



Notice of Completion and Environmental Document Transmittal California Environmental Quality Act

SCH # 2019109056

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: GPA, REZ, UP, & DA Application No. PLN2018-0112 - Jayden's Journey
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Jeremy Ballard
Street Address: 1010 10th Street, Suite 3400 Phone: 209-525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 5054 Pentecost Drive City/Nearest Community: Modesto
Cross Streets: Bitritto Court/Way and Kiernan Avenue Zip Code: 95356
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 1.5
Assessor's Parcel Number: 004-094-028 Section: 32 Twp.: 2 Range: 9 Base:
Within 2 Miles: State Hwy #: 219 and 108 Waterways: MID Canal/Stanislaus River
Airports: N/A Railways: Union Pacific RR Schools: Big Valley Grace

Local Public Review Period: (to be filled in by lead agency)
Starting Date: October 18, 2019 Ending Date: November 20, 2019

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:
Governor's Office of Planning & Research OCT 21 2019 STATE CLEARINGHOUSE

Local Action Type: [] General Plan Update [x] General Plan Amendment [] General Plan Element [] Community Plan
[] Specific Plan [] Master Plan [] Planned Unit Development [] Site Plan
[x] Rezone [] Prezone [x] Use Permit [] Land Division (Subdivision, etc.)
[] Annexation [] Redevelopment [] Coastal Permit [x] Other Development Agreement

Development Type: [] Residential Units: Acres: [] Office Sq.ft.: Acres: Employees: [x] Commercial Sq.ft.: Acres: Employees:
[] Industrial Sq.ft.: Acres: Employees: [] Educational [] Recreational [] OCS Related
[] Water Facilities Type: MGD [] Transportation Type: [] Mining Mineral: [] Power Type: Watts [] Waste Facilities Type: MGD
[] Hazardous Waste Type: [x] Other Cannabis Retail

Project Issues Discussed in Document: [] Aesthetic/Visual [] Agricultural Land [] Air Quality [] Archeological/Historical [] Biological Resources [] Coastal Zone [] Drainage/Absorption [] Economic/Jobs
[] Fiscal [] Flood Plain/Flooding [] Forest Land/Fire Hazard [] Geological/Seismic [] Minerals [] Noise [] Population/Housing Balance [] Public Services/Facilities
[] Recreation/Parks [] Schools/Universities [] Septic Systems [] Sewer Capacity [] Soil Erosion/Compaction/Grading [] Solid Waste [] Toxic/Hazardous [] Traffic/Circulation
[] Vegetation [] Water Quality [] Water Supply/Groundwater [] Wetland/Riparian [] Growth Inducement [] Land Use [] Cumulative Effects [] Other

Present Land Use/Zoning/General Plan Designation: General Plan - Planned Industrial Zoning - P-I (20) (Planned Industrial)

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

Request to amend the general plan and zoning designation of a 1.5-acre property from Planned Industrial (P-I) to Planned Development (P-D), and to obtain a Use Permit and Development Agreement, to allow operation of a cannabis retail business (dispensary) within an existing 5,525 square foot suite of an existing 21,230 square foot warehouse building. The property is served by a well and septic system. The proposed project will operate from one of the existing six suites. The suite sizes range from 2,616 square feet to 9,189 square feet. The other uses operating at the project site include automotive sales, automotive detailing and a cabinet manufacture. Proposed hours of operation are Monday through Saturday, 9 a.m. to 9 p.m., and Sunday, 11 a.m. to 7 p.m., with a maximum of 16 employees. The retail operation anticipates an average of 150-225 customers per day. There are approximately three vehicle trips per month associated with the delivery of supplies for the operation. The proposed operation has been operating under a temporary state license since 2018.

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 & Wildlife 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 type="checkbox"/> Integrated Waste Management Board | <input checked="" type="checkbox"/> Other: <u>Bureau of Cannabis Control</u> |
| <input type="checkbox"/> Native American Heritage Commission | |

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County Planning
 Address: 1010 10th Street, Suite 3400
 City/State/Zip: Modesto/CA/95354
 Contact: Jeremy Ballard
 Phone: 209-525-6330

Applicant: Mike Reynolds, et al. dba Jayden's Journey
 Address: 5054 Pentecost Drive
 City/State/Zip: Modesto, CA 95356
 Contact: Mike Reynolds
 Phone: 209-985-4729

Signature of Lead Agency Representative: 

Date: 10/15/19