



## RE-Referral Early Consultation

**Date:** September 2, 2021

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

**From:** Emily Basnight, Assistant Planner  
Planning and Community Development

**Subject:** REZONE APPLICATION NO. PLN2021-0013 – CSC MANUFACTURING

**Respond By:** September 17, 2021

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**\*\*\*\*PLEASE REVIEW RE-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: a) whether or not the project is subject to CEQA 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 potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission 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:** CSC Manufacturing

**Project Location:** 772 S. Santa Fe Avenue, between South Avenue and the Tuolumne River, south of the Community of Empire.

**APN:** 009-020-011

**Williamson Act Contract:** N/A

**General Plan:** Planned Industrial

**Current Zoning:** P-I (18) (Planned Industrial)

**Project Description:** Request to rezone a 6.53± acre parcel from Planned Industrial (P-I) (18) to a new Planned Industrial district to allow manufacturing uses consistent with P-I (18) and expand the facility by constructing a new 10,000± square-foot metal building for a manufacturing business. The previous Planned Industrial P-I (18) zoning district was approved by the Board of Supervisors on December 19, 2000 under General Plan Amendment 2000-12 and Rezone 2000-19 – Process Construction, Inc. which permitted a light industrial fabrication business and storage of pipe and steel, and a limited number of Planned Industrial uses. Under this request, the applicant proposes to utilize the existing 6,972± square-feet of building space for manufacturing machine parts utilized in the wine industry and other similar businesses. The new 10,000± square-foot metal building will consist of a machine shop area, office, and two employee restrooms. The proposed hours of operation will be comprised of one shift from Monday – Friday 7:00 a.m. to 3:30 p.m. and include a total of 5 employees on a maximum shift with 1-2 customers anticipated on-site per day. The

applicant estimates 1-2 vehicle delivery trips per day and 1 heavy-truck trip per week during normal business hours. The applicant proposes to develop 12 paved parking stalls. Vehicular access to the project site will be from an existing paved driveway onto Santa Fe Avenue, a County-maintained road. The applicant has proposed an alternative to the County's Agricultural Buffer requirements on the northern portion of the project site. The alternative will consist of a double row of staggered 15-foot tall evergreen trees adjacent to the proposed building. The site is served by a private well and septic system. Construction is anticipated to begin within one year of approval. The rezone is required to amend the previously approved development plan, and permit the proposed building. A previous proposal to develop the site in seven phases for a total of 38,800 square-feet of building space was circulated as an early consultation referral from April 6, 2021 to April 21, 2021. Following the referral period, the applicant revised their project description to include only the first phase for the construction of a 10,000 square-foot manufacturing building to be considered under this request.

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



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

**REZONE APPLICATION NO. PLN2021-0013 – CSC MANUFACTURING**

Attachment A

Distribution List

|   |  |   |  |
|---|--|---|--|
|   | CA DEPT OF CONSERVATION<br>Land Resources / Mine Reclamation | X | TUOLUMNE RIVER TRUST                                     |
| X | CA DEPT OF FISH & WILDLIFE                                   | X | STAN CO ALUC   |
|   | CA DEPT OF FORESTRY (CAL FIRE)                               |   | STAN CO ANIMAL SERVICES                                  |
| X | CA DEPT OF TRANSPORTATION DIST<br>10                         | X | STAN CO BUILDING PERMITS<br>DIVISION                     |
| X | CA OPR STATE CLEARINGHOUSE                                   | X | STAN CO CEO  |
| X | CA RWQCB CENTRAL VALLEY<br>REGION                            |   | STAN CO CSA  |
|   | CA STATE LANDS COMMISSION                                    | X | STAN CO DER  |
|   | CEMETERY DISTRICT  | X | STAN CO ERC  |
| X | CENTRAL VALLEY FLOOD<br>PROTECTION                           | X | STAN CO FARM BUREAU                                      |
| X | CITY OF: MODESTO   | X | STAN CO HAZARDOUS MATERIALS                              |
|   | COMMUNITY SERVICES DIST:                                     |   | STAN CO PARKS & RECREATION                               |
| X | COOPERATIVE EXTENSION  | X | STAN CO PUBLIC WORKS                                     |
|   | COUNTY OF:   |   | STAN CO RISK MANAGEMENT                                  |
| X | DER GROUNDWATER RESOURCES<br>DIVISION                        | X | STAN CO SHERIFF  |
| X | FIRE PROTECTION DIST:<br>STANISLAUS CONSOLIDATED             | X | STAN CO SUPERVISOR DIST 1:<br>CONDIT                     |
| X | GSA: STANISLAUS AND TUOLUMNE<br>RIVERS                       | X | STAN COUNTY COUNSEL                                      |
|   | HOSPITAL DIST:   | X | StanCOG  |
| X | IRRIGATION DIST: MODESTO                                     | X | STANISLAUS FIRE PREVENTION<br>BUREAU                     |
| X | MOSQUITO DIST: EASTSIDE                                      | X | STANISLAUS LAFCO   |
| X | MOUNTAIN VALLEY EMERGENCY<br>MEDICAL SERVICES                |   | STATE OF CA SWRCB DIVISION OF<br>DRINKING WATER DIST. 10 |
| X | MUNICIPAL ADVISORY COUNCIL:<br>EMPIRE                        |   | SURROUNDING LAND OWNERS                                  |
| X | PACIFIC GAS & ELECTRIC                                       | X | TELEPHONE COMPANY: AT&T                                  |
| X | RAILROAD: BURLINGTON<br>NORTHERN/SANTA FE                    |   | TRIBAL CONTACTS<br>(CA Government Code §65352.3)         |
| X | SAN JOAQUIN VALLEY APCD                                      |   | US ARMY CORPS OF ENGINEERS                               |
| X | SCHOOL DIST 1: EMPIRE UNION                                  | X | US FISH & WILDLIFE                                       |
| X | SCHOOL DIST 2: MODESTO UNION                                 |   | US MILITARY (SB 1462) (7 agencies)                       |
| X | STAN CO AG COMMISSIONER                                      |   | USDA NRCS  |
| X | MODESTO AIRPORT  |   |  |



## STANISLAUS COUNTY CEQA RE-REFERRAL RESPONSE FORM

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

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

**SUBJECT: REZONE APPLICATION NO. PLN2021-0013 – CSC MANUFACTURING**

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).

\_\_\_\_\_  
\_\_\_\_\_






Response prepared by:

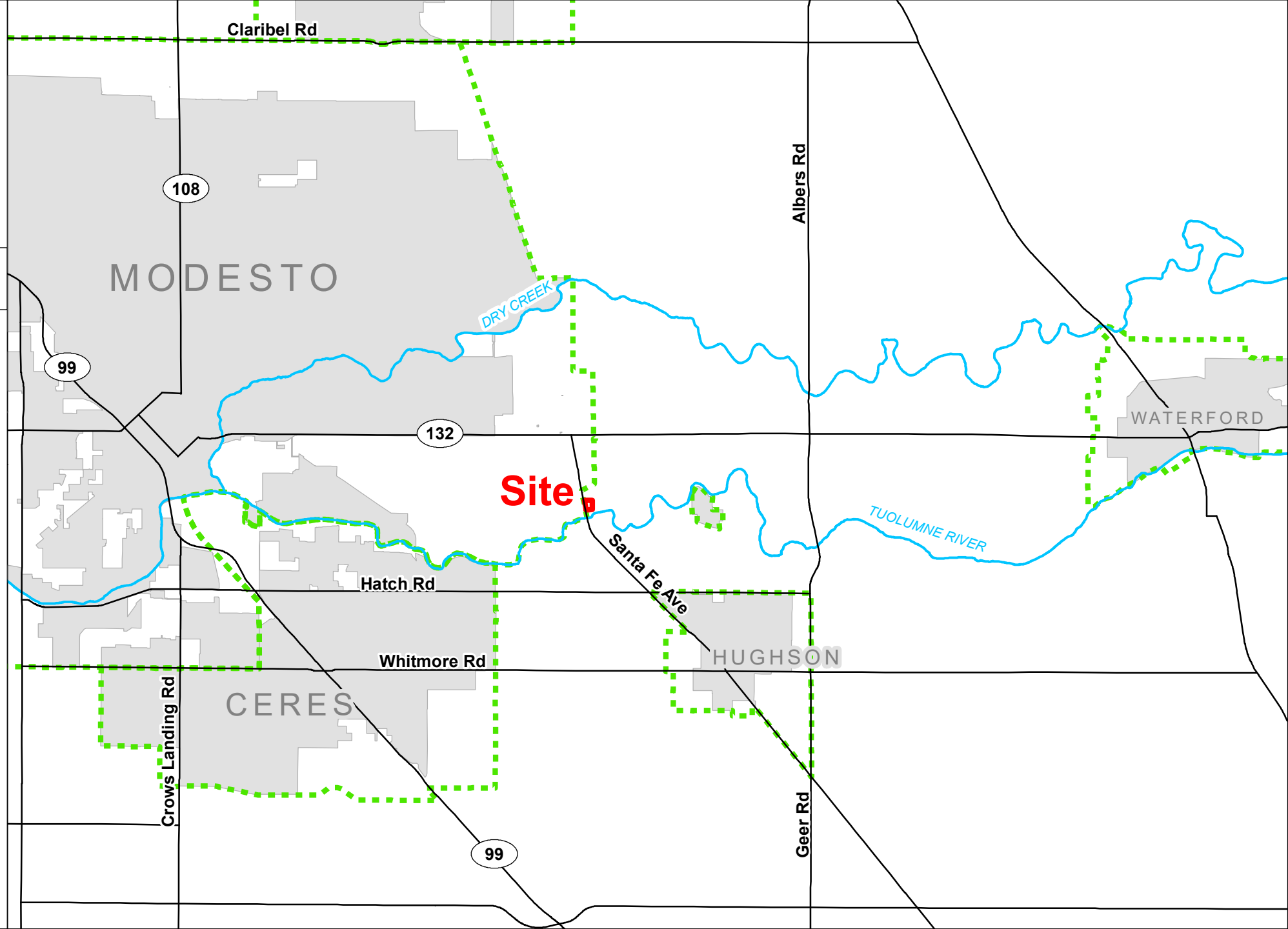
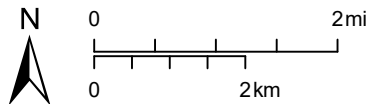
| Name | Title | Date |
|------|-------|------|
|------|-------|------|

# CSC MANUFACTURING REZ PLN2021-0013

## AREA MAP

### LEGEND







-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River








# CSC MANUFACTURING REZ PLN2021-0013

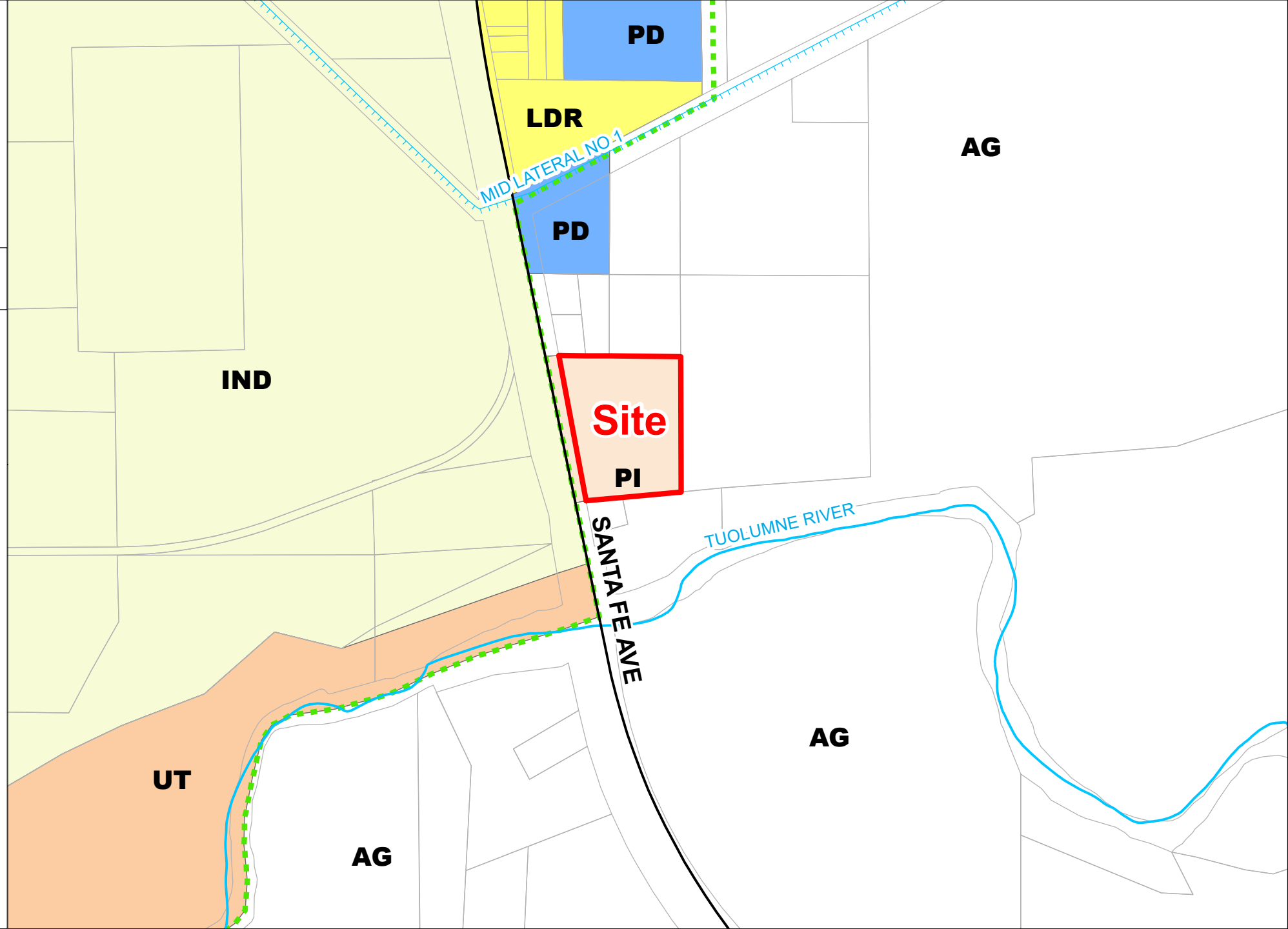
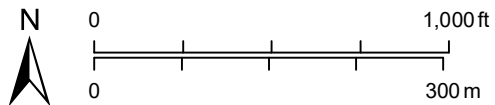
## GENERAL PLAN MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  Parcel
-  River
-  Road
-  Canal

### General Plan







-  Agriculture
-  Planned Development
-  Industrial
-  Urban Transition
-  Low Density Residential








# CSC MANUFACTURING REZ PLN2021-0013

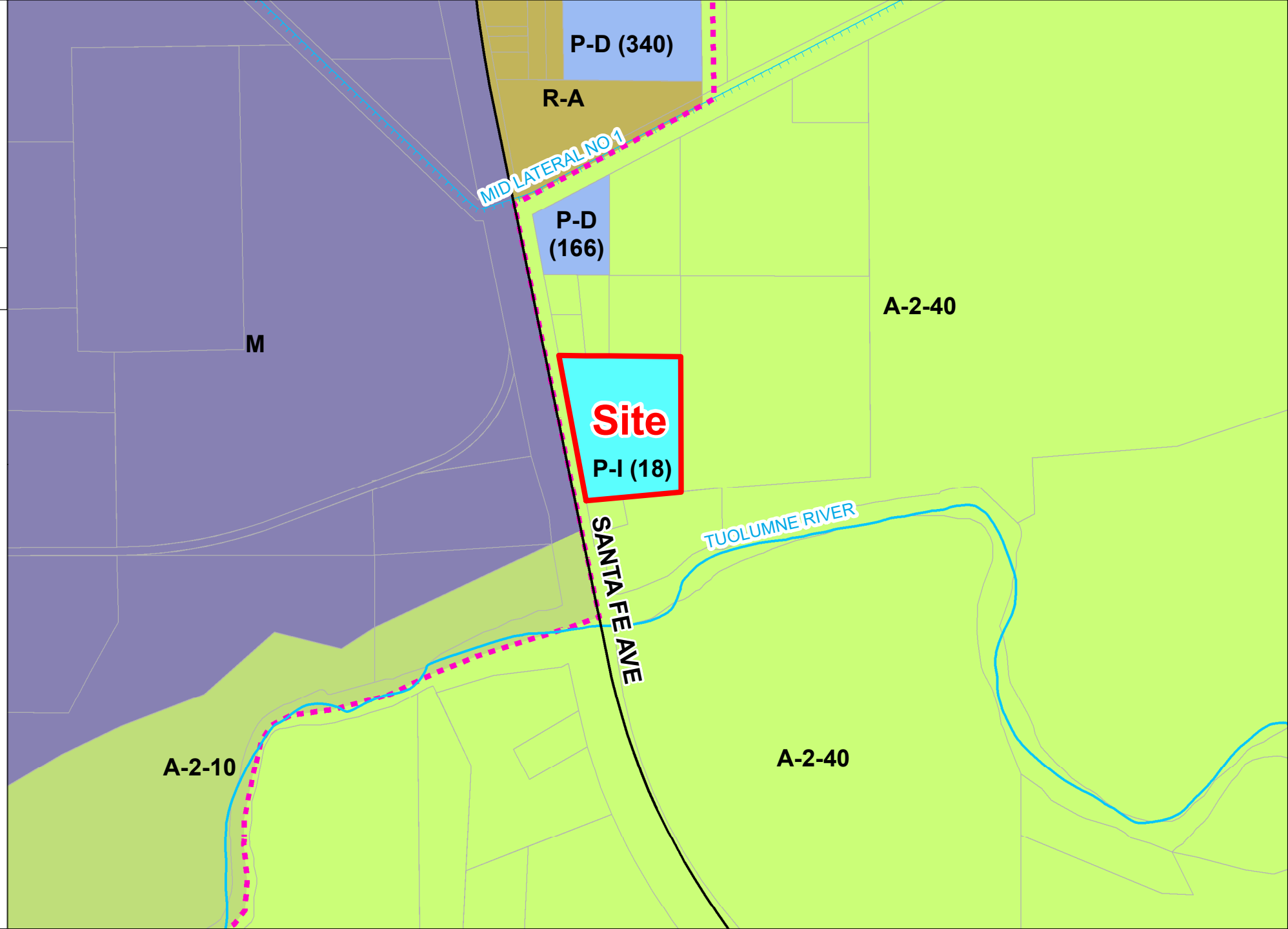
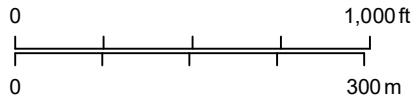
## ZONING MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  Parcel
-  River
-  Road
-  Canal

### Zoning Designation

-  General Agriculture 10 Acre
-  General Agriculture 40 Acre
-  Rural Residential
-  Industrial
-  Planned Development

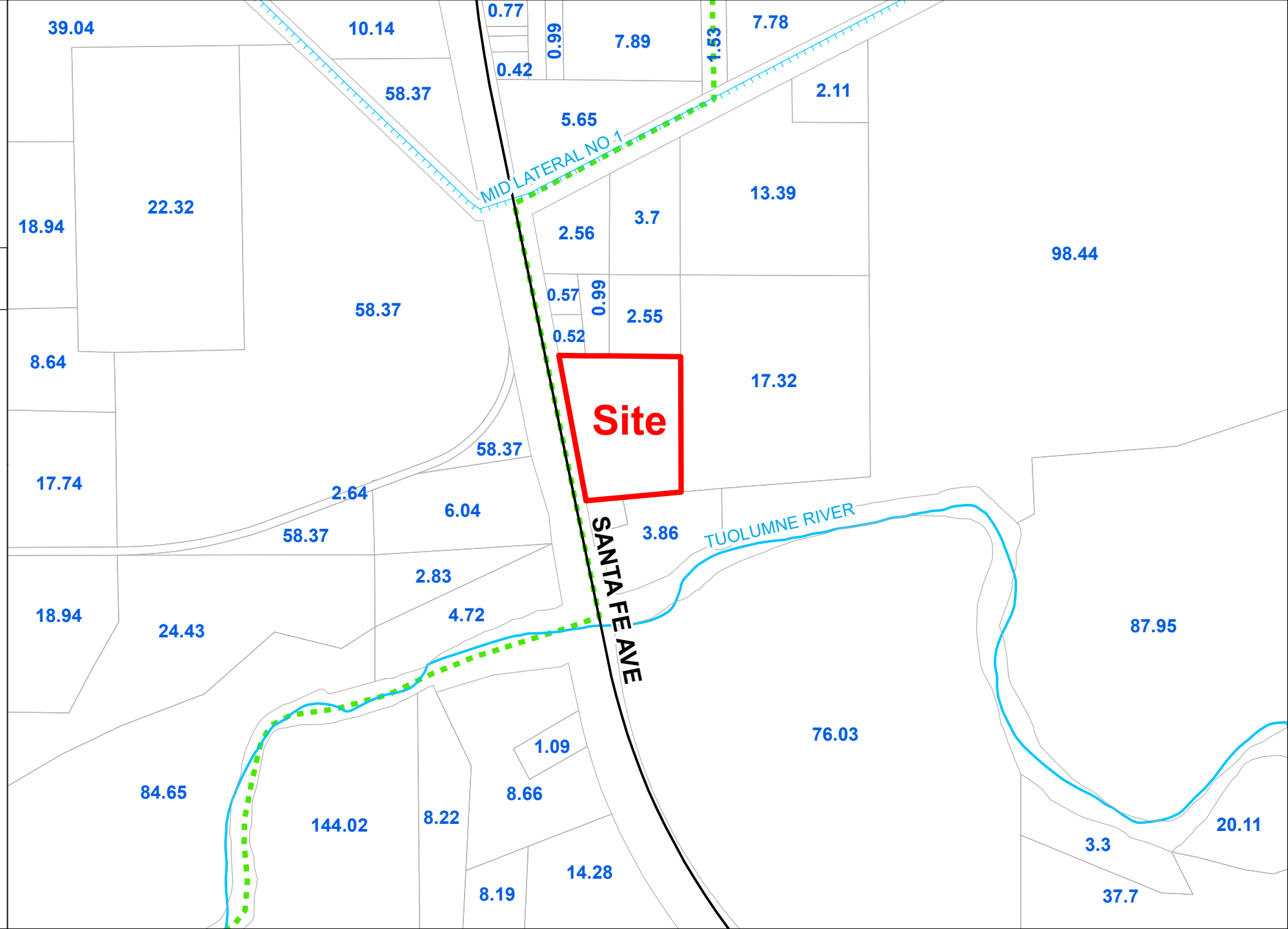
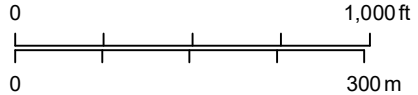


# CSC MANUFACTURING REZ PLN2021-0013

## ACREAGE MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  Parcel/Acres
-  Road
-  River
-  Canal








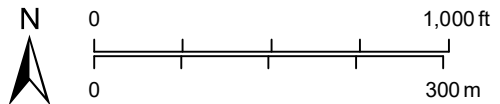


# CSC MANUFACTURING REZ PLN2021-0013

## 2017 AERIAL AREA MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  River
-  Canal





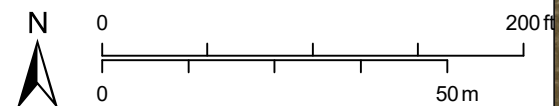
**CSC  
MANUFACTURING  
REZ  
PLN2021-0013**

*2017 AERIAL SITE MAP*

LEGEND

 Project Site

 Road

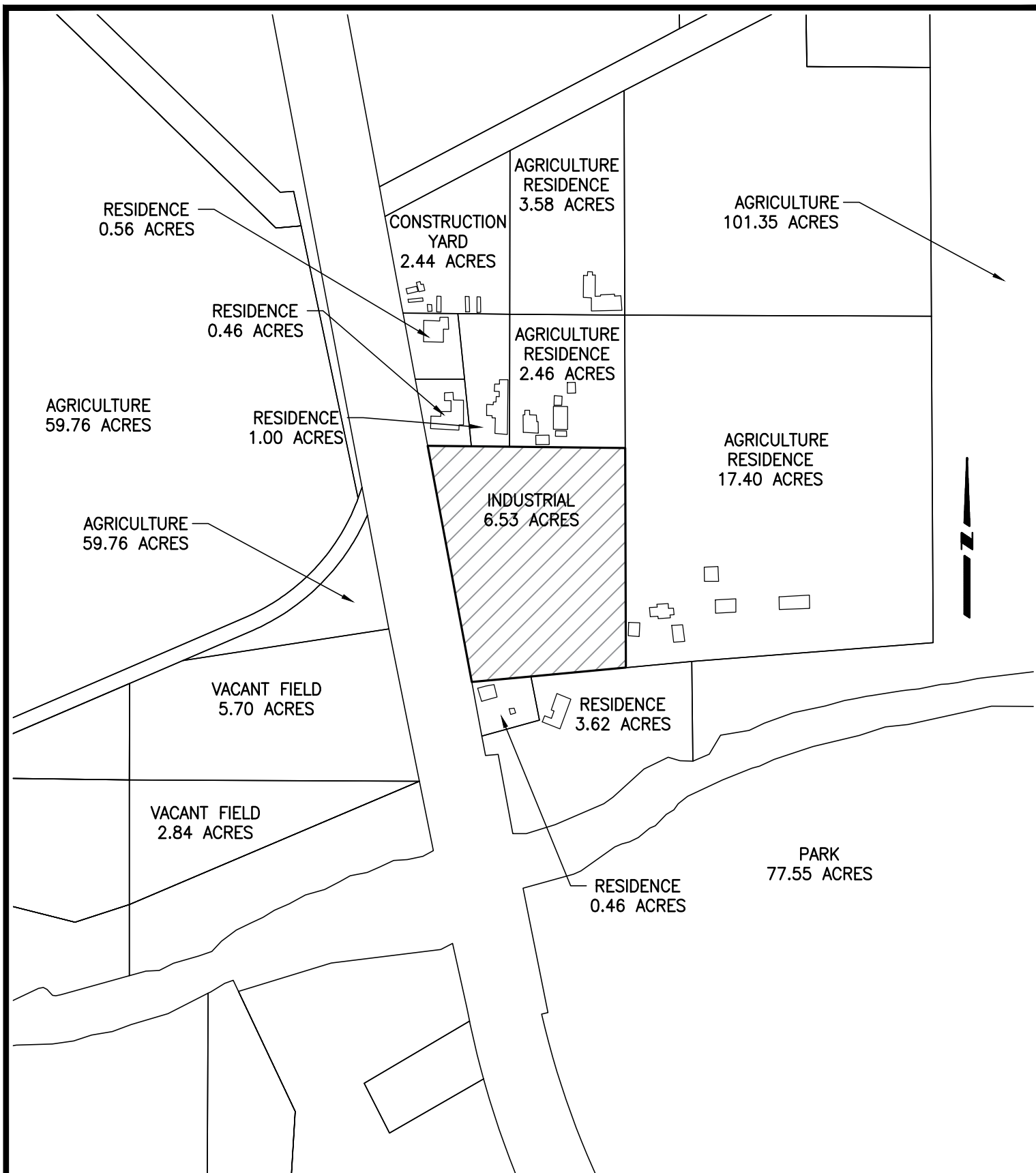


Source: Planning Department GIS

Date: 8/18/2021







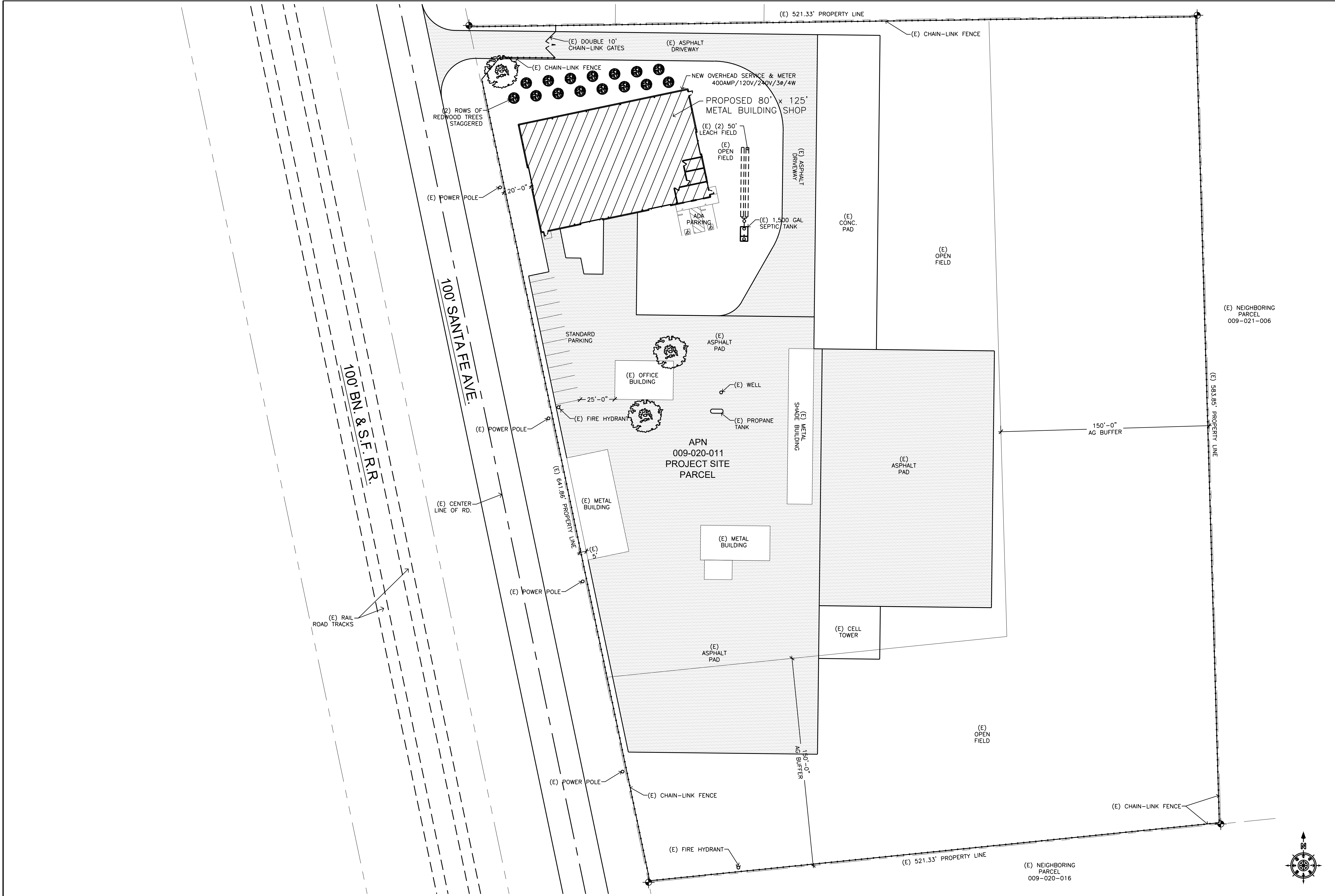
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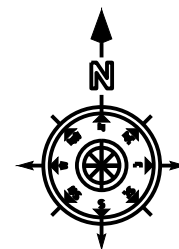
**BENCHMARK ENGINEERING, INC.**  
**CIVIL ENGINEERING & LAND SURVEYING**  
 915 17TH STREET • MODESTO, CALIFORNIA • 95354  
 (209) 548-9300 FAX:(209) 548-9305

**AREA MAP**  
**CSC MANUFACTURING**  
 STANISLAUS COUNTY, CALIFORNIA

DRAWN BY: MR  
 DATE: 2020-11-19  
 SHEET: 1 OF 1  
 JOB: 244300



| NO.  | REVISION & DATE |
|--|-----------------|
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| <div> <div> <div>RTIZ</div> <div>DESIGN GROUP</div> </div> <div> <div>RICARDO R. ORTIZ</div> <div>615 13TH ST. MODESTO, CA 95354</div> <div>(209) 345-0912</div> <div>ricardo@ortizdesigngroup.com</div> </div> </div> |                 |
| <div> <div>CSC MANUFACTURING</div> <div>METAL BUILDING SHOP</div> <div>772 SANTA FE AVE.</div> <div>EMPIRE, CA 95319</div> </div>  |                 |
| SITE PLAN  |                 |
|  |                 |
| <div> <div>DATE: 08-12-21</div> <div>SCALE: AS SHOWN</div> <div>DRAWN BY: R. ORTIZ</div> <div>JOB NO:</div> <div>SHEET:</div> </div>   |                 |
| A.0  |                 |











### **CSC Manufacturing Project Description**

The CSC Manufacturing project proposes to amend the existing Planned Industrial for the addition of one new building.

The parcel subject to the proposed General Plan Amendment and rezone is located at 772 Santa Fe Avenue, in Empire. The Assessor's Parcel Number for the project site is APN 009-020-011. The parcel is 6.53 acres, has a General Plan land use designation of Planned Industrial (PI) and is zoned Planned Industrial (PI 18). The site is generally flat and contains 6,972 square feet of existing buildings and 84,774 square feet of existing pavement.

The parcel is bounded by Agriculture Ranchettes to the north, south, and southeast, Agriculture to the northeast, and by Santa Fe Avenue to the west. The project proposed to construct a new 80' x 125' metal building. The proposed metal building will be used by CSC Manufacturing as a machine shop to provide a big enough area to accommodate more employees simultaneously working. The number of employees for the proposed building will be 5 employees. There will only be one shift on the property and that will be a 7am-3:30pm shift.

This parcel is outside the Sphere of Influence of the City of Modesto.





DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
Building Phone: (209) 525-6557 Fax: (209) 525-7759  
Form Available Online: <http://www.stancounty.com/planning/applications.shtm>

## APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

### APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- |   |  |
|---|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map             |
| <input checked="" type="checkbox"/> Rezone      | <input type="checkbox"/> Parcel Map                  |
| <input checked="" type="checkbox"/> Use Permit  | <input type="checkbox"/> Exception                   |
| <input type="checkbox"/> Variance               | <input type="checkbox"/> Williamson Act Cancellation |
| <input type="checkbox"/> Historic Site Permit   | <input type="checkbox"/> Other _____                 |

### PLANNING STAFF USE ONLY:

Application No(s): PLN 2021-0013  
Date: 8/12/2021  
S 32 T J R 70  
GP Designation: Planned Industrial  
Zoning: P-1 (18)  
Fee: \$11,704.00  
Receipt No. 559007  
Received By: EB  
Notes: Revised App. for REZ

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

## PROJECT INFORMATION

**PROJECT DESCRIPTION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

*\*Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).*

See attached Project Description

# PROJECT SITE INFORMATION

*Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.*

**ASSESSOR'S PARCEL NUMBER(S):** Book \_\_\_\_\_ Page \_\_\_\_\_ Parcel \_\_\_\_\_

Additional parcel numbers: \_\_\_\_\_

**Project Site Address**  
**or Physical Location:** \_\_\_\_\_

**Property Area:** Acres: \_\_\_\_\_ or Square feet: \_\_\_\_\_

**Current and Previous Land Use:** (Explain existing and previous land use(s) of site for the last ten years)

**List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.:** (Please identify project name, type of project, and date of approval)

**Existing General Plan & Zoning:** \_\_\_\_\_

**Proposed General Plan & Zoning:** \_\_\_\_\_  
(if applicable)

**ADJACENT LAND USE:** (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

**East:** \_\_\_\_\_

**West:** \_\_\_\_\_

**North:** \_\_\_\_\_

**South:** \_\_\_\_\_

## WILLIAMSON ACT CONTRACT:

Yes ☐ No ☐

Is the property currently under a Williamson Act Contract?

Contract Number: \_\_\_\_\_

If yes, has a Notice of Non-Renewal been filed?

Date Filed: \_\_\_\_\_

Yes ☐ No ☐

Do you propose to cancel any portion of the Contract?

Yes ☐ No ☐

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: \_\_\_\_\_

\_\_\_\_\_

**SITE CHARACTERISTICS:** (Check one or more)

Flat ☐

Rolling ☐

Steep ☐

**VEGETATION:** What kind of plants are growing on your property? (Check one or more)

Field crops ☐

Orchard ☐

Pasture/Grassland ☐

Scattered trees ☐

Shrubs ☐

Woodland ☐

River/Riparian ☐

Other ☐

Explain Other: \_\_\_\_\_

Yes ☐ No ☐

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

**GRADING:**

Yes ☐ No ☐

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) \_\_\_\_\_

\_\_\_\_\_

**STREAMS, LAKES, & PONDS:**

Yes ☐ No ☐

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes ☐ No ☐

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) \_\_\_\_\_

\_\_\_\_\_

Yes ☐ No ☐

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes ☐ No ☐

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

**Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.**

## STRUCTURES:

- Yes ☐ No ☐ Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)
- Yes ☐ No ☐ Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes ☐ No ☐ Do you plan to build new structures? (If yes, show location and size on plot plan.)
- Yes ☐ No ☐ Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) \_\_\_\_\_  
\_\_\_\_\_

## PROJECT SITE COVERAGE:

Existing Building Coverage: \_\_\_\_\_ Sq. Ft.      Landscaped Area: \_\_\_\_\_ Sq. Ft.  
Proposed Building Coverage: \_\_\_\_\_ Sq. Ft.      Paved Surface Area: \_\_\_\_\_ Sq. Ft.

## BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) \_\_\_\_\_  
\_\_\_\_\_

Number of floors for each building: \_\_\_\_\_  
\_\_\_\_\_

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) \_\_\_\_\_  
\_\_\_\_\_

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) \_\_\_\_\_  
\_\_\_\_\_

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) \_\_\_\_\_  
\_\_\_\_\_

## UTILITIES AND IRRIGATION FACILITIES:

Yes ☐ No ☐ Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: \_\_\_\_\_ Sewer\*: \_\_\_\_\_

Telephone: \_\_\_\_\_ Gas/Propane: \_\_\_\_\_

Water\*\*: \_\_\_\_\_ Irrigation: \_\_\_\_\_

**\*Please Note:** A “will serve” letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

**\*\*Please Note:** A “will serve” letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

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**Please Note:** Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes ☐ No ☐ Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes ☐ No ☐ Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes ☐ No ☐ Does the project require extension of utilities? (If yes, show location and size on plot plan.)

#### **AFFORDABLE HOUSING/SENIOR:**

Yes ☐ No ☐ Will the project include affordable or senior housing provisions? (If yes, please explain)

#### **RESIDENTIAL PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: \_\_\_\_\_ Total Dwelling Units: \_\_\_\_\_ Total Acreage: \_\_\_\_\_

Net Density per Acre: \_\_\_\_\_ Gross Density per Acre: \_\_\_\_\_

| <b>(complete if applicable)</b> | Single<br>Family | Two Family<br>Duplex | Multi-Family<br>Apartments | Multi-Family<br>Condominium/<br>Townhouse |
|---------------------------------|------------------|----------------------|----------------------------|---|
| Number of Units:                | _____            | _____                | _____                      | _____                                     |
| Acreage:                        | _____            | _____                | _____                      | _____                                     |

#### **COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): \_\_\_\_\_

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Type of use(s): \_\_\_\_\_

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Days and hours of operation: \_\_\_\_\_

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: \_\_\_\_\_

Occupancy/capacity of building: \_\_\_\_\_

Number of employees: (Maximum Shift): \_\_\_\_\_ (Minimum Shift): \_\_\_\_\_

Estimated number of daily customers/visitors on site at peak time: \_\_\_\_\_

Other occupants: \_\_\_\_\_

Estimated number of truck deliveries/loadings per day: \_\_\_\_\_

Estimated hours of truck deliveries/loadings per day: \_\_\_\_\_

Estimated percentage of traffic to be generated by trucks: \_\_\_\_\_

Estimated number of railroad deliveries/loadings per day: \_\_\_\_\_

Square footage of:

Office area: \_\_\_\_\_

Warehouse area: \_\_\_\_\_

Sales area: \_\_\_\_\_

Storage area: \_\_\_\_\_

Loading area: \_\_\_\_\_

Manufacturing area: \_\_\_\_\_

Other: (explain type of area) \_\_\_\_\_

Yes ☐ No ☐

Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Yes ☐ No ☐ Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)
- Yes ☐ No ☐ Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)
- Yes ☐ No ☐ Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

**Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.**

### STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) ☐ Drainage Basin ☐ Direct Discharge ☐ Overland

☐ Other: (please explain) \_\_\_\_\_

If direct discharge is proposed, what specific waterway are you proposing to discharge to? \_\_\_\_\_

**Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.**

### EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

**Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.**

### ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

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**CENTRAL CALIFORNIA INFORMATION CENTER**  
*California Historical Resources Information System*  
Department of Anthropology – California State University, Stanislaus  
One University Circle, Turlock, California 95382  
(209) 667-3307

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*Alpine, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus & Tuolumne Counties*

**Date:** 1/21/2021

**Records Search File#:** 11633N  
**Project:** CSC Manufacturing,  
Proposed Metal Building, Shop  
772 Santa Fe Avenue, Empire, 95319

Gilbert C. Perez  
CSC Manufacturing  
531 7<sup>th</sup> Street  
Modesto, CA 95354  
209-247-6119

Requested by: Matthew Rodgers, Benchmark  
Engineering, Inc., mrodgers@bmeng.net

Dear Mr. Perez:

We have conducted a records search as per your request for the above-referenced project area located on the Riverbank USGS 7.5-minute quadrangle map in Stanislaus County.

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the following:

National Register of Historic Places (NRHP)  
California Register of Historical Resources (CRHR)  
*California Inventory of Historic Resources* (1976)  
*California Historical Landmarks*  
California Points of Historical Interest listing  
Office of Historic Preservation Built Environment Resource Directory (BERD) and the  
Archaeological Determinations of Eligibility (ADOE)  
*Survey of Surveys* (1989)  
Caltrans State and Local Bridges Inventory  
General Land Office Plats  
Other pertinent historic data available at the CCalIC for each specific county

The following details the results of the records search:

**Prehistoric or historic resources within the project area:**

- There are no formally recorded prehistoric or historic archaeological resources or historic buildings within the project area.
- The General Land Office Survey Plat (dated 1854) for the SW ¼ of Section 32, T3S R10E shows a historic road and the ¼-section divided into parcels of various acreages.
- The Official Map of the County of Stanislaus (1906) shows Santa Fe Avenue and a road



on the north side of the Tuolumne River.

- The 1916 edition of the Riverbank USGS quadrangle shows Santa Fe Avenue; the 1953 edition shows two buildings on the project area; 1969 edition shows three buildings on the project area. We have no further information on file regarding these possible historic buildings. Note: All three maps reference a former terrace of the Tuolumne River on the southern periphery of the project area.

**Prehistoric or historic resources within the immediate vicinity of the project area:** No prehistoric or historic archaeological remains have been formally reported to the Information Center, but the historic “Lane Residence and Tankhouse” have been recorded south of the project area.

**Resources that are known to have value to local cultural groups:** None has been formally reported to the Information Center.

**Previous investigations within the project area:** None has been formally reported to the Information Center.

**Recommendations/Comments:** Based on existing data in our files the project area has a moderate-high sensitivity for the possible discovery of prehistoric and/or historic archaeological resources—these types of resources have been found in the subsurface context at similar environmental situations within Stanislaus County.

However, please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the area has not been subject to project-specific investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. If ground disturbance is considered a part of the current project, we recommend further review for the possibility of identifying prehistoric or historic-era archaeological resources.

If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resource/s be assessed by a professional familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive.

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

If archaeological resources are encountered during project-related activities, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Thank you for submitting **Access Agreement Short Form**.

**Note:** Billing will be transmitted separately via email from the Financial Services office (\$150.00), payable within 60 days of receipt of the invoice.

**If you wish to include payment by Credit Card, you must wait to receive the official invoice from Financial Services so that you can reference the CMP # (Invoice Number), and then contact the link below:**

<https://commerce.cashnet.com/ANTHROPOLOGY>

Sincerely,

*E. A. Greathouse*

E. A. Greathouse, Coordinator  
Central California Information Center  
California Historical Resources Information System

Copy of invoice to Laurie Marroquin, Financial Services ([lamarroquin@csustan.edu](mailto:lamarroquin@csustan.edu))