



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: GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2021-0052 - PATTAR TRUCKING
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Jeremy Ballard, Associate Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 4325 West Taylor Road City/Nearest Community: Keyes/Turlock
Cross Streets: Taylor Court Zip Code: 95380
Longitude/Latitude (degrees, minutes and seconds): 0 0 0 N / 0 0 0 W Total Acres: 10
Assessor's Parcel Number: 045-053-009 Section: 32 Twp.: 4 Range: 10 Base: MDB&M
Within 2 Miles: State Hwy #: 99 Waterways: N/A
Airports: N/a Railways: Union Pacific Schools: Keyes Elementary

Local Public Review Period: (to be filled in by lead agency)
Starting Date: February 28, 2022 Ending Date: March 15, 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 [ ] 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.: 3658 Acres: 6 Employees: 12
[ ] 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 [ X ] Other N/A

Present Land Use/Zoning/General Plan Designation:
Unpermitted truck parking facility/General Agriculture (A-2-40)/AG

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

Request to amend the General Plan and zoning designation of a 10 acre parcel from Agriculture and General Agriculture (A-2-40) to Planned Development, to legalize a commercial semi-truck parking facility, which was first cited to be operating without land use permits in 2019. The proposed project will utilize 6.2 acres of the 10 acre parcel for the parking of semi-truck and trailer combinations, accommodating up to 80 graveled parking stalls. The vehicles will solely belong to the on-site operation, spaces will not be rented out non-contracted employees. Additionally, two existing buildings, located on the southwest portion of the project site, will be utilized for the operation; a 1,725 square-foot shop building, offering minor maintenance for trucks parked on-site, and a 1,933 square-foot converted single-family dwelling, to be used as an administrative office. Both the shop and office were converted without obtaining the required building permits. On-site maintenance within the shop building will be limited to visual inspections, tire changes, and fluid checks. No engine repairs or other body work is proposed as part of the project. 12 passenger vehicle parking stalls, for employees, are proposed adjacent to the shop and office buildings. The semi-truck parking portion of the facility will be open 24 hours a day, seven days a week; however, the office and shop will only be open Monday through Friday, 8:00 a.m. to 5:00 p.m. The operation will serve the local food production industry but will include exportation of products out of state. No cargo will be held on-site. The applicant proposes to maintain storm drainage overland, utilizing the vacant southeastern 3.8 acre portion of the site. Additionally, the applicant proposes to utilize the existing domestic well and septic system for the project. The project site will maintain separate entrances for the parking lot and the shop/office area. The site will also be enclosed with combinations of a six-foot-tall chain link and wrought iron fencing, and include frontage landscape, consisting of crape myrtle street trees, hedges, groundcover, and accent plants along West Taylor Road. There is no advertising signage proposed as part of this request.

**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".

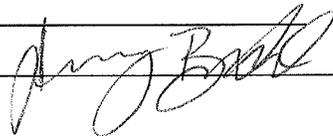
- |   |   |
|---|---|
| <input type="checkbox"/> Air Resources Board                              | <input type="checkbox"/> Office of Emergency Services   |
| <input type="checkbox"/> Boating & Waterways, Department of               | <input type="checkbox"/> Office of Historic Preservation  |
| <input 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              |   |

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**Lead Agency** (Complete if applicable):  
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Consulting Firm: Stanislaus County  
Address: 1010 10<sup>th</sup> Street, Suite 3400  
City/State/Zip: Modesto, CA 95354  
Contact: Jeremy Ballard, Associate Planner  
Phone: (209) 525-6330

Applicant: Harwinder Pattar  
Address: 4325 W. Taylor Road  
City/State/Zip: Turlock, CA 95380  
Contact: Harwinder Pattar  
Phone: 209-634-3849

Signature of Lead Agency Representative: \_\_\_\_\_



Date: 2-28-2022