



# Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

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2020029003

**TO:** STATE CLEARINGHOUSE  
1400 Tenth Street  
Sacramento, CA 95814  
(916) 445-0613

**FROM:** STANISLAUS COUNTY  
**Planning & Community Development**  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354  
PHONE: (209) 525-6330  
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**Project Title** General Plan Amendment and Rezone Application No. PLN2019-0045 – Beeler Development

Lead Agency Stanislaus County Planning and Community Development Contact Person Kristen Anaya, Assistant Planner  
Street Address 1010 10<sup>th</sup> Street, Suite 3400 Phone (209) 525-6330  
City Modesto, CA Zip 95354 County Stanislaus

**Present Land Use/Zoning/General Plan Designation:**

PLU: Vacant Zoning: A-2-10 (General Agriculture) GPD: Low Density Residential

**Project Description:**

This is a request to amend the General Plan, Community Plan, and Zoning designations of a 1.08± acre vacant parcel located 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. The site will be paved and improved with 61 parking spaces. An eight-foot tall masonry wall will be placed along the property lines adjacent to residential uses, with landscaping to be planted along the site's perimeter. If approved, the site will be served by City of Modesto for water and Salida Sanitary District for sewer service. Access will be taken off County-maintained Kiernan Court. The project site proposes to utilize the positive storm drainage system in the street for stormwater runoff management. Construction is estimated to begin on or before June 1, 2021 and be completed prior to December 1, 2021.

**Project Location**

County Stanislaus County City/Nearest Community Community of Salida  
Cross Streets Kiernan Avenue Zip Code 95356 Total Acres 1.08±  
Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W  
Assessor's Parcel Number 136-019-001 Section 34 Twp. 8 Range 2 Base  MDB&M  
Within 2 Miles: State Hwy # 99 Waterways M.I.D. Lateral No. 8 & No. 6 / Stanislaus River  
Airports N/A Railways Union Pacific Schools Sisk Elementary / Salida Middle School – Vella Campus / Dena Boer / Great Valley Academy – Salida / Joseph A Gregori High / Mildred Perkins Elementary / Independence Charter

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

Starting Date January 31, 2020 Ending Date March 4, 2020

Signature *Kristen Anaya* Date January 30, 2020

**Document Type**

- NOP
- Early Cons
- Neg Dec
- Mit Neg Dec
- Draft EIR
- Supplement/Subsequent EIR (Prior SCH No.)
- Other (NOE, NOC, NOD, etc.)

- NEPA
- NOI
- EA
- Draft EIS
- FONSI

- OTHER
- Joint Document
- Final Document

Governor's Office of Planning & Research

FEB 08 2020

STATE CLEARINGHOUSE

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project. (e.g. Notice of Preparation or previous draft document) please fill in

**Local Action Type**

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> General Plan Update               | <input type="checkbox"/> Specific Plan            | <input checked="" type="checkbox"/> Rezone                 | <input type="checkbox"/> Annexation         |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment      |
| <input type="checkbox"/> General Plan Element              | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Cancel Ag Preserve |
| <input type="checkbox"/> Community Plan                    | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other _____        |

**Development Type**

- |  |  |   |                        |
|--|--|---|------------------------|
| <input type="checkbox"/> Residential           | Units _____ Acres _____                      | <input type="checkbox"/> Water Facilities | Type _____ MGD _____   |
| <input type="checkbox"/> Office                | Sq.ft. _____ Acres _____ Employees _____     | <input type="checkbox"/> Transportation   | Type _____             |
| <input checked="" type="checkbox"/> Commercial | Sq.ft. 19,652 Acres _____ Employees 50 _____ | <input type="checkbox"/> Mining           | Mineral _____          |
| <input type="checkbox"/> Industrial            | Sq.ft. _____ Acres _____ Employees _____     | <input type="checkbox"/> Power            | Type _____ Watts _____ |
| <input type="checkbox"/> Educational           | _____  | <input type="checkbox"/> Waste Facilities | Type _____ MGD _____   |
| <input type="checkbox"/> Recreational          | _____  | <input type="checkbox"/> Hazardous Waste  | Type _____             |
| <input type="checkbox"/> OCS Related           | _____  | <input type="checkbox"/> Other            | _____                  |

**Project Issues Discussed in Document**

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                     | <input type="checkbox"/> Recreation/Parks                | <input type="checkbox"/> Vegetation               |
| <input type="checkbox"/> Agricultural Land        | <input type="checkbox"/> Flood Plan/Flooding        | <input type="checkbox"/> Schools/Universities            | <input type="checkbox"/> Water Quality            |
| <input type="checkbox"/> Air Quality              | <input type="checkbox"/> Forest Land/Fire Hazard    | <input type="checkbox"/> Septic Systems                  | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic           | <input type="checkbox"/> Sewer Capacity                  | <input type="checkbox"/> Wetland/Riparian         |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Minerals                   | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement        |
| <input type="checkbox"/> Coastal Zone             | <input type="checkbox"/> Noise                      | <input type="checkbox"/> Solid Waste                     | <input type="checkbox"/> Land Use                 |
| <input type="checkbox"/> Drainage/Absorption      | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous                 | <input type="checkbox"/> Cumulative Effects       |
| <input type="checkbox"/> Economic/Jobs            | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> Other _____              |

**Reviewing Agency 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 with an "S".

- |   |   |
|---|---|
| <input type="checkbox"/> Air Resources Board                    | <input type="checkbox"/> Native American Heritage Commission                            |
| <input type="checkbox"/> Boating & Waterways, Department of     | <input type="checkbox"/> Office of Emergency Services                                   |
| <input type="checkbox"/> California Highway Patrol              | <input type="checkbox"/> Office of Historic Preservation                                |
| <input checked="" type="checkbox"/> Caltrans District # 10      | <input type="checkbox"/> Parks & Recreation   |
| <input type="checkbox"/> Caltrans Division of Aeronautics       | <input type="checkbox"/> Pesticide Regulation, Department of                            |
| <input type="checkbox"/> Caltrans Planning                      | <input type="checkbox"/> Public Utilities Commission                                    |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Reclamation Board  |
| <input type="checkbox"/> Coastal Commission                     | <input checked="" type="checkbox"/> Regional WQCB # 3                                   |
| <input type="checkbox"/> Colorado River Board Commission        | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Conservation, Department of            | <input type="checkbox"/> S.F. Bay Conservation & Development Commission                 |
| <input type="checkbox"/> Delta Protection Commission            | <input type="checkbox"/> San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy |
| <input type="checkbox"/> Education, Department of               | <input type="checkbox"/> San Joaquin River Conservancy                                  |
| <input type="checkbox"/> Office of Public School Construction   | <input type="checkbox"/> Santa Monica Mountains Conservancy                             |
| <input type="checkbox"/> Energy Commission                      | <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 # _____  | <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             | <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 type="checkbox"/> Other _____  |
| <input type="checkbox"/> Integrated Waste Management Board      |   |

**Lead Agency (Complete if applicable):**

Consulting Firm: Stanislaus County Planning  
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