



Notice of Completion and Environmental Document Transmittal California Environmental Quality Act

SCH # _____

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 & REZONE APP NO. PLN2021-0001 - PARK PLACE RV STORAGE
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

Project Location: 5150 McHenry Avenue City/Nearest Community: Modesto
Cross Streets: Kiernan Avenue Zip Code: 95356
Longitude/Latitude (degrees, minutes and seconds): 0 0 0 N / 0 0 0 W Total Acres: 19.2
Assessor's Parcel Number: 074-015-016 and 017 Section: 33 Twp.: 2 Range: 9 Base: MDB&M
Within 2 Miles: State Hwy #: 108 & 219 Waterways: N/A
Airports: N/A Railways: Union Pacific Schools: Stanislaus Elementary

Local Public Review Period: (to be filled in by lead agency)
Starting Date: January 26, 2021 Ending Date: February 10, 2021

Document Type:
CEQA: [] NOP [] Draft EIR [] Supplement/Subsequent EIR [] 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 [] Rezone [] Annexation
[] 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:
[] Commercial Sq.ft.: Acres: .35 Employees:
[] Industrial Sq.ft.: Acres: Employees:
[] Educational
[] Recreational
[] OCS Related
[] Water Facilities Type: MGD
[] Transportation Type:
[] Mining Mineral:
[] Power Type: MW
[] 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/Riparian
[] 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:
Golf Driving Range

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

Request to amend the General Plan and zoning designations of two parcels 19.2 total acres in size from Agriculture and A-2-40 (General Agriculture) to Planned Development (PD) to allow for the development of a recreational vehicle (RV) parking facility. The project site previously operated as a driving range, which was approved by the Planning Commission on March 17, 2005 under Use Permit 2005-02 – McHenry Golf Center. The project site is currently improved with a golf driving range, paved parking lot with landscaping and light poles, 440 square foot ball house and restroom, 1,200 square foot maintenance shed, 2,000 square foot pro shop, 400 square foot covered patio, 6 foot-tall monument sign, wrought iron fencing and landscaping along the road frontage, chain-link perimeter fencing, and a storm drainage basin. The project proposes to utilize the existing on-site improvements and to level and gravel the driving range to accommodate 622 12 foot-wide RV parking spaces. The project site is served by an existing on-site well and septic system and takes access from McHenry Avenue (State Route 108). Proposed operating hours are 24-hours a day, seven days a week, with a maximum of two employees on-site per shift, and an estimated 10-15 customers per day (2-3 maximum during peak hours).

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"/> Regional WQCB # <u>5</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 # <u>4</u>	<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	<input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u>
<input type="checkbox"/> Integrated Waste Management Board	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Lead Agency (Complete if applicable):

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

Applicant: Dan Meade, Park Place RV Storage, LLC
Address: 1001 Shaftesbury Court
City/State/Zip: Modesto, CA 95354
Contact: Dave Romano, Newman-Romano
Phone: 209-521-9521

Signature of Lead Agency Representative: 

Date: 1.25.2020