



Notice of Completion and Environmental Document Transmittal California Environmental Quality Act

SCH # 2021040145

TO: State Clearinghouse FROM: Stanislaus County Planning & Community Development

Project Title: Rezone Application No. PLN2021-0013 - CSC Manufacturing
Lead Agency: Stanislaus County Planning and Community Development
Street Address: 1010 10th Street, Suite 3400
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
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: September 2, 2021 Ending Date: September 17, 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 [ ] 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.: 10,000 Acres: .23 Employees: 5
[ ] 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 [X] Other N/A

Present Land Use/Zoning/General Plan Designation:
Machine parts manufacturing / P-I 18 (Planned Industrial)/ Planned Industrial

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

**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 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-foot 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.

**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".

- |   |   |
|---|---|
| <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 # <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 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                |   |

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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: **Emily Basnight, Assistant Planner**  
Phone: **(209) 525-6330**

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

Signature of Lead Agency Representative: *by Basnight*

Date: 9/02/2021