



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. PLN2020-0123 - 132 Investments - Maze Boulevard

Lead Agency Stanislaus County Planning and Community Development Contact Person Emily Basnight, Assistant 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: Walnut orchard and 14 structures. Zoning: P-D 23 (Planned Development) GPD: Agriculture

Project Description:

Request to amend the General Plan and zoning designations of a 15.66± acre parcel from Agriculture and expired P-D (23) to Planned Development to allow for development of: a gas station; 8,400± square foot commercial building, which will be comprised of an 1,800± square-foot drive-thru restaurant, 4,800± square-foot convenience store, and 1,800± square foot storage and retail space; an 880± square foot detached restroom facility; and outdoor rest area. The project also proposes to install a 499 gallon above-ground propane tank and dispenser for propane sales and to develop a 2,000 square-foot area for above-ground fuel tanks totaling 16,000 gallons. The fueling station will include two gas canopies, 1,380± square-feet in size with six gas pumps and 5,130± square-feet in size with 12 gas pumps, proposed to be located on the northern and southern portions of the project site, respectively. The total project area for the proposed development will be 8± acres in size and will include 4.5± acres of landscaping surrounding the convenience store, restaurant, and storage building and parking areas; the remaining 7± acres of the project site will remain planted in walnut trees. A total of 138 paved parking stalls are proposed to be developed around the convenience store building and gas station canopies. Proposed hours of operation will be seven days a week from 6:00AM to 10:00PM. The applicant anticipates two shifts per day with 8-12 employees on each shift. A total of three truck deliveries are anticipated per day. The project site is currently planted in 10.66± acres of walnut trees and has a 5± acre area previously developed with a farm animal zoo and 14 structures used as gift shops. The applicant proposes to remove six of the gift shops as part of this project and to utilize two of them as storage buildings as part of the proposed development. The project site is located on the southeast portion of a parcel on the border line between San Joaquin and Stanislaus Counties. The San Joaquin side of the property has been improved with two retail stores, an event center, drive-thru coffee stand, and a RV park. The proposed project under this application is separate from the developments on the San Joaquin side of the property. The site will develop and be served by a private septic system and a public water supply system (well). Primary access will be taken off State Route 132 (Maze Boulevard), and secondary access by way of County-maintained S McCracken Road.

Project Location

County Stanislaus County City/Nearest Community Near the border of Stanislaus County and San Joaquin County Cross Streets State Route 132/S McCracken Road Zip Code 95363 Total Acres 15.66± Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Assessor's Parcel Number 016-001-001 Section 26 Twp. 3 Range 6 Base MDB&M Within 2 Miles: State Hwy # 132, 33 Waterways N/A Airports N/A Railways N/A Schools Patterson Joint Unified

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

Starting Date January 29, 2021 Ending Date February 16, 2021

Signature [Signature] Date 01/27/2021

Document Type

- CEQA: [ ] NOP, [ ] Supplement/Subsequent EIR, [x] Early Cons (Prior SCH No.), [ ] 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

- General Plan Update, Specific Plan, Rezone, Annexation, General Plan Amendment, Master Plan, Prezone, Redevelopment, General Plan Element, Planned Unit Development, Use Permit, Cancel Ag Preserve, Community Plan, Site Plan, Land Division (Subdivision, etc.), 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/Riparian, 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 & Wildlife Region # 4, 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 # 5, 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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