



Notice of Completion and Environmental Document Transmittal California Environmental Quality Act

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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 No. PLN2020-0073- Elum, Inc.
Lead Agency: Stanislaus County Planning and Community Development Contact Person:
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 4918 Taylor Court City/Nearest Community: Turlock
Cross Streets: Taylor Road Zip Code: 95382
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 5.7
Assessor's Parcel Number: 045-062-003 Section: 32 Twp.: 4 Range: 10 Base: MDB&M
Within 2 Miles: State Hwy #: 99 Waterways: n/a
Airports: n/a Railways: Union Pacific Schools: Keyes Elementary School

Local Public Review Period: (to be filled in by lead agency)
Starting Date: September 9, 2020 Ending Date: September 24, 2020

Document Type:
CEQA: [ ] NOP [ ] Draft EIR [ ] 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:
[ ] Office Sq.ft.: Acres: Employees:
[X] Commercial Sq.ft.: 25,000 Acres: Employees: 50
[ ] Industrial Sq.ft.: Acres: Employees:
[ ] Educational
[ ] Recreational
[ ] OCS Related
[ ] Water Facilities Type: MGD
[ ] Transportation Type:
[ ] Mining Mineral:
[ ] Power Type: MW
[ ] 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/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:
Retail furniture sales/ P-D 300 (Planned Development)/ Planned Development

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

Request to rezone a 5.7-acre parcel from Planned Development (P-D) 300 to a new Planned Development (P-D) for assembly, research and development of labeling machines used by beverage companies and various other industries, in two phases. Phase 1 will use the previously developed 15,000± square-foot building to assemble labeling machines, perform research and development of new labeling devices, repairs of and specialized orders of labeling machines. No heavy machine work is anticipated as part of this request. The proposed hours of operation are Monday through Friday from 7:00AM to 6:00PM; with hours extended to 11:00PM only when necessary, and open occasionally on weekends under special circumstances. The applicant anticipates 20 employees on a maximum shift for Phase 1. The applicant estimates 2-3 customers on-site per day. The proposed anticipates up to 1-2 truck deliveries per day as part of Phase 1. Phase 2 will consist of the construction of a 25,000± square-foot building, landscaping, trellis, and outdoor seating area for employees. The new building will be used for the same uses as Phase 1. The building for Phase 2 will be similar in exterior design as the existing improvements on the property. The number of employees is anticipated to increase by 30 as part of Phase 2 for a total of 50 on a maximum shift. Phase 2 will develop additional parking to accommodate the increase in employees. Truck deliveries are expected to increase to five truck tips per day for Phase 2. The site is served by two private wells and private septic system. Phase 1 is anticipated to begin development in February 2021. Phase 2 is anticipated to commence within six years of project approval. The previous Planned Development (P-D) zoning district allowed a retail furniture store within a 15,000-square foot building.

**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 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 # _____     | <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 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         | Other: _____  |
| <input type="checkbox"/> Native American Heritage Commission       |   |

**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: Lyn Bright  
 Address: 821 13<sup>th</sup> St. STE A  
 City/State/Zip: Modesto, CA 95354  
 Contact: Ron West  
 Phone: 209-985-8895

Signature of Lead Agency Representative: \_\_\_\_\_

Date: 9.8.20