



Notice of Completion and Environmental Document Transmittal California Environmental Quality Act

SCH # 2019100379

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

FROM: STANISLAUS COUNTY Planning & Community Development 1010 10th Street, Suite 3400 Modesto, CA 95354 PHONE: (209) 525-6330 FAX: (209) 525-5911

Project Title General Plan Amendment and Rezone Application No. PLN2019-0077 - Derrel's Mini Storage

Lead Agency Stanislaus County Planning and Community Development Contact Person Teresa McDonald, Assistant Planner Street Address 1010 10th Street, Suite 3400 Phone (209) 525-6330 City Modesto, CA Zip 95354 County Stanislaus

Present Land Use/Zoning/General Plan Designation:

PLU: Vacant Zoning: P-D 202 (Planned Development) and A-2-40 (General Agriculture) GPD: Planned Development (PD) and Agriculture

Project Description:

This is a request to amend the General Plan and zoning designation of a 9.77-acre parcel from Agriculture and A-2-40 to Planned Development (PD) and amend the zoning designation of three parcels totaling 3 acres from expired PD (202) to a new PD to allow expansion of an existing mini storage and RV storage business in phases. The proposed expansion will not require additional employees and will utilize the office at the existing location. Phase 1 of the proposed expansion includes 290 recreational vehicle storage spaces consisting of approximately 80,245 square feet of building coverage (42 roof only and 103 enclosed spaces) and 103,575 square feet of mini-storage units. An additional 153,250 square feet of mini-storage is planned for Phase 2, some of which overlaps with the proposed vehicle storage and will require removal. The proposed hours of operation are seven days a week from 7:00 a.m. to 7:00 p.m., with an estimated 10-12 customers on-site at one time and an average of 454 vehicle trips per week. The proposal also includes a monument sign, seven light poles with attached security cameras, perimeter masonry wall, and perimeter landscaping along the road frontage. Storm water run-off will be handled by a proposed on-site storm drainage basin. The site will be merged as a condition of approval and has access to County-maintained Tunson Road.

Project Location

County Stanislaus County City/Nearest Community Modesto Cross Streets State Route 219/Kiernan Avenue Zip Code 95356 Total Acres 13.71± Longitude/Latitude (degrees, minutes and seconds): 004-057-001, 004-057-003, 004-057-004, 004-057-005 Section 32 Twp. 2 Range 9 Base MDB&M Within 2 Miles: State Hwy # 219, 108 Waterways N/A Airports N/A Railways Union Pacific Schools Stanislaus Elementary School

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

Starting Date January 16, 2020 Ending Date February 18, 2020

Signature [Handwritten Signature] Date January 16, 2020

Document Type

- CEQA: [] NOP, [] Early Cons, [x] Neg Dec, [] Mit Neg Dec, [] Draft EIR, [] Supplement/Subsequent EIR, [] Other (NOE, NOC, NOD, etc.) NEPA: [] NOI, [] EA, [] Draft EIS, [] FONSI OTHER: [] Joint Document, [] Final Document, [] Other

Governor's Office of Planning & Research

JAN 21 2020

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.

Local Action Type

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> General Plan Update | <input type="checkbox"/> Specific Plan | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Annexation |
| <input checked="" 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 type="checkbox"/> Community Plan | <input type="checkbox"/> Site Plan | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other _____ |

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. _____ Acres <u>13.71±</u> Employees _____ | <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"/> Caltrans District # <u>10</u> | <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"/> Regional WQCB # <u>3</u> |
| <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"/> 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 | <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 10th Street, Suite 3400
 City/State/Zip: Modesto, CA 95354
 Contact: Teresa McDonald, Assistant Planner
 Phone: (209) 525-6330

Applicant: Dennis Wilson
 Address: 1220A 6th Street
 City/State/Zip: Modesto, CA 95354
 Phone: (209) 613-8625