

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Use Permit Application No. PLN2021-0029 - Oasis Cardroom

Lead Agency: Stanislaus County

Contact Name: Emily Basnight, Assistant Planner

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Project Location: 5001 McHenry Avenue in the Modesto area, Stanislaus County
City *County*

Project Description (Proposed actions, location, and/or consequences).

Request to amend the uses permitted in P-D (210), to allow for the sale and service of alcohol for on-site consumption at an existing cardroom and restaurant on a 2.32± acre parcel. The property was rezoned from A-2-40 to P-D (210) in 1994, under Rezone No. 93-08 – Mathew Bruno, to allow Highway Frontage (H-1) uses and a cardroom to be operated on-site. Rezone No. 93-08 did not permit the sale or service of alcohol on-site therefore a Use Permit is required to amend the permitted uses of the P-D. The project site is currently improved with 27,005± sq-ft of building space consisting of three apartment buildings, a cardroom, and restaurant. No construction or changes to the businesses are proposed. The hours of operation for the cardroom are 24 hours a day, seven days a week; and the restaurant is operated from 2:30pm. to 9:00pm., Tuesday-Sunday. The project site is served by a private well and septic system and has access to State Route 219, and State Route 108. A previous proposal to allow for the on-site sale and service of alcohol within the card room only was circulated as an Early Consultation Referral from April 22, 2021 to May 7, 2021. Subsequently, the applicant revised the project description to include the sale/service of alcohol in the restaurant as well.

Identify the project’s significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

None have been identified.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None have been identified.

Provide a list of the responsible or trustee agencies for the project.

CA DEPT OF ALCOHOLIC BEVERAGE CONTROL; CA DEPT OF FISH & WILDLIFE; CA DEPT OF TRANSPORTATION DIST 10; CA RWQCB CENTRAL VALLEY REGION; CITY OF: MODESTO; COOPERATIVE EXTENSION; DER GROUNDWATER RESOURCES DIVISION; FIRE PROTECTION DIST: SALIDA; GSA: STANISLAUS AND TUOLUMNE RIVERS; IRRIGATION DIST: MODESTO; MOSQUITO DIST: EASTSIDE; MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES; PACIFIC GAS & ELECTRIC; SCHOOL DIST 1: STANISLAUS UNION; SCHOOL DIST 2: MODESTO UNION; STAN CO BUILDING PERMITS DIVISION; STAN CO CEO; STAN CO DER; STAN CO ERC; STAN CO HAZARDOUS MATERIALS; STAN CO PUBLIC WORKS; STAN CO SHERIFF; STAN CO SUPERVISOR DIST #4: GREWAL; STAN COUNTY COUNSEL; StanCOG; STANISLAUS FIRE PREVENTION BUREAU; STANISLAUS LAFCO; STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10; TELEPHONE COMPANY: AT&T; USDA NRCS.