



Notice of Completion and Environmental Document Transmittal California Environmental Quality Act

SCH # 2021010345

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: GPA, REZ & PM Application No. PLN2020-0102 - M&B Family Development
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Jeremy Ballard
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 5045 McHenry Avenue City/Nearest Community: Modesto
Cross Streets: Kiernan Avenue Zip Code: 95356
Longitude/Latitude (degrees, minutes and seconds): 0' N / 0' W Total Acres: 2.8
Assessor's Parcel Number: 004-094-011 Section: 32 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: October 1, 2021 Ending Date: November 3, 2021

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 [x] Land Division (Subdivision, etc.) [] Other

Development Type:

- [] Residential Units: Acres:
[x] Office Sq.ft.: Acres: Employees:
[x] Commercial Sq.ft.: 0 Acres: 0.35 Employees: 0
[] 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 [x] Other N/A

Present Land Use/Zoning/General Plan Designation:

Single Family Dwelling, accessory buildings/A-2-40 (General Agriculture)/ Agriculture

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

Request to amend the General Plan and zoning designation of a portion of a 2.84 parcel from Agriculture and A-2-40 (General Agriculture) to Planned Development, and to create a 0.35-acre parcel and a 2.47-acre remainder parcel, to legalize an unpermitted parking lot. The parking lot was developed with 28 paved parking stalls and an eight-foot tall chain-link fence with privacy slats without any land use or grading permits. The parking lot is proposed to be used in conjunction with the existing mixed-use development on the adjoining parcel to the south, via a reciprocal access easement. The mixed used development consists of an existing cardroom, 27-unit apartment complex, and restaurant. The parking lot will not be limited on the hours of use as the existing cardroom is open 24 hours a day. The use of the parking stalls will not be restricted, and stalls will be utilized by customers, employees, or any other visitors to the site. No additional customers are expected to be generated as result of this development. The applicant developed the parking lot as result of potential expansion of tables for the cardroom operation, which required additional onsite parking to be developed. Additionally, the 0.35-acre parcel is proposed to be developed with a storm drain basin, frontage improvements including curb, gutter, and sidewalks, two light poles 25 feet in height, and landscaping consisting of a combination of trees, shrubs, and groundcover along the eastern (road frontage), northern, and western property lines. No new well or septic systems are proposed for on-site use. No change in the General Plan and zoning designations of the 2.47-acre remainder parcel is proposed and the use of the property, which is developed with two single family dwelling and accessory structure will remain unchanged. Consequently, the remainder cannot be developed any further without a Master Plan for the North McHenry corridor.

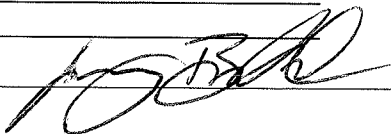
Reviewing Agencies Checklist:

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 checked="" 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: <u>Stanislaus County Planning & Community Dev.</u>	Applicant: <u>M&B Bruno Family, LP</u>
Address: <u>1010 10th Street, Suite 3400</u>	Address: <u>PO Box 1530</u>
City/State/Zip: <u>Modesto, CA 95354</u>	City/State/Zip: <u>Turlock, CA 95381</u>
Contact: <u>Jeremy Ballard, Associate Planner</u>	Contact: <u>Rick Mummert, Benchmark Engineering</u>
Phone: <u>(209) 525-6330</u>	Phone: <u>(209) 548-9300</u>

Signature of Lead Agency Representative: 

Date: 10/1/21