



Notice of Completion and Environmental Document Transmittal California Environmental Quality Act

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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: REZONE APPLICATION NO. PLN2019-0120 - GAWFCO ENTERPRISES, INC. Lead Agency: Stanislaus County Planning and Community Development Contact Person: Kristen Anaya, Assistant Planner Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330 City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 4549 Ingram Creek Road City/Nearest Community: City of Patterson Cross Streets: S I-5 & S. McCracken/Howard Rds Zip Code: 95363 Longitude/Latitude (degrees, minutes and seconds): 0' 00" N / 0' 00" W Total Acres: 10.00± Assessor's Parcel Number: 016-036-035 Section: 35 Twp.: 4 Range: 6 Base: MDB&M Within 2 Miles: State Hwy #: I-5 Waterways: Airports: Railways: Schools:

Local Public Review Period: (to be filled in by lead agency) Starting Date: March 31, 2021 Ending Date: April 15, 2021

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.: 18,450 Acres: Employees: 25 [ ] 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

Present Land Use/Zoning/General Plan Designation: Gas station & restaurant / A-2-10 (General Agriculture) / Highway Commercial Planned Development

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

Request to rezone a 10.0± acre parcel from A-2-10 (General Agriculture) to Planned Development (P-D) to allow for the development of various commercial uses for the traveling public. Specifically, the applicant proposes to construct a 2,980 square foot addition to an existing 4,066 square foot convenience store, two quick-service restaurants totaling 5,526 square feet with drive-thrus, a 6,000 square foot sit-down restaurant, and a 2,560 square foot truck wash, and an outdoor rest area. The site has an existing automobile fueling station with six fueling pumps and proposes to add both a secondary fueling station, with four fueling dispensers, and a tractor-trailer fueling station, with ten fueling lanes. The project also proposes to replace the face of an existing 60-foot tall freestanding sign with a digital reader board which will be viewable from the freeway.

As part of the proposed development, there will be 90 parking stalls for automobiles, 50 stalls for tractor-trailers for overnight parking, perimeter landscaping, and an on-site storm water retention basin. The site proposes to provide 7 points of access via paved driveways onto Ingram Creek Road, a portion of which is County-maintained. The development will be served by private septic systems and wells. A east-west 60-foot-wide access easement crosses the site.

The fueling facilities will operate 24 hours per day, 7 days per week, 365 days per year. There will be up to 5 employees on a maximum shift at the convenience store, up to 4 employees per shift operating the truck wash, and up to 6 employees operating the two quick-service restaurants, and up to 10 employees on a maximum shift employed by the sit-down restaurant for a total of 25 maximum employees on-site at one time. Once developed, future tenants of the three on-site restaurants will establish individual hours of operation and overall number of employees for their respective operations. The applicant anticipates 30 fuel deliveries per week for the truck stop, approximately 7 truck deliveries per week for the gas station, and approximately 5-7 times per week for the three on-site restaurants.

**Reviewing Agencies Checklist:**

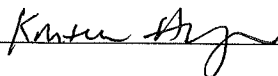
Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

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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 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 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):

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

Applicant: GAWFCO Enterprises, INC.  
 Address: 3669 Mt. Diablo Blvd.  
 City/State/Zip: Lafayette CA 94549  
 Contact: Mr. Mike Ahmadi  
 Phone: (925) 979-0560

Signature of Lead Agency Representative: 

Date: 3/30/21