

# 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. PLN2021-0052 – PATTAR TRUCKIN

Lead Agency: Stanislaus County

Contact Name: Jeremy Ballard, Associate Planner

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Project Location: Keyes Stanislaus  
*City* *County*

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

Request to amend the General Plan and zoning designation of a 10 acre parcel from Agriculture and General Agriculture (A-2-40) to Planned Development, to legalize a commercial semi-truck parking facility, which was first cited to be operating without land use permits in 2019. The proposed project will utilize 6.2 acres of the 10 acre parcel for the parking of semi-truck and trailer combinations, accommodating up to 80 graveled parking stalls. The vehicles will solely belong to the on-site operation, spaces will not be rented out to non-contracted employees. Additionally, two existing buildings, located on the southwest portion of the project site, will be utilized for the operation; a 1,725 square-foot shop building, offering minor maintenance for trucks parked on-site, and a 1,933 square-foot converted single-family dwelling, to be used as an administrative office. Both the shop and office were converted without obtaining the required building permits. On-site maintenance within the shop building will be limited to visual inspections, tire changes, and fluid checks. No engine repairs or other body work is proposed as part of the project. 12 passenger vehicle parking stalls, for employees, are proposed adjacent to the shop and office buildings.

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

N/A

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

N/A

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

N/A