



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. PLN2020-0077 – Coit and Hewes, LLC
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: 719 E Grayson Road City/Nearest Community: Ceres
Cross Streets: Between Morgan & Crows Landing Roads Zip Code: 95358
Longitude/Latitude (degrees, minutes and seconds): 0 00 00 N / 0 00 00 W Total Acres: 1.91
Assessor's Parcel Number: 041-007-006 Section: 21 Twp.: 4 Range: 9 Base: MDB&M
Within 2 Miles: State Hwy #: Waterways:
Airports: Railways: Union Pacific Schools:

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

Starting Date: December 16, 2021 Ending Date: January 18, 2022

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.: 20,449 Acres: 1.91 Employees: 10
[] 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 [X] Other none identified

Present Land Use/Zoning/General Plan Designation:

Legal-nonconforming general contractor/ Agriculture/ A-2-40 (General Agriculture)

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

This is a request to change the legal nonconforming use of a 1.91± acre parcel from a general contracting business to an agricultural service establishment, consisting of a nut and tomato harvesting equipment (shakers, sweepers, conditioners, elevators, and harvesters) fabrication and repair business, in the General Agriculture (A-2-40) zoning district. The harvesting equipment fabrication and repair business, currently operating as Coit and Hewes, LLC., has been operating on the site since 2020 and approval of this application would permit the existing operation. The project serves customers in the Central Valley in Stanislaus, San Joaquin, Merced, Madera, and Fresno County, with the majority of customers located in Stanislaus County. The project site is currently improved with the following: 6,408 square-foot fabrication shop; 7,361 square-foot warehouse with 420 square-foot awning; 3,440 square-foot pole barn for the storage of equipment; concrete parking lot with 10 striped parking spaces and the remaining area improved with either concrete, gravel, asphalt, or crushed walnut shells; landscaping along the road frontage consisting of a combination of trees, shrubs, and flowers; exterior lighting affixed to the existing buildings; six-foot-tall chain-link fencing with vines for vegetative screening along the side and rear property lines; and six-foot-tall wrought iron fencing along the front property line with two two-feet by three-feet signs affixed to the fence. The project proposes to: construct two awnings 1,140 and 1,680 square-feet in size to be affixed to existing buildings to be used for storage and/or shade; stripe the existing concrete with an additional eight parking spaces; and install two storm water basins adjacent to the north-eastern and south-eastern property line. No additional signage or lighting is proposed. Proposed hours of operation are Monday through Saturday from 6:00 a.m. to 6:00 p.m., with a maximum shift of 10 employees, one shift per day, and five customers per day. Truck trips are estimated to be one per day, between the hours of 8:00 a.m. and 4:00 p.m. The site is serviced by private well and septic system and has existing access to E. Grayson Road.

The project site was granted a Use Permit (UP No. 80-07 – Vincent Magaro), approved on March 25, 1980, to expand an existing legal non-conforming roofing business by allowing a gunite contractor to operate on the property. A subsequent Use Permit (Use Permit 80-70 – Central Valley Roofing Co.), approved on December 4, 1980, permitted the construction of a 5,000 square-foot warehouse for the roofing business. Lastly, two Staff Approval Permits were granted, (Staff Approval Permit No 81-22 – Vincent C. Magaro and Staff Approval Permit No. 93-20 – Vincent C. Magaro), approved on March 30, 1981 and May 20, 1993, respectively, permitting the addition of restrooms and office space to an existing building and changing the non-conforming use from a gunite contractor to a general contractor.

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".

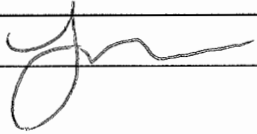
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|--|---|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> 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 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 checked="" 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 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 | <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: Teresa McDonald, Associate Planner
Phone: (209) 525-6330

Applicant: Coit & Hewes, LLC
Address: 312 E Grayson Road
City/State/Zip: Modesto, CA 95358
Contact: Lorrie Silva representing Coit & Hewes, LLC
Phone: 209-404-0350

Signature of Lead Agency Representative: _____



Date: 12/16/2021