



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. PLN2022-0029 – OUTFRONT MEDIA

Lead Agency: Stanislaus County Planning and Community Development Contact Person: Jeremy Ballard, Associate Planner

Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330

City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 1027 North Emerald Avenue City/Nearest Community: Modesto

Cross Streets: Lone Palm Avenue Zip Code: 95351

Longitude/Latitude (degrees, minutes and seconds): Total Acres: 1.79

Assessor's Parcel Number: 029-012-073 Section: 30 Twp.: 3 Range: 9 Base: MDB&M

Within 2 Miles: State Hwy #: 99 Waterways: Tuolumne River

Airports: City/County Modesto Railways: Union Pacific Schools: Franklin Elementary

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

Starting Date: March 30, 2022

Ending Date: April 14, 2022

Document Type:

- CEQA: [] NOP [] Draft EIR [] Supplement/Subsequent EIR [] 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 [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other

Development Type:

- [] Residential Units: Acres:
[] Office Sq.ft.: Acres: Employees:
[] Commercial Sq.ft.: 1,344 Acres: 0 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 [] Other N/A

Present Land Use/Zoning/General Plan Designation:

Warehouse and general industrial development/M (Industrial)/ Industrial

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.

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

This is a request to replace a 35-foot-tall existing billboard sign with a new 60-foot-tall digital two-sided advertising billboard in the Industrial (M) zoning district. The proposed digital billboard will consist of two screens, 672 square feet each, facing north and south along State Route (SR) 99. The digital billboard will cycle through up to nine (9) different advertising messages, including advertising messages from the City of Modesto and Stanislaus County. The base of structure will be of monopole design. The proposed digital billboard will be located within the existing footprint of the previous billboard on the site, with no expansion of that footprint proposed.

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 checked="" 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 | <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: Jeremy Ballard
Phone: (209) 525-6330

Applicant: Kevin Johnson, OUTFRONT Media
Address: 8174 Berry Avenue
City/State/Zip: Sacramento, CA 95828
Contact: Same as above
Phone: (916) 596-0915

Signature of Lead Agency Representative: *Jeremy Ballard*

Date: 3/30/22