



Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # 2026050305

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
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Project Title: General Plan Amendment 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: August 19, 2026

Ending Date: September 23, 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: 2 Acres: 0.05 ☐ Water Facilities Type: _____ MGD _____
☐ Office Sq.ft.: _____ Acres: _____ Employees: _____ ☐ Transportation Type: _____
☒ 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 ☐ Other: _____

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. 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 providing access to Orange Avenue. A paved drive aisle is proposed around the interior of the site and the individual uncovered spaces are proposed to be graveled. A storm drain basin is proposed to be constructed at the northwest portion of the project site. The site will be enclosed by chain link perimeter fencing and security lighting with screening landscaping along the western and eastern property lines. Security lighting, comprised of eight individual freestanding security lights, 25-feet in height, are proposed to be installed throughout the parking area. The project will not include any covered spaces, office, or restroom facilities. The facility will be operated in conjunction with an existing RV & boat storage facility located within the City of Patterson, .5 miles of the project site. 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 applicant anticipates up to five customers accessing the site per-day. The applicant anticipates grading and installation of improvements associated with the project will be completed within one year of project approval.

The project site is currently developed with a single-family dwelling and an unpermitted accessory dwelling unit (ADU), served by an existing well and private septic system, and accessory structures that will remain. Additionally, a previously approved communication facility is located on the parcel. With the exception of obtaining a building permit for the ADU, no other improvements for the residential or communication facility uses are proposed as part of the project.

The project site is located within the Local Agency Formation Commission (LAFCO) adopted Sphere of Influence for the City of Patterson.

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: 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
Jeremy Ballard (Aug 19, 2026 08:47:03 PDT)

Date: August 19, 2026