



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
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Project Title: USE PERMIT APPLICATION NO. PLN2023-0026 - SINGH TRUCKING
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Daniel Burk
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 6816 North Washington Road City/Nearest Community: Keyes
Cross Streets: West Taylor Rd and East Barnhart Rd Zip Code: 95380
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 15.8±
Assessor's Parcel Number: 045-053-012 Section: 32 Twp.: 4 Range: 10 Base: MDB&M
Within 2 Miles: State Hwy #: State Route 99 Waterways: 60' T.I.D. Lateral No. 3
Airports: N/A Railways: Union Pacific Schools: Keyes ES, John H. Pitman HS, Walnut ES, Barbara Spratling MS

Local Public Review Period: (to be filled in by lead agency)
Starting Date: September 11, 2023 Ending Date: September 26, 2023

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:
[] FONSI

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.: 55,192 Acres: 1.27 Employees: 8 [] 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:
Former Dairy, two single-family dwellings, mobile home, carport / General Agriculture (A-2-40) / Agriculture

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

Request to permit an existing truck parking operation on a 15.9± acre parcel, in the General Agriculture (A-2-40) zoning district. The truck parking operation will take place within an existing 1.27± acre paved area and will include up to 12 truck-tractors and 24 trailers, all owned by applicant. Proposed hours of operation are Sunday through Saturday, from 6:00 am to 8:00 pm. The trucks will transport dry goods, general freight, and produce such as cardboard boxes, metal, plastic, paper products, seeds, sweet potatoes, and hay; no supply deliveries, loading, or unloading will occur as part of the project. Routine maintenance such as tire changes will be performed on-site. Up to eight employees will park passenger vehicles on-site while out on long-haul assignments. No structures will be built as part of the project. The existing 1,000± square-foot single-family dwelling will be converted into office space with restroom facilities available to employees. The paved parking area is located at the southwest portion of the parcel, which abuts agriculturally zoned parcels to the south and west, across County-maintained Washington Road. Additionally, the proposed project is located 150± feet away from any agricultural operations to the north and east. The applicant has installed a six-foot-tall chain link fence around the parking with an entrance gate recessed 90± feet from North Washington Road. Storm drainage will be handled via drainage basin. The site is served by a private well and a private septic system. The parcel is the site of a former dairy and is under Code Enforcement case CE 22-0274. It is developed with two single-family dwellings, carport, milk house, cow barn, and shade structure.

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 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: Daniel Burk
 Phone: (209) 525-6330

Applicant: Singh Trucking
 Address: 6816 Washington Rd
 City/State/Zip: Turlock, CA 95380-9557
 Contact: Sukhdev Singh
 Phone: 916-718-1827

Signature of Lead Agency Representative: _____ Signature on File _____ Date: _____