



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: USE PERMIT APPLICATION NO. PLN2020-0125 - CROWS LANDING INDUSTRIAL BUSINESS PARK WELL SITE AND PHASE 1A DESIGN MODIFICATIONS

Lead Agency: Stanislaus County Planning and Community Development Contact Person: Jeremy Ballard, Associate Planner

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

City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 0 Fink Road and Northwest corner of Fink and Bell Roads City/Nearest Community: Crows Landing

Cross Streets: SR 33 Zip Code: 95313

Longitude/Latitude (degrees, minutes and seconds): 027-004-044, 027-001-057 Total Acres: \_\_\_\_\_

Assessor's Parcel Number: 027-004-044, 027-001-057 to 059; and 027-003-074 Section: 17/22 Twp.: 6 Range: 8 Base: MDB&M

Within 2 Miles: State Hwy #: 33 Waterways: Delta Mendota Canal

Airports: Crows Landing Railways: Union Pacific Schools: Bonita Elementary School

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

Starting Date: January 25, 2021 Ending Date: February 9, 2021

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR [x] Early Cons [x] Supplement/Subsequent EIR [ ] Neg Dec (Prior SCH No.) 2014102035 [ ] 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 [x] Use Permit [ ] Coastal Permit [ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other

Development Type:

- [ ] Residential Units: \_\_\_\_\_ Acres: \_\_\_\_\_ [x] Water Facilities Type: Domestic well MGD \_\_\_\_\_ [ ] Office Sq.ft.: \_\_\_\_\_ Acres: \_\_\_\_\_ Employees: \_\_\_\_\_ [ ] Transportation Type: \_\_\_\_\_ [ ] Commercial Sq.ft.: \_\_\_\_\_ Acres: \_\_\_\_\_ Employees: \_\_\_\_\_ [ ] Mining Mineral: \_\_\_\_\_ [ ] Industrial Sq.ft.: \_\_\_\_\_ Acres: \_\_\_\_\_ Employees: \_\_\_\_\_ [ ] Power Type: \_\_\_\_\_ MGD \_\_\_\_\_ [ ] 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 \_\_\_\_\_

Present Land Use/Zoning/General Plan Designation:

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

Crows Landing Industrial Business Park: 027-001-057 to 059; and 027-003-074 to 080: Former Crows Landing Airbase/SP-2 (Specific Plan)/Specific Plan

Well Site: 027-004-044: Previously planted orchard/A-2-40 (General Agriculture)/Agriculture

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

Request to develop a 750 foot-deep domestic potable water well to serve the Crows Landing Industrial Business Park (CLIBP), on a one-acre portion of a 70.68 acre. Request to develop a 750-foot-deep domestic potable water well to serve the Crows Landing Industrial Business Park (CLIBP), on a one-acre portion of a 70.68-acre parcel in the A-2-40 (General Agriculture) zoning district. Additionally, this request includes design modifications to the stormwater collection facilities and the On-Site Wastewater Treatment Systems (OWTS) approved for Phase 1A of the CLIBP site.

A Specific Plan for the CLIBP was approved by the Stanislaus County Board of Supervisors on December 4, 2018, allowing for the development of a 1,528 acre-site to support a mix of aviation-compatible industrial and business park uses, general aviation, aviation-related land uses, public facilities, a multimodal (bicycle/pedestrian) transportation corridor, and supportive infrastructure. The Project was approved to develop in three phases over 30 years with a 370-acre public-use airport and 14 million square feet of building space with the potential to generate approximately 14,000- 15,000 jobs. As Lead Agency, the County prepared an Environmental Impact Report (EIR) for the CLIBP Specific Plan and associated update to the Airport Land Use Compatibility Plan (ALUCP) (State Clearinghouse No. 2014102035). The Draft EIR was circulated for review and a Final EIR (FEIR) was certified by the Board of Supervisors on October 30, 2018.

The proposed domestic potable water well will serve the entire CLIBP project site in combination with additional potable and non-potable sources to be developed in the future. The one-acre site will be connected to the County-maintained Bonita Avenue by a 20-foot-wide paved access road, and enclosed by an eight-foot-tall chain-link fence with privacy slats. The domestic well, pump, back-up generator, electrical and telemetry equipment will be developed on a paved portion of the one-acre project site and enclosed by a 900-square foot masonry block structure. The remaining balance of the project site will be graveled and developed with a monitoring well to record data on groundwater quality and depth. The potable water will be conveyed by a 12-inch pipeline south on Bonita Avenue, connecting to an 18 inch pipeline that will travel west on Fink Road 3.3 miles to the southeast portion of the CLIBP project site. The one-acre well site will be acquired, maintained, and operated by the County. The balance of the 69.68-acre parcel will remain in agriculture under private ownership.

The Specific Plan, included raising a 1,200 foot portion of Davis Road at least four feet to serve as a levee to prevent 100 year flood flows from encroaching on the area west/southwest of the Delta-Mendota Canal. However, as part of project implementation, it was determined that modifying and relocating the detention/infiltration basin parallel on the south side of the Delta Mendota Canal would adequately address stormwater run-off and drainage for Phase 1A, eliminating the need to raise Davis Road. The modified detention/infiltration basin would be approximately 20 acres in size and landscaped. The soil excavated from the modified detention/infiltration basin would be used within the development area of Phase 1A as fill to contour the site for positive drainage; therefore, off-site disposal of the excavated soil would not be required.

Modifications the OWTS for the approved CLIBP site, would include wastewater pipelines that would flow into one centralized wastewater dispersal area. Wastewater pipelines would be located within the right-of-way for the internal roadway system of the site. The wastewater pipeline would go under the detention/infiltration basin and the Delta Mendota Canal and continue north. The OWTS is anticipated to be decommissioned once all improvements are completed and wastewater is transported off-site, as proposed in the approved Specific Plan.

The subject use permit will also request that the Planning Commission find the acquisition of the one-acre well site to be in conformance with the County's General Plan. Facilities for public utilities are a permitted use in the A-2 (General Agriculture) zoning district, subject to approval of a use permit.

The Phase 1A infrastructure portion of the approved project analyzed in the FEIR included an internal roadway network and a water supply system, wastewater system, drainage system, and utilities for the entire development. As the engineering details progressed for Phase 1A, the County identified infrastructure modifications, resulting in adjustments to the water, wastewater, and drainage systems that were originally analyzed within the FEIR. Consequently, the County has prepared an Addendum to the EIR, to evaluate whether the proposed modifications to the approved project would result in new or substantially more severe significant environmental impacts disclosed in the FEIR. The addendum found that no new significant impacts would occur as a result of the proposed modifications to the water supply, wastewater, and drainage systems. Additionally, the addendum found that there would be no substantial increase in the severity of any previously identified significant environmental impacts. The Planning Commission will consider approval of the addendum as part of the use permit approval. e parcel in the A-2-40 (General Agriculture) zoning district. Additionally, this request includes design modifications to the stormwater collection facilities and the On-Site Wastewater Treatment Systems (OWTS) approved for Phase 1A of the CLIBP site.

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**Reviewing Agencies Checklist:**

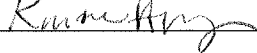
Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

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| <input type="checkbox"/> Air Resources Board                       | <input type="checkbox"/> Office of Emergency Services   |
| <input type="checkbox"/> Boating & Waterways, Department of        | <input type="checkbox"/> Office of Historic Preservation  |
| <input type="checkbox"/> California Emergency Management Agency    | <input type="checkbox"/> Office of Public School Construction                                       |
| <input type="checkbox"/> California Highway Patrol                 | <input type="checkbox"/> Parks & Recreation, Department of  |
| <input checked="" type="checkbox"/> Caltrans District # <u>10</u>  | <input type="checkbox"/> Pesticide Regulation, Department of  |
| <input type="checkbox"/> Caltrans Division of Aeronautics          | <input type="checkbox"/> Public Utilities Commission  |
| <input type="checkbox"/> Caltrans Planning                         | <input type="checkbox"/> Reclamation Board  |
| <input type="checkbox"/> Central Valley Flood Protection Board     | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u>  |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy    | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Coastal Commission                        | <input type="checkbox"/> Resources Recycling and Recovery, Department of                            |
| <input type="checkbox"/> Colorado River Board Commission           | <input type="checkbox"/> S.F. Bay Conservation & Development Commission                             |
| <input checked="" type="checkbox"/> Conservation, Department of    | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy                    |
| <input type="checkbox"/> Corrections, Department of                | <input type="checkbox"/> San Joaquin River Conservancy  |
| <input type="checkbox"/> Delta Protection Commission               | <input type="checkbox"/> Santa Monica Mountains Conservancy   |
| <input type="checkbox"/> Education, Department of                  | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Energy Commission                         | <input type="checkbox"/> SWRCB: Clean Water Grants  |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>  | <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, Department of | <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 checked="" type="checkbox"/> Water Resources, Department of                                  |
| <input type="checkbox"/> Housing & Community Development           | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Integrated Waste Management Board         | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Native American Heritage Commission       |   |

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**Lead Agency** (Complete if applicable): \_\_\_\_\_

Consulting Firm: Stanislaus County  
Address: 1010 10<sup>th</sup> Street, Suite 3400  
City/State/Zip: Modesto, CA 95354  
Contact: Jeremy Ballard, Associate Planner  
Phone: (209) 525-6330

Applicant: Stanislaus County  
Address: 1010 10<sup>th</sup> Street, Suite 3400  
City/State/Zip: Modesto, CA 95354  
Contact: Jeremy Ballard, Associate Planner  
Phone: 209-525-6330

Signature of Lead Agency Representative: 

Date: 11/25/21