



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
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Project Title: General Plan Amendment & Rezone Application No. PLN2025-0106 – Cipponeri
Lead Agency: Stanislaus County Planning and Community Development
Street Address: 1010 10th Street, Suite 3400
City: Modesto, CA **Zip:** 95354
Contact Person: Kristen Anaya, Senior Planner
Phone: (209) 525-6330
County: Stanislaus

Project Location: 1933, 2015, 2017 Patterson Road,
6505 Cipponeri Road **City/Nearest Community:** City of Riverbank
Cross Streets: Cipponeri and Patterson Roads **Zip Code:** 95360
Longitude/Latitude (degrees, minutes and seconds): 37° 44' 2.299" N / 120° 57' 47.984" W **Total Acres:** 13.53±
Assessor's Parcel Number: 074-003-003;
074-005-010, -012- & -013 **Section:** 27 **Twp.:** 2 **Range:** 9 **Base:** MDB&M
Within 2 Miles: State Hwy #: 108 **Waterways:** Stanislaus River; MID Main Canal, MID Drainage Canal
Riverbank Language Academy;
Airports: N/A **Railways:** N/A **Schools:** Crossroads Elementary

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

Starting Date: August 26, 2026

Ending Date: September 15, 2026

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ Supplement/Subsequent EIR
☒ Early Cons ☐ 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: _____	☐ Transportation	Type: _____	
☒ Commercial	Sq.ft.: 720	Acres: 7.25±	☐ Mining	Mineral: _____	
☒ Industrial	Sq.ft.: 10,000	Acres: _____	☐ 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: None identified as of yet.

Present Land Use/Zoning/General Plan Designation:

Truck, Boat and RV Parking; Tow Truck Company; Single-Family Dwellings / General Agriculture (A-2-40 and A-2-10) / Agriculture & Urban Transition

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

Request to amend the General Plan and zoning designations of four parcels totaling 13.53± acres, from Agriculture and General Agriculture (A-2-10 and A-2-40) to Planned Development (P-D) to legalize the expansion and alteration of an existing legal non-conforming (LNC) truck terminal, the existing storage of recreational vehicles (RVs), boats, personal storage container pods, and the operation of an existing towing company on-site.

The project site is comprised of four parcels operating as one contiguous project site:

1. Assessor Parcel Number (APN) 074-003-003 is a 9.6± acre parcel improved with a single-family dwelling, a 10,000± square-foot fenced lease area for a towing company impound yard, a stormwater retention basin, and is utilized for the parking and storage of tractor-trailers, RVs, boats, personal storage container pods. The 3.4± acre rear portion of the parcel is proposed to remain vacant. The southeast 2-acre of the parcel was approved under Use Permit No. 85-32 to allow an agricultural service establishment, permitting the storage of fruit trailers and miscellaneous agricultural-related equipment during the off-season. Due to the size of the area and nature of the vehicles and equipment parked on-site altering the nature of the use approved under the use permit, a General Plan amendment and rezone is required to legalize the impound yard and truck, boat, RV, and equipment parking.

2. APN 074-005-010 is a 1.28± acre parcel improved with a single-family dwelling, a shop accessory to the on-site dwelling, and is utilized for a portion of the parking and storage area for tractor-trailers, RVs, boats, personal storage container pods.

3. APN 074-005-013 is a 1.65± acre parcel improved with a 720± square-foot office utilized by the towing company and is utilized for a portion of the parking and storage area for tractor-trailers, recreational vehicles, boats, and personal storage container pods. The existing LNC truck terminal, which included the parking of tractor-trailer combinations, was established on APNs 074-005-010 and -013 prior to 1979; Use Permit No. 79-26 allowed for the on-site administrative office serving the truck terminal.

4. APN 074-005-012 is a 1± acre parcel improved with a single-family dwelling and shop accessory to the on-site dwelling. A portion of the parcel is utilized for the parking and storage area for tractor-trailers, recreational vehicles, boats, and personal storage container pods.

An approximately 7.25± acre outdoor graveled area with 75 marked parking stalls is developed across all four APNs. Within the graveled footprint, both the marked stalls and unmarked areas on the periphery of the marked parking spaces are leased for the storage of tractor-trailer combinations, trailers, RVs, and boats. The applicant owns personal storage container pods which are also stored within unmarked graveled areas of the project site for customers to rent and store personal belongings. Tractor-trailer combinations up to 53 feet in length, as well as refrigerated tractor-trailers which may remain powered, are parked on-site. Approximately 40 tractor-trailer combinations typically lease parking space on-site at any given time, with approximately 30 round truck trips occurring daily.

The project area is enclosed with a 6-foot-tall chain-link fence with slats to the north, south, and west. The facility is accessible via an existing electric gate along the frontage of Cipponeri Road which will remain open from 6:00 a.m. to 6:00 p.m. Monday through Friday, and Saturday 6:00 a.m. to 12:00 p.m. After-hours access to the parking facility and storage uses will be permitted for customers via card entry. The parking and storage operation is unmanned; however, the property owner is on-call to assist customers as needed. The towing company operates with three employees on-site from 8:00 a.m. to 5:00 p.m., Monday through Friday. No dismantling or crushing takes place on-site; however, both inoperable vehicles and vehicles with body damage are towed and contained within the on-site impound yard where they remain until sold. The three existing on-site dwellings are served by individual private well and septic systems. Portable restrooms are provided on-site for customers. No fueling, truck washing, maintenance or repairs occur on-site.

A General Plan amendment and rezone is required to enlarge the approved parking area on APN 074-003-003, expand the permitted variety of vehicles and equipment to be stored within the project area to include boats, RVs, pod containers, and non-agricultural tractor-trailer combinations, and permit the existing towing company and impound yard on-site. The subject application was submitted to correct and legalize these zoning violations, which were cited under Code Enforcement Case No. 23-0109. APNs 074-005-010, -012, and -013 are located within Sphere of Influence of the City of Riverbank

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
☐ Boating & Waterways, Department of
☐ California Emergency Management Agency
☐ California Highway Patrol
☒ Caltrans District #10
☐ Caltrans Division of Aeronautics
☐ Caltrans Planning
☒ Central Valley Flood Protection Board

☐ Coachella Valley Mountains Conservancy
☐ Coastal Commission
☐ Colorado River Board Commission
☐ Conservation, Department of
☐ Corrections, Department of
☐ Delta Protection Commission
☐ Education, Department of
☐ Energy Commission

S Fish & Game Region # 4
Food & Agriculture, Department of
Forestry & Fire Protection, Department of
General Services, Department of
Health Services, Department of
Housing & Community Development
Integrated Waste Management Board
Native American Heritage Commission
Office of Emergency Services
Office of Historic Preservation
Office of Public School Construction
Parks & Recreation, Department of
Pesticide Regulation, Department of
Public Utilities Commission
Reclamation Board
S Regional WQCB # 5

Resources Agency
Resources Recycling and Recovery, Department of
S.F. Bay Conservation & Development Commission
San Gabriel & Lower L.A. Rivers & Mountains Conservancy
San Joaquin River Conservancy
Santa Monica Mountains Conservancy
State Lands Commission
SWRCB: Clean Water Grants
SWRCB: Water Quality
SWRCB: Water Rights
Tahoe Regional Planning Agency
Toxic Substances Control, Department of
Water Resources, Department of
S Other: San Joaquin Valley Air Pollution Control District
Other: _____

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Kristen Anaya, Senior Planner
Phone/Email: (209) 525-6330/ planning@stancounty.com

Applicant: Thomas R. Cipponeri
Address: 2017 Patterson Road
City/State/Zip: Riverbank, CA 95367
Contact: Sarah Younan, Petrulakis Law and Advocacy APC
Phone/Email: (209)522-0500; syonan@petrulakis.com

**Signature of Lead Agency
Representative:**

Kristen Anaya
Kristen Anaya (Aug 26, 2026 10:04:06 PDT)

Date: August 26, 2026