

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2012102021

Project Title: AVILA AND SONS PACKING HOUSE PROJECT

Lead Agency: STANISLAUS COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Contact Name: MIGUEL GALVEZ

Email: GALVEZM@STANCOUNTY.COM Phone Number: 209-525-6330

Project Location: TURLOCK STANISLAUS
City County

Project Description (Proposed actions, location, and/or consequences).

Request approval of a Use Permit application to develop a 180,000 square-foot warehouse facility with approximately 4,300 square feet in office space on a 25.72-acre parcel to receive, sort, store, pack and ship agricultural produce grown on the site and on other agricultural property owned and operated by the applicant. The project is proposed to be developed in seven phases.

The project site is located west of the City of Turlock, south of Fulkerth Road on the west side of North Washington Road at 1301 N. Washington Road, Turlock, CA.

(Assessor's Parcel Number(s): 023-039-017 & 018)

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

Significant and unavoidable Impacts: Cumulative Impacts to Air Quality, Biological Resources and Noise Impacts.

Less than significant impact with mitigation measures: Aesthetics: new source of light/glare. Air Quality: violate air quality standard and contribute to existing/projected air quality violations. Biological Resources: effect habitats. Cultural Resources: potential change in significant historical/archaeological resources, destroy a unique paleontological or cultural value, disturb human remains. Hydrology and Water Quality, substantially alter drainage pattern of the site. Public Services and Utilities: Increase demand for fire protection services and personnel. Transportation/Traffic: conflict with applicable congestion management plan and affect local circulation and emergency access.

No new or more severe environmental impacts have been identified, and preparation of a subsequent Environmental Impact Report is not needed for the proposed Project. The County reviewed the 2016 Certified EIR (SCH#2012102021) and finds that the Project as proposed will have a less than significant to no impact on environmental resources. Therefore, the County has determined that this Addendum together with the 2016 EIR documents provide appropriate environmental documentation for the Project environmental assessment in compliance with the requirements of the California CEQA guidelines.

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

There are no areas of controversy known to the Lead Agency as identified in the 2016 EIR or in the Addendum to the 2016 EIR for the Avila and Sons Washington Road Warehouse project.

Provide a list of the responsible or trustee agencies for the project.

Caltrans District 10
State Water Resources Control Board - Central Valley Region
California Department of Fish and Wildlife - Region 4
Department of Water Resources - Division of Drinking Water, District 10
Office of Historic Preservation - State Historic Preservation Office
San Joaquin Valley Air Pollution Control District
City of Turlock
Turlock Rural Fire Department
Turlock Irrigation District