



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2021120492

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, Inc.
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): 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: April 27, 2022 Ending Date: May 31, 2022

Document Type:
CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec (Prior SCH No.) [] Mit Neg Dec
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 [] 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/Riparian
[] 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 [] Other N/A

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

Project Description:

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 – Belcorp Ag, approved by the Board of Supervisors on November 3, 2015, to allow for the development of a variety of Highway Commercial uses on five parcels. P-D (332) includes truck terminals as a permitted use provided a Use Permit is obtained prior to development. The project proposes the construction of four buildings, consisting of:

- A 4,414 square-foot shop to be utilized for light truck maintenance, and for driver rest, shower, and laundry facilities;
- A 6,500 square-foot administrative building, to be utilized as offices, for truck dispatching, reception, security office, conference room, and as an employee restroom and breakroom;
- A 3,900 square-foot truck dock building; and
- A 94 square-foot security guard kiosk.

The project also proposes development of 60 gravel truck and trailer parking spaces, a truck washing station, and gas fueling station on the site. The trucks are utilized to transfer goods to and from various agriculture producers and grocery stores throughout Arizona, California, Nevada, and Texas. A paved employee parking lot with 67 parking spaces is also proposed to be developed, 51 for drivers and 16 for office employees. Landscaping, made up of a mixture of drought-resistant trees, shrubs, and groundcover, will be installed along the site's road frontage, and throughout the employee parking lot. On all sides of the project, solid fencing or another more decorative 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 on-site. 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 off-site 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.

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".

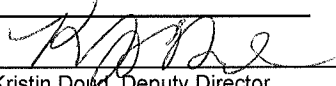
<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/>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

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Avleen K. Aujla
Phone: (209) 525-6330

Applicant: Sanghera Investments, Inc.
Address: 6473 E Hatch Road,
City/State/Zip: Hughson, CA 95326
Contact: Haren Sanghera
Phone: 209-735-0400

Signature of Lead Agency Representative: _____


Kristin Doud, Deputy Director
Signed for and on behalf of Avleen K. Aujla, Assistant Planner

Date: 4/27/22