



## Referral Early Consultation

**Date:** January 25, 2021

**To:** Distribution List (See Attachment A)

**From:** Jeremy Ballard, Associate Planner, Planning and Community Development

**Subject:** USE PERMIT APPLICATION NO. PLN2020-0125 – CROWS LANDING INDUSTRIAL BUSINESS PARK WELL SITE AND PHASE 1A DESIGN MODIFICATIONS

**Respond By:** February 9, 2021

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**\*\*\*\*PLEASE REVIEW REFERRAL PROCESS POLICY\*\*\*\***

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine whether: a) an addendum to a previously certified EIR can be adopted based on whether conditions in Section 15162 of the California Code of Regulations (CEQA Guidelines) have occurred: a) that would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects exist in accordance with CEQA Guidelines; and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying a new or substantial increase to environmental effect should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should identify potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our department in making an environmental determination and in applying Conditions of Approval; therefore, please list any conditions that you wish to have included as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

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**Applicant:** Stanislaus County

**Project Location:** Well Site: 0 Fink Road, at the intersection of Bonita Avenue and 4<sup>th</sup> Street, west of State Route 33, in the Community of Crows Landing.

Crows Landing Industrial Business Park: Northwest corner of Fink and Bell Roads, east of Davis Road, south of W. Marshall Road, in the Crows Landing area.

**APN:** Well Site: 027-004-044

Crows Landing Industrial Business Park: 027-001-057 to 059; and 027-003-074 to 080

**Williamson Act Contract:** Well Site - 1976-2248

Crows Landing Industrial Business Park: N/A

**General Plan:** Well Site: Agriculture

Crows Landing Industrial Business Park: Specific Plan

**Current Zoning:** Well Site: A-2-40 (General Agriculture)

**Crows Landing Industrial Business Park: SP- 2 (Specific Plan)**

**Project Description:** Request to obtain a use permit to develop a 750 foot-deep domestic potable water well to serve the Crows Landing Industrial Business Park (CLIBP), on a one-acre portion of a 70.68 acre parcel in the A-2-40 (General Agriculture) zoning district. Additionally, this request includes design modifications to the stormwater collection facilities and the On-Site Wastewater Treatment Systems (OWTS) approved for Phase 1A of the CLIBP site.

A Specific Plan for the CLIBP was approved by the Stanislaus County Board of Supervisors on December 4, 2018, allowing for the development of a 1,528 acre-site to support a mix of aviation-compatible industrial and business park uses, general aviation, aviation-related land uses, public facilities, a multimodal (bicycle/pedestrian) transportation corridor, and supportive infrastructure. The Project was approved to develop in three phases over 30 years with a 370 acre public-use airport and 14 million square feet of building space with the potential to generate approximately 14,000- 15,000 jobs. As Lead Agency, the County prepared an Environmental Impact Report (EIR) for the CLIBP Specific Plan and associated update to the Airport Land Use Compatibility Plan (ALUCP) adopted by the Airport Land Use Commission on November 15, 2018 (State Clearinghouse No. 2014102035). The Draft EIR was circulated for review and a Final EIR (FEIR) was certified by the Board of Supervisors on October 30, 2018.

The Phase 1A infrastructure portion of the approved project analyzed in the FEIR included an internal roadway network and a water supply system, wastewater system, drainage system, and utilities for the entire development. As the engineering details progressed for Phase 1A, the County identified infrastructure modifications, resulting in adjustments to the water, wastewater, and drainage systems that were originally analyzed within the FEIR. Consequently, the County has prepared an Addendum to the EIR, to evaluate whether the proposed modifications to the approved project would result in new or substantially more severe significant environmental impacts disclosed in the FEIR.

The proposed domestic potable water well will serve the entire CLIBP project site in combination with additional potable and non-potable sources to be developed in the future. The one-acre site will be connected to the County-maintained Bonita Avenue by a 20 foot-wide paved access road, and enclosed by an eight-foot-tall chain-link fence with privacy slats. The domestic well, pump, back-up generator, electrical and telemetry equipment will be developed on a paved portion of the one-acre project site and enclosed by a 900 square foot masonry block structure. The remaining balance of the project site will be graveled and developed with a monitoring well to record data on groundwater quality and depth. The potable water will be conveyed by a 12 inch pipeline south on Bonita Avenue, connecting to an 18 inch pipeline that will travel west on Fink Road 3.3 miles to the southeast portion of the CLIBP project site. The one-acre well site will be acquired, parceled, maintained, and operated by the County. The balance of the 69.68 acre parcel will remain in agriculture under private ownership.

The Specific Plan, included raising a 1,200 foot portion of Davis Road at least four feet to serve as a levee to prevent 100 year flood flows from encroaching on the area west/southwest of the Delta-Mendota Canal. However, as part of project implementation, it was determined that modifying and relocating the detention/infiltration basin parallel to the south side of the Delta Mendota Canal would adequately address stormwater run-off and drainage for Phase 1A, eliminating the need to raise Davis Road. The modified detention/infiltration basin would be approximately 20 acres in size and landscaped. The soil excavated from the modified detention/infiltration basin would be used within the development area of Phase 1A as fill to contour the site for positive drainage; therefore, off-site disposal of the excavated soil would not be required.

Modifications of the OWTS for the approved CLIBP site, would include wastewater pipelines that would flow into one centralized wastewater dispersal area. Wastewater pipelines would be located within the right-of-way for the internal roadway system of the site. The wastewater pipeline would go under the detention/infiltration basin and the Delta Mendota Canal and continue north. The OWTS is anticipated to be decommissioned once all improvements are completed and wastewater is transported off-site, as proposed in the approved Specific Plan, starting in Phase 1B.

The subject use permit will also request that the Planning Commission find the acquisition of the one-acre well site to be in conformance with the County's General Plan. Facilities for public utilities are a permitted use in the A-2 (General Agriculture) zoning district, subject to approval of a use permit.

In consideration of the above information, the addendum found that no new significant impacts would occur as a result of the proposed modifications to the water supply, wastewater, and drainage systems. Additionally, the addendum found that there would be no substantial increase in the severity of any previously identified significant environmental impacts. The Planning Commission will consider adoption of the addendum as part of the use permit approval.

Full referral document with attachments available for viewing at:

<http://www.stancounty.com/planning/pl/act-projects.shtm>

Specific Plan & Addendum available for viewing at:

<http://www.stancounty.com/planning/pl/specific-plan.shtm>

# USE PERMIT APPLICATION NO. PLN2020-0125 – CROWS LANDING INDUSTRIAL BUSINESS PARK WELL SITE AND PHASE 1A DESIGN MODIFICATIONS

Attachment A

## Distribution List

X	CA DEPT OF CONSERVATION Land Resources	X	STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
X	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
X	CA DEPARTMENT OF WATER RESOURCES	X	STAN CO ERC
X	CEMETERY DISTRICT: HILLS FERRY	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: PATTERSON & NEWMAN		STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DIST: CROWS LANDING	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION	X	STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 5: CONDIT
X	FIRE PROTECTION DIST: WEST STAN	X	STAN COUNTY COUNSEL
X	GSA: DELTA MENDOTA II	X	StanCOG
X	HOSPITAL DIST: DEL PUERTO	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: DEL PUERTO & TID	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
X	RAILROAD: UNION PACIFIC	X	US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: NEWMAN-CROWS LANDING UNIFIED		USDA NRCS
	SCHOOL DIST 2:		WATER DIST:
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		
X	SAN LUIS & DELTA-MENDOTA WATER AUTHORITY		

## STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT:** USE PERMIT APPLICATION NO. PLN2020-0125 – CROWS LANDING  
INDUSTRIAL BUSINESS PARK WELL SITE AND PHASE 1A DESIGN  
MODIFICATIONS

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- \_\_\_\_\_ Will not have a significant effect on the environment.  
\_\_\_\_\_ May have a significant effect on the environment.  
\_\_\_\_\_ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

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Response prepared by:







Name	Title	Date

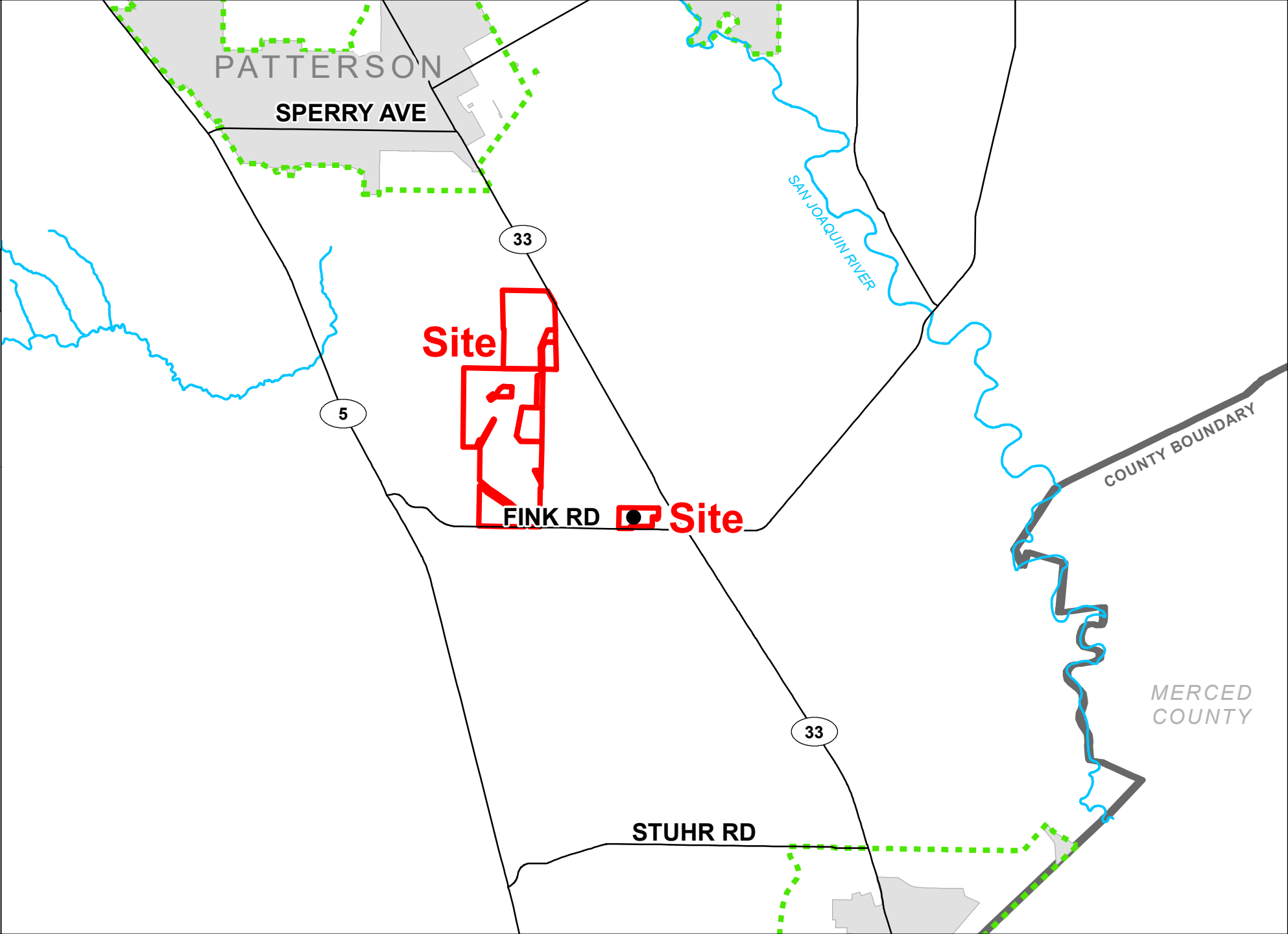
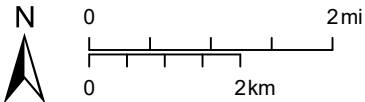
CLIBP / WELL SITE  
& PHASE 1A  
MODIFICATIONS

UP  
PLN2020-0125

AREA MAP

LEGEND

-  Crows Landing Industrial Business Park
-  Well Site
-  Sphere of Influence
-  City
-  Road
-  River



CLIBP / WELL SITE  
& PHASE 1A  
MODIFICATIONS

UP  
PLN2020-0125

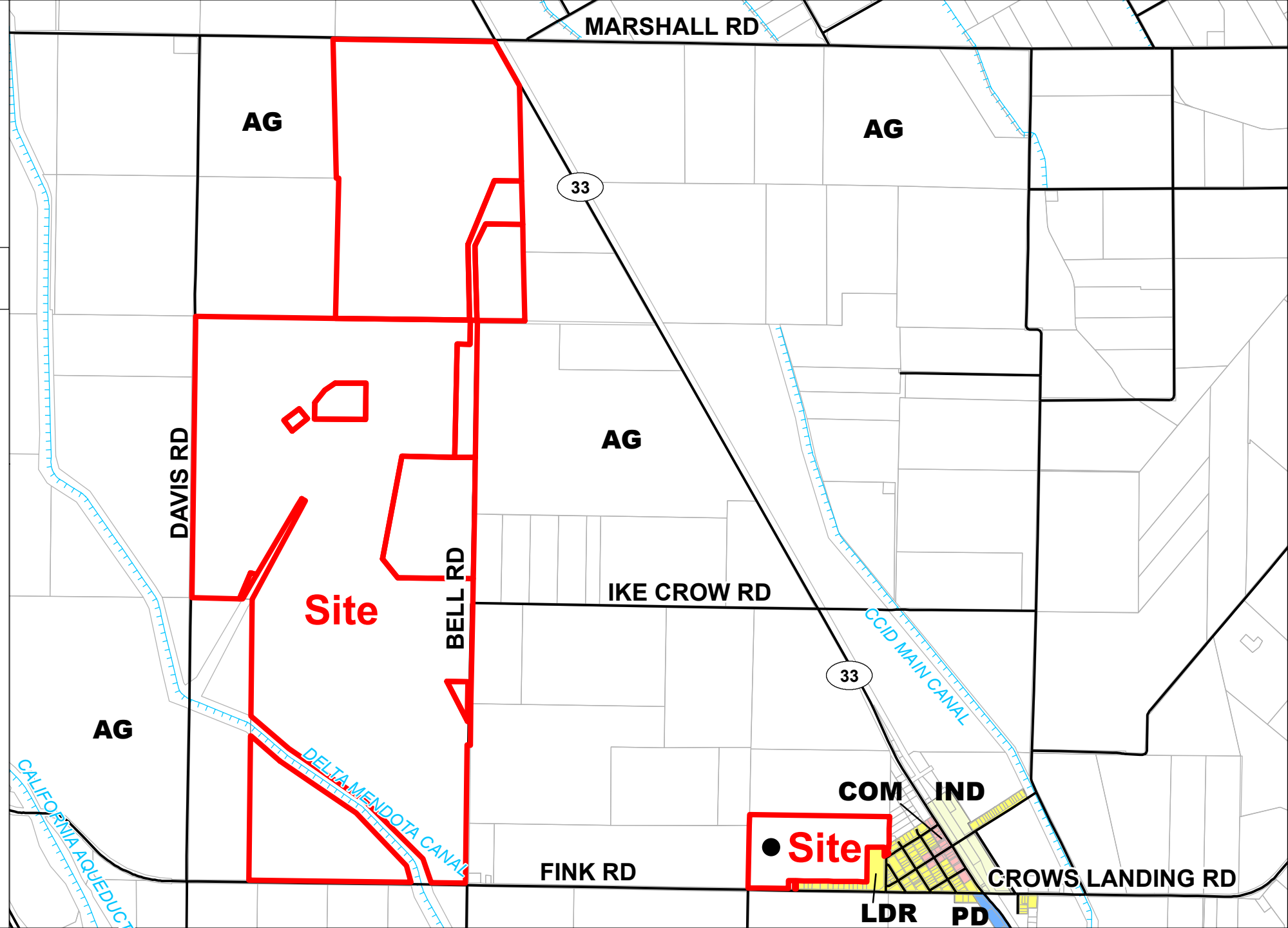
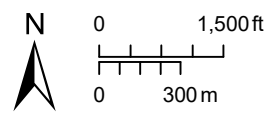
GENERAL PLAN MAP

LEGEND

- Crows Landing Industrial Business Park
- Well Site

- Parcel
- Road
- Canal

- General Plan
- Agriculture
  - Low Density Residential
  - Planned Development
  - Commercial
  - Industrial

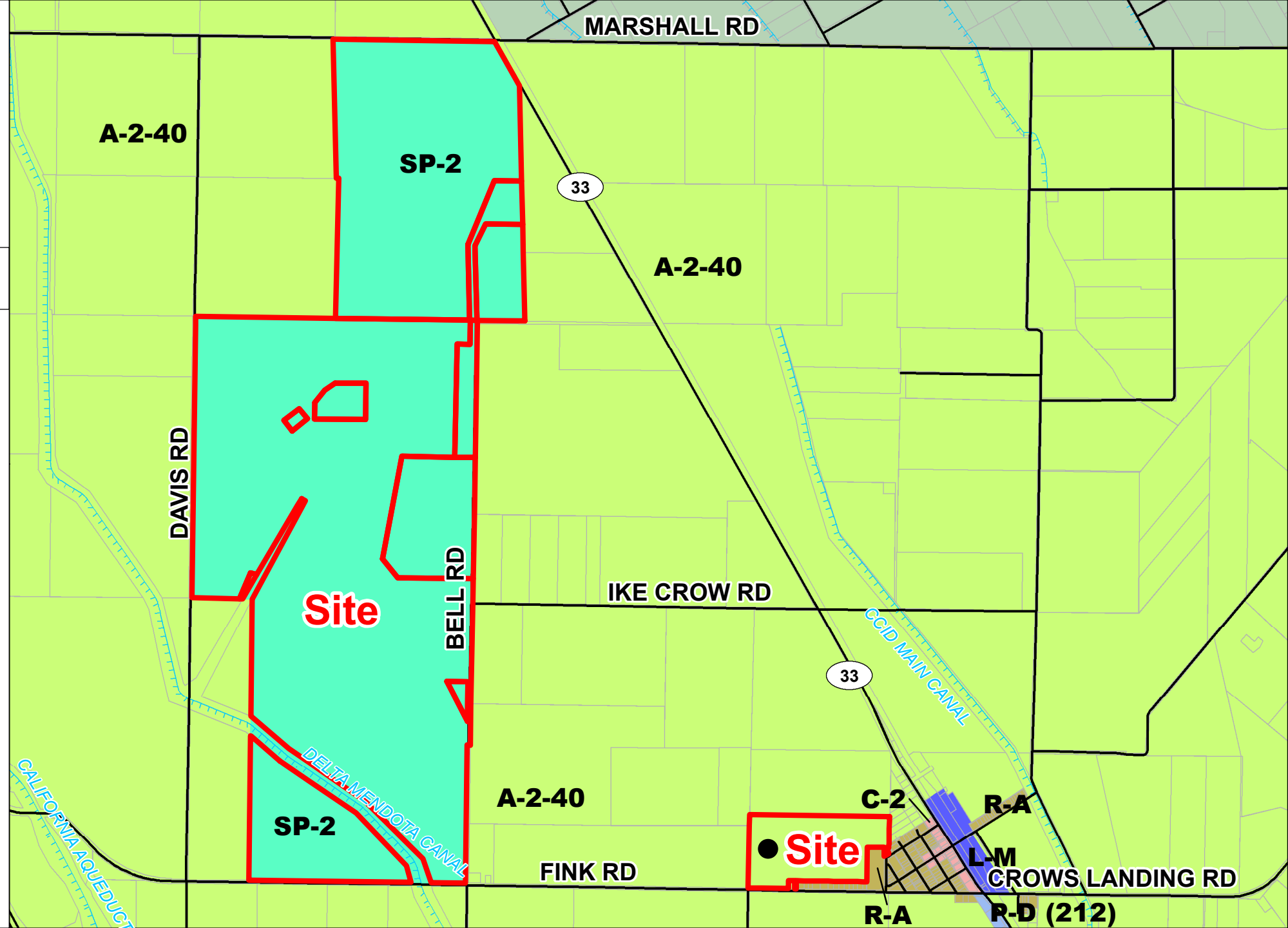
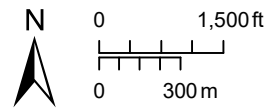


CLIBP / WELL SITE  
& PHASE 1A  
MODIFICATIONS  
UP  
PLN2020-0125

ZONING MAP

LEGEND






- Crows Landing Industrial Business Park
- Well Site
- Parcel
- Road
- Canal
- Zoning Designation**
  - General Agriculture 40 Acre
  - Limited Industrial
  - General Commercial
  - Rural Residential
  - Planned Development
  - Specific Plan

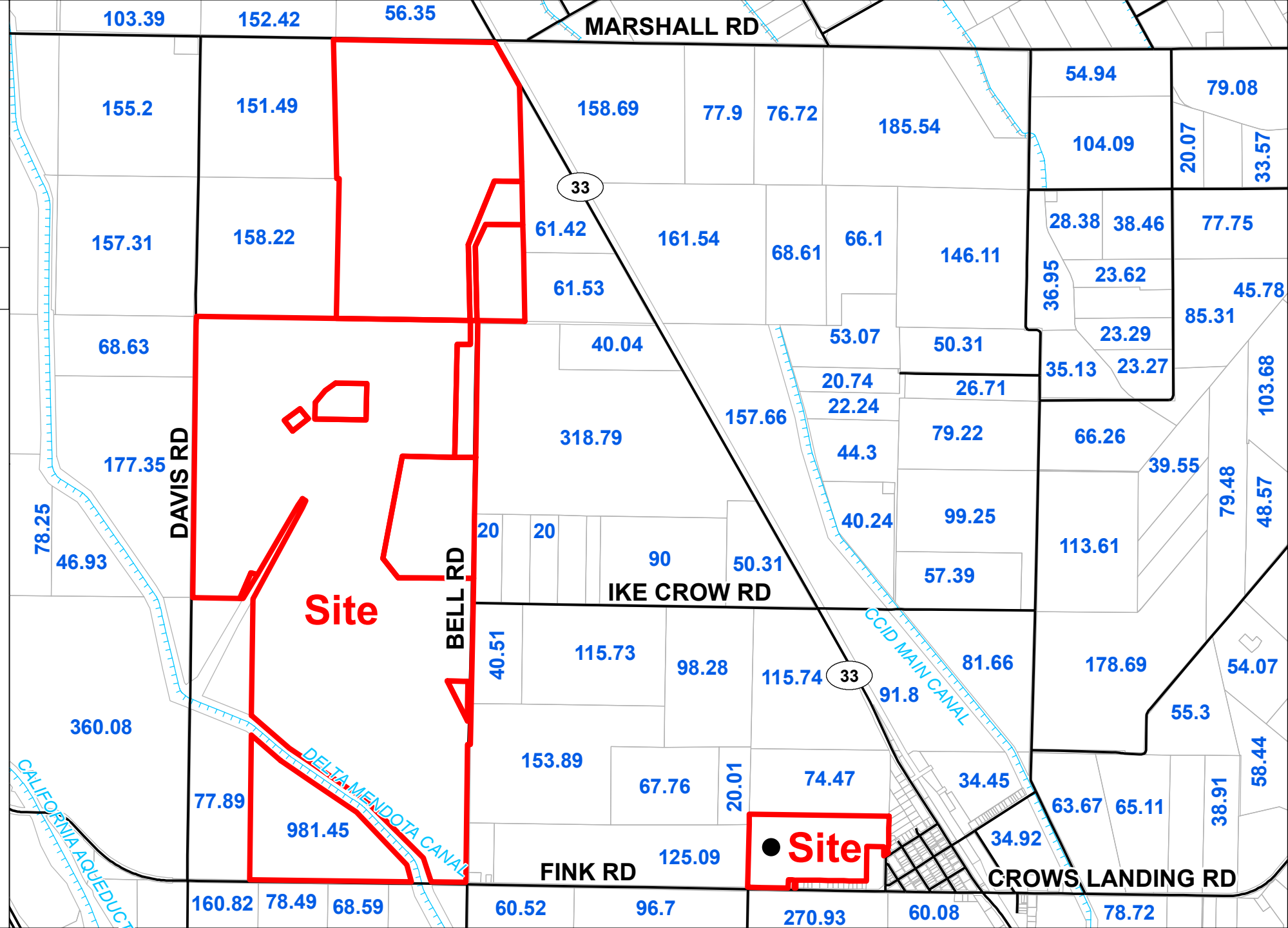
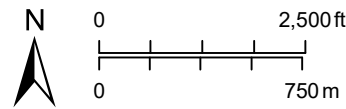




CLIBP / WELL SITE  
& PHASE 1A  
MODIFICATIONS  
  
UP  
PLN2020-0125

ACREAGE MAP

- LEGEND
-  Crows Landing Industrial Business Park
  -  Well Site
  -  Parcel/Acres
  -  Road
  -  Canal





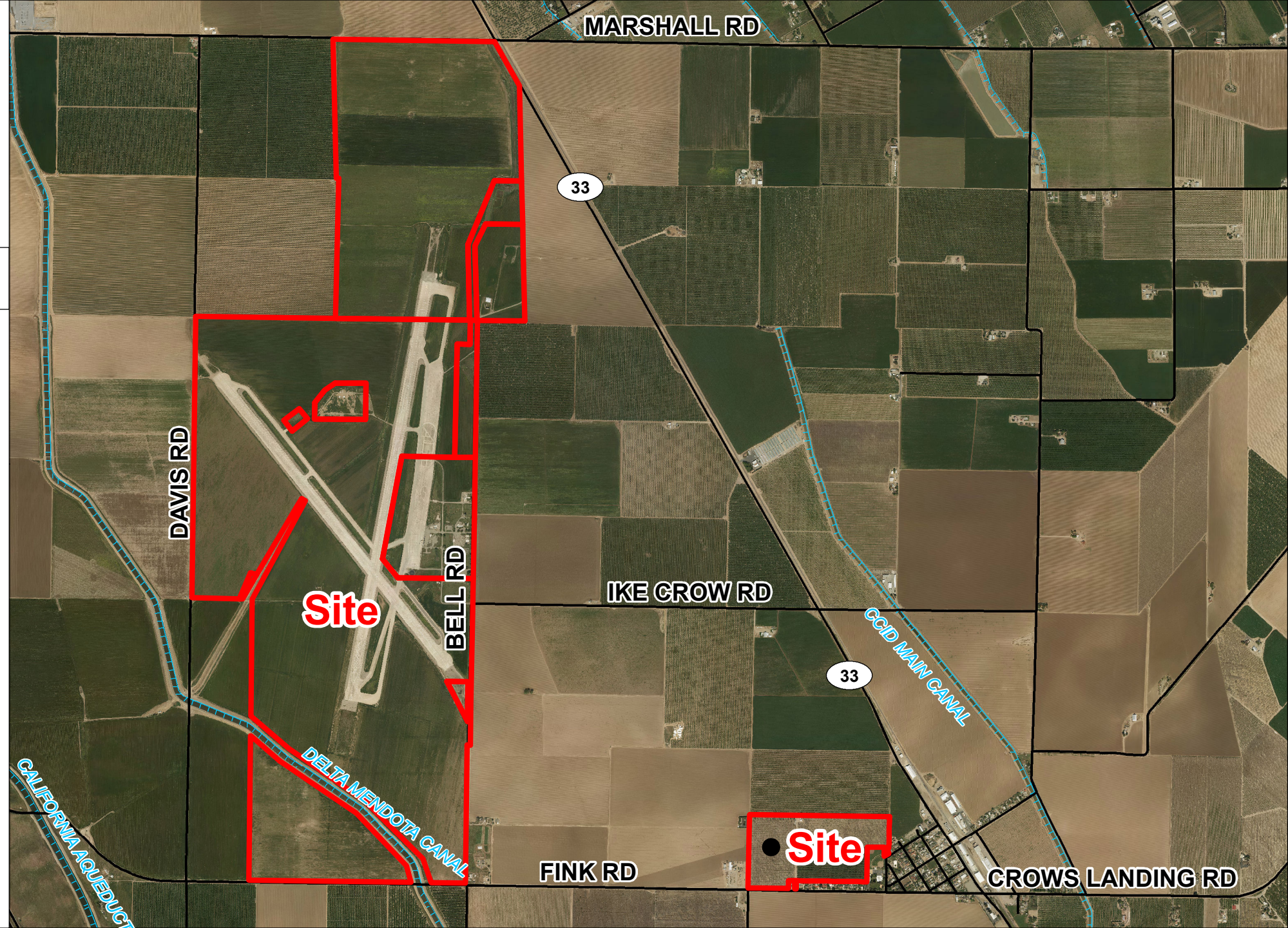
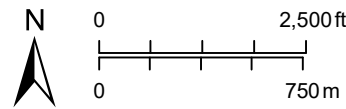
# CLIBP / WELL SITE & PHASE 1A MODIFICATIONS

UP  
PLN2020-0125

2017 AERIAL AREA MAP

## LEGEND

-  Crows Landing Industrial Business Park
-  Well Site
-  Road
-  Canal





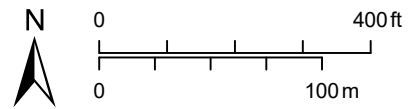


CLIBP / WELL SITE  
& PHASE 1A  
MODIFICATIONS

UP  
PLN2020-0125

2017 AERIAL SITE MAP

- LEGEND
-  Project Site
  -  Road





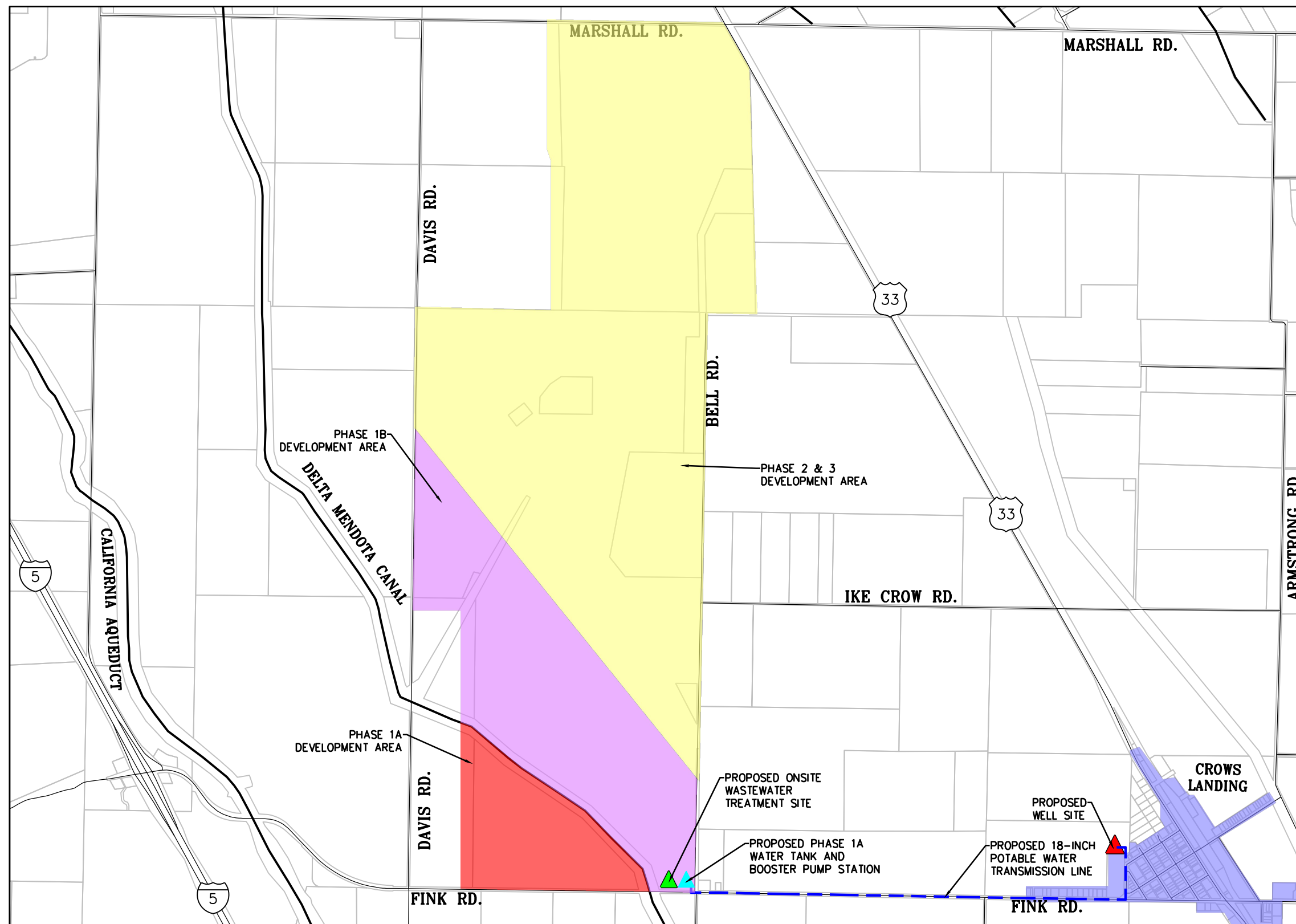


FIGURE 2-2  
ADDENDUM TO CLIBP SPECIFIC PLAN EIR  
PROJECT LOCATION MAP

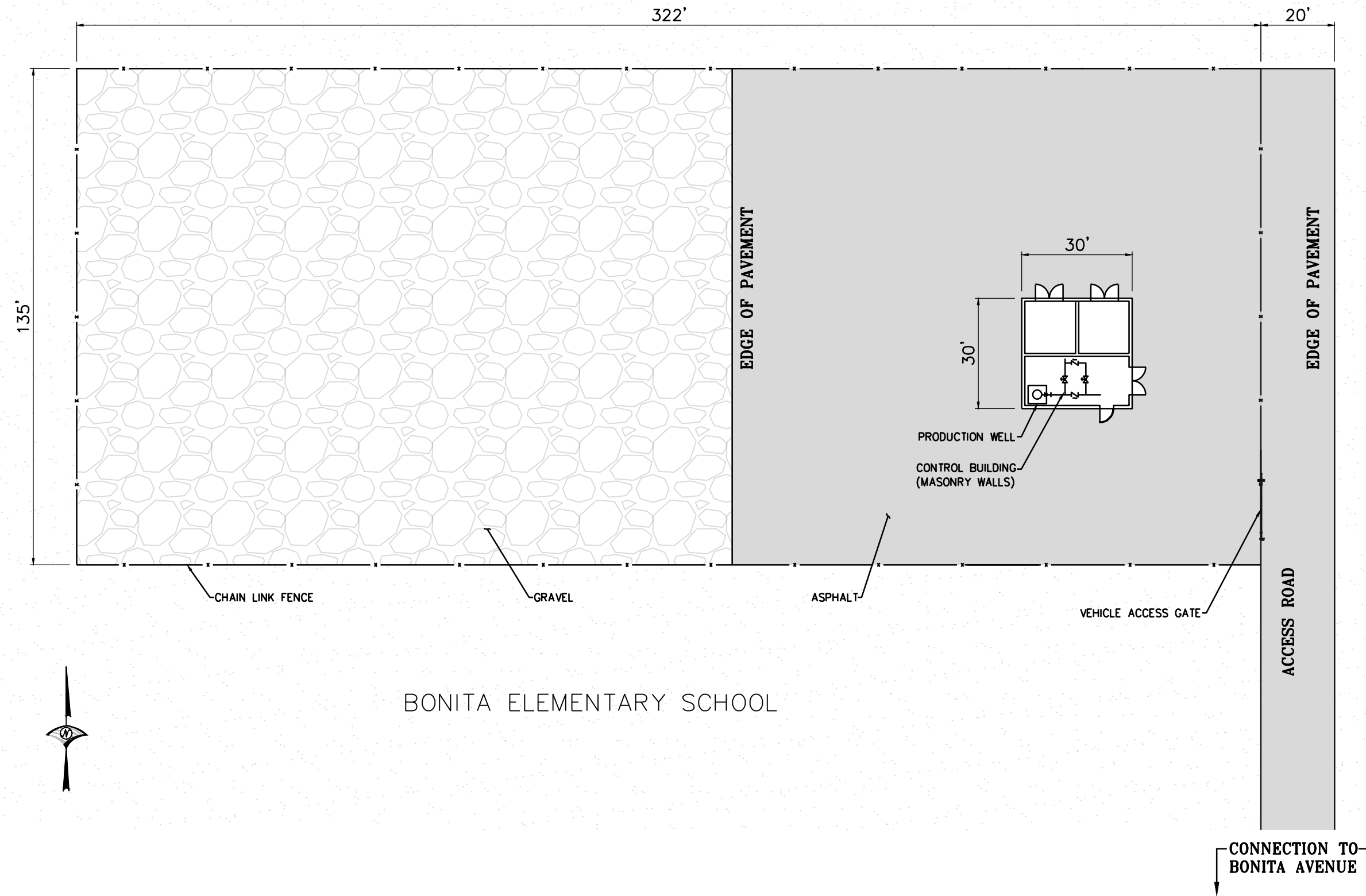


FIGURE 2-4

ADDENDUM TO CLIBP SPECIFIC PLAN EIR  
 CONCEPTUAL WELL SITE PLAN  
 OUTSIDE APPROVED PROJECT LIMITS



