

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: General Plan Amendment and Rezone Application No. 01-2026 (Dept. File No. 26-0014) – Zerillo Event Center

Lead Agency: City of Riverbank

Contact Person: Teresa McDonald, Senior Planner

Mailing Address: 6707 Third Street

Phone: 209-863-7191

City: Riverbank

Zip: 95367

County: Stanislaus

Project Location: County: Stanislaus

City/Nearest Community: Riverbank

Cross Streets: 2767 Topeka Street, Topeka Street and Callander Avenue

Zip Code: 95367

Longitude/Latitude (degrees, minutes and seconds): 37 ° 44 ' 15 " N / 120 ° 56 ' 43.86 " W Total Acres: 2.06

Assessor's Parcel No.: 075-003-011 & 075-003-012

Section: 26

Twp.: 02

Range: 09

Base: MDB&M

Within 2 Miles: State Hwy #: 108

Waterways: Stanislaus River

Airports: NA

Railways: B. N. & S.F.

Schools: Riverbank Language Academy

Document Type:

CEQA: ☐ NOP

☐ Draft EIR

NEPA: ☐ NOI

Other: ☐ Joint Document

☒ Early Cons

☐ Supplement/Subsequent EIR

☐ EA

☐ Final Document

☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS

☐ Other: _____

☐ Mit Neg Dec

Other: _____

☐ FONSI

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 _____

☐ Office: Sq.ft. _____ Acres _____

Employees _____

☐ Transportation: Type _____

☒ Commercial: Sq.ft. 89733

Acres 2.06

Employees 20

☐ Mining: Mineral _____

☐ Industrial: Sq.ft. _____ Acres _____

Employees _____

☐ Power: Type _____ MW _____

☐ Educational: _____

☐ Waste Treatment: Type _____ MGD _____

☐ Recreational: _____

☐ Hazardous Waste: Type _____

☐ Water Facilities: Type _____ MGD _____

☐ 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

☐ Geologic/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: Early Consultation

Present Land Use/Zoning/General Plan Designation:

Single-family dwelling and vacant land/ Higher-Density Residential (HDR)/ Planned Development (P-D) 13

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

request to allow for the operation of an event venue on a 2.06± acre project site comprised of a 0.75± and a 1.31± acre parcel, further identified as Assessor Parcel Numbers (APNs) 075-003-011 & 07-003-012. The applicant proposes to rent out the property for weddings, receptions, parties, corporate events, and other similar events. The project site is currently improved with a vacant 3,740 square foot single-family dwelling. The existing dwelling will initially be utilized as office space for site management but may eventually be utilized for small events once interior improvements have been made. Proposed improvements include a paved 60-space parking lot with lighting along the western side of the property, a trash enclosure at the northwestern corner of the property, a 1,376 square foot building east of the existing dwelling to be utilized as a commercial kitchen and restrooms, decorative stucco and wrought iron fencing along the southern property line, a masonry sound wall along the northern property line, and landscaping throughout the site. The outdoor events are planned to take place at the northeastern portion of the property. A temporary tent may be utilized for events as needed. See Early Consultation for additional information.

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.

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 with an "S".

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

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

Starting Date September 18, 2026

Ending Date October 5, 2026

Lead Agency (Complete if applicable):

Consulting Firm: Benchmark Engineering, Inc

Address: 4265 Spyres Way, Suite A

City/State/Zip: Modesto, Ca 95368

Contact: M. Syd Halterman

Phone: 209-548-9300

Applicant: Walid Ali, Ali Properties, LLC

Address: P.O. Box 615

City/State/Zip: Salida, CA 95368

Phone: 209-613-0050

Signature of Lead Agency Representative: Teresa McDonald

Digitally signed by Teresa McDonald
Date: 2026.09.18 08:56:06 -0700

Date: 09/18/2026

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