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: General Plan Amendment and Rezone Application No. PLN2023-0031 – Secured Space South Storage

Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Kristy Doud, Deputy Director

Street Address: 1010 10th Street, Suite 3400 **Phone:** (209) 525-6330

City: Modesto, CA **Zip:** 95354 **County:** Stanislaus

Project Location: 5024, 5028, and 5030 Rohde Road **City/Nearest Community:** Keyes

Cross Streets: Esmar and Faith Home Roads **Zip Code:** 95382

Longitude/Latitude (degrees, minutes and seconds): ____ º ____ ' ____ " N / ____ º ____ ' ____ " W **Total Acres:** 5.2

Assessor's Parcel Number: 041-059-001 & 002 **Section:** 24 & 25 **Twp.:** 4 **Range:** 9 **Base:** _____

Within 2 Miles: **State Hwy #:** 99 **Waterways:** N/A

Airports: N/A **Railways:** Union Pacific **Schools:** Keyes Elementary/ Barbara Spratling Middle School

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

Starting Date: September 11, 2023 **Ending Date:** September 26, 2023

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: _____

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 _____

Development Type:

☒ Residential *Units:* 7 *Acres:* 4
☐ Office *Sq.ft.:* _____ *Acres:* _____ *Employees:* _____
☒ Commercial *Sq.ft.:* 39,393 *Acres:* 4 *Employees:* 3
☐ 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:* _____
☐ 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/Riperian
☐ 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 N/A

Present Land Use/Zoning/General Plan Designation:

Mini-storage/Residential/Vacant/A-2-10 (General Agriculture)/Planned Development/Medium Density Residential (Keyes Community Plan)

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: This is a request to amend the Community Plan designation of a five acre parcel from Medium Density Residential to Planned Development and the zoning designation from General Agriculture (A-2-10) to Planned Development (P-D) to allow for the operation of an existing mini-storage facility. The site consists of 39,393 square feet of mini-storage made up of 13 buildings, nine feet three inches in height with mounted wall lighting, each containing multiple storage units ranging from 50 to 253 square feet in size. The mini-storage facility is currently operating; however, the required building permits and land use entitlements to operate were not obtained and accordingly a general plan amendment, rezone and building permits are required to allow continued operation of the mini-storage facility. The property is also improved with a legal non-conforming duplex and four-plex, which are proposed to remain, and a single-family dwelling which has been converted into an office for the mini-storage facility; conversion of the single-family dwelling also occurred without building permits which will be required to be obtained to allow the continued use of the building as an office/apartment.

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".

S	Air Resources Board		Office of Emergency Services
	Boating & Waterways, Department of		Office of Historic Preservation
	California Emergency Management Agency		Office of Public School Construction
	California Highway Patrol		Parks & Recreation, Department of
S	Caltrans District # 10		Pesticide Regulation, Department of
	Caltrans Division of Aeronautics		Public Utilities Commission
	Caltrans Planning		Reclamation Board
	Central Valley Flood Protection Board	S	Regional WQCB # Central Valley
	Coachella Valley Mountains Conservancy		Resources Agency
	Coastal Commission		Resources Recycling and Recovery, Department of
	Colorado River Board Commission		S.F. Bay Conservation & Development Commission
	Conservation, Department of		San Gabriel & Lower L.A. Rivers & Mountains Conservancy
	Corrections, Department of		San Joaquin River Conservancy
	Delta Protection Commission		Santa Monica Mountains Conservancy
	Education, Department of		State Lands Commission
	Energy Commission		SWRCB: Clean Water Grants
S	Fish & Game Region #		SWRCB: Water Quality
	Food & Agriculture, Department of		SWRCB: Water Rights
	Forestry & Fire Protection, Department of		Tahoe Regional Planning Agency
	General Services, Department of		Toxic Substances Control, Department of
	Health Services, Department of		Water Resources, Department of
	Housing & Community Development		Other:
	Integrated Waste Management Board		Other:
	Native American Heritage Commission		

Lead Agency (Complete if applicable):

Consulting Firm:	**Stanislaus County**	Applicant:	**Sakshi Enterprise, LLC**
Address:	**1010 10th Street**	Address:	**2801 Mitchell Road, #3074, Ceres, CA 95307**
City/State/Zip:	**Modesto, CA 95354**	City/State/Zip:	**Ceres, CA 95307**
Contact:	**Kristy Doud, Deputy Planner**	Contact:	**Biren Patel**
Phone:	**(209) 525-6330**	Phone:	**(209) 485-5166**

Signature of Lead Agency Representative: _____ Date: 9/8/2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.