

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Site Plan Review SPC-19-109 and Minor Use Permit UPON-19-110 - Rotten Robbie

Lead Agency: City of Manteca

Contact Name: Mr. Tendai Mtunga, Associate Planner

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Project Location: City of Manteca, County of San Joaquin
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Proposed Project includes the construction of a 4,800 square foot convenience store with twenty-one (21) parking spaces. There are eight (8) Auto-MPD 's, sixteen (16) fueling positions, and two (2) truck diesel fueling islands associated with the convenience store. The auto fueling will feature unleaded gasoline and diesel fuel. The fuel will be stored in four (4) underground storage tanks, located on the southerly portion of the project site. There will be a maximum of three (3) employees on-site at all times during business hours. Proposed hours of operation consist of twenty-four (24) per day, seven (7) days per week.

Access to and from the project site is provided via three (3) ingress and egress locations into the project site; two (2) will be located along Airport Way and one (1) will be located on Wawona Avenue. The Wawona driveway access shall be full access and access from S. Airport Way will be restricted to right-in-right-out only. As a Condition of Approval, the Proposed Project will re-stripe S. Airport Way to modify turning movements along the project site frontage.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Please refer to the following sections in the Initial Study: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, and Noise. The Proposed Project will have less than significant impacts with mitigation incorporated for the above environmental topics.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of known controversy include, Health Risk, Air Quality, and Traffic impacts to nearby roadways and intersections. These areas were expressed during a Public Workshop for the Proposed Project held with nearby residents.

Provide a list of the responsible or trustee agencies for the project.

There are no responsible or trustee agencies for the Proposed Project.