



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2023-090214

TO: State Clearinghouse FROM: Stanislaus County Planning & Community Development
P.O. Box 3044 1010 10th Street, Suite 3400, Modesto, CA 95354
Sacramento, CA 95812-3044 Planning Phone: (209) 525-6330 Fax: (209) 525-5911
(916) 445-0613 Building Phone: (209) 525-6557 Fax: (209) 525-7759

Project Title: General Plan Amendment and Rezone Application No. PLN2023-0031 - Secured Space South Storage
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Kristin Doud, Deputy Director
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 5024, 5028, and 5030 Rohde Road City/Nearest Community: Keyes
Cross Streets: Esmar and Faith Home Roads Zip Code: 95382
Longitude/Latitude (degrees, minutes and seconds): ... N / ... W Total Acres: 5.2
Assessor's Parcel Number: 041-059-001 & 002 Section: 24 & 25 Twp.: 4 Range: 9 Base:
Within 2 Miles: State Hwy #: 99 Waterways: N/A
Airports: N/A Railways: Union Pacific Schools: Keyes Elementary/ Barbara Spratling Middle School

Local Public Review Period: (to be filled in by lead agency)
Starting Date: December 22, 2023 Ending Date: January 24, 2024

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] 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 [x] Rezone [] Annexation
[x] 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:

- [x] Residential Units: 7 Acres: 4 [] Water Facilities Type: MGD
[] Office Sq.ft.: Acres: Employees: [] Transportation Type:
[x] Commercial Sq.ft.: 39,393 Acres: 4 Employees: 3 [] Mining Mineral:
[] Industrial Sq.ft.: Acres: Employees: [] Power Type: Watts
[] Educational [] Waste Facilities Type: MGD
[] Recreational [] Hazardous Waste Type:
[] OCS Related [] Other

Project Issues Discussed in Document:

- [x] 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
[x] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [x] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [x] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [x] Traffic/Circulation [] Other

Present Land Use/Zoning/General Plan Designation:

Mini-storage/Residential/Vacant/A-2-10 (General Agriculture)/Planned Development/Medium Density Residential (Keyes Community Plan)

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: Request to amend the Community Plan designation and zoning designation of a five-acre parcel from Medium Density Residential and General Agriculture (A-2-10) to Planned Development (P-D) to allow for the operation of an existing mini-storage facility.

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 checked="" 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>Central Valley</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 # _____	<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
City/State/Zip: Modesto, CA 95354
Contact: Kristin Doud, Deputy Planner
Phone: (209) 525-6330

Applicant: Sakshi Enterprise, LLC
Address: 2801 Mitchell Road, #3074
City/State/Zip: Ceres, CA 95307
Contact: Biren Patel
Phone: (209) 485-5166

Signature of Lead Agency Representative: *Kristy Doud*
Kristy Doud (Dec 20, 2023 10:23 PST)

Date: 12/20/2023