

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: USE PERMIT APPLICATION NO. PLN2021-0078- SANGHERA INVESTMENTS, INC.

Lead Agency: Stanislaus County

Contact Name: Avleen K. Aujla, Assistant Planner

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Project Location: N. Golden State Blvd, Between Nunes & E. Keyes Road Keyes, Stanislaus
City *County*

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

Request to construct a truck terminal that facilitates fueling, parking, loading, and unloading for company owned trucks and its drivers on a 5.23-acre parcel in the Planned Development (P-D) (332) zoning district. P-D (332) was established by Rezone No. PLN2015-0032 – Belkorp Ag, which was approved by the Board of Supervisors on November 3, 2015, to allow for the development of a variety of Highway Commercial uses, including truck terminals which requires a Use Permit prior to development. The project proposes the construction of four buildings, consisting of: a two-story office, shop, and driver amenities building, 6,500 square feet in size, to be utilized for administrative work, a shop to be utilized for light truck maintenance, and for driver rest, shower, and laundry facilities; a single-story administrative building, 6,000 square feet in size, to be utilized for truck dispatching, reception, security office, conference room, and as an employee restroom and breakroom; a single-story truck dock building, 3,900 square feet in size; and a single-story security guard kiosk, 94 square feet in size. The project proposes to contract with various agriculture producers and grocery stores for the transfer and delivery of goods throughout Arizona, California, Nevada, and Texas.

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

Not yet known.

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

Not yet known.

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

CA DEPT OF FISH & WILDLIFE, CA DEPT OF TRANSPORTATION DIST 10, CA OPR STATE CLEARINGHOUSE, CA RWQCB CENTRAL VALLEY REGION, CITY OF: TURLOCK, COMMUNITY SERVICES DIST: KEYES, FIRE PROTECTION DIST: KEYES, IRRIGATION DIST: TURLOCK, MOSQUITO DIST: TURLOC, MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICE, MUNICIPAL ADVISORY COUNCIL: KEYE, PACIFIC GAS & ELECTRI, POSTMASTER: KEYE, RAILROAD: UNION PACIFI, SAN JOAQUIN VALLEY APC, SCHOOL DIST 1: KEYES UNIO, SCHOOL DIST 2: TURLOCK UNIFIE, WORKFORCE DEVELOPMEN, STAN CO AG COMMISSIONER, TUOLUMNE RIVER TRUST, STAN CO BUILDING PERMITS DIVISION, STAN CO CEO, STAN CO DER, STAN CO ERC, STAN CO HAZARDOUS MATERIALS, STAN CO PARKS & RECREATION, STAN CO PUBLIC WORKS, STAN CO SHERIFF, STAN CO SUPERVISOR DIST 2: CHIESA, STAN COUNTY COUNSEL, StanCOG, STANISLAUS FIRE PREVENTION BUREAU, STANISLAUS LAFCO