



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2023050305

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. PLN2023-0027- Jammu Logistics
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Daniel Burk, Assistant Planner Trainee
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 4213 East Barnhart Road City/Nearest Community: Keyes
Cross Streets: Faith Home Road and Foote Road Zip Code: 95307
Longitude/Latitude (degrees, minutes and seconds): 0 00' 00" N / 000 00' 00" W Total Acres: 19.1±
Assessor's Parcel Number: 045-047-002 Section: 31 Twp.: 4 S Range: 10 E Base: MDB&M
Within 2 Miles: State Hwy #: 99 Waterways:
Airports: Railways: Union Pacific Schools: Keyes Elementary School

Local Public Review Period: (to be filled in by lead agency)
Starting Date: August 21, 2023 Ending Date: September 25, 2023

Document Type:
CEQA: [ ] NOP [ ] Draft EIR [ ] Early Cons [ ] 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.: 65,340 Acres: 135 Employees: 10
[ ] 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: Non Identified

Present Land Use/Zoning/General Plan Designation:
Single-family dwelling, garage, agricultural accessory building.

**Project Description:** Request to permit a truck parking operation on a 19.1± acre parcel in the General Agriculture (A-2-40) zoning district. The truck parking operation is proposed to be within a 1.5± acre graveled area and will include 12 truck-tractors and 18 trailers, all owned by applicant. The applicant has installed a seven-foot-tall chain link fence along the East Barnhart Road and Faith Home Road frontage to screen the parking area. The ingress and egress for trucks will be from Faith Home Road via a new driveway. Proposed hours of operation are Monday through Friday, from 7:00 a.m. to 4:00 p.m. No supply deliveries, loading, or unloading will occur as part of the project. The trucks will transport agricultural products such as lettuce, sweet potatoes, cilantro, watermelons, cauliflower, and almonds. No maintenance of the tractor-trailers will take place on-site. Up to 10 employees will park passenger vehicles on-site, while out on long-haul assignments. No structures will be built as part of the project. Storm drainage will be via a French drain system, to be developed within the parking area. No restroom or water facilities are proposed for employees utilizing the parking area. The balance of the parcel has been developed with a single-family dwelling, garage, and agricultural accessory building served by a private well and septic system.

**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 10<sup>th</sup> Street, Suite 3400  
 City/State/Zip: Modesto, CA 95354  
 Contact: Daniel Burk  
 Phone: (209) 525-6330

Applicant: Jammu Logistics, Inc.  
 Address: 4213 East Barnhart Road  
 City/State/Zip: Keyes, CA 95309  
 Contact: Nirmal and Lakbir Singh  
 Phone: (209) 605-7422

Signature of Lead Agency Representative: Signature on file. Date: August 21, 2023