



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH #

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
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Project Title General Plan Amendment and Rezone Application No. PLN2020-0016 - Brichetto - River Road

Lead Agency Stanislaus County Planning and Community Development Contact Person Jeremy Ballard, Associate 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: P-D 144 (Planned Development) and A-2-10 (General Agriculture) GPD: Commercial (PD) and Agriculture

Project Description:

Request to amend the General Plan and rezone two parcels to a new Planned Develop for storage of heavy equipment, construction materials and RV's. The operation will also include an 8,000-gallon precast holding tank for septic waste associated with RV's stored onsite. Both parcels will be developed with an all-weather surface for a total of 294 stalls. The project site fronts both River Road and State Route 120/Valley Home Road but will only maintain customer access from River Road. Emergency Vehicle access will take place from SR 120/Valley Home. The proposed project will also include construction of curb, gutter, landscaping and sidewalk along each road frontage, paved access between sites, and perimeter fencing consisting of primarily 8-foot chain link fencing with privacy slats and decorative wrought iron fencing along SR 120/Valley Home Road. The applicant is proposing to use the existing modular building for administration activities. The site is served by an existing well and septic system. The applicant estimates only one employee on a maximum shift, with hours of operation as Monday through Friday 9AM to 6PM. The project site is located with the City of Oakdale's LAFCO adopted Sphere of Influence.

Project Location

County Stanislaus County City/Nearest Community Oakdale
Cross Streets Valley Home Road and River Road Zip Code 95356 Total Acres 7.91±
Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W
Assessor's Parcel Number 006-012-055 and 006-012-079 Section 32 Twp. 2 Range 9 Base MDB&M
Within 2 Miles: State Hwy # 120 Waterways Stanislaus River
Airports N/A Railways N/A Schools N/A

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

Starting Date March 27, 2020 Ending Date April 14, 2020
Signature [Handwritten Signature] Date March 25, 2020

Document Type

- CEQA: [] NOP, [] Supplement/Subsequent EIR, [x] Early Cons, [] Neg Dec, [] Mit Neg Dec, [] Draft EIR
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

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" 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 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. _____ Acres <u>7.91±</u> Employees _____ | <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"/> Aesthetic/Visual | <input type="checkbox"/> Fiscal | <input type="checkbox"/> Recreation/Parks | <input type="checkbox"/> Vegetation |
| <input type="checkbox"/> Agricultural Land | <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 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 type="checkbox"/> Other |

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 # <u>10</u> | <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 # <u>3</u> |
| <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 # _____ | <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):

Consulting Firm: Stanislaus County Planning
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