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

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

Date: **March 15, 2021**

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

From: **Teresa McDonald, Associate Planner, Planning and Community Development**

Subject: **GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2020-0014 – GONZALES READY-MIX AND LANDSCAPING SUPPLY**

Comment Period: **March 15, 2021 – April 19, 2021**

Respond By: **April 19, 2021**

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: **Jaime Gonzales**

Project Location: **Monte Vista Avenue, at the southeast corner of E. Monte Vista Avenue and N. Santa Fe Avenue, in the Community of Denair.**

APN: **024-039-012 & 024-039-013**

Williamson Act Contract: **N/A**

General Plan: **Planned Development**

Community Plan: **Estate Residential**

Current Zoning: **P-D (256) (Planned Development)**

Project Description: **This is a request to amend the community plan designation of the Denair Community Plan from Estate Residential to Commercial and the zoning designation from expired Planned Development (P-D) 256 to a new P-D to allow a landscaping and concrete supply and delivery service on two parcels totaling 1.79± acres. The request also includes the construction of**

an 800-square-foot main office and 600-square-foot security office with restroom, a cement silo, water pump house, bag house, hopper, and monument sign. Other proposed improvements include an asphalt parking lot with seven spaces and the remainder of the site paved with all-weather gravel, three 20-foot-tall light poles, landscaping adjacent to the offices and road frontage, drainage basin, and a six-foot-tall chain link fence around the perimeter of the site. The site is proposed to be served by private well and septic.

The proposed on-site retail hours of operation are seven days a week from 7 a.m. to 5 p.m. and the proposed concrete delivery service hours are seven days a week from 7 a.m. to 3 p.m., with a maximum of two employees on-site, and one shift per day. Outside of business hours, one security guard will be on-site. A maximum of 20 daily customers are expected from March through August, and 14 daily customers from September through February, with no more than three customers on-site at one time. An estimate of two concrete truck deliveries are expected per week.

The site does not have existing water or wastewater services and is outside the Denair Community Services District (CSD) Boundary, but within the CSD's Sphere of Influence, and has access to County-maintained N. Santa Fe Avenue and E. Monte Vista Avenue.

The Board of Supervisors on August 28, 2001, approved Rezone Application No. 2001-07 – Christopher and Christina Bass, to rezone the site from expired P-D (Planned Development) (68) to P-D (256) to allow the construction of an office complex and card lock fueling station, and to legalize an existing septic tank pumping service. However, no development took place resulting in an expired Planned Development.

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

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GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2020-0014 – GONZALES READY-MIX AND LANDSCAPING SUPPLY
Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		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
	CITY OF	X	STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DIST: DENAIR	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	DER - GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	FIRE PROTECTION DIST: DENAIR	X	STAN COUNTY COUNSEL
X	GSA: WEST TURLOCK SUBBASIN GSA	X	StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	STATE OF CA SWRCB – DIV OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	SURROUNDING LAND OWNERS
X	MUNICIPAL ADVISORY COUNCIL: DENAIR	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC	X	TRIBAL CONTACTS (CA Government Code §65352.3)
X	POSTMASTER: DENAIR		US ARMY CORPS OF ENGINEERS
X	RAILROAD: B.N & S.F.	X	US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462)
X	SCHOOL DIST 1: DENAIR UNIFIED	X	USDA NRCS
	SCHOOL DIST 2:		WATER DIST:
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		

STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: **GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2020-0014 – GONZALES READY-MIX AND LANDSCAPING SUPPLY**

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

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CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, January 1, 2020

1.	**Project title:**	General Plan Amendment and Rezone Application No. PLN2020-0014 – Gonzales Ready-Mix and Landscaping Supply
2.	**Lead agency name and address:**	Stanislaus County 1010 10th Street, Suite 3400 Modesto, CA 95354
3.	**Contact person and phone number:**	Teresa McDonald, Associate Planner
4.	**Project location:**	Monte Vista Avenue, at the southeast corner of E. Monte Vista Avenue and N. Santa Fe Avenue, in the Community of Denair. APNs: 024-039-012 and 024-039-013
5.	**Project sponsor's name and address:**	Jaime Gonzales 3433 Village Avenue Denair, CA 95316
6.	**General Plan designation:**	Planned Development
7.	**Community Plan designation**	Estate Residential
8.	**Zoning:**	P-D (256) (Planned Development)

9. Description of project:

This is a request to amend the community plan designation of the Denair Community Plan from Estate Residential to Commercial and the zoning designation from expired Planned Development (P-D) 256 to a new P-D to allow a landscaping and concrete supply and delivery service on two parcels totaling 1.79± acres. The request also includes the construction of an 800-square-foot main office with a restroom, a 600-square-foot security office with restroom, a cement silo, water pump house, bag house, hopper, and monument sign. Other proposed improvements include an asphalt parking lot with seven spaces and the remainder of the site paved with all-weather gravel, three 20-foot-tall light poles, landscaping adjacent to the main office, security office, and road frontage, drainage basin, and a six-foot-tall chain link fence around the perimeter of the site. The site is proposed to be served by private well and septic.

On-site activities include the sale of concrete (in one-yard increments) and landscaping supplies, including rock, sand, gravel, bark, brick, and stone. The landscaping supplies will be stored outside on concrete pads, separated by concrete median barriers. Additionally, customers requiring 10 yards of concrete or more may have the concrete delivered to them in a concrete truck. The cement is manufactured off-site and will be delivered to the site bi-weekly and stored in the silo. The cement is then combined with sand and aggregate (which is stored in the hopper), and water. The concrete is transferred to either a small concrete mixer to be hauled away by the customer or to the concrete truck to be delivered. The proposed on-site maintenance includes the routine maintenance of the concrete equipment.

The proposed on-site retail hours of operation are seven days a week from 7 a.m. to 5 p.m. and the proposed concrete delivery service hours are seven days a week from 7 a.m. to 3 p.m., with a maximum of two employees on-site, and one shift per day. Outside of business hours, one security guard will be on-site. A maximum of 20 daily customers are expected from March through August, and 14 daily customers from September through February, with no more than three customers on-site at one time. An estimate of two concrete truck deliveries are expected per week.

The site does not have existing water or wastewater services and is outside the Denair Community Services District (CSD) Boundary, but within the CSD's Sphere of Influence, and has access to County-maintained N. Santa Fe Avenue and E. Monte Vista Avenue.

The Board of Supervisors on August 28, 2001, approved Rezone Application No. 2001-07 – Christopher and Christina Bass, to rezone the site from expired P-D (Planned Development) (68) to P-D (256) to allow the construction of an office complex and card lock fueling station, and to legalize an existing septic tank pumping service. However, no development took place resulting in an expired Planned Development.

9.	**Surrounding land uses and setting:**	Monte Vista Avenue, ranchettes, and residential parcels to the north, east and west; T.I.D. canal and an orchard to the south; N Santa Fe Avenue and the B.N & S.F. railroad to the west
10.	**Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**	CalTrans Stanislaus County Department of Public Works Department of Environmental Resources Turlock Irrigation District
11.	**Attachments:**	Environmental Noise Assessment, prepared by Luke Saxelby (Saxelby Acoustics LLC), February 9, 2021

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.

☐ **Aesthetics**	☐ **Agriculture & Forestry Resources**	☐ **Air Quality**
☐ **Biological Resources**	☐ **Cultural Resources**	☐ **Energy**
☐ **Geology / Soils**	☐ **Greenhouse Gas Emissions**	☐ **Hazards & Hazardous Materials**
☐ **Hydrology / Water Quality**	☐ **Land Use / Planning**	☐ **Mineral Resources**
☐ **Noise**	☐ **Population / Housing**	☐ **Public Services**
☐ **Recreation**	☐ **Transportation**	☐ **Tribal Cultural Resources**
☐ **Utilities / Service Systems**	☐ **Wildfire**	☐ **Mandatory Findings of Significance**

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.**

Signature on file.
Prepared by Teresa McDonald, Associate Planner

March 10, 2021
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. The project site consists of two parcels, totaling 1.79 acres, both of which are vacant. The request also includes the construction of an 800-square-foot main office with a restroom, 600-square-foot security office with restroom, a cement silo, water pump house, bag house, hopper, and monument sign. Other proposed improvements include asphalt parking lot with seven spaces with the remainder of the site paved with all-weather surface, landscaping adjacent to the office, security office, and road frontage, drainage basin, and a six-foot-tall chain link fence around the perimeter of the site.

Additionally, the project proposes security lighting consisting of three 20-foot-tall light poles. A development standard will be added to the project requiring the applicant to submit a photometric light plan to determine the areas of illumination of the proposed security lighting. Additionally, all lighting will be required to be aimed down and shielded to prevent sky glow or spillage onto adjoining properties. With development standards in place, no adverse impacts to the existing visual character of the site or its surroundings are anticipated.

Mitigation: None.

References: Application material; 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: The California Department of Conservation's Farmland Mapping and Monitoring Program lists the project site's soil as comprised of Rural Residential Land. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that the soil consists of Grade 4 Madera sandy loam, zero to two percent slopes Storie Index rating 30, which does not qualify as Prime Farmland. The project will not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

The closest actively farmed parcel is approximately 70 feet north of the project site across E Monte Vista Avenue, and is designated as Estate Residential in the Denair Community Plan. The nearest parcel under Williamson Act Contract is approximately 100 feet to the south separated by the Turlock Irrigation District (TID) Main Canal and is outside of the Denair Community Plan boundary. The neighboring parcels to the south and west both have a zoning designation of Agriculture and any development to a residential density would trigger Measure E. Additionally, a drainage basin is proposed on the southern portion of the project site so that the nearest developed portion of the project site is 150 feet away from the southern property line. According to Appendix VII of the Stanislaus County General Plan – Buffer and Setback Guidelines, all projects shall incorporate a 150-foot wide buffer setback. The applicant is proposing a reduced buffer setback of 70 feet to the north and to construct a drainage basin on the southern portion of the site to meet the 150-foot setback, and six-foot high chain link fence around the perimeter of the site. The project was referred to the Agricultural Commissioner's office who responded with no comment.

The Turlock Irrigation District's (TID) Turlock Main Canal borders the southeast boundary of the property. District standards require developments adjoining District canals to construct a solid masonry or concrete wall, a minimum of six-feet in height, next to the District's right-of-way. However, given the proposed 150-foot agricultural setback, this condition will be waived at this time. If in the future the operation expands into the setback area, the District will need to revisit this waiver and the wall may be required to be constructed. The project does not propose any structures within this area. However, the comment will be applied as a development standard.

The site is bordered on all sides by a County-maintained road or the TID Main Canal. There is no indication that this project will result in the removal of adjacent contracted land from agricultural use nor will include significant impacts to agricultural resources in the vicinity of the project.

Mitigation: None.

References: Application material; Referral response from the Stanislaus County Agricultural Commissioner, dated March 24, 2020; Referral response from the Turlock Irrigation District, dated April 2, 2020; Natural Resources Conservation Service Soil Survey; Stanislaus Soil Survey (1957); California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2018; 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 PM2.5 (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 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 and project's operation after construction. Implementation of the proposed project would fall below the SJVAPCD significance thresholds for both short-term construction and long-term operational emissions, as discussed below. Because construction 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.

The SJVAPCD's Small Project Analysis Level (SPAL) Analysis indicates that the minimum threshold of significance for industrial projects is 1,506 trips per-day. The proposed on-site retail hours of operation are seven days a week from 7 a.m. to 5 p.m. and the proposed concrete delivery service hours are seven days a week from 7 a.m. to 3 p.m., with a maximum of two employees on-site. Outside of business hours, one security guard will be on-site. A maximum of 20 daily customers are expected from March through August, and 14 daily customers from September through February, with no more than three customers on-site at one time. An estimate of two concrete truck deliveries are expected per week. This is below the District's thresholds of significance for emissions.

The project was referred to the Air District, who responded with no comment. A development standard will be added to the project to ensure compliance with the District's rules and regulations.

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.

Construction activities associated with new development can temporarily increase localized PM10, PM2.5, volatile organic compound (VOC), nitrogen oxides (NOX), sulfur oxides (SOX), and carbon monoxide (CO) concentrations a project's vicinity. The primary source of construction-related CO, SOX, VOC, and NOX emission is gasoline and diesel-powered, heavy-duty mobile construction equipment. Primary sources of PM10 and PM2.5 emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces.

Construction activities associated with the proposed project would consist primarily of the construction of an 800-square-foot and 600-square-foot building, equipment required for the concrete business, and grading of the site. All construction activities will be required to be in compliance with all SJVAPCD regulations; therefore, construction emissions would be less-than significant without mitigation.

Mitigation: None.

References: Application material; Email response from the San Joaquin Valley Air Pollution Control District (SJVAPCD), dated July 15, 2020; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; and the 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: The project is located within the Denair Quad of the California Natural Diversity Database (CNDDB). There are five species or plants which are state or federally listed, threatened, or identified as species of special concern within the Denair California Natural Diversity Database Quad. These include the Swainson's hawk, Crotch Bumble Bee, valley elderberry longhorn beetle, steelhead - Central Valley DPS, and San Joaquin Valley Orcutt grass. There is a low likelihood that these species are present on the project site as the land is vacant and the area has been disturbed and improved with a combination of agricultural, residential, and commercial uses.

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: Application material; 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: A records search conducted by the Central California Information Center (CCIC) for the project site indicated that there are no historical or archeological resources recorded within the project area. It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The project site consists of vacant land previously used as part of a home septic tank business. The project was referred to tribal governments, as required by SB 18 and AB 52, and no responses have been received to date. A development standard regarding the discovery of cultural resources during the construction process will be added to the project.

Mitigation: None.

References: Application material; Central California Information Center Report for the project site, dated November 13, 2019; 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 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, total estimated daily vehicle trips to be generated by the project, and the additional energy consumed per trip by mode, shall be taken into consideration when evaluating energy impacts. Additionally, the project's compliance with applicable state or local energy legislation, policies, and standards must be considered.

The project proposes to allow a landscaping and concrete supply and delivery service on two parcels totaling 1.79± acres. The request also includes the construction of an 800-square-foot office with a restroom, 600-square-foot security office with restroom, a cement silo, water pump house, bag house, hopper, and monument sign. Other proposed improvements include an asphalt parking lot with seven spaces, gravel drive aisles, three 20-foot-tall light poles, landscaping adjacent to the office, security office, and road frontage, drainage basin, and a six-foot-tall chain link fence around the perimeter of the site.

It does not appear this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources.

The project was referred to the San Joaquin Valley Air Pollution Control District, who responded with no comment.

Mitigation: None.

References: Application material; Email response from the San Joaquin Valley Air Pollution Control District (SJVAPCD), dated July 15, 2020; 2016 California Green Building Standards Code Title 24, Part 11(Cal Green); 2016 California Energy Code Title 24, Part 61[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:			**X**	
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 United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that the soil consists of Grade 4 Madera sandy loam, zero to two percent slopes, Storie Index rating 30.

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.

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 and 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.

DER, Public Works, and the Building Permits Division review and approve any building or grading permit to ensure their standards are met. Development standards regarding these standards will be applied to the project and will be triggered when a building permit is requested.

Mitigation: None.

References: Application material; Referral response from the Department of Environmental Resources, dated October 27, 2020; Referral response from the Stanislaus County Department of Public Works, dated March 25, 2020; 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 Gasses (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.

This is a request to establish a landscaping and concrete supply and delivery service on two parcels totaling 1.79 acres. The request also includes the construction of an 800-square-foot office with a restroom, 600-square-foot security office with restroom, a cement silo, water pump house, bag house, hopper, and monument sign. Other proposed improvements include paving with all-weather surface, asphalt parking lot with seven spaces, three 20-foot-tall light poles, landscaping adjacent to the office, security office, and road frontage, drainage basin, and a six-foot-tall chain link fence around the perimeter of the site. The site will be served by a proposed well and septic system.

On-site activities include the sale of concrete (in one-yard increments) and landscaping supplies, including rock, sand, gravel, bark, brick, and stone. The landscaping supplies will be stored outside on concrete pads, separated by concrete median barriers. Additionally, customers requiring 10 yards of concrete or more may have the concrete delivered to them in a concrete truck. The cement is manufactured off-site and will be delivered to the site bi-weekly and stored in the silo. The cement is then combined with sand and aggregate (which is stored in the hopper), and water. The concrete is transferred to either a small concrete mixer to be hauled away by the customer or to the concrete truck to be delivered. The proposed on-site maintenance includes the routine maintenance of the concrete equipment.

The proposed on-site retail hours of operation are seven days a week from 7 a.m. to 5 p.m. and the proposed concrete delivery service hours are seven days a week from 7 a.m. to 3 p.m., with a maximum of two employees on-site. Outside of business hours one security guard will be on-site. A maximum of 20 daily customers are expected from March through August, and 14 daily customers from September through February, with no more than three customers on-site at one time. An estimate of two concrete truck deliveries are expected per week.

The project was referred to the San Joaquin Valley Air Pollution Control District (SJVAPCD), who responded with no comment. Additionally, 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. A development standard will be added to the project to ensure consultation with the District prior to project commencement. The proposed concrete and landscape supply business is not expected to generate significant amounts of GHG's either directly or indirectly, nor is it expected to have a significant impact or conflict with any GHG reduction plan, policy, or regulation.

Mitigation: None.

References: Application material; Email response from the San Joaquin Valley Air Pollution Control District (SJVAPCD), dated July 15, 2020; 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: This is a request to establish a landscaping and concrete supply and delivery service on two parcels totaling 1.79 acres. The request also includes the construction of an 800-square-foot office with a restroom, 600-square-foot security office with restroom, a cement silo, water pump house, bag house, hopper, and drainage basin. The site will be served by a proposed well and septic system.

A referral response from the Department of Toxic Substances Control (DTSC) was received and included comments regarding; the potential release of aerially deposited lead (ADL) in and along roadways, removal of chemicals subsequent to the demolition of structures, use of imported soil to backfill, and the use of pesticides. Per the application, the operation will not include or generate any hazardous wastes associated with the project and the on-site maintenance will be limited routine maintenance of the concrete equipment every three months based on the recommendations of the manufacturer. The hopper will be greased once daily. Additionally, the concrete silo and accompanying equipment will be on a concrete pad and any runoff will be contained in a catch basin. The project will not require; any buildings or structures to be demolished, the importation of soil to backfill excavated areas, or the removal of the existing roadway. The Agricultural Commissioner's office did not locate any permits for pesticides or restricted materials for the subject property. The Department of Environmental Resources (DER) Hazardous Materials Division confirmed the DTSC comments are not site specific. Additionally, Chapter 6.95 of the California Health and Safety Code requires businesses that use, handle, or store hazardous materials above an identified threshold to submit a Hazardous Materials Business Plan. The applicant is required to use, store, and dispose of any hazardous materials in accordance with all applicable federal, state, and local regulations. A referral response was received from the (DER) Hazardous Materials Division, stating that if project involves the installation of monitoring wells and/or borings, the applicant must submit a current permit application. This requirement will be added as a development standard. Additionally, the project was referred to the Stanislaus County Environmental Review Committee (ERC), which responded with no comments relating to hazardous materials. No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

Pesticide exposure is a risk in areas located in the vicinity of agriculture. Sources of exposure include contaminated groundwater, which is consumed, and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. Additionally, agricultural buffers are intended to reduce the risk of spray exposure to surrounding people. The project was referred to the Stanislaus County Agricultural Commissioner, which responded with no comment.

The project site is not listed on the EnviroStor database managed by the CA Department of Toxic Substances Control or within the vicinity of any airport. The groundwater is not known to be contaminated in this area. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Denair Fire Protection District. The project was referred to the District, and no response has been received to date.

Mitigation: None.

References: Application material; Referral response from the Department of Environmental Resources (DER) Hazardous Materials Division, dated April 7, 2020; Referral response from the Department of Toxic Substances Control, dated April 9, 2020; Referral response from the Environmental Review Committee (ERC), dated March 25, 2020; Email response from the Agricultural Commissioner, dated March 24, 2020 and November 17, 2020; 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:			**X**	
(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: 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. By virtue of the proposed construction, the current absorption patterns of water upon this property will be altered; however, current standards require that all of a project's storm water be maintained on-site and, as such, a Grading and

Drainage Plan, as requested by the Department of Public Works, will be included in this project's development standards. Additionally, a storm water retention basin which will manage stormwater on-site is included as part of the project.

The project was referred to the Central Valley Regional Water Quality Control Board (RWQCB) and no response has been received. Additionally, the developer will be required to contact RWQCB to determine which permits/standards must be met prior to construction as a development standard.

The project site is located within the Denair Community Services District (CSD) Sphere of Influence, but is outside the District's current boundary. The project was referred to the District, which responded that the project site is approximately 350 feet from the nearest water main, and is in support of the applicant utilizing an on-site well or public well and septic system.

The project proposes to utilize a proposed well for the modular office, security office, landscaping dust control, concrete mixing, and equipment washing. During the project's Early Consultation referral period, the Department of Environmental Resources (DER) and the County's Environmental Review Committee (ERC) identified the site's water source as meeting the criteria to become a public water system, which would require a public water supply permit prior to occupancy of any building permit. 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.

The applicant will have to drill a new well, which will be subject to the Discretionary Well Permitting and Management Program, and to the public water supply permitting program, which requires the well water to meet a certain water quality standard. If the well is unable to meet the required water quality standard for a public water supply permit, a water treatment system may be required to be installed. DER regulates the issuance of new well permits and State standards overseen through the County's Local Primacy Agency regulate small public water systems. A development standard requiring submittal of an application and the associated technical report to DER for a public water supply permit, prior to receiving occupancy of any building permit, will be added to the project.

Stanislaus County adopted a Groundwater Ordinance in November 2014 (Chapter 9.37 of the County Code, hereinafter, the "Ordinance") that codifies requirements, prohibitions, and exemptions intended to help promote sustainable groundwater extraction in unincorporated areas of the County. The Ordinance prohibits the unsustainable extraction of groundwater and makes issuing permits for new wells, which are not exempt from this prohibition, discretionary. For unincorporated areas covered in an adopted GSP pursuant to SGMA, the County can require holders of permits for wells it reasonably concludes are withdrawing groundwater unsustainably to provide substantial evidence that continued operation of such wells does not constitute unsustainable extraction and has the authority to regulate future groundwater extraction. The construction and operation of wells could potentially cause degradation of water quality due to cross connection of aquifers of varying quality or induced migration of groundwater with impaired water quality. The Ordinance is intended to address these eventualities.

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 development standard will be placed on the project requiring ensuring the applicant obtains a drilling permit as required by State and County regulations, to be obtained prior to the construction of new wells. The project site is located within the Turlock Subbasin. The West Turlock Subbasin Groundwater Sustainability Agency (West Turlock Subbasin GSA) and the East Turlock Subbasin Groundwater Sustainability Agency (East Turlock Subbasin GSA) are tasked with ensuring compliance with the Sustainable Groundwater Management Act (SGMA) through a Groundwater Sustainability Plan to be submitted by January 31, 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., AW MPs, UW MPs, groundwater management plans). The new domestic well is not anticipated to have a significant effect on groundwater supplies.

Goal Two, Policy Seven, of the Stanislaus County General Plan's Conservation/Open Space Element requires that new development that does not derive domestic water from pre-existing domestic and public water supply systems be required to have a documented water supply that does not adversely impact Stanislaus County water resources. This Policy is implemented by requiring proposals for development that will be served by new water supply systems be referred to appropriate water districts, irrigation districts, community services districts, the State Water Resources Board and any other appropriate agencies for review and comment. Additionally, all development requests shall be reviewed to ensure that sufficient evidence has been provided to document the existence of a water supply sufficient to meet the short and long-term water needs of the project without adversely impacting the quality and quantity of existing local water resources. If the applicant is required to install a water treatment system, it will be required to be approved by the Regional Water Quality Control Board and the Department of Environmental Resources. Additionally, water supply permits require on going testing. Development standards will be placed on the project to address these issues.

The applicant proposes use of a proposed septic system for the proposed main office and security office. A referral response from DER stated that the project's on-site wastewater treatment system (OWTS) will be required to meet Measure X septic and Local Agency Management Program (LAMP) standards. LAMP standards include minimum setbacks from wells to prevent negative impacts to groundwater quality.

Mitigation: None.

References: Application material; Referral response from the Environmental Review Committee (ERC), dated December 22, 2020; Referral response from Public Works, dated March 25, 2020; Referral response from the Denair Community Services District, dated May 18, 2020; Referral response from the Environmental Review Committee (ERC), dated March 25, 2020; Referral response from the Department of Environmental Resources (DER), dated October 27, 2020; 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 is a request to amend the community plan designation of the Denair Community Plan from Estate Residential to Commercial and the zoning designation from expired P-D (Planned Development) (256) to a new P-D to allow a landscaping and concrete supply and delivery service on two parcels totaling 1.79± acres. The request also includes the construction of an 800-square-foot office with a restroom, 600-square-foot security office with restroom, a cement silo, water pump house, bag house, hopper, and monument sign. Other proposed improvements are asphalt parking lot with the remainder of the site paved with all-weather surface gravel, three 20-foot-tall light poles, landscaping adjacent to the office, security office, and road frontage, drainage basin, domestic well and septic system, and a six-foot-tall chain link fence around the perimeter of the site. The project site fronts both N Santa Fe Avenue and E Monte Vista Avenue, but will only maintain customer access from E Monte Vista Avenue. The proposed on-site retail hours of operation are seven days a week from 7 a.m. to 5 p.m. and the proposed concrete delivery service hours are seven days a week from 7 a.m. to 3 p.m., with a maximum of two employees on-site. Outside of business hours, one security guard will be on-site. A maximum of 20 daily customers are expected from March through August, and 14 daily customers from September through February, with no more than three customers on-site at one time. An estimate of two concrete truck deliveries are expected per week.

The project will not physically divide an established community nor conflict with any habitat conservation plans. The site is located within the Denair Community Plan area and has a community plan designation of Estate Residential. Amending the community plan designation requires a General Plan Amendment. As stated by the Introduction to the General Plan, General Plan Amendments affect the entire County and any evaluation must give primary concern to the County as a whole; therefore, a fundamental question must be asked in each case: "Will this amendment, if adopted, generally improve the economic, physical and social well-being of the County in general?" Additionally, the County in reviewing General Plan

amendments shall consider how the levels of public and private service might be affected; as well as how the proposal would advance the long-term goals of the County. In each case, in order to take affirmative action regarding a General Plan Amendment application, it must be found that the General Plan Amendment will maintain a logical land use pattern without detriment to existing and planned land uses and that the County and other affected government agencies will be able to maintain levels of service consistent with the ability of the government agencies to provide a reasonable level of service. In the case of a proposed amendment to the Land Use diagrams of the Land Use Element, an additional finding that the amendment is consistent with the goals and policies of the General Plan must also be made. Additionally, Goal 2 of the Land Use Element aims to ensure compatibility between land uses. The Land Use Element describes the Planned Development designation as a designation intended for land which, because of demonstrably unique characteristics, may be suitable for a variety of uses without detrimental effects on other property. To approve a rezone, the Planning Commission must find that it is consistent with the General Plan. Pursuant to the General Plan, land within a Planned Development designation should be zoned A-2 (General Agriculture) until development occurs through Planned Development zoning.

Mitigation: None.

References: Application material; 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. There are no known significant resources on the site, 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 proposed on-site retail hours of operation are seven days a week from 7 a.m. to 5 p.m. and the proposed concrete delivery service hours are seven days a week from 7 a.m. to 3 p.m., with a maximum of two employees

on-site. Outside of business hours, one security guard will be on-site. A maximum of 20 daily customers are expected from March through August, and 14 daily customers from September through February, with no more than three customers on-site at one time. An estimate of two concrete truck deliveries are expected per week.

In response to the public hearing notices being sent out for this project, concerns regarding potential noise impacts were received. Accordingly, a noise study was conducted, by Saxelby Acoustics, dated February 9, 2021, to evaluate potential noise impacts that may occur from the project.

The Stanislaus County General Plan Noise Element (Chapter 4) establishes noise and land use compatibility guidelines for land uses. For residential land uses, the threshold separating conditionally acceptable compatibility with design and insulation and incompatibility noise exposure is 70 dB CNEL.

The noise study considered the adjacent residential property to the east, and nearby residential properties to the north, as the most sensitive receptors to potential project related noise impacts. A significant impact would be identified if traffic generated by the project or project improvements/operations would substantially increase noise levels at sensitive receivers in the vicinity. A substantial increase would occur if: a) the noise level increase is 5 dBA CNEL or greater where the future noise level is compatible in terms of noise and land use compatibility, or b) the noise level increase is 3 dBA CNEL or greater where the future noise level exceeds the compatibility threshold. Saxelby Acoustics conducted a site visit on February 3 through 5, 2021 to observe the project site and to conduct one long term ambient noise measurement. The ambient noise measurement was conducted near the existing residential use directly east of the project site to document baseline noise levels. The hourly Leq measured ranged from 59 to 74 dBA. The noise sources contributing to the ambient measurement data primarily defined by traffic on Santa Fe Avenue and activity on the rail line west of Santa Fe Avenue.

The Stanislaus County General Plan allows for the noise level criteria to be corrected based upon the existing ambient noise environment. Where existing ambient noise levels exceed the published standards, the standard shall be raised to the ambient noise level. Based upon noise levels collected near the existing residential use directly east of the proposed project site, the average ambient daytime noise level is approximately 69 dBA Leq. Therefore, the noise level standard at this residential use shall be raised to 69 dBA Leq. The noise level standard at the residences to the north of the project shall remain unchanged.

In terms of on-site noise generated from operations, the noise study found the following noise levels would occur at the stated distance from the following equipment: the material hopper, loading belt, and bag house operating continuously during daytime hours would be 72 dBA at 25 feet; the diesel skid-steer loader operating continuously would be 83 dBA at 16 feet.

In terms of on-site noise generated from traffic (customer pick up and truck deliveries), the noise study found that the project would generate the following traffic noise levels: 15 hourly peak-hour trips in the daytime (7:00 a.m. to 10:00 p.m.), at 71 dBA SEL at 50 feet; up to two heavy-truck material deliveries in the peak hour at 85 dBA SEL at 50 feet.

The applicant amended the hours of operation so the concrete delivery service begins as 7 a.m. instead of 6 a.m., and relocated the hopper to the western portion of the site. With these alterations, the noise analysis indicates that noise levels at the nearest residential use would be less than 63 dBA Leq. Additionally, noise levels at residential uses to the north of the project site would be 49 dBA Leq, or less. These noise levels would comply with the adjusted noise level standard of 69 dBA Leq at the closest residential use and the County's typical noise level standard of 55 dBA Leq at the residential uses to the north. Therefore, no additional noise control measures are recommended.

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

Mitigation: None.

References: Application material; Noise Study, conducted by Saxelby Acoustics, dated February 9, 2021; Stanislaus County Noise Control Ordinance, 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 population growth will be induced nor will 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. 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, public works departments, and districts during the Early Consultation referral period, and no concerns were identified with regard to public services. The Turlock Irrigation District's (TID) Turlock Main Canal borders the southeast boundary of the property. District standards require developments adjoining District canals to construct a solid masonry or concrete wall, a minimum of six-feet in height, next to the District's right-of-way. However, given the proposed 150-foot setback, TID is waiving this requirement at this time. If in the future the operation expands into the setback area, the District will need to revisit this waiver and the wall may be required to be constructed. The project does not propose any structures within this area. However, the comment will be applied as a development standard.

The project site is located within the Denair Community Services District (CSD) Sphere of Influence, but is outside the District's current boundary. The project was referred to the District, which responded that the project site is approximately 350 feet from the nearest water main, and is in support of the applicant utilizing a private well and septic system.

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: Application material; Referral response from the Turlock Irrigation District, dated April 2, 2020; Referral response from the Denair Community Services District, dated May 18, 2020; 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: The project site fronts both N Santa Fe Avenue and E Monte Vista Avenue, but will only maintain customer access from E Monte Vista Avenue. The project proposes a maximum of two employees on-site. Outside of business hours, one security guard will be on-site. A maximum of 20 daily customers are expected from March through August, and 14 daily customers from September through February, with no more than three customers on-site at one time. An estimate of two concrete truck deliveries are expected per week.

Section 15064.3 of the CEQA Guidelines establishes specific considerations for evaluating a project's transportation impacts. The CEQA Guidelines identify vehicle miles traveled (VMT), which is the amount and distance of automobile travel attributable to a project, as the most appropriate measure of transportation impacts. Other relevant considerations may include the effects of the project on transit and non-motorized travel. VMT exceeding an applicable threshold of significance for land use projects may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less-than significant transportation impact. Projects that decrease VMT in the project area, compared to existing conditions, should be presumed

to have a less-than significant transportation impact. While the project will result in an increase of truck trips, the proposed project will allow for an overall reduction in VMT as the business is intended to serve local customers.

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 project site is comprised of two parcels, both of which were considered in the General Plan EIR and would, therefore, be expected to have a less-than significant impact to VMT.

Level of service (LOS) is a standard measure of traffic service along a roadway or at an intersection for vehicles. It ranges from A to F, with LOS A being best and LOS F being worst. As a matter of policy, Stanislaus County strives to maintain LOS D or better for motorized vehicles on all roadway segments and a LOS of C or better for motorized vehicles at all roadway intersections. When measuring levels of service, Stanislaus County uses the criteria established in the Highway Capacity Manual published and updated by the Transportation Research Board. Santa Fe Avenue at the project site is classified as a 110-foot Minor Arterial road and Monte Vista Avenue at the project site is classified as an 80-foot Major Collector road. The LOS threshold for a Minor Arterial and a Major Collector to operate at a LOS C is 7,000 and 3,300 vehicles per-lane, per-day, respectively. The California Department of Transportation (Caltrans) did not have any comments regarding LOS impacts to their facilities.

A referral response was received from the Department of Public Works requiring an Irrevocable Offer of Dedication for the remaining half-width of the road of both roads, and a grading and drainage plan. These requirements will be added as development standards for the project. The project was referred to the California Department of Transportation (CalTrans), which responded with no comments. Additionally, all development onsite will be required to pay applicable County PFF fees, which will be utilized for maintenance and traffic congestion improvements to all County roadways.

The proposed project is not anticipated to conflict with any transportation program, plan, ordinance or policy.

Mitigation: None.

References: Application material; Referral response from Public Works, dated March 25, 2020; Referral response from the California Department of Transportation (CalTrans), dated March 24, 2020; Stanislaus County EIR; Stanislaus County General Plan and Support Documentation[1].

XVIII. TRIBAL 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 tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is:			X	
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resource Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

Discussion: A records search conducted by the Central California Information Center (CCIC) for the project site indicated that there are no historical or archeological resources recorded within the project area. It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The project site consists of vacant land previously used as part of a home septic tank business. The project was referred to tribal governments, as required by SB 18 and AB 52, and no responses have been received to date. A development standard regarding the discovery of cultural resources during the construction process will be added to the project.

Mitigation: None.

References: Central California Information Center Report for the project site, dated November 13, 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 project is a request to allow a landscaping and concrete supply and delivery service. The request also includes the construction of an 800-square-foot office with a restroom, 600-square-foot security office with restroom, a cement silo, water pump house, bag house, hopper, and monument sign. Other proposed improvements include asphalt parking lot with seven spaces with the remainder of the site paved with all-weather surface, three 20-foot-tall light poles, landscaping adjacent to the office, security office and road frontage, drainage basin, and a six-foot-tall chain link fence around the perimeter of the site. The project proposes a maximum of two employees on-site. Outside of business hours, one security guard will be on-site. A maximum of 20 daily customers are expected from March through August, and 14 daily customers from September through February, with no more than three customers on-site at one time. The site will be served by a proposed well and septic system.

The project site is located within the Denair Community Services District (CSD) Sphere of Influence, but is outside the District's current boundary. The project was referred to the District, which responded that the project site is approximately 350 feet from the nearest water main, and is in support of the applicant utilizing an on-site well or public well and septic system.

A referral response from the Department of Environmental Resources (DER) stated that the project's on-site wastewater treatment system (OWTS) will be required to meet Measure X septic and Local Agency Management Program (LAMP) standards. DER and the County's Environmental Review Committee (ERC) identified the site's water source as meeting the criteria to become a public water system, which would require a public water supply permit prior to occupancy of any building permit. The Department of Public Works will review and approve grading and drainage plans prior to construction. Development standards will be added to the project to reflect these requirements.

Mitigation: None.

References: Application material; Referral response from the Environmental Review Committee (ERC), dated December 22, 2020; Referral response from the Department of Environmental Resources, dated October 27, 2020; Referral response from the Denair Community Services District, dated May 18, 2020; Referral response from the Stanislaus County Department of Public Works, dated March 25, 2020; Referral response from the Environmental Review Committee (ERC), dated March 25, 2020; 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 Stanislaus County Local Hazard Mitigation Plan identifies risks posed by disasters and identifies ways to minimize damage from those disasters. With the Wildfire Hazard Mitigation Activities of this plan in place, impacts to an adopted emergency response plan or emergency evacuation plan are anticipated to be less-than significant. The terrain of the site is relatively flat, and the site has access to a County-maintained road. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by the Denair Fire Protection District. The project was referred to the District, but no comments have been received to date. All improvements will be reviewed by the Stanislaus County Fire Prevention Bureau and will be required to meet all State and Local fire code requirements.

Wildfire risk and risks associated with postfire land changes are considered to be less-than significant.

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. The parcels directly north of site have a Denair Community Plan designation of Estate Residential and Low-Density Residential, and could be developed to a residential density. The zoning on the adjacent parcel to the east has expired and any development would require a Rezone. The neighboring parcels to the south and west both have a zoning designation of Agriculture and developing these parcels to a residential density would trigger Measure E, which is the thirty-year land use restriction initiative adopted by the voters of Stanislaus County on February 5, 2008.

Mitigation: None.

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

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

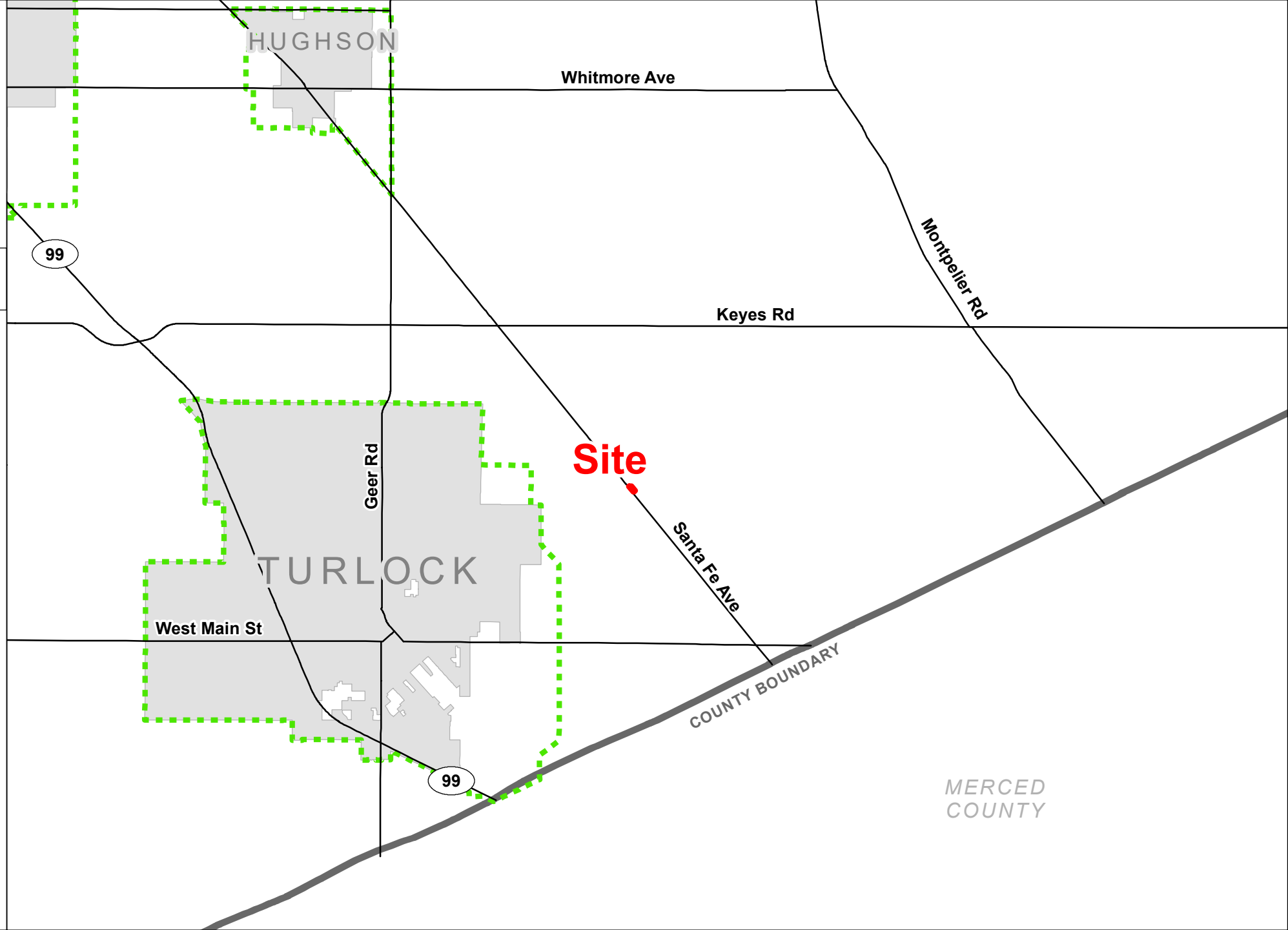
GONZALES READY-MIX AND LANDSCAPING SUPPLY

REZ PLN2020-0014

AREA MAP

LEGEND

- Project Site
- Sphere of Influence
- City
- Road



N

0 3mi

0 3km

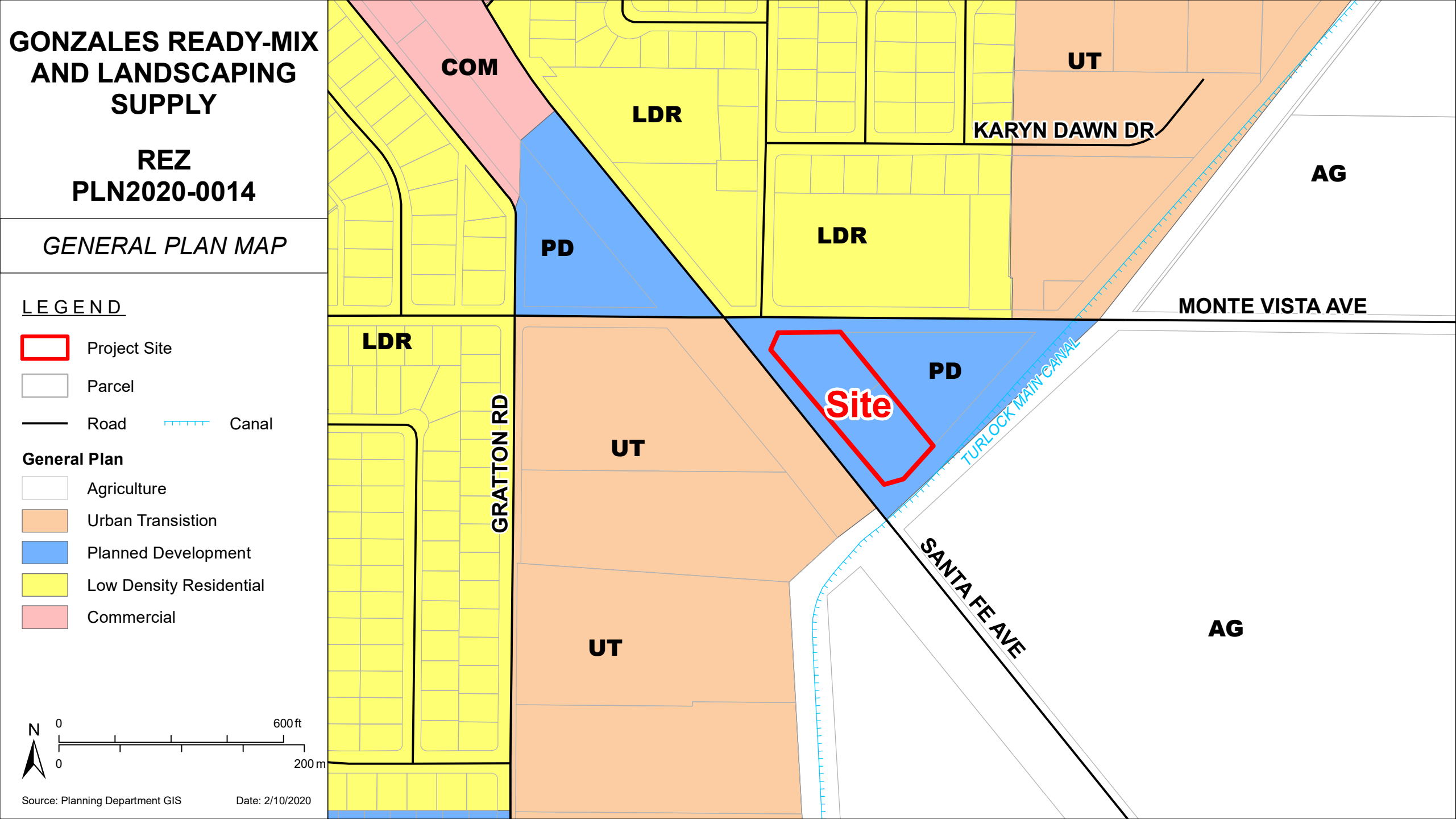
Source: Planning Department GIS

Date: 2/10/2020

GONZALES READY-MIX AND LANDSCAPING SUPPLY

REZ PLN2020-0014

GENERAL PLAN MAP



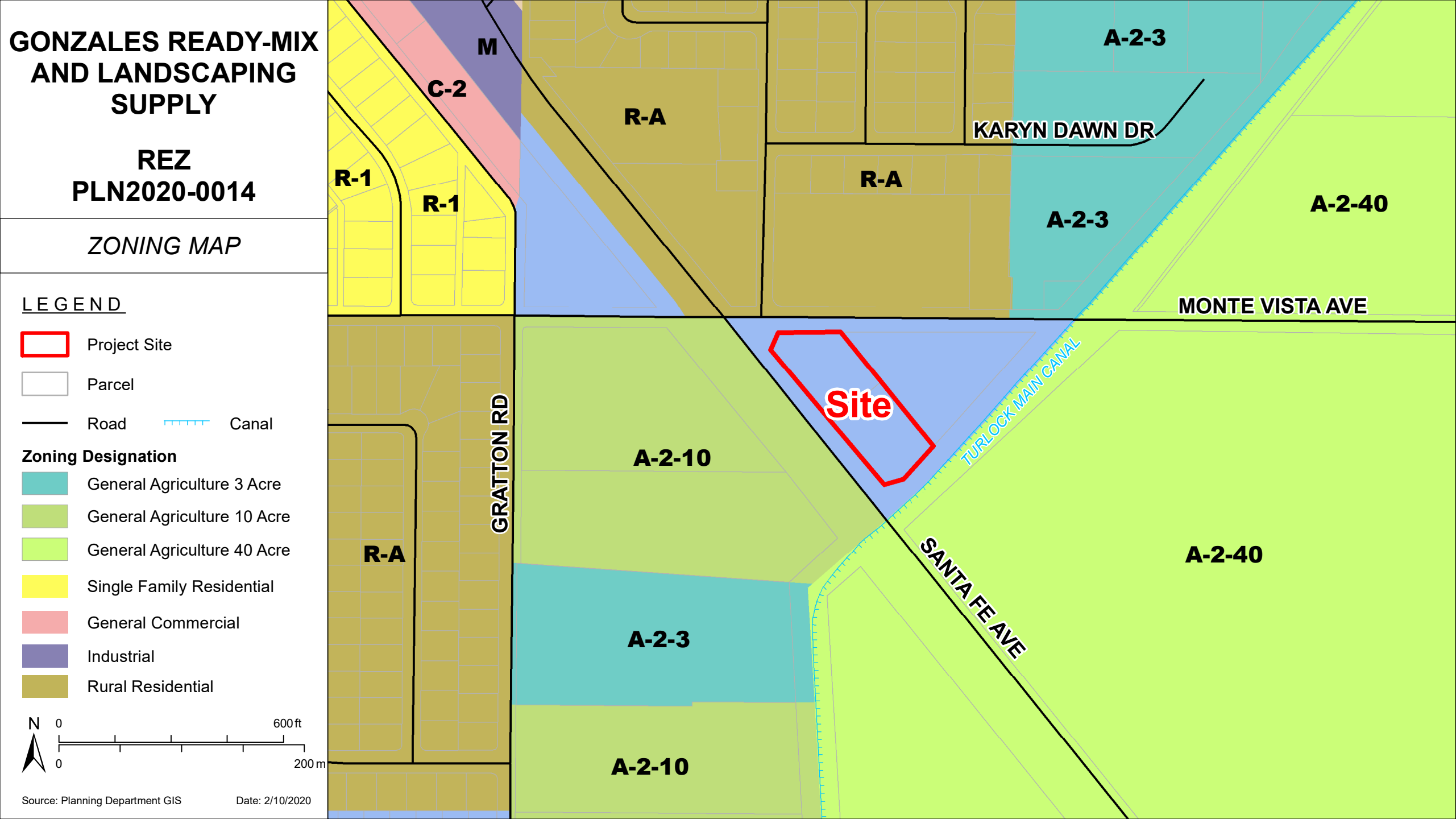
Source: Planning Department GIS

Date: 2/10/2020

GONZALES READY-MIX AND LANDSCAPING SUPPLY

REZ PLN2020-0014

ZONING MAP



LEGEND

- Project Site
- Parcel
- Road
- Canal

Zoning Designation

- General Agriculture 3 Acre
- General Agriculture 10 Acre
- General Agriculture 40 Acre
- Single Family Residential
- General Commercial
- Industrial
- Rural Residential

N 0 600 ft 0 200 m

Source: Planning Department GIS Date: 2/10/2020

GONZALES READY-MIX AND LANDSCAPING SUPPLY

REZ PLN2020-0014

ACREAGE MAP

LEGEND

- Project Site
- # Parcel/Acres
- Road
- Canal

N 0 600 ft 0 200 m

Source: Planning Department GIS Date: 2/10/2020

GONZALES READY-MIX AND LANDSCAPING SUPPLY

REZ PLN2020-0014

2017 AERIAL AREA MAP

LEGEND

- Project Site
- Road
- Canal

N

0 600 ft

0 200 m

Source: Planning Department GIS

Date: 2/10/2020

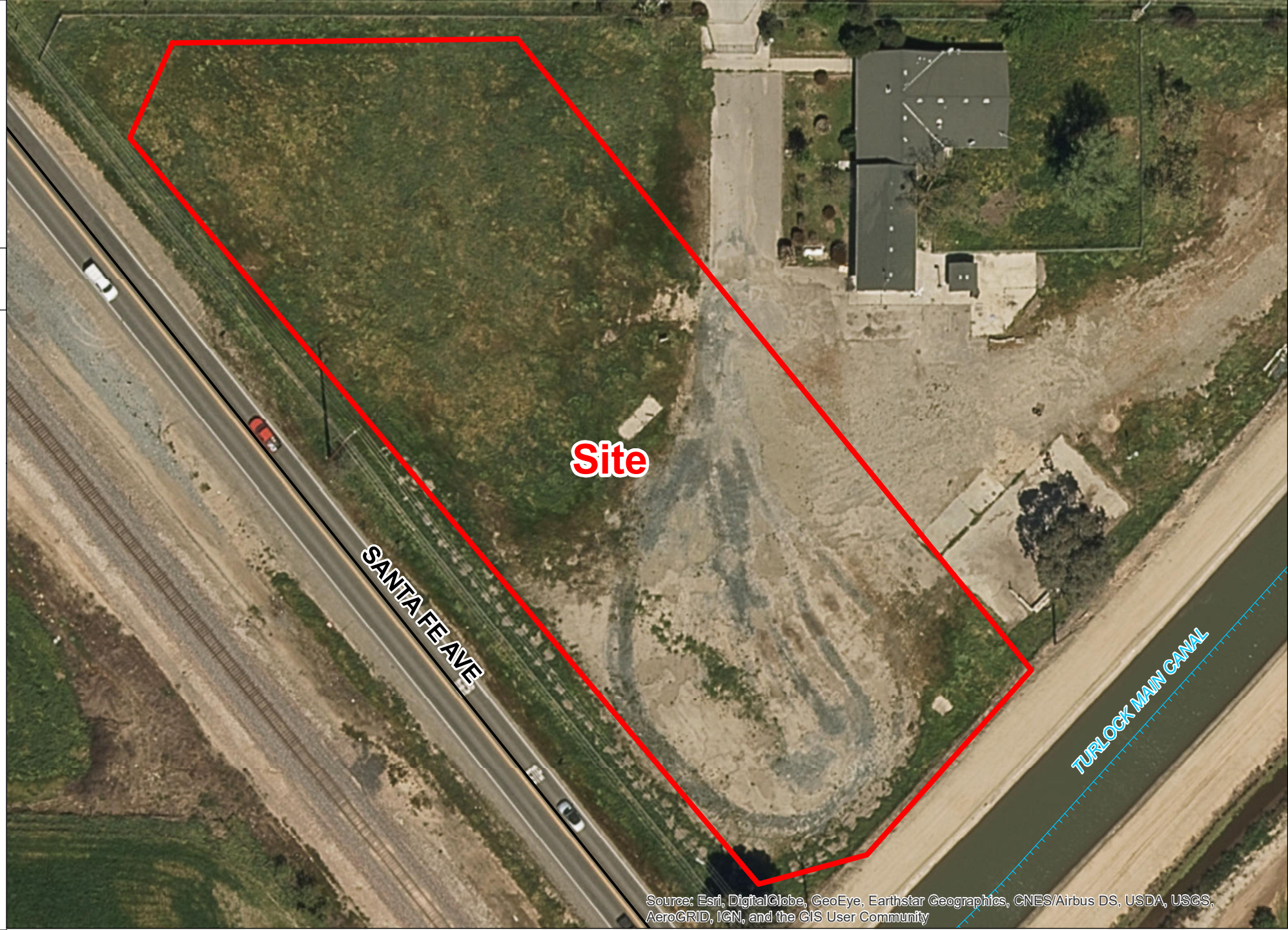
GONZALES READY-MIX AND LANDSCAPING SUPPLY

REZ PLN2020-0014

2017 AERIAL SITE MAP

LEGEND

- Project Site
- Road
- Canal



N

0 100 ft

0 40 m

Source: Planning Department GIS

Date: 2/10/2020

CONSTRUCTION PLANS FOR:

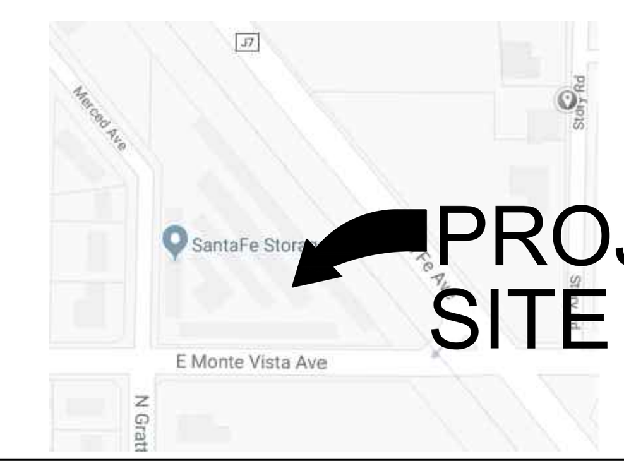
SITE PLAN

3334 E Montevista Ave, Denair,CA 95316
APN: 024-039-012
APN: 024-039-013

VICINITY MAP

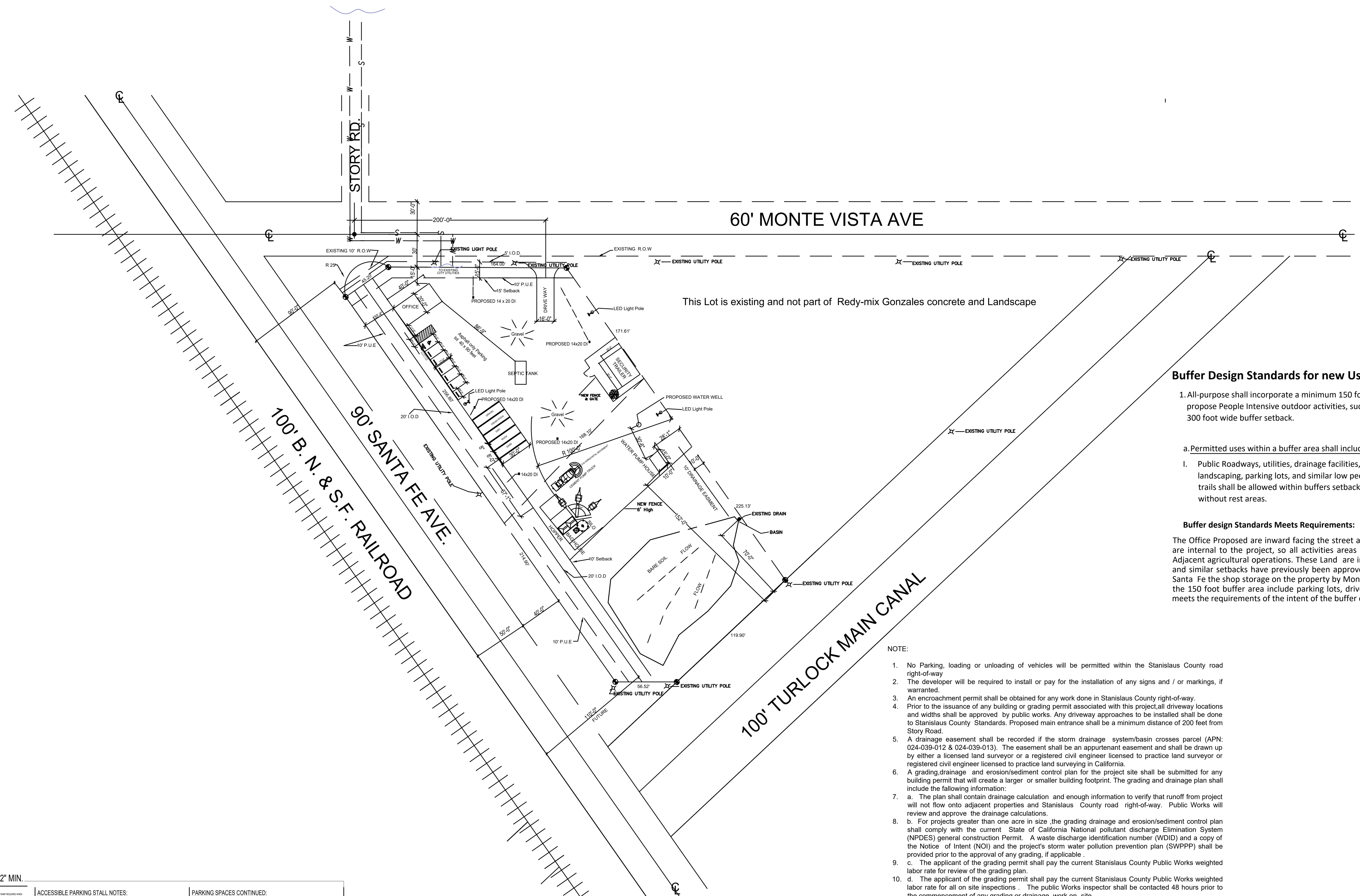
DENAIR, CALIFORNIA

NORTH N.T.S.



PLOT PLAN AND COVER SHEET

SCALE: N.T.S.



Buffer Design Standards for new Uses:

1. All-purpose shall incorporate a minimum 150 foot wide buffer setback. Projects which propose People Intensive outdoor activities, such as athletic fields, shall incorporate a 300 foot wide buffer setback.

a. Permitted uses within a buffer area shall include:

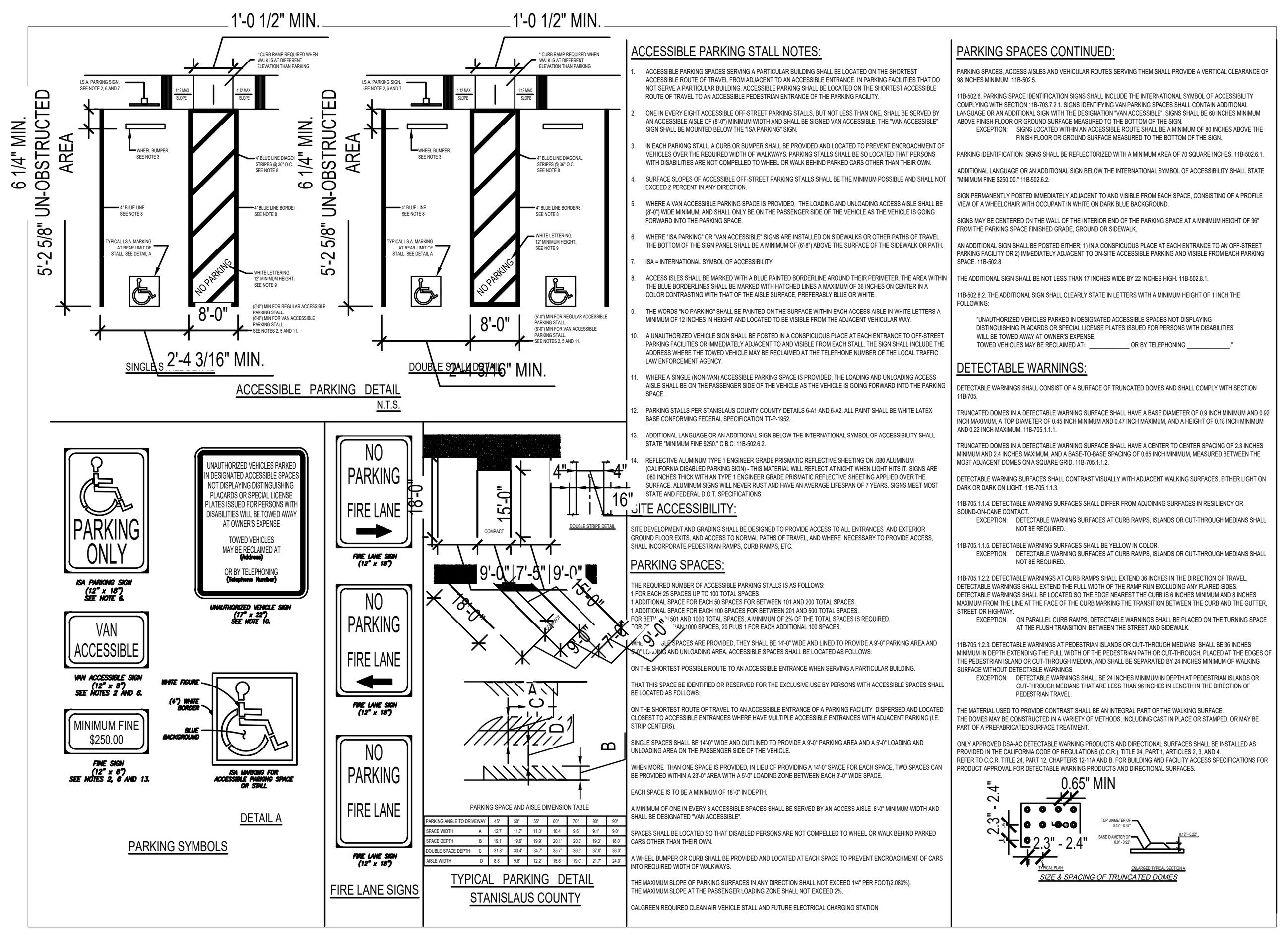
I. Public Roadways, utilities, drainage facilities, rivers and adjacent riparian areas, landscaping, parking lots, and similar low people intensive uses. Walking and bikes trails shall be allowed within buffers setback areas provided they are designed without rest areas.

Buffer design Standards Meets Requirements:

The Office Proposed are inward facing the street and employee and public activities areas are internal to the project, so all activities areas are generally mort then 150 feet from Adjacent agricultural operations. These Land are in the city of Denair sphere of influence, and similar setbacks have previously been approved in the county for land use south of Santa Fe the shop storage on the property by Monte Vista has been approved. Uses within the 150 foot buffer area include parking lots, drive aisles, and side or back of office, and meets the requirements of the intent of the buffer design guidelines for a new use.

NOTE:

1. No Parking, loading or unloading of vehicles will be permitted within the Stanislaus County road right-of-way
2. The developer will be required to install or pay for the installation of any signs and / or markings, if warranted.
3. An encroachment permit shall be obtained for any work done in Stanislaus County right-of-way.
4. Prior to the issuance of any building or grading permit associated with this project,all driveway locations and widths shall be approved by public works. Any driveway approaches to be installed shall be done to Stanislaus County Standards. Proposed main entrance shall be a minimum distance of 200 feet from Story Road.
5. A drainage easement shall be recorded if the storm drainage system/basin crosses parcel (APN: 024-039-012 & 024-039-013). The easement shall be an appurtenant easement and shall be drawn up by either a licensed land surveyor or a registered civil engineer licensed to practice land surveyor or registered civil engineer licensed to practice land surveying in California.
6. A grading,drainage and erosion/sediment control plan for the project site shall be submitted for any building permit that will create a larger or smaller building footprint. The grading and drainage plan shall include the fallowing information:
7. a. The plan shall contain drainage calculation and enough information to verify that runoff from project will not flow onto adjacent properties and Stanislaus County road right-of-way. Public Works will review and approve the drainage calculations.
8. b. For projects greater than one acre in size ,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 discharge identification number (WDID) and a copy of the Notice of Intent (NOI) and the project's storm water pollution prevention plan (SWPPP) shall be provided prior to the approval of any grading, if applicable .
9. c. The applicant of the grading permit shall pay the current Stanislaus County Public Works weighted labor rate for review of the grading plan.
10. d. 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.
11. Please also advice that as this is a corner lot the vision clearance triangle must be maintained, and states the following "Vision Clearance for Corner Lots" In all zones which require a front yard, no obstruction to view in excess of three feet in heights shall be placed, built parked or allowed to grow on any corner lot within a triangular area formed by the street property lines and line connecting them at points twenty-five feet from the intersection of the street lines,except that street trees are permitted which are pruned at least eight feet above the established grade of the curb so as not to obstruct clear view by motor vehicle drivers.



KNOW WHATS BELOW
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NORTH N.T.S.

No.	Sheet Index
A1.0	PLOT PLAN & COVER SHEET
A2.0	ELEVATIONS PLAN
A3.0	LANDSCAPE PLAN

PROJECT INFORMATION

OWNER : JAIME GONZALES
3334 E Montevista Ave, Denair,CA 95316

SITE ADDRESS : 3334 E Montevista Ave, Denair,CA 95316

DRAW: JORGE RODRIGUEZ (209) 496 8124 / VICTOR GALINDO (209) 345 6039

SCOPE OF WORK: SITE PLAN

BUILDING: Land Use: COMMERCIAL

OCCUPANCY GROUP : M

TYPE OF CONSTRUCTION : V

APN: 024-039-012

APN: 024-039-013

SPRINKLERS: NO

STORIES: ONE

AREA OF WORK (SQ. FT.): 000 sq-ft

CODE ANALYSIS:

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

CALIFORNIA:
2016 CA. ENERGY CODE (CEC)
2016 CA. RESIDENTIAL CODE (CRC)
2016 CA. MECHANICAL CODE (CMC)
2016 CA. PLUMBING CODE (CPC)
2016 CA. FIRE CODE (CFC)
2016 CA. ELECTRIC CODE (CEC)
2016 CA. RESIDENTIAL CODE (CRC)
2016 CA. GREEN CODE (CALGREEN)
CITY OF STANISLAUS COUNTY MUNICIPAL CODE.

LEGEND

- S — SANITARY SEWER LINE
- MH — MANHOLE
- CO — CLEAN—OUT
- CB — CATCH BASIN
- DW — DRYWELL
- W — WATER LINE
- WATER METER
- GATE VALVE
- PIV — POST INDICATOR VALVE
- BACKFLOW PREVENTION DEVICE
- HB — HOSE BIB
- PP — POWER POLE (EX)
- POLE WITH GUY ANCHOR
- SIGN
- GP — GUARD POST
- T — TELEPHONE BOX
- E — ELECTRICAL BOX
- G — GAS METER
- ELECTROLIER
- X — FENCE
- DRAIN ARROWS

PLOT PLAN AND COVER SHEET

3334 E MONTEVISTA AVE, DENAIR,CA 95316

NO.	REVISION	DATE

APN:
DESIGNED:
DATE: 8-15-19
DRAWN: JR/VG
SCALE:

SHEET NUMBER: A1.0

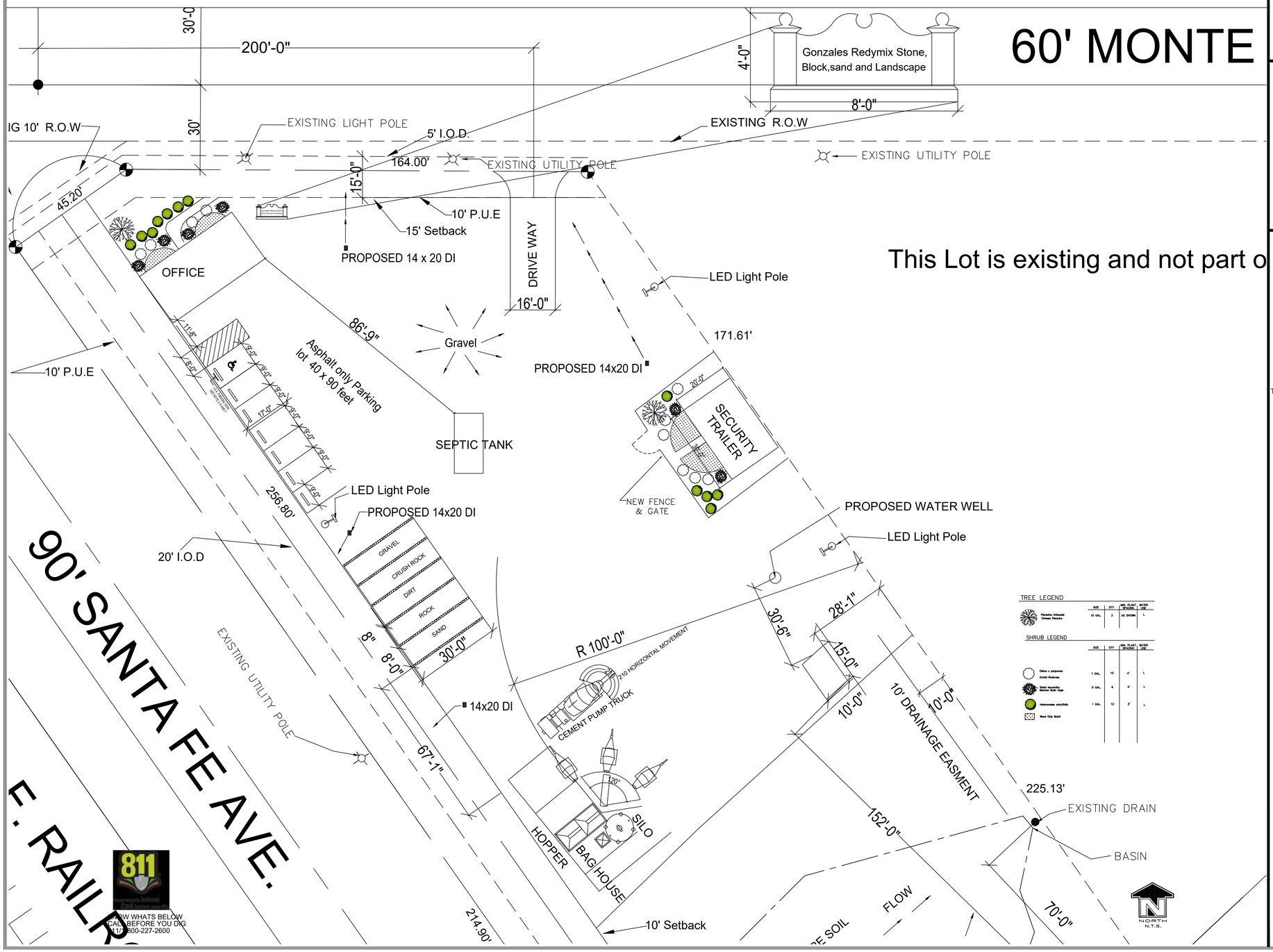
CONSTRUCTION PLANS FOR:

LANDSCAPE PLAN

3334 E Montevista Ave, Denair,CA 95316
APN: 024-039-012
APN: 024-039-013

LANDSCAPE PLAN

SCALE: N.T.S.



TREE LEGEND

	SIZE	QTY	MIN. PLANT SPACING	WATER USE
Pistachio Chinensis Chinese Pistache	15 GAL.	3	AS SHOWN	L

SHRUB LEGEND

	SIZE	QTY	MIN. PLANT SPACING	WATER USE
Cistus x purpureus Orchid Rockrose	1 GAL.	10	4'	L
Salvia leucantha Mexican Bush Sage	5 GAL.	6	4'	L
Heteromeles arbutifolia	1 GAL.	12	3'	L
Wood Chip Mulch				

This Lot is existing and not part o

PROJECT INFORMATION

OWNER :	JAIME GONZALES 3334 E Montevista Ave, Denair,CA 95316
SITE ADDRESS :	3334 E Montevista Ave, Denair,CA 95316
DRAW:	JORGE RODRIGUEZ (209) 496 8124 / VICTOR GALINDO (209) 345 6039
SCOPE OF WORK:	SITE PLAN
BUILDING:	Land Use: COMMERCIAL
OCCUPANCY GROUP :	M
TYPE OF CONSTRUCTION :	V
APN:	024-039-012
APN:	024-039-013
SPRINKLERS:	NO
STORIES:	ONE
AREA OF WORK (SQ. FT.):	000 sq-ft

CODE ANALYSIS:

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
CALIFORNIA:
2016 CA. ENERGY CODE (CEC)
2016 CA. RESIDENTIAL CODE (CRC)
2016 CA. MECHANICAL CODE (CMC)
2016 CA. PLUMBING CODE (CPC)
2016 CA. FIRE CODE (CFC)
2016 CA. ELECTRIC CODE (CEC)
2016 CA. RESIDENTIAL CODE (CRC)
2016 CA. GREEN CODE (CALGREEN)
CITY OF STANISLAUS COUNTY MUNICIPAL CODE.

LEGEND
PROPERTY LINE

LANDSCAPE PLAN

3334 E MONTEVISTA AVE, DENAIR,CA 95316

NO.	REVISION	DATE

APN: DESIGNED:
DATE: 8-15-19 DRAWN: JR/VG
SCALE:

SHEET NUMBER:
A3.0

CONSTRUCTION PLANS FOR:

AREA MAP PLAN

3334 E Montevista Ave, Denair,CA 95316
APN: 024-039-012
APN: 024-039-013

PLOT PLAN AND COVER SHEET SCALE: N.T.S.

LEGEND

1. SHOP
2. SITE
3. HOMES
4. TRAIN TRACKS
5. ORCHARD FIELD

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VICINITY MAP
DENAIR, CALIFORNIA
NORTH N.T.S.

No.	Sheet Index
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DRAW: JORGE RODRIGUEZ (209) 496 8124
/ VICTOR GALINDO (209) 345 6039

SCOPE OF WORK: SITE PLAN

BUILDING: Land Use: COMMERCIAL
OCCUPANCY GROUP : M
TYPE OF CONSTRUCTION : V
APN: 024-039-012
APN: 024-039-013
SPRINKLERS: NO
STORIES: ONE
AREA OF WORK (SQ. FT.): 000 sq-ft

CODE ANALYSIS:

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
CALIFORNIA:
2016 CA. ENERGY CODE (CEC)
2016 CA. RESIDENTIAL CODE (CRC)
2016 CA. MECHANICAL CODE (CMC)
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PLOT PLAN AND COVER SHEET

3334 E MONTEVISTA AVE, DENAIR, CA 95316

NO.	REVISION	DATE

APN:
DESIGNED:
DATE: 8-15-19
DRAWN: JR/VG
SCALE:

SHEET NUMBER:

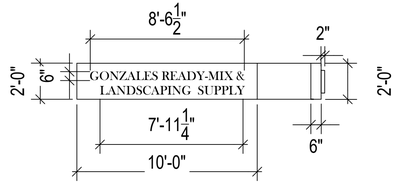
A4.0

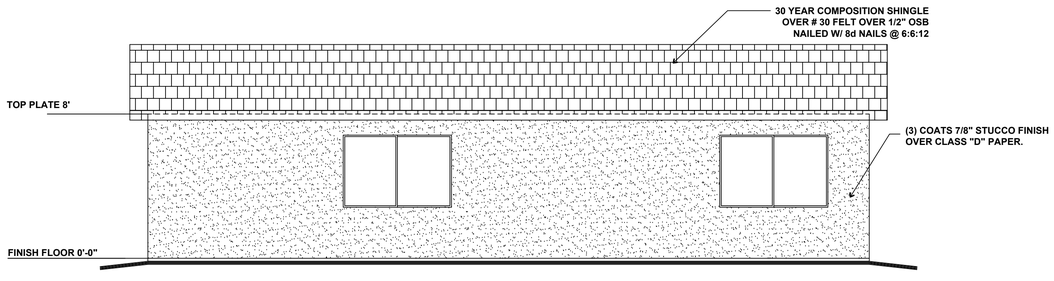
CONSTRUCTION PLANS FOR:

ELEVATIONS PLAN

3334 E Montevista Ave, Denair,CA 95316

ELEVATIONS PLAN SCALE: 1/4"=1'-0"





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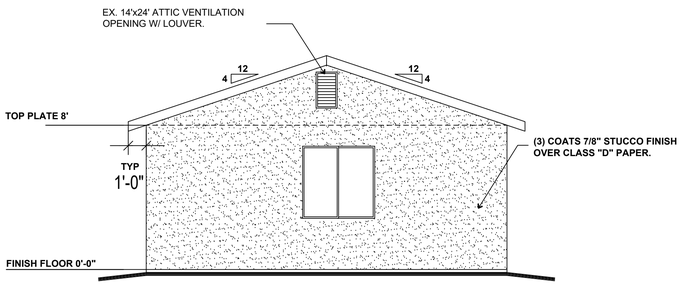

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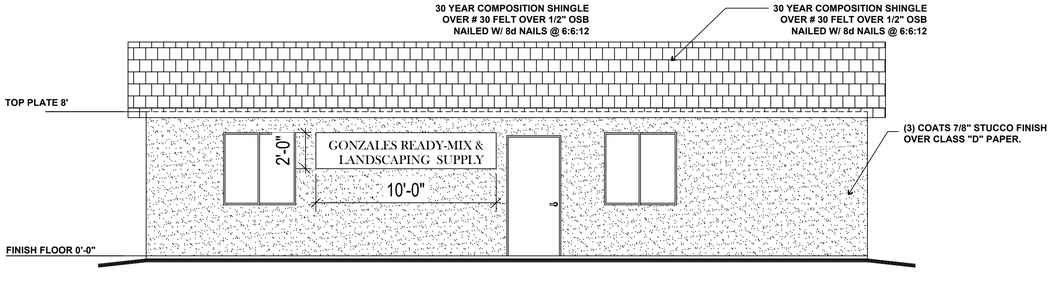

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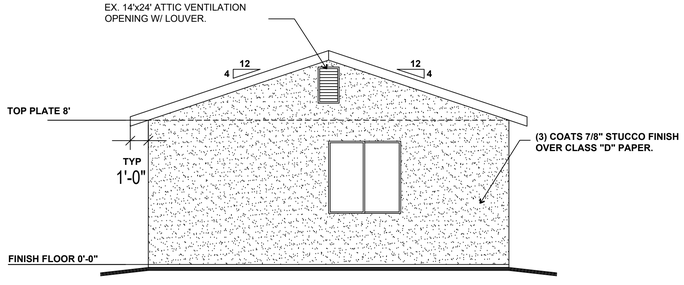


RIGHT ELEVATION SCALE : 1/4" =1'-0"

PROJECT INFORMATION

OWNER :	JAIME GONZALES 3334 E Montevista Ave, Denair,CA 95316
SITE ADDRESS :	3334 E Montevista Ave, Denair,CA 95316
DRAW:	JORGE RODRIGUEZ (209) 496 8124 / VICTOR GALINDO (209) 345 6039
SCOPE OF WORK:	SITE PLAN
BUILDING:	Land Use: COMMERCIAL
OCCUPANCY GROUP :	M
TYPE OF CONSTRUCTION :	V
APN:	024-039-012
APN:	024-039-013
SPRINKLERS:	NO
STORIES:	ONE
AREA OF WORK (SQ. FT.):	000 sq-ft

CODE ANALYSIS:

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

CALIFORNIA:

2016 CA. ENERGY CODE (CEC)
2016 CA. RESIDENTIAL CODE (CRC)
2016 CA. MECHANICAL CODE (CMC)
2016 CA. PLUMBING CODE (CPC)
2016 CA. FIRE CODE (CFC)
2016 CA. ELECTRIC CODE (CEC)
2016 CA. RESIDENTIAL CODE (CRC)
2016 CA. GREEN CODE (CALGREEN)

CITY OF STANISLAUS COUNTY MUNICIPAL CODE.

ELEVATIONS PLAN

3334 E MONTEVISTA AVE, DENAIR,CA 95316

NO.	REVISION	DATE

APN:	DESIGNED:
DATE: 8-15-19	DRAWN: JR/VG
SCALE:	

SHEET NUMBER:

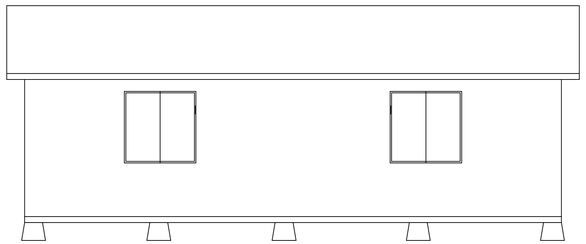
A2.0

CONSTRUCTION PLANS FOR:

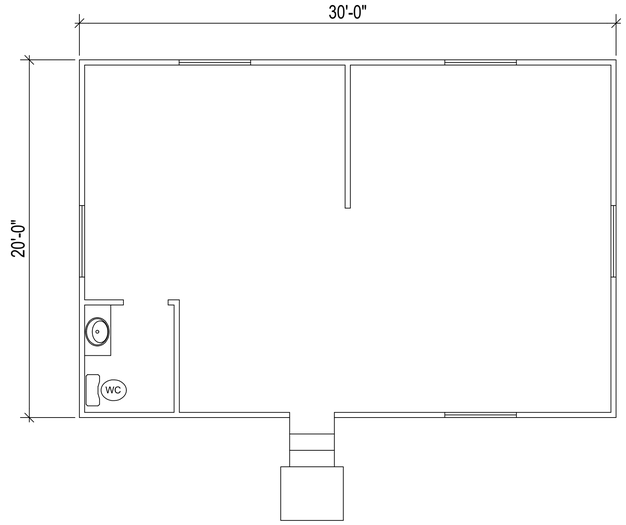
FLOOR & ELEVATIONS PLAN SECURITY TRAILER

3334 E Montevista Ave, Denair,CA 95316

FLOOR & ELEVATIONS PLAN SECURITY TRAILER SCALE: 1/4"=1'-0"



REAR ELEVATION SCALE : 1/4" =1'-0"



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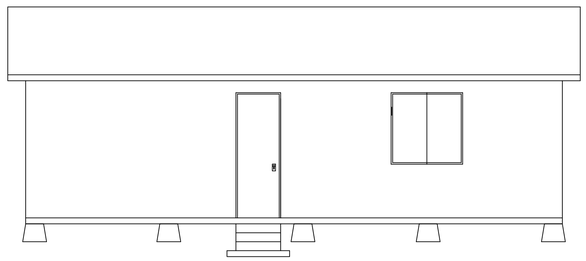

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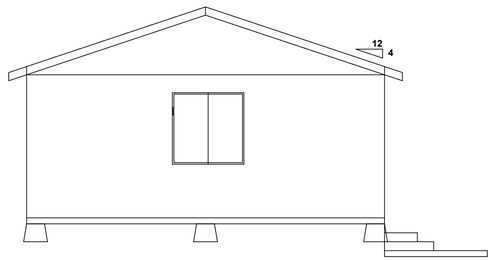

LEFT ELEVATION SCALE : 1/4" =1'-0"

PROJECT INFORMATION

OWNER :	JAIME GONZALES 3334 E Montevista Ave, Denair,CA 95316
SITE ADDRESS :	3334 E Montevista Ave, Denair,CA 95316
DRAW:	JORGE RODRIGUEZ (209) 496 8124 / VICTOR GALINDO (209) 345 6039
SCOPE OF WORK:	SITE PLAN
BUILDING:	Land Use: COMMERCIAL
OCCUPANCY GROUP :	M
TYPE OF CONSTRUCTION :	V
APN:	024-039-012
APN:	024-039-013
SPRINKLERS:	NO
STORIES:	ONE
AREA OF WORK (SQ. FT.):	000 sq-ft

CODE ANALYSIS:

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
CALIFORNIA:

2019 CA. ENERGY CODE (CEC)
2019 CA. RESIDENTIAL CODE (CRC)
2019 CA. MECHANICAL CODE (CMC)
2019 CA. PLUMBING CODE (CPC)
2019 CA. FIRE CODE (CFC)
2019 CA. ELECTRIC CODE (CEC)
2019 CA. RESIDENTIAL CODE (CRC)
2019 CA. GREEN CODE (CALGREEN)

CITY OF STANISLAUS COUNTY MUNICIPAL CODE.

FLOOR & ELEVATIONS PLAN SECURITY TRAILER

3334 E MONTEVISTA AVE, DENAIR,CA 95316

NO.	REVISION	DATE

APN:	DESIGNED:
DATE: 8-15-19	DRAWN: JR/VG
SCALE:	

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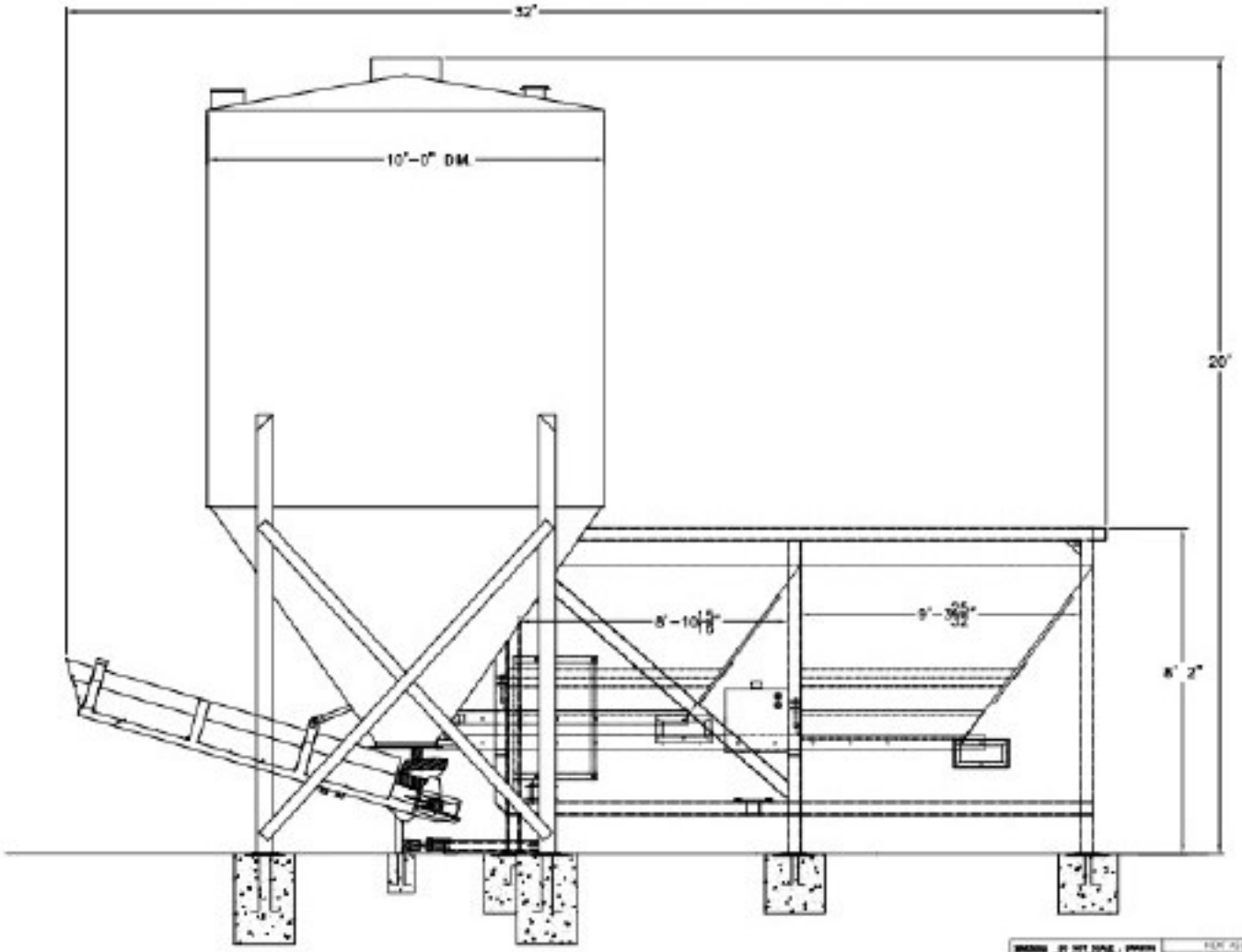

PRELIMINARY
FOR REFERENCE ONLY.

CART AWAY

CBL-2 SIDE VIEW
BELT LOADER SYSTEM

CBL-6020 B

Environmental Noise Assessment

Gonzales Ready-Mix Concrete and Landscape

Stanislaus County, California

February 9, 2021

Project #210109

Prepared for:

Jamie Gonzales
3334 E Montevista Ave.
Denair, CA 95316

Prepared by:

Saxelby Acoustics LLC

Luke Saxelby, INCE Bd. Cert.
Principal Consultant
Board Certified, Institute of Noise Control Engineering (INCE)

(916) 760-8821
www.SaxNoise.com | Luke@SaxNoise.com
915 Highland Pointe Drive, Suite 250
Roseville, CA 95678

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INTRODUCTION

The Gonzales Ready-Mix Concrete and Landscape project proposes the construction of a small-batch concrete plant on a vacant parcel in Stanislaus County, California. The project will be located at the southeast corner of the intersection of East Monte Vista Boulevard and Santa Fe Boulevard. The project proposes to use a Cart-Away Concrete Dry Delivery System. Customers may rent small mixer trailers to be towed with their own vehicles. The concrete plant will receive heavy truck deliveries of various materials and supplies. A skid-steer loader will be used to load aggregate into the concrete plant. This analysis assumes the project will only operate during daytime (7 a.m. to 10 p.m.) hours. This analysis will predict the noise generation associated with these uses and will seek to achieve compliance with the applicable Stanislaus County noise level criteria.

Figure 1 shows the project site plan. **Figure 2** shows an aerial photo of the project site.

ENVIRONMENTAL SETTING

BACKGROUND INFORMATION ON NOISE

Fundamentals of Acoustics

Acoustics is the science of sound. Sound may be thought of as mechanical energy of a vibrating object transmitted by pressure waves through a medium to human (or animal) ears. If the pressure variations occur frequently enough (at least 20 times per second), then they can be heard and are called sound. The number of pressure variations per second is called the frequency of sound, and is expressed as cycles per second or Hertz (Hz).

Noise is a subjective reaction to different types of sounds. Noise is typically defined as (airborne) sound that is loud, unpleasant, unexpected or undesired, and may therefore be classified as a more specific group of sounds. Perceptions of sound and noise are highly subjective from person to person.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale uses the hearing threshold (20 micropascals), as a point of reference, defined as 0 dB. Other sound pressures are then compared to this reference pressure, and the logarithm is taken to keep the numbers in a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB, and changes in levels (dB) correspond closely to human perception of relative loudness.

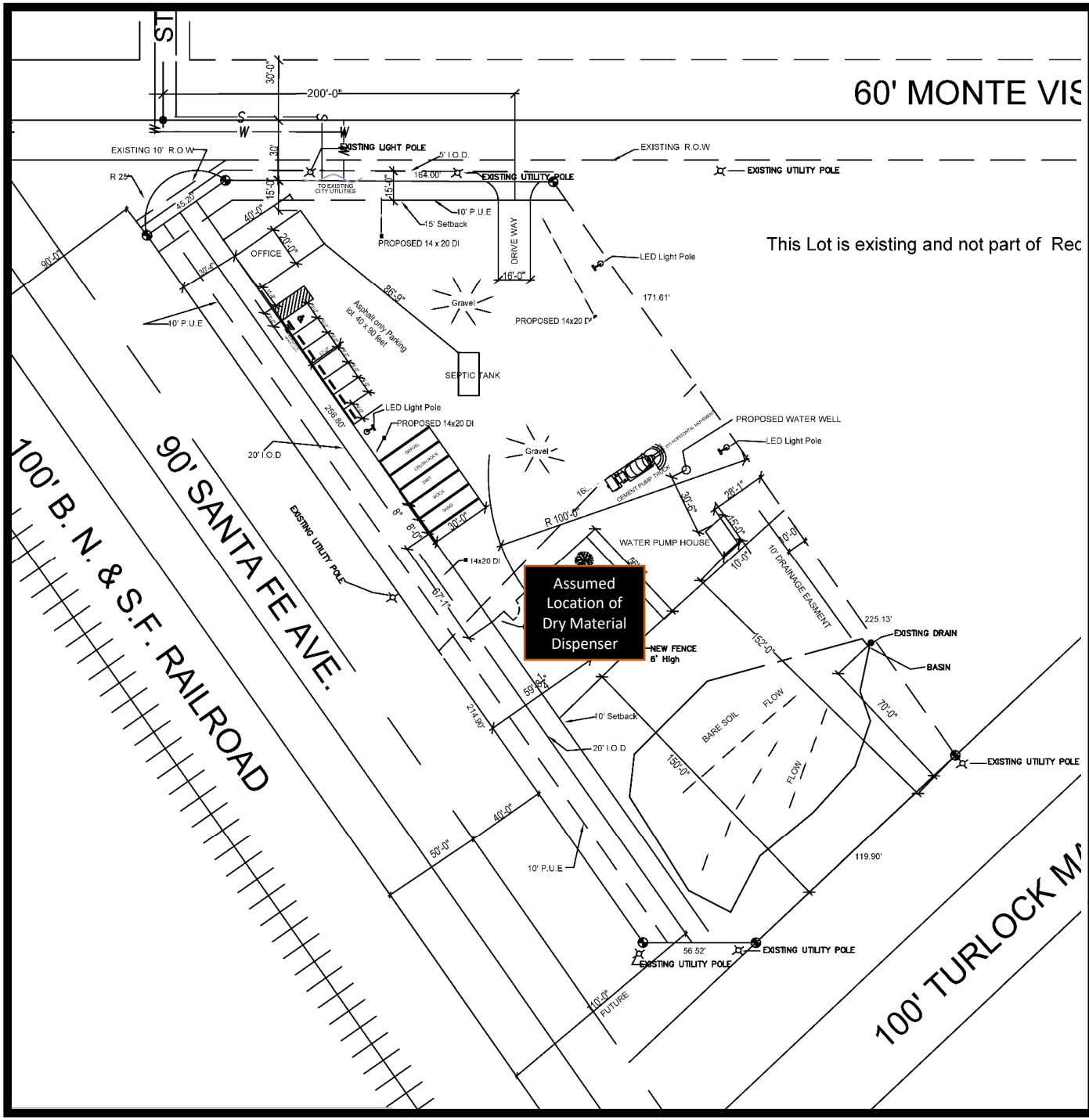
The perceived loudness of sounds is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by A-weighted sound levels. There is a strong correlation between A-weighted sound levels (expressed as dBA) and the way the human ear perceives sound. For this reason, the A-weighted sound level has become the standard tool of environmental noise assessment. All noise levels reported in this section are in terms of A-weighted levels, but are expressed as dB, unless otherwise noted.

Gonzales Ready-Mix Concrete and Landscape

Stanislaus County, California

Figure 1

Project Site Plan



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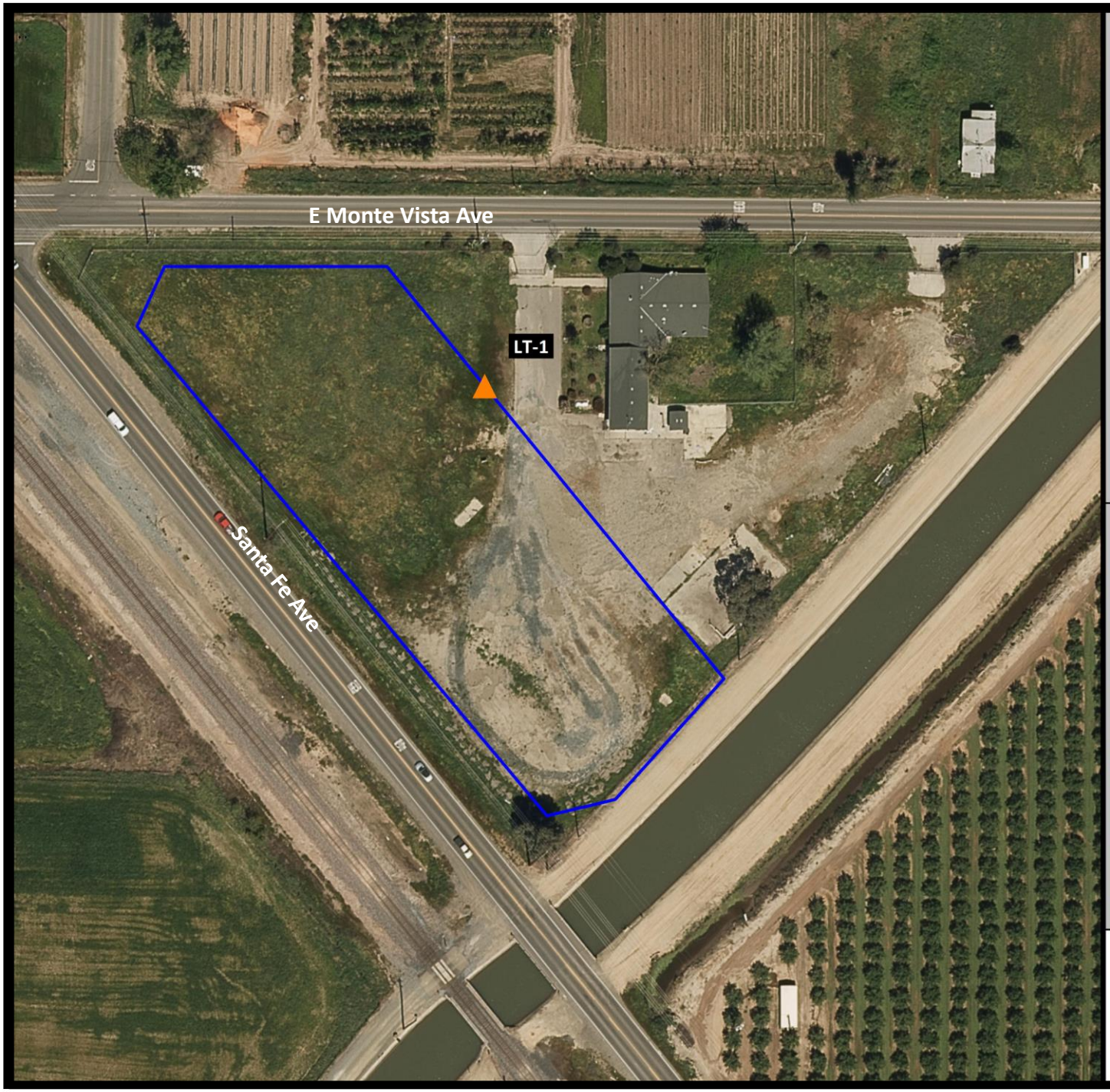

Gonzales Ready-Mix Concrete and Landscape

Stanislaus County, California

Figure 2

Noise Measurement Sites

Legend

- Project Site
- Noise Measurement - Long Term

25 ft 75 ft 125 ft 175 ft

Projection: State Plane (California Zone 3) / NAD83 / meters
Rev. Date: 02/04/2021

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The decibel scale is logarithmic, not linear. In other words, two sound levels 10-dB apart differ in acoustic energy by a factor of 10. When the standard logarithmic decibel is A-weighted, an increase of 10-dBA is generally perceived as a doubling in loudness. For example, a 70-dBA sound is half as loud as an 80-dBA sound, and twice as loud as a 60 dBA sound.

Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given environment. A common statistical tool is the average, or equivalent, sound level (L_{eq}), which corresponds to a steady-state A weighted sound level containing the same total energy as a time varying signal over a given time period (usually one hour). The L_{eq} is the foundation of the composite noise descriptor, L_{dn}, and shows very good correlation with community response to noise.

The day/night average level (L_{dn}) is based upon the average noise level over a 24-hour day, with a +10-decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment.

Table 1 lists several examples of the noise levels associated with common situations. **Appendix A** provides a summary of acoustical terms used in this report.

TABLE 1: TYPICAL NOISE LEVELS

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
	--110--	Rock Band
Jet Fly-over at 300 m (1,000 ft.)	--100--	
Gas Lawn Mower at 1 m (3 ft.)	--90--	
Diesel Truck at 15 m (50 ft.), at 80 km/hr. (50 mph)	--80--	Food Blender at 1 m (3 ft.) Garbage Disposal at 1 m (3 ft.)
Noisy Urban Area, Daytime Gas Lawn Mower, 30 m (100 ft.)	--70--	Vacuum Cleaner at 3 m (10 ft.)
Commercial Area Heavy Traffic at 90 m (300 ft.)	--60--	Normal Speech at 1 m (3 ft.)
Quiet Urban Daytime	--50--	Large Business Office Dishwasher in Next Room
Quiet Urban Nighttime	--40--	Theater, Large Conference Room (Background)
Quiet Suburban Nighttime	--30--	Library
Quiet Rural Nighttime	--20--	Bedroom at Night, Concert Hall (Background)
	--10--	Broadcast/Recording Studio
Lowest Threshold of Human Hearing	--0--	Lowest Threshold of Human Hearing
Source: Caltrans, Technical Noise Supplement, Traffic Noise Analysis Protocol. September, 2013.		

EFFECTS OF NOISE ON PEOPLE

The effects of noise on people can be placed in three categories:

- Subjective effects of annoyance, nuisance, and dissatisfaction
- Interference with activities such as speech, sleep, and learning
- Physiological effects such as hearing loss or sudden startling

Environmental noise typically produces effects in the first two categories. Workers in industrial plants can experience noise in the last category. There is no completely satisfactory way to measure the subjective effects of noise or the corresponding reactions of annoyance and dissatisfaction. A wide variation in individual thresholds of annoyance exists and different tolerances to noise tend to develop based on an individual's past experiences with noise.

Thus, an important way of predicting a human reaction to a new noise environment is the way it compares to the existing environment to which one has adapted: the so-called ambient noise level. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by those hearing it.

With regard to increases in A-weighted noise level, the following relationships occur:

- Except in carefully controlled laboratory experiments, a change of 1-dBA cannot be perceived;
- Outside of the laboratory, a 3-dBA change is considered a just-perceivable difference;
- A change in level of at least 5-dBA is required before any noticeable change in human response would be expected; and
- A 10-dBA change is subjectively heard as approximately a doubling in loudness, and can cause an adverse response.

Stationary point sources of noise – including stationary mobile sources such as idling vehicles – attenuate (lessen) at a rate of approximately 6-dB per doubling of distance from the source, depending on environmental conditions (i.e. atmospheric conditions and either vegetative or manufactured noise barriers, etc.). Widely distributed noises, such as a large industrial facility spread over many acres, or a street with moving vehicles, would typically attenuate at a lower rate.

EXISTING AMBIENT NOISE LEVELS

The existing ambient noise environment in the project vicinity is primarily defined by traffic on Santa Fe Avenue and activity on the rail line west of Santa Fe Avenue.

To quantify the existing ambient noise environment on the project site, Saxelby Acoustics conducted a continuous noise measurement survey. The noise measurement location is shown on **Figure 2**. A summary of the noise level measurement survey results is provided in **Table 2**. **Appendix B** contains the complete results of the noise monitoring.

The sound level meter was programmed to record the maximum, median, and average noise levels at each site during the survey. The maximum value, denoted L_{max}, represents the highest noise level measured. The average value, denoted L_{eq}, represents the energy average of all of the noise received by the sound level meter microphone during the monitoring period. The median value, denoted L_{50}, represents the sound level exceeded 50 percent of the time during the monitoring period.

A Larson Davis Laboratories (LDL) Model 820 precision integrating sound level meter was used for the ambient noise level measurement survey. The meter was calibrated before and after use with a B&K Model 4230 acoustical calibrator to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

TABLE 2: SUMMARY OF EXISTING BACKGROUND NOISE MEASUREMENT DATA

Site	Location	Date	L_{dn}	Daytime L_{eq}	Daytime L_{50}	Daytime L_{max}	Nighttime L_{eq}	Nighttime L_{50}	Nighttime L_{max}
LT-1	Eastern Project Boundary	2/3/21 to 2/4/21	75	69	55	94	68	45	85
LT-1	Eastern Project Boundary	2/4/21 to 2/5/21	75	69	55	92	69	46	90

Notes:
- All values shown in dBA
- Daytime hours: 7:00 a.m. to 10:00 p.m.
- Nighttime Hours: 10:00 p.m. to 7:00 a.m.

REGULATORY CONTEXT

FEDERAL

There are no federal regulations related to noise that apply to the Proposed Project.

STATE

There are no state regulations related to noise that apply to the Proposed Project.

LOCAL

Stanislaus County General Plan

The Stanislaus County General Plan Noise Element establishes acceptable noise level limits for both transportation and non-transportation noise sources. The primary objective of the Noise Element is to prescribe policies that lead to the preservation and enhancement of the quality of life for the residents of Stanislaus County by securing and maintaining an environment free from excessive noise.

For stationary noise sources, such as the concrete mixer and skid-steer loader proposed by the project, Stanislaus County regulates the level of noise that may impact adjacent noise-sensitive uses. The County's General noise exposure limits applicable to this operation are summarized in **Table 3**.

TABLE 3: MAXIMUM ALLOWABLE NOISE EXPOSURE FOR STATIONARY NOISE SOURCES

Stanislaus County Noise Element of the General Plan		
Descriptor	**Daytime (7:00 a.m. to 10:00 p.m.)**	**Nighttime (10:00 p.m. to 7:00 a.m.)**
Hourly L_{eq}, dBA	55	45
Maximum Level (L_{max}), dBA	75	65

Notes:

[1] Each of the noise level standards specified in Table 2 shall be reduced by five (5) dBA for pure tone noises, noise consisting primarily of speech or music, or for recurring impulsive noises. The standards in Table 2 should be applied at a residential or other noise-sensitive land use and not on the property of a noise-generating land use. Where measured ambient noise levels exceed the standards, the standards shall be increased to the ambient levels.

Source: Stanislaus County Noise Element of the General Plan

Stanislaus County Noise Control Ordinance

The following are relevant sections from the County Noise Control Ordinance:

10.46.050 Exterior noise level standards.

A. It is unlawful for any person at any location within the unincorporated area of the county to create any noise or to allow the creation of any noise which causes the exterior noise level when measured at any property situated in either the incorporated or unincorporated area of the county to exceed the noise level standards as set forth below:

1. Unless otherwise provided herein, the following exterior noise level standards shall apply to all properties within the designated noise zone:

TABLE 4: EXTERIOR NOISE LEVEL STANDARDS

Designated Noise Zone	Maximum A-Weighted Sound Level as Measured on a Sound Level Meter (LMAX)	
	7:00 a.m.—9:59 p.m.	10:00 p.m.—6:59 a.m.
Noise Sensitive	45	45
Residential	50	45
Commercial	60	55
Industrial	75	75

2. Exterior noise levels shall not exceed the following cumulative duration allowance standards:

TABLE 5: CUMULATIVE DURATION ALLOWANCE STANDARDS

Cumulative Duration	Allowance Decibels
Equal to or greater than 30 minutes per hour	Table A plus 0 dB
Equal to or greater than 15 minutes per hour	Table A plus 5 dB
Equal to or greater than 5 minutes per hour	Table A plus 10 dB
Equal to or greater than 1 minute per hour	Table A plus 15 dB
Less than 1 minute per hour	Table A plus 20 dB

3. Pure Tone Noise, Speech and Music. The exterior noise level standards set forth in Table A shall be reduced by five dB(A) for pure tone noises, noises consisting primarily of speech or music, or reoccurring impulsive noise.

4. In the event the measured ambient noise level exceeds the applicable noise level standard above, the ambient noise level shall become the applicable exterior noise level standard.

B. Noise Zones Defined.

1. Noise Sensitive. Any public or private school, hospital, church, convalescent home, cemetery, sensitive wildlife habitat, or public library regardless of its location within any land use zoning district.

2. Residential. All parcels located within a residential land use zoning district.

3. Commercial. All parcels located within a commercial or highway frontage land use zoning district.

4. Industrial. All parcels located within an industrial land use zoning district.

Noise Standard Summary

Based on the County General Plan standards, hourly noise limits are 45 dBA L_{eq} and 65 dBA L_{max} for nighttime (10:00 p.m. to 7:00 a.m.) hours and 55 dBA L_{eq} and 75 dBA L_{max} during daytime (7:00 a.m. to 10:00 p.m.) hours. If the noise source in is tonal or recurring impulsive a penalty would apply, reducing the standards by 5 dBA.

Under the County's noise ordinance, the residential noise standards would be 45 dBA L_{50} and 65 dBA L_{max} for nighttime (10:00 p.m. to 7:00 a.m.) hours and 50 dBA L_{50} and 70 dBA L_{max} during daytime (7:00 a.m. to 10:00 p.m.) hours, for continuous (more than 30 minutes per hour) noise sources. If the noise source is tonal or repetitive a penalty would also apply, reducing the standards by 5 dBA.

Correction for Existing Ambient Noise Environment

The Stanislaus County General Plan allows for the noise level criteria listed in **Table 3** to be corrected based upon the existing ambient noise environment. Where existing ambient noise levels exceed the published standards, the standard shall be raised to the ambient noise level. Based upon noise levels collected near the existing residential use directly east of the proposed project site, the average ambient daytime noise level is approximately 69 dBA L_{eq}. Therefore, the noise level standard at this residential use shall be raised to 69 dBA L_{eq}. The noise level standard at the residences to the north of the project shall remain unchanged.

EVALUATION OF PROJECT-GENERATED NOISE AT RESIDENTIAL RECEPTORS

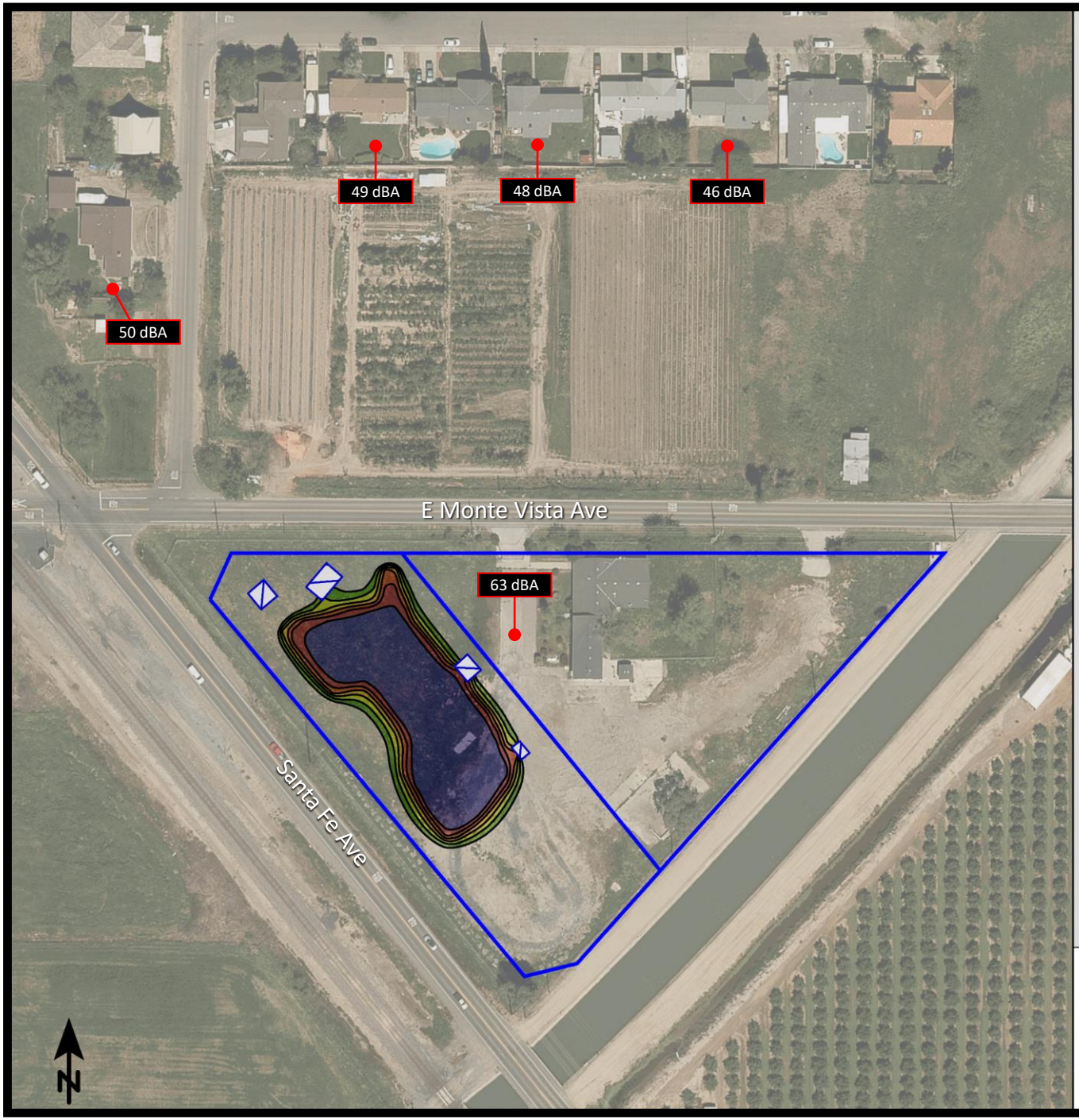
Operation of the Cart-Away Concrete plant, operation of a skid-steer loader, customer pickups, and truck deliveries are considered to be the primary noise sources for this project.

The following is a list of assumptions used for the noise modeling. The data used is based upon a combination of manufacturer's provided data and Saxelby Acoustics data from similar operations.

CartAway Concrete Dry Material Dispenser:	Material hopper, loading belt, and bag house operating continuously during daytime hours. 72 dBA at 25 feet. Manufacturer's data.
Skid-Steer Loader:	Diesel skid-steer loader operating continuously at 83 dBA at 16 feet. Manufacturer's data.
Deliveries and Pickups:	15 hourly peak hour trips in the daytime (7:00 p.m. to 10:00 p.m.), @ 71 dBA SEL at 50 feet. No trips during nighttime hours (10:00 p.m. to 7:00 a.m.). Includes up to two heavy truck material deliveries in the peak hour @ 85 dBA SEL at 50 feet. Saxelby Acoustics data.

Saxelby Acoustics used the SoundPLAN noise prediction model to evaluate project-generated noise levels at the nearest residential uses. Inputs to the model included sound power levels for the proposed project equipment, existing and proposed buildings, terrain type, and locations of sensitive receptors. These predictions are made in accordance with International Organization for Standardization (ISO) standard 9613-2:1996 (Acoustics – Attenuation of sound during propagation outdoors). ISO 9613 is the most commonly used method for calculating exterior noise propagation.

Figure 3 shows the predicted Gonzales Ready-Mix Concrete and Landscape noise level contours in terms of the daytime average (L_{eq}) noise descriptor. Based upon **Figure 3,** the project would generate noise levels up to 63 dBA L_{eq} at the nearest residential receptor. This would comply with the adjusted noise standard of 69 dBA L_{eq}. Noise levels at the residential uses to the north of the project would range from 46 to 49 dBA L_{eq}. These levels comply with the Stanislaus County 55 dBA L_{eq} daytime noise level standard.



Gonzales Ready-Mix Concrete and Landscape

Stanislaus County, California

Figure 3

Project Noise Contours (dBA L_{eq})

Signs and symbols

- Project Boundary
- Proposed Building

Levels in dB(A)

<= 70
70 - 71
71 - 72
72 - 73
73 - 74
74 - 75
> 75

1 : 1650

0 10 20 40 60 80 m

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CONCLUSIONS

The noise analysis indicates that noise levels at the nearest residential use would be less than 63 dBA L_{eq}. Additionally, noise levels at residential uses to the north of the project site would be 49 dBA L_{eq}, or less. These noise levels would comply with the adjusted noise level standard of 69 dBA L_{eq} at the closest residential use and the County's typical noise level standard of 55 dBA L_{eq} at the residential uses to the north. Therefore, no additional noise control measures are recommended. These conclusions are based on the following assumption:

- The project shall only operate during daytime (7 a.m. to 10 p.m.)
- The CartAway Dry Material Dispenser must be located at the western boundary of the project site, as indicated in **Figure 1**;
- The skid-steer tractor used to load material into the Dry Material Dispenser may not exceed 83 dBA at 16 feet.

Appendix A: Acoustical Terminology

Acoustics	The science of sound.
Ambient Noise	The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.
ASTC	Apparent Sound Transmission Class. Similar to STC but includes sound from flanking paths and correct for room reverberation. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Attenuation	The reduction of an acoustic signal.
A-Weighting	A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human response.
Decibel or dB	Fundamental unit of sound, A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared. A Decibel is one-tenth of a Bell.
CNEL	Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 - 10 p.m.) weighted by +5 dBA and nighttime hours weighted by +10 dBA.
DNL	See definition of Ldn.
IIC	Impact Insulation Class. An integer-number rating of how well a building floor attenuates impact sounds, such as footsteps. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Frequency	The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz (Hz).
Ldn	Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.
Leq	Equivalent or energy-averaged sound level.
Lmax	The highest root-mean-square (RMS) sound level measured over a given period of time.
L(n)	The sound level exceeded a described percentile over a measurement period. For instance, an hourly L50 is the sound level exceeded 50% of the time during the one-hour period.
Loudness	A subjective term for the sensation of the magnitude of sound.
NIC	Noise Isolation Class. A rating of the noise reduction between two spaces. Similar to STC but includes sound from flanking paths and no correction for room reverberation.
NNIC	Normalized Noise Isolation Class. Similar to NIC but includes a correction for room reverberation.
Noise	Unwanted sound.
NRC	Noise Reduction Coefficient. NRC is a single-number rating of the sound-absorption of a material equal to the arithmetic mean of the sound-absorption coefficients in the 250, 500, 1000, and 2,000 Hz octave frequency bands rounded to the nearest multiple of 0.05. It is a representation of the amount of sound energy absorbed upon striking a particular surface. An NRC of 0 indicates perfect reflection; an NRC of 1 indicates perfect absorption.
RT60	The time it takes reverberant sound to decay by 60 dB once the source has been removed.
Sabin	The unit of sound absorption. One square foot of material absorbing 100% of incident sound has an absorption of 1 Sabin.
SEL	Sound Exposure Level. SEL is a rating, in decibels, of a discrete event, such as an aircraft flyover or train pass by, that compresses the total sound energy into a one-second event.
SPC	Speech Privacy Class. SPC is a method of rating speech privacy in buildings. It is designed to measure the degree of speech privacy provided by a closed room, indicating the degree to which conversations occurring within are kept private from listeners outside the room.
STC	Sound Transmission Class. STC is an integer rating of how well a building partition attenuates airborne sound. It is widely used to rate interior partitions, ceilings/floors, doors, windows and exterior wall configurations. The STC rating is typically used to rate the sound transmission of a specific building element when tested in laboratory conditions where flanking paths around the assembly don't exist. A larger number means more attenuation. The scale, like the decibel scale for sound, is logarithmic.
Threshold of Hearing	The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.
Threshold of Pain	Approximately 120 dB above the threshold of hearing.
Impulsive	Sound of short duration, usually less than one second, with an abrupt onset and rapid decay.
Simple Tone	Any sound which can be judged as audible as a single pitch or set of single pitches.

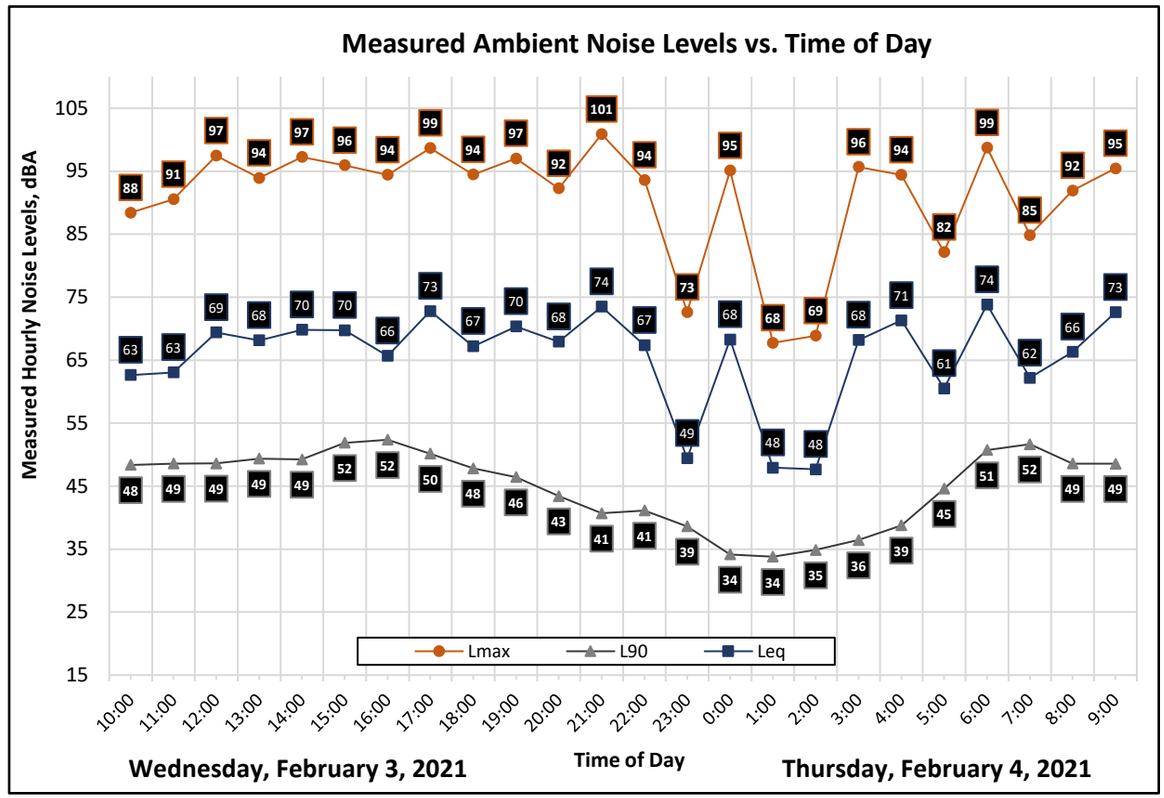
Appendix B: Continuous Ambient Noise Measurement Results

Appendix B1: Continuous Noise Monitoring Results

Site: LT-1
Project: Gonzales Ready-Mix Concrete and Landscape **Meter:** LDL 820-1
Location: Eastern Project Boundary **Calibrator:** CAL200
Coordinates: 37.521316°, -120.790917°

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Wednesday, February 3, 2021	10:00	63	88	55	48
Wednesday, February 3, 2021	11:00	63	91	55	49
Wednesday, February 3, 2021	12:00	69	97	55	49
Wednesday, February 3, 2021	13:00	68	94	56	49
Wednesday, February 3, 2021	14:00	70	97	56	49
Wednesday, February 3, 2021	15:00	70	96	58	52
Wednesday, February 3, 2021	16:00	66	94	58	52
Wednesday, February 3, 2021	17:00	73	99	56	50
Wednesday, February 3, 2021	18:00	67	94	53	48
Wednesday, February 3, 2021	19:00	70	97	52	46
Wednesday, February 3, 2021	20:00	68	92	50	43
Wednesday, February 3, 2021	21:00	74	101	47	41
Wednesday, February 3, 2021	22:00	67	94	45	41
Wednesday, February 3, 2021	23:00	49	73	43	39
Thursday, February 4, 2021	0:00	68	95	41	34
Thursday, February 4, 2021	1:00	48	68	38	34
Thursday, February 4, 2021	2:00	48	69	38	35
Thursday, February 4, 2021	3:00	68	96	42	36
Thursday, February 4, 2021	4:00	71	94	47	39
Thursday, February 4, 2021	5:00	61	82	51	45
Thursday, February 4, 2021	6:00	74	99	57	51
Thursday, February 4, 2021	7:00	62	85	57	52
Thursday, February 4, 2021	8:00	66	92	55	49
Thursday, February 4, 2021	9:00	73	95	55	49

Statistics	Leq	Lmax	L50	L90
Day Average	69	94	55	48
Night Average	68	85	45	39
Day Low	62	85	47	41
Day High	74	101	58	52
Night Low	48	68	38	34
Night High	74	99	57	51
Ldn	75	Day %		69
CNEL	75	Night %		31



Appendix B2: Continuous Noise Monitoring Results

Site: LT-1
Project: Gonzales Ready-Mix Concrete and Landscape **Meter:** LDL 820-1
Location: Eastern Project Boundary **Calibrator:** CAL200
Coordinates: 37.521316°, -120.790917°

Date	Time	Measured Level, dBA			
		L_{eq}	L_{max}	L_{50}	L_{90}
Thursday, February 4, 2021	10:00	71	97	54	46
Thursday, February 4, 2021	11:00	61	86	55	47
Thursday, February 4, 2021	12:00	74	97	58	48
Thursday, February 4, 2021	13:00	64	84	56	48
Thursday, February 4, 2021	14:00	70	97	56	47
Thursday, February 4, 2021	15:00	63	88	56	49
Thursday, February 4, 2021	16:00	62	86	57	51
Thursday, February 4, 2021	17:00	73	99	56	49
Thursday, February 4, 2021	18:00	69	96	54	49
Thursday, February 4, 2021	19:00	72	100	54	47
Thursday, February 4, 2021	20:00	73	99	52	44
Thursday, February 4, 2021	21:00	69	95	51	44
Thursday, February 4, 2021	22:00	71	98	49	40
Thursday, February 4, 2021	23:00	68	97	44	38
Friday, February 5, 2021	0:00	50	71	39	34
Friday, February 5, 2021	1:00	50	69	40	35
Friday, February 5, 2021	2:00	68	95	40	35
Friday, February 5, 2021	3:00	69	95	40	34
Friday, February 5, 2021	4:00	70	97	48	39
Friday, February 5, 2021	5:00	69	96	54	46
Friday, February 5, 2021	6:00	72	96	57	51
Friday, February 5, 2021	7:00	62	85	58	52
Friday, February 5, 2021	8:00	59	73	55	48
Friday, February 5, 2021	9:00	66	95	53	45

Statistics	Leq	Lmax	L50	L90
Day Average	69	92	55	48
Night Average	69	90	46	39
Day Low	59	73	51	44
Day High	74	100	58	52
Night Low	50	69	39	34
Night High	72	98	57	51
Ldn	75	Day %		65
CNEL	76	Night %		35