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-1400084 (SA)	
Lead Agency: <u>San Joaquin County Community Development D</u>	<u>Department</u>
Contact Name: Teddie Hernandez	
Email: <u>thernandez@sjgov.org</u>	Phone Number: 209-468-8359
Project Location: <u>Tracy, San Joaquin County</u>	County
City Project Description (Proposed actions Josephan and/or consequences)	County

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

A Site Approval application for a facility with multiple uses in two phases over 5 years. Phase 1 includes trailer parking for up to 10 trailers, the construction of a 4,960 square foot concrete slab for outdoor truck repair, a tow yard with an area of approximately 16,000 square feet and the construction of a 960 square foot modular office, and the construction of a 360 square foot off-premises digital billboard sign with a maximum height of 50 feet. Phase 2 includes the storage of 83 additional trailers and the construction of a 4,960 square foot building over the concrete slab included in Phase I (Use Types: Truck Sales & Services-Parking & Repairs, Auto Sales & Services-Inoperable Vehicle Storage, & Off-premises Sign) The parcel will be served by on-site septic and well and on-site storm drainage. This parcel is not under a Williamson Act Contract. Access is provided from S Hansen Road. Note: This project was previously reviewed in 2014 and was withdrawn. The current project has been updated with a new project description.

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 as potentially occurring in or near the site. Referrals have been sent to the San Joaquin Council of Governments (SJCOG) for review. SJCOG has determined that the project is subject to the San Joaquin Multi-Species Habitat Conservation and Open Space Plan (SJMSCP), and the applicant has confirmed participation. As a result, the proposed project is consistent with the SJMSCP, as amended, and this will be reflected in the conditions o 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. The applicant has confirmed they will participate in the SJMSCP, and by participating in the plan this would reduce potential impacts on special-status plant and animal species to a less-than-significant level.

If applicable, describe any of the agencies and the public.	project's areas of co	ontroversy known to t	the Lead Agency, i	ncluding issues raised b
Dravida a list of the reasonable or	truatas aganaias far	the project		
Provide a list of the responsible or CalTrans	uustee agencies ioi i	пе ргојест.		
CA DMV SJCOG CVRWQCB				
SJVAPCD SJ Public Works				
SJ Environmental Health				