



Notice of Completion and
Environmental Document Transmittal
California Environmental Quality Act

SCH No. 2021120445

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 AMEND & REZONE APP NO. PLN2021-0108 – JAMES BATES RV & BOAT STORAGE

Lead Agency: Stanislaus County Planning and Community Development Contact Person: Kristy Doud, Deputy Director

Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330

City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: Litt Rd. City/Nearest Community: Modesto

Cross Streets: Plainview Rd. Zip Code: 95355

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 18.5

Assessor's Parcel Number: 084-003-006 Section: 1 Twp.: 3 Range: 9 Base: MDB&M

Within 2 Miles: State Hwy #: 108 & 219 Waterways: N/A

Airports: N/A Railways: Burlington No Santa Fe Schools: Enochs Highschool

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

Starting Date: June 7, 2022

Ending Date: July 11, 2022

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: ☒ Office Sq.ft.: 1,600 Acres: .04 Employees: 1-2 ☐ Water Facilities Type: MGD
☒ Commercial Sq.ft.: 231,000 Acres: 5.3 Employees: 1-2 ☐ Transportation Type: ☐ Mining Mineral: ☐ 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 N/A

Present Land Use/Zoning/General Plan Designation:

Irrigated forage crops.

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

Request to amend the General Plan and zoning designations of an 18.5 total acre parcel, from Urban Transition (UT) and General Agriculture (A-2-10) to Planned Development (P-D) to allow for development consistent with permitted uses in the Planned Industrial (P-I) zoning district. Specifically, the applicant proposes the development of a RV and boat storage facility; however, other P-I uses may be developed on the site in the future with a use permit. The project proposes to construct 15 structures, each with a maximum of 14 enclosed RV and boat parking spaces, for a total of 231,000 square feet of buildings, and one 1,600 square-foot office, with restroom. The storage units will include electrical for battery charging purposes. No vehicle maintenance and dumping services will occur on site. Parking areas and drive aisles are proposed to be paved. The site will be fenced with an 8-foot-tall block wall and will be open to customers through a secured access gate 24 hours a day, 7 days a week. One to two employees will be on-site between 9 a.m. and 5 p.m., 7 days a week. The project anticipates a maximum of 33 customers per day. A monument sign is proposed to be installed at the gate entry along Litt Road. Lighting will include, wall lighting on the storage buildings and parking lot light poles, which are proposed to be 15 feet in height. The street frontage along Litt Road will be landscaped in accordance with the City of Modesto standards. The project is proposed to be served with public water and sewer by the City of Modesto. The project is located within the City of Modesto's LAFCO adopted Sphere of Influence.

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 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 type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> S 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 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"/> S 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"/> S 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: Stanislaus County
 Address: 1010 10th Street, Suite 3400
 City/State/Zip: Modesto, CA 95354
 Contact: Kristy Doud, Deputy Director
 Phone: (209) 525-6330

Applicant: James Bates
 Address: 3833 Lakeside Dr., Modesto, CA 95354
 City/State/Zip: Modesto, CA 95354
 Contact: James Bates
 Phone: 209-595-0088

Signature of Lead Agency Representative: 

Date: 6/7/2022