



Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

Governor's Office of Planning & Research

SCH # 2019090255

TO: STATE CLEARINGHOUSE
1400 Tenth Street
Sacramento, CA 95814
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FROM: STANISLAUS COUNTY
Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354
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SEP 11 2019

STATE CLEARINGHOUSE

Project Title General Plan Amendment and Rezone Application No. PLN2019-0079 – Cal Sierra Financial, Inc.

Lead Agency Stanislaus County Planning and Community Development Contact Person Kristin Doud, Senior 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: Salida Community Plan General Commercial GPD: Commercial

Project Description:

This is a request to amend the zoning designation of a 9.6-acre site, Salida Community Plan General Commercial (SCP C-2) to Planned Development, to allow for development of a travel plaza. The proposed travel plaza will be developed on approximately 4 acres of the west side of the site and will include two covered fueling islands, a 4,500 square-foot convenience store, a 1,500 square-foot retail space, and a 4,148 square-foot fast food restaurant. A request to amend the General Plan and Community Plan designation of Commercial to Planned Development is also included in this request to correct a draftsman's error that occurred when the Salida Community Plan map was amended in 2007.

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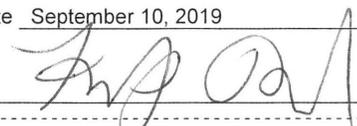
Project Location

County Stanislaus County City/Nearest Community Salida
Cross Streets Pirrone Road and Hammet Road Zip Code 95368 Total Acres 9.6±
Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W
Assessor's Parcel Number 003-014-007 Section 28 Twp. 2 Range 8 Base MDB&M
Within 2 Miles: State Hwy # 99 Waterways Stanislaus River
Airports Railways Union Pacific Schools Modesto Christian, Great Valley Academy, Gregori High, Sisk Elementary

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

Starting Date September 10, 2019 Ending Date September 30, 2019

Signature  Date September 10, 2019

Document Type

CEQA NOP Supplement/Subsequent EIR NEPA NOI OTHER Joint Document
 Early Cons (Prior SCH No.) EA Final Document
 Neg Dec Other (NOE, NOC, NOD, etc.) Draft EIS Other
 Mit Neg Dec FONSI
 Draft EIR

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 Cancel Ag Preserve
 Community Plan Site Plan Land Division (Subdivision, etc.) Other

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.

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. 10,148 Acres _____ Employees 18	<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/Riperian
<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"/> S Caltrans District # 10	<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"/> S Regional WQCB # 5
<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"/> S Fish & Game Region # 4	<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
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