



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH #

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. PLN2021-0122 - Simmons Truck Parking
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Emily Basnight
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 425 and 445 Simmons Road City/Nearest Community: City of Turlock
Cross Streets: Lander Avenue and S. Walnut Road Zip Code: 95380
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 20.01±
Assessor's Parcel Number: 044-017-023 Section: 27 Twp.: 5 Range: 10 Base: MDB&M
Within 2 Miles: State Hwy #: State Route 99 Waterways: TID Lateral No. 5
Airports: Turlock Airpark Railways: Union Pacific Schools: Turlock Unified

Local Public Review Period: (to be filled in by lead agency)
Starting Date: January 19, 2022 Ending Date: February 3, 2022

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

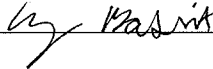
Development Type:
[] Residential Units: Acres: Water Facilities Type: MGD
[] Office Sq.ft.: Acres: Employees: Transportation Type:
[] Commercial Sq.ft.: 64,469± Acres: 1.48± Employees: 3 Mining Mineral:
[] Industrial Sq.ft.: Acres: Employees: Power Type: MW
[] Educational Waste Facilities Type: MGD
[] Recreational Hazardous Waste Type:
[] OCS Related 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:
Two single-family dwellings, accessory residential structures and irrigated open land / General Agriculture (A-2-10) / Agriculture

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

Applicant: Raghubir Singh Bhandal, Property Owner
Address: 445 W. Simmons Road
City/State/Zip: Turlock, CA 95380
Contact: Sabino Urrutia, Elevation Design + Consulting
Phone: 209-872-2099

Signature of Lead Agency Representative: 

Date: 01/18/2022