



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH #

TO: State Clearinghouse
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(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. PLN2025-0013 - PATTAR TRANSPORT, INC
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Marcus Ruddicks, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 3960 Faith Home Road City/Nearest Community: Ceres
Cross Streets: E Service Road and Roeding Road Zip Code: 95307
Longitude/Latitude (degrees, minutes and seconds): -120° 55' 15.6" N / 37° 34' 58.8" W Total Acres: 17.7
Assessor's Parcel Number: 018-045-022 Section: 18 Twp.: 4 Range: 10 Base: MDB&M
Within 2 Miles: State Hwy #: State Route 99 Waterways: TID Upper Lateral No. 2, No. 2 1/2, Ceres Main Canal
Airports: N/A Railways: Southern Pacific Schools: Sam Vaughn ES, Don Pedro ES, Barbara Spratling JH, Whitmore Charter, Argus HS, Walter White ES, La Rosa ES, Cesar Chavez JH, Lucas ES

Local Public Review Period: (to be filled in by lead agency)

Starting Date: March 7, 2025 Ending Date: March 27, 2025

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:
[ ] Office Sq.ft.: Acres: Employees:
[ ] Commercial Sq.ft.: 26,500 Acres: 0.6 Employees: 13
[ ] 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 [ ] Other: Not Applicable

Present Land Use/Zoning/General Plan Designation:

Agriculture use, one single-family dwelling, detached garage / General Agriculture (A-2-40) / Agriculture

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

Request to permit a truck parking facility for 12 tractor and 24 trailer combinations, on a 17.7± acre parcel, in the General Agriculture (A-2-40) zoning district. The proposed truck parking facility will take place within a 0.6± acre graveled area with a total of 12 tractor parking stalls. All of the tractor trailer combinations proposed to be parked on-site are owned by the property owner, who also lives on the property. The parcel is currently developed with a 1,188± square-foot single-family dwelling and detached garage. The applicant proposes to utilize approximately 200± square feet of the existing dwelling as a home office for the facility. The trucks will transport non-hazardous, dry, general freight. The proposed hours of operation for the facility's on-site office are from 8:00 a.m. to 5:00 p.m., Monday through Friday. Drivers will be able to access the parking area 24 hours a day, seven days a week. The company has 13 total employees, consisting of one office staff and 12 drivers. The drivers will report to the site between trips; however, a maximum of eight drivers will access the site daily for the pick-up and drop off of personal passenger vehicles and tractor-trailers, with an expected eight truck trips and eight passenger vehicle trips to and from the site each day. The applicant has also proposed to enclose the parking facility with a four-foot-tall, galvanized steel fence. Although minor maintenance such as tire changes, lights, windshield wiper replacements, and checking are permitted on-site, the applicant has stated the proposed project will not include these activities. Access is proposed to be taken off County-maintained East Service Road via a new 50-foot-wide asphalt driveway. The parcel is served by an existing well and septic tank. Stormwater drainage will be handled via a 400± square-foot drainage basin located inside the parking area.

**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: Marcus Ruddicks, Assistant Planner  
 Phone: (209) 525-6330 / planning@stancounty.com

Applicant: Pattar Transport, Inc.  
 Address: 3960 Faith Home Road  
 City/State/Zip: Ceres, CA 95307  
 Contact: Ranjit Singh Pattar  
 Phone: 209-595-3889 / pattar45@yahoo.com

Signature of Lead Agency Representative: Marcus Ruddicks

Date: 3/10/2025