

# 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: PA-1900284 Gas Station Complex

Lead Agency: San Joaquin County - Community Development Department

Contact Name: Alisa Goulart

Email: alisa.goulart@sjgov.org Phone Number: 209-468-0222

Project Location: Stockton, San Joaquin County

*City*

*County*

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

A Site Approval Application for a gas station complex to include a convenience store, a restaurant, six (6) fuel pumps, two (2) underground fuel tanks, and one (1) above ground propane dispensing station (Use Type: Gasoline Sales – Combination; Eating Establishment - Convenience). The project proposes the construction of a 3,462 square foot convenience store, a 900 square foot restaurant, and a 4,650 square foot fuel canopy. The parcel is served by California Water Service, City of Stockton Sewer District, and East Stockton Storm Drainage. The business proposes to operate twenty-four (24) hours per day, seven (7) days per week.

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

SJCOG responded to this project referral that the project is subject to the SJMSCP. The applicant has confirmed that he will participate in SJMSCP. With the applicant's participation, the proposed project is consistent with the SJMSCP and any impacts to biological resources resulting from the proposed project will be reduced to a level of less-than-significant.

To reduce any possible increase in ambient noise levels to noise sensitive residential properties, Development Title Section 9-1022.4 requires commercial projects that abut a residential zone or a conforming residential use, to be screened using a solid masonry wall six to seven feet in height erected along the abutting property line. Additionally, Development Title Section 9-410.5(b)(1)(2) requires that side and rear yards of lots within the commercial zones must be increased to a minimum of twenty (20) feet when abutting property that is developed with conforming residential uses. Therefore, the project will be conditioned to require a solid masonry wall six to seven feet in height along the south property line and a rear yard setback on the south property line of twenty (20) feet.

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

n/a

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