NOTICE OF PREPARATION OF A PROGRAM ENVIRONMENTAL IMPACT REPORT

DATE: **September 11, 2024**

TO: **Responsible and Trustee Agencies, Organizations, and Interested Parties**

FROM: **Jeremy Ballard, Senior Planner, Stanislaus County Planning and Community Development Department**

SUBJECT: **NOTICE OF PREPARATION OF A PROGRAM ENVIRONMENTAL IMPACT REPORT NO. PLN2024-0083 - SALIDA COMMUNITY PLAN AMENDMENT AREA**

As the Lead Agency under the California Environmental Quality Act (CEQA), Stanislaus County (herein referred to as the "County") is issuing this Notice of Preparation (NOP) of a program environmental impact report (PEIR) evaluating the effects of development of the Salida Community Plan Amendment Area. Pursuant to Section 15082 of the CEQA Guidelines, this NOP provides agencies, interested parties, members of the public, and organizations with sufficient information describing the proposed project and the potential environmental effects to enable meaningful input on the scope and content of environmental information to be included in the PEIR. The PEIR will evaluate the potential direct, indirect, and cumulative environmental impacts of development within the Amendment Area of the Salida Community Plan and will identify feasible mitigation measures or alternatives that may lessen or avoid any significant impacts. Responsible Agencies, which are public agencies other than the County that also have a role in approving or implementing the community plan, may consider the PEIR prepared by the County when issuing permits or other approvals for the implementation of the community plan.

Public Review Period and Scoping Meeting

This NOP is available for public review and comment for 30 days, ending on October 11, 2024. Copies of this NOP may be reviewed in the Planning and Community Development Department at:

1010 10th Street, Suite 3400
Modesto, CA 95354

Project materials, including this NOP, are available online at:

https://www.stancounty.com/planning/pl/act-projects.shtm

The County will hold a public scoping meeting to inform interested parties about the project and provide agencies and the public with an opportunity to submit comments on the scope and content, including alternatives, that should be addressed in the PEIR. The public scoping meeting will be conducted in conjunction with the regularly scheduled Salida Municipal Advisory Council meeting on September 24, 2024 at 7:00 p.m. at the Salida Branch of the Stanislaus County Library at:

4835 Sisk Rd.
Salida, CA 95368

Any interested person may appear at the scoping meeting. If you have any questions regarding the scoping meeting, contact Jeremy Ballard, Senior Planner at (209) 525-6330 or planning@stancounty.com.

Providing Comments on this Notice of Preparation

Comments and suggestions as to the appropriate scope of analysis in the PEIR, potential mitigation measures, and alternatives are invited from all interested parties. Written and/or email comments or questions concerning the PEIR should be directed to Jeremy Ballard at the address provided above. Comments should be provided at the earliest possible date but must be received on **October 11, 2024** by **4:30 p.m.** Please include the commenter's full name and address.

Project Overview

In 2007, the Stanislaus County Board of Supervisors approved the Salida Area Planning, Road Improvement, Economic Development, and Farmland Protection Initiative (herein referred to as the "Initiative"). Now known as the Salida Community Plan Amendment Area, the Initiative covered a 3,383-acre area with a proposed mix of uses, including 2,029 acres of employment uses (up to 27,783 employees), 1,110 acres of residential uses (5,000 dwelling units supporting an estimated population of 15,063), regional and local parkland, open space, a wastewater treatment plant, transportation improvements, and other uses. The PEIR will provide a planning level analysis of the land uses outlined for the Salida Community Plan Amendment Area.

Project Location: The community is located along the State Route 99 corridor, north of Modesto and south of Ripon, abutting the San Joaquin County boundary (Figure 1). The Community Plan area is bound by Dale Road to the east, Bacon Road to the south, Hammett Road to the west, and Stanislaus River and Ladd Road to the north; and is divided by State Route 99 into eastern and western portions. Current development in the community of Salida consists mostly of residential housing, with commercial and light industrial uses located along State Route 99. The Amendment Area primarily consists of production agriculture and scattered residential development.

Project Description: As described above, the Community Plan consists of the pre-2007 Existing Plan Area and the Amendment Area. An illustrative diagram of the Community Plan that shows the integration of the Amendment Area with the Existing Community is provided (Figure 2). The Salida Community Plan was integrated into the Land Use Element of the Stanislaus County General Plan upon the Initiative's adoption in 2007. Land use designations for the Salida Community Plan include: Low-Density Residential, Medium-Density Residential, Medium High-Density Residential, Commercial, Planned Industrial, Business Park, and Agriculture (Figure 3).

The Salida Community Plan (SCP) Zoning District was created by the Initiative and regulates land use for parcels in the Amendment Area. The SCP District encourages the use of flexible development standards designed to ensure the development of the Amendment Area as a master planned community and includes specific district standards, procedures, required findings, urban services requirements, and fee provisions. Within the Amendment Area, the community is zoned for single and multi-family residential, neighborhood and community commercial, industrial, and agricultural uses (Figure 3 and Table 1). The SCP District requires the adoption of a discretionary non-legislative Development Plan that is Board approved and Planning Commission recommended (Stanislaus County Zoning Ordinance § 21.66.010(a).), which would outline the precise design, location of uses, and amenities in the Amendment area. Land in the Existing Plan Area is subject to standard County zoning and is zoned for a variety of uses including single and multi-family residential, planned development, and commercial uses adjacent to State Route 99, as well as limited industrial and agricultural designations. To effectively implement the Planned Industrial, Business Park, or Commercial Land Use designations in the Amendment area, land may be rezoned from commercial, Planned Industrial, or Business Park to Planned Development to allow for flexibility and diversification in the relationship of different uses, buildings, structures, lot sizes and open spaces, while ensuring compliance with, and implementation of, the Community Plan.

Table 2-1 Amendment Area Zoning Designations

Land Use Designation	Zoning	Total Acreage
Planned Industrial	SCP-PI	1,259
Business Park	SCP-IBP	490
Commercial	SCP-C-1 and SCP-C-2	280
Low-Density Residential	SCP-R-1	802
Low-Density Residential-Special Treatment Area	SCP-R-1-ST	64
Medium-Density Residential	SCP-R-2	187
Medium High-Density Residential	SCP-R-3	57
Agriculture	SCP-A-2	244
Total Acres	**-**	**3,383**

Source: Stanislaus County 2016, Appendix I-A8, Table 1.

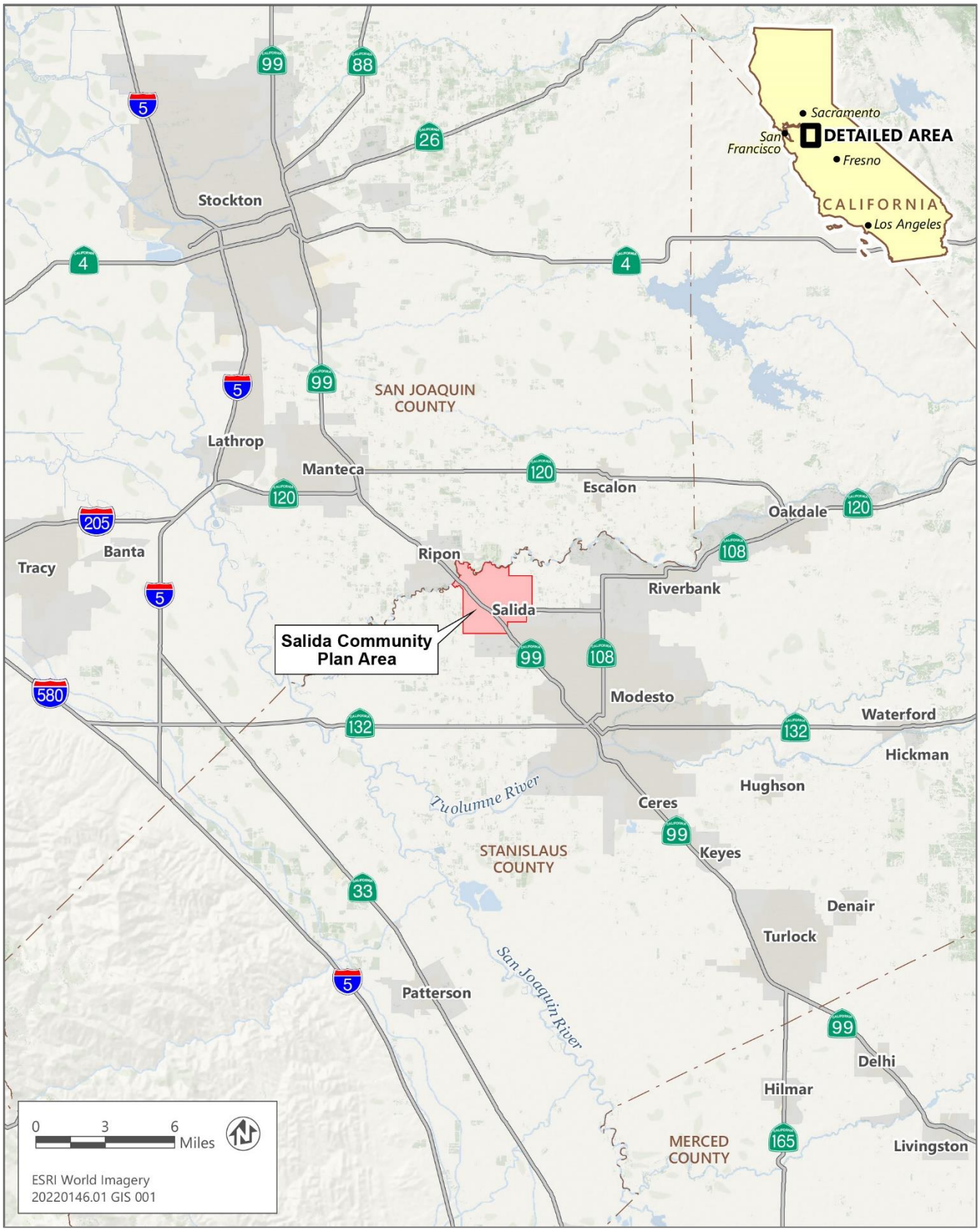
Environmental Process and Public Input

Following receipt of input during the public comment period of this NOP, the County will prepare a Draft PEIR that will describe the project and evaluate the following environmental issue areas for both program-level and cumulative effects. The County anticipates, based on available information, detailed analysis of the following resource areas:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology / Water Quality
- Noise
- Population, Employment, and Housing
- Public Services and Recreation
- Public Utilities
- Transportation

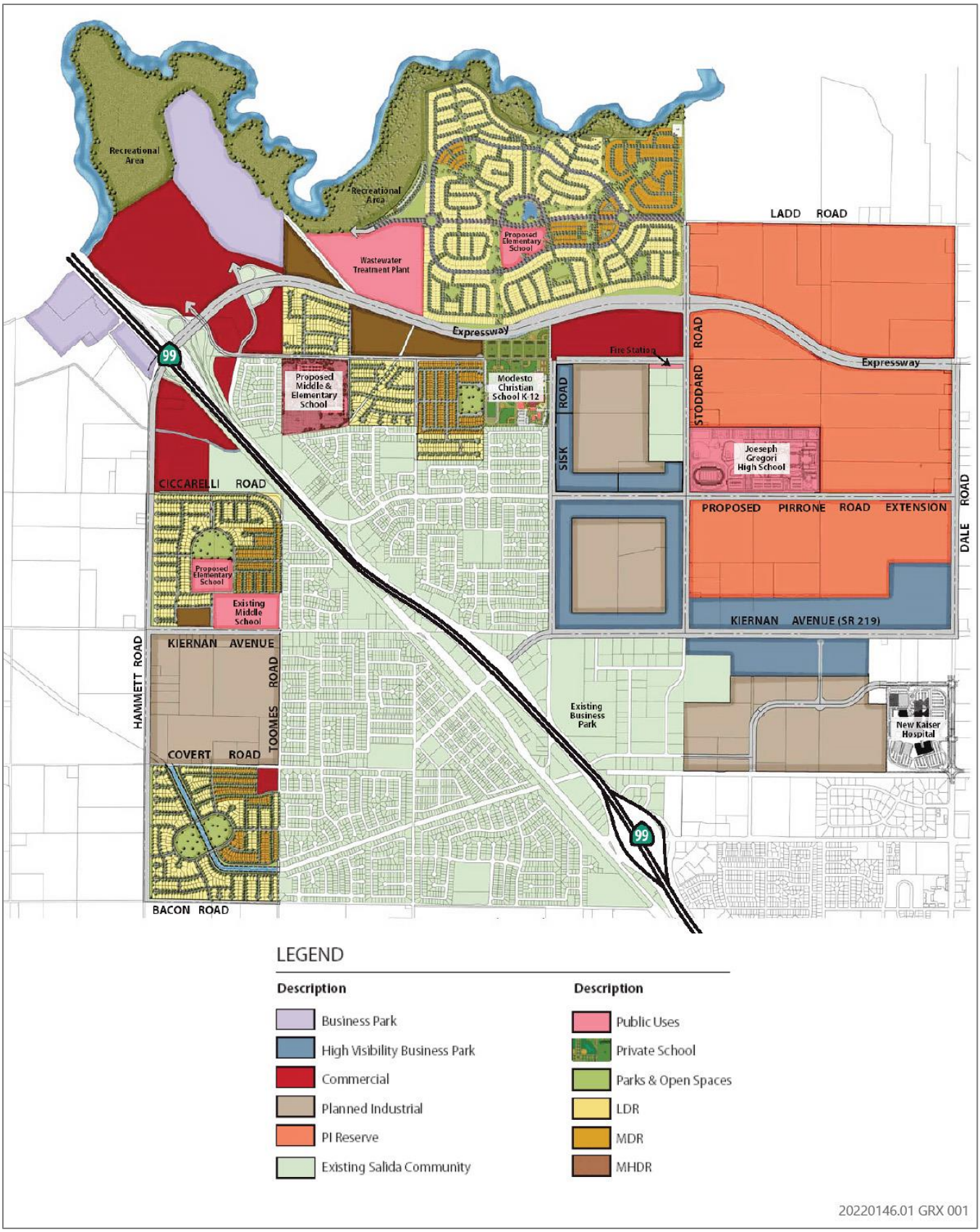
The PEIR will also identify significant environmental effects that cannot be avoided, growth inducing impacts, and significant and irreversible environmental changes. Pursuant to CEQA Guidelines Section 15126.6, the PEIR will consider and evaluate a reasonable range of alternatives to the Salida Community Plan Amendment Area.

The Draft PEIR will be made available for public review and input for a 45-day review period. The County will consider all comments received and will prepare a Final PEIR that identifies any necessary changes to the Draft PEIR and provides responses to all comments on the Draft PEIR. The County Board of Supervisors will consider certification of the Final PEIR.



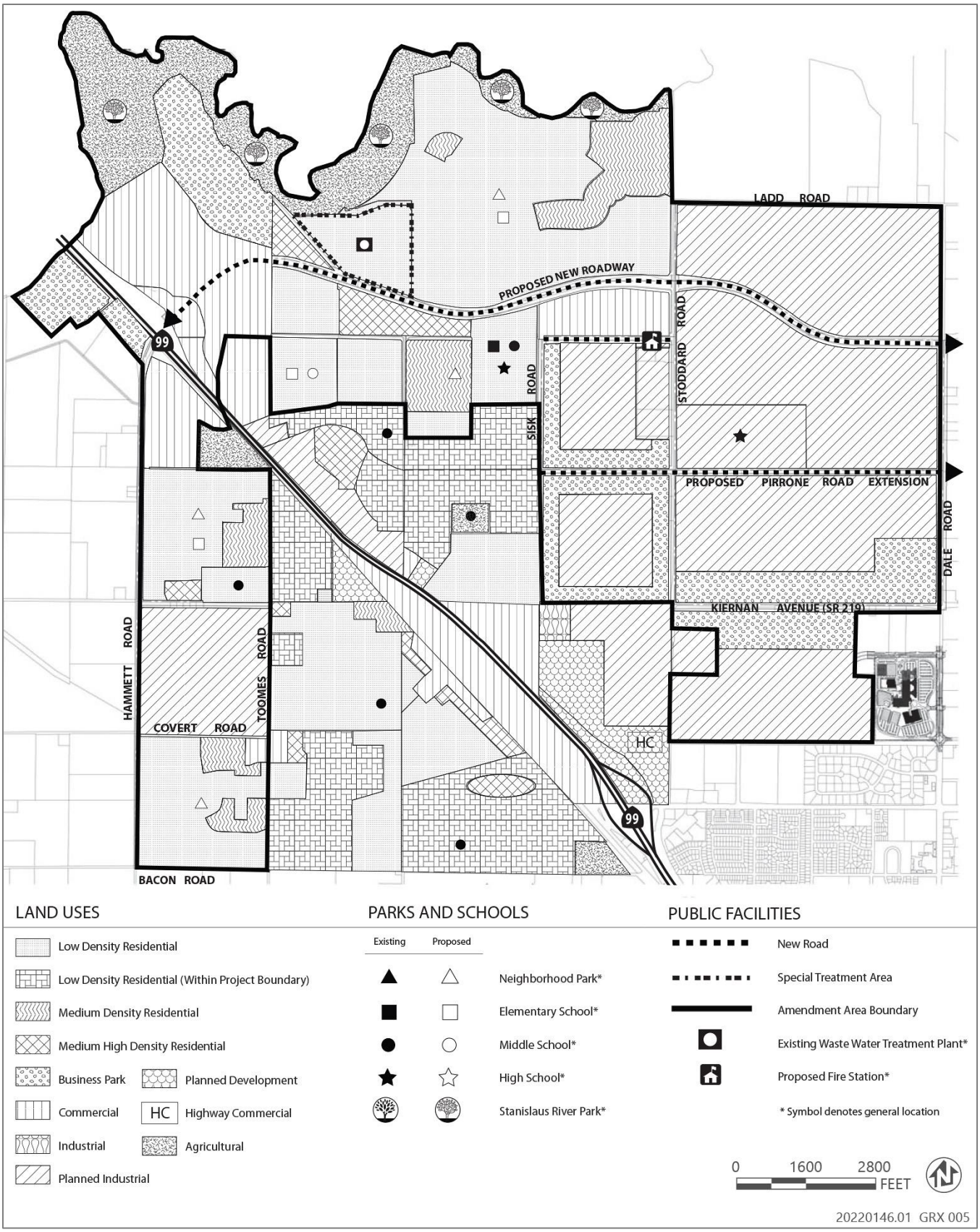
Source: Adapted by Ascent in 2023.

Figure 1 Regional Location



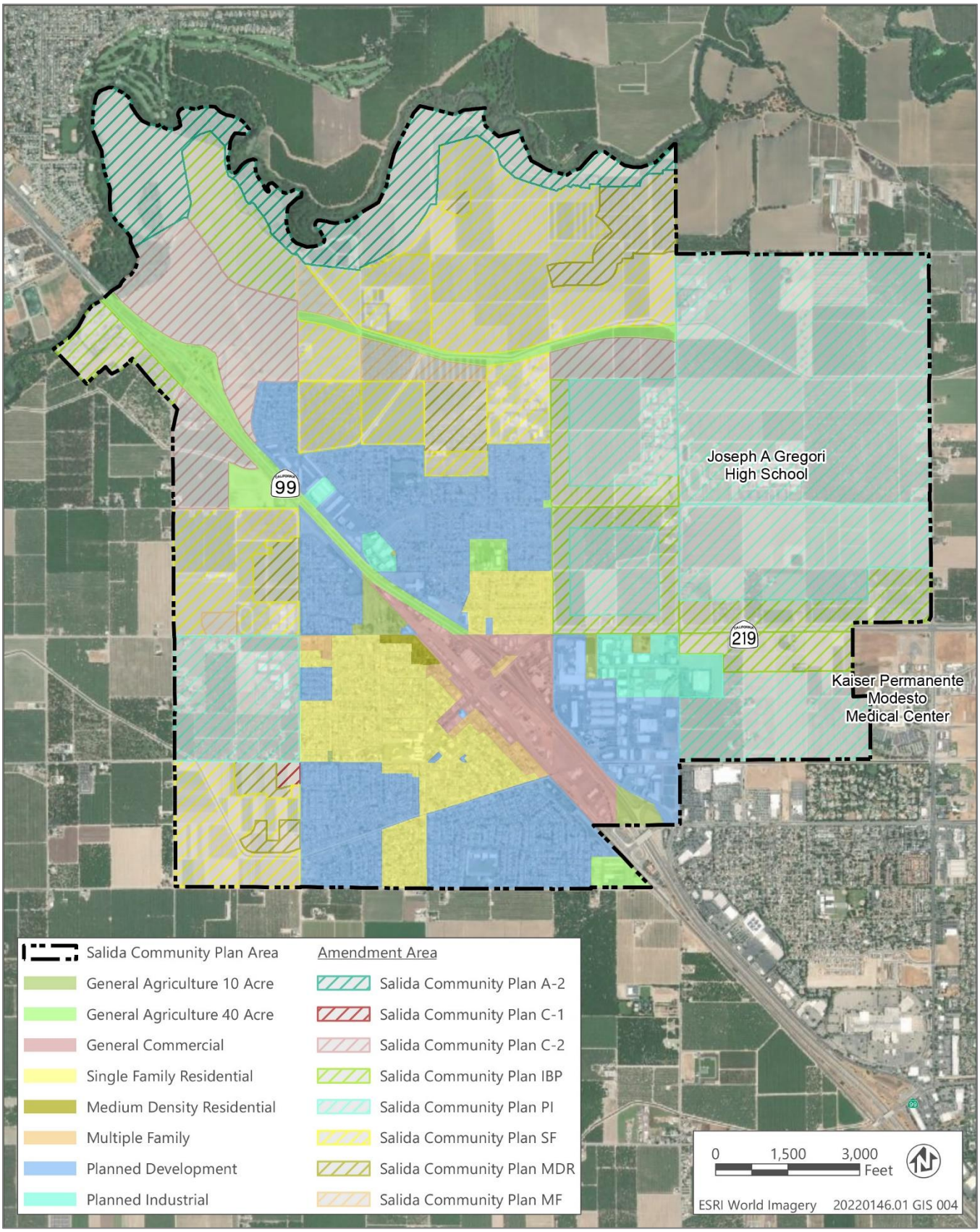
Source: Salida Community Plan, adapted by Ascent in 2023.

Figure 2 Illustrative Salida Community Plan



Source: Salida Community Plan Appendix I-A8.

Figure 3 Community Plan Land Use Designations



Source: Data downloaded from Stanislaus County in 2023; adapted by Ascent in 2023.

Figure 4 Salida Community Plan Zoning