



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 PHONE: (209) 525-6330 FAX: (209) 525-5911

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; and 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. Depending on the end user, the gas station might include petroleum, diesel, and/or hydrogen fuel and/or an electrical vehicle (EV) charging station. 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.

A request to amend the General Plan and Community Plan designation of Commercial to Planned Development is also included in this request to correct a draftsman's error that occurred when the Salida Community Plan map was amended in 2007. The project site was part of the prior Salida Community Plan and, as such, the current designations were established in error with the adoption of the 2007 Salida Initiative. This request will return the property back to its original, pre-2007 Initiative, General Plan and Community Plan designations of Planned Development.

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 May 28, 2021 Ending Date June 30, 2021

Signature [Handwritten Signature]

Date May 27, 2021

Document Type

- CEQA: [] NOP, [] Early Cons, [] Neg Dec, [x] Mit Neg Dec, [] Draft EIR, [] Supplement/Subsequent EIR (Prior SCH No.), [] Other (NOE, NOC, NOD, etc.) NEPA: [] NOI, [] EA, [] Draft EIS, [] FONSI OTHER: [] Joint Document, [] Final Document, [] Other

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

- General Plan Update, Specific Plan, Rezone, Annexation, General Plan Amendment, Master Plan, Prezone, Redevelopment, General Plan Element, Planned Unit Development, Use Permit, Cancel Ag Preserve, Community Plan, Site Plan, Land Division (Subdivision, etc.), Other

Development Type

- Residential, Office, Commercial, Industrial, Educational, Recreational, OCS Related, Water Facilities, Transportation, Mining, Power, Waste Facilities, Hazardous Waste, Other

Project Issues Discussed in Document

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

- Air Resources Board, Boating & Waterways, Department of, California Highway Patrol, Caltrans District # 10, Caltrans Division of Aeronautics, Caltrans Planning, Coachella Valley Mountains Conservancy, Coastal Commission, Colorado River Board Commission, Conservation, Department of, Delta Protection Commission, Education, Department of, Office of Public School Construction, Energy Commission, Fish & Game Region # 4, Food & Agriculture, Department of, Forestry & Fire Protection, 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, Parks & Recreation, Pesticide Regulation, Department of, Public Utilities Commission, Reclamation Board, Regional WQCB # 5, Resources Agency, S.F. Bay Conservation & Development Commission, San Gabriel & Lower Los Angeles 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, Other

Lead Agency (Complete if applicable):

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