



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: Rezone Application PLN2026-0002 – Modesto Toyota
Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Christine Smith, Associate Planner
Street Address: 1010 10th Street, Suite 3400 **Phone / Email:** (209) 525-6330 / planning@stancounty.com
City: Modesto, CA **Zip:** 95354 **County:** Stanislaus

Project Location: 0 Bangs Avenue **City/Nearest Community:** Modesto
Cross Streets: McHenry Ave and Spyres Way **Zip Code:** 95356
Longitude/Latitude (degrees, minutes and seconds): ° ' 37 42 14.2884" N / 120° 59' 43.404" W **Total Acres:** 1
Assessor's Parcel Number: 046-011-023 **Section:** 5 **Twp.:** 3 **Range:** 9 **Base:** MDB&M
Within 2 Miles: **State Hwy #:** 108 **Waterways:** N/A
Airports: NA **Railways:** Southern Pacific **Schools:** Sylvan/Modesto City

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

Starting Date: February 13, 2026

Ending Date: March 5, 2026

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:** _____ **Acres:** _____ ☐ Water Facilities **Type:** _____ **MGD** _____
☐ Office **Sq.ft.:** _____ **Acres:** _____ **Employees:** _____ ☐ Transportation **Type:** _____
☐ Commercial **Sq.ft.:** _____ **Acres:** _____ **Employees:** _____ ☐ Mining **Mineral:** _____
☒ Industrial **Sq.ft.:** 43,560 **Acres:** 1 **Employees:** 158 ☐ Power **Type:** _____ **MW** _____
☐ Educational _____ ☐ Waste Facilities **Type:** _____ **MGD** _____
☐ Recreational _____ ☐ Hazardous Waste **Type:** _____
☐ OCS Related _____ ☐ 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: None identified yet

Present Land Use/Zoning/General Plan Designation:

Planned Industrial PI (2), Planned Industrial

Project Description: (please use a separate page if necessary)

Request to amend the zoning designation of a one-acre undeveloped parcel from Planned Industrial (PI) (2) to Planned Development in order to allow for the development of a vehicle inventory parking lot for the existing Modesto Toyota dealership, which is located on the adjacent parcel to the west identified as Assessor's Parcel Number (APN) 046-011-072 under Planned Development (P-D) 107. The current PI (2) zoning designation was established by the Board of Supervisors in 1989 to allow light industrial uses, including light manufacturing, warehousing, and offices, as well as similar uses that do not provide direct services to the general public. However, it does not allow auto-related uses, such as vehicle inventory parking lots; accordingly, a rezone is required to add the proposed use to the list of permitted uses. The expansion area will add 108 new parking stalls to the vehicle inventory, 37,800 square feet of asphalt paving, 4,450 square feet of landscaping along the north, west, and south property lines, and fencing: eight-foot ornamental steel along the south and eight-foot chain-link with vinyl slats along the west. There will also be 25-foot-tall freestanding lighting installed along the west and south property lines. The expansion area will connect to existing utilities from the adjacent parcel owned by Modesto Toyota. Stormwater will be handled via a vegetative swale and on-site subterranean horizontal drainage system. Access to the project site will be provided through the adjacent parcel owned by the Modesto Toyota dealership, via the existing 60-foot-wide driveway on State Route 108 (McHenry Avenue), a California Department of Transportation (Caltrans)- maintained road. There is no proposed driveway or direct access from Bangs Avenue. The existing dealership employs 158 staff members, serves up to 200 automotive service customers and up to 60 sales customers per-day, and receives up to three truck deliveries per-day. The current hours of operation are Sunday through Saturday, 7:00 a.m. to 6:00 p.m. for service customers and 9:00 a.m. to 8:00 p.m. for sales customers. These hours will remain unchanged. The applicant does not anticipate any increase in employees or truck deliveries, and no new structures, utilities, or signage are planned as part of this request. If approved, construction is expected to begin within three months following project approval.

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	☐ 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 # <u>10</u>	☐ Pesticide Regulation, Department of
☐ Caltrans Division of Aeronautics	☐ Public Utilities Commission
☐ Caltrans Planning	☐ Reclamation Board
☒ S Central Valley Flood Protection Board	☒ S Regional WQCB # <u>5</u>
☐ 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 # <u>4</u>	☐ 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	☒ S Other: <u>San Joaquin Valley Air Pollution Control District</u>
☐ Integrated Waste Management Board	☐ Other: _____
☐ Native American Heritage Commission	

Lead Agency (Complete if applicable):

Consulting Firm: JH Architecture
 Address: 3325 Santa Fe St.
 City/State/Zip: Riverbank, CA 95367
 Contact: John Hedlund, Landowners Consultant
 Phone/Email: 209-289-4510/planning@stancounty.com

Applicant: Modesto Toyota
 Address: 4513 McHenry Avenue
 City/State/Zip: Modesto, CA 95356
 Contact: Stacy Barnett
 Phone/Email: 209-529-2933/planning@stancounty.com

Signature of Lead Agency Representative: Christine Smith

Date: February 13, 2026