



Notice of Completion and Environmental Document Transmittal California Environmental Quality Act

SCH # 2020030854

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 Amendment and Rezone Application No. PLN2020-0014 - Gonzales Ready-Mix & Landscaping Supply
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Teresa McDonald, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209)525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 0 Monte Vista Avenue City/Nearest Community: Denair
Cross Streets: E. Monte Vista Avenue and N. Santa Fe Avenue Zip Code: 95316
Longitude/Latitude (degrees, minutes and seconds): ... N / ... W Total Acres: 1.79±
Assessor's Parcel Number: 024-039-012 & 024-039-013 Section: 8 Twp.: 5 Range: 11 Base: MDB&M
Within 2 Miles: State Hwy #: ... Waterways: ...
Airports: ... Railways: B.N. & S.F. Schools: Denair Public Schools, Reyn Franca

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

Starting Date: November 19, 2020 Ending Date: December 21, 2020

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [x] 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 [x] Rezone [] Annexation
[x] 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.: Acres: Employees:
[x] Commercial Sq.ft.: Acres: 1.79± Employees:
[] Industrial Sq.ft.: Acres: Employees:
[] Educational
[] Recreational
[] OCS Related
[] Water Facilities Type: MGD
[] Transportation Type:
[] Mining Mineral:
[] Power Type: Watts
[] Waste Facilities Type: MGD
[] Hazardous Waste Type:
[] 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/Riperian
[] 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:

Present Land Use: Vacant/ Zoning: P-D (256)/ General Plan Designation: Planned Development

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

This is a request to amend the community plan designation of the Denair Community Plan from Estate Residential to Commercial and the zoning designation from expired Planned Development (P-D) 256 to a new P-D to allow a landscaping and concrete supply and delivery service on two parcels totaling 1.79± acres. The request also includes the construction of an 800-square-foot main office and 600-square-foot security office with restroom, a cement silo, water pump house, bag house, hopper, and monument sign. Other proposed improvements an asphalt parking lot with seven spaces and the remainder of the site paved with all-weather gravel, three 20-foot-tall light poles, landscaping adjacent to the offices and road frontage, drainage basin, and a six-foot-tall chain link fence around the perimeter of the site. The site is proposed to be served by private well and septic.

The proposed on-site retail hours of operation are seven days a week from 7 a.m. to 5 p.m. and the proposed concrete delivery service hours are seven days a week from 6 a.m. to 3 p.m., with a maximum of two employees on-site, and one shift per day. Outside of business hours, one security guard will be on-site. A maximum of 20 daily customers are expected from March through August, and 14 daily customers from September through February, with no more than three customers on-site at one time. An estimate of two concrete truck deliveries are expected per week.

The site does not have existing water or wastewater services and is outside the Denair Community Services District (CSD) Boundary, but within the CSD's Sphere of Influence, and has access to County-maintained N. Santa Fe Avenue and E. Monte Vista Avenue.

The Board of Supervisors on August 28, 2001, approved Rezone Application No. 2001-07 – Christopher and Christina Bass, to rezone the site from expired P-D (Planned Development) (68) to P-D (256) to allow the construction of an office complex and card lock fueling station, and to legalize an existing septic tank pumping service. However, no development took place resulting in an expired Planned Development.

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".

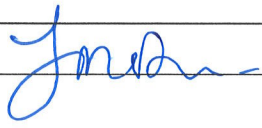
- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" 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>3</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"/> Fish & Game Region # _____ | <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 | Other: _____ |
| <input type="checkbox"/> Integrated Waste Management Board | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County Planning
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Teresa McDonald, Assistant Planner
Phone: (209)525-6330

Applicant: Jaime Gonzales for Gonzales Ready-Mix & Landscaping Supply
Address: 3433 Village Avenue
City/State/Zip: Denair, CA 95316
Contact: Jaime Gonzales
Phone: (209) 410-3941

Signature of Lead Agency Representative: _____



Date: 11/18/2020