

# Summary Form for Electronic Document Submittal


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15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH# **2021040145**

Lead Agency: Stanislaus County

Project Title: Rezone Application No. PLN2021-0013 - CSC MANUFACTURING

Project Location: 772 S Santa Fe Avenue, between South Ave  Stanislaus County  
City County

Please provide a Project Description (Proposed Actions, location, and/or consequences).

Request to rezone a 6.53± acre parcel from Planned Industrial (P-I) (18) to a new Planned Industrial district to allow manufacturing uses consistent with P-I (18) and expand the facility by constructing a new 10,000± square-foot metal building for a manufacturing business. The previous Planned Industrial P-I (18) zoning district was approved by the Board of Supervisors on December 19, 2000 under General Plan Amendment 2000-12 and Rezone 2000-19 – Process Construction, Inc. which permitted a light industrial fabrication business and storage of pipe and steel, and a limited number of Planned Industrial uses. Under this request, the applicant proposes to utilize the existing 6,972± square-feet of building space for manufacturing machine parts utilized in the wine industry and other similar businesses. The new 10,000± square-foot metal building will consist of a machine shop area, office, and two employee restrooms. The proposed hours of operation will be comprised of one shift from Monday – Friday 7:00 a.m. to 3:30 p.m. and include a total of 5 employees on a maximum shift with 1-2 customers anticipated on-site per day. The applicant estimates 1-2 vehicle delivery trips per day and 1 heavy-truck trip per week during normal business hours. The applicant proposes to develop 12 paved parking stalls. Vehicular access to the project site will be from an existing paved driveway onto Santa Fe Avenue, a County-maintained road. The applicant has proposed an alternative to the County's Agricultural Buffer requirements on the northern portion of the project site. The alternative will consist of a double row of staggered 15-foot tall evergreen trees adjacent to the proposed building. The site is served by a private well and septic system. Construction is anticipated to begin within one year of approval. The rezone is required to amend the previously approved development plan, and permit the proposed building. A previous proposal to develop the site in seven phases for a total of 38,800 square-feet of building space was circulated as an early consultation referral from April 6, 2021 to April 21, 2021. Following the referral period, the applicant revised their project description to include only the first phase for the construction of a 10,000 square-foot manufacturing building to be considered under this request.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Not yet known.

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Not yet known.

Please provide a list of the responsible or trustee agencies for the project.

CA DEPT OF CONSERVATION; CA DEPT OF FISH & WILDLIFE; CA DEPT OF TRANSPORTATION DIST 10; CA OPR STATE CLEARINGHOUSE; CA RWQCB CENTRAL VALLEY REGION; COOPERATIVE EXTENSION; FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED; GSA: STANISLAUS & TUOLUMNE RIVERS SUBBASIN; IRRIGATION DIST: MODESTO; MOSQUITO DIST: EASTSIDE; MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES; PACIFIC GAS & ELECTRIC; RAILROAD: BURLINGTON NORTHERN/SANTA FE; SAN JOAQUIN VALLEY APCD; SCHOOL DIST 1: EMPIRE UNION; SCHOOL DIST 2: MODESTO UNION; STAN CO AG COMMISSIONER; TOULUMNE RIVER TRUST; STAN CO BUILDING PERMITS DIVISION; STAN CO CEO; STAN CO DER; STAN CO ERC; STAN CO HAZARDOUS MATERIALS; STAN CO PARKS & RECREATION; STAN CO PUBLIC WORKS; STAN CO SHERIFF; STAN CO SUPERVISOR DIST 1: CONDIT ; STAN COUNTY COUNSEL; STANISLAUS FIRE PREVENTION BUREAU; STANISLAUS LAFCO; STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10; TELEPHONE COMPANY: AT&T; TRIBAL CONTACTS; US FISH & WILDLIFE.