

## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
--------------

**Project Title:** \_\_\_\_\_  
 Lead Agency: \_\_\_\_\_ Contact Person: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
 City: \_\_\_\_\_ Zip: \_\_\_\_\_ County: \_\_\_\_\_

**Project Location:** County: \_\_\_\_\_ City/Nearest Community: \_\_\_\_\_  
 Cross Streets: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" N / \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" W Total Acres: \_\_\_\_\_  
 Assessor's Parcel No.: \_\_\_\_\_ Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: \_\_\_\_\_ Waterways: \_\_\_\_\_  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: \_\_\_\_\_

**Document Type:**

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) _____	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Mit Neg Dec	Other: _____	<input type="checkbox"/> FONSI	_____

**Local Action Type:**

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: _____

**Development Type:**

<input type="checkbox"/> Residential: Units _____ Acres _____	<input type="checkbox"/> Transportation: Type _____
<input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Mining: Mineral _____
<input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power: Type _____ MW _____
<input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Waste Treatment: Type _____ MGD _____
<input type="checkbox"/> Educational: _____	<input type="checkbox"/> Hazardous Waste: Type _____
<input type="checkbox"/> Recreational: _____	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Water Facilities: Type _____ MGD _____	

**Project Issues Discussed in Document:**

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

**Present Land Use/Zoning/General Plan Designation:** \_\_\_\_\_

**Project Description:** (please use a separate page if necessary)

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## **Project Description**

The applicant is seeking to modify the December 2018 mass grading permit and associated conditions and mitigation measures to include the following:

- Tentative Parcel Map – TPM-2020-2230 (TPM-37985)
- Development Plan – DP-2020-2231
- Conditional Use Permit – CUP-2020-2232

### **Tentative Parcel Map – TPM-2020-2230 (TPM-37985) – Appendix C**

The parcel map proposes to subdivide the property into two parcels. Parcel 1 will be 1.10 acres net for the Alliance Propane facility. Parcel 2 will be 8.70 acres net for the Adams Avenue Storage facility. Parcel 2 will include the open space drainage easement of 3.17 acres for the habitat conservation area. The dedication of right-of-way for Adams Avenue and the installation of curb, gutter, and sidewalk are included as part of the subdivision.

### **Development Plan – DP-2020-2231 – Appendix D**

#### ***Alliance Propane Facility – Parcel 1***

The Development Plan will include reviewing the site plan for both Parcel 1 and 2. As previously noted, Parcel 1 is proposed to develop the Alliance Propane facility. The facility is an LP gas bulk plant facility with six – 30,000-gallon tanks, storage of empty customer tanks, and company delivery parking.

Entry to the site will be from a shared concrete driveway with Parcel 2, the Adams Avenue Storage facility, then through a rolling gate at the property line (between the two properties). Exit-only access will be provided via a concrete driveway at the easterly side of the parcel.

The driveway bifurcates the property with the area behind the driveway proposed for empty propane tank storage. The area in front of the driveway includes a 95-foot by 75-foot rectangular area separated by k-rails and bollards. The six – 30,000-gallon bulk gas tanks will be permanently mounted to store the LP gas distributed to customers. A single delivery truck parking space is in front of the 30,000-gallon storage tank.

The use will operate Monday through Friday from 6:00 a.m. to 6:00 p.m. and Saturday from 7:00 a.m. to 4:00 p.m., and it will be closed on Sundays. It is estimated that there will be anywhere from five to ten daily trips to the site to load delivery vehicles with LP gas and/or to load the 30,000-gallon tanks with LP gas.

#### ***Adams Avenue Storage – Parcel 2***

Parcel 2 is proposed for the Adams Avenue Storage facility. The facility will store vehicles, boats, recreational vehicles, and equipment. Entry to the site will be from the shared concrete driveway on the parcel at the easterly property boundary then through an automatic gate. The driveway will provide access to the concrete fire access and then to the permeable driveways that will serve the permeable parking areas for the storage of the vehicles. A sewer dump station is provided.

The facility will operate as a self-service facility with access twenty-four hours a day, seven days a week.

#### Conditional Use Permit – CUP-2020-2232

A Conditional Use Permit (CUP) is required for the Alliance Propane Facility as it is a petroleum product and is being stored and distributed. The City defines “Petroleum Distribution and Storage” facilities requiring a CUP in the GI – General Industrial Zone. Therefore, the use as described above requires a CUP.

#### Construction Characteristics

The applicant proposes construction in early 2021, with construction completed in five months. Grading for the Subsequent IS/MND portion of the project includes precise grading for the Adams Avenue Storage and Alliance Propane facilities. The grading will involve trenching for utilities, roadway improvements, and retaining walls

The project includes curb, gutter, sidewalk, and lane improvements to Adams Avenue along the project frontage. Site access is planned via a shared driveway at the middle of the site, and the propane facility will also have an exit-only driveway on the easterly boundary.

The project will comply with all applicable federal, state, and local regulations, including the California Building Standards Code (Title 24). In addition, the project has been reviewed against the City’s Climate Action Plan (CAP). Based on the City’s Climate Action Plan Consistency Checklist (See Appendix S – Climate Action Plan Consistency Checklist), the project is in conformance with the CAP.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

_____ Air Resources Board	_____ Office of Historic Preservation
_____ Boating & Waterways, Department of	_____ Office of Public School Construction
_____ California Emergency Management Agency	_____ Parks & Recreation, Department of
_____ California Highway Patrol	_____ Pesticide Regulation, Department of
_____ Caltrans District # _____	_____ Public Utilities Commission
_____ Caltrans Division of Aeronautics	_____ Regional WQCB # _____
_____ Caltrans Planning	_____ Resources Agency
_____ Central Valley Flood Protection Board	_____ Resources Recycling and Recovery, Department of
_____ Coachella Valley Mtns. Conservancy	_____ S.F. Bay Conservation & Development Comm.
_____ Coastal Commission	_____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____ Colorado River Board	_____ San Joaquin River Conservancy
_____ Conservation, Department of	_____ Santa Monica Mtns. Conservancy
_____ Corrections, Department of	_____ State Lands Commission
_____ Delta Protection Commission	_____ SWRCB: Clean Water Grants
_____ Education, Department of	_____ SWRCB: Water Quality
_____ Energy Commission	_____ SWRCB: Water Rights
_____ Fish & Game Region # _____	_____ Tahoe Regional Planning Agency
_____ Food & Agriculture, Department of	_____ Toxic Substances Control, Department of
_____ Forestry and Fire Protection, Department of	_____ Water Resources, Department of
_____ General Services, Department of	
_____ Health Services, Department of	_____ Other: _____
_____ Housing & Community Development	_____ Other: _____
_____ Native American Heritage Commission	

---

### Local Public Review Period (to be filled in by lead agency)

Starting Date \_\_\_\_\_ Ending Date \_\_\_\_\_

---

### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

---

Signature of Lead Agency Representative: \_\_\_\_\_ Date: \_\_\_\_\_

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.