



Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # _____

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/TM PLN2019-0131 – Lark Landing
Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Rachel Wyse
Street Address: 1010 10th Street, Suite 3400 **Phone:** (209) 525-6330
City: Modesto, CA **Zip:** 95354 **County:** Stanislaus County

Project Location: On Pirrone Road in North Salida **City/Nearest Community:** City of Modesto
Cross Streets: East of Pirrone Rd., South of Hammett Rd. **Zip Code:** 95368

Longitude/Latitude: (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W **Total Acres:** 8.02 (9.51 ac with Rd abandonment)
Assessor's Parcel Number: 136-037-001 **Section:** 33 **Twp.:** 2 **Range:** 8 **Base:** M.D.B & M
Within 2 Miles: **State Hwy #:** State highways 99 & 219, **Waterways:** Stanislaus River

Airports: None **Railways:** Union Pacific Railroad **Schools:** Salida Elem & Middle schools, Sisk Elem, Dena Boer Elem, Gregori High School, Great Valley Charter, Modesto Cristian.

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

Starting Date: January 22, 2020 **Ending Date:** February 10, 2020

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 ☐ Joint Document ☐ Final Document ☐ Other: _____

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☒ 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 Road Abandonment

Development Type:

☐ Residential **Units:** _____ **Acres:** _____ ☐ Water Facilities **Type:** _____ **MGD** _____
☒ Office **Sq.ft.:** 22,175 **Acres:** 1.78 **Employees:** _____ ☐ Transportation **Type:** _____
☒ Commercial **Sq.ft.:** 151,400 **Acres:** 7.13 **Employees:** _____ ☐ 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:

☐ 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: PLU: vacant / Zoning: SCP C-2 (General Commercial / GP: Commercial)

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: (please use a separate page if necessary)

See Project Description at end of this document.

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 type="checkbox"/> Fish & Game Region # _____	<input checked="" 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 checked="" type="checkbox"/> Other: <u>CA Dept. of Fish & Wildlife</u>
<input type="checkbox"/> Integrated Waste Management Board	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Consulting Firm: Advanced Design Group
Address: 1128 6th Street
City/State/Zip: Modesto, CA 95354-2203
Contact: Elwyn Heinen, P.E.
Phone: (209) 577-3108

Applicant: Mario and Maria Jauregui
Address: 1529 9th St, Suite B
City/State/Zip: Modesto, CA 95354
Contact: Mario Jauregui
Phone: (209) 526-1909

Signature of Lead Agency Representative: Miguel P. ...

Date: Jan 22, 2020

Project Description:

This is a request to amend the general plan and the community plan designation on an 8.02 acre site from Commercial to Planned Development. The request also proposes to amend the zoning designation of Salida Community Plan General Commercial (SCP C-2) on the subject property to Planned Development. The project also involves the subdivision of an 8.02 acre property into 9 parcels.

The Planned Development zoning for this project proposes the development of various commercial businesses on each lot as follows:

- *Proposed Parcel 1: a 3,700 sq. ft. gas station canopy, a 1,000 sq. ft. carwash, 5,607 sq. ft. Convenience Market on a 1.2 acre parcel.*
- *Proposed Parcel 2: a 3,200 square foot fast food restaurant on a .71 acre parcel.*
- *Proposed Parcels 3 and 5: a 17,678 square foot retail facility, or an 82-room, two-story hotel (.69 and .66 acre parcels respectively).*
- *Proposed Parcels 4 and 6: a 20,750 square foot retail building (.71 and .70 acre parcels respectively).*
- *Proposed Parcel 7: a four-story, 100-room hotel (15,498 square foot print) on a 2.03 acre parcel*
- *Proposed Parcel 8: a 3,673 square foot car wash facility on a .98 acre parcel.*
- *Proposed Parcel 9: a 22,125 Square foot office facility on a 1.78 acre parcel.*

Each of the parcels would include a parking lot for on-site parking. The applicant also requests the option to develop any of the parcels as mini storage, including RV and Boat storage facilities. A development schedule has not been proposed at this time.

The request to amend the General Plan and Community Plan designation of Commercial to Planned Development also includes a request to correct a draftsman's error that occurred when the Salida Community Plan map was amended in 2007. The project site was part of the prior Salida Community Plan and, as such, the current designations were established in error with the adoption of the 2007 Salida Initiative. This request will return the property back to its original, pre-2007 Initiative, General Plan and Community Plan designations of Planned Development.

The Subdivision Map would involve the abandonment of Old Pirrone Road that fronts on the western portion of the project site. The project includes the partial development of a 60-foot wide street (Arborwood Drive) along the northern portion of the project site and development of a 40-foot wide road easement (Lark Drive). With the abandonment of the street right-of-way, the overall site acreage increases to 9.51 acres.