

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-2300194 (UP)

Lead Agency: San Joaquin County Community Development Department

Contact Name: Jacob Pahule

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Project Location: Unincorporated County, south of Tracy San Joaquin
City *County*

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

A Conditional Use Permit application to develop a truck stop on an 9.58-acre project site to include a 10,000 square foot convenience store, a 2,000 square foot limited service restaurant, a refueling station with five (5) gasoline dispensers and six (6) diesel dispensers under canopies, 94 automobile parking spaces, a 7,000 square foot truck wash and service building, and truck parking for sixty-six (66) trucks and fifty-six (56) trailers for customers of the truck stop. The project site includes the approximately 3-acre site of a previously approved truck stop under Use Permit PA-2100077. (Use Types: Eating and Drinking Establishment–Restaurant, Limited Service; Retail Sales and Services–Convenience Store; Retail Sales and Services–Alcoholic Beverage Sales, Off-Premises; Truck Services–Washing; Fuel Sales–Automotive; and Fuel Sales–Truck)

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

None

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

A referral was sent to the San Joaquin Council of Governments (SJCOG) on March 14, 2024, for review. The San Joaquin Council of Governments (SJCOG) has determined that the project is subject to the *San Joaquin County Multi-Species Habitat Conservation and Open Space Plan* (SJMSCP) for any future development that results in ground disturbance. Participation in the SJMSCP provides compensation for the conversion of Open Space to non-Open Space uses which affect the plant, fish and wildlife species covered by the Plan. The applicant has confirmed participation in the SJMSCP. If the Administrative Use Permit is approved, any future ground disturbance at the site would be subject to the SJMSCP as a Conditional of Approval. As a result, the anticipated impact to Biological Resources is less than significant.

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
Central Valley Regional Water Quality Control Board
California Department of Fish and Wildlife
Air Resources Board