

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: PA-2100226 (GP), PA-2100227 (ZR), and PA-2100228 (UP)

Lead Agency: Community Development Department

Contact Person: Giuseppe Sanfilippo

Mailing Address: 1810 E. Hazelton Ave

Phone: (209) 468-0227

City: Stockton

Zip: 95205

County: San Joaquin

Project Location: County: San Joaquin City/Nearest Community: Lathrop

Cross Streets: South Manthey Road, West Frewert Road Zip Code: 95330

Longitude/Latitude (degrees, minutes and seconds): _____° _____' _____" N / _____° _____' _____" W Total Acres: _____

Assessor's Parcel No.: 191-230-14, 191-230-12, 191-230-11 Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: Interstate 5

Waterways: _____

Airports: _____

Railways: _____

Schools: Joeseph Widmer School

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) _____ ☐ Draft EIS ☐ Other: _____
☒ Mit Neg Dec Other: _____ ☐ FONSI

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 _____ ☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Mining: Mineral _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____ ☐ Power: Type _____ MW _____
☒ Industrial: Sq.ft. _____ Acres 34 Employees _____ ☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____ ☐ Hazardous Waste: Type _____
☐ Recreational: _____ ☐ Other: _____
☐ Water Facilities: Type _____ MGD _____

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 ☐ Geologic/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:

Hay Facility/ AG-40 (General Agriculture, 40-acre minimum)/ A/G (General Agriculture)

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

See attached description.

Reviewing Agencies Checklist

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

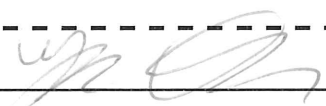
☒ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District #10	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB #5s
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region #2	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☐ Native American Heritage Commission	

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

Starting Date 11/15/2023 Ending Date 12/14/2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>MCR Engineering</u>	Applicant: <u>Railport Logistics Inc.</u>
Address: <u>1242 Dupont Court</u>	Address: <u>403 Riley Court</u>
City/State/Zip: <u>Manteca/CA/95336</u>	City/State/Zip: <u>Tracy, CA 95377</u>
Contact: <u>Kevin Lang</u>	Phone: <u>209-640-9078</u>
Phone: <u>209-239-6229</u>	

Signature of Lead Agency Representative:  Date: 11/15/2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description:

This project is comprised of three components, a General Plan Map Amendment (PA-2100226) and Zone Reclassification (PA-2100227) application to amend the General Plan land use designation from General Agriculture (A/G) to Truck Terminal (I/T) and to change the zoning classification from General Agriculture (A-G) to Truck Terminal (I-T). The project is submitted concurrently with Use Permit application No. PA-2100228 (UP), a Use Permit application to establish the use of Truck Sales and Services - Terminals. The Use Permit will be completed in two phases. Phase One, with permits issued within 36 months, includes the construction of a 1,000 square foot guard house, a 2,800 square foot fueling station, an 80 square foot scale building, a 4,900 square foot maintenance shop, and the conversion of an existing 900 square foot residential home to a caretaker's unit. Phase Two, with permits issued within 5 years to include the construction of three covered parking structures totaling 72,300 square feet. The project is proposing a total of 711 truck and trailer parking spaces, and truck access off South Manthey Road. West Frewert Road access is for emergency vehicles only. The project proposes a new well, new septic system, and new on-site retention pond for storm drainage. The parcel is not under a Williamson Act contract.