

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: S-Line Transport - PA-2600033 (TA), PA-2600034 (GP and ZR), PA-2600035 (A)

Lead Agency: County of San Joaquin

Contact Name: Megan Aguirre

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Project Location: Manteca, San Joaquin

City

County

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

See attachment.

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

Agricultural Resources: Mitigation includes a 1:1 ratio of a conservation easement or in-lieu fee per San Joaquin County's Development Title Chapter 9-701.

Air Quality: Mitigation includes maintaining records of construction activities and providing a summary report of each phase to the San Joaquin Valley Air Pollution Control District.

Biological Resources: Mitigation is proposed to require participation in the San Joaquin County Multi-Species Habitat Conservation and Open Space Plan (SJMSCP) and implementation of Incidental Take Minimization Measures (ITMMs) prescribed by the San Joaquin Council of Governments (SJCOG).

Cultural Resources: Mitigation is proposed to protect against impacts to inadvertent discoveries during groundmoving activities such as cultural resources and human remains. Mitigation includes the implementation of tribal monitoring and a mitigation plan in consultation with the consulting Tribe as applicable.

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

There are no areas of controversy for this Project.

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

There are no responsible or trustee agencies for this Project.

PROJECT DESCRIPTION: A General Plan Text Amendment, General Plan Map Amendment, Zone Reclassification, and Administrative Use Permit application: This Application includes 3 applications:

General Plan Text Amendment No. PA-2600033 proposes to amend the road classification requirements for the Warehouse Industrial (I/W) designation by allowing development to be served by an existing roadway constructed to industrial road standards that is within one-half mile of a County-defined Major Collector or higher classification roadway or a highway frontage road.

General Plan Map Amendment and Zone Reclassification No. PA-2600034 proposes to change the General Plan designation from A/G (General Agriculture) to I/W (Warehouse Industrial) and the zoning designation from AG-40 (General Agriculture- 40 acre minimum) to I-W (Warehouse Industrial). The portion of the parcel that contains a General Plan designated as OS/RC (Resource Conservation) is not proposed to be amended and is consistent with both the existing and proposed zoning designations.

Administrative Use Permit No. PA-2600035 proposes to develop a truck parking and repair facility on 4.02 acres of the 16.52-acre project site. The project includes parking for 26 tractors and 26 trailers, an additional staging area for 5 tractors and 5 trailers for the truck repair facility, a 3,750-square-foot truck repair building, a 625-square-foot parts storage building and a 625-square-foot office building. The project is proposing to use a private well for water, a private septic system for wastewater, and a retention basin for storm water runoff. Access to the site is proposed from the northern terminus of Comconex Road. The site is not under a Williamson Act Contract.