



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. PLN2024-0017 - LAFOLLETTE TRUCKING
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Marcus Ruddicks
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 5601 Pioneer Road City/Nearest Community: Hughson
Cross Streets: East Grayson Rd and East Keyes Rd Zip Code: 95326
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 9.81
Assessor's Parcel Number: 045-035-053 Section: 29 Twp.: 4 Range: 10 Base: MDB&M
Within 2 Miles: State Hwy #: State Route 99 Waterways: TID Upper Lateral No. 2 1/2, No. 2, No. 3,
Airports: N/A Railways: Union Pacific Schools: Learning Charter
Keyes ES, John H. Pitman HS, Walnut ES, Barbara Spratling MS, Keyes to

Local Public Review Period: (to be filled in by lead agency)
Starting Date: May 16, 2024 Ending Date: May 31, 2024

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.: 55,321 Acres: 1.27 Employees: 12 [] 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: Not Applicable

Present Land Use/Zoning/General Plan Designation:
Agricultural use, one single-family dwelling, ag storage building / General Agriculture (A-2-40) / Agriculture

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

Request to legalize an existing truck parking facility, currently operating on a 9.81-acre parcel in the General Agriculture (A-2-40) zoning district. The parcel is currently developed with a 3,842 square-foot single-family dwelling with an attached garage and a 4,800 square-foot agricultural storage building that will not be used as part of the parking facility. The proposed truck parking facility will take place within a 1.27-acre graveled area with 12 employee parking stalls and 12 parking stalls for 12 tractors and 24 trailers. Four of the tractor trailer combinations proposed to be parked on-site are owned by the property owner, who also lives on the property. The trucks will transport nonhazardous dry goods consisting of almond shells, walnut shells, and wood chips. The trailers will be left empty when parked on-site between trips. The proposed hours of operation are Monday through Saturday, from 5:00 a.m. to 6:00 p.m. Six of the trailers will be used primarily for the transport of field run almonds and walnuts during peak harvest season (approximately three to four months out of the year). Access will be taken off County-maintained Pioneer Road via a 20-foot-wide asphalt driveway. The applicant has proposed to enclose the parking facility with either a six-foot-tall chain-link fence or screen landscaping with planting such as hedge rows a minimum six-foot-tall. No fueling or major tractor trailer maintenance, fluid changes, or washing will occur on-site, and all major repairs will be completed off-site. Minor maintenance limited to tire changes, light and windshield wiper replacements, and checking fluids will be conducted on-site. The parcel is served by an existing well, septic tank, and a 250-gallon propane tank. There will be no change to stormwater drainage, which will be maintained via overland runoff. The applicant has also proposed to install frontage landscaping at the Pioneer Road entrance.

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 type="checkbox"/> Caltrans District # _____ | <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 | |

Lead Agency (Complete if applicable):

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

Applicant: LaFollette Trucking
Address: 5601 Pioneer Rd
City/State/Zip: Hughson, CA 95326
Contact: Chad LaFollette
Phone: 209-678-3551

Signature of Lead Agency Representative: Signature on File

Date: May 16, 2024