

# 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 #: \_\_\_\_\_

Project Title: General Plan Amendment & Rezone Application No. PLN2019-0045 - Beeler Development

Lead Agency: Stanislaus County Planning Department

Contact Name: Kristen Anaya, Assistant Planner

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Project Location: 4731 Kiernan Court, Community of Salida, Stanislaus County

*City*

*County*

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

This is a request to amend the General Plan, Community Plan, and Zoning designations of a 1.08± acre vacant parcel located at 4731 Kiernan Court in the Community of Salida from Low Density Residential and A-2-10 (General Agriculture) to Planned Development to allow for construction of a single-story 19,652 square-foot warehouse building to be utilized for low-traffic generating light industrial, office, and commercial uses. The site was previously utilized as the Old Brethren Church of Salida. Beeler Industries, Inc., a grain, nut, and seed processing equipment fabricator located just south of the project site across Kiernan Avenue, proposes to utilize the building for fabrication, assembly, and storage. However, this request also includes allowing additional tenants to occupy up to 10 separate suites within the building for low traffic generating light industrial, office, and commercial uses.

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

Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area. As the site is located in an area already developed with residential and light industrial/commercial uses, the project is considered to be infill development. The project site is located in the vicinity of two other current commercial development requests which will each require individual CEQA-compliance—General Plan Amendment and Rezone request number PLN2019-0131 – Lark Landing (APN: 136-037-001) and number PLN2019-0079 – Cal Sierra Financial, Inc. (APN: 003-014-007). Including the subject project proposal, these three development requests comprise the last few undeveloped parcels of the Salida Community Plan area, with the exception of those parcels located in the 2007-adopted Salida Community Plan Amendment area, surrounding the Old Salida Community Plan area. Any development of the Salida Community Plan Amendment area will first require an Environmental Impact Report, to be prepared and certified for the whole amendment area.

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

None known.

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

CA DEPT OF FISH & WILDLIFE, CA DEPT OF TRANSPORTATION DIST 10, CA OPR STATE CLEARINGHOUSE, CA RWQCB CENTRAL VALLEY REGION, CITY OF: MODESTO, SANITARY DIST: SALIDA, IRRIGATION DIST: MODESTO, FIRE PROTECTION DIST: SALIDA, MOSQUITO DIST: EASTSIDE, MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES, PACIFIC GAS & ELECTRIC, RAILROAD: UNION PACIFIC, SAN JOAQUIN VALLEY APCD, SCHOOL DIST 1: SALIDA UNION, SCHOOL DIST 2: MODESTO UNION, STANISLAUS COUNTY AG COMMISSIONER, WATER DIST: CITY OF MODESTO (DEL ESTE), US MILITARY, TRIBAL CONTACTS, TELEPHONE COMPANY: AT&T, STANISLAUS LAFCO, STANISLAUS FIRE PREVENTION BUREAU, StanCOG, STANISLAUS COUNTY SHERIFF, STANISLAUS COUNTY PUBLIC WORKS, STANISLAUS COUNTY HAZARDOUS MATERIALS, STANISLAUS COUNTY FARM BUREAU, STANISLAUS COUNTY ENVIRONMENTAL REVIEW COMMITTEE, STANISLAUS COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES, STANISLAUS COUNTY BUILDING PERMITS DIVISION