

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. PLN2023-0131 - London Tractor and Trailer Repair

Lead Agency: Stanislaus County Planning and Community Development Department

Contact Name: Kristen Anaya, Associate Planner

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Project Location: 342 Orange Avenue, Patterson, CA Stanislaus County
City *County*

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

Request to establish a tractor, trailer, and farm equipment repair facility on a 4.39± acre parcel in the General Agriculture (A-2-10) zoning district. The site is currently improved with a 1,414± square-foot single-family dwelling, a 224± square-foot office, a 144± square-foot utility building, and a 2,680± square-foot shop building. The equipment repair will utilize the office and shop building. Proposed hours of operation are Monday through Friday, from 9:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m. The facility will have two employees and expects two to five customer visits per day. The project site will include a total of seven graveled parking spaces. Service and delivery vehicles are expected to make one to two visits per-week. No goods will be grown, manufactured, or sold on-site. No equipment, supplies, or materials will be stored on-site. Six-foot-high chain-link fencing will separate the facility from Orange Avenue in the north and the specialty foods packaging company to the east. Storm drainage will be handled via overland drainage. No construction is proposed. The site is served by a private well and septic system. Access to County-maintained Orange Avenue is provided via an existing 20-foot-wide asphalt driveway.

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.

See Attachment A - Distribution List of Early Consultation referral.