



Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # 2021010304

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
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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° ___ ' ___ " N / ___ ° ___ ' ___ " 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: May 19, 2021 **Ending Date:** June 21, 2021

Document Type:

- CEQA: NOP Draft EIR Early Cons 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: _____ Water Facilities Type: _____ MGD _____
- Office Sq.ft.: _____ Acres: _____ Employees: _____ Transportation Type: _____
- Commercial Sq.ft.: 4,000 sf Acres: .35 Employees: 2 Mining Mineral: _____
- Industrial Sq.ft.: _____ Acres: _____ Employees: _____ Power Type: _____ MW _____
- Educational _____ Waste Facilities Type: _____ MGD _____
- Recreational _____ Hazardous Waste Type: _____
- OCS Related _____ 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 N/A

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, six 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".

- | | |
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| <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 | <input type="checkbox"/> 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: Kristin Doud, Principal 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: 5/18/2021