DEPARTMENT OF PLANNING AND 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

Referral
Early Consultation

Date: **April 6, 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: **April 21, 2021**

****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: 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.

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 and six 4,800± square-foot metal buildings, in seven phases. Phase 1 will utilize the existing 6,972± square-feet of building space, and expand the existing manufacturing facility by constructing a 10,000± square-foot metal building consisting of a machine shop area, office, and two employee restrooms. The current facility manufactures machine parts utilized in the wine industry and other similar businesses. The proposed hours of operation will remain the same and be composed of one shift from Monday – Friday 7:00 a.m. to 3:30 p.m. The applicant anticipates two additional employees for a total of 8 employees on a maximum shift and 1-2 customers on-site per day for Phase 1. The applicant expects 1-2 vehicle delivery trips per day and 1 heavy-truck trip per week during normal business hours. The applicant proposes to provide 12 paved parking stalls under Phase 1. Phases 2 – 7 will

each consist of one 4,800± square-foot metal building being constructed on-site per year beginning in 2022 and ending at the end of 2027, for a total of six 4,800± square-foot buildings on the project site by the end of 2027. The number of employees is anticipated to increase by 48 by full build-out for a total of 56 on a maximum shift. Each additional Phase will develop additional parking to accommodate the increase in employees. Heavy truck deliveries are expected to increase by 1 trip per week for a total of 1-2 heavy truck deliveries per week by Phase 7; delivery vehicle trips are anticipated to increase by 1-2 per day for a maximum of 4 trips per day by Phase 7. Vehicular access to the project site will be from an existing paved driveway onto Santa Fe Avenue, a County-maintained road. The applicant has requested an alternative buffer from the County's Agricultural Buffer requirements consisting of staggering 15-foot-tall evergreen trees on the rear and eastern portion of the project site. The site is served by a private well and septic system. Phase 1 is anticipated to begin development in 2021. Phase 2 is anticipated to commence within one year of approval. The previous Planned Industrial P-I (18) zoning district permitted a light industrial fabrication business and storage of pipe and steel, and a limited number of Planned Industrial uses upon approval of a Staff Approval Permit.

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

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REZONE APPLICATION NO. PLN2021-0013 – CSC MANUFACTURING
Attachment A

Distribution List

	CA DEPT OF CONSERVATION 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 10	X	STAN CO BUILDING PERMITS DIVISION
X	CA OPR STATE CLEARINGHOUSE	X	STAN CO CEO
X	CA RWQCB CENTRAL VALLEY REGION		STAN CO CSA
	CA STATE LANDS COMMISSION	X	STAN CO DER
	CEMETERY DISTRICT	X	STAN CO ERC
X	CENTRAL VALLEY FLOOD 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 DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED	X	STAN CO SUPERVISOR DIST 1: CONDIT
X	GSA: STANISLAUS AND TUOLUMNE RIVERS	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:	X	StanCOG
X	IRRIGATION DIST: MODESTO	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: EASTSIDE	X	STANISLAUS LAFCO
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MUNICIPAL ADVISORY COUNCIL: EMPIRE	X	SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: BURLINGTON NORTHERN/SANTA FE		TRIBAL CONTACTS (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 REFERRAL RESPONSE FORM

TO: **Stanislaus County Planning & Community Development**
1010 10th 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:

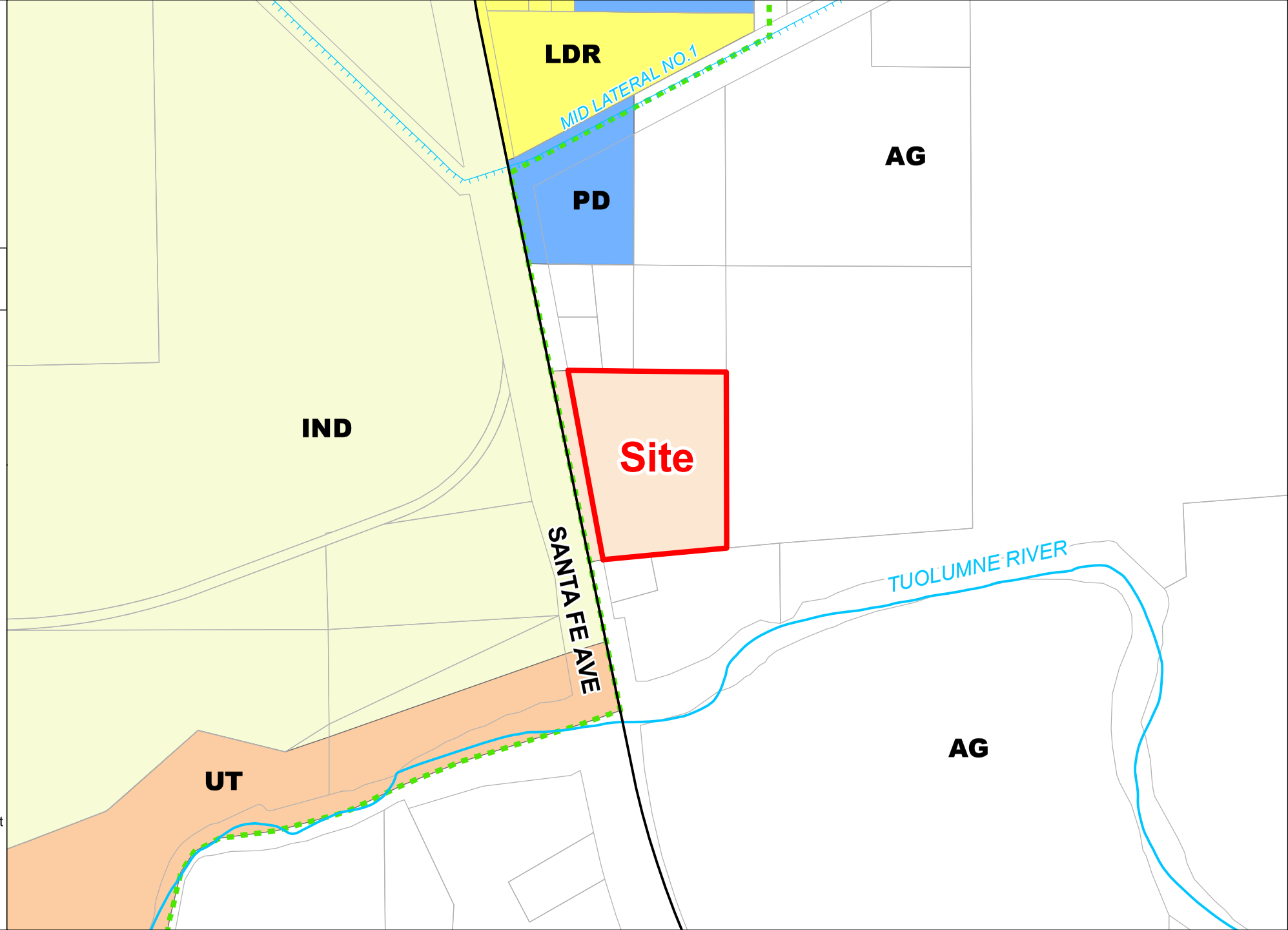
_____

Name Title Date

CSC MANUFACTURING

REZ PLN2021-0013

GENERAL PLAN MAP



LEGEND

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

General Plan

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

N

0 900 ft

0 250 m

Source: Planning Department GIS

Date: 2/24/2021

CSC MANUFACTURING

REZ PLN2021-0013

ZONING MAP

LEGEND

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

Zoning Designation

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

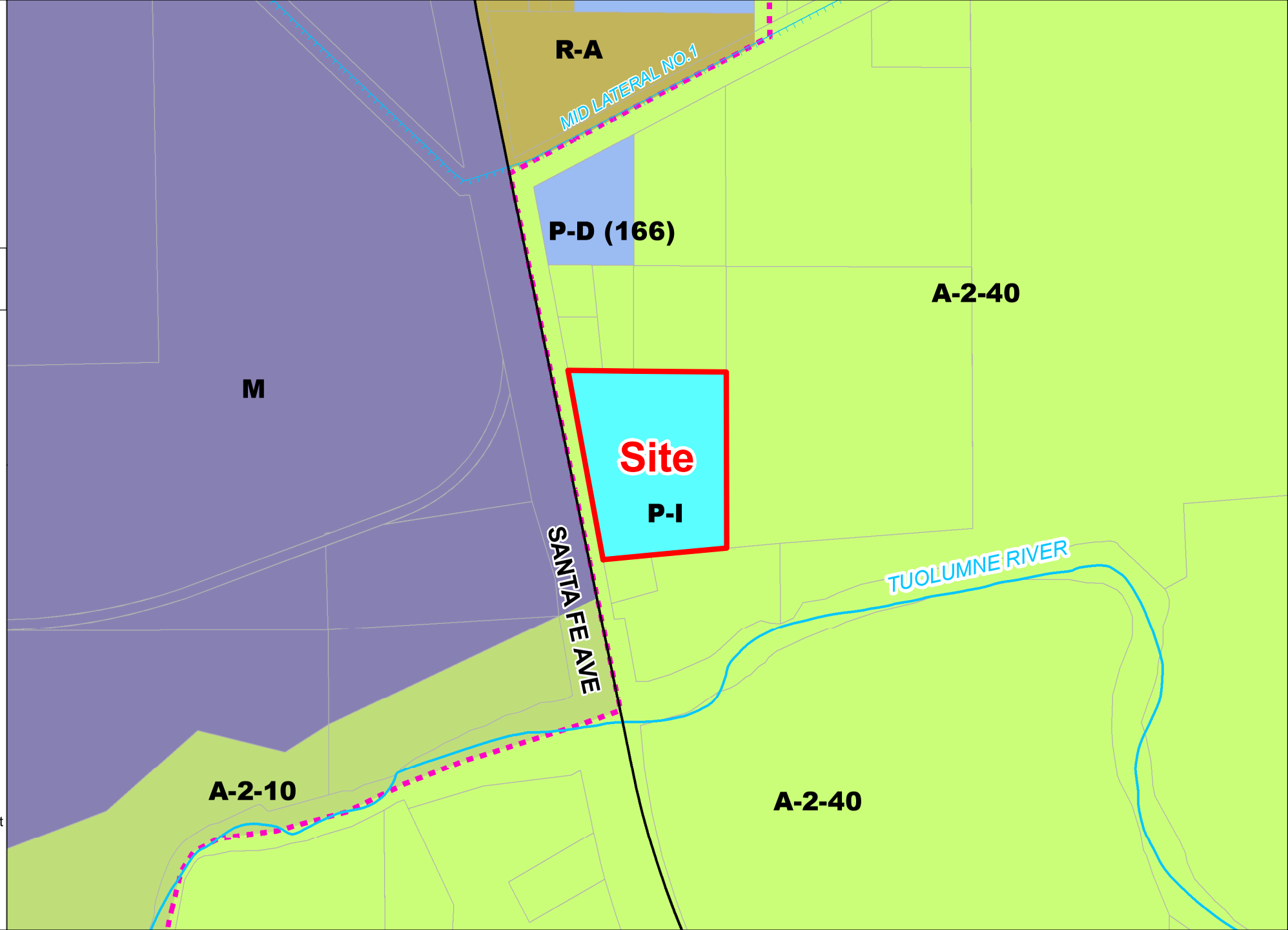
N

0 900 ft

0 250 m

Source: Planning Department GIS

Date: 2/24/2021



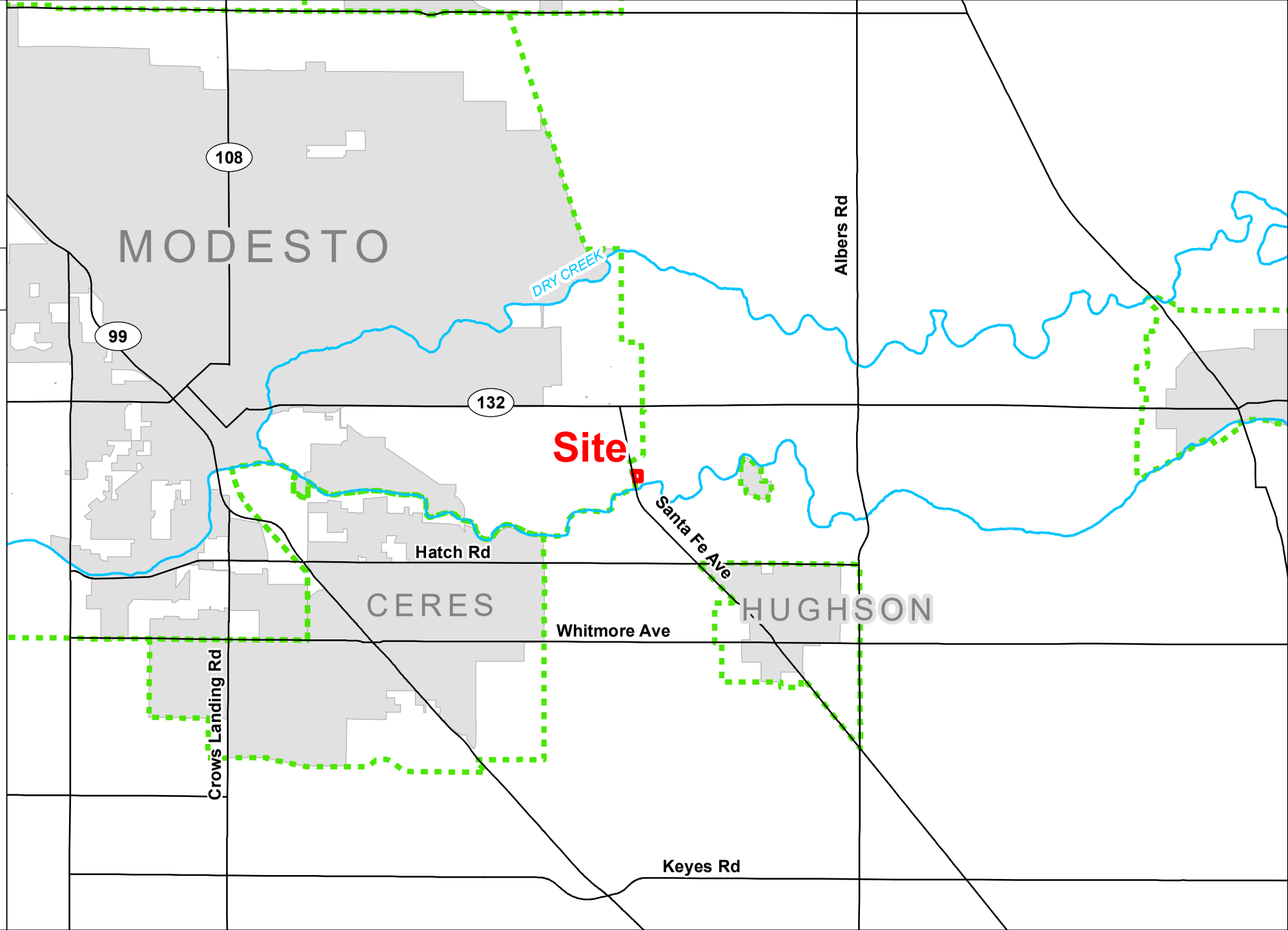
CSC MANUFACTURING

REZ PLN2021-0013

AREA MAP

LEGEND

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



N

0 2 mi

0 2km

Source: Planning Department GIS

Date: 2/24/2021

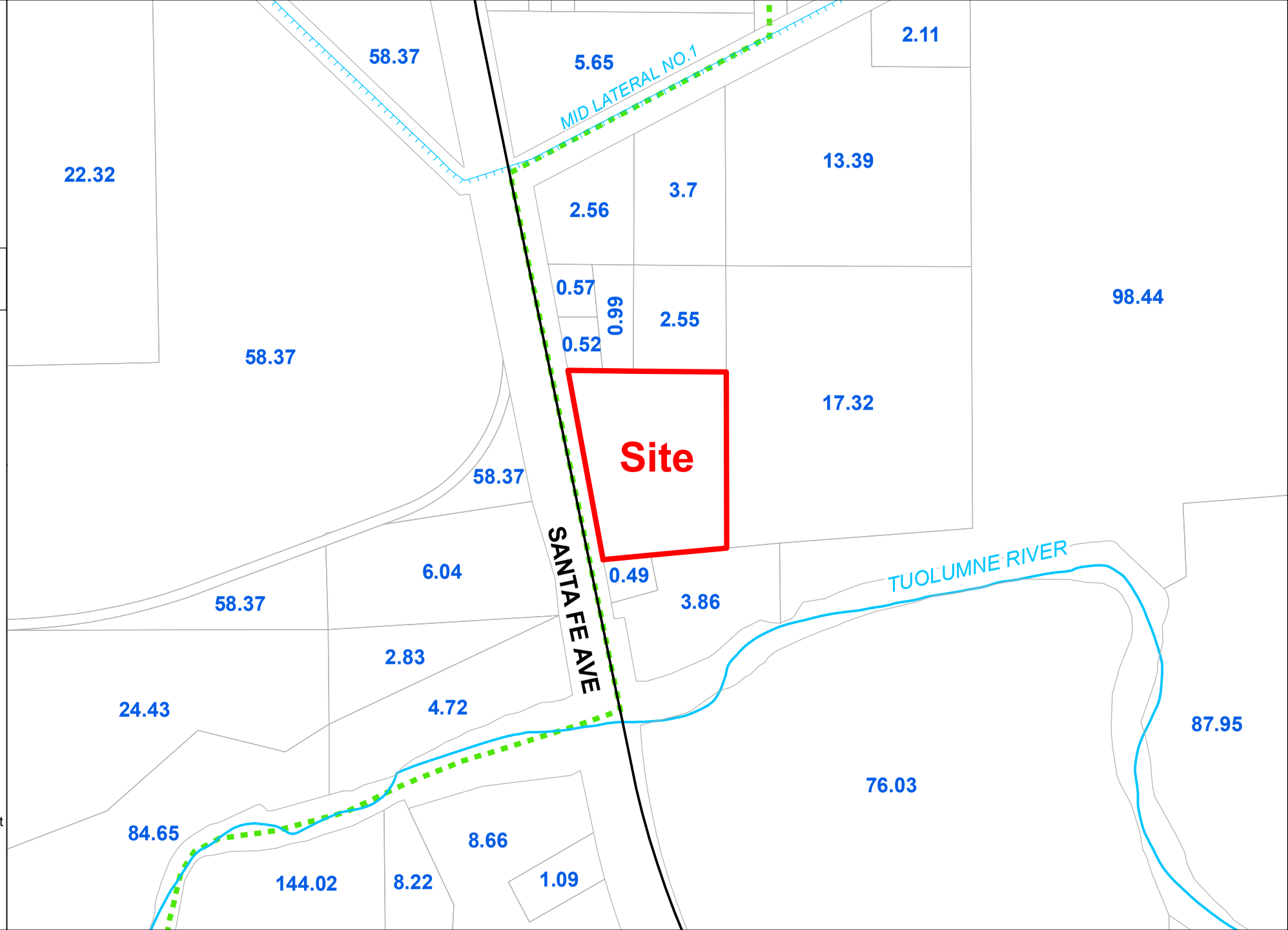
CSC MANUFACTURING

REZ PLN2021-0013

ACREAGE MAP

LEGEND

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



N

0 900 ft

0 250 m

Source: Planning Department GIS

Date: 2/23/2021

CSC MANUFACTURING

REZ PLN2021-0013

2017 AERIAL AREA MAP

LEGEND

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

N

0 900 ft

0 250 m

Source: Planning Department GIS

Date: 4/6/2021

CSC MANUFACTURING

REZ PLN2021-0013

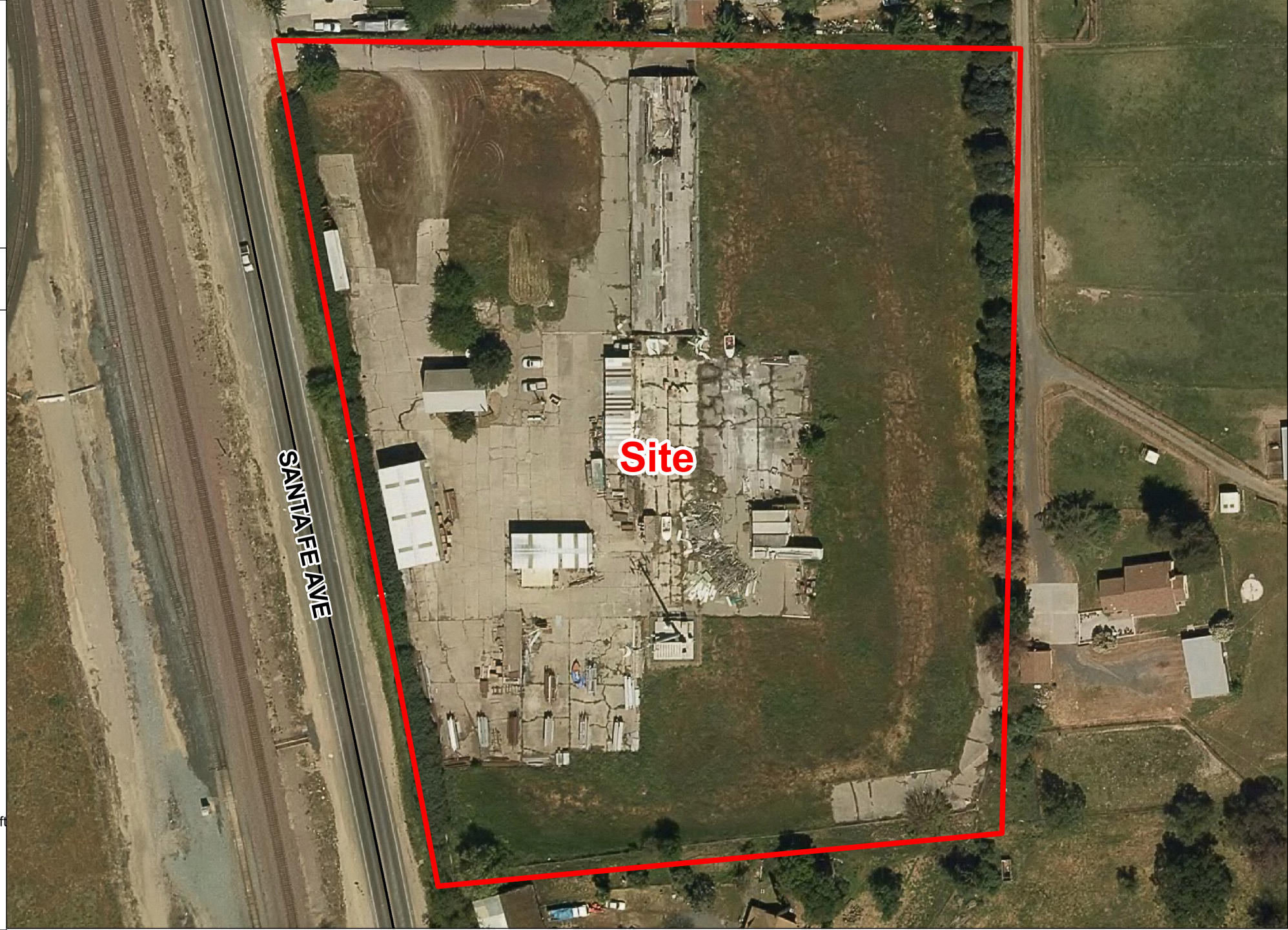
2017 AERIAL SITE MAP

LEGEND

Project Site

Road

Canal



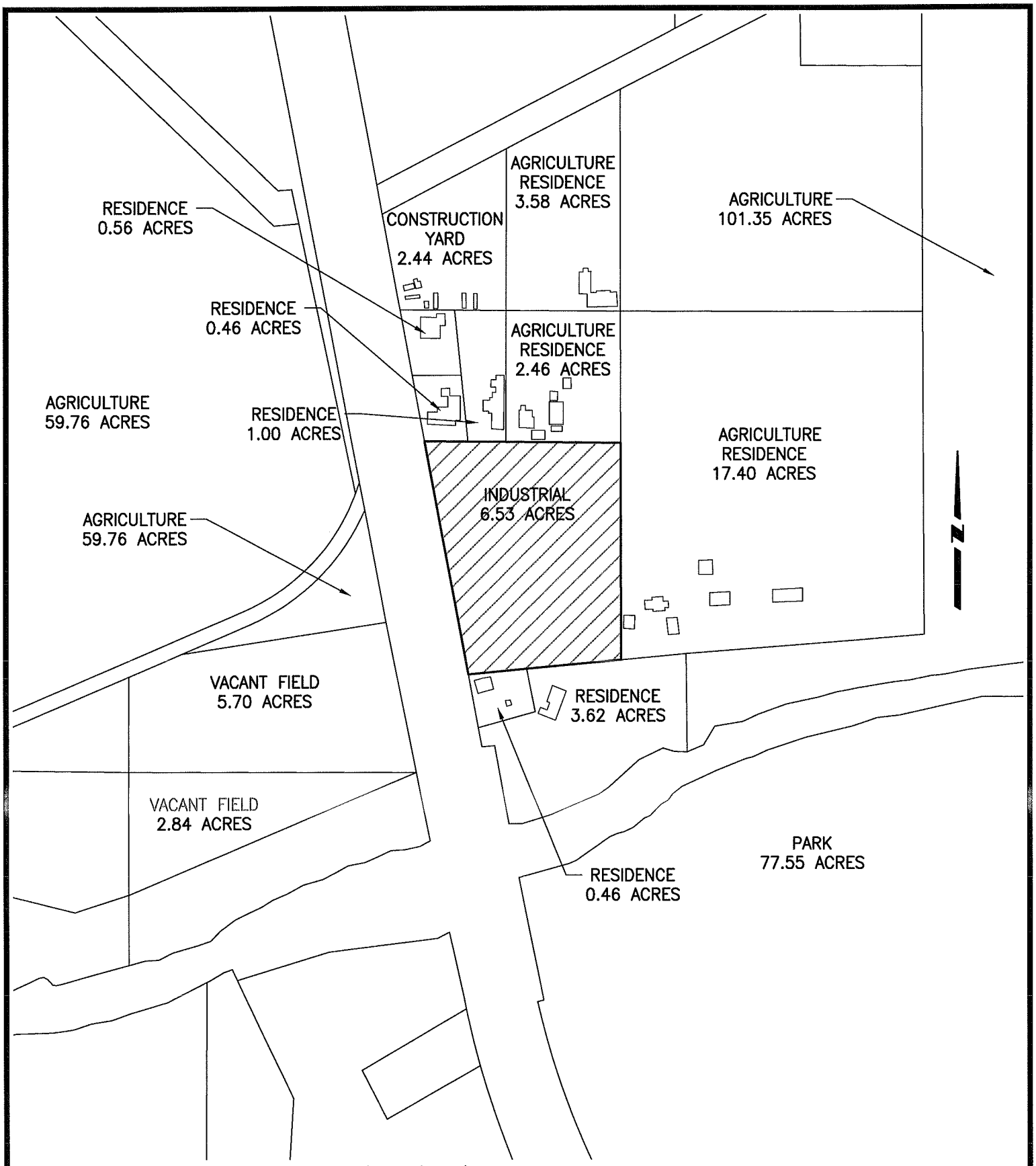
N

0 200 ft

0 50 m

Source: Planning Department GIS

Date: 4/6/2021



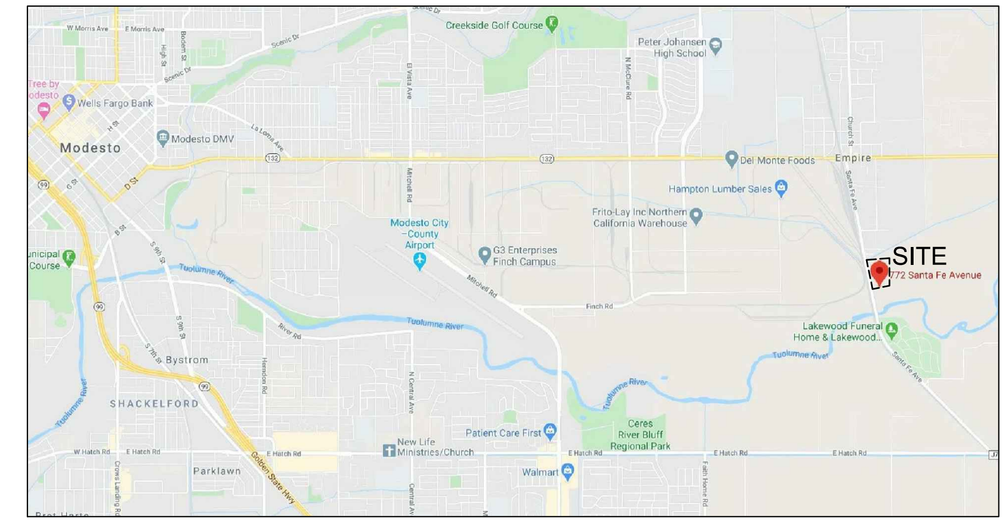
DATE: 11/19/2020 7:32 FILE: K:\244300 CSC Manufacturing\Planning\Zoning\Area Map.dwg

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

CSC MANUFACTURING
METAL BUILDING SHOP
772 SANTA FE AVE.
EMPIRE, CA 95319



VICINITY MAP

BUILDING FLOOR AREA:

OFFICE/RESTROOMS AREA:	562 S.F.
SHOP AREA:	9,438 S.F.
TOTAL =	10,000 S.F.

PARCEL:
APN: 009-020-011

BUILDING CODE DATA:

ZONING:	F (INDUSTRIAL)	
DESCRIPTION OF USE:	SHOP / OFFICE	
OCCUPANCY GROUP:	S-1 / B	
CONSTRUCTION TYPE:	IIB	
SPRINKLERS:	YES	
STORIES:	1	

NOTE:
PER TABLE 602 @ S-1,
ALL EXTERIOR WALLS ARE
> 10' FROM PROPERTY
NO FIRE RATING REQUIRED.

BUILDING MATERIALS:

FLOOR:	5" CONC. SLAB
EXTERIOR WALLS:	8" METAL GIRT WALLS BY STEEL BUILDING
INTERIOR WALLS:	2x6 16" O.C. WOOD STUD WALLS (OPTIONAL) 6" x 20GA @ 16" O.C. METAL STUD WALLS
ROOF:	METAL R-PANEL BY STEEL BUILDING

CBC OCCUPANT LOAD, EXITING REQ. & TRAVEL DISTANCE:

BASED ON 2019 CBC TABLE 1004.1.2 & TABLE 1016.2

OFFICE AREA OCCUPANT LOAD IS BASED ON 1 PERSON/100 S.F.
OFFICE AREA 562 S.F. (1P/100 S.F.) = 6 PEOPLE,
ONE EXIT REQUIRED, 1 EXIT PROVIDED.
EXIT WIDTH REQUIRED: 36" MIN. EXIT WIDTH PROVIDED: 36".

AT OFFICE AREA (B OCCUPANCY) TRAVEL DISTANCE TO AN EXIT PER TABLE 1016.2 WITH FIRE SPRINKLER SYSTEM SHALL BE MAX OF 300'

SHOP OCCUPANT LOAD IS BASED ON 1 PERSON/100 S.F.
SHOP AREA 9,438 S.F. (1P/100 S.F.) = 94 PEOPLE,
2 EXITS REQUIRED, 2 EXITS PROVIDED.
EXIT WIDTH REQUIRED: 36" MIN. EXIT WIDTH PROVIDED: 36".

AT SHOP AREA (S-1 OCCUPANCY) TRAVEL DISTANCE TO AN EXIT PER TABLE 1016.2 WITH FIRE SPRINKLER SYSTEM, SHALL BE MAX OF 250'

FIRE SPRINKLER:
FIRE SPRINKLER SYSTEM PLANS AND SPECIFICATIONS SHALL BE SUBMITTED SEPARATELY TO THE FIRE DEPARTMENT FOR APPROVAL. INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 13, 2019 EDITION. DEFERRED SUBMITTALS FOR FIRE SPRINKLER PLANS.

CPC OCCUPANT LOAD/PLUMBING FIXTURE REQ:

PLUMBING FIXTURE REQUIREMENT PER CPC TABLE 422.1 & TABLE "A" AT WORKSHOP OCCUPANT LOAD IS BASED ON 1 PERSON/2,000 S.F.
OCCUPANT LOAD:
SHOP AREA 9,438 S.F. (1P/2,000 S.F.)= 5 PEOPLE

OFFICE OCCUPANT LOAD IS BASED ON 1 PERSON/200 S.F. OFFICE OCCUPANT LOAD:
OFFICE AREA 562 S.F. (1P/200 S.F.) = 3 PEOPLE,
TOTAL OF 8 PEOPLE (4 MALES & 4 FEMALES)

REQUIRED PLUMBING FIXTURE SCHEDULE
PER TABLE 422.1 AT BUSINESS OCCUPANCY

	WATER CLOSET	URINAL	LAVATORY
MALE	1	1	1
FEMALE	1	0	1

PROVIDED PLUMBING FIXTURE SCHEDULE

	WATER CLOSET	URINAL	LAVATORY
MALE	1	1	1
FEMALE	2	0	1

BUILDING DATA

SHEET NO.	DESCRIPTION
T.1	TITLE PAGE, GENERAL NOTES & BUILDING DATA
A.0	SITE PLAN
A.1	FIRE TRUCK ACCESSIBLE LANE SITE PLAN
1 THRU -	CIVIL PLANS BY OTHERS
A.2	PROPOSED FLOOR PLAN
A.3	EXTERIOR ELEVATIONS
A.4	ARCHITECTURAL DETAILS
A.5	ROOF PLAN & CEILING FRAMING PLAN
A.6	ACCESSIBILITY DETAILS
A.7	FOUNDATION PLAN
A.8	FOUNDATION DETAILS
A.9	BUILDING SECTION
A-10	NOTES & SCHEDULES
A-11	GREEN BUILDING CODE REQUIREMENT
M-1	MECHANICAL PLAN
M-2	MECHANICAL NOTES & DETAILS
P-1	PLUMBING PLAN - WASTE PIPING
P-2	PLUMBING PLAN - WATER PIPING
P-3	PLUMBING NOTES & DETAILS
E-1	ELECTRICAL LIGHTING PLAN
E-2	ELECTRICAL POWER PLAN
E-3	ELECTRICAL PANEL SCHEDULES
EN-1	TITLE 24 ENERGY FORMS
1 THRU -	STEEL BUILDING PLANS BY OTHERS

SHEET INDEX

BUILDING OWNER:
CSC MANUFACTURING
CHRIS PEREZ
772 SANTA FE AVE.
EMPIRE, CA 95319
(209)

GENERAL CONTRACTOR:
NOR-CAL STEEL STRUCTURES
TONY HERNANDEZ
1230 7TH STREET
MODESTO, CA. 95354
(209) 595-6547

DESIGNER:
ORTIZ DESIGN GROUP
RICARDO "RICKY" ORTIZ
615 13TH STREET
MODESTO, CA. 95354
(209) 345-0912

FOUNDATION DESIGN ENGINEER:
MORAD ENGINEERING
EDMOND MORAD
615 13TH STREET
MODESTO, CA. 95354
(209) 530-0570

CONSULTANTS

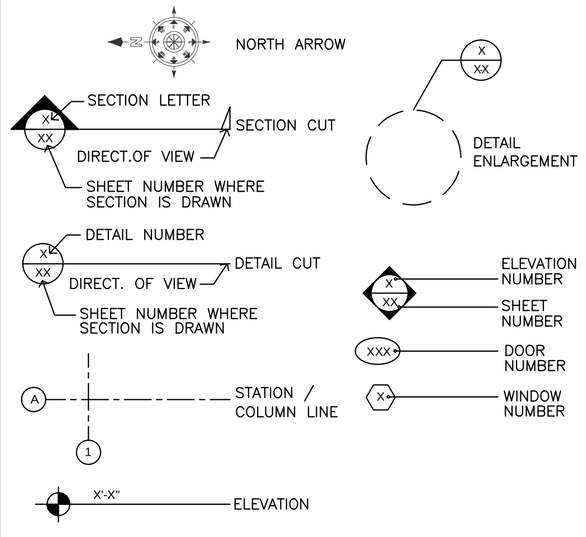
NOTE:
1. NEW PRE-MANUFACTURED METAL BUILDING SHOP.

SCOPE OF WORK

LEGEND:

FRP.	=	FIBERGLASS REINFORCED PLASTIC
TOC.	=	TOP OF CONCRETE
TOW.	=	TOP OF CMU WALL
CMU.	=	CONCRETE MASONRY WALL
TOF.	=	TOP OF FOOTING
ELEV.	=	ELEVATION
TOG.	=	TOP OF GRATE
TOP.	=	TOP OF PLATE
TOB.	=	TOP OF BASE
TOBM.	=	TOP OF BEAM
TOS.	=	TOP OF SLAB
BOW.	=	BOTTOM OF WINDOW
TG.	=	TOP OF GRADE
A.F.F.	=	ABOVE FINISH FLOOR
F.F.	=	FINISH FLOOR
COL.	=	COLUMN
GALV.	=	GALVANIZED
GA.	=	GAGE
GLB.	=	GLULAM BEAM
P.O.C.	=	POINT OF CONNECTION
BOP.	=	BOTTOM OF PLATE
TJI	=	TRUSS JOIST "I" JOIST
R.O.W.	=	RIGHT OF WAY
O.D.	=	OUTSIDE DIMENSION
I.D.	=	INSIDE DIMENSION
E.A	=	EACH WAY
SQ.	=	SQUARE
A.B.	=	ANCHOR BOLT
R.B.	=	REBAR
O.C.	=	ON CENTER
CONC.	=	CONCRETE
DET.	=	DETAIL
TYP.	=	TYPICAL
CONT.	=	CONTINUOUS
CONN.	=	CONNECTION
FTNG.	=	FOOTING
BOT.	=	BOTTOM
GYP.	=	GYPSUM
FOUND.	=	FOUNDATION
(E)	=	EXISTING
(N)	=	NEW
(R)	=	RELOCATED
C.L.	=	CENTER LINE
O/	=	OVER
G.C.	=	GENERAL CONTRACTOR
W.M.	=	WALL MOUNTED
P.R.	=	PRESSURE RELEASE
P.O.S	=	POINT OF SALES
ABND.	=	ABANDONED
C.D.	=	CONDENSATE DRAIN

ABBREVIATIONS



SYMBOL LEGEND

GENERAL PROJECT NOTES:

1- ON-SITE VERIFICATION OF ALL DIMENSIONS AND DETAILS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND EACH SUB-CONTRACTOR FOR HIS INDIVIDUAL WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CORRECTIONS PRIOR TO COMMENCING THE AFFECTED WORK. THE RESPONSIBILITY FOR WORK COMPLETED WITHOUT PROPER NOTIFICATION SHALL BE BORN BY THE INDIVIDUAL CONTRACTOR INVOLVED. CONTRACTOR AND SUB-CONTRACTOR SHALL HAVE A WORKING KNOWLEDGE OF ALL CODES APPLICABLE TO THIS PROJECT. ALL WORK PERFORMED IN THE CONNECTION WITH THESE CONTRACT DOCUMENTS SHALL CONFORM TO ALL REQUIREMENTS FOR THE PHYSICAL HANDI-CAPED AND COMPLY WITH ALL STATE, LOCAL CODES AND ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION:

2- THE PROJECT SHALL COMPLY WITH TITLE 24, PARTS 1 THRU 12:
   A- 2019 CALIFORNIA BUILDING CODE, C.B.C.
   B- 2019 CALIFORNIA MECHANICAL CODE, C.M.C.
   C- 2019 CALIFORNIA ELECTRICAL CODE, C.E.C.
   D- 2019 CALIFORNIA PLUMBING CODE, C.P.C.
   E- 2019 CALIFORNIA FIRE CODE, C.F.C.
   F- 2019 CALIFORNIA GREEN BUILDING STANDARD CODE,
   G- 2019 CALIFORNIA ENERGY CODE,
   H- 2019 CALIFORNIA EXISTING BUILDING CODE,
   I- 2019 CALIFORNIA REFERENCED STANDARD CODE.

3- CONTRACTOR TO PROVIDE TEMPORARY CONSTRUCTION FENCING AROUND SITE AND TRAFFIC CONTROL SIGNS AS NEEDED, TO SECURE BUILDING AGAINST VANDALISM AND MAINTAIN PUBLIC SAFETY.

4- ANY CHANGE ORDERS MUST BE APPROVED IN WRITING BY THE ENGINEER AND THEN BY THE OWNER, PRIOR TO BEGINNING.

5- A REGULAR SCHEDULE OF PROJECT MEETINGS WILL BE ESTABLISHED DURING THE COURSE OF CONSTRUCTION. THE ENGINEER, OWNER, CONTRACTOR AND MAJOR SUB-CONTRACTORS WILL MEET MONTHLY OR AS SCHEDULE FOR PROJECT CLARIFICATIONS.

6- PRIOR TO BEGINNING THE WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD. THE ENGINEER, OWNER, CONTRACTOR AND MAJOR SUB-CONTRACTORS WILL ATTEND TO DISCUSS RELEVANT CONSTRUCTION ISSUES.

7- CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS AND ANY MATERIAL TESTING REQUIRED.

8- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ENCROACHMENT PERMITS AND CITY FEES FOR CONSTRUCTION ITEMS INCURRED AFTER THE BUILDING PERMIT HAS BEEN PROCURED, EXCLUDING ITEMS RELATED TO LANDSCAPING AND IRRIGATION.

9- COMMERCIAL-INDUSTRIAL BACKFLOW PREVENTION DEVICES ARE EXISTING AND TO REMAIN. DOMESTIC AND LANDSCAPING: REDUCE PRESSURE PRINCIPLE, INSTALL 12" MIN. ABOVE GROUND. HOSE BIBS: VACUUM BREAKER, INSTALL 6" MIN. ABOVE HIGHEST OUTLET.

10- ADA SIGNAGE SHALL BE PROVIDED AT ALL ENTRANCES TO THE PARKING LOT, AT ALL HANDICAPPED PARKING STALLS, AT ALL PRIMARY ENTRANCES TO THE BUILDING, AND AT HANDICAPPED RESTROOMS.

11- ALL PARTS OF CONSTRUCTION AND THE PATH OF TRAVEL TO THE AREAS DESIGNATED OR REQUIRED TO BE ACCESSIBLE, SHALL COMPLETELY CONFORM TO THE CURRENT TITLE 24 ACCESSIBILITY STANDARDS.

FOOTING PREPARATION

1- ALL EXCAVATIONS, PREPARATION FOR SLAB-ON-GRADE, DEPTH OF FOOTING, BACK FILL, ETC. SHALL CONFORM TO SOILS REPORT PERFORMED BY BAEZ GEOTECHNICAL GROUP, DATED JULY 26, 2019.

2- THE SOIL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING AND FOUNDATION PHASE OF CONSTRUCTION PER THE SOILS REPORT RECOMMONDATIONS AND THAT INSPECTION AND THE TESTING REPORT SHALL BE SUBMITTED TO BUILDING DEPARTMENT.

FIRE DEPARTMENT NOTES:

1- ALL EXTERIOR SIGNAGE REQUIRES A SEPARATE PERMIT. PROVIDE APPROVED STREET ADDRESS/SUITE NUMBER POSITIONED SUCH AS TO BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY. NUMBERS SHALL CONTRAST WITH THE BACKGROUND & BE ILLUMINATED EITHER INTERNALLY OR EXTERNALLY BETWEEN DUSK & DAWN DAILY. NUMBERS SHALL BE A MIN. 4" HIGH CHARACTER WITH 1/2" STROKE. CFC 506.

2- PROVIDE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A:40-B:C & SHALL BE PROVIDED SUCH THAT NO POINT IN THE BUILDING IS FURTHER THAN 75' TRAVEL DISTANCE TO AN EXTINGUISHER. EXTINGUISHERS SHALL BE MOUNTED ON THE WALL OR IN CABINETS, SUCH THAT THE TOP OF THE EXTINGUISHER IS NO MORE THAN 4' ABOVE FLOOR LEVEL. FIRE EXTINGUISHER TO BE SECURED WITHIN 10 TO 15 FEET OF TANK IN A CABINET PROTECTED FROM THE WEATHER.

3- PROVIDE A KNOX BOX AND SHALL BE MOUNTED APPROXIMATELY 7' ABOVE FINISH GRADE, TO THE RIGHT OF MAIN ENTRANCE OF THE BUILDING. INSTALLATION SHALL BE APPROVED BY FIRE MARSHAL.

4- HIGH-PILE COMBUSTIABLE STORAGE SHELL MEET THE REQUIREMENT OF CFC CHAPTER 32. PROVIDE CONSTRUCTION DOCUMENTS AS REQUIRED IN CFC 3201.3.

5- FIRE SPRINKLER PLANS & SPECIFICATION SHALL BE SUBMITTED SEPARATELY TO LOCAL FIRE REVENTION DIVISION FOR APPROVAL. INSTALLATION OR MODIFICATION SHALL BE IN ACCORDANCE WITH NFPA 13, 2019 EDITION AS AMENDED BY 2019 CALIFORNIA FIRE CODE.

6- VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEM, PUMPS,TANKS,WATER LEVEL AND TEMPERATURES, CRITICAL AIR PRESSURE AND WATERFLOW SWITCHES ON THE SPRINKLER SYSTEM SHALL BE ELECTRONICALLY SUPERVISED BY A LISTED FIRE ALARM CONTROL UNIT. 3 SETS ONF PLANS SHALL BE SUBMITTED TO FIRE DEPATMENT FOR APPROVAL.

7- FIRE DEPARTMENT CONNECTION TO AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE LOCATED ON THE STREET SIDE OF THE BUILDING, FULLY VISIBLE AND RECOGNIZABLE FROM THE STREET OR NEAREST POINT OF THE FIRE DEPT. VEHICAL ACCESS. FDC CONNECTION SHALL BE SHOWEN OF FIRE SPRINKLER PLANS.

8- PROVIDE AN AUTOMATIC FIRE ALARM SYSTEM PER CFC SECTION 903.4, PLANS SHALL BE SUBMITTED AS DEFERED APPROVEL TO STANISLAUS COUNTY FIRE PREVENTION BUREA FOR REVIEW & APPROVAL. SUBMITT ELECTRONICALLY TO: fireprevention@stancounty.com

GENERAL CONSTRUCTION NOTES:

1- WHERE NEW WORK TIES INTO EXISTING CONTRACTOR SHALL PATCH AND REPAIR EXISTING CONSTRUCTION AS REQUIRED TO RESTORE IT TO ITS ORIGINAL FINISH. TIE THE NEW WORK INTO EXISTING IN A NEAT AND CRAFTSMAN LIKE MANNER SO THAT NEW BLINDS WITH A SMOOTH AND LEVEL SURFACE INTO ADJACENT WORK.

2- WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWDER DRIVEN PINS IN EXISTING NON-PRESTRESSED REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS.

3- ALL WORK SHALL BE DONE IN A NEAT AND WORKMAN LIKE MANNER ACCORDING TO THE BEST TRADE PRACTICE BY THOSE SKILLED IN THE PARTICULAR TRADE, EQUIPMENT, FIXTURES, PIPING, ETC., SHALL BE PLUMB, LEVEL, SQUARE OR CENTERED ETC., EQUIPMENT TO BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURERS' RECOMMENDATIONS.

4- ALL EXISTING CONDITIONS NOT SHOWN OR INDICATED ON THESE PLANS ARE TO REMAIN UNCHANGED. FIELD VERIFY EXISTING CONDITIONS AND ALL DIMENSIONS. ANY DISCREPANCY BETWEEN DRAWINGS AND ACTUAL WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CORRECTION PRIOR TO COMMENCING WITH THE WORK.

5- ALIGNMENT TAKE PRECEDENT OVER DIMENSIONS. VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

6- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP AND REMOVING FROM THE JOB SITE ALL TRASH AND DEBRIS IMMEDIATELY UPON COMPLETION OF HIS DAILY WORK.

7- CONSTRUCTION SHALL COMPLY WITH APPLICABLE EDITION OF CALIFORNIA BUILDING CODE, ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES, LAWS, REGULATIONS AND PROTECTIVE COVENANTS GOVERNING THE WORK. IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

8- CONTRACTOR AND HIS OR HER SUBCONTRACTOR TO HAVE WORKING KNOWLEDGE OF ALL CODES APPLICABLE TO THEIR WORK.

9- COORDINATE ALL WORK AND CONSTRUCTION SCHEDULING WITH OWNER.

10- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE BARRICADES, PROTECTIVE COVERINGS, WARNING SIGNS, ETC. TO PREVENT ANY HARM TO WORKERS, EMPLOYEES AND/OR THE GENERAL PUBLIC.

11- GENERAL CONTRACTOR SHALL MAKE AVAILABLE COMPLETE SETS OF CONSTRUCTION DOCUMENTS TO HIS OR HER SUBCONTRACTORS FOR REVIEW. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE COMPLETE SETS AND COORDINATING ITEMS WHICH PERTAIN TO HIS OR HER WORK WITH OTHER TRADES PRIOR TO COMMENCING WITH THE WORK.

12- IT IS NOT INTENDED THAT THE CONTRACT DOCUMENTS INCLUDE EACH AND EVERY SUBSYSTEM AND SUB-COMPONENT NECESSARY TO FULLY AND PROPERLY COMPLETE THE WORK. SUBSYSTEMS, SUB-COMPONENTS OR DETAILS REQUIRED OR NORMALLY INCLUDED AS TRADE PRACTICE MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN. NEVERTHELESS, CONTRACTOR SHALL BE RESPONSIBLE FOR EACH ELEMENT OF THE WORK.

13- ALL WALL & CEILING FINISHES, (COVERINGS AND PAINTS) SHALL COMPLY WITH C.B.C. TABLE 803.11 FOR FLAME SPREAD, AND ALL WALLS & CEILING FINISHE MATERIAL SHALL HAVE SMOKE DEVELOPMENT BETWEEN 0 AND 450 PER C.B.C. SECTION 803.1.1.

14- ALL INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER PAPERS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALLS, CRAWL SPACES OR ATTICS, SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH U.B.C. STANDARD NO. 8-1 AND C.B.C. SECTION 707.

SPECIAL INSPECTION PROVISIONS:

A. SPECIAL INSPECTION SHALL BE PERFORMED BY A QUALIFIED SPECIAL INSPECTOR RETAINED BY THE OWNER & APPROVED BY THE BUILDING OFFICIAL TO ACT AS A SPECIAL INSPECTOR FOR THE FOLLOWING TYPE OF CONSTRUCTION IN ACCORDANCE WITH C.B.C. SECTION 1704, 1705, 1707.
   1. OBSERVATION OF SUBGRADE PREPARATION AND FOUNDATION CONSTRUCTION OPERATIONS GEOTECHNICAL ENGINEER. CBC 1704.7 (NOT REQUIRED)
   2. PLACEMENT OF CONCRETE REINFORCEMENT. CBC 1704.4 (NOT REQUIRED)
   3. CONCRETE PLACEMENT AND STRENGTH TESTING. CBC 1704.4 (NOT REQUIRED)
   4. ALL WELDING WITH THE EXCEPTION OF SHOP WELDING DONE IN AN APPROVED FABRICATOR'S SHOP IN ACCORDANCE WITH CBC 1704.3.1 (NOT REQUIRED)
   5. SUSPENDED CEILING SYSTEMS AND THEIR ANCHORAGE. CBC 1705.3.4, ITEM 3 (NOT REQUIRED)
   6. STRUCTURAL WOOD CONSTRUCTION, CBC 1707.3 (NOT REQUIRED)
   7. HIGH-STRENGTH BOLTS, C.B.C. 1704.3.3 (REQUIRED AT STEEL BUILDING FRAME)
   8. RED HEAD EPOXY ANCHOR BOLTS, C.B.C. 1704.3.3 (NOT REQUIRED)
   9. MECHANICAL (WEDGE) ANCHOR BOLTS, C.B.C. 1704.3.3 (NOT REQUIRED)

B. THE PERMIT APPLICANT SHALL RETAIN THE SERVICES OF A RESPONSIBLE ENGINEER APPROVED BY THE BUILDING OFFICIAL TO ENSURE THAT:
   1. ALL ELEMENTS OF CONSTRUCTION WHICH REQUIRE SPECIAL INSPECTION ARE INSPECTED BY QUALIFIED INSPECTOR, AND,
   2. ALL CODE DEFICIENCIES DETECTED AND DEVIATIONS FROM APPROVED PLANS ARE BROUGHT TO ATTENTION OF CONTRACTOR, ARCHITECT AND ENGINEER SO THAT REVISED DESIGN CAN BE PREPARED FOR APPROVAL BY BUILDING OFFICIAL AT CONTRACTOR EXPENSE.
   3. ALL CORRECTIVE WORK REQUIRED IS COMPLETED IN ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS & CITY ADOPTED CODES AT NO EXTRA CHARGE TO THE OWNER.

C. A FINAL REPORT, SIGNED BY THE INSPECTOR AND THE RESPONSIBLE ENGINEER

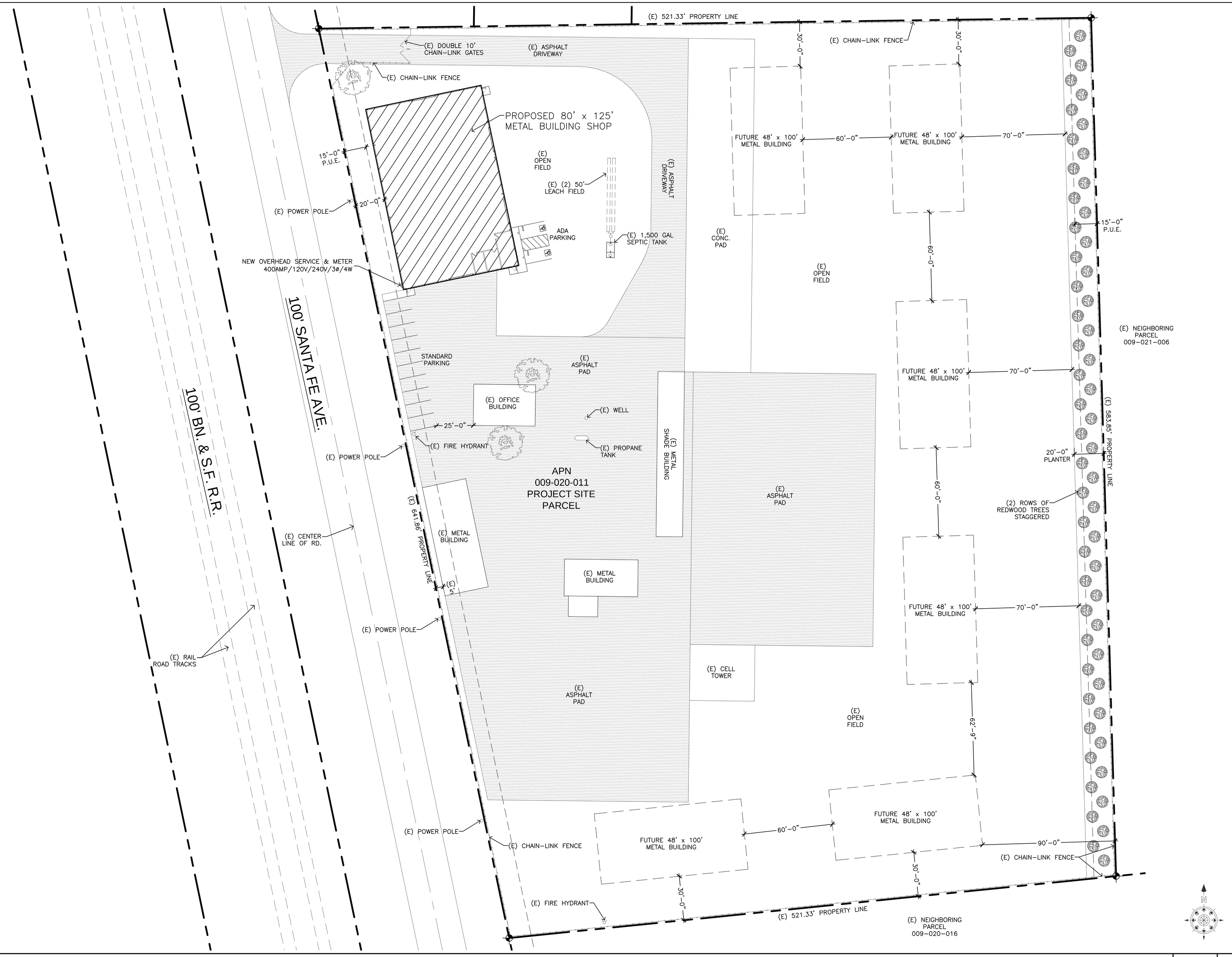
NO.	REVISION & DATE

ORTIZ DESIGN GROUP
RICARDO R. ORTIZ
615 13TH ST. MODESTO, CA 95354
(209) 345-0912
ricardo@ortizdesigngroup.com

CSC MANUFACTURING
METAL BUILDING SHOP
772 SANTA FE AVE.
EMPIRE, CA 95319

TITLE PAGE

DATE:	11-18-20
SCALE:	AS SHOWN
DRAWN BY:	R. ORTIZ
JOB NO:	
SHEET:	A.0



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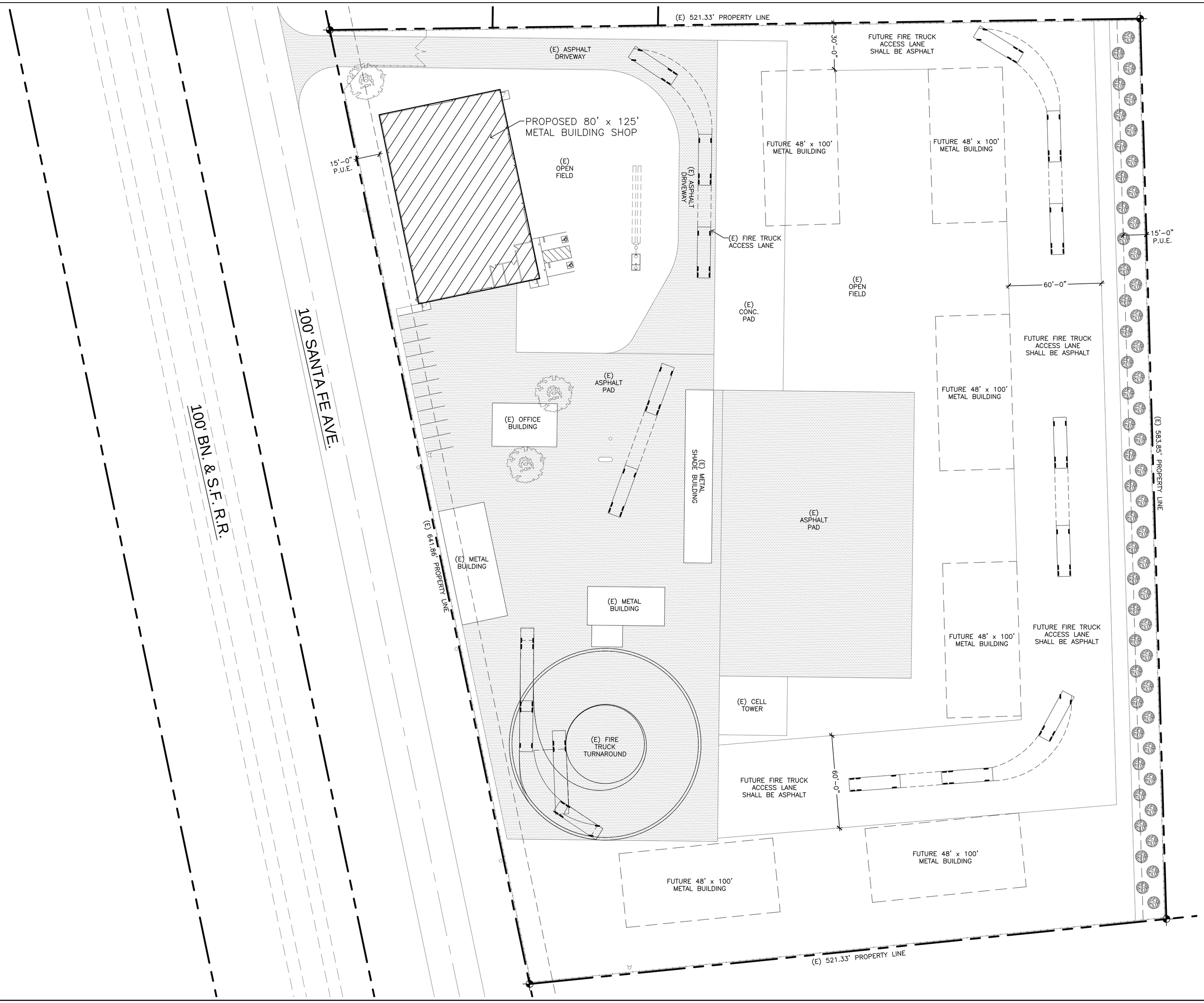
RICARDO R. ORTIZ
615 13TH ST. MODESTO, CA 95354
(209) 345-0912
ricardo@ortizdesigngroup.com

CSC MANUFACTURING
METAL BUILDING SHOP
772 SANTA FE AVE.
EMPIRE, CA 95319

SITE PLAN

DATE:	07-29-30
SCALE:	AS SHOWN
DRAWN BY:	R. ORTIZ
JOB NO:	
SHEET:	A.0

SITE PLAN | SCALE 1"=30'-0" | 1



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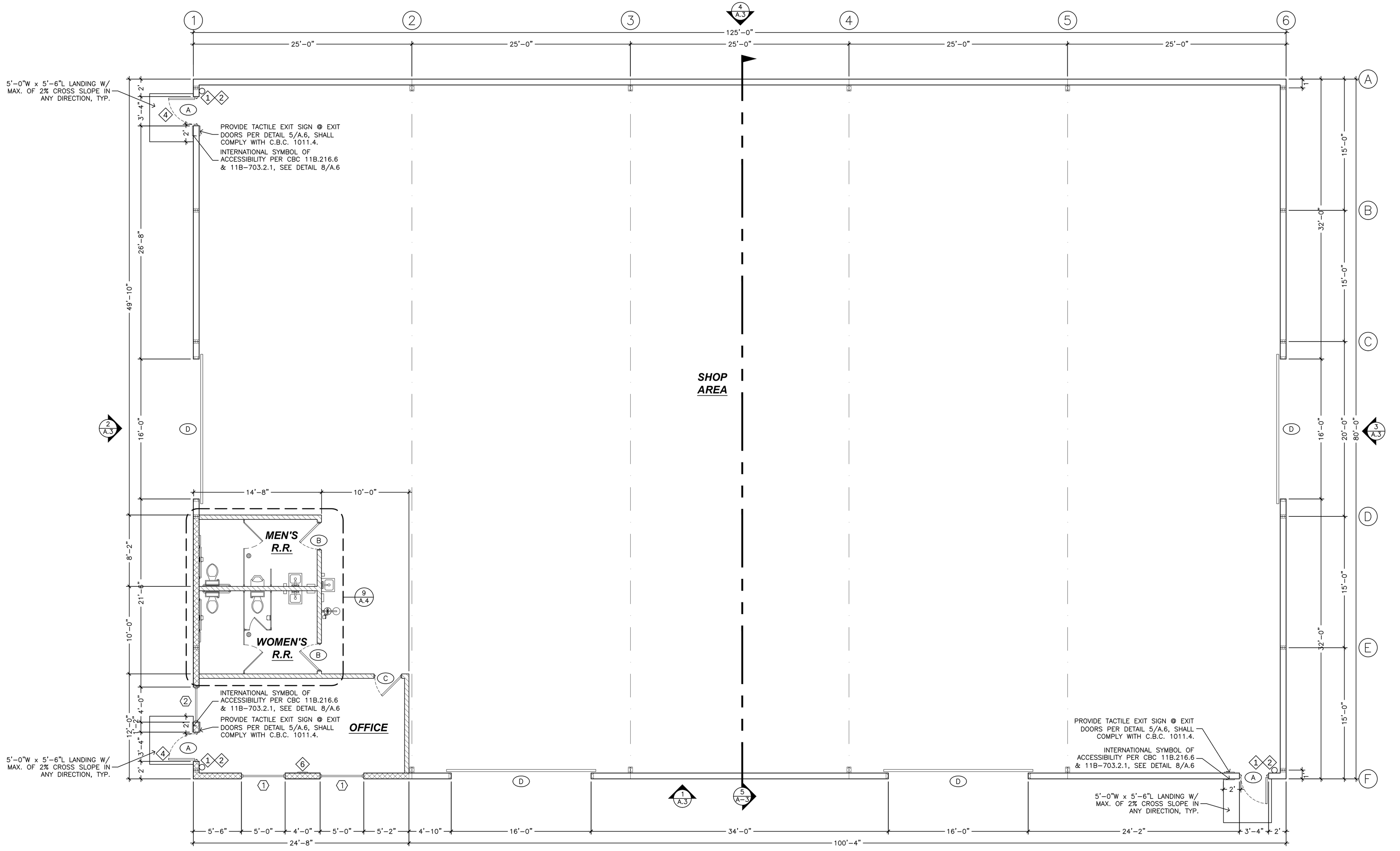
CSC MANUFACTURING
METAL BUILDING SHOP
772 SANTA FE AVE.
EMPIRE, CA 95319

SITE PLAN

DATE:	07-29-30
SCALE:	AS SHOWN
DRAWN BY:	R. ORTIZ
JOB NO:	
SHEET:	A.1

FIRE TRUCK ACCESS LANE SITE PLAN

SCALE	
1"=30'-0"	1



SHEET NOTES: #

1. A10-BC FIRE EXTINGUISHERS W/ MAX. 75' TRAVEL DISTANCE.
2. MOUNTING SHALL NOT EXCEED 48". PER CBC 906.9 & MMC 3-1.210.
3. STORAGE RACKS OVER 5'-9" REQUIRE ATTACHMENT DETAILS & RACKS OVER 8'-0" TALL REQUIRE VERTICAL & HORIZONTAL CALCULATIONS & DETAILS.
4. FRONT ENTRY DOORS, REQUIRE 10" KICKPLATES AT THE BOTTOM.
5. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. MANUALLY OPERATED EDGE, OR SURFACE , MOUNTED FLUSH BOLTS & SURFACE BOLTS ARE PROHIBITED. THE UNLATCHING OF ANY LEVER SHALL NOT REQUIRE MORE THAN ONE MOTION. IF KEY LOCKING HARDWARE IS USED, ON THE MAIN EXIT/ENTRY, WHEN UNLOCKED, THE MAIN EXIT SHALL BE FREE TO SWING WITHOUT LATCHING.
6. PROVIDE "NO SMOKING" SIGN(S) AND PROVIDE DESCRIPTIVE NOTE OR DETAIL (INTERNATIONAL) "NO SMOKING" SYMBOL IN RED OR 1" HIGH LETTER SAYING "NO SMOKING") THE SIGN SHALL BE A MINIMUM OF 40 SQ. INCHES IN SIZE AND LOCATED 60" ABOVE THE FINISH FLOOR."

NOTES:

1. SEE METAL BUILDING PLANS FOR FRAMED OPENINGS.
2. SEE SHEET A.6 FOR ADA STANDARDS & DETAILS.
3. SEE SHEET A.4 FOR STANDARD DETAILS
4. SEE SHEET A.10 FOR WALL FINISH SCHEDULE
5. ALL DOORS SHALL BE ACCESSIBLE AND SHALL HAVE ACCESSIBLE HARDWARE PER C.B.C. SEC. 1126A.6 SEE SHEET A.6.
6. ALL WALLS W/ F.R.P AND/OR ALL CEILINGS ARE TO BE WHITE COLOR.
7. ALL DOOR HARDWARE SHALL BE EASY GRASP LEVER "U" SHAPED OR PUSH FOR EASY ACCESSIBILITY, PER DETAIL 9/A.6.

LEGEND

- 8" METAL GIRT WALL BY STEEL BUILDING
- 2x6 @ 16" O.C. WOOD STUD WALL
- 2x6 @ 16" O.C. WOOD STUD WALL IN BETWEEN METAL BUILDING GIRT WALL

NOTE:
OPTIONAL 6" x 20GA @ 16" O.C. METAL STUD WALLS

NO.	REVISION & DATE

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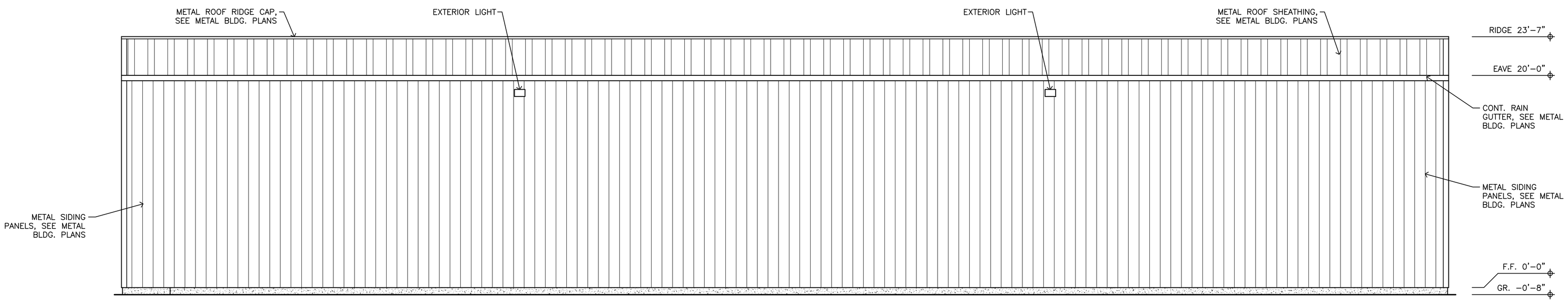
RICARDO R. ORTIZ
615 13TH ST. MODESTO, CA 95354
(209) 345-0912
ricardo@ortizdesigngroup.com

CSC MANUFACTURING
METAL BUILDING SHOP
772 SANTA FE AVE.
EMPIRE, CA 95319

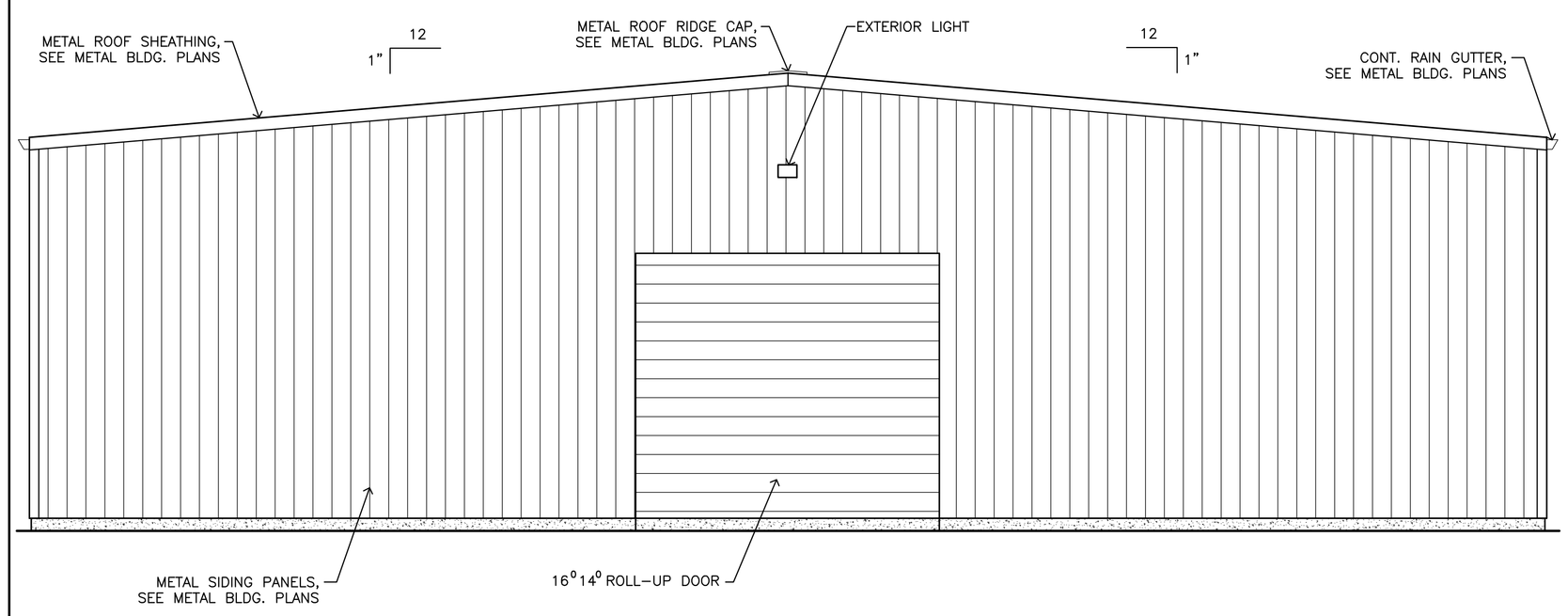
FLOOR PLAN

DATE:	11-18-20
SCALE:	AS SHOWN
DRAWN BY:	R. ORTIZ
JOB NO:	
SHEET:	A.2

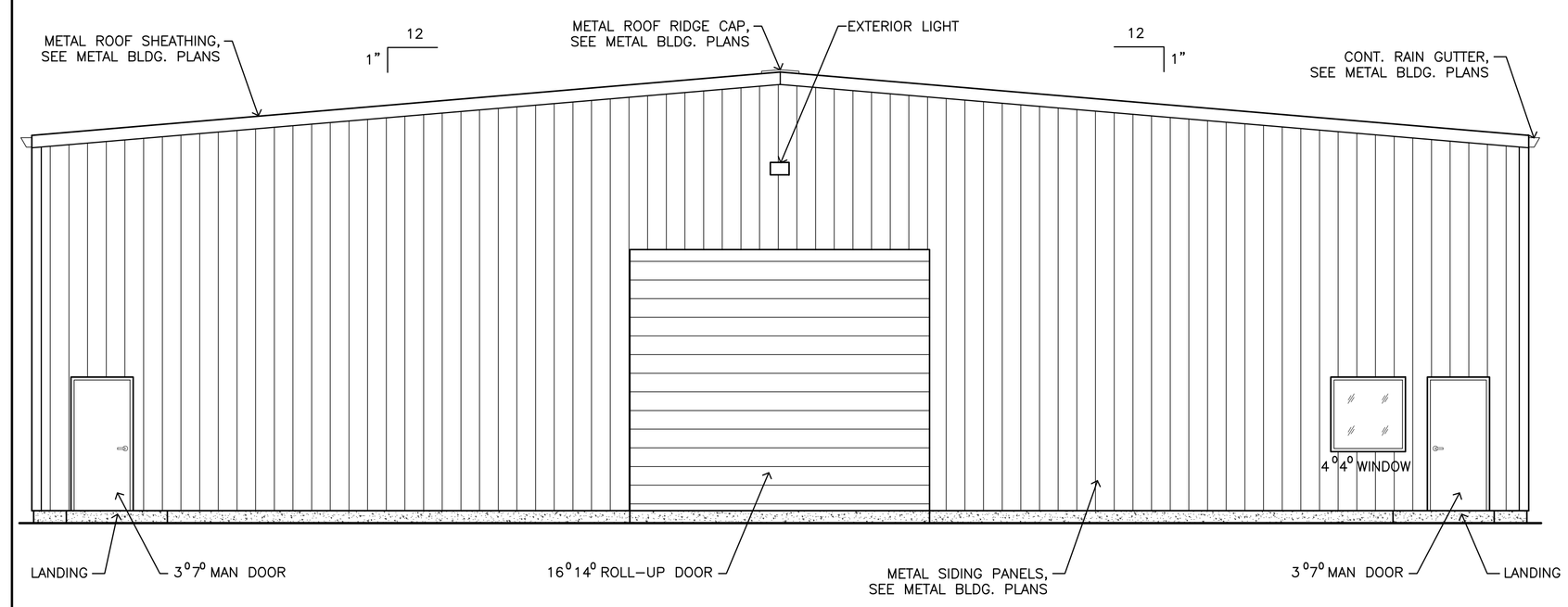
FLOOR PLAN | SCALE 3/16"=1'-0" | 1



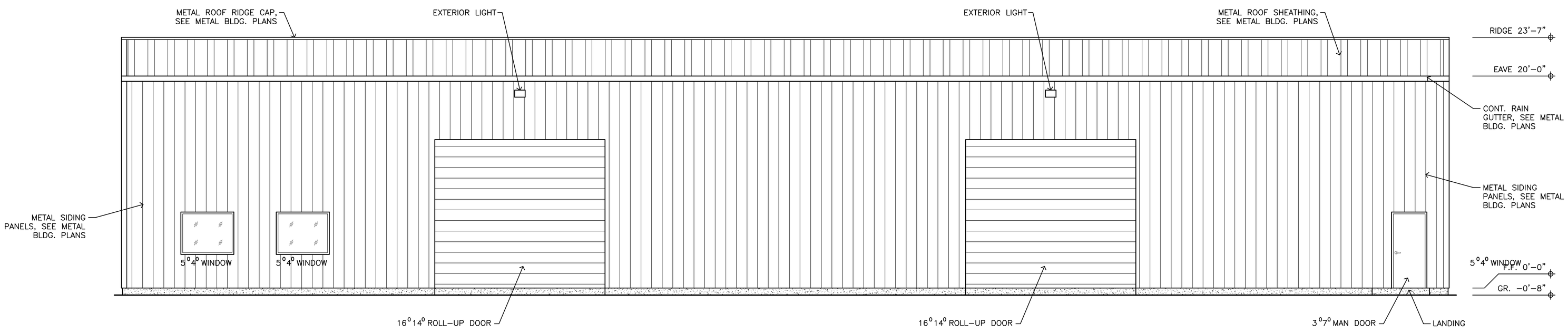
REAR / WEST ELEVATION | SCALE 3/16"=1'-0" | 4



SIDE / NORTH ELEVATION | SCALE 3/16"=1'-0" | 3



SIDE / SOUTH ELEVATION | SCALE 3/16"=1'-0" | 2



FRONT / EAST ELEVATION | SCALE 3/16"=1'-0" | 1

NO.	REVISION & DATE

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RICARDO R. ORTIZ
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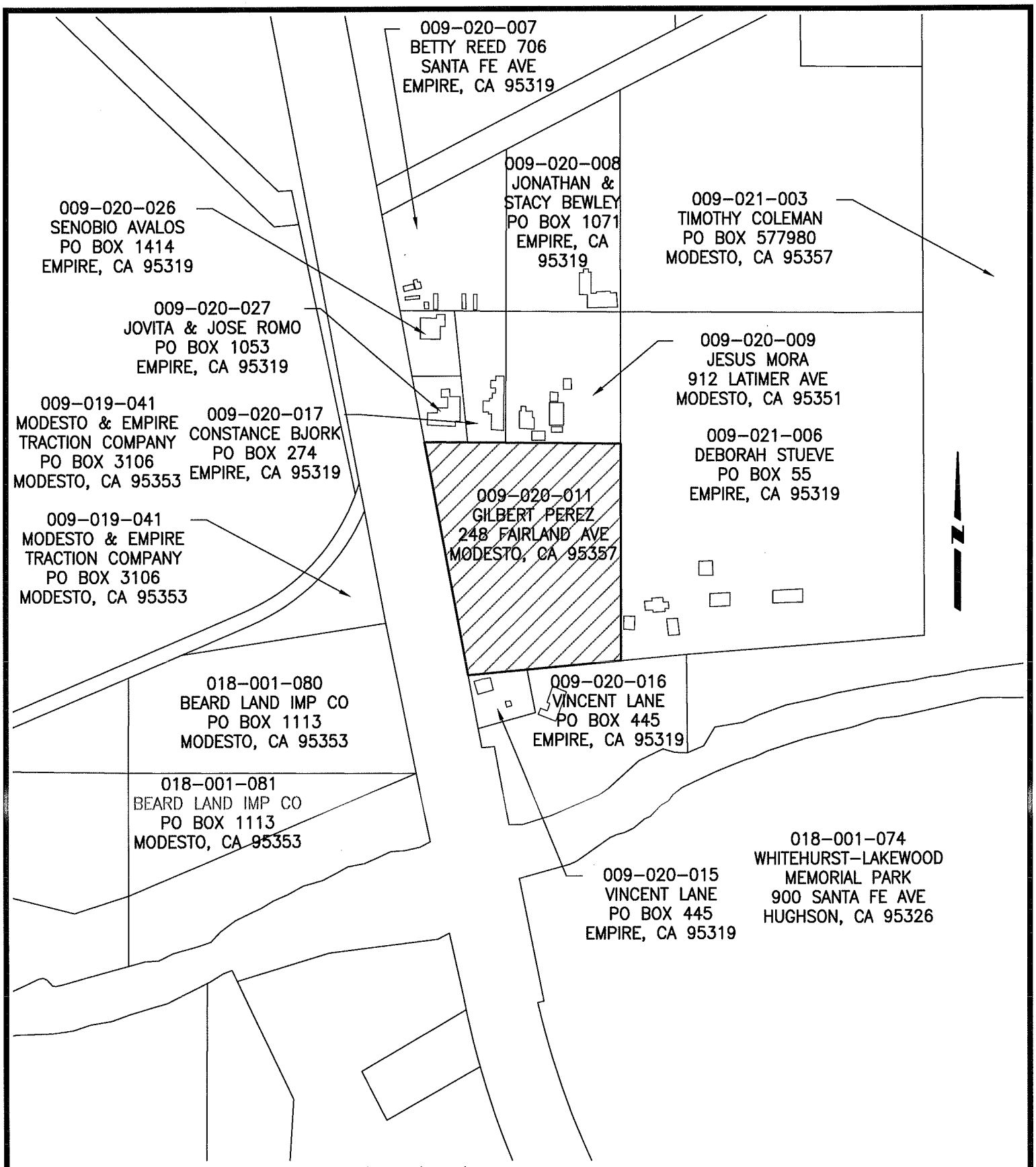
ricardo@ortizdesigngroup.com

CSC MANUFACTURING
METAL BUILDING SHOP
772 SANTA FE AVE.
EMPIRE, CA 95319

EXTERIOR ELEVATIONS

DATE:	11-18-20
SCALE:	AS SHOWN
DRAWN BY:	R. ORTIZ
JOB NO:	
SHEET:	A.3

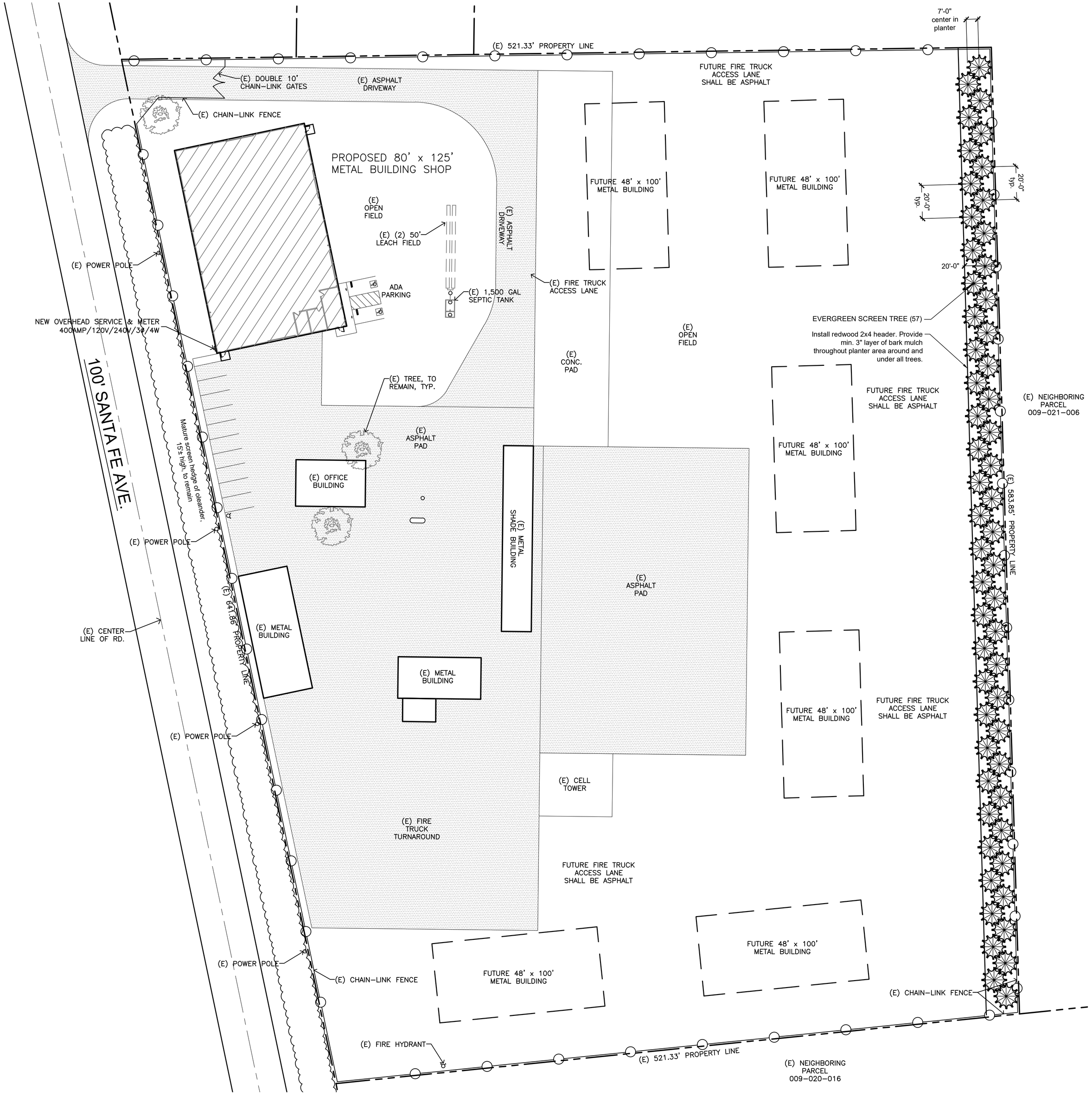


DATE: 11/19/2020 9:47 FILE: K:\244300 CSC Manufacturing\Planning\Zoning\Owner Parcels.dwg

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

OWNERSHIP MAP
CSC MANUFACTURING
STANISLAUS COUNTY, CALIFORNIA

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



CONCEPT PLANT SCHEDULE

	EVERGREEN SCREEN TREE Sequoia sempervirens `Aptos Blue` / Coast Redwood	57

SITE CONCEPT NARRATIVE

The landscaping for this project is to provide screening of the site from the adjacent property to the east, achieved with a double row of redwood trees. The planter area will include a minimum 3" layer of bark mulch with a header along the project side to contain the planter area. No other new planting is proposed at this industrial facility. The existing oleander hedge along the street frontage is full and effective in screening the facility, and runs the entire length of the facility up to the existing drive entry.

IRRIGATION DESIGN

The landscape on this site will use drip irrigation, will meet the County's requirements, and will comply with the requirements of the State's Water Efficient Landscape Ordinance (WELO). Equipment includes dedicated irrigation meter, smart controller, weather sensor, and efficient irrigation emitters, nozzles, and other equipment.

LANDSCAPE AREA CALCULATIONS

Total Site Area:	6.48 acres
Total Landscape Area:	11,673 sf.

PRELIMINARY WELO CALCULATIONS

The calculations provided below are an initial estimate of water usage for the planting and irrigation design being proposed with this plan. Hydrozones are approximated and may change with the final design, but the overall intent will remain and compliance with WELO will be achieved.

The calculations are based on providing water to the trees only using low volume emission devices. The remainder of the planter is non-irrigated. We have include an irrigated area of 25-sf. per tree in these calculations.

City (ETo): Empire (49.7)

Plant Type	Water Use (per WUCOLS)	Type of Irrigation (IE)	Plant Factor	Hydrozone Area (sf)	ETWU (gal.)
Trees	High	Spray (0.75)	0.85	1,425 sf	49,765
Inert	none	none	n/a	10,248 sf	0
			Total:	11,673 sf	49,765

Estimated Total Water Use (ETWU):	49,765 gal.
Maximum Applied Water Allowance (MAWA):	161,861 gal.
Estimated Average ETAF:	0.14
Maximum Allowable ETAF:	0.45

NORTH

0' 15' 30' 60'
scale: 1" = 30'-0"

811 Know what's below. 811 before you dig.

Sam Harned Landscape Architecture
PO Box 2275
Oakdale, CA 95361
209-380-7376
www.harnedla.com

Seal:

LICENSED LANDSCAPE ARCHITECT
Sam Harned, L.L.C. 4461
Signature
12/31/22
Renewal Date
Date
STATE OF CALIFORNIA

Prepared for:

CSC Manufacturing
Chris Perez
772 Santa Fe Avenue
Empire, CA 95319

Project:

CSC MANUFACTURING
METAL BUILDING SHOP
772 SANTA FE AVENUE, EMPIRE, CA

Revision:

No.	Desc.	Date

Date:	03/17/2021
Drawn:	RSH
Checked:	RSH
Project No.:	21-012
Scale:	1" = 30'-0"

Sheet:

Preliminary Landscape Plan

L-0

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CSC Manufacturing Project Description

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

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 and construct six future 48' x 100' metal buildings throughout the parcel. 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 8 employees. If the additional six future buildings are constructed the amount of estimated number of employees will be approximately 56 employees on the property. 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.

Buffer and Setback Guidelines Statement of Compliance

The CSC Manufacturing project proposes to plant staggering 15' tall evergreen trees per the recommendation of the Agriculture Commissioner to act as a buffer from the agriculture to the east of the project site.

Development Schedule

The CSC Manufacturing project will be split into seven phases with each phase being completed within a year. The Schedule is as follows:

Phase1: Building 1 to be completed at the end of 2021

Phase 2: Building 2 to be completed at the end of 2022

Phase 3: Building 3 to be completed at the end of 2023

Phase 4: Building 4 to be completed at the end of 2024

Phase 5: Building 5 to be completed at the end of 2025

Phase 6: Building 6 to be completed at the end of 2026

Phase 7: Building 7 to be completed at the end of 2027

Parking Analysis

Per the parking requirements under the Stanislaus Municipal Code Title 21 Chapter 21.76.070, *one space for each employee on a maximum shift plus three additional spaces.*

Total employees on a maximum shift = 8 employees

Stalls required = 11 stalls

Stalls provided = 12 stalls

Stanislaus County

DEPARTMENT OF PLANNING AND 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
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

- ☐ General Plan Amendment
- ☒ Rezone
- ☒ Use Permit
- ☐ Variance
- ☐ Historic Site Permit
- ☐ Subdivision Map
- ☐ Parcel Map
- ☐ Exception
- ☐ Williamson Act Cancellation
- ☐ Other _____

PLANNING STAFF USE ONLY:

Application No(s): REZ PLN2021-0013
Date: 2/11/21
S 32 T 3 R 10
GP Designation: Planned Industrial
Zoning: P-I (18)
Fee: $11,704 (deposit)
Receipt No. 559007
Received By: KA
Notes: _____

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 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 009 **Page** 020 **Parcel** 011

Additional parcel numbers:

Project Site Address or Physical Location: 772 Santa Fe Avenue
Empire, CA 95319

Property Area: Acres: 6.53 or Square feet: _____

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

Industrial

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)

Use permit approved on 12/13/2019

Existing General Plan & Zoning: Planned Industrial

Proposed General Plan & Zoning: Planned Industrial
(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: Agriculture

West: Vacant

North: Residential

South: Residential

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.) There will be pad grading for the proposed Metal Building Shop

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: 6,972 Sq. Ft. Landscaped Area: 11,048 Sq. Ft.

Proposed Building Coverage: 10,000 Sq. Ft. Paved Surface Area: 97,048 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) 10,000 S.F.

Number of floors for each building: 1

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 24 feet

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)

N/A

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

A.C.

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: MID Sewer*: Septic System

Telephone: Comcast Gas/Propane: PG&E

Water**: Local Well Irrigation: n/a

***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:)

No

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: _____

(complete if applicable)	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/ 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): Existing = 6,972 S.F.

Proposed = 10,000 S.F.

Type of use(s): Machine Shop

Days and hours of operation: Monday-Friday 7:00am-5:00pm

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: n/a

Occupancy/capacity of building:

8 people

Number of employees: (Maximum Shift): 8 (Minimum Shift): 1

Estimated number of daily customers/visitors on site at peak time: 1-2

Other occupants:

Estimated number of truck deliveries/loadings per day: n/a

Estimated hours of truck deliveries/loadings per day: n/a

Estimated percentage of traffic to be generated by trucks: n/a

Estimated number of railroad deliveries/loadings per day: n/a

Square footage of:

Office area: 562 Warehouse area:

Sales area: Storage area:

Loading area: Manufacturing area: 9,438

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)

Santa Fe Avenue

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.

Fiber rolls will be installed along the perimeter of the grading activities to prevent any sediment from leaving the grading site

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)

_____

_____

_____

_____

_____

_____

_____

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

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 7th 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 CCaIC 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 pf 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)