

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. PLN2024-0016 – Atwal Properties

Lead Agency: Stanislaus County

Contact Name: Kristen Anaya, Associate Planner

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Project Location: 1018 Welty Road, Patterson, Stanislaus County, CA
City *County*

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

Request to amend the general plan and zoning designations of a 23± acre parcel from Agriculture and General Agriculture (A-2-40) to Planned Development (P-D), to allow for development of a truck parking and dispatch facility that will serve a fleet of tractors with refrigeration trailers that haul goods for Safeway and Albertson's. The proposal includes development of a 2.6-acre paved parking lot, consisting of 40-stalls for the parking of tractor-trailers and 21 parking stalls for passenger vehicles. The project includes the construction of a 15,000± square foot maintenance bay for minor repairs of the on-site fleet, and a 5,000± square foot proposed office which will be used for administrative activities, such as management, accounting, human resources, and dispatch. The site is currently improved with a 300 square-foot shed which will remain on-site if approved and utilized for storage. A fleet of 25 trucks and 35 trailers will utilize the site for parking. Hours of operation are proposed to be 7:00 a.m. to 5:00 p.m. Monday through Friday, and 7:00 a.m. to 12:00 p.m. on weekends. 20 employees on a minimum shift and up to 30 employees on a maximum shift, including drivers and office staff, will access the site per-day. Up to eight truck trips are anticipated to occur per-day.

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

None identified to date.

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

None identified to date.

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

See Distribution List attached to Early Consultation Referral, Attachment A.