



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: PARCEL MAP APPLICATION NO. PLN2022-0125 – JOE RUDDY CORP

Lead Agency: Stanislaus County Planning and Community Development Contact Person: Teresa McDonald, Associate Planner

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

City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 448 Mitchell Road, 2101, 2203, and 2205 Tenaya Drive City/Nearest Community: Modesto

Cross Streets: Mitchell Road and Tenaya Drive Zip Code: 95350

Longitude/Latitude (degrees, minutes and seconds): 0' 00" N / 0' 00" W Total Acres: 3.31

Assessor's Parcel Number: 036-001-086 Section: 35 Twp.: 3 Range: 9 Base: MDB&M

Within 2 Miles: State Hwy #: 132 Waterways: Tuolumne

Airports: Modesto City-County Railways: M E.T. Schools:

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

Starting Date: March 3, 2023 Ending Date: March 20, 2023

Document Type:

- CEQA: [] NOP [] Draft EIR [] Supplement/Subsequent EIR [] Neg Dec [] 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: [] Water Facilities Type: MGD [] Office Sq.ft.: Acres: Employees: [] Transportation Type: [] Commercial Sq.ft.: Acres: Employees: [] Mining Mineral: [] Industrial Sq.ft.: 60,000 Acres: 3.31 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

Present Land Use/Zoning/General Plan Designation:

Commercial and Industrial uses/ Industrial/ Industrial

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

Request to subdivide a 3.31± acre parcel in the Industrial (M) zoning district into two parcels of 2.14± and 1.17± acres in size. Proposed Parcel 1 is improved with a 45,000 square-foot building currently occupied by: Golden Valley Health Center, Motion Industries, Krazan Geotechnical, Rob Jones Cabinetry, and the owner's personal storage. Proposed Parcel 1 is also improved with a paved parking lot with 59 parking spaces, signage consisting of a 20-foot-tall pole sign and signage affixed to the buildings. Proposed Parcel 2 is improved with a 15,000 square-foot building currently partially occupied by Airco Gas and Welding Supply. Proposed Parcel 2 is also improved with a paved parking lot with 24 parking spaces, signage consisting of an 18-foot-tall pole sign and signage affixed to the buildings. The project site is not improved with any freestanding lighting. The site is located within the City of Modesto's Local Agency Formation Commission (LAFCO) adopted Sphere of Influence (SOI) and receives public sewer and water services from the City of Modesto. If approved, Proposed Parcel 1 will have access to County-maintained Mitchell Road and Tenaya Drive via an existing driveway, and proposed Parcel 2 will have access to County-maintained Tenaya Drive via an existing driveway. No changes to the existing uses or development are proposed as part of this request and the proposed parcels will maintain consistency with the development standards of the Industrial (M) zoning 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"/> 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 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: Teresa McDonald, Associate Planner
 Phone: (209) 525-6330

Applicant: Joe Ruddy Corp
 Address: 1115 13th Street, Suite C
 City/State/Zip: Modesto/CA/95354
 Contact: Rod Hawkins
 Phone: (209)575-4295

Signature of Lead Agency Representative: Signature on file.

Date: March 2, 2023