



# Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # 2019090255

**TO:** STATE CLEARINGHOUSE  
1400 Tenth Street  
Sacramento, CA 95814  
(916) 445-0613

**FROM:** STANISLAUS COUNTY  
**Planning & Community Development**  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354  
PHONE: (209) 525-6330  
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**Project Title** General Plan Amendment and Rezone Application No. PLN2019-0079 – Cal Sierra Financial, Inc.

Lead Agency Stanislaus County Planning and Community Development Contact Person Kristin Doud, Senior Planner  
Street Address 1010 10<sup>th</sup> Street, Suite 3400 Phone (209) 525-6330  
City Modesto, CA Zip 95354 County Stanislaus

**Present Land Use/Zoning/General Plan Designation:**

PLU: Vacant Zoning: Salida Community Plan General Commercial GPD: Commercial

**Project Description:**

This is a request to amend the zoning designation of a 9.6-acre site, from Salida Community Plan General Commercial (SCP C-2) to Planned Development, to allow for development of a 4,500 square foot convenience store/community market, electrical vehicle charging station, gas station (no semi-truck service available), 4,000 square foot restaurant (no drive through), and 1,500 square foot retail building. A request to amend the General Plan and Community Plan designation of Commercial to Planned Development is also included in this request to correct a draftsman's error that occurred when the Salida Community Plan map was amended in 2007.

**Project Location**

County Stanislaus County City/Nearest Community Salida  
Cross Streets Pirrone Road and Hammet Road Zip Code 95368 Total Acres 9.6±  
Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W  
Assessor's Parcel Number 003-014-007 Section 28 Twp. 2 Range 8 Base MDB&M  
Within 2 Miles: State Hwy # 99 Waterways Stanislaus River  
Airports \_\_\_\_\_ Railways Union Pacific Schools Modesto Christian, Great Valley Academy, Gregori High, Sisk Elementary

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

Starting Date January 24, 2020 Ending Date February 11, 2020

Signature  Date January 23, 2020

**Document Type**

- |  |                                    |   |
|--|------------------------------------|---|
| <input type="checkbox"/> CEQA                                      | <input type="checkbox"/> NEPA      | <input type="checkbox"/> OTHER          |
| <input type="checkbox"/> NOP                                       | <input type="checkbox"/> NOI       | <input type="checkbox"/> Joint Document |
| <input checked="" type="checkbox"/> Early Cons                     | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Supplement/Subsequent EIR (Prior SCH No.) | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other          |
| <input type="checkbox"/> Neg Dec                                   | <input type="checkbox"/> FONSI     |   |
| <input type="checkbox"/> Mit Neg Dec                               |                                    |   |
| <input type="checkbox"/> Other (NOE, NOC, NOD, etc.)               |                                    |   |
| <input type="checkbox"/> Draft EIR                                 |                                    |   |

JAN 27 2020

**Local Action Type**

- |   |   |  |   |
|---|---|--|---|
| <input checked="" type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan            | <input checked="" type="checkbox"/> Rezone                 | <input type="checkbox"/> Annexation         |
| <input type="checkbox"/> General Plan Amendment         | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment      |
| <input type="checkbox"/> General Plan Element           | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Cancel Ag Preserve |
| <input checked="" type="checkbox"/> Community Plan      | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other              |

STATE CLEARINGHOUSE

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.

**Development Type**

<input type="checkbox"/> Residential	Units _____ Acres _____	<input type="checkbox"/> Water Facilities	Type _____ MGD _____
<input type="checkbox"/> Office	Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Transportation	Type _____
<input checked="" type="checkbox"/> Commercial	Sq.ft. 10,148 Acres _____ Employees 18	<input type="checkbox"/> Mining	Mineral _____
<input type="checkbox"/> Industrial	Sq.ft. _____ Acres _____ Employees _____	<input type="checkbox"/> Power	Type _____ Watts _____
<input type="checkbox"/> Educational	_____	<input type="checkbox"/> Waste Facilities	Type _____ MGD _____
<input type="checkbox"/> Recreational	_____	<input type="checkbox"/> Hazardous Waste	Type _____
<input type="checkbox"/> OCS Related	_____	<input type="checkbox"/> Other	_____

**Project Issues Discussed in Document**

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plan/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input type="checkbox"/> Archeological/Historical	<input type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other

**Reviewing Agency 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 with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Native American Heritage Commission
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Office of Historic Preservation
<input checked="" type="checkbox"/> S Caltrans District # _____ 10 _____	<input type="checkbox"/> Parks & Recreation
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Reclamation Board
<input type="checkbox"/> Coastal Commission	<input checked="" type="checkbox"/> S Regional WQCB # _____ 5 _____
<input type="checkbox"/> Colorado River Board Commission	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Office of Public School Construction	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> S 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	<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	_____

**Lead Agency (Complete if applicable):**

Consulting Firm: Stanislaus County Planning  
 Address: 1010 10<sup>th</sup> Street, Suite 3400  
 City/State/Zip: Modesto, CA 95354  
 Contact: Kristin Doud, Senior Planner  
 Phone: (209) 525-6330

**Applicant:** Cal Sierra Financial, Inc./O'Dell Engineering  
 Address: 1165 Scenic Drive, Suite A  
 City/State/Zip: Modesto, CA 95350  
 Phone: (209) 497-4062