



Notice of Completion and Environmental Document Transmittal California Environmental Quality Act

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TO: State Clearinghouse P.O. Box 3044 Sacramento, CA 95812-3044 (916) 445-0613

FROM: Stanislaus County Planning & Community Development 1010 10th Street, Suite 3400, Modesto, CA 95354 Planning Phone: (209) 525-6330 Fax: (209) 525-5911 Building Phone: (209) 525-6557 Fax: (209) 525-7759

Project Title: USE PERMIT APPLICATION NO. PLN2021-0078- SANGHERA INVESTMENTS
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Avleen K. Aujla, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: N. Golden State Blvd City/Nearest Community: Community of Keyes
Cross Streets: between Nunes and E Keyes Rd Zip Code: 95326
Longitude/Latitude (degrees, minutes and seconds): 0' 00" N / 0' 00" W Total Acres: 5.23
Assessor's Parcel Number: 045-074-004 Section: 31 Twp.: 4 Range: 10E Base: MDB&M
Within 2 Miles: State Hwy #: 99 Waterways: N/A
Airports: N/A Railways: Union Pacific Schools: Keyes Union/Turlock Unified

Local Public Review Period: (to be filled in by lead agency)
Starting Date: December 21, 2021 Ending Date: January 5, 2022

Document Type:
CEQA: [ ] NOP [ ] Draft EIR [ ] Supplement/Subsequent EIR [ ] Neg Dec (Prior SCH No.) [ ] Mit Neg Dec [ ] Other:
NEPA: [ ] NOI [ ] EA [ ] Draft EIS [ ] FONSI
OTHER: [ ] Joint Document [ ] Final Document [ ] Other:

Local Action Type:
[ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [X] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other

Development Type:
[ ] Residential Units: Acres:
[ ] Office Sq.ft.: Acres: Employees:
[X] Commercial Sq.ft.: 221,318 Acres: 5.08 Employees: 13
[ ] Industrial Sq.ft.: Acres: Employees:
[ ] Educational
[ ] Recreational
[ ] OCS Related
[ ] Water Facilities Type: MGD
[ ] Transportation Type:
[ ] Mining Mineral:
[ ] Power Type: MW
[ ] Waste Facilities Type: MGD
[ ] Hazardous Waste Type:
[ ] Other

Project Issues Discussed in Document:
[ ] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [ ] Water Quality
[ ] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [ ] Water Supply/Groundwater
[ ] Archeological/Historical [ ] Geological/Seismic [ ] Sewer Capacity [ ] Wetland/Riperian
[ ] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [ ] Noise [ ] Solid Waste [ ] Land Use
[ ] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous [ ] Cumulative Effects
[ ] Economic/Jobs [ ] Public Services/Facilities [ ] Traffic/Circulation [X] Other N/A

Present Land Use/Zoning/General Plan Designation:
Vacant Zoning: Planned Development (P-D) (332) GP: Planned Development

**Project Description:** (please use a separate page if necessary)

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.

The project proposes to install landscaping, made up of a mixture of drought-resistant trees, shrubs, and groundcover, along the site's Golden State Boulevard road frontage, and throughout the employee and truck driver vehicle parking lot. There will be paved areas around the buildings and in the parking lot, but the remainder of the site, including the truck parking area, will remain gravel. On all sides of the project, chain link fencing will be installed. The project proposes 13 employees during a maximum shift and three employees during a minimum shift. Drivers reporting to the site arrive on an as-needed basis for refueling, or for the loading and offloading of product. However, no product will be stored onsite. Approximately 5-7 drivers will be on site on any given day. It is estimated that there will be a maximum of 10 trucks and 10 trailers parked at the facility during any given time, however the site will accommodate the parking of up to 60 trucks, which will be offsite on delivery the majority of the time. The days and hours of operation for the office and shop will be Monday to Friday 8:00 a.m. to 5:00 p.m. and Saturday 8:00 a.m. to 1:00 p.m. However, trucks will have access to the facility 24/7. There are 73 parking spaces proposed at the site, 51 for drivers and 16 for office employees. Of these, 63 are regular spaces, 4 accessible spaces, and 6 are motorcycle spaces. In addition, there are 60 parking spaces for trucks in the proposal.

The project site is proposed to be served with public water and public sewer by the Keyes Community Services District (CSD). A reciprocal access agreement is proposed between the subject parcel and the parcel adjoining the Northern boundary of the parcel to allow each parcel to utilize a shared access from 80-Foot-wide county-maintained N. Golden State Blvd.

**Reviewing Agencies Checklist:**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

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| <input type="checkbox"/> Air Resources Board                              | <input type="checkbox"/> Native American Heritage Commission  |
| <input type="checkbox"/> Boating & Waterways, Department of               | <input type="checkbox"/> Office of Emergency Services   |
| <input type="checkbox"/> California Emergency Management Agency           | <input type="checkbox"/> Office of Historic Preservation  |
| <input type="checkbox"/> California Highway Patrol                        | <input type="checkbox"/> Office of Public School Construction                                       |
| <input checked="" type="checkbox"/> Caltrans District # <u>10</u>         | <input type="checkbox"/> Parks & Recreation, Department of  |
| <input type="checkbox"/> Caltrans Division of Aeronautics                 | <input type="checkbox"/> Pesticide Regulation, Department of  |
| <input type="checkbox"/> Caltrans Planning                                | <input type="checkbox"/> Public Utilities Commission  |
| <input checked="" type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Reclamation Board  |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy           | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u>  |
| <input type="checkbox"/> Coastal Commission                               | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Colorado River Board Commission                  | <input type="checkbox"/> Resources Recycling and Recovery, Department of                            |
| <input checked="" type="checkbox"/> Conservation, Department of           | <input type="checkbox"/> S.F. Bay Conservation & Development Commission                             |
| <input type="checkbox"/> Corrections, Department of                       | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy                    |
| <input type="checkbox"/> Delta Protection Commission                      | <input type="checkbox"/> San Joaquin River Conservancy  |
| <input type="checkbox"/> Education, Department of                         | <input type="checkbox"/> Santa Monica Mountains Conservancy   |
| <input type="checkbox"/> Energy Commission                                | <input type="checkbox"/> State Lands Commission   |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>         | <input type="checkbox"/> SWRCB: Clean Water Grants  |
| <input type="checkbox"/> Food & Agriculture, Department of                | <input type="checkbox"/> SWRCB: Water Quality   |
| <input type="checkbox"/> Forestry & Fire Protection, Department of        | <input type="checkbox"/> SWRCB: Water Rights  |
| <input type="checkbox"/> General Services, Department of                  | <input type="checkbox"/> Tahoe Regional Planning Agency   |
| <input type="checkbox"/> Health Services, Department of                   | <input type="checkbox"/> Toxic Substances Control, Department of                                    |
| <input type="checkbox"/> Housing & Community Development                  | <input type="checkbox"/> Water Resources, Department of   |
| <input type="checkbox"/> Integrated Waste Management Board                | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |

Other: \_\_\_\_\_

**Lead Agency** (Complete if applicable):

Consulting Firm: Stanislaus County  
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Contact: Avleen K. Aujla  
Phone: (209) 525-6330

Applicant: Sanghera Investments.  
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City/State/Zip: Hughson, CA 95326  
Contact: Haren Sanghera  
Phone: 209-735-0400

Signature of Lead Agency Representative: *Avleen K. Aujla*

Date: 12-21-2021