



Date: June 25, 2008  
To: State Clearinghouse, Responsible Agencies, Trustee Agencies, Interested Parties  
From: Keith Boggs  
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E-mail address: boggsk@stancounty.com  
Subject: **Addendum to the Notice of Preparation of a Draft Environmental Impact Report for the West Park Specific Plan Project**  
Reference no: SCH # 2008062066

Following is an addendum to the Notice of Preparation (NOP) for the West Park Specific Plan Project that was submitted by the County of Stanislaus to the State Clearing House on June 18<sup>th</sup>, 2008, to provide further information regarding technical reports that have been prepared for the project. The technical studies, as listed below, helped to inform and shape the various elements of the currently proposed developments described in the “Project Description” section of this NOP, and are available for viewing and downloading at [www.crowsbizpark.biz](http://www.crowsbizpark.biz). Copies of these studies are also available at Stanislaus County by contacting Keith Boggs, Deputy Executive Officer – Economic Development, at the address above.

1. Short Haul Rail/Inland Port Master Plan– prepared by DMJM Harris, HDR Engineering and Tioga Group (August 2007) and third party review prepared by Global Insight March 2008
2. Economic Impact Analysis – prepared by Goodwin Consulting Group (April 2008)
3. Fiscal Impact and Financial Feasibility Analysis – prepared by Goodwin Consulting Group (April 2008)
4. Preliminary Traffic Circulation Master Plan – prepared by TJKM (October 2007)
5. Air Quality Analysis Northern California Inland Port/ Short-haul Rail Project – prepared by EDAW (January 2008)
6. Treated Effluent Disposal/ Sewer Master Plan/ Storm Drainage Water Quality Master Plan/ Water System Master Plan – prepared by Stantec (November 2007)
7. Dry Utilities Master Plan – prepared by Stantec (August 2007)
8. Preliminary Environmental Site Assessment – prepared by Wallace Kuhl (November 2007)

9. Preliminary Geotechnical Engineering Report and Geologic Hazard Investigation Report – prepared by Wallace and Kuhl, (November 2007)
10. Ecological Reconnaissance and Preliminary Wetland Delineation – prepared by Wallace and Kuhl (November 2007)
11. Draft Disposition and Development Agreement – prepared by Stanislaus County (April 2008)

Additionally, to provide clarification, the project description of the NOP is modified to include the following:

The project also consists of a proposed General Plan amendment and rezoning on all 4800 acres changing the existing general plan designation from “Agriculture” to “Specific Plan” and modifying the zoning district from “A-2-40 (General Agriculture)” to “Specific Plan”. A Specific Plan will be developed for the entire 4,800 acres and will include all appropriate contents as required by California Government Code. The Specific Plan will be provided as part of the EIR project description. The final proposed Specific Plan is not currently available, but is expected to be ready for public review at the same time that the Draft EIR is available for public review.

As noted in the NOP, a public scoping meeting will be held during the 45-day NOP public review period to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR.

**SCOPING MEETING**

**Date & Time:** July 1, 2008, 6:00 – 9:00 p.m.

**Location:** Bonita Elementary School, Cafeteria  
425 Fink Road  
Crows Landing, CA 95313

Comments and suggestions are invited from all interested parties. Further information regarding the project may also be obtained at [www.crowsbizpark.biz](http://www.crowsbizpark.biz). Written comments or questions concerning the EIR must be directed to the County’s environmental project manager at the following address no later than **5:00 p.m. on August 11, 2008** (extended from August 4, 2008 as noted in the NOP). All comments must include a full name and address of the commenter in order for staff to respond appropriately.

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