



**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. PLN2021-0029 – Oasis Cardroom
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: 5001 McHenry Avenue **City/Nearest Community:** City of Modesto
Cross Streets: Kiernan Avenue **Zip Code:** 95381
Longitude/Latitude (degrees, minutes and seconds): ° _____ ' _____ " N / ° _____ ' _____ " W **Total Acres:** 2.32±
Assessor's Parcel Number: 004-094-010 **Section:** 32 **Twp.:** 2 **Range:** 9 **Base:** MDB&M
Within 2 Miles: **State Hwy #:** SR 219 and SR 108 **Waterways:** Modesto Irrigation District (MID) Main Canal
Airports: N/A **Railways:** N/A **Schools:** Stanislaus Union / Modesto Union

Local Public Review Period: (to be filled in by lead agency)
Starting Date: March 3, 2022 **Ending Date:** March 18, 2022

Document Type:
 CEQA: NOP Draft EIR Supplement/Subsequent EIR Neg Dec Mit Neg Dec Other: _____
 NEPA: NOI EA Draft EIS FONSI 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.:** 27,005± **Acres:** 2.32± **Employees:** 14 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 None identified at this time.

Present Land Use/Zoning/General Plan Designation:
27,005± square feet of building space consisting of three apartment buildings, a cardroom, and restaurant / Zoning: Planned Development (P-D) (110) / General Plan Designation: Planned Development

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

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 H-1 (Highway Frontage) uses and a cardroom to be operated on-site. While the operation of a cardroom was permitted under Rezone 93-08, a cardroom was never operated on the site prior to 2011. As such, an amendment to the development plan for P-D (210) was approved by the Planning Commission on July 7, 2011, under Use Permit No. 2011-04 – Oasis Investments for operation of the existing cardroom. 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 P-D (210).

The project site is currently improved with 27,005± square feet of building space consisting of three apartment buildings, a cardroom, and restaurant. No construction or changes to the businesses are proposed as part of this request. The current hours of operation for the cardroom are 24 hours a day, seven days a week; and the restaurant is operated from 2:30 p.m. to 9:00 p.m., Tuesday through Sunday. The project site is served by a private well and septic system and has access to State Route 219 (Kiernan Avenue), and State Route 108 (McHenry Avenue). A previous proposal to amend the uses permitted in P-D (210) to allow for the on-site sale and service of alcohol within the cardroom only was circulated as an Early Consultation Referral from April 22, 2021 to May 7, 2021. Following the referral period, the applicant revised their project description to include the on-site sale and service of alcohol within the restaurant as well.

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".

- | | |
|--|--|
| <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 type="checkbox"/> Other: |
| <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: Emily Basnight
Phone: (209) 525-6330

Applicant: Benchmark Engineering, Inc.
Address: 915 17th Street
City/State/Zip: Modesto, CA 95354
Contact: Rick Mummert
Phone: 209-548-9300

Signature of Lead Agency Representative: *by Basit*

Date: 03/02/2022