



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. PLN2020-0103 - EXACT CORP
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Teresa McDonald, Associate Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 5143 and 5149 Blue Gum Avenue City/Nearest Community: Modesto
Cross Streets: Blue Gum and N. Hart Road Zip Code: 95358
Longitude/Latitude (degrees, minutes and seconds): 0' 00" N / 0' 00" W Total Acres: 13.87
Assessor's Parcel Number: 012-030-051 Section: 21 Twp.: 3 Range: 8 Base: MDB&M
Within 2 Miles: State Hwy #: Waterways:
Airports: Railways: Schools:

Local Public Review Period: (to be filled in by lead agency)
Starting Date: August 20, 2021 Ending Date: September 22, 2021

Document Type:
CEQA: [ ] NOP [ ] Draft EIR [ ] Early Cons [ ] Supplement/Subsequent EIR [X] 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 [X] 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.: 23,119 Acres: 13.87 Employees: 28
[ ] 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/Riperian
[ ] 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:
Agriculture service establishment and legal non-conforming butcher/ Agriculture/ A-2-40 (General Agriculture)

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

This is a request to change the use of an existing agricultural service establishment from contract harvesting to a John Deere orchard tractor cab assembly and agricultural equipment (consisting of nut sweepers, harvesters, and conditioners) maintenance business, on a 13.87± acre parcel located in the A-2-40 (General Agriculture) zoning district. The tractor cab assembly and equipment maintenance business, currently operating as Exact Corp, has been operating on the site since 2013 and approval of this application would permit the existing operation. The project serves customers in the Central Valley, including Stanislaus, San Joaquin, Kern, and other Counties. Two separate legal non-conforming businesses have historically operated out of the site including the contract harvesting business and a butcher shop. The site is currently improved with an 1,158 square-foot single-family dwelling, detached 684 square-foot garage, 585 square-foot trailer used as a breakroom, 900 square-foot barn used as an office, 9,450 square-foot shop, unpermitted 6,148 square-foot shop with 812 square-foot canopy, employee and customer parking, and a 3,382 square-foot butcher shop. The project would allow the breakroom, office, 9,450 square-foot shop, unpermitted 6,148 square-foot shop with attached canopy, and 22 parking spaces that currently exist on-site to be utilized in conjunction with the proposed tractor cab assembly and agricultural equipment maintenance business. The 3,382 square-foot shop and 11 parking spaces are the only on-site structures utilized for the operation of the legal-non-conforming butcher business, which processes livestock as well as wild game. No changes to the butcher business are proposed as part of this application. Staff Approval Permit No. 81-12 – Baileys Meat Service and Staff Approval Permit No. 2006-19 – Golden Valley Harvesting Inc./Jonathan Flora previously permitted expansions to both legal non-conforming businesses operating out of the site, allowing additions to several existing buildings. Both businesses have separate on-site septic systems and share the same well. The site has access to County-maintained Blue Gum Avenue. The site is also improved with existing landscaping throughout the site, an almond orchard on the northern portion of the property, and an olive orchard on the southeastern portion of the property. An existing six-foot-tall wood fence runs along the west side of the property, a three-foot-tall white vinyl and wood fence runs along the road frontage, and a six-foot-tall chain-link fence with mesh screening is proposed to be installed along the east property line. The proposed hours of operation for the tractor cab assembly and agricultural equipment maintenance business are 6 a.m. to 4 p.m., Monday through Friday, with 28 employees on a maximum shift, including one shift per-day, up to five daily customers, and one truck-trip per-day. Approval of the project will result in an additional 15 employees, three daily customers, and one truck-trip per-day, compared to the prior contract harvesting operation. The hours of operation for the butcher are 6 a.m. to 5 p.m., Monday through Friday, with nine employees on a maximum shift, and up to 12 daily customers.

**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"/> 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 # <u>4</u>	<input checked="" 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 Planning & Community Dev.  
 Address: 1010 10<sup>th</sup> Street, Suite 3400  
 City/State/Zip: Modesto, CA 95354  
 Contact: Teresa McDonald, Associate Planner  
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Applicant: Exact Corp  
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 City/State/Zip: Modesto, CA 95354  
 Contact: Justin W. Capp representing Exact Corp  
 Phone: (209) 524-4774 extension 101

Signature of Lead Agency Representative: Date: 8/19/2021