



# Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH# **2020029016**

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

**Project Location:** 2206 Tenaya Drive **City/Nearest Community:** Modesto  
**Cross Streets:** Mitchell Road/Tenaya Drive **Zip Code:** 95354  
**Longitude/Latitude (degrees, minutes and seconds):**       °       '       " N /       °       '       " W **Total Acres:** 2.91  
**Assessor's Parcel Number:** 036-001-048 **Section:** 35 **Twp.:** 3 **Range:** 9 **Base:** M.D.B. & M  
**Within 2 Miles:** **State Hwy #:** 99 & 132 **Waterways:** Tuolumne River  
**Airports:** Modesto City-County **Railways:** Modesto, Empire Traction **Schools:** Wright, Wilson, El Vista Tuolumne Elementary schools, La Loma Jr. HS.

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

**Starting Date:** February 4, 2020 **Ending Date:** March 9, 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

OTHER: ☐ Joint Document  
☐ Final Document  
☐ Other:                     

Governor's Office of Planning & Research

## Local Action Type:

☐ General Plan Update ☐ Specific Plan  
☐ General Plan Amendment ☐ Master Plan  
☐ General Plan Element ☐ Planned Unit Development  
☐ Community Plan ☐ Site Plan

☒ Rezone  
☐ Prezone  
☐ Use Permit  
☐ Land Division (Subdivision, etc.)

☐ Annexation  
☐ Redevelopment  
☐ Coastal Permit  
☐ Other                     

**FEB 05 2020**  
**STATE CLEARINGHOUSE**

## Development Type:

☐ Residential **Units:**        **Acres:**         
☐ Office **Sq.ft.:**        **Acres:**        **Employees:**         
☒ Commercial **Sq.ft.:** 34,720 **Acres:** 2.91 **Employees:** 34  
☒ Industrial **Sq.ft.:** 34,720 **Acres:** 2.91 **Employees:** 34  
☐ Educational                       
☐ Recreational                       
☐ OCS Related                     

☐ Water Facilities **Type:**                      **MGD**         
☐ Transportation **Type:**                       
☐ Mining **Mineral:**                       
☐ Power **Type:**                      **Watts**         
☐ Waste Facilities **Type:**                      **MGD**         
☐ Hazardous Waste **Type:**                       
☐ 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: 34,720 Square Foot Commercial Building  
Zoning Designation: Industrial  
General Plan Designation: Industrial

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 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 similar 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.

Hours of operations will be by appointment on Friday evenings (between 5:00 p.m. and 12:00 a.m.) and on Saturday and Sundays (between 10:00 a.m. and 12:00 a.m.). There would be a maximum of 34 employees on site. There would be a maximum of 34 employees on-site. 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.

#### 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".

☐ Air Resources Board  
☐ Boating & Waterways, Department of  
☐ California Emergency Management Agency  
☐ California Highway Patrol  
☒ Caltrans District # 10  
☐ Caltrans Division of Aeronautics  
☐ Caltrans Planning  
☐ Central Valley Flood Protection Board  
☐ Coachella Valley Mountains Conservancy  
☐ Coastal Commission  
☐ Colorado River Board Commission  
☐ Conservation, Department of  
☐ Corrections, Department of  
☐ Delta Protection Commission  
☐ Education, Department of  
☐ Energy Commission  
☐ Fish & Game Region # \_\_\_\_\_  
☐ Food & Agriculture, Department of  
☐ Forestry & Fire Protection, Department of  
☐ General Services, Department of  
☐ Health Services, Department of  
☐ Housing & Community Development  
☐ Integrated Waste Management Board  
☐ Native American Heritage Commission

☐ Office of Emergency Services  
☐ Office of Historic Preservation  
☐ Office of Public School Construction  
☐ Parks & Recreation, Department of  
☐ Pesticide Regulation, Department of  
☐ Public Utilities Commission  
☐ Reclamation Board  
☐ Regional WQCB # \_\_\_\_\_  
☐ Resources Agency  
☐ Resources Recycling and Recovery, Department of  
☐ S.F. Bay Conservation & Development Commission  
☐ San Gabriel & Lower L.A. Rivers & Mountains Conservancy  
☐ San Joaquin River Conservancy  
☐ Santa Monica Mountains Conservancy  
☐ State Lands Commission  
☐ SWRCB: Clean Water Grants  
☐ SWRCB: Water Quality  
☐ SWRCB: Water Rights  
☐ Tahoe Regional Planning Agency  
☐ Toxic Substances Control, Department of  
☐ Water Resources, Department of  
☐ Other: \_\_\_\_\_  
☐ Other: \_\_\_\_\_

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

Consulting Firm: Commercial Architecture  
Address: 616 14<sup>th</sup> Street  
City/State/Zip: Modesto, CA 95354  
Contact: Stacey Wellnitz  
Phone: (209) 571-8158

Applicant: Purecap Holdings, LLC  
Address: 1400 K Street, Suite 201  
City/State/Zip: Sacramento, CA 95814  
Contact: Roop Purewal  
Phone: (916) 834-2174

Signature of Lead Agency Representative: 

Date: Jan 31, 2020