

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Rezone Application No. PLN2019-0093 – Tenaya Banquet Hall

Lead Agency: Stanislaus County Planning and Community Development Department

Contact Name: Rachel Wyse

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Project Location: Modesto Stanislaus County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The project is a request to rezone a 2.91 acre parcel from an Industrial (M) zoning district to a Planned Development (P-D) zoning district to establish a catering and wedding event venue, with two separate event spaces, in an existing 34,720 square foot commercial building. The project involves use of 191 off-street (on-site) parking spaces and 54 spaces on property at 2504 Tenaya Drive (APN 036-020-046), located 0.4 miles away southeast of the project site.

The two venues spaces are adjoining and will consist of a wedding ceremony venue with a building occupancy of load of 1,127 persons and a banquet facility for receptions, parties, corporate events, and other similar events with an occupancy load of 1,274 persons. The building will include two separate lobby areas, a kitchen and bar facilities. The applicant indicates that the venues will not be occupied concurrently and the maximum occupancy in either venue will be less than 999 persons. The applicant proposes a max of four events per week, with a maximum of 600 vehicle trips per day or 2,400 trips per week.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

No significant or potentially significant effects were identified through the early consultation project referral process.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

One comment identified by the Stanislaus County Airport Land Use Commission states:

The project site is located within Noise Compatibility Zone 60-65 dB CNEL of the Modesto City-County Airport, which requires that the outside aircraft noise be no louder in the interior of the building than CNEL 45 dB. Noise reducing improvements may be required to achieve this interior noise maximum.

Provide a list of the responsible or trustee agencies for the project.

City of Modesto
Modesto City-County Airport
Modesto Irrigation District
San Joaquin Valley Air Pollution Control District
Stanislaus County
Consolidated Fire Protection District
California Regional Water Quality Control Board