



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 and Rezone Application No. PLN2026-0010 - Gill RV and Boat Storage Facility
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Jeremy Ballard, Senior 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: 261 Orange Avenue City/Nearest Community: Patterson
Cross Streets: HWY 33 and Sycamore Avenue Zip Code: 95363
Longitude/Latitude (degrees, minutes and seconds): 37.46898841447091 N / 121.12103818487513 W Total Acres: 8.79
Assessor's Parcel Number: 048-001-038 Section: 30 Twp.: 5 Range: 8 Base: MDB&M
Within 2 Miles: State Hwy #: 33 Waterways: San Joaquin
Airports: Crows Landing Railways: Union Pacific Schools: Las Palmas Elementary School

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

Starting Date: May 7, 2026

Ending Date: May 28, 2026

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:

- [x] Residential Units: 2 Acres: 0.05 [ ] Water Facilities Type: MGD
[ ] Office Sq.ft.: Acres: Employees: [ ] Transportation Type:
[x] Commercial Sq.ft.: 2,178 Acres: 8.69 Employees: 1 [ ] 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: N/A

Present Land Use/Zoning/General Plan Designation:

Single family dwelling and row crops/ General Agriculture (A-2-10)/Urban Transition

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

Request to amend the General Plan and zoning designation of an 8.79-acre parcel from Urban Transition and General Agriculture (A-2-10) to Planned Development to allow for the development of a Recreational vehicle (RV) and boat storage facility and continued residential uses.

The RV and Boat storage portion of the facility will include 197 graveled parking stalls for the storage of RV's, trailers, and boats. Two driveways, for ingress and egress, will be developed onto Orange Avenue. A paved drive aisle is proposed around the interior of the site. A storm drain basin is proposed to be constructed at the northwest portion of the project site. The site will be enclosed by perimeter fencing and security lighting with screening landscaping along the western and eastern property lines. The facility will be operated in conjunction with an existing RV & boat storage facility within .5 miles of the project site, within the City of Patterson. No employees will report directly to the project site and customer access to the site will be by a controlled access gate, allowing 24/7 access for customers.

The project site is currently developed with a single-family dwelling, an unpermitted Accessory Dwelling Unit (ADU), and accessory structures. The proposed Planned Development will allow for the continued residential use of both the dwelling and the ADU, to be leased to third parties. With the exception of obtaining a building permit for the ADU, no other improvements for the residential uses are included for the project.

The project site is located within the Local Agency Formation Commission (LAFCO) adopted Sphere of Influence for the City of Patterson. The applicant anticipates construction associated with the project will be completed within one year of project approval. The project and site will continue to be served by an existing well. The project site is currently developed with a single-family dwelling and accessory structures that will remain, to be occupied as a residence.

**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".

- |   |   |
|---|---|
| <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: GDR Engineering, Inc.  
 Address: 3525 Mitchell Road, Suite G  
 City/State/Zip: Ceres, CA 95304  
 Contact: Haren Sanghera  
 Phone/Email: (209) 538-3360/haren@gdreng.com

Applicant: Anna Gill on behalf of Kross Trucking  
 Address: PO Box 422  
 City/State/Zip: Patterson, CA 95363  
 Contact: Anna Gill  
 Phone/Email: (209) 640-4933/planning@stancounty.com

Signature of Lead Agency Representative:  Jeremy Ballard (May 7, 2026 09:03:10 PDT)

Date: May 07, 2026