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: General Plan Amendment and Rezone Application No. | . PLN2020-0123 - 132 Investments |
| Lead Agency: Stanislaus County Planning and Community Developm | nent Department |
| Contact Name: Jeremy Ballard, Senior Planner | |
| Email: | Phone Number: (209) 525-6330 |
| Project Location: 15101 Maze Boulevard (SR 132), CA Stanislaus Co | |
| City | County |
| Project Description (Proposed actions, location, and/or consequences | s). |
| Request to amend the General Plan designation from Agriculture and (P-D) (23) to a new Planned Development, to allow for the development heavy-duty trucks and passenger vehicles, and a 8,400 square-foot retwo shell suites for future retail use on a 9-acre portion of a 15.66-acre | ent of an 18-pump fueling station, serving both retail building made up of a convenience market and |
| | |
| | |
| | |

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

The document discusses that the proposed project would pose a standalone significant safety impact due to the potential for cueing in mainline SR 132 to turn left towards onto the project site as well as vehicles slowing to turn right onto North McCracken Road or the project site driveway located on SR 132. The analysis developed mitigation to these impacts in the form of a center turn lane north of the eastbound lane, extending from McCracken Road the length of the site's frontage on SR 132 and an acceleration/deceleration lane for westbound vehicles ingress and egress to the site. A measure to design project driveways and the northern corners of the SR 132 and McCracken Road intersection to accommodate turning movements of STAA trucks was also included. Other projects requirements suggested by the analysis that were not intended as mitigation included preparation of STAA truck turning exhibits and construction of the access between the project site and the commercial development in San Joaquin County. These mitigation measures have been applied to the project and the design will ultimately be subject to Caltrans standards.

| If applicable, describe any of the project's areas of controversy agencies and the public. | known to the | Lead Age | ency, includin | g issues | raised b |
|--|--------------|----------|----------------|----------|----------|
| N/A | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| Provide a list of the responsible or trustee agencies for the project. | | | | | |
| California Department of Transportation San Joaquin Valley Air Pollution Control District | | | | | |
| State Water Resources Control Board - Drinking Water Division | | | | | |
| Stanislaus County Department of Public Works Stanislaus County Department of Environmental Resources | | | | | |
| Chambiado County Doparamont of Entriol and Treesearces | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| • | | | | | |