Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

TO: State Clearinghouse
  P.O. Box 3044
  Sacramento, CA 95812-3044
  (916) 445-0613

FROM: Stanislaus County Planning & Community Development
  101 O 10th Street, Suite 3400, Modesto, CA 95354
  Planning Phone: (209) 525-6330  Fax: (209) 525-5911

Project Title: PARCEL MAP APPLICATION NO. PLN2022-0052 – MOTOR CITY COURT

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

Street Address: 101 O 10th Street, Suite 3400

City: Modesto
  Zip: 95354

County: Stanislaus

Project Location: 308 and 312 Motor City Court
  City/Nearest Community: Modesto

Cross Streets: Pelandale Avenue
  Zip Code: 95365

Longitude/Latitude (degrees, minutes and seconds): 0° __ N / 0° __ W

Assessor's Parcel Number: 046-008-023
  Section:  __  Twp.:  __  Range:  __  Base: MDB&M

Within 2 Miles: State Hwy #: 108

Airports: N/A

Cross Streets: Pelandale Avenue

Waterways: N/A

Railways: N/A

Schools: Big Valley Grace High School

Local Public Review Period: (to be filled in by lead agency)
  Starting Date: June 30, 2022  Ending Date: July 15, 2022

Document Type:
  CEQA: ☑ NOP  ☐ Draft EIR
  ☑ Early Cons  ☐ Supplement/Subsequent EIR
  ☑ Neg Dec  (Prior SCH No.)  ☐ NEPA:   ☑ NOI
  ☐ Mit Neg Dec  ☐ Other:  ☐ FONSI

Local Action Type:
  ☐ General Plan Update  ☐ Specific Plan  ☐ Rezone
  ☐ General Plan Amendment  ☐ Master Plan  ☐ Prezone
  ☐ General Plan Element  ☐ Planned Unit Development  ☐ Use Permit
  ☐ Community Plan  ☐ Site Plan  ☐ Land Division (Subdivision, etc.)
  ☐ Other

Development Type:
  ☐ Residential  ☐ Office  ☐ Commercial  ☐ Industrial
  Units:  _____ Acres:  _____  Employees:  _____
  ☐ Water Facilities  ☐ Transportation  ☐ Mining
  ☐ Other  ☐ Type:  _____  Type:  _____  Mineral:  _____

Project Issues Discussed in Document:
  ☐ Aesthetic/Visual  ☐ Agricultural Land  ☐ Air Quality
  ☐ Archaeological/Historical  ☐ Biological Resources  ☐ Coastal Zone
  ☐ Drainage/Absorption  ☐ Economic/Jobs

Present Land Use/Zoning/General Plan Designation:
  Automotive repair and customization/ Planned Development 143/ Planned Development

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 include it or a SCH number.
Project Description: (please use a separate page if necessary)

Request to subdivide a .87-acre parcel, into two parcels of 17,639 and 20,321 square feet each in size, in the Planned Development (P-D) (143) zoning district. The existing site has already been developed with a 4,700 and 5,264 square-foot warehouse, respectively. If approved, Proposed Parcel one will include the 4,700 square-foot warehouse that is currently occupied by an automobile customization business, and Proposed Parcel 2 will include the 5,264 square-foot warehouse that is currently occupied by an automotive repair business. Both resulting parcels will be served by the City of Modesto for public water services and have developed individual septic systems, which will remain within the proposed parcel boundaries. Each proposed parcel has been developed with 14 on-site parking stalls. Although both proposed parcels front on County-maintained Motor City Court, the existing driveway for both buildings will be located on adjacent APN: 046-008-018. However, the existing .87-acre parcel was developed with reciprocal access and storm drain easements serving between adjoining parcels within the same business park, which will remain unaltered and provide access to the resulting parcels. No physical changes are proposed to each building or resulting parcel.

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".

- Air Resources Board
  - Boating & Waterways, Department of
  - California Emergency Management Agency
  - California Highway Patrol
  - Caltrans District # 10
  - Caltrans Division of Aeronautics
  - Caltrans Planning
  - Central Valley Flood Protection Board
    - Coachella Valley Mountains Conservancy
    - Coastal Commission
    - Colorado River Board Commission
    - Conservation, Department of
      - Corrections, Department of
      - Delta Protection Commission
      - Education, Department of
      - Energy Commission
      - Fish & Game Region # 4
      - Food & Agriculture, Department of
      - Forestry & Fire Protection, Department of
      - 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
    - Office of Public School Construction
    - Parks & Recreation, Department of
      - Pesticide Regulation, Department of
    - Public Utilities Commission
    - Reclamation Board
  - Regional WQCB # 5
    - Resources Agency
      - Resources Recycling and Recovery, Department of
      - S.F. Bay Conservation & Development Commission
      - San Gabriel & Lower L.A. 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: San Joaquin Valley Air Pollution Control District
    - Other:

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Jeremy Ballard, Associate Planner
Phone: (209) 525-6330

Applicant: Dennis Wilson, Horizon Consulting
Address: PO Box 1448
City/State/Zip: Modesto, CA 95353
Contact: Same as above
Phone: (209) 613-8625

Signature of Lead Agency Representative:

Date: 01/30/22