



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: REZONE APPLICATION NO. PLN2021-0113 - GOLDEN STATE TRUCK PARKING
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Teresa McDonald, Associate Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 2119 & 2237 S Golden State Boulevard City/Nearest Community: Turlock
Cross Streets: S Golden State Blvd & Youngstown Road Zip Code: 95380
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 13.01
Assessor's Parcel Number: 044-031-004, 044-031-005 Section: 25 Twp.: 5 Range: 10 Base: MDB&M
Within 2 Miles: State Hwy #: 99 Waterways: N/A
Airports: N/A Railways: Union Pacific Schools: Cunningham Elementary School

Local Public Review Period: (to be filled in by lead agency)
Starting Date: April 15, 2022 Ending Date: May 2, 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: [] Water Facilities Type: MGD
[] Office Sq.ft.: Acres: Employees: [] Transportation Type:
[] Commercial Sq.ft.: 18,300 Acres: 13.01 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:
Vacant/ P-D 298/ Planned Development

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

Request to rezone two parcels, totaling 13.1 acres, from Planned Development (P-D) (298) to a new Planned Development (P-D) to allow for the development of a commercial truck parking facility. The project site is improved with the following: an existing 1,200 square-foot office, 2,500 square-foot shop with a 1,000 square-foot awning, 2,600 square-foot storage building, 11,000 square-foot pole barn, asphalt/concrete parking areas, lighting affixed to the existing buildings 10-20 feet in height, six 40-foot-tall free-standing poles, and 6-foot-tall chain link fencing around the perimeter of the site. The applicant is proposing to stripe the existing asphalt area with 58 parking spaces for tractor-trailer combinations and install a new gravel parking lot with 13 spaces for employee parking adjacent to the existing storage building. The office will be used for the employees of the parking facility. The shop will be used for light maintenance including changing tires, visual inspection, and checking fluid levels, and will not be open to the public. The storage building will be utilized to store forklifts, load docks, spare parts, tools, and personal or business documents. The pole barn will be used for outdoor storage of extra pallets stacked up to six feet in height and not visible from the roadway. The use of the pole barn and storage building are associated with a separate trucking business operated by the applicant. Proposed landscaping will consist of a combination of trees and shrubs creating a 20-foot-wide planting strip along the entirety of the road frontage, and privacy slats will be added to the existing chain link fencing along the side and rear property lines. No additional buildings or signage are proposed. Lighting will be added to four of the existing poles and the other two poles will be removed. No loading, unloading, or wash facilities are proposed. Hours of operation are proposed to be seven days a week from 9:00 a.m. to 5:00 p.m. with a maximum of three employees on-site for the office and shop. However, the site will be open to customers through a secured access gate, 24 hours a day, seven days a week. The project anticipates between up to 10 customers visiting the site per day, with up to five customers on-site at peak times. The site has access to South Golden State Boulevard and is served by private well and septic system. The site is listed on the EnviroStor database managed by the CA Department of Toxic Substances Control and is considered remediated with the possible exception of a hotspot of hexavalent chromium. The only ongoing activity is groundwater monitoring which occurs once per year.

P-D (298) was approved by the Board of Supervisors on April 19, 2005 under General Plan Amendment No. 2000-09 and Rezone No. 2000-12 – Valley Wood Preserving, Inc., to allow truck, recreational vehicles, and equipment parking and storage, and office, warehousing and storage within the existing buildings. However, no development took place resulting in an expired Planned Development. Accordingly, a rezone is required in order to approve development of the site.

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"/> 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 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 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):

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

Applicant: Jitendar Singh, Golden State Truck Parking
Address: 3794 Apple Blossom Lane
City/State/Zip: Turlock, CA 95382
Contact: Haren Sanghera, GDR Engineering, Inc.
Phone: (209)538-3360

Signature of Lead Agency Representative: Teresa McDonald

Date: 4/15/2022