



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: General Plan Amendment and Rezone Application No. PLN2024-0016 - Atwal Properties
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: 1018 Welty Road City/Nearest Community: Patterson
Cross Streets: Blewitt and Welty Roads Zip Code: 95363
Longitude/Latitude (degrees, minutes and seconds): 0 00' 00" N / 0 00' 00" W Total Acres: 23 acres
Assessor's Parcel Number: 016-038-007 Section: 35 Twp.: 3 Range: 6 Base: MDB&M
Within 2 Miles: State Hwy #: Hwy 33 Waterways: Hetch Hetchy, W.S.I.D. Lateral No. 4.
Airports: Railways: Southern Pacific Schools:

Local Public Review Period: (to be filled in by lead agency)
Starting Date: April 29, 2024 Ending Date: May 14, 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: [] Water Facilities Type: MGD
[] Office Sq.ft.: Acres: Employees: [] Transportation Type:
[] Commercial Sq.ft.: 20,000 Acres: 2.5 Employees: 20-30 [] 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 yet Identified

Present Land Use/Zoning/General Plan Designation:
Vacant, row crops / 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 23± acre parcel from Agriculture and General Agriculture (A-2-40) to Planned Development (P-D), to allow for development of a truck parking and dispatch facility that will serve a fleet of tractors with refrigeration trailers, which will haul goods for grocery stores. The proposal includes development of a 2.6-acre paved parking lot, consisting of 40 stalls for the parking of tractor-trailers and 21 parking stalls for passenger vehicles. The project includes the construction of a 15,000± square-foot maintenance bay for minor repairs of the on-site fleet, and a 5,000± square-foot proposed office, which will be used for administrative activities, such as management, accounting, human resources, and dispatch. The site is currently improved with a 300 square-foot shed which will remain on-site if approved and utilized for storage. The balance of the property will be used for row crops. A fleet of 25 trucks and 35 trailers will utilize the site for parking. The proposed hours of operation are Monday through Friday from 7:00 a.m. to 5:00 p.m., and 7:00 a.m. to 12:00 p.m. on Saturdays, with 20 employees on a minimum shift and up to 30 employees on a maximum shift. Employees accessing the site will consist of drivers and office staff. Up to eight truck trips are anticipated to occur per-day; arriving at and departing the site primarily for long distance trips with drivers traveling off-site multiple days at a time. Trailers will arrive on-site empty and pick up freight off-site. The site is separated from Highway 33 by the Southern Pacific Railroad track right-of-way east of the property; however, access will be taken via a single driveway onto County-maintained Welty Road. Domestic water and wastewater will be handled by a proposed well and private on-site wastewater treatment system (OWTS), respectively. Water runoff will be maintained on-site via a proposed stormwater drainage basin. The site is currently unenclosed, with the exception of a small fenced-off area in front of the existing shed. A 60 square-foot entry and informational sign is proposed at the front of the property. The applicant is proposing a 15-foot-wide strip of oleander along the project frontage to screen the parking area from the roadway.

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 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, Associate Planner
 Phone: (209) 525-6330

Applicant: Komal Atwal
 Address: 3701 W. Linne Road
 City/State/Zip: Tracy, CA 95304
 Contact: Pamela Hurban, NorthStar Engineering
 Phone: 209-524-3525

Signature of Lead Agency Representative: _____ Signature on File

Date: April 29, 2024