



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2024120039

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: Use Permit Application No. PLN2024-0114 - Shergill and Sons
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: 2500 W Barnhart Road City/Nearest Community: Turlock
Cross Streets: Mountain View Road and Walnut Road Zip Code: 95382
Longitude/Latitude (degrees, minutes and seconds): -120° 52' 30" W / 37° 32' 38.3994" N Total Acres: 19.20
Assessor's Parcel Number: 045-055-003 Section: 33 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

Turlock JH, John H. Pitman HS, Walnut ES, Barbara, Keyes to Learning Charter, Sandra Tovar Medeiros ES.

Airports: N/A Railways: Union Pacific Schools:

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

Starting Date: August 1, 2025 Ending Date: September 5, 2025

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: [ ] Water Facilities Type: MGD
[ ] Office Sq.ft.: Acres: Employees: [ ] Transportation Type:
[ ] Commercial Sq.ft.: 55,000 Acres: 1.47 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:

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

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

Request to permit an existing truck parking facility for up 12 tractor-trailer combinations, on a 1.47-acre portion of a 19.2± acre parcel, in the General Agriculture (A-2-40) zoning district. The proposed truck parking facility will take place within a 1.47-acre graveled area with 12 parking stalls for 12 tractors and 24 trailers. Five of the tractor-trailer combinations proposed to be parked on-site are owned by the property owner, who also lives on the property. The applicant proposes to utilize a 900 square-foot modular office outside of the parking area on-site as part of the parking facility for dispatch and administration activities associated with the business. A restroom is also provided for the employees inside the office. The trucks will transport non-hazardous dry goods and produce. The proposed hours of operation for the on-site office are from 8:00 a.m. to 5:00 p.m., seven days a week. Drivers will be able to access the site twenty-four hours a day, seven days a week. 13 employees, consisting of one on-site administrative staff and up to 12 drivers, will report to the site on a maximum shift., 24 passenger vehicle trips one-way per-day (inbound and outbound trips for 12 drivers reporting to the site) and 24 one-way truck trips per-day (inbound and outbound trips for 12 trucks). Access is proposed to be taken off County-maintained West Barnhart Road via a 20-foot-wide gravel driveway. The applicant has also proposed to enclose the parking facility with a six-foot-tall chain-link fence with a wrought iron gate. Minor maintenance limited to tire changes, lights, windshield wiper replacements, and checking fluids will be conducted on-site. The parcel is currently developed with a 2,100 square-foot single-family dwelling and a 2,500± square-foot barn that will not be used as part of the parking facility. The parcel is served by an existing well and septic tank. Stormwater drainage will be handled via overland runoff. This application was submitted to correct Code Enforcement Case No. 22-0563, which opened on October 13, 2022.

**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                | Other: _____  |
| <input type="checkbox"/> Native American Heritage Commission              |   |

**Lead Agency** (Complete if applicable):

Lead Agency: Stanislaus County  
 Address: 1010 10<sup>th</sup> Street, Suite 3400  
 City/State/Zip: Modesto, CA 95354  
 Contact: Marcus Ruddicks  
 Phone /Email: (209) 525-6330/planning@stancounty.com

Applicant: Surinderjit Shergill  
 Address: 2500 W Barnhart Rd  
 City/State/Zip: Turlock, CA 95382  
 Contact: Sukhdeep Shergill, Applicant Representative  
 Phone/Email: (209) 412-6459/jimmy@shergillandsons.com

Signature of Lead Agency Representative:  Marcus Ruddicks (Aug 1, 2025 11:02:53 PDT)

Date: August 1, 2025