{31} \rangle$  (N) ACCESSIBLE AIR/WATER MACHINE W/ BOLLARDS, RE: 03/SA3.0 AND 02.1.

\$\sqrt{32}\$ (N) ACCESSIBLE RAMP, RE: 6/T1.3 & CIVIL DWGS.

(33) (N) NATURAL BROWN AGGREGATE TRASH RECEPTACLE, RE: Q1.1 AND Q2.1.

 $\overline{\left\langle 34\right\rangle }$  (N) ICE MERCHANDISER, RE: Q1.1 AND Q2.1.

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(36) (N) SECURED PORTABLE PROPANE TANK STORAGE CAGE ANCHORED TO SLAB.

37 ACCESSIBLE PATH OF TRAVEL.

(N) UNAUTHORIZED VEHICLE PARKING SIGN, RE: 4/T1.3.

(39) (N) FUEL MONUMENT SIGN, BY OTHERS, RE: 6/SA3.0 AND ELECTRICAL DWGS.

 $\overline{\langle 40 \rangle}$  (N) DIESEL MONUMENT SIGN, BY OTHERS, RE: ELECTRICAL DWGS.

(N) FUEL PUMP BOLLARD, RE: 05/SA3.0.

(42) (N) BICYCLE PARKING RACK, CLASS 3, FIVE BIKE, MULTI-CURVE TUBE RACK (PALMER GROUP, LLC MODEL #H3605-G, WWW.BIKEPARKING.COM), GALVANIZED, RE: 4/SA1.0 & 10/SA1.0.

(43) (N) ROOF DRAIN AND OVERFLOW LEADERS, RE: 15/SA1.0 & CW/ CIVIL DWGS.

(44) (N) AWNING DRAIN LEADERS, RE: 16/SA1.0 & CW/ CIVIL DWGS.

(45) (N) DRIVE AISLE PAVEMENT, CW/ CMIL DWGS.

(N) CURB AND GUTTER, CW/ CIVIL DWGS.

(N) VALLEY GUTTER, CW/ CIVIL DWGS.

(N) DRIVEWAY PER CITY STANDARD DETAIL, CW/ CIVIL DWGS.

49 PROPOSED LOCATION OF (N) TRANSFORMER AND PAD. TRANSFORMER INSTALLED BY UTILITY COMPANY, PROTECTION BOLLARDS TO BE INSTALLED AS REQUIRED PER PG&E'S GREENBOOK GUIDELINES, CW/ PG&E, ELECTRICAL AND CIVIL DWGS.

\$ 90 PROPOSED LOCATION OF FUTURE ELECTRICAL VEHICLE CHARGER. INSTALL PROTECTION BOLLARDS AND JUNCTION BOX, CM/ ELECTRICAL DWGS.

(51) PROPOSED LOCATION OF (N) UNDERGROUND WATER RECOVERY SYSTEM FOR CAR WASH, CW/ PLUMBING, CNIL, AND CAR WASH EQUIPMENT DWGS.

\$53\text{PROPOSED LOCATION OF BIORETENTION BASIN, SWALE W/ UNDERGROUND RETENTION CHAMBERS, CW/ CIVIL DWGS.

 $\left\langle\overline{54}\right\rangle$  proposed septic reserve area, CW/ Septic DWGS. AND CIVIL DWGS.

55 CONCRETE WALK EDGE, RE: 2/SA1.0.

\$\sqrt{56}\$ (N) MEDIAN AND RELATED ITEMS, RE: CIVIL DWGS.

\$\sqrt{57}\$ (N) STORMTECH CHAMBER SYSTEM, RE: CIVIL DWGS.

(58) (E) BILLBOARD.

59 RELOCATED FENCE AND GATE ACCESS POINT.

 $\overleftarrow{60}$  INFILL FENCE AS REQUIRED TO MATCH (E).







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SEAL:	

ARCO NTI 2900 AM/PM 7 MPD FUEL CANOPY 4 MPD DIESEL CANOP 24'X48' CAR WASH

7500 W. 11TH STREET TRACY, CA 95304

FACILITY # TRD

DESIGNED BY:	
CHECKED BIT	BV
DRAMN BY:	TP
VERSION:	PROJECT NO:
_	21111.0

SITE PLAN

**SA0.2**