



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. PLN2022-0066 – Five Star Carrier Xpress, Inc.
Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Avleen Aujla
Street Address: 1010 10th Street, Suite 3400 **Phone:** (209) 525-6330
City: Modesto, CA **Zip:** 95354 **County:** Stanislaus

Project Location: 2230 Golf Road **City/Nearest Community:** City of Turlock
Cross Streets: State Highway 99 and S. Golden State Blvd. **Zip Code:** 95380
Longitude/Latitude (degrees, minutes and seconds): ° _____ ' _____ " N / _____ ° _____ ' _____ " W **Total Acres:** 20.01±
Assessor's Parcel Number: 044-031-002 **Section:** 25 **Twp.:** 5 **Range:** 10 **Base:** MDB&M
Within 2 Miles: **State Hwy #:** State Route 99 **Waterways:** TID Lateral No. 5
Airports: Turlock Airpark **Railways:** Union Pacific **Schools:** Turlock Unified

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

Starting Date: August 25, 2022

Ending Date: September 9, 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.:** 429066 **Acres:** 9.85± **Employees:** 6 ☐ 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:

Two single-family dwellings, a metal shop and unplanted land / General Agriculture (A-2-10) / Agriculture

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

Request to legalize a commercial truck parking facility on a 9.85± acre parcel in the General Agriculture (A-2-10) zoning district. The applicant is proposing a parking area for 12 truck-tractor and 24 trailers. Additionally, the applicant will utilize an existing 1,326 square-foot metal shop for storing truck tires and light maintenance tools. No fueling, repairs, or maintenance of the trucks will occur on-site. The proposed parking area of the project site is 1.5± acres and currently graveled. The applicant proposes to transport dry goods such as: ladders, empty cans, and water bottles; no products will be stored on-site. Although the truck parking facility requires a Use Permit to operate, the parking of personal vehicles and agricultural equipment as proposed by the applicant is a permitted use within the A-2 zoning district. As the site is already being used for truck parking without the necessary permits and was cited by Code Enforcement, a Use Permit is required to legalize the existing use on the property. A 6-foot-tall wood fence surrounds the north and south sides of the parking area to screen and prevent trespassing onto adjacent agricultural lands. The project proposes six employees during a maximum shift and one employee during a minimum shift. No restrooms are proposed as part of this request. The proposed hours of operation are 5:00 a.m. to 5:00 p.m. Monday through Sunday. The project site is improved with two single-family dwellings, the balance of the property is planted in row crops. The project site is located in the City of Turlock's LAFCO adopted Sphere of Influence. The project site has access to County-maintained Golf Road via a single driveway. The applicant proposes to utilize this driveway for both the proposed use and the existing residence. Lastly, the site is served by private well and septic system, and proposes to maintain stormwater runoff on-site through overland drainage.

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 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Avleen Aujla
Phone: (209) 525-6330

Applicant: Sarvjeet Singh, Property Owner
Address: 2230 Golf Road
City/State/Zip: Turlock, CA 95380
Contact: Sarvjeet Singh
Phone: (209) 993-4441

Signature of Lead Agency Representative: Avleen Aujla

Date: 08-24-2021