



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: Use Permit Application No. PLN2021-0080 – Boomers Modesto
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Emily Basnight
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 4215 Bangs Avenue City/Nearest Community: Community of Salida
Cross Streets: Sisk Road and Enterprise Way Zip Code: 95356
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 6.37
Assessor's Parcel Number: 135-042-026 Section: 3 Twp.: 3 Range: 8 Base: MDB&M
Within 2 Miles: State Hwy #: 99 Waterways: N/A
Airports: N/A Railways: Union Pacific Schools: Modesto Union/Salida Union

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

Starting Date: December 16, 2021 Ending Date: January 18, 2022

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 [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [x] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other

Development Type:

- [ ] Residential Units: Acres:
[ ] Office Sq.ft.: Acres: Employees:
[x] Commercial Sq.ft.: 277,477 Acres: 6.37 Employees: 25
[ ] 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:

Amusement park Zoning: Planned Development (P-D) (203) GP: Planned Industrial

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

**Request to install a 59-foot tall Ferris wheel and amend the uses permitted in P-D (203), to allow for the sale and service of alcohol for on-site consumption at an existing amusement park on a 6.37± acre parcel in the Planned Development (P-D) (203) zoning district. The existing amusement park was approved by the Board of Supervisors on February 9, 1993 under Rezone No. 92-09 – Camelot Park Family Entertainment Centers, Inc. Development Standards for P-D 203 specify a height limit of 35-feet tall. As part of this request, the applicant proposes to remove and replace the existing Go Kart track attraction from the project site to install the Ferris wheel. The proposed Ferris wheel does not conform to the development standards for the zoning district and, as such, a use permit is required to permit the Ferris wheel as proposed. Additionally, Rezone No. 92-09 did not permit the sale or service of alcohol on-site therefore a Use Permit is required to amend the permitted uses of P-D (203). The project site is currently developed with a 12,069± square-foot family entertainment building consisting of a snack bar, dining area, restrooms and arcade gaming area; a 4.34± acre outdoor area for attractions and rides; and a 1.75± acre parking lot consisting of 183 parking stalls. The existing amusement park has a current license to sell and serve beer and wine from the snack bar to be consumed onsite. Current hours of operation will remain unchanged from Monday-Thursday 12:00 p.m. to 8:00 p.m., Friday 12:00 p.m. to 10:00 p.m., Saturday 10:00 a.m. to 10:00 p.m. and Sunday 10:00 a.m. to 9:00 p.m. The applicant anticipates 25 employees on a maximum shift, and 300 customers per day; no increases to employees or customers are anticipated as a result of this request. No increases to the four daily truck trips are anticipated either. No expansion of the park boundaries is associated with this request. A Staff Approval Application (SAA No. PLN2021-0067 – Boomers Modesto) to permit three additional rides to be developed within the existing park area is being processed separately from this request. The project site has access to County-maintained Bangs Avenue, and is served with public water by the City of Modesto and sewer services by Salida Sanitary District.**

**Reviewing Agencies Checklist:**

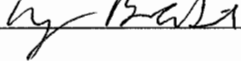
*Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".*

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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"/> S 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 checked="" type="checkbox"/> S Central Valley Flood Protection Board | <input checked="" type="checkbox"/> S 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"/> S 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"/> S 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"/> S 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 10<sup>th</sup> Street, Suite 3400  
City/State/Zip: Modesto, CA 95354  
Contact: Emily Basnight  
Phone: (209) 525-6330

Applicant: Navid Tayebi, Project Manager for Boomers Modesto  
Address: 3405 Michelson Drive  
City/State/Zip: Irvine, CA 92612  
Contact: Navid Tayebi  
Phone: 949-207-8311

Signature of Lead Agency Representative: 

Date: 12/16/2021