

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-2100077 (UP)

Lead Agency: San Joaquin County Community Development Department

Contact Name: Giuseppe Sanfilippo

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Project Location: Tracy, California San Joaquin
City *County*

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

This project is A Use Permit application to develop an existing 3-acre lot to include a 3,500 square foot convenience store, a 2,000 square foot restaurant with a drive-thru, a 5,775 square foot canopy with four (4) diesel gas dispensers for tractor trailers, a 3,300 square foot canopy with five (5) gas dispensers for automobiles, and parking for fifteen (15) tractor-trailers. The project proposes 14,575 square feet of total buildings at full buildout. The project site has access from the Interstate 5 and State Route 33 off ramps. The proposed project will utilize an onsite water well, septic system, and storm water drainage. The project site is not under a Williamson Act contract.

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

The Natural Diversity Database does not list any rare, endangered, or threatened species located on or near the project area. Referrals have been sent to the San Joaquin Council of Governments (SJCOG) for review. SJCOG has determined that the applicant is subject to the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), and the applicant has confirmed participation. The applicant will be required to provide proof of participation prior to issuance of a grading permit. As a result, the proposed project is consistent with the SJMSCP, as amended, as reflected in the conditions of project approval for this proposal. Pursuant to the *Final EIR/EIS for San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP)*, dated November 15, 2000, and certified by SJCOG on December 7, 2000, implementation of the SJMSCP is expected to reduce impacts to biological resources resulting from the proposed project to a level of less-than-significant.

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

None

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

San Joaquin County Department of Public Works
San Joaquin County Environmental Health Department
CalTrans District 10
California Highway Patrol
California Department of Motor Vehicles
Central Valley Regional Water Quality Control Board
California Department of Fish and Game
Air Resources Board
Union Pacific Railroad Company