

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. PLN2021-0122 - Simmons Truck Parking

Lead Agency: Stanislaus County

Contact Name: Emily Basnight, Assistant Planner

Email: planning@stancounty.com Phone Number: 209-525-6330

Project Location: 425 and 445 Simmons Road, Turlock, CA; Stanislaus County
City *County*

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

Request to establish a tractor-trailer parking facility on a 20.01± acre parcel in the General Agriculture (A-2-10) zoning district. The applicant proposes to transport refrigerated and dry goods such as: alcoholic and non-alcoholic beverages, wood and dry food products. The proposal includes a 1.48± acre graveled tractor-trailer parking area consisting of 19 spaces for 8 tractor-trailer combinations and a trailer that are all owned by the property owners. Fencing and shrubs will screen the parking spaces on the west side of the parking area. Three of the property owners will drive the trucks; no additional employees are proposed. Hours of operation will be from 8:00a.m. to 5:00p.m. Mon – Friday, year-round, with occasional trips on Saturdays and Sundays. No products will be stored on-site. No fueling or repair of trucks will take place on-site. Access is proposed from City of Turlock-maintained W. Glenwood Ave. via an existing unimproved 60-foot wide non-exclusive easement located on the adjacent parcel north of the project site located within the City of Turlock. The applicant proposes to gravel the 60-foot wide access easement. The project site is improved with two single-family dwellings, accessory structures and irrigated open land. The site is served by private well and septic system.

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

This is the first circulation of the project. No significant effects are known at this time.

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

No areas of controversy have been identified with respect to the proposed project.

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

CA DEPT OF FISH AND WILDLIFE; CA DEPT OF TRANSPORTATION DIST 10; CA OPR STATE CLEARINGHOUSE; CA RWQCB CENTRAL VALLEY REGION; CENTRAL VALLEY FLOOD PROTECTION; CITY OF: TURLOCK; COOPERATIVE EXTENSION; COUNTY OF MERCED; DER GROUNDWATER RESOURCES DIVISION; FIRE PROTECTION DIST: TURLOCK RURAL; GSA: WEST TURLOCK SUBBASIN; IRRIGATION DIST: TURLOCK; MOSQUITO DIST: TURLOCK; MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES; PACIFIC GAS & ELECTRIC; RAILROAD: UNION PACIFIC; SAN JOAQUIN VALLEY APCD; SCHOOL DIST 1: TURLOCK UNIFIED; STAN CO AG COMMISSIONER; STAN CO BUILDING PERMITS DIVISION; STAN CO CEO; STAN CO DER; STAN CO ERC; STAN CO FARM BUREAU; STAN CO HAZARDOUS MATERIALS; STAN CO PUBLIC WORKS; STAN CO SHERIFF; STAN CO SUPERVISOR DIST 2: CHIESA; STAN COUNTY COUNSEL; STANISLAUS FIRE PREVENTION BUREAU; STANISLAUS LAFCO; STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST.10; TELEPHONE COMPANY: AT&T.