



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. PLN2023-0131 - London Tractor and Trailer Repair
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Kristen Anaya, Associate Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 342 Orange Avenue City/Nearest Community: Patterson
Cross Streets: Locust and Gustafson Avenues Zip Code: 95363
Longitude/Latitude (degrees, minutes and seconds): 0 ' ' N / 0 ' ' W Total Acres: 4.39
Assessor's Parcel Number: 048-008-007 Section: 29 Twp.: 5 Range: 8 Base: MDB&M
Within 2 Miles: State Hwy #: Hwy 33 Waterways: WSID Lateral D

Airports: Railways: Schools: Las Palmas School, Patterson High School, Northmead Elementary School, Creekside Middle School, Apricot Valley Elementary
California Northern

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

Starting Date: February 14, 2024 Ending Date: February 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 [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.: 2,904 Acres: 4.39 Employees: 2 [] 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: None Yet Identified

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.

Present Land Use/Zoning/General Plan Designation:

Residence, Commercial Storage / General Agriculture A-2-10 / Urban Transition

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

Request to establish a tractor, trailer, and farm equipment repair facility on a 4.39± acre parcel in the General Agriculture (A-2-10) zoning district. The site is currently improved with a 1,414± square-foot single-family dwelling, a 224± square-foot office (labeled "bunk house" on site plan), a 144± square-foot utility building, and a 2,680± square-foot shop building. The equipment repair business will utilize the office and shop building to make repairs to equipment consisting of a mix of agricultural tractors, flat bed, and box trailers. Proposed hours of operation are Monday through Friday, from 9:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m. The facility will have two employees and expects two to five customer visits per day. The project site will include a total of seven graveled parking spaces for passenger vehicles, and a graveled area surrounding the developed footprint, which will also serve as a staging area for equipment that is awaiting repair or parts; however, a condition will be placed on the project requiring that any outdoor storage be adequately screened from view. Service and delivery vehicles are expected to make one to two visits per-week. Up to 15 vehicle trips per-day are expected. No goods will be grown, manufactured, or sold on-site. The balance of the property will remain fallow. A six-foot-tall chain-link fencing will separate the facility from Orange Avenue in the north and the specialty foods packaging company on the parcel to the east. Storm drainage will be handled via overland drainage. No construction is proposed; however, building permits may be required for any change of occupancy of the existing structures. The site is served by a private well and septic system. Access to County-maintained Orange Avenue is provided via an existing 20-foot-wide asphalt driveway. The parcel is located within the City of Patterson's Sphere of Influence.

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 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: Kristen Anaya
 Phone: (209) 525-6330

Applicant: London Tractor and Trailer Repair
 Address: 342 Orange Avenue
 City/State/Zip: Patterson, CA 95363
 Contact: Harry Gill
 Phone: 925-404-9619

Signature of Lead Agency Representative: 

Date: 2/13/24