



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 No. PLN2021-0013 - CSC Manufacturing
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Emily Basnight, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 772 S Santa Fe Avenue City/Nearest Community: Empire
Cross Streets: South Avenue Zip Code: 95319
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 6.53
Assessor's Parcel Number: 009-020-011 Section: 32 Twp.: 3 Range: 10 Base: MDB&M
Within 2 Miles: State Hwy 132 Waterways: n/a
Airports: Modesto City-County Airport Railways: Burlington Northern/Santa Fe Schools: Modesto Union & Empire Union

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

Starting Date: April 6, 2021 Ending Date: April 26, 2021

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 [x] 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:
[] Commercial Sq.ft.: Acres: Employees:
[x] Industrial Sq.ft.: 38,800 Acres: Employees: 56
[] 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:

Machine parts manufacturing / P-I 18 (Planned Industrial)/ Planned Industrial

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

Request to rezone a 6.53± acre parcel from Planned Industrial (P-I) (18) to a new Planned Industrial to allow manufacturing uses consistent with P-I (18) and expand the facility by constructing a new 10,000± square-foot metal building and six 4,800± square-foot metal buildings, in seven phases. Phase 1 will utilize the existing 6,972± square-feet of building space, and expand the existing manufacturing facility by constructing a 10,000± square-foot metal building consisting of a machine shop area, office, and two employee restrooms. The current facility manufactures machine parts utilized in the wine industry and other similar businesses. The proposed hours of operation will remain the same and be composed of one shift from Monday – Friday 7:00 a.m. to 3:30 p.m. The applicant anticipates two additional employees for a total of 8 employees on a maximum shift and 1-2 customers on-site per day for Phase 1. The applicant expects 1-2 vehicle delivery trips per day and 1 heavy-truck trip per week during normal business hours. The applicant proposes to provide 12 paved parking stalls under Phase 1. Phases 2 – 7 will each consist of one 4,800± square-foot metal building being constructed onsite per year beginning in 2022 and ending at the end of 2027, for a total of six 4,800± square-foot buildings on the project site by the end of 2027. The number of employees is anticipated to increase by 48 by full buildout for a total of 56 on a maximum shift. Each additional phase will develop additional parking to accommodate the increase in employees. Heavy-truck deliveries are expected to increase by 1 trip per week for a total of 1-2 heavy-truck deliveries per week by Phase 7; delivery vehicle trips are anticipated to increase by 1-2 per day for a maximum of 4 trips per day by Phase 7. The applicant has requested an alternative buffer from the County's Agricultural Buffer requirements consisting of staggering 15-foot tall evergreen trees on the rear and eastern portion of the project site. The site is served by a private well and septic system. Phase 1 is anticipated to begin development in 2021. Phase 2 is anticipated to commence within one year of approval. The previous Planned Industrial P-I (18) zoning district permitted a light industrial fabrication business and storage of pipe and steel, and a limited number of Planned Industrial uses upon approval of a Staff Approval Permit.

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"/> S 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 checked="" type="checkbox"/> S Central Valley Flood Protection Board | <input checked="" type="checkbox"/> S 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"/> S 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"/> S 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 | |

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Emily Basnight, Assistant Planner
Phone: (209) 525-6330

Applicant: CSC Manufacturing
Address: 531 7th Street
City/State/Zip: Modesto, CA 95354
Contact: Tony Hernandez
Phone: 209-589-9958

Signature of Lead Agency Representative: 

Date: 4/5/2021