



Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH #2019090255

TO: STATE CLEARINGHOUSE
1400 Tenth Street
Sacramento, CA 95814
(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. PLN2019-0079 – Cal Sierra Financial, Inc.

Lead Agency Stanislaus County Planning and Community Development Contact Person Kristin Doud, Principal Planner
Street Address 1010 10th Street, Suite 3400 Phone (209) 525-6330
City Modesto, CA Zip 95354 County Stanislaus

Present Land Use/Zoning/General Plan Designation:

PLU: Vacant Zoning: Salida Community Plan General Commercial GPD: Commercial

Project Description:

This is a request to amend the general plan and zoning designation of a 9.6-acre site, from Commercial and Salida Community Plan General Commercial (SCP C-2) to Planned Development, to allow for development of a convenience store/community market, gas station, restaurant, retail building, and mini-storage facility to be developed on approximately four acres of the site. The project proposes the following uses:

- 2,310 square feet of retail space
- 3,250 square feet of fast-food restaurant space with drive-thru and outdoor dining area
- Service station with six pumps
- Two above-ground gasoline storage tanks
- 4,500 square feet of convenience market space
- 61,460 square feet of mini storage with 1,400 square feet of office space

The mini-storage buildings are proposed to be placed along the southeastern, eastern, and northern boundaries of the project site to act as a buffer between the proposed development and the existing residential uses to the south and southeast. Although the use types are specified in this request, no specific users are identified at this time. However, the project estimates 18 employees will be on-site during a maximum shift, 60 customers, and deliveries as needed. Hours of operation for the market are proposed to be 24 hours a day, seven days a week. Delivery cutoff time for the proposed site will be 6 p.m. The remaining acres of the site will remain undeveloped, with the exception of a storm drainage basin, with no public access and will be required to obtain land use entitlements prior to future developments. The site is proposed to be served by the City of Modesto for water and Salida Sanitary for sewer services.

Project Location

County Stanislaus County City/Nearest Community Salida
Cross Streets Pirrone Road and Hammett Road Zip Code 95368 Total Acres 9.6±
Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W
Assessor's Parcel Number 003-014-007 Section 28 Twp. 2 Range 8 Base MDB&M
Within 2 Miles: State Hwy # 99 Waterways Stanislaus River
Airports _____ Railways Union Pacific Schools Modesto Christian, Great Valley Academy, Gregori High, Sisk Elementary

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

Starting Date March 3, 2021 Ending Date April 5, 2021

Signature Date February 26, 2021

Document Type

- | | | |
|---|------------------------------------|---|
| <input type="checkbox"/> CEQA | <input type="checkbox"/> NEPA | <input type="checkbox"/> OTHER |
| <input type="checkbox"/> NOP | <input type="checkbox"/> NOI | <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons | <input type="checkbox"/> EA | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other |
| <input checked="" type="checkbox"/> Mit Neg Dec | <input type="checkbox"/> FONSI | |
| <input type="checkbox"/> Draft EIR | | |

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project, (e.g. Notice of Preparation or previous draft document) please fill in.

Local Action Type

- | | | | |
|---|---|--|---|
| <input checked="" type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan | <input type="checkbox"/> Prezone | <input type="checkbox"/> Redevelopment |
| <input type="checkbox"/> General Plan Element | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Cancel Ag Preserve |
| <input checked="" type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other |

Development Type

- | | | | |
|--|--|---|------------------------|
| <input type="checkbox"/> Residential | Units _____ Acres _____ | <input type="checkbox"/> Water Facilities | Type _____ MGD _____ |
| <input type="checkbox"/> Office | Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Transportation | Type _____ |
| <input checked="" type="checkbox"/> Commercial | Sq.ft. 72,920 Acres 4 Employees 18 | <input type="checkbox"/> Mining | Mineral _____ |
| <input type="checkbox"/> Industrial | Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power | Type _____ Watts _____ |
| <input type="checkbox"/> Educational | _____ | <input type="checkbox"/> Waste Facilities | Type _____ MGD _____ |
| <input type="checkbox"/> Recreational | _____ | <input type="checkbox"/> Hazardous Waste | Type _____ |
| <input type="checkbox"/> OCS Related | _____ | <input type="checkbox"/> Other | _____ |

Project Issues Discussed in Document

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> Agricultural Land | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input checked="" type="checkbox"/> Aesthetic/Visual | <input type="checkbox"/> Flood Plan/Flooding | <input type="checkbox"/> Schools/Universities | <input type="checkbox"/> Water Quality |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Forest Land/Fire Hazard | <input type="checkbox"/> Septic Systems | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic | <input type="checkbox"/> Sewer Capacity | <input type="checkbox"/> Wetland/Riparian |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement |
| <input type="checkbox"/> Coastal Zone | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Solid Waste | <input type="checkbox"/> Land Use |
| <input type="checkbox"/> Drainage/Absorption | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous | <input type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Economic/Jobs | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation | <input checked="" type="checkbox"/> Cultural/Tribal Resources |

Reviewing Agency 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 with an "S".

- | | |
|---|---|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Native American Heritage Commission |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Office of Historic Preservation |
| <input checked="" type="checkbox"/> S Caltrans District # 10 | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coastal Commission | <input checked="" type="checkbox"/> S Regional WQCB # 5 |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Office of Public School Construction | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Energy Commission | <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 # 4 | <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 | <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 type="checkbox"/> Other _____ |
| <input type="checkbox"/> Integrated Waste Management Board | |

Lead Agency (Complete if applicable):

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