



Notice of Completion and Environmental Document Transmittal

SCH # 2018082057

California Environmental Quality Act

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

Stanislaus County Office of Planning & Research

Project Title: REZONE APPLICATION NO. PLN2018-0067 - MODIFIED ENTERPRISES, LLC
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Kristin Doud APR 08 2019
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus County STATE CLEARINGHOUSE

Project Location: 4847 Kiernan Court City/Nearest Community: Salida
Cross Streets: Kiernan Court & Kiernan Avenue Zip Code: 95368
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 1.01
Assessor's Parcel Number: 136-019-002 Section: 34 Twp.: 2 Range: 8 Base:
Within 2 Miles: State Hwy #: 99 & 219 Waterways: Stanislaus River
Airports: Railways: Union Pacific Schools: Salida Union Schools

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [x] 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
[] 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:
[x] Office Sq.ft.: 5,000 Acres: Employees:
[x] Commercial Sq.ft.: 5,000 Acres: Employees:
[x] Industrial Sq.ft.: 5,000 Acres: Employees:
[] Educational
[] Recreational
[] OCS Related
[] Water Facilities Type: MGD
[] Transportation Type:
[] Mining Mineral:
[] Power Type: Watts
[] 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

Present Land Use/Zoning/General Plan Designation:

Parcel is currently vacant. Zoning - Expired Planned Development (287), Community Plan - Salida - Planned Development, General Plan - Highway Commercial - Planned Development.

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

This is a request to change the zoning designation of a 1.01-acre parcel from expired P-D 287 (Planned Development) to a new P-D, to allow the construction of a 15,000 square-foot building, to be utilized for various light industrial, low people intensive commercial, and office uses.

The project proposes to include 43 parking stalls, parking-lot lighting, screen landscaping along Kiernan Court, an 8-foot tall block wall against the rear and side property lines that abut existing residential uses, and an 8-foot tall wrought-iron fence along the remaining property lines. The project will be served by the City of Modesto for water and Salida Sanitary for sewer services. The building does not currently have identified tenants but proposes hours of operation to be 7 days a week, 7 a.m. to 7 p.m. and estimates that each leased suite will employ 4-5 people, with a peak daily customer visit of 20, and 8 max deliveries per day. Construction is estimated to begin on or before January 1, 2020 and to be completed by 2021.

State Clearinghouse Contact:

(916) 445-0613

State Review Began: 4 - 8 - 2019

SCH COMPLIANCE 5 - 7 - 2019

Project Sent to the following State Agencies

- [x] Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
[x] Conservation
[x] CDFW # 4
Cal Fire
Historic Preservation
[x] Parks & Rec
Bay Cons & Dev Comm.
DWR
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
[x] ARB: Major Industrial/Energy Resources, Recycl. & Recovery
[x] SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
[x] Reg. WQCB # 55
[x] Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
[x] NAHC
[x] Public Utilities Comm
[x] Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:
CalSTA
Aeronautics
[x] CHP
[x] Caltrans# 10
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2018082057

Please forward late comments directly to the Lead Agency

AQMD/APCD 34

(Resources: 4 / 13)

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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 # 10	<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 type="checkbox"/> Regional WQCB # _____
<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 # 4	<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	Other: _____
<input type="checkbox"/> Integrated Waste Management Board	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County Planning & Community Dev
Address: 1010 10th St. Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Kristin Doud
Phone: (209) 525-6330

Applicant: Modified Enterprises
Address: P.O. Box 10
City/State/Zip: Modesto, CA 95353
Contact: Bret Hughes
Phone: (209) 595-4426

Signature of Lead Agency Representative: 

Date: 4.1.2019