



Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # _____

TO: State Clearinghouse
P.O. Box 3044
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(916) 445-0613

FROM: Stanislaus County Planning & Community Development
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Project Title: General Plan Amendment, Rezone and Parcel Map Application No. PLN2022-0085 - Westley Triangle Truck Stop
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Emily DeAnda, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 7001 and 7003 South McCracken Road City/Nearest Community: Community of Westley

Cross Streets: North Interstate 5 and South McCracken Road Zip Code: 95381

Longitude/Latitude (degrees, minutes and seconds): 0' 00" N / 0' 00" W Total Acres: 50± acres

Assessor's Parcel Number: 016-036-027 Section: 35 Twp.: 4 Range: 6 Base: MDB&M

Within 2 Miles: State Hwy #: Interstate-5 Waterways: California Aqueduct

Airports: N/A Railways: N/A Schools: Patterson Joint Unified

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

Starting Date: January 12, 2024 Ending Date: January 29, 2024

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:
[] Office Sq.ft.: Acres: Employees:
[] Commercial Sq.ft.: 25,269 Acres: 50± Employees: 23
[] 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: None identified

Present Land Use/Zoning/General Plan Designation:

Manufactured dwelling and carport with the balance of the property vacant / General Agriculture (A-2-40) / Agriculture.

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

Request to amend the General Plan and zoning designations of a 50± acre parcel from Agriculture and General Agriculture (A-2-40) to Planned Development (P-D), and to subdivide the parcel into three parcels (16.0±, 24.0±, and 10.1± acres in size), to allow for a cargo container storage yard, a truck stop and a church. The parcel is currently under an active code enforcement case as an unpermitted cargo container storage yard. An amendment to the General Plan designation and rezone is required to bring the project site into compliance.

The project site is currently developed with a 1,752± square-foot manufactured dwelling and 400± square-foot carport. Proposed Parcel 1 is 16.0± acres in size and contains the existing manufactured dwelling and carport which are proposed to be demolished to allow the development of a cargo container storage depot yard consisting of 764 asphalt stalls for the storage of cargo containers for use by various transportation companies. The cargo containers will be stacked two-high by large forklift tractors for a total storage capacity of 1,528 cargo containers and will be stored on-site awaiting transportation to other facilities. Goods to be contained within the cargo containers will include general goods such as, dry goods, passenger vehicle batteries, or other similar commodities. Hours of operation for the cargo container storage yard will be 24 hours a day, seven days a week.

Proposed Parcel 2 is 24.0± acres in size and is proposed to be developed with a truck stop consisting of overnight parking and a single-story, 28±-foot-tall, 14,869± square-foot commercial building. The commercial building will be accessible by the traveling public and will contain: a semi-truck wash area; a repair shop for semi-truck repairs with a tire storage area; an office and employee breakroom area; restrooms; and convenience market. The applicant proposes to develop an asphalt lot containing 253± parking stalls for overnight parking of semi-trucks used for the hauling of a variety of products including commercial and agricultural commodities, and hazardous materials. Hours of operation for the truck parking, repair shop services and convenience market will be 24 hours a day, seven days a week. The applicant anticipates employing 15-20 employees for the repair shop and convenience market uses. Additionally, a 400± square-foot security booth will also be constructed adjacent to the eastern property line. Three security guards for the project site will be present 24 hours a day seven days a week. Total employee vehicle trips for the uses on Proposed Parcel 2 will be a maximum of 23 per-day.

Proposed Parcel 3 is 10.08± acres in size and is proposed to be developed with a future 10,000± square-foot church. The church is anticipated to have 75-100 daily attendees Monday through Saturday and a maximum of 300 attendees on Sunday. The church will operate seven days a week. Activities for the church will include worship services and prayer groups. The church will also function as an event center with a 3,500± square-foot social hall and 1,500± square-foot kitchen for food services, to be used primarily for weddings, and will be available for rent by both members of the church and the general public. While included in the rezone for a new Planned Development zoning district, the applicant has requested that the development of the church on proposed Parcel 3 be subject to the approval of a Conditional Use Permit by the Stanislaus County Planning Commission after the development of proposed Parcels 1 and 2. The use permit will evaluate site specific requirements for a church and potential impacts it may create.

As part of the proposed project, the applicant is proposing an agricultural buffer consisting of a six-foot-tall perimeter chain-link fence with privacy slats be placed along the north, west, and east property lines of the project site. In addition to the proposed fencing, evergreen trees are proposed to be installed along the north and west portions of the project site, adjacent to the surrounding agricultural-zoned parcels. Additionally, the applicant proposes to install shade trees and evergreen ground cover around the proposed building footprint, and palm trees along South McCracken Road frontage for Proposed Parcel 2. The applicant proposes to cover approximately 505,771 square feet of the southern portion of the project site across Proposed Parcels 2 and 3 with either gravel or crushed almond shells. Proposed signage for the project site consists of a 35-foot-tall pylon sign for the traveling public on State Route 33 and a six-foot-tall monument sign to be located on Proposed Parcel 2 for all uses on the project site.

Stormwater for the entire development will be managed via two stormwater retention basins. One basin will be developed on the northwest portion of Proposed Parcel 3, and the second basin will be developed on the northeast portion of Proposed Parcel 2. There are two existing PG&E easements that are located across the project site; the existing 15-foot-wide easement will be located on the northeastern portions of each proposed parcel; and a 50-foot-wide easement will run along the western property lines of Proposed Parcel 2 and 3, and the southern property line of Proposed Parcel 2. An existing drainage easement (which is for the purposes of maintaining stormwater coming off Interstate-5) is located on the southwestern property line of Proposed Parcel 2 and a telephone easement is located across the northeastern portions of Proposed Parcels 1 and 2, and the northeastern corner of Proposed Parcel 3. The truck stop on Proposed Parcel 2, and the church on Proposed Parcel 3 will each be served by private septic systems and wells; Proposed Parcel 1, which will be developed with the cargo container storage yard, will not be developed with or have any septic or water service connections for the site.

Proposed Parcel 2 will take direct access from County-maintained South McCracken Road via a 40-foot-wide driveway, while Proposed Parcels 1 and 3 will gain access to South McCracken Road via a proposed 26-foot-wide irrevocable reciprocal access easement from Proposed Parcel 2. The applicant anticipates the grading and construction to take place in two phases. The first phase will include the development of Proposed Parcels 1 and 2, to begin upon project approval. The second phase, for development of the church site on Proposed Parcel 3, will begin with submittal of land use entitlements, will occur prior to 2025.

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".

_____ Air Resources Board
_____ Boating & Waterways, Department of
_____ California Emergency Management Agency
_____ California Highway Patrol
S _____ Caltrans District # 10
_____ Caltrans Division of Aeronautics
_____ Caltrans Planning
S _____ Central Valley Flood Protection Board
_____ Coachella Valley Mountains Conservancy
_____ Coastal Commission

_____ Colorado River Board Commission
S _____ Conservation, Department of
_____ Corrections, Department of
_____ Delta Protection Commission
_____ Education, Department of
_____ Energy Commission
S _____ Fish & Game Region # 4
_____ Food & Agriculture, Department of
S _____ Forestry & Fire Protection, Department of
_____ General Services, Department of

Health Services, Department of
Housing & Community Development
Integrated Waste Management Board
S Native American Heritage Commission
Office of Emergency Services
Office of Historic Preservation
Office of Public School Construction
Parks & Recreation, Department of
Pesticide Regulation, Department of
Public Utilities Commission
Reclamation Board
S Regional WQCB # 5
Resources Agency
Resources Recycling and Recovery, Department of

S.F. Bay Conservation & Development Commission
San Gabriel & Lower L.A. Rivers & Mountains Conservancy
San Joaquin River Conservancy
Santa Monica Mountains Conservancy
State Lands Commission
SWRCB: Clean Water Grants
SWRCB: Water Quality
SWRCB: Water Rights
Tahoe Regional Planning Agency
Toxic Substances Control, Department of
S Water Resources, Department of
S Other: San Joaquin Valley Air Pollution Control District
Other: _____

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County
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City/State/Zip: Modesto, CA 95354
Contact: Emily DeAnda, Assistant Planner
Phone: (209) 525-6330

Applicant: Daniel Barnes, RMK Design, Inc.
Address: 5 East Main Street, Suite B
City/State/Zip: Turlock, CA 95380
Contact: Daniel Barnes
Phone: (209) 634-4832

Signature of Lead Agency Representative: *Emily DeAnda*

Date: 01/11/2024