



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. PLN2018-0102 - Avila and Sons Packing House Project
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Miguel Galvez, Deputy Director
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 1301 N. Washington Road, Turlock City/Nearest Community: City of Turlock
Cross Streets: Fulkerth and N. Washington Roads Zip Code: 95380
Longitude/Latitude (degrees, minutes and seconds): 0 0 0 N / 0 0 0 W Total Acres:
Assessor's Parcel Number: 023-039-017 & 018 Section: 18 Twp.: 5S Range: 10E Base: MDB&M
Within 2 Miles: State Hwy #: 99 Waterways:
Airports: Railways: Union Pacific Schools:

Local Public Review Period: (to be filled in by lead agency)
Starting Date: August 13, 2021 Ending Date: September 15, 2021

Document Type:
CEQA: [] NOP [] Draft EIR NEPA: [] NOI OTHER: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) 2012102021 [] Draft EIS [] Other:
[] Mit Neg Dec [X] Other: Addendum to a Certified EIR [] FONSI

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:
[X] Office Sq.ft.: 4,311 Acres: 25.72 Employees: 4 [] Water Facilities Type: MGD
[X] Commercial Sq.ft.: 180,000 Acres: 25.72 Employees: 75 [] Transportation Type:
[] Industrial Sq.ft.: Acres: Employees: [] Mining Mineral:
[] Educational [] Power Type: MW
[] Recreational [] Waste Facilities Type: MGD
[] OCS Related [] Hazardous Waste Type:
[] Other

Project Issues Discussed in Document:
[] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[X] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [] Geological/Seismic [] Sewer Capacity [] Wetland/Riparian
[X] Biological Resources [] Minerals [X] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [] Solid Waste [X] Land Use
[X] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other

Present Land Use/Zoning/General Plan Designation:
PLU: Row crops, one single-family dwelling, fruit stand.
Zoning: A-2-40 (General Agriculture).
General Plan Designation: Agriculture

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

Request to develop a 180,000 square-foot warehouse facility 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.

Phase 1 (by 2023) – Conversion of an existing 996 square-foot dwelling into an office, along with the development of an employee and visitor parking lot with access driveway onto North Washington Road. Prior to the development of the warehouse, the applicant requests to utilize the site (in the open air and on native soil) for normal agricultural field receiving, sorting and shipping of the owner's produce grown on the project site.

The applicant is also currently pursuing the development of a public water system via a new well. The permit for the water well and treatment system will be subject to a separate environmental assessment and is not evaluated in this Addendum to the EIR. The number of on-site employees will be limited until a public water system permit has been approved.

Phase 2 (by 2023) Convert an existing agricultural building, located on the adjoining parcel to the south, to an agricultural shop building used for repair/maintenance of farm equipment.

Phase 3 (by 2026) – Partial development of the warehouse facility, consisting of the construction of a 15,000 square foot building (150-foot wide by 100-foot long and 30-foot high) for use in packing incoming produce.

Phase 4 (by 2031) – Further development of the warehouse facility by construction of an additional 15,000 square foot building (150-foot by 100-foot long, 30 feet high) for use in packing produce. In addition, a 30,000 square foot storage building will be constructed, along with "site work" on the east and north sides of the facility.

Phase 5 (by 2033) - Development of a two-story, 3,315-square-foot office/breakroom/storage building is proposed for development by 2033.

Phase 6 (by 2035) – Installation of a 300-foot-wide by 400-foot-long floor concrete slab is proposed for development by 2035. The floor slab will be utilized for the sorting, packing, and shipping of agricultural produce. The development of this phase will also include "site work" on the north, south and west sides of the warehouse facility. Areas beyond the dock areas are proposed to be gravel in-lieu of AC pavement. Refer to the attached site plans for construction details of the site work.

Phase 7 (by 2036) - Construction of a 300-foot-wide x 400 feet long x 30-foot-tall roof over the Phase 6 slab is proposed.

The agricultural produce processed at this facility would consist of watermelons, sweet potatoes, beans, wheat, pumpkins and squash.

Hours of operation would generally be between 6:00 a.m. and 6:00 p.m. but could operate 24 hours a day during the harvest season (June through October). The warehouse is expected to generate up to 150 daily trips. The warehouse facility would incorporate 26 docking bays and accommodate up to 75 employees.

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Street frontage improvements are proposed at the signal light intersection in front of the property and along the driveway entrances.

The owner is proposing to construct a new well on the property to meet fire flow and water quality standards that meet State public water requirements. The water well permit will go through its process independently of this use permit. However, the project build-out is dependent on the proposed well's ability to successfully meet State water quality requirements.

On June 16, 2016, the Planning Commission approved the use permit for the warehouse facility along with certifying a Final Environmental Impact Report (SCH# 2012102021) for this project. The applicant has since applied for and received a time extension for exercising the Use Permit through December 16, 2018. The approved use permit has since expired.

The proposed use permit application will be evaluated under an Addendum to a certified EIR (copy attached) to determine whether that EIR still adequately describes:

- 1) the general environmental setting of the project,
- 2) the significant impacts of the project,
- 3) alternatives and mitigation measures related to each significant impact

In accordance with CEQA Section 15164, an Addendum to an EIR or Negative Declaration:

(a) The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR has occurred.

(b) An Addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted Negative Declaration.

Since the Addendum to the EIR included updates to the various EIR support documents, the Addendum is being circulated for comment together with the land use project referral.

Once comments on the project and environmental assessment are received from responsible and trustee agencies, County staff will determine whether the previously certified Final EIR is still adequate to address identified environmental impacts. A copy of the certified EIR is available on the County's web link below.

Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>

Reviewing Agencies Checklist:

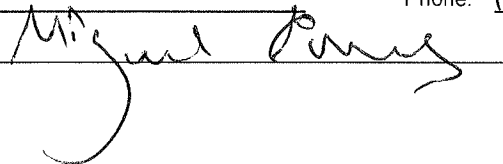
Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

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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 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 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: Miguel Galvez
 Phone: (209) 525-6330

Applicant: Dan Avila
 Address: 2718 Roberts Road
 City/State/Zip: Ceres, CA 95307
 Contact: Advance Design Group Inc.
 Phone: (209) 577-3108

Signature of Lead Agency Representative: 

Date: Aug 13, 2021