



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 FAX: (209) 525-5911

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 zoning district of two parcels designation from Agriculture and Commercial and the zoning designation from expired Planned Development (144) and A-2-10 to Planned Development, to allow for the storage of RVs on two parcels totaling 7.8 acres in size. 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 eight-foot chain-link fencing with privacy slats and decorative wrought iron fencing with decorative CMU walls 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 original application included a request to store heavy equipment, construction materials, and install and operate a septic dumping station but the applicant has since revised the project to no longer include it. 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 September 28, 2020 Ending Date October 28, 2020

Signature [Handwritten Signature]

Date September 28, 2020

Document Type

- CEQA: [] NOP, [] Early Cons, [x] Neg Dec, [] 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, General Plan Amendment, General Plan Element, Community Plan, Specific Plan, Master Plan, Planned Unit Development, Site Plan, Rezone, Prezone, Use Permit, Land Division (Subdivision, etc.), Annexation, Redevelopment, Cancel Ag Preserve, 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

- Aesthetic/Visual, Agricultural Land, 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/Riperian, Growth Inducement, Land Use, Cumulative Effects, 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".

- 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 #, 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 # 3, 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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Applicant: Joe Brichetto
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