



Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # 2024020493

TO: **State Clearinghouse**
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FROM: **Stanislaus County Planning & Community Development**
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Project Title: Time Extension for Use Permit Application No. PLN2023-0131 – London Tractor and Trailer
Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Shante Ruiz, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 **Phone / Email:** (209) 525-6330 / planning@stancounty.com
City: Modesto, CA **Zip:** 95354 **County:** Stanislaus

Project Location: 342 Orange Avenue **City/Nearest Community:** Patterson
Cross Streets: Locust Avenue and Sycamore Avenue **Zip Code:** 95363
Longitude/Latitude (degrees, minutes and seconds): W 37° 28' 5.6856" N / -121° 7' 5.988" **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 Lat #4 & Patterson Water Dist Main
Airports: N/A **Railways:** California North **Schools:** Patterson Joint Unified

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

Starting Date: July 27, 2026

Ending Date: August 14, 2026

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ Early Cons ☐ 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.:** _____ **Acres:** _____ **Employees:** _____ ☐ Mining **Mineral:** _____
☐ Industrial **Sq.ft.:** _____ **Acres:** _____ **Employees:** _____ ☐ Power **Type:** _____ **MW** _____
☐ Educational _____ ☐ Waste Facilities **Type:** _____ **MGD** _____
☐ Recreational _____ ☐ Hazardous Waste **Type:** _____
☐ OCS Related _____ ☒ Other Agricultural equipment service establishment

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: N/A

Present Land Use/Zoning/General Plan Designation:

Single-family dwelling, a bunk house, a residential storage, and a shop building/General Agriculture (A-2-10 UT)/Urban Transition

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

This is a request for a one-year time extension for Use Permit Application No. PLN2023-0131 – London Tractor and Trailer. The original project was approved to establish a farm equipment and trailer repair business within a 1.5± acre area of a 4.39± acre parcel in the General Agriculture (A-2-10) zoning district. The Planning Commission approved the project on November 7, 2024. The applicant has requested a one-year extension to complete the remaining conditions of approval. If approved, the project would have a new expiration date of May 7, 2027.

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	☐ Office of Emergency Services
☐ Boating & Waterways, Department of	☐ Office of Historic Preservation
☐ California Emergency Management Agency	☐ Office of Public School Construction
☐ California Highway Patrol	☐ Parks & Recreation, Department of
☒ Caltrans District # <u>10</u>	☐ Pesticide Regulation, Department of
☐ Caltrans Division of Aeronautics	☐ Public Utilities Commission
☐ Caltrans Planning	☐ Reclamation Board
☒ Central Valley Flood Protection Board	☒ Regional WQCB # <u>5</u>
☐ Coachella Valley Mountains Conservancy	☐ Resources Agency
☐ Coastal Commission	☐ Resources Recycling and Recovery, Department of
☐ Colorado River Board Commission	☐ S.F. Bay Conservation & Development Commission
☐ Conservation, Department of	☐ San Gabriel & Lower L.A. Rivers & Mountains Conservancy
☐ Corrections, Department of	☐ San Joaquin River Conservancy
☐ Delta Protection Commission	☐ Santa Monica Mountains Conservancy
☐ Education, Department of	☐ State Lands Commission
☐ Energy Commission	☐ SWRCB: Clean Water Grants
☒ Fish & Game Region # <u>4</u>	☐ SWRCB: Water Quality
☐ Food & Agriculture, Department of	☐ SWRCB: Water Rights
☐ Forestry & Fire Protection, Department of	☐ Tahoe Regional Planning Agency
☐ General Services, Department of	☐ Toxic Substances Control, Department of
☐ Health Services, Department of	☐ Water Resources, Department of
☐ Housing & Community Development	☒ Other: <u>San Joaquin Valley Air Pollution Control District</u>
☐ Integrated Waste Management Board	☐ Other: _____
☐ Native American Heritage Commission	

Lead Agency (Complete if applicable):

Consulting Firm: N/A
Address: _____
City/State/Zip: _____
Contact: _____
Phone/Email: _____

Applicant: London Tractor and Trailer Repair
Address: 342 Orange Avenue
City/State/Zip: Patterson, CA 95363
Contact: Harry Gill
Phone/Email: 925-404-9619/ ontario75@gmail.com

Signature of Lead Agency Representative: Shante Ruiz
Shante Ruiz (Jul 27, 2026 16:13:54 PDT)

Date: July 27, 2026