

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: S-Line Transport - PA-2600033 (TA), PA-26000034 (GP and ZR), PA-2600035 (A)

Lead Agency: County of San Joaquin

Contact Person: Megan Aguirre

Mailing Address: 1810 Hazelton Avenue

Phone: 209-468-3144

City: Stockton

Zip: 95205

County: San Joaquin

Project Location: County: San Joaquin

City/Nearest Community: Manteca

Cross Streets: South Comconex Road

Zip Code: 95336

Longitude/Latitude (degrees, minutes and seconds): 37 ° 48 ' 09.6 " N / 121 ° 10 ' 06.5 " W Total Acres: 16.52

Assessor's Parcel No.: 208-180-02-

Section: 35

Twp.: 1 South

Range: 7 East

Base:

Within 2 Miles: State Hwy #: 120 and 99

Waterways: None

Airports: None

Railways: Union Pacific

Schools: Joshua Cowell School, Refuge Christian School, Calla H

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: General Plan Text Amendment

Development Type:

☐ Residential: Units

Acres

☐ Office: Sq.ft.

Acres

Employees

☐ Transportation: Type

☐ Commercial: Sq.ft.

Acres

Employees

☐ Mining: Mineral

☒ Industrial: Sq.ft. 5,000

Acres 16.52

Employees

☐ Power: Type

MW

☐ Educational:

☐ Waste Treatment: Type

MGD

☐ Recreational:

☐ Hazardous Waste: Type

☐ Water Facilities: Type

MGD

☐ 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

☒ 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:

Land Use: Orchard & vacant area; Zoning: AG-40 General Agriculture, 40-acre minimum; GP: A/G General Agriculture

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

See Attachment.

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 # <u>10</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>5</u>
☒ 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 # <u>2</u>	☐ 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	
☐ Health Services, Department of	☒ Other: <u>Department of Motor Vehicles</u>
☒ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

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

Starting Date 10/19/2026

Ending Date 11/18/2026

Lead Agency (Complete if applicable):

Consulting Firm: J.B. Anderson Land Use Planning

Applicant: S-Line Transport

Address: 139 South Stockton Avenue

Address: 890 Bridge Way Circle

City/State/Zip: Ripon, CA 95366

City/State/Zip: El Sobrante, CA 94803

Contact: Mark Niskanen

Phone: _____

Phone: 209-599-8377

Signature of Lead Agency Representative: _____

Date: 10/16/26

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

PROJECT DESCRIPTION: A General Plan Text Amendment, General Plan Map Amendment, Zone Reclassification, and Administrative Use Permit application: This Application includes 3 applications:

General Plan Text Amendment No. PA-2600033 proposes to amend the road classification requirements for the Warehouse Industrial (I/W) designation by allowing development to be served by an existing roadway constructed to industrial road standards that is within one-half mile of a County-defined Major Collector or higher classification roadway or a highway frontage road.

General Plan Map Amendment and Zone Reclassification No. PA-2600034 proposes to change the General Plan designation from A/G (General Agriculture) to I/W (Warehouse Industrial) and the zoning designation from AG-40 (General Agriculture- 40 acre minimum) to I-W (Warehouse Industrial). The portion of the parcel that contains a General Plan-designated as OS/RC (Resource Conservation) is not proposed to be amended and is consistent with both the existing and proposed zoning-designations.

Administrative Use Permit No. PA-2600035 proposes to develop a truck parking and repair facility on 4.02 acres of the 16.52-acre project site. The project includes parking for 26 tractors and 26 trailers, an additional staging area for 5 tractors and 5 trailers for the truck the repair facility, a 3,750-square-foot truck repair building, a 625-square-foot parts storage building and a 625-square-foot office building. The project is proposing to use a private well for water, a private septic system for wastewater, and a retention basin for storm water runoff. Access to the site is proposed from the northern terminus of Comconex Road. The site is not under a Williamson Act Contract.