



CEQA Referral Initial Study and Notice of Intent to Adopt a Negative Declaration

Date: October 18, 2019

To: Distribution List (See Attachment A)

From: Kristen Anaya, Assistant Planner
Planning and Community Development

Subject: USE PERMIT APPLICATION NO. PLN2018-0001 –
PACIFIC COAST COMMODITIES

Comment Period: October 18, 2019 – November 20, 2019

Respond By: November 20, 2019

Public Hearing Date: Not yet scheduled. A separate notice will be sent to you when a hearing is scheduled.

You may have previously received an Early Consultation Notice regarding this project, and your comments, if provided, were incorporated into the Initial Study. Based on all comments received, Stanislaus County anticipates adopting a Negative Declaration for this project. This referral provides notice of a 30-day comment period during which Responsible and Trustee Agencies and other interested parties may provide comments to this Department regarding our proposal to adopt the Negative Declaration.

All applicable project documents are available for review at: Stanislaus County Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, CA 95354. Please provide any additional comments to the above address or call us at (209) 525-6330 if you have any questions. Thank you.

Applicant: Benjamin Steele, Steele Ventures dba Pacific Coast Commodities

Project Location: 7224 Faith Home Road, between East Taylor and West Zeering Roads, in the Ceres area.

APN: 023-001-021

Williamson Act Contract: 78-3536

General Plan: Agriculture

Current Zoning: A-2-40 (General Agriculture)

Project Description: Request to establish an almond and walnut storage facility on a 9.35± acre parcel in the A-2-40 (General Agriculture) zoning district. The proposed operation will utilize three existing barn structures totaling 61,560 square feet for sizing, shelling, sorting, bulk packaging, and storage of almonds, walnuts, cashews, pistachios and macadamias from local growers, hullers and shellers. A 2,000 square-foot cement pad is proposed to be used for portable storage, and two structures totaling 1,600 square feet for an office and breakroom. The project site is

STRIVING TOGETHER TO BE THE BEST!

improved with the aforementioned structures, as well as a manufactured home, a personal shop, garage, and pasture. A section of one of the three barns contains 20 horse stalls and a tack room as the site has historically been used for horse training and boarding without an approved Use Permit. The property owner currently utilizes four stalls for his personal horses. If approved, a condition of approval requiring reduction of the number of stalls and removal of any training equipment will be added to the project.

The facility will employ up to seven employees and operate year-round from 8 a.m. to 5 p.m., Monday through Friday. A maximum of one truck trip per day during business hours is proposed for five total per week for a total of approximately 20 per month. The site is served by private domestic well and septic system with leach field and takes access off County-maintained Faith Home Road via two driveways. Stormwater runoff is handled by an existing drainage basin located on the project site. The project site is enrolled in an active Williamson Act contract; however, a non-renewal has been filed and the project will remain under contract for a period of ten years until December 31, 2028.

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

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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

USE PERMIT APPLICATION NO. PLN2018-0001 – PACIFIC COAST COMMODITIES

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
x	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
x	CITY OF: TURLOCK		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES/SANITARY DIST	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: KEYES FIRE	X	STAN CO SUPERVISOR DIST 2: CHIESA
	HOSPITAL DIST:	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: TURLOCK		StanCOG
X	MOSQUITO DIST: TURLOCK MOSQUITO	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
X	MUNICIPAL ADVISORY COUNCIL: KEYES		STATE OF CA SWRBC – DIV OF DRINKING WATER DIST. 10
X	PACIFIC GAS & ELECTRIC		SURROUNDING LAND OWNERS
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: UNION PACIFIC		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: KEYES UNION	X	US FISH & WILDLIFE
X	SCHOOL DIST 2: TURLOCK JOINT UNION HIGH	X	US MILITARY (SB 1462) (7 agencies)
	STAN ALLIANCE		USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:
	TUOLUMNE RIVER TRUST		

STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

**SUBJECT: USE PERMIT APPLICATION NO. PLN2018-0001 – PACIFIC COAST
COMMODITIES**

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
------	-------	------

PACIFIC COAST COMMODITIES UP PLN2018-0001 AREA MAP

CROWS LANDING RD

CERES

E WHITMORE AVE

S SANTA FE AVE

99

E KEYES RD

Site


GEER RD


TURLOCK

WEST MAIN ST

EAST AVE

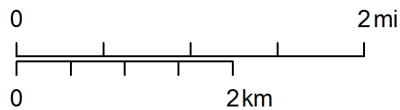
LEGEND

 Pacific Coast Site

 Sphere of Influence

 City

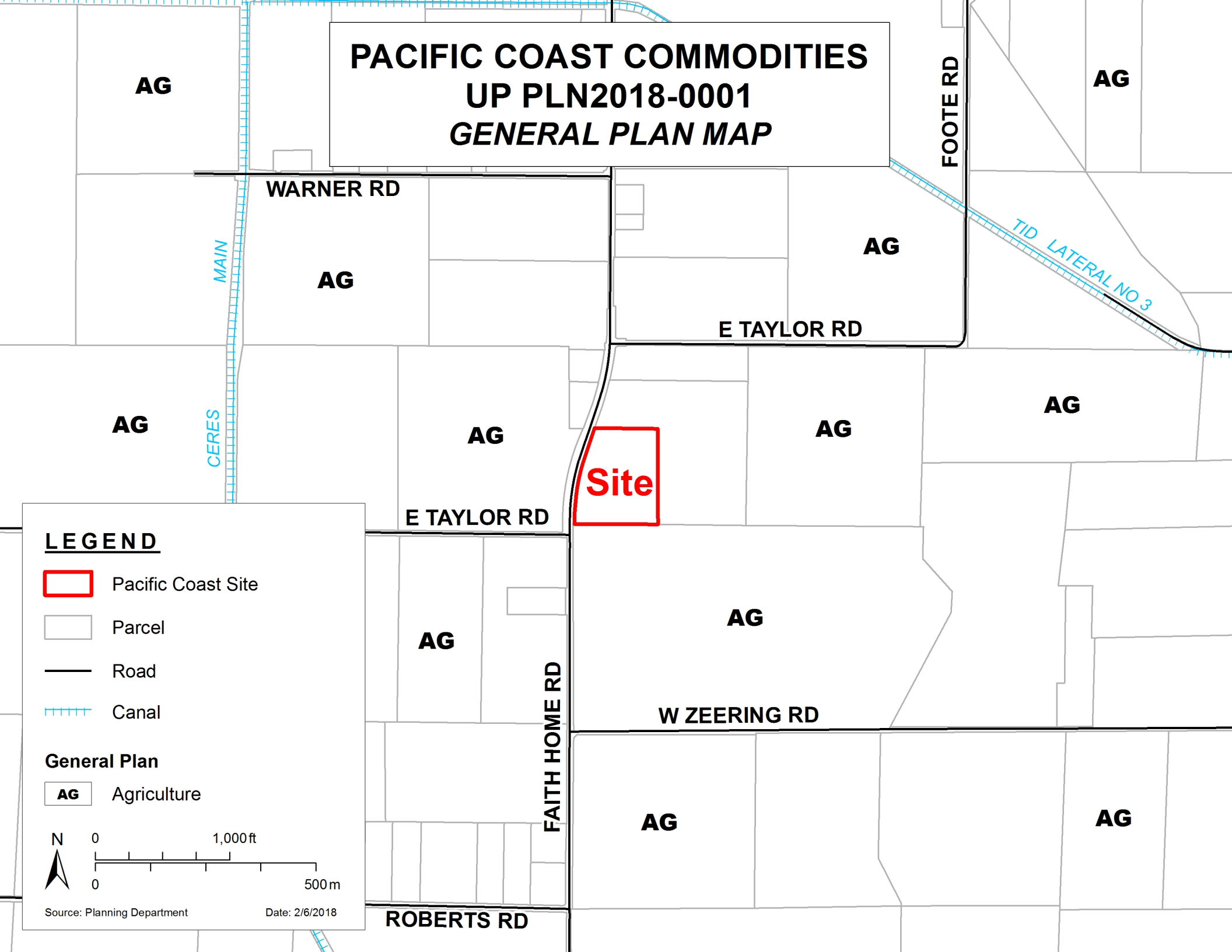
 Road




Source: Planning Department


Date: 2/6/2018

PACIFIC COAST COMMODITIES UP PLN2018-0001 GENERAL PLAN MAP



LEGEND

 Pacific Coast Site

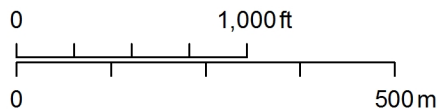
 Parcel

 Road

 Canal

General Plan

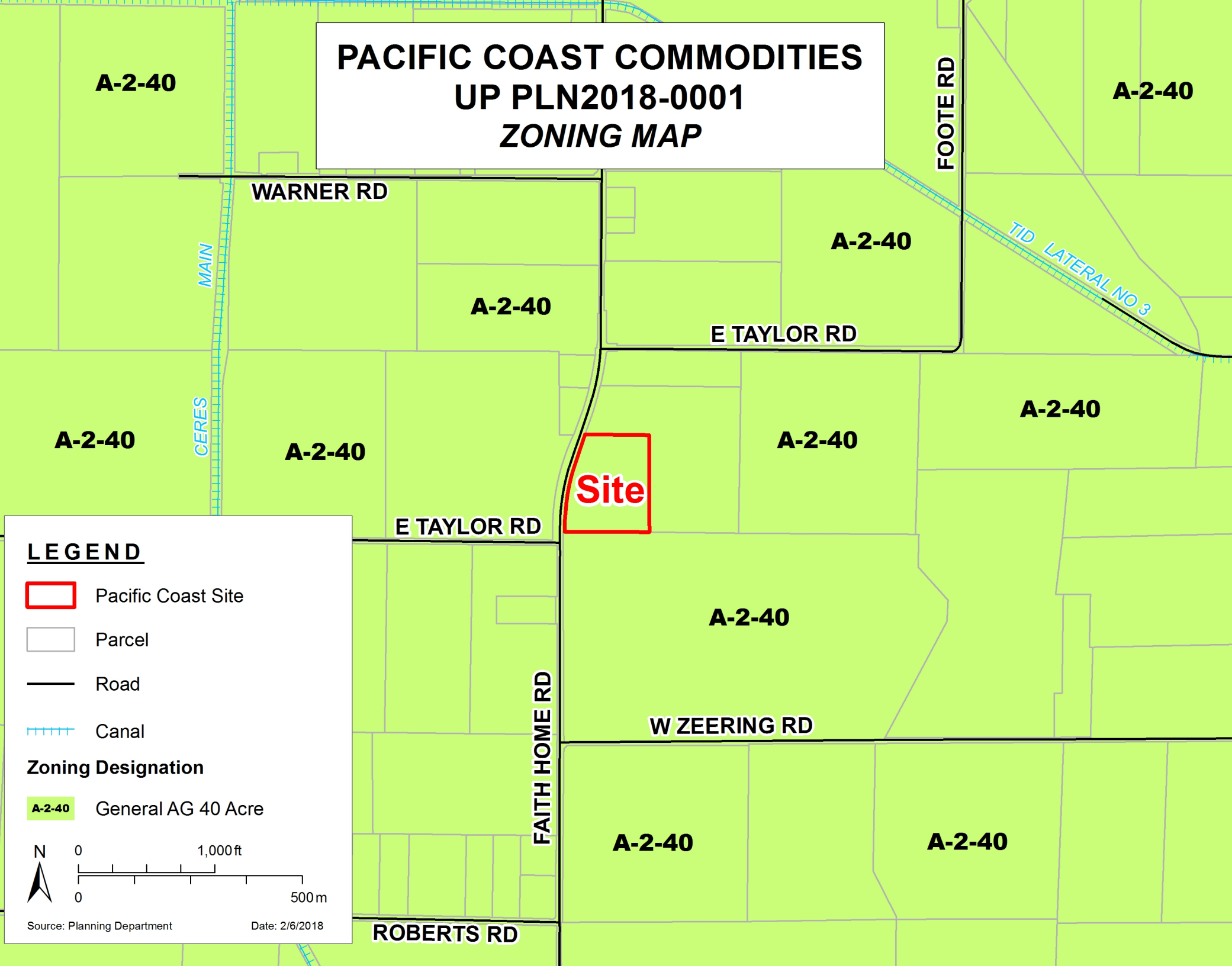
 Agriculture




Source: Planning Department

Date: 2/6/2018

PACIFIC COAST COMMODITIES UP PLN2018-0001 ZONING MAP



LEGEND


 Pacific Coast Site

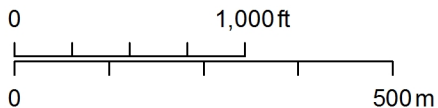
 Parcel

 Road

 Canal

Zoning Designation

 A-2-40 General AG 40 Acre



Source: Planning Department

Date: 2/6/2018

**PACIFIC COAST COMMODITIES
UP PLN2018-0001
2017 AERIAL AREA MAP**

WARNER RD

FOOTER RD

E TAYLOR RD

E TAYLOR RD

Site


FAITH HOME RD

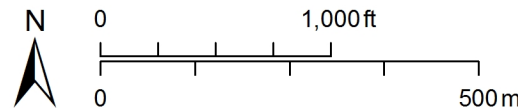
W ZEERING RD

ROBERTS RD

LEGEND

 Pacific Coast Site

 Road




Source: Planning Department Date: 2/6/2018

**PACIFIC COAST COMMODITIES
UP PLN2018-0001
2017 AERIAL SITE MAP**

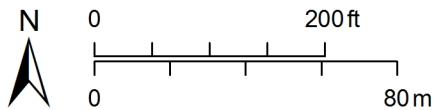
FAITH HOME RD

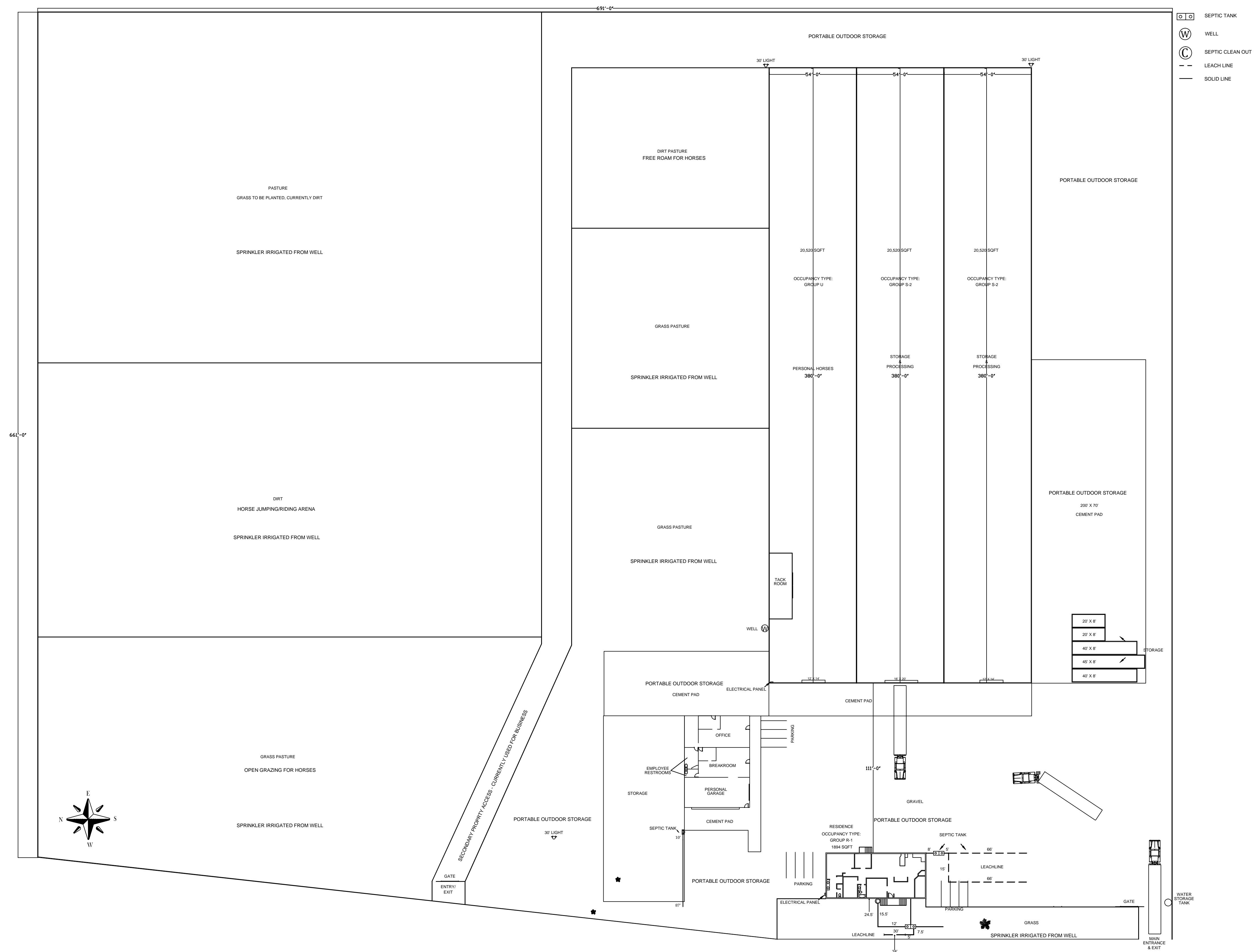
Site

LEGEND

 Pacific Coast Site

 Road

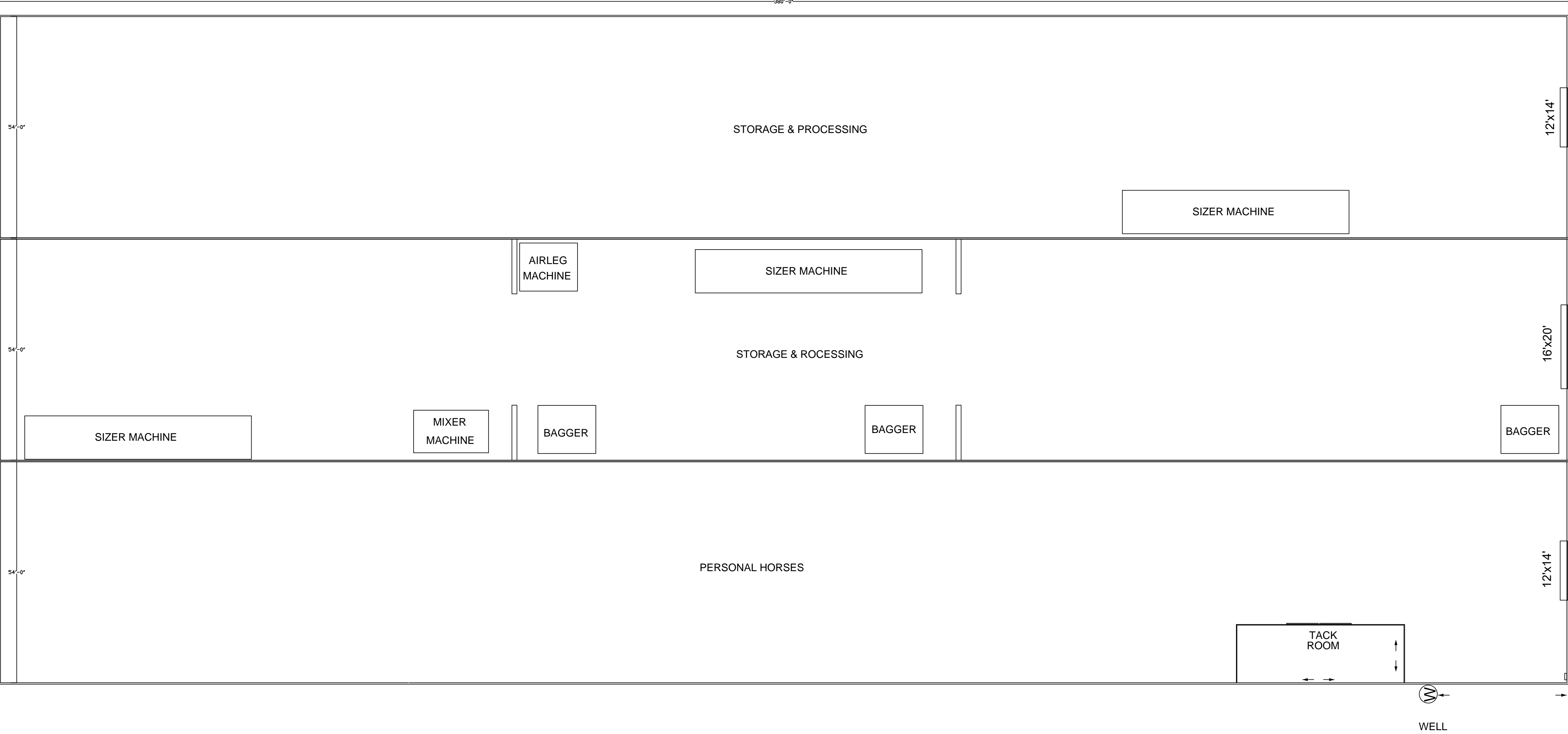


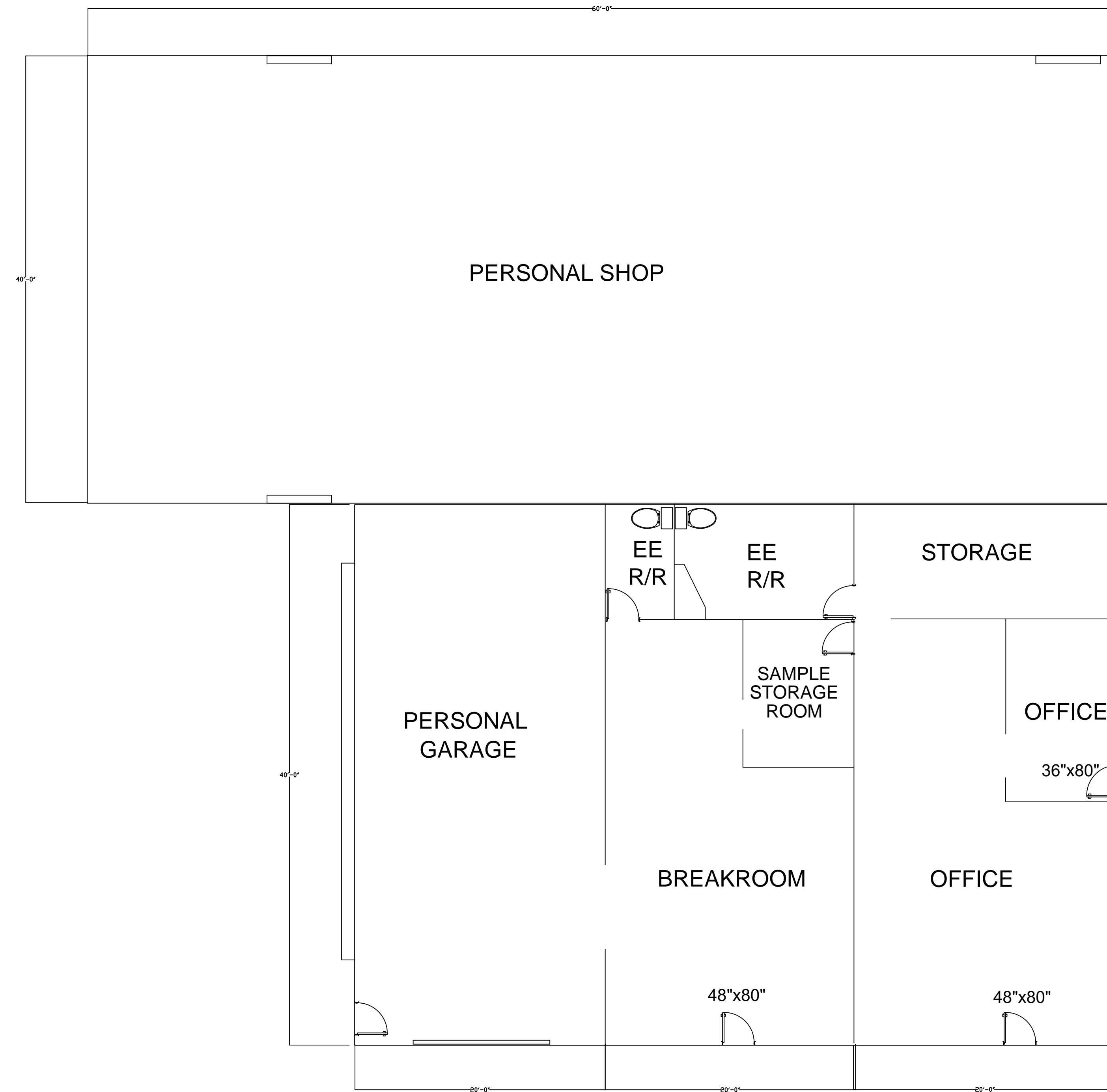


Total SQFT of operation: 164,635 sqft.
Warehouses = 41,040 sqft.
Storage Containers = 1320 sqft.
Office = 800 sqft
Breakroom = 800 sqft.
Portable Outdoor Storage = 120,675 sqft.
&
Gravel Driving Pathways

FAITHHOME ROAD

SCALE= 1/32"







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CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, December 30, 2009

1. **Project title:** Use Permit Application No. PLN2018-0001
Pacific Coast Commodities
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Kristen Anaya, Assistant Planner
(209) 525-6330
4. **Project location:** 7224 Faith Home Road, between East Taylor
and West Zeering Roads, in the Ceres area
(APN: 023-001-021).
5. **Project sponsor's name and address:** Benjamin Steele
P.O. Box 2959
Ceres, CA 95307
6. **General Plan designation:** Agriculture
7. **Zoning:** A-2-40 (General Agriculture)
8. **Description of project:**

Request to establish a nut storage facility on a 9.35± acre parcel in the A-2-40 (General Agriculture) zoning district. The proposed operation will utilize three existing barn structures totaling 61,560 square feet for sizing, shelling, sorting, bulk packaging, and storage of almonds, walnuts, cashews, pistachios and macadamias from local growers, hullers, and shellers. A 2,000 square-foot cement pad is proposed to be used for portable storage, and two structures totaling 1,600 square feet for an office and breakroom. The project site is improved with the aforementioned structures, as well as a manufactured home, a personal shop, garage, and pasture. A section of one of the three barns contains 20 horse stalls and a tack room as the site has historically been used for horse training and boarding without an approved Use Permit. The property owner currently utilizes four stalls for his personal horses. If approved, a condition of approval requiring reduction of the number of stalls and removal of any horse training equipment will be added to the project.

The facility will employ up to seven employees and operate year-round from 8 a.m. to 5 p.m., Monday through Friday. A maximum of one truck trip per day during business hours is proposed for five total per week for a total of approximately 20 per month. The site is served by private domestic well and septic system with leach field and takes access off County-maintained Faith Home Road via two driveways. Stormwater runoff is handled by an existing drainage basin located on the project site. The project site is enrolled in an active Williamson Act contract; however, a non-renewal has been filed and the project will remain under contract for a period of ten years until December 31, 2028.

9. **Surrounding land uses and setting:** Orchards, row crops, and single-family dwellings in all directions; Stanislaus River to the north; and Highway 99 to the northeast.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** San Joaquin Air Pollution Control District
Stanislaus County Department of Public Works
Department of Environmental Resources
Building Permits Division
11. **Attachments:** Negative Declaration
Maps
Early Consultation Referral Responses

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Wildfire | <input type="checkbox"/> Energy | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Kristen Anaya

Prepared by

October 18, 2019

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, than the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a) Earlier Analysis Used. Identify and state where they are available for review.

b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

a) the significant criteria or threshold, if any, used to evaluate each question; and

b) the mitigation measure identified, if any, to reduce the impact to less than significant.

ISSUES

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, could the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion: The site itself is not considered to be a scenic resource or unique scenic vista. Aesthetics associated with the project site and proposed structures are not anticipated to change as a result of this project. No construction is proposed as part of this project, and all existing structures are comprised of materials consistent with accessory structures in and around the A-2 (General Agriculture) zoning district. Removal of the extra horse stalls and any training equipment will not significantly impact the aesthetics of the site. Standard conditions of approval will be added to this project to address glare from any on-site lighting.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance; the Stanislaus County General Plan; and Support Documentation.¹

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Discussion: This is a request to establish a nut storage facility on a 9.35± acre parcel in the A-2-40 (General Agriculture) zoning district, utilizing three existing barn structures totaling 61,560 square feet for sizing, shelling, sorting, bulk packaging, and storage of almonds, walnuts, cashews, pistachios and macadamias from local growers, hullers and shellers. The project site has soils classified as "Confined Animal Agriculture" by the Farmland Mapping and Monitoring Program. The United States Department of Agriculture's Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates the property is comprised entirely of Dinuba sandy loam (DrA), 0 to 1 percent slopes. The California Revised Storie Index rates this soil at 86, which is considered prime soil to be used for irrigated agriculture in California.

General Plan Amendment No. 2011-01 - Revised Agricultural Buffers was approved by the Board of Supervisors on December 20, 2011, to modify County requirements for buffers on agricultural projects. As this project request is a Tier I use, if it is not considered people intensive by the Planning Commission, the project will not be subject to agricultural buffers. The project site is enrolled in California Land Conservation ("Williamson Act") Contract No. 1978-3536. The site has previously been utilized as a horse boarding and training facility without a valid Use Permit issued or environmental impacts of such uses reviewed. These uses require a Williamson Act Cancellation according to the County's uniform rules and due to their impacts to the long-term agricultural use of the parcel. A condition of approval has been added to the project requiring cessation of horse training, commercial boarding, and related activities until such a time that the property is no longer enrolled in a Williamson Act contract and a valid Tier III Use Permit is obtained. A condition will also be added requiring the reduction of unused horse stalls presently installed in one of the on-site barns and reversion of the training corrals to pasture. The project was referred to the Department of Conservation, and no response has been received to date.

Because the project is still encumbered by a Williamson Act Contract, the following findings must be made by the Planning Commission in order to approve the project:

1. The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district.
2. The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing, or shipping.
3. The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use.

Based on the specific features and design of this project, it does not appear this project will impact the long-term productive agricultural capability of the subject contracted parcel or other contracted lands in the A-2 zoning district. With conditions of approval in place, there is no indication this project will result in the removal of adjacent contracted land from agricultural use.

Mitigation: None.

References: State of California Department of Conservation California Important Farmland 2016; United States Department of Agricultural Soil Survey; Stanislaus County General Plan and Support Documentation.¹

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those odors adversely affecting a substantial number of people?			X	

Discussion: The proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD's most recent air quality plans are the 2007 PM₁₀ (respirable particulate matter) Maintenance Plan, the 2008 PM_{2.5} (fine particulate matter) Plan, and the 2007 Ozone Plan. These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified as "extreme non-attainment" for ozone, "attainment" for respirable particulate matter (PM-10), and "non-attainment" for PM 2.5, as defined by the Federal Clean Air Act.

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin. The project proposes five truck trips per week year-round. If approved, the facility will increase traffic in the area and, thereby, impacting air quality.

Potential impacts on local and regional air quality are anticipated to be less than significant, falling below SJVAPCD thresholds, as a result of the nature of the proposed project's operation. Implementation of the proposed project would fall below the SJVAPCD significance thresholds of project specific annual emissions of criteria pollutants: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NO_x), 10 tons per year of particulate matter of 2.5 microns or less in size (PM_{2.5}), as discussed below. Because no construction is proposed and operation of the project would not exceed the SJVAPCD significance thresholds, the proposed project would not increase the frequency or severity of existing air quality standards or the interim emission reductions specified in the air plans.

For these reasons, the proposed project would be consistent with the applicable air quality plans. Also, the proposed project would not conflict with applicable regional plans or policies adopted by agencies with jurisdiction over the project and would be considered to have a less than significant impact.

No construction is proposed nor are any activities which would not require any substantial use of heavy-duty construction equipment and would require little or no demolition or grading as the site is presently unimproved and considered to be topographically flat. Consequently, emissions would be minimal. Furthermore, all construction activities would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less than significant without mitigation.

Mitigation: None.

References: Referral response from Brian Clements of San Joaquin Valley Air Pollution Control District, dated October 11, 2018; Stanislaus County General Plan and Support Documentation.¹

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Discussion: It does not appear this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. There is no known sensitive or protected species or natural community located on the site. The project is located within the Ceres Quad of the California Natural Diversity Database, which identified the following special-status species as possibly occurring in the quad: Swainson's hawk, tricolored blackbird, steelhead, and valley elderberry longhorn beetle. The project proposes no construction, and the site is mostly developed making the likelihood that any of these species exist on the site low. No rivers, creeks, ponds, or open canals exist on the project site or within the immediate vicinity.

The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors are considered to be less than significant.

An early consultation was referred to the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and no response was received.

Mitigation: None.

References: California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; Stanislaus County General Plan and Support Documentation.¹

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion: This project does not fall under the requirements for tribal consultation of either AB 52 or SB 18, as it is not a General Plan or Specific Plan Amendment, and to date, none of the tribes listed by the Native American Heritage Commission (NAHC) have contacted the County to request project referrals.

This project has low sensitivity for cultural, historical, paleontological, or tribal resources due to it being already developed for many years. It does not appear that this project will result in significant impacts to any archaeological or cultural resources as no construction or earth moving is proposed; however, a standard condition of approval will be added to this project to address any discovery of cultural resources or human remains during ground-disturbing activities.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation.¹

VI. ENERGY. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion: The CEQA Guidelines Appendix F states that energy consuming equipment and processes, which will be used during construction or operation, shall be taken into consideration when evaluating energy impacts, such as: energy requirements of the project by fuel type and end use; energy conservation equipment and design features; energy supplies that would serve the project; and total estimated daily vehicle trips to be generated by the project and the additional energy consumed per trip by mode. Additionally, the project's compliance with applicable state or local energy legislation, policies, and standards must be considered.

It does not appear this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. No construction is proposed as part of this project request, and all equipment proposed to be utilized for the operation has already been acquired; however, the applicant has indicated that they will consider electric over propane-powered equipment during future purchases of forklift equipment. Additionally, they are considering installation LED lightbulbs for any future installation or upgrading of lighting, as well as the installation of solar panels. A condition of approval will be added to this project to address compliance with Title 24, Green Building Code, for projects that require energy efficiency. Additionally, a condition of approval will be added requiring any site lighting to meet industry standards for energy efficiency.

The project was referred to PG&E and Turlock Irrigation District and no comments have been received to date. San Joaquin Valley Air Pollution Control District provided a response and conditions of approval have been added to the project addressing their comments. Equipment is required to meet the Air District's best practices for shellers.

Mitigation: None.

References: Referral response from the San Joaquin Valley Air Pollution Control District, dated October 11, 2018; Stanislaus County General Plan and Support Documentation.¹

VII. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion: The USDA Natural Resources Conservation Service's Eastern Stanislaus County Soil Survey indicates that the property is comprised entirely of Dinuba sandy loam (DrA). As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required at building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency.

No construction is proposed as part of this request; however, any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. An early consultation referral response received from the Department of Public Works indicated that a grading, drainage, and erosion/sediment control plan for the project will be required, subject to Public Works review for compliance with their Standards and Specifications. Likewise, any addition or expansion of a septic tank or alternative waste water disposal system would require the approval of the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements.

The project site is not located near an active fault or within a high earthquake zone. Landslides are not likely due to the flat terrain of the area.

It does not appear that this project will result in significant impacts to any paleontological resources or unique geologic features. However, standard conditions of approval applicable to future development of the parcels regarding the discovery of such resources during the construction process will be added to the project.

DER, Public Works, and the Building Permits Division review and approve any building or grading permit to ensure their standards are met. Conditions of approval regarding these standards will be applied to the project and will be triggered prior to issuance of a building permit.

Mitigation: None.

References: E-mail correspondence from the Department of Environmental Resources, dated May 10, 2018; Referral response from the Stanislaus County Department of Public Works dated April 17, 2018; Referral response received from the Stanislaus County Department of Planning and Community Development – Building Division, dated April 3, 2018; California Department of Conservation Earthquake Hazard Zone Application; Stanislaus County General Plan and Support Documentation.¹

VIII. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion: The principal Greenhouse Gases (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020.

As a requirement of AB 32, the ARB was assigned the task of developing a Climate Change Scoping Plan that outlines the state's strategy to achieve the 2020 GHG emissions limits. This Scoping Plan includes a comprehensive set of actions designed to reduce overall GHG emissions in California, improve the environment, reduce the state's dependence on oil, diversify the state's energy sources, save energy, create new jobs, and enhance public health. The Climate Change Scoping Plan was approved by the ARB on December 22, 2008. According to the September 23, 2010 AB 32 Climate Change Scoping Plan Progress Report, 40 percent of the reductions identified in the Scoping Plan have been secured through ARB actions, and California is on track to its 2020 goal.

This project proposes to establish a storage facility for sizing, shelling, sorting, packing and storage of various tree nuts. The number of employees per shift is proposed to be up to seven at any given time; no customers are anticipated; and five truck trips per week maximum is estimated. No construction is proposed at this time; however, any future development must comply with Title 24 Building Code Regulations, which include measures for energy-efficient buildings that require less electricity and reduce fuel consumption, which in turn decreases GHG emissions. The Air District provided a project referral response indicating that the proposed project is below the District's thresholds of significance for emissions and that the proposed construction will require an Authority to Construct (ATC) Permit and may be subject to the following District Rules: Regulation VIII, Rule 4102, Rule 4601, Rule 4641, Rule 4002, Rule 4102, Rule 4550, and Rule 4570. Staff will include a condition of approval on the project requiring that the applicant be in compliance with the District's rules and regulations. As this is below the District's threshold of significance, no significant impacts to air quality are anticipated.

Mitigation: None.

References: Referral response from the San Joaquin Valley Air Pollution Control District, dated October 11, 2018; Stanislaus County General Plan and Support Documentation.¹

IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

Discussion: The County Department of Environmental Resources is responsible for overseeing hazardous materials and has not indicated any particular concerns in this area. The proposed use is not recognized as a generator and/or consumer of hazardous materials, therefore no significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

The project site is not within the vicinity of any airstrip or wildlands, nor is it included on State of California's Hazardous Waste and Substances Sites list.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation.¹

X. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
(i) result in substantial erosion or siltation on – or off-site;			X	
(ii) substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
(iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Discussion: The existing domestic well will serve as the source for this project's water system. No new wells are proposed as part of this project. The California Safe Drinking Water Act (CA Health and Safety Code Section 116275(h)) defines a Public Water System as a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. A public water system includes the following:

- 1) Any collection, treatment, storage, and distribution facilities under control of the operator of the system that are used primarily in connection with the system.
- 2) Any collection or pretreatment storage facilities not under the control of the operator that are used primarily in connection with the system.
- 3) Any water system that treats water on behalf of one or more public water systems for the purpose of rendering it safe for human consumption.

DER regulates the issuance of new well permits. Groundwater extraction is subject to compliance with the West Turlock Sub-basin Groundwater Sustainability Agency's Groundwater Sustainability Management Plan when it is adopted. To implement the 2014 Stanislaus County Groundwater Ordinance (Chapter 9.37 of the Stanislaus County Code), the County has developed its' Discretionary Well Permitting and Management Program to prevent the unsustainable extraction from new wells subject to the Stanislaus County Groundwater Ordinance. A condition of approval will be placed on the project requiring a drilling permit to be obtained prior to the construction of new wells. The West Turlock Groundwater Sustainability Agency covers the western portion of the Turlock Groundwater Sub-basin, and in conjunction with the East Turlock Groundwater Sustainability Agency, is tasked with ensuring compliance with the Sustainable Groundwater Management Act (SGMA) through a Groundwater Sustainability Plan to be adopted in 2022. Private groundwater pumping quantities on an individual well basis are largely unknown, though aggregate estimates for private pumping are often included in planning documents (e.g., AWMPs, UWMPs, groundwater management plans). The domestic well is not anticipated to have a significant effect on groundwater supplies.

Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains. All flood zone requirements will be addressed by the Building Permits Division during the building permit process. No construction is proposed; however, one of the existing barns was constructed without a building permit;

consequently, a building permit shall be required as a condition of approval and Public Works has requested that a Grading and Drainage Plan be required prior to issuance of any building or grading permit to ensure that all of a project's stormwater be maintained on-site. As a result of the development standards required for this project, impacts associated with drainage, water quality, and runoff are expected to have a less than significant impact.

During the project's early consultation referral, DER indicated that one of the existing septic systems is located inside the structure labeled as "personal shop" on the submitted site plan. Relocation of this septic system must be reviewed and approved by DER and must adhere to current Local Agency Management Program (LAMP) standards. LAMP standards include minimum setbacks from wells to prevent negative impacts to groundwater quality.

Mitigation: None.

References: E-mail correspondence from the Department of Environmental Resources, dated May 10, 2018; Referral response from Public Works, dated April 17, 2018; Local Agency Management Program (LAMP) for Stanislaus County DER; West Turlock Groundwater Sustainability Agency; Stanislaus County General Plan and Support Documentation.¹

XI. LAND USE AND PLANNING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Discussion: The project site is designated Agriculture by the Stanislaus County General Plan land use diagrams and zoned A-2-40 (General Agriculture). The applicant is requesting to establish an almond and walnut storage facility on a 9.35± acre parcel, further identified as Assessor's Parcel Number 023-001-021. The proposed operation will utilize three existing barn structures totaling 61,560 square feet for sizing, shelling, sorting, bulk packaging, and storage of almonds, walnuts, cashews, pistachios and macadamias from local growers, hullers and shellers. A 2,000 square-foot cement pad is proposed to be used for portable storage, and two structures totaling 1,600 square feet for an office and breakroom. The facility will have up to seven employees at any given time and generate five truck trips per week. The project site is improved with the aforementioned structures, as well as a manufactured home, a personal shop, garage, and pasture. A section of one of the three barns contains 20 horse stalls and a tack room as the site has historically been used for horse training and boarding without an approved Use Permit. The property owner currently utilizes four stalls for his personal horses. If approved, a condition of approval requiring reduction of the number of stalls and removal of any training equipment will be added to the project. The project site is enrolled in an active Williamson Act contract; however, a non-renewal has been filed and the project will remain under contract for a period of ten years until December 31, 2028.

With the application of conditions of approval, there is no indication that, under the circumstances of this particular case, the proposed facility will be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use or that it will be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County. Tier One uses are an important component of the agricultural economy in Stanislaus County. There is no indication this project will interfere or conflict with other agricultural uses in the area.

The proposed use will not physically divide an established community and/or conflict with any Habitat Conservation Plan or Natural Community Conservation Plan. This project is not known to conflict with any adopted Land Use Plan, Habitat Conservation Plan, policy, or regulation of any agency with jurisdiction over the project.

Mitigation: None.

References: Stanislaus County Uniform Rules; Government Code Section 51238.1; Stanislaus County General Plan and Support Documentation.¹

XII. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	

Discussion: The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. The project site is located in the Ceres Quad of the United States Geological Survey 7.5minute topographic quadrangle map. No significant resources are known to occur on the site or within the surrounding area, nor is the project site located in a geological area known to produce resources.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation.¹

XIII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion: The Stanislaus County General Plan identifies noise levels up to 75 dB Ldn (or CNEL) as the normally acceptable level of noise for agricultural uses. No construction or grading is proposed and noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise. Moreover, operating hours are limited to Monday through Friday, 8 a.m. to 5 p.m. daily, year-round.

The site is not located within an airport land use plan.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation.¹

XIV. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Discussion: The site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5th cycle Regional Housing Needs Allocation (RHNA) for the county and will therefore not impact the County's ability to meet their RHNA. No roads or other infrastructure will be extended or updated, nor population growth will be induced, nor any existing housing be displaced as a result of this project.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation.¹

XV. PUBLIC SERVICES --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project result in the substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Discussion: The County has adopted Public Facilities Fees, as well as Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. No new buildings are proposed as part of this project. However, should any construction occur on the property in the future, all adopted public facility fees will be required to be paid at the time of building permit issuance.

This project was circulated to all applicable school, fire, police, irrigation, and public works departments and districts during the early consultation referral period and no concerns were identified with regard to public services.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation.¹

XVI. RECREATION --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Discussion: This project will not increase demands for recreational facilities, as such impacts typically are associated with residential development.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation.¹

XVII. TRANSPORTATION-- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Discussion: Request to establish an almond and walnut storage facility on a 9.35± acre parcel in the A-2-40 (General Agriculture) zoning district. The proposed operation will utilize three existing barn structures totaling 61,560 square feet for sizing, shelling, sorting, bulk packaging, and storage of almonds, walnuts, cashews, pistachios and macadamias from local growers, hullers and shellers. A 2,000 square-foot cement pad is proposed to be used for portable storage, and two structures totaling 1,600 square feet for an office and breakroom. The project site is improved with the aforementioned structures, as well as a manufactured home, a personal shop, garage, and pasture. The applicant proposes to operate year-round, Monday through Friday, between 8 a.m. and 5 p.m., with up to seven employees at all times. Truck trips are anticipated to be five per week. The proposed facility will receive access via County maintained Faith Home Road. Increased traffic resulting from the proposed use of the site is less than significant; therefore, staff has no evidence to support that this project will significantly impact California State Route 99.

The Environmental Impact Report (EIR) prepared for Stanislaus County's 2016 General Plan Update considered vehicle miles traveled (VMT) in the County as considered by the General Plan planning horizon of 2035. The EIR identified that total daily VMT is expected to increase within the unincorporated area by 2035. However, the daily VMT in the unincorporated area is expected to decrease slightly, on both a per-household and a service population basis, indicating that development that could occur under the General Plan would decrease the average distance between goods and services within the unincorporated County. Therefore, implementation of the General Plan policies is expected to have a less-than-significant impact on VMT. The proposed project site was considered in the General Plan EIR and would therefore be expected to have a less than significant impact to VMT.

This project was referred to the Fire Prevention Bureau of the Stanislaus County Office of the Fire Warden, Keyes Fire Protection District, City of Turlock, and the California Department of Transportation (Caltrans), all of which had no comments regarding the proposed project. A referral response was received from the Department of Public Works and their comments will be added to this project as conditions of approval.

Mitigation: None.

References: Referral response from Public Works, dated April 17, 2019; Stanislaus County General Plan and Support Documentation.¹

XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Discussion: Limitations on providing services have not been identified. The existing well will serve as the source for this project's water system. No new wells are proposed as part of this project. The California Safe Drinking Water Act (CA Health and Safety Code Section 116275(h)) defines a Public Water System as a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. The project proposes to utilize three septic systems with leachlines for wastewater service. No construction is proposed; however, should the applicant request to update the structures or grade the site, the Department of Public Works will review and approve grading and drainage plans prior to construction. Conditions of approval will be added to the project to reflect this requirement.

Mitigation: None.

References: Referral response from Public Works, dated April 17, 2019; Stanislaus County General Plan and Support Documentation.¹

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

Discussion: The project site is in a non-urbanized area with no wildlands located in the vicinity of the project site. In addition, the project site is not located within a designated high or very high fire hazard severity zone, near state responsibility areas, or lands classified as very high fire hazard severity zones. No significant impacts to the project site's or surrounding environment's wildfire risk as a result of this project are anticipated.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation.¹

XXI. MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion: Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area.

Mitigation: None.

References: Initial Study; Stanislaus County General Plan and Support Documentation.¹

¹Stanislaus County General Plan and Support Documentation adopted in August 23, 2016, as amended. **Housing Element** adopted on April 5, 2016.



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

NEGATIVE DECLARATION

NAME OF PROJECT: Use Permit Application No. PLN2018-0001 – Pacific Coast Commodities

LOCATION OF PROJECT: 7224 Faith Home Road, between East Taylor and West Zeering Roads, in the Ceres area. (APN 023-001-004).

PROJECT DEVELOPERS: Benjamin Steele, Steele Ventures
P.O. Box 2959
Ceres, CA 95307

DESCRIPTION OF PROJECT: Request to establish a nut storage facility on a 9.35± acre parcel is in the A-2-40 (General Agriculture) zoning district. The operation will utilize a 1,600 square-foot office and three existing barn structures totaling 60,000± square feet for sizing, shelling, sorting, bulk packaging, and storage of various tree nuts.

Based upon the Initial Study, dated **October 18, 2019**, the Environmental Coordinator finds as follows:

1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The Initial Study and other environmental documents are available for public review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California.

Initial Study prepared by: Kristen Anaya, Assistant Planner

Submit comments to: Stanislaus County
Planning and Community Development Department
1010 10th Street, Suite 3400
Modesto, California 95354



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH



KEN ALEX
DIRECTOR

Request for Early Consultation

October 8, 2018



To: Reviewing Agencies

Re: Use Permit Application No. PLN2018-0001 - Pacific Coast Commodities
SCH# 2018032049

Prior to determining whether a Negative Declaration or an Environmental Impact Report (EIR) is required for a project under CEQA, a Lead Agency is required to consult with all responsible and trustee agencies. This notice and attachment fulfill the early consultation requirement. Recommendations on the appropriate type of environmental document for this project, as well as comments on its scope and content, should be transmitted to the Lead Agency at the address below. You do not have to be a responsible or trustee agency to comment on the project. All agencies are encouraged to comment in a manner that will assist the Lead Agency to prepare a complete and adequate environmental document.

Please direct your comments to:

Kristen Anaya
Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to SCH Number 2018032049 in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachment
cc: Lead Agency

Document Details Report State Clearinghouse Data Base

SCH# 2018032049
Project Title Use Permit Application No. PLN2018-0001 - Pacific Coast Commodities
Lead Agency Stanislaus County

Type CON Early Consultation
Description This is a second Early Consultation referral for a request to establish a tree nut shelling, sizing, cleaning, packaging, and storage facility on a 9.35+/- acre parcel in the A-2 zoning district. The operation will utilize three existing on-site barns totaling 60,000+/- square feet, a 4,800 +/- square foot office and breakroom, and an outdoor storage area. The outbound product to be sold consists of bulk-packaged mixed tree nuts for the purposes of bird and cattle feed. A maximum of seven employees and five trucks per week are planned for on-site operations. the site also includes a private residence, personal garage and shop.

This project is being recirculated to include 23 horse stalls in one of the existing barns to be used for the boarding of the property owner's personal horses. The proposal also includes gates, sprinkler-irrigated pasture to be used for grazing, riding, and exercising of the owner's horses. No construction is proposed as part of this project. The project site will take access off County-maintained Faith Home Road and will utilize an existing private well and private septic system. A Williamson Act Contract Notice of None-Renewal is to be filed as part of this project as the exercising of horses are considered a Tier 3 use in accordance with S21.20.030 of the County Zoning Ordinance and therefore not a compatible use with the current Williamson Act Contract.

Lead Agency Contact

Name	Kristen Anaya		
Agency	Stanislaus County		
Phone	(209) 525-6330	Fax	
email			
Address	1010 10th Street, Suite 3400		
City	Modesto	State CA	Zip 95354

Project Location

County	Stanislaus			
City	Ceres			
Region				
Cross Streets	Faith Home Rd and East Taylor Road; 7224 Faith Home Rd			
Lat / Long				
Parcel No.	023-001-021			
Township	5	Range	10	Section 6
				Base MDBM

Proximity to:

Highways	Hwy 99
Airports	
Railways	UPPR
Waterways	TID Lateral No. 3, Ceres Main Canal
Schools	Keyes ES; Keyes Learning Charter
Land Use	PLU: Rural Residence/Pasture/Confined Animal facility/ Zoning: A-2-40 (general agriculture)/ GPD: AG (agriculture)

Project Issues

Reviewing Agencies	Resources Agency; Central Valley Flood Protection Board; Department of Conservation; Department of Fish and Wildlife, Region 4; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 10; Regional Water Quality Control Bd., Region 5 (Sacramento); Native American Heritage Commission; Public Utilities Commission
---------------------------	--

Document Details Report
State Clearinghouse Data Base

Date Received 10/05/2018

Start of Review 10/05/2018

End of Review 10/22/2018



TO: State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044
(916) 445-0613

FROM: Stanislaus County Planning & 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

Project Title: USE PERMIT APPLICATION NO. PLN2018-0001 - PACIFIC COAST COMMODITIES

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

Project Location: 7224 Faith Home Road City/Nearest Community: Ceres
Cross Streets: Faith Home Road and East Taylor Road Zip Code: 95307
Longitude/Latitude (degrees, minutes and seconds): _____ " N / _____ " W Total Acres: 9.31±
Assessor's Parcel Number: 023-001-021 Section: 6 Twp.: 5 Range: 10 Base:
Within 2 Miles: State Hwy #: HWY 99 Waterways: TID Lateral No. 3; Ceres Main Canal
Airports: None Railways: Union Pacific Schools: Keyes Elementary; Keyes Learning Charter

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

Starting Date: October 3, 2018 Ending Date: October 22, 2018

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI OTHER: ☐ Joint Document
☒ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☐ Mit Neg Dec ☐ Other:
OCT 05 2018

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:
STATE CLEARINGHOUSE

Development Type:

☒ Residential Units: 1 Acres: _____ ☐ Water Facilities Type: _____ MGD _____
☒ Office Sq. ft.: 4,800 Acres: _____ Employees: 2 ☐ Transportation Type: _____
☐ Commercial Sq. ft.: _____ Acres: _____ Employees: _____ ☐ Mining Mineral: _____
☐ Industrial Sq. ft.: _____ Acres: _____ Employees: _____ ☐ Power Type: _____ Walls _____
☐ Educational _____ ☐ Waste Facilities Type: _____ MGD _____
☐ Recreational _____ ☐ Hazardous Waste Type: _____
☐ OCS Related _____ ☒ Other Confined Animal Facility
☒ Other Tree nut Packaging Facility

Present Land Use/Zoning/General Plan Designation:

PLU: Rural Residence/Pasture/Confined Animal Facility / Zoning: A-2-40 (General Agriculture) / GPD: AG (Agriculture)

Project Description: (please use a separate page if necessary)

This is a second Early Consultation Referral for a request to establish a tree nut shelling, sizing, cleaning, packaging, and storage facility on a 9.35± acre parcel in the A-2 (General Agriculture) zoning district. The operation will utilize three existing on-site barns totaling 60,000± square feet, a 4,800± square foot office and breakroom, and an outdoor storage area. The outbound product to be sold consists of bulk-packaged mixed tree nuts for the purposes of bird and cattle feed. A maximum of seven employees and five trucks per week are planned for on-site operations. The site also includes a private residence, personal garage, and shop.

This project is being recirculated to include 23 horse stalls in one of the existing barns to be used for the boarding of the property owner's personal horses. The proposal also includes gated, sprinkler-irrigated pasture to be used for grazing, riding, and exercising of the owner's horses. No construction is proposed as part of this project. The project site will take access off County-maintained Faith Home Road and will utilize an existing private well and private septic system. A Williamson Act Contract Notice of Non-Renewal is to be filed as part of this project as the exercising of horses are considered a Tier 3 use in accordance with §21.20.030 of the County Zoning Ordinance and therefore not a compatible use with the current Williamson Act Contract.

State Clearinghouse Contact:

(916) 445-0613

State Review Began: 10 - 5 - 2018

EARLY CONSULTATION

SEND COMMENTS DIRECTLY TO

LEAD AGENCY BY: 10 - 22 - 2018

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2018032049

Please forward late comments directly to the Lead Agency

AQMD/APCD 34

(Resources: 10 / 6)

Project Sent to the following State Agencies

☒ Resources Cal EPA
☒ Boating & Waterways ARB: Airport & Freight
☒ Central Valley Flood Prot. ARB: Transportation Projects
☒ Coastal Comm ARB: Major Industrial/Energy
☒ Colorado Rvr Bd Resources, Recyc. & Recovery
☒ Conservation SWRCB: Div. of Drinking Water
☒ CDFW # 4 SWRCB: Div Drinking Wtr #
☒ Cal Fire SWRCB: Div. Financial Assist.
☒ Historic Preservation SWRCB: Wtr Quality
☒ Parks & Rec SWRCB: Wtr Rights
☒ Bay Cons & Dev Comm. ☒ Reg. WQCB # 8
☒ DWR Toxic Sub Ctrl-CTC
Yth/Adlt Corrections

CalSTA
☒ Aeronautics
☒ CHP
☒ Caltrans # 10
☒ Trans Planning
☒ Other
☒ Education
☒ Food & Agriculture
☒ HCD
☒ OES
State/Consumer Svcs
Conservancy



CHIEF EXECUTIVE OFFICE

Jody L. Hayes
Chief Executive Officer

Patricia Hill Thomas
*Chief Operations Officer/
Assistant Executive Officer*

Keith D. Boggs
Assistant Executive Officer

Patrice M. Dietrich
Assistant Executive Officer

STANISLAUS COUNTY ENVIRONMENTAL REVIEW COMMITTEE

October 12, 2018

Kristen Anaya, Assistant Planner
Stanislaus County Planning and Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

**SUBJECT: ENVIRONMENTAL REFERRAL – PACIFIC COAST COMMODITIES – USE
PERMIT APPLICATION NO. PLN2018-0001 – EARLY CONSULTATION**

Ms. Anaya:

Thank you for the opportunity to review the Early Consultation phase of the above-referenced project.

The Stanislaus County Environmental Review Committee (ERC) has reviewed the subject project and has no comments at this time.

The ERC appreciates the opportunity to comment on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Patrick Cavanah".

Patrick Cavanah
Sr. Management Consultant
Environmental Review Committee

PC:ss

cc: ERC Members

October 11, 2018

Kristen Anaya
County of Stanislaus
Department of Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

Project: Recirculated Early Consultation; Use Permit Application No. PLN2018-0001 for Pacific Coast Commodities

District CEQA Reference No: 20181065

Dear Ms. Anaya:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the above referenced project consisting of a request to establish a tree nut shelling, sizing, cleaning, packaging, and storage facility (Project) on an approximately 9.35 acre parcel. The operation will utilize three existing on-site barns totaling approximately 60,000 square feet. The project site is located at 72224 Faith Home Road, between East Taylor and West Zeering Roads, in the Ceres area of rural Stanislaus County. (APN: 023-001-021). The District offers the following comments:

1. Based on information provided to the District, Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NO_x), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SO_x), 15 tons per year of particulate matter of 10 microns or less in size (PM₁₀), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM_{2.5}). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.
2. The primary function of the facility is subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review). As such, the District recommends the applicant contact the District's Small Business Assistance (SBA) office prior to starting construction regarding the requirements for an Authority to

Samir Sheikh
Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: (661) 392-5500 FAX: (661) 392-5585

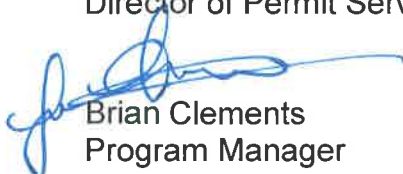
Construct (ATC), if applicable, and to identify other District rules and regulations that apply to this project. SBA staff can be reached at (209) 557-6446.

3. Pursuant to Section 4.4.3 of District Rule 9510 (Indirect Source Review) projects whose primary functions are subject to District Rule 2201 (New and Modified Stationary Source Review Rule) or Rule 2010 (Permits Required) are exempted from the requirements of District Rule 9510. Therefore, the District concludes that the proposed project is not subject to District Rule 9510.
4. The proposed Project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this Project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (209) 557-6446. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
5. The District recommends that a copy of the District's comments be provided to the Project proponent.

District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this Project. If you have any questions or require further information, please call Georgia Stewart at (559) 230-5937 or e-mail Georgia.Stewart@valleyair.org. When calling or emailing the District, please reference District CEQA number 20181065.

Sincerely,

Arnaud Marjollet
Director of Permit Services



Brian Clements
Program Manager

AM: gs

October 12, 2018

Stanislaus County Planning & Community Development
Attn: Kristen Anaya
1010 10th Street, Suite 3400
Modesto, CA 95354



RE: Use Permit Application No. PLN2018-0001 – Pacific Coast Commodities

Dear Ms. Anaya:

The Turlock Irrigation District (District) acknowledges the opportunity to review and comment on the referenced project. District standards require development occurring within the District's boundary that impacts irrigation and electric facilities, to meet the District's requirements.

The District has no comments concerning irrigation and electric facilities on the above referenced project.

If you have any questions concerning irrigation system requirements, please contact me at (209) 883-8367. Questions regarding electric utility requirements should be directed to David Porath at (209) 883-8659.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Troglin".

Todd Troglin
Supervising Engineering Technician, Civil
CF: 2018046

Building Permits Division:

1. This proposal shall require a change of use permit for the conversion of the agricultural building to a commercial processing facility, per the most current adopted California Building Code at the time of the application submittal date.
2. Building permits shall be required for all new equipment installed.
3. Change of use shall require public facility fees to be assessed per each area's use.



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: March 16, 2018
To: Distribution List (See Attachment A)
From: Denzel Henderson, Assistant Planner, Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2018-0001 – PACIFIC COAST COMMODITIES
Respond By: April 3, 2018

******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: Benjamin Steele, Pacific Coast Commodities
Project Location: 7224 Faith Home Road, between East Taylor and West Zeering Roads, in the Ceres area.
APN: 023-001-021
Williamson Act Contract: 1978-3536
General Plan: AG (Agriculture)
Current Zoning: A-2-40 (General Agriculture)
Community Plan: N/A

Project Description: This is a request to establish an almond and walnut processing facility on a 9.35± acre parcel in the A-2 (General Agriculture) Zoning District. The operation will utilize an existing onsite 60,000± square foot barn, a 4,800± square foot shop, a 2,400± square foot office, and an outdoor storage area for the shelling, sizing, packaging, and sorting of almonds and walnuts for local hullers, shellers, and growers. No construction is being proposed as a part of this project. A maximum of six employees and



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

five trucks per day are planned for onsite operations. The project site will receive access from Faith Home Road, and utilize a private well and septic system.

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

- This proposal shall require a change of use permit for the conversion of the agricultural building to a commercial processing facility. PER THE MOST CURRENT ADOPTED CBC.
- AT THE TIME OF THE APPLICATION SUBMITTAL DATE
- Building permits shall be required for all new equipment installed.
- Change of use shall require public facility fees to be ~~paid~~ ^{ASSESSED} PER EACH AREA'S USE.



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

RECEIVED

MAR 21 2018

STANISLAUS CO. PLANNING &
COMMUNITY DEVELOPMENT DEPT.

Request for Early Consultation

March 19, 2018

To: Reviewing Agencies

Re: Use Permit Application No. PLN2018-0001 - Pacific Coast Commodities
SCH# 2018032049

Prior to determining whether a Negative Declaration or an Environmental Impact Report (EIR) is required for a project under CEQA, a Lead Agency is required to consult with all responsible and trustee agencies. This notice and attachment fulfill the early consultation requirement. Recommendations on the appropriate type of environmental document for this project, as well as comments on its scope and content, should be transmitted to the Lead Agency at the address below. You do not have to be a responsible or trustee agency to comment on the project. All agencies are encouraged to comment in a manner that will assist the Lead Agency to prepare a complete and adequate environmental document.

Please direct your comments to:

**Denzel Henderson
Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to SCH Number 2018032049 in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachment
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2018032049
Project Title Use Permit Application No. PLN2018-0001 - Pacific Coast Commodities
Lead Agency Stanislaus County

Type CON Early Consultation
Description This is a request to establish an almond and walnut processing facility on a 9.35 +/- acre parcel in the A-2 (General Agriculture) Zoning District. The operation will utilize an existing onsite 60,000 +/- sq. ft. barn, a 4,800 +/- sq. ft. shop, a 2,400 +/- sq. ft. office, and an outdoor storage area for the shelling, sizing, packaging, and sorting of almonds and walnuts for local hullers, shellers, and growers. No construction is being proposed as part of this project. A maximum of six employees and five trucks per day are planned for onsite operations. This project site will receive access from Faith Home Road, and utilize a private well and septic system.

Lead Agency Contact

Name	Denzel Henderson	
Agency	Stanislaus County	
Phone	(209) 525-6330	Fax
email		
Address	1010 10th Street, Suite 3400	
City	Modesto	State CA Zip 95354

Project Location

County	Stanislaus			
City	Ceres			
Region				
Cross Streets	Faith Home and East Taylor Road			
Lat / Long				
Parcel No.				
Township	5	Range	10	Section 6
				Base MDBM

Proximity to:

Highways	Hwy 99
Airports	
Railways	UPPR
Waterways	TID Lateral No. 3, Ceres Main Canal
Schools	Keyes ES; Keyes Learning Charter
Land Use	

Project Issues

**Reviewing
Agencies**

Date Received	03/19/2018	Start of Review	03/19/2018	End of Review	04/17/2018
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**Notice of Completion and
Environmental Document Transmittal**
California Environmental Quality Act

SCH # **2018032049**

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

FROM: STANISLAUS COUNTY
Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354
PHONE (209) 525-6330
FAX: (209) 525-5911

Project Title USE PERMIT APPLICATION NO. PLN2018-0001 – PACIFIC COAST COMMODITIES

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

Present Land Use/Zoning/General Plan Designation:

PLU: Single Family Dwelling/Pasture Zoning: A-2-40 (General Agriculture) GPD: Ag (Agriculture)

MAR 19 2018

Project Description:

This is a request to establish an almond and walnut processing facility on a 9.35± acre parcel in the A-2 (General Agriculture) Zoning District. The operation will utilize an existing onsite 60,000± square foot barn, a 4,800± square foot shop, a 2,400± square foot office, and an outdoor storage area for the shelling, sizing, packaging, and sorting of almonds and walnuts for local hullers, shellers, and growers. No construction is being proposed as a part of this project. A maximum of six employees and five trucks per day are planned for onsite operations. The project site will receive access from Faith Home Road, and utilize a private well and septic system.

Project Location

County Stanislaus County	City/Nearest Community Ceres
Cross Streets Faith Home and East Taylor Road	Zip Code 95307
Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W	Total Acres 9.35±
Assessor's Parcel Number 023-001-021	Section 6 Twp. 5 Range 10 Base MDB&M
Within 2 Miles: State Hwy # HWY 99	Waterways TID Lateral No. 3, Ceres Main Canal
Airports None	Railways Union Pacific
	Schools Learning Charter
	Keys Elementary; Keys

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

Starting Date March 16, 2018	Ending Date April 3, 2018
Signature <i>[Signature]</i>	Date March 16, 2018

Document Type

CEQA	NEPA	OTHER
<input type="checkbox"/> NOP	<input type="checkbox"/> NOI	<input type="checkbox"/> Joint Document
<input checked="" type="checkbox"/> Early Cons	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other
<input type="checkbox"/> Mit Neg Dec	<input type="checkbox"/> FONSI	
<input type="checkbox"/> Draft EIR		

Local Action Type

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Cancel Ag Preserve

Development Type

Local Related ☒ Other Almond and Walnut Processing Facility MGD

State Clearinghouse Contact: (916) 445-0613 *OK*

State Review Began: 3 - 19 - 2018

EARLY CONSULTATION

SEND COMMENTS DIRECTLY TO
LEAD AGENCY BY: 4 - 3 - 2018

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: **2018032049**

Please forward late comments directly to the Lead Agency

AQMD/APCD 34

(Resources: 3 / 24)

Project Sent to the following State Agencies

<input checked="" type="checkbox"/> Resources	<input type="checkbox"/> Cal EPA
<input checked="" type="checkbox"/> Boating & Waterways	<input type="checkbox"/> ARB: Airport & Freight
<input checked="" type="checkbox"/> Central Valley Flood Prot.	<input type="checkbox"/> ARB: Transportation Projects
<input type="checkbox"/> Coastal Comm	<input type="checkbox"/> ARB: Major Industrial/Energy
<input type="checkbox"/> Colorado Rvr Bd	<input type="checkbox"/> Resources, Recyc. & Recovery
<input checked="" type="checkbox"/> Conservation	<input checked="" type="checkbox"/> SWRCB: Div. of Drinking Water
<input checked="" type="checkbox"/> CDFW # 4	<input checked="" type="checkbox"/> SWRCB: Div Drinking Wtr # 10
<input type="checkbox"/> Cal Fire	<input type="checkbox"/> SWRCB: Div. Financial Assist.
<input type="checkbox"/> Historic Preservation	<input type="checkbox"/> SWRCB: Wtr Quality
<input checked="" type="checkbox"/> Parks & Rec	<input type="checkbox"/> SWRCB: Wtr Rights
<input type="checkbox"/> Bay Cons & Dev Comm.	<input checked="" type="checkbox"/> Reg. WQCB # 55
<input checked="" type="checkbox"/> DWR	<input type="checkbox"/> Toxic Sub Ctrl-CTC
	<input type="checkbox"/> Yth/Adlt Corrections
<input type="checkbox"/> CalSTA	<input type="checkbox"/> Corrections
<input checked="" type="checkbox"/> Aeronautics	<input type="checkbox"/> Independent Comm
<input checked="" type="checkbox"/> CHP	<input type="checkbox"/> Delta Protection Comm
<input checked="" type="checkbox"/> Caltrans # 10	<input type="checkbox"/> Delta Stewardship Council
<input type="checkbox"/> CHP	<input type="checkbox"/> Energy Commission
<input type="checkbox"/> Trans Planning	<input checked="" type="checkbox"/> NAHC
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Public Utilities Comm
<input type="checkbox"/> Education	<input type="checkbox"/> Santa Monica Bay Restoration
<input checked="" type="checkbox"/> Food & Agriculture	<input type="checkbox"/> State Lands Comm
<input type="checkbox"/> HCD	<input type="checkbox"/> Tahoe Rgl Plan Agency
<input type="checkbox"/> OES	<input type="checkbox"/> Conservancy
<input type="checkbox"/> State/Consumer Sves	
<input type="checkbox"/> General Services	

Denzel Henderson - RE: Pacific Coast Commodities

From: BELLA BADAL <BBADAL@envres.org>
To: Denzel Henderson <Hendersond@stancounty.com>
Date: 5/10/2018 7:51 AM
Subject: RE: Pacific Coast Commodities

Good morning, Denzel

I have one comment that needs to be addressed, one of the existing septic systems is located inside the structure labeled as "personal Shop." The septic system is to be relocated under a permit obtained from DER; the relocation site must meet all required setback required and enforced by DER.

Thank you,

Bella Badal

Bella Badal; PhD, Sr.REHS
Senior Registered Environmental Health Specialist
Environmental Health
Department of Environmental Resources
Main: (209) 525-6700
Direct: (209) 525-6719
Fax: (209) 525-6774
Cell: (209) 505-6618

From: Denzel Henderson [Hendersond@stancounty.com]
Sent: Monday, May 7, 2018 1:49 PM
To: BELLA BADAL
Subject: RE: Pacific Coast Commodities

Hello,

The applicant for *Pacific Coast Commodities* has submitted revised plans and has provided a digital copy for your review and comments.

>>> BELLA BADAL <BBADAL@envres.org> 4/12/2018 10:11 AM >>>

Good morning, Denzel

I reviewed the submitted paperwork for the above mentioned project. The site plan is very poor and the applicant needs to submit a revised site plan that is drawn to a legible scale. The site plan needs to illustrate all existing structure and please have them properly label all the structures according to their occupancy/use. And in addition the site plan needs to provide the location and layout of all the existing septic systems and the water wells.



CHIEF EXECUTIVE OFFICE

Jody L. Hayes
Chief Executive Officer

Patricia Hill Thomas
*Chief Operations Officer/
Assistant Executive Officer*

Keith D. Boggs
Assistant Executive Officer

Patrice M. Dietrich
Assistant Executive Officer

STANISLAUS COUNTY ENVIRONMENTAL REVIEW COMMITTEE

April 2, 2018

Denzel Henderson, Assistant Planner
Stanislaus County Planning and Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

**SUBJECT: ENVIRONMENTAL REFERRAL – PACIFIC COAST COMMODITIES – USE
PERMIT APPLICATION NO. PLN2018-0001 – EARLY CONSULTATION**

Mr. Henderson:

Thank you for the opportunity to review the Early Consultation phase of the above-referenced project.

The Stanislaus County Environmental Review Committee (ERC) has reviewed the subject project and requests the following additional information to fully evaluate the project and any potential environmental impacts. Please provide additional information on the project which includes, but is not limited to:

1. Provide a site plan that is to scale along with floor plans.
2. Include an explanation of how the Ag Buffer requirement is being met or provide a proposed alternative.
3. How each building will be used.
4. Location of septic system.
5. Location of employee restrooms.
6. If there will be any equipment or truck maintenance onsite and type.
7. If there will be fumigation onsite.
8. If there will be any hazardous materials stored onsite.
9. If the operation is seasonal or year round.
10. If there is a peak season.
11. The number of employee and truck trips at peak season vs. the rest of the year.

**ENVIRONMENTAL REFERRAL – PACIFIC COAST COMMODITIES – USE PERMIT
APPLICATION NO. PLN2018-0001 – EARLY CONSULTATION
April 2, 2018
Page 2**

The ERC appreciates the opportunity to comment on this project.

Sincerely,

A handwritten signature in dark ink, appearing to read "Patrick Cavanah", with a stylized, flowing script.

Patrick Cavanah
Sr. Management Consultant
Environmental Review Committee

PC:ss

cc: ERC Members



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

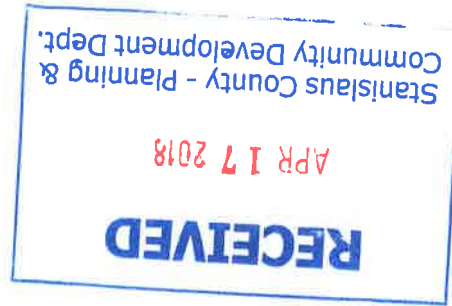
Chris Brady, PE
Deputy Director - Design/Survey/Fleet Maintenance

Frederic Clark, PE, LS
Deputy Director - Development/Traffic

David Leamon, PE
Deputy Director - Construction Administration/Operations

Letti Ortiz
Senior Business and Finance Manager

www.stancounty.com/publicworks



April 17, 2018

To: Denzel Henderson, Assistant Planner, Planning and Community Development

From: 
Angie Halverson, Senior Land Development Coordinator

Subject: PLN2018-0001 Pacific Coast Commodities Use Permit Faith Home Road

This is a request to establish an almond and walnut processing facility on a parcel in the A-2 Zoning District. The operation will utilize an existing 60,000 sq. ft. barn, a 4,800 sq. ft. shop, a 2,400 sq. ft. office and an outdoor storage area for the shelling, sizing, sorting, and packaging of almonds and walnuts for local hullers, shellers, and growers. There is not any construction planned as part of this project. There will be a maximum of six employees and 5 trucks a day are planned for the project. Stanislaus County Public Works has reviewed the subject use permit and applied the following conditions of approval:

1. A new driveway shall be installed per Stanislaus County Public Works Standards and Specifications prior to the issuance of a building or grading permit, or within 6 months, whichever comes first.
2. An encroachment permit shall be taken out for any work in the Faith Home Road right of way.
3. No parking, loading, or unloading of vehicles is permitted within the Faith Home Road right of way. The developer shall install or pay for the installation of any off-site signs and/or markings, as required by Stanislaus County.
4. Prior to issuance of a building or grading permit, a grading, drainage, and erosion/sediment control plan for the project site shall be submitted. Public Works will review and approve the grading and drainage plan. The plans shall include the following information:
 - The plan shall contain enough information to verify that all runoff will be kept from going into the Stanislaus County road right-of-way or adjacent parcels. It shall also meet Stanislaus County Public Works Standards and Specifications that are current at the time of the grading plan.
 - The grading drainage and erosion/sediment control plan shall comply with the current State of California National Pollutant Discharge Elimination System (NPDES)

General Construction Permit. A Waste Discharger Identification Number and a copy of the Notice of Intent and the projects Stormwater Pollution Prevention Plan shall be provided prior to the approval of any grading, if applicable.

- The applicant of the grading permit shall pay the current Stanislaus County Public Works weighted labor rate for the plan review of the grading plan.
- Prior to the occupancy or final of any building permit, the grading, drainage, and associated work shall be accepted by Stanislaus County Public Works.
- The applicant of the grading permit shall pay the current Stanislaus County Public Works weighted labor rate for all on-site inspections. The Public Works inspector shall be contacted 48 hours prior to the commencement of any grading or drainage work on-site.

Central Valley Regional Water Quality Control Board

10 June 2018

Denzel Hendersen
Stanislaus County Planning and Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

RECEIVED

JUN 13 2018

STANISLAUS CO. PLANNING &
COMMUNITY DEVELOPMENT DEPT.

COMMENTS ON USE PERMIT APPLICATION (APPLICATION NO. PLN2018-0001), BENJAMIN STEELE, PACIFIC COAST COMMODITIES, STANISLAUS COUNTY

Pursuant to Stanislaus County Community Development Department's 3 April 2018 request, Central Valley Regional Water Quality Control Board (Central Valley Water Board) staff has reviewed the Use Permit Application for the subject project. The Central Valley Water Board is responsible for protecting the quality of surface and ground waters of the state; therefore, our comments will address water quality matters only.

The applicant proposes to establish an almond and walnut processing facility. The operation will utilize an existing onsite 60,000± square foot (sf) barn, a 4,800 sf shop, a 2,400± sf office, and an outdoor storage area for the shelling, sizing, packaging, and sorting of almonds and walnuts for local hullers, shellers, and growers. The facility will utilize a private well and septic system.

Waste Discharge Requirements (WDRs)

The discharge of food processing wastewater and residual solids to land is subject to regulation under individual WDRs or Central Valley Water Board Order R5-2015-0005 (the Conditional Waiver of Waste Discharge Requirements for Small Food Processors, Small Wineries and Related Agricultural Processors within the Central Valley Region, or Waiver). Based on the information provided in the use permit application, the nut processing facility waste discharge may be regulated under the Waiver, which is limited to 1,000,000 gallons of wastewater per year and associated residual solids. In accordance with California Water Code Section 13260, the project proponent is required to submit a Report of Waste Discharge (RWD) to apply for individual WDRs or the Waiver. We recommend that the RWD be submitted 12 to 18 months before the expected startup date.

For more information on waste discharges to land, visit the Central Valley Water Board's website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_land/index.shtml

Domestic Wastewater

The discharge of domestic wastewater is preferably conveyed to a community sewer and wastewater treatment system. If the project involves use of an on-site wastewater system, the discharge of treated wastewater to land may be regulated by Central Valley Water Board or a

local agency depending on the treatment method and discharge volume. Pursuant to the State Water Board's Onsite Wastewater Treatment Systems Policy (OWTS Policy), the regulation of septic tank and leach field systems may be regulated under the local agency's management program in lieu of WDRs. A county environmental health department may permit septic tank and leach field systems designed for less than 10,000 gpd. For more information on septic system regulations, visit the Central Valley Water Board's website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/owts/sb_owts_policy.pdf

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/1968/rs68_016.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the NPDES and land discharge WDRs permitting process. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Additional information is available via the Internet at the Regional Board's Storm Water website http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/.

If you have any questions about the discharge to land permitting process, including dewatering discharges to land, I can be reached at (916) 464-4740 or by email at dcalanchini@waterboards.ca.gov.

A handwritten signature in cursive script, appearing to read "Dina Calanchini".

DINA CALANCHINI
Engineering Geologist
Non-15 Waste Discharge to Land Permitting Unit