



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. PLN2025-0040- Rashpal Singh Trucking
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 / planning@stancounty.com
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 906 E Greenway Ave City/Nearest Community: Turlock
Cross Streets: Golf Road and Lander Avenue Zip Code: 95380
Longitude/Latitude (degrees, minutes and seconds): -120° 50' 22.524" N / 37° 27' 59.076" W Total Acres: 9.85
Assessor's Parcel Number: 044-029-001 Section: 26 Twp.: 5 Range: 10 Base: MDB&M
Within 2 Miles: State Hwy #: 99, 165 Waterways: TID Lateral No. 5

Airports: N/A Railways: Union Pacific, South Pacific Schools: Charter
Cunningham ES, Wakefield ES, Stanislaus Academy, Valley Oaks Fusion

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

Starting Date: May 6, 2026 Ending Date: May 27, 2026

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 [x] 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:
[x] Commercial Sq.ft.: 63,581 Acres: 1.46 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 [x] Other: N/A

Present Land Use/Zoning/General Plan Designation:

Single-family dwelling, accessory structures / General Agriculture (A-2-10) / Agriculture

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project, (e.g. Notice of Preparation or previous draft document) please fill in.

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

Request to permit an existing tractor-trailer parking facility for up to 12 tractor-trailer combinations, on a 9.85-acre parcel, in the General Agriculture (A-2-10) zoning district. The proposed truck parking facility will take place within a 1.46± acre area of the parcel with 24 parking stalls for 12 tractors and 24 trailers. A total of 11 tractors and five trailers are owned by the property owner. The parcel is currently developed with a single-family dwelling, well house, and a corral. The property owner proposes to utilize a portion of the existing single-family dwelling on-site as an office associated with the business. Employees will have access to a bathroom within this office space. No new structures are proposed under this request. The proposed hours of operation for the facility are 6:00 a.m. to 8:00 p.m., seven days a week. A total of 12 employees, consisting of on-site staff and drivers, will report to the site, with two to three expected to access the site per-day. Trucks to be parked on the site will transport dry goods and general freight. The parking area is proposed to be enclosed with six-foot-tall chain-link fencing with privacy slats. The applicant has also proposed planting screen landscaping along the site's frontage on Greenway Avenue. No maintenance is proposed to be conducted on-site. Access is proposed to be taken off County-maintained East Greenway Avenue. The parcel is served by an existing well and septic system. Stormwater drainage will be handled via overland runoff. This application was submitted to correct Code Enforcement case number 24-0403, which opened on July 25, 2024.

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"/> S 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"/> S Central Valley Flood Protection Board	<input checked="" type="checkbox"/> S 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"/> S 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"/> S 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"/> S 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: GDR Engineering Inc.
Address: 3525 Mitchell Rd, Suite G
City/State/Zip: Ceres, CA 95307
Contact: Sean Harp
Phone/Email: (209) 538-3360 / planning@stancounty.com

Applicant: Rashpal Singh
Address: 1563 Wild Tree Lane
City/State/Zip: Turlock, CA 95382
Contact: Navi Singh
Phone/Email: (209) 585-8690 / prabsingh778@yahoo.com

Signature of Lead Agency Representative: *Marcus Ruddicks*
Marcus Ruddicks (May 6, 2026 09:25:47 PDT)

Date: May 6, 2026