



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

Date: August 20, 2021

To: Distribution List (See Attachment A)

From: Teresa McDonald, Associate Planner
Planning and Community Development

Subject: USE PERMIT APPLICATION NO. PLN2020-0103 – EXACT CORP

Comment Period: August 20, 2021 – September 22, 2021

Respond By: September 22, 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: Justin W. Capp representing Exact Corp

Project Location: 5143 and 5149 Blue Gum Avenue, between N. Hart Road and Dakota Avenue, in the Modesto area.

APN: 012-030-051

Williamson Act Contract: N/A

General Plan: Agriculture

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

Project Description: This is a request to change the use of an existing agricultural service establishment from contract harvesting to a John Deere orchard tractor cab assembly and agricultural equipment (consisting of nut sweepers, harvesters, and conditioners) maintenance business, on a 13.87± acre parcel located in the A-2-40 (General Agriculture) zoning district. The tractor cab assembly and equipment maintenance business, currently operating as Exact Corp, has been operating on the site since 2013 and approval of this application would permit the existing

STRIVING TOGETHER TO BE THE BEST!



operation. The project serves customers in the Central Valley, including Stanislaus, San Joaquin, Kern, and other Counties. Two separate legal non-conforming businesses have historically operated out of the site, including the contract harvesting business and a butcher shop. The site is currently improved with an 1,158 square-foot single-family dwelling, detached 684 square-foot garage, 585 square-foot trailer used as a breakroom, 900 square-foot barn used as an office, 9,450 square-foot shop, unpermitted 6,148 square-foot shop with 812 square-foot canopy, employee and customer parking, and a 3,382 square-foot butcher shop. The project would allow the breakroom, office, 9,450 square-foot shop, unpermitted 6,148 square-foot shop with attached canopy, and 22 parking spaces that currently exist on-site to be utilized in conjunction with the proposed tractor cab assembly and agricultural equipment maintenance business. The 3,382 square-foot shop and 11 parking spaces are the only on-site structures utilized for the operation of the legal-non-conforming butcher business which processes livestock as well as wild game. No changes to the butcher business are proposed as part of this application. Staff Approval Permit No. 81-12 – Baileys Meat Service and Staff Approval Permit No. 2006-19 – Golden Valley Harvesting Inc./Jonathan Flora previously permitted expansions to both legal non-conforming businesses operating out of the site, allowing additions to several existing buildings. Both businesses have separate on-site septic systems and share the same well. The site has access to County-maintained Blue Gum Avenue. The site is also improved with existing landscaping throughout the site, an almond orchard on the northern portion of the property, and an olive orchard on the southeastern portion of the property. An existing six-foot-tall wood fence runs along the west side of the property, a three-foot-tall white vinyl and wood fence runs along the road frontage, and a six-foot-tall chain-link fence with mesh screening is proposed to be installed along the east property line. The proposed hours of operation for the tractor cab assembly and agricultural equipment maintenance business are 6 a.m. to 4 p.m., Monday through Friday, with 28 employees on a maximum shift, including one shift per-day, up to five daily customers, and one truck-trip per-day. Approval of the project will result in an additional 15 employees, three daily customers, and one truck-trip per-day, compared to the prior contract harvesting operation. The hours of operation for the butcher are 6 a.m. to 5 p.m., Monday through Friday, with nine employees on a maximum shift, and up to 12 daily customers.

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



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

USE PERMIT APPLICATION NO. PLN2020-0103 – EXACT CORP

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
	COMMUNITY SERVICES/SANITARY DIST	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 3: WITHROW
X	FIRE PROTECTION DIST: WOODLAND	X	STAN COUNTY COUNSEL
X	GSA: STRGBA		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: MODESTO	X	STANISLAUS LAFCO
X	MOSQUITO DIST: EAST SIDE	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: WOOD COLONY	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
	RAILROAD:	X	US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462)
X	SCHOOL DIST 1: HART-RANSOM UNION		USDA NRCS
X	SCHOOL DIST 2: MODESTO UNION		WATER DIST:
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		

STRIVING TOGETHER TO BE THE BEST!



STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: USE PERMIT APPLICATION NO. PLN2020-0103 – EXACT CORP

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



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

CEQA INITIAL STUDY

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

1. **Project title:** Use Permit Application No. PLN2020-0103 – Exact Corp
2. **Lead agency name and address:** Stanislaus County
Planning and Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Teresa McDonald, Associate Planner
4. **Project location:** 5143 and 5149 Blue Gum Avenue, between N. Hart Road and Dakota Avenue, in the Modesto area (APN: 012-030-051).
5. **Project sponsor's name and address:** Justin W. Capp representing Exact Corp
1003 12th Street
Modesto, CA 95354
6. **General Plan designation:** Agriculture
7. **Zoning:** General Agriculture (A-2-40)
8. **Description of project:**

This is a request to change the use of an existing agricultural service establishment from contract harvesting to a John Deere orchard tractor cab assembly and agricultural equipment (consisting of nut sweepers, harvesters, and conditioners) maintenance business, on a 13.87± acre parcel located in the A-2-40 (General Agriculture) zoning district. The tractor cab assembly and equipment maintenance business, currently operating as Exact Corp, has been operating on the site since 2013 and approval of this application would permit the existing operation. The project serves customers in the Central Valley, including Stanislaus, San Joaquin, Kern, and other Counties. Two separate legal non-conforming businesses have historically operated out of the site, including the contract harvesting business and a butcher shop. The site is currently improved with an 1,158 square-foot single-family dwelling, detached 684 square-foot garage, 585 square-foot trailer used as a breakroom, 900 square-foot barn used as an office, 9,450 square-foot shop, unpermitted 6,148 square-foot shop with 812 square-foot canopy, employee and customer parking, and a 3,382 square-foot butcher shop. The project would allow the breakroom, office, 9,450 square-foot shop, unpermitted 6,148 square-foot shop with attached canopy, and 22 parking spaces that currently exist on-site to be utilized in conjunction with the proposed tractor cab assembly and agricultural equipment maintenance business. The 3,382 square-foot shop and 11 parking spaces are the only on-site structures utilized for the operation of the legal-non-conforming butcher business which processes livestock as well as wild game. No changes to the butcher business are proposed as part of this application. Staff Approval Permit No. 81-12 – Baileys Meat Service and Staff Approval Permit No. 2006-19 – Golden Valley Harvesting Inc./Jonathan Flora previously permitted expansions to both legal non-conforming businesses operating out of the site, allowing additions to several existing buildings. Both businesses have separate on-site septic systems and share the same well. The site has access to County-maintained Blue Gum Avenue. The site is also improved with existing landscaping throughout the site, an almond orchard on the northern portion of the property, and an olive orchard on the southeastern portion of the property. An existing six-foot-tall wood fence runs along the west side of the property, a three-foot-tall white vinyl and wood fence runs along the road frontage, and a six-foot-tall chain-link fence with mesh screening is proposed to be installed along the east property line. The proposed hours of operation for the tractor cab

assembly and agricultural equipment maintenance business are 6 a.m. to 4 p.m., Monday through Friday, with 28 employees on a maximum shift, including one shift per-day, up to five daily customers, and one truck-trip per-day. Approval of the project will result in an additional 15 employees, three daily customers, and one truck-trip per-day, compared to the prior contract harvesting operation. The hours of operation for the butcher are 6 a.m. to 5 p.m., Monday through Friday, with nine employees on a maximum shift, and up to 12 daily customers.

- | | | |
|------------|---|---|
| 9. | Surrounding land uses and setting: | Orchards with single family dwellings and ranchettes surround the site on all sides; two almond hulling operations are located to the north and to the east; and a dairy exists to the southwest. |
| 10. | Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): | Stanislaus County Department of Public Works
Stanislaus County Department of Environmental Resources |
| 11. | Attachments: | None |

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

August 18, 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, then 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 is currently improved with an 1,158 square-foot single-family dwelling, detached 684 square-foot garage, 585 square-foot trailer used as a breakroom, 3,120 square-foot barn/office, 9,450 square-foot shop, unpermitted 6,148 square-foot shop with 812 square-foot canopy, employee and customer parking, and a 3,382 square-foot butcher shop. The only scenic designation in the County is along I-5, which is not near the project site. The site itself is not considered to be a scenic resource or a unique vista. The project will not degrade the existing visual character or quality of the site or its surroundings. No new construction is included in this request and the existing unpermitted building is of similar nature as the existing buildings and the surrounding area. Standard conditions of approval will be added to this project to address glare from any on-site lighting. No adverse impacts to the existing visual character of the site or its surroundings are anticipated.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance; Stanislaus County General Plan; and Support Documentation¹.

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 area of the 13.79± acre project site improved with an orchard is classified as “Prime Farmland” and the developed area is classified as “Confined Animal Agriculture” by the California Department of Conservation’s Farmland Mapping and Monitoring Program. The parcel is not currently enrolled in a Williamson Act Contract. The California Revised Storie Index is a rating system based on soil properties that dictate the potential for soils to be used for irrigated agricultural production in California. This rating system grades soils with an index rating of 81 and 90 as excellent. Grade 1 soils are deemed prime farmland by Stanislaus County’s Uniform Rules. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that approximately the north half of the property is comprised of Hanford sandy loam, moderately deep over silt, 0 to 1 percent slopes with a grade of 1 and index rating of 95. The remaining acreage comprised of Chualar sandy loam, 0 to 3 percent slopes, with a grade of 1 and index rating of 76, and Hilmar loamy sand, deep, 0 to 1 percent slopes, with a grade of 2 and index rating of 73.

The proposed operation is considered a Tier Two use, which are agriculture-related commercial and industrial uses. An agricultural services establishment has been operating out of the project site since 1976. The site has been developed with an 1,158 square-foot single-family dwelling, detached 684 square-foot garage, 585 square-foot trailer used as a breakroom, 900 square-foot barn used as an office, 9,450 square-foot shop, unpermitted 6,148 square-foot shop with 812 square-foot canopy, employee and customer parking, and a 3,382 square-foot butcher shop. No construction is proposed; however, the project would allow the unpermitted 6,148 square-foot shop with attached canopy and 22 parking spaces that currently exist on-site to be utilized in conjunction with the proposed tractor cab assembly and agricultural equipment maintenance

business. As the shop has already been constructed, the project is not expected to perpetuate any significant conversion of farmland to non-agricultural use. The existing orchard will remain and continue to be farmed.

The surrounding area is comprised of orchards with single family dwellings and ranchettes on all sides; two almond hulling operations are located to the north and to the east; and a dairy exists to the southwest. Adjacent parcels to the north, east, and west are enrolled in Williamson Act contracts. No impacts to agriculture are anticipated to occur as a result of this project, as the project site is currently developed with similar agricultural storage buildings and considered topographically flat.

General Plan Amendment No. 2011-01 - Revised Agricultural Buffers was approved by the Board of Supervisors on December 20, 2011, to modify County requirements for buffers on agricultural projects. Low people intensive Tier One and Tier Two uses (such as nut hulling, shelling, dehydrating, grain warehousing, and agricultural processing facilities), which do not serve the general public, shall not be subject to compliance with these guidelines; however, conditions of approval consistent with these guidelines may be required as part of the project approval. The decision-making body shall have the ultimate authority to determine if a use is "low people intensive". The proposed agricultural service establishment is a Tier Two use and is not considered to be people intensive with a total of 28 employees on a maximum shift and a maximum of five daily customers.

Impacts to agricultural resources are considered to be less-than significant. No forest lands exist in Stanislaus County. Therefore, this project will have no impact to forest land or timberland.

Mitigation: None.

References: Application information; 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 Zoning Ordinance; Stanislaus County General Plan and Support Documentation¹.

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

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

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA, which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has addressed most criteria air pollutants through basin-wide programs and policies to prevent cumulative deterioration of air quality within the Basin. The proposed

hours of operation for the agricultural service establishment are 6 a.m. to 4 p.m., Monday through Friday. There will be a maximum total of one heavy-truck-trips per-day (total inbound and outbound), and a total of 33 automobile trips per-day (anticipated inbound and outbound trips by employees and customers), resulting in an increase of 18 daily automobile trips and one truck-trip compared to the previous contract harvesting operation.

The proposed project is considered to be consistent with applicable air quality plans, as the project will be required to obtain all applicable permits through the Air District. The proposed project would not conflict with applicable regional plans or policies adopted by agencies with jurisdiction over the project.

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 within 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. The operation proposes to operate out of existing buildings and does not propose any construction; however, a building permit will be required to be obtained for the unpermitted ag storage building and any future construction activities will be required to occur in compliance with all SJVAPCD regulations.

The project was referred to SJVAPCD, and no response has been received to date. However, the District's Small Project Analysis Level (SPAL) guidance identifies thresholds of significance for criteria pollutant emissions, which are based on the District's New Source Review (NSR) offset requirements for stationary sources. The District has pre-qualified emissions and determined a size below, which is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. Any project falling below the thresholds identified by the District are deemed to have a less-than significant impact on air quality due to criteria pollutant emissions. The District's threshold of significance for industrial projects is identified as 1,506 additional trips per-day. As stated previously, the project has the potential to generate an additional 15 employee vehicles, three customer vehicles, and one truck-trip per-day, compared to the prior contract harvesting operation. As this is below the District's threshold of significance, no significant impacts to air quality are anticipated.

Impacts to air quality are considered to be less-than significant.

Mitigation: None.

References: Application information; San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) guidance; www.valleyair.org; and the Stanislaus County General Plan and Support Documentation¹.

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 Salida Quad of the California Natural Diversity Database (CNDDB). There are 11 species of animals which are state or federally listed, threatened, or identified as species of special concern within the Westley California Natural Diversity Database Quad. These species include the California tiger salamander, Swainson's hawk, tricolored blackbird, Sacramento hitch, hardhead, Sacramento splittail, steelhead - Central Valley DPS, chinook salmon - Central Valley fall/late fall-run ESU, Crotch bumble bee, coast horned lizard, and the valley elderberry longhorn beetle.

The project site is developed with an existing agricultural service establishment and the area where the existing unpermitted shop was constructed is on land which was previously cleared and disturbed. There are no known Waters of the United States on-site. It does not appear that this project will result in impacts to endangered species or habitats, locally designated species, wildlife dispersal, or mitigation corridors as the site is disturbed and improved. The existing orchard will remain and continue to be farmed. The project is anticipated to have a less-than significant impact to biological resources.

The project was referred to the California Department of Fish and Wildlife, and no comments have been received to date.

Mitigation: None.

References: Application information; California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; Stanislaus County General Plan and Support Documentation¹.

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: It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The project site is already developed and the proposed construction is within the area which has already been disturbed. However, standard conditions of approval regarding the discovery of cultural resources during the construction process will be added to the project.

Mitigation: None.

References: Application information; Stanislaus County General Plan and Support Documentation¹.

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, and total estimated daily vehicle trips to be generated by the project, and the additional energy consumed per-trip by mode, which 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.

All construction activities shall be in compliance with all SJVAPCD regulations and with Title 24, Green Building Code, which includes energy efficiency requirements. The operation proposes to operate out of existing buildings and does not propose any construction; however, a building permit will be required to be obtained for the unpermitted ag storage building and any future construction activities will be required to occur in compliance with all SJVAPCD regulations.

Energy consuming equipment and processes include equipment, trucks, and the employee and customer vehicles. These activities would not significantly increase Vehicle Miles Traveled (VMT), due to the number of vehicle trips not exceeding a total of 110 vehicle trips per-day. There will be a maximum total of one heavy-truck trips per-day (total inbound and outbound), and a total of 33 automobile trips per-day (anticipated inbound and outbound trips by employees and customers), which is an increase of one truck-trip and 18 automobile trips, compared to the previous contract harvesting operation. Additionally, the trucks are the main consumers of energy associated with this project, but shall be required to meet all Air District regulations, including rules and regulations that increase energy efficiency for heavy trucks. Consequently, emissions would be minimal. Therefore, consumption of energy resources would be less-than significant without mitigation for the proposed project.

The project was referred to the San Joaquin Valley Air Pollution Control District; no response has been received to date. A condition of approval will be added to the project requiring the applicant to contact the Air District to comply with any applicable Air District rules and regulations and obtain any required permits.

It does not appear that this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. Accordingly, the potential impacts to Energy are considered to be less-than significant.

Mitigation: None.

References: Application information; CEQA Guidelines; Title 16 of County Code; CA Building Code; Governor's Office of Planning and Research Technical Advisory, December 2018; Stanislaus County General Plan and Support Documentation¹.

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 USDA Natural Resources Conservation Service's Eastern Stanislaus County Soil Survey indicates that the property is made up of Hanford sandy loam, Chualar sandy loam, and Hilmar loamy sand. As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5. However, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F), and a soils test may be required at building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. No structures are proposed as part of this request; however, any future structures will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. The Department of Public Works requires that a grading, drainage, and erosion/sediment control plan for the project shall be submitted for any building permit that will create a larger or smaller building footprint, subject to Public Works review and Standards and Specifications. Any future building will be subject to Public Works' requirements, if applicable. Likewise, any future addition or expansion of a septic tank or alternative wastewater 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. Conditions of approval regarding these standards will be applied to the project and will be triggered when a building permit is obtained for the existing unpermitted 6,148 square-foot shop with 812 square-foot canopy.

Impacts to Geology and Soils are considered to be less-than significant.

Mitigation: None.

References: Application information; USDA – NRCS Web Soil Survey; California Building Code; Referral response from Stanislaus County Department of Public Works, dated January 21, 2021; Stanislaus County General Plan and Support Documentation¹.

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. Two additional bills, SB350 and SB32, were passed in 2015 further amending the states Renewables Portfolio Standard (RPS) for electrical generation and amending the reduction targets to 40% of 1990 levels by 2030.

Direct emissions of GHGs from the operation of the proposed project are primarily due to truck trips. Therefore, the project would result in direct annual emissions of GHGs during operation. As required by CEQA Guidelines section 15064.3, potential impacts regarding Green House Gas Emissions should be evaluated using Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. Total vehicle trips as a result of this project will not exceed 110 trips per-day. As discussed above, the proposed project will generate a total of one heavy-truck trips (total inbound and outbound trips per-day), and a total of 33 automobile trips per-day (anticipated inbound and outbound trips by employees and customers).

The operation proposes to operate out of existing buildings and does not propose any construction; however, a building permit will be required to be obtained for the unpermitted shop. Should future construction occur on the project site, the short-term emissions of GHGs during construction, primarily composed of CO₂, CH₄, and N₂O, would be the result of fuel combustion by construction equipment and motor vehicles. The other primary GHGs (HFCs, PFCs, and SF₆) are typically associated with specific industrial sources and are not expected to be emitted by future construction at this project site. As described above in Section III - Air Quality, the use of heavy-duty construction equipment would be very limited; therefore, the emissions of CO₂ from future construction would be less-than significant. Additionally, the construction of any future proposed buildings is subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11). Any future construction activities associated with this project are considered to be less-than significant as they are temporary in nature and are subject to meeting SJVAPCD standards for air quality control.

This project was referred to the San Joaquin Valley Air Pollution Control District; however, no response has been received to date. Staff will include a condition of approval requiring the applicant to comply with all appropriate District rules and regulations should future construction occur on the project site. Consequently, GHG emissions associated with this project are considered to be less-than significant.

Mitigation: None.

References: Application information; California Air Resources Board 2019 Edition, California Greenhouse Gas Emission Inventory: 2000 – 2017; Governor's Office of Planning and Research Technical Advisory, December 2018; CA Building Code; Stanislaus County General Plan and Support Documentation¹.

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

Discussion: The County Department of Environmental Resources (DER) is responsible for overseeing hazardous materials. This project was referred to the Department of Environmental Resources – Hazardous Materials Division; however, no response has been received to date. A standard condition of approval will be added to the project requiring the applicant contact DER for any appropriate permitting requirements for hazardous materials and/or wastes. The proposed use is not recognized as a generator and/or consumer of hazardous materials, therefore no significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

Pesticide exposure is a risk in areas located in the vicinity of agriculture. Sources of exposure include contaminated groundwater from 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. General Plan Amendment No. 2011-01 - Revised Agricultural Buffers was approved by the Board of Supervisors on December 20, 2011, to modify County requirements for buffers on agricultural projects. As this is a Tier Two use, if not considered people intensive by the Planning Commission, the project is not subject to agricultural buffers. The project was referred to the Stanislaus County Agricultural Commissioner, and no comments have been received to date.

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 site is located in a Local Responsibility Area (LRA) for fire protection, and is served by Woodland Fire Protection District. The project was referred to the District, and no comments have been received to date. The project was referred to the Environmental Review Committee (ERC), which responded with comments unrelated to hazardous materials. The project site is not within the vicinity of any airstrip or wildlands.

No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

Mitigation: None.

References: Department of Toxic Substances Control's data management system (EnviroStar); Referral response from Stanislaus County Environmental Review Committee, dated January 28, 2021; Stanislaus County General Plan and Support Documentation¹.

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: The site receives potable water from an existing nonconforming Public Water System, and irrigation water from the Modesto Irrigation District. Current standards require that all of a project's stormwater be maintained on-site. A referral response received from the Department of Public Works indicated that a grading, drainage, and erosion/sediment control plan for the project shall be submitted for the existing building permit for the unpermitted 6,148 square-foot shop with 812 square-foot canopy, and any future building permit that will create a larger or smaller building footprint. A Storm Water Pollution Prevention Plan (SWPPP) will be required for future construction prior to the approval of any grading. The submittal of the grading, drainage, erosion/sediment control plan will be made a condition of approval for this project. Accordingly, runoff associated with the construction at the proposed project site will be reviewed as part of the grading and building permit review process. No expansion to the existing septic systems are proposed as a part of this project. However, any future construction must be reviewed and approved by DER, and must adhere to current Local Agency Management Program (LAMP) standards. LAMP standards include minimum setback from wells to prevent negative impacts to groundwater quality.

The Sustainable Groundwater Management Act (SGMA) was passed in 2014 with the goal of ensuring the long-term sustainable management of California's groundwater resources. SGMA requires agencies throughout California to meet certain requirements including forming Groundwater Sustainability Agencies (GSA), developing Groundwater Sustainability Plans (GSP), and achieving balanced groundwater levels within 20 years. The site is located in the Stanislaus and Tuolumne Rivers Groundwater Basin Association (STRGBA) GSA which is a part of the Modesto Sub-basin. The Stanislaus and Tuolumne Rivers Groundwater Basin Association (STRGBA) GSA is composed of seven agencies within the Modesto

Sub-basin who are collaboratively developing one GSP under the Stanislaus and Tuolumne Rivers Groundwater Basin Association GSA. SGMA requires the Modesto Sub-basin to adopt and begin implementation of a GSP by January 31, 2022.

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.

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. No additional wells are proposed; however, any future proposals for new wells will be subject to review under the County's Groundwater Ordinance and Well Permitting Program.

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.

While there are no additional wells proposed as part of this request, a referral response received from DER confirmed the existing well is considered to be an existing nonconforming Public Water System. No new construction is proposed as part of this project; however, prior to receiving occupancy of the building permit for the unpermitted 6,148 square-foot shop with 812 square-foot canopy, the property owner must obtain concurrence from the State of California Water Resources Control Board (SWRCB), Drinking Water Division, in accordance to CHSC, Section 116527 (SB1263) and submit an application for a water supply permit with the associated technical report to Stanislaus County DER. This will be added as a condition of approval.

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. Any future buildings will be required to meet any prescribed measures to meet FEMA requirements during the building permit phase and will be administered the by County's Building Permits Division.

This project was referred to the Regional Water Quality Control Board (RWQCB) and no response has been received to date. A condition of approval will be added to the project that the developer contact RWQCB to determine if any permits or standards are applicable to the project that must be met prior to construction. The project was referred to the Modesto Irrigation District (MID) and no comments have been received to date.

As a result of County regulatory requirements applicable to this project, impacts associated with hydrology and water quality are expected to have a less-than significant impact.

Mitigation: None.

References: Application information; Referral response from Stanislaus County Public Works Department, dated January 21, 2021; Referral response from Stanislaus County Environmental Review Committee, dated January 28, 2021; Referral response from Stanislaus County Department of Environmental Resources, dated January 28, 2021; Stanislaus and Tuolumne Rivers Groundwater Basin Association (STRGBA) GSA; Stanislaus County Code; Stanislaus County General Plan and Support Documentation¹.

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

Discussion: The project site is designated Agriculture by the Stanislaus County General Plan land use diagrams and zoned A-2-40 (General Agriculture). This is a request to change the use of an existing agricultural service establishment from contract harvesting to a tractor cab assembly and agricultural equipment maintenance business, and would allow an existing unpermitted 6,148 square-foot shop with attached canopy, and 22 parking spaces that currently exist on-site, to be utilized in conjunction with the proposed business. The site is currently improved with an 1,158 square-foot single-family dwelling, detached 684 square-foot garage, 585 square-foot trailer used as a breakroom, 3,120 square-foot barn/office, 9,450 square-foot shop, employee and customer parking, and a 3,382 square-foot butcher shop. No additional structures are proposed, and the use is not expected to perpetuate any significant conversion of farmland to non-agricultural use, as the use will support the vertical integration of the surrounding agriculture.

The proposed operation is considered a Tier Two use, which are agriculture-related commercial and industrial uses that may be allowed when the decision-making body finds:

1. The proposed operation will not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use or that it will be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County;
2. The establishment as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity; and
3. The establishment as proposed will not create a concentration of commercial and industrial uses in the vicinity; and
4. It is necessary and desirable for such establishment to be located within the agricultural area as opposed to areas zoned for commercial or industrial usage.

General Plan Amendment No. 2011-01 - Revised Agricultural Buffers was approved by the Board of Supervisors on December 20, 2011, to modify County requirements for buffers on agricultural projects. As this is a Tier Two use, if not considered people intensive by the Planning Commission, the project is not subject to agricultural buffers. The operation employs 28 employees, and anticipates five customer visits per-day, which is an increase of 15 employees and three customer visits compared to the prior operation.

There is no indication this project will interfere or conflict with other agricultural uses in the area. The project will not physically divide an established community nor conflict with any habitat conservation plans. Project impacts to land use and planning are considered to be less-than significant.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance; Stanislaus County General Plan and Support Documentation¹.

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 Documentation¹.

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

Discussion: The Stanislaus County General Plan identifies noise levels up to 55 dB Ldn (or CNEL) as the normally acceptable level of noise for residential uses. Additionally, the site itself is impacted by surrounding agricultural uses, for which the acceptable noise level is up to 70 dB Ldn (or CNEL). No construction is proposed as part of this project. Should future construction occur, on-site grading and construction resulting from future projects may result in a temporary increase in the area's ambient noise levels; however, noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise. Additionally, no fabrication, welding, or manufacturing occurs on site and all work occurs indoors. Conditions of approval will be placed on the project to ensure compliance with the General Plan's Noise Element and Chapter 10.46 of the County Code – Noise Control.

The site is not located within an airport land use plan. Noise impacts associated with the proposed project are considered to be less-than significant.

Mitigation: None.

References: Stanislaus County Noise Control Ordinance (Title 10); Stanislaus County General Plan and Support Documentation¹.

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 Documentation¹.

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:			X	
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 one for Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. Such fees are required to be paid at the time of building permit issuance. Conditions of approval will be added to the project to ensure these requirements are met prior to the issuance of a building permit for the unpermitted 6,148 square-foot shop with 812 square-foot canopy. The project was referred to the appropriate public service agencies, as well as the Stanislaus County Environmental Review Committee (ERC), which includes the Sheriff's Department.

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 regarding impacts to County services were identified.

Mitigation: None.

References: Referral response from Stanislaus County Environmental Review Committee, dated January 28, 2021; Stanislaus County General Plan and Support Documentation¹.

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

Mitigation: None.

References: Application information; Stanislaus County General Plan and Support Documentation¹.

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 site has access to County-maintained Blue Gum Avenue which is identified as a 60-foot wide Local Road in the circulation Element of the General Plan.

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. A technical advisory on evaluating transportation impacts in CEQA published by the Governor's Office of Planning and Research (OPR) in December of 2018, clarified the definition of automobiles as referring to on-road passenger vehicles, specifically cars and light trucks. While heavy trucks are not considered in the definition of automobiles for which VMT is calculated for, heavy-duty truck VMT could be included for modeling convenience. According to the same technical advisory from OPR, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less-than significant transportation impact. The applicant anticipates a maximum of one trip per-day, 28 employees on a maximum shift, and up to five customers per-day from 6:00 a.m. to 4:00 p.m., for a total of 33 daily automobile trips and one truck-trip. The VMT increase associated with the proposed project is less-than significant as the number of vehicle trips will not exceed 110 per-day.

It is not anticipated that the project would substantially affect the level of service on Blue Gum Avenue. The project was referred to Public Works and a referral response was received requiring an access easement between the project site and the adjacent parcel to the east, due to the existing driveway serving the adjacent parcel crossing property lines. An encroachment permit will also be required for the existing driveways. These requirements will be added to the project as Conditions of Approval.

The project was referred to the California Department of Transportation (Caltrans); no comments have been received to date.

Mitigation: None.

References: Application information; Governor's Office of Planning and Research Technical Advisory, December 2018; Referral response from Stanislaus County Public Works Department, dated January 21, 2021; Stanislaus County General Plan and Support Documentation¹.

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: It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The project site is already improved with multiple buildings. In accordance with SB 18 and AB 52, this project was not referred to the tribes listed with the Native American Heritage Commission (NAHC), as the project is not a General Plan Amendment and no tribes have requested consultation or project referral noticing. No construction is proposed as part of this project; however, if any resources are found during future construction, construction activities would halt until a qualified survey takes place and the appropriate authorities are notified.

Mitigation: None.

References: Application information; Stanislaus County General Plan and Support Documentation¹.

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 proposes to utilize an existing nonconforming public water well and existing septic facilities. Any intensity of these utilities will be subject to any regulatory requirements during the building permitting phase. The Department of Public Works commented that a grading, drainage, and erosion/sediment control plan for the project shall be submitted for the existing building permit for the unpermitted 6,148 square-foot shop with 812 square-foot canopy, and any future building permit that will create a larger or smaller building footprint. A Storm Water Pollution Prevention Plan (SWPPP) will be required for future construction prior to the approval of any grading. These comments will be applied as conditions of approval. While there are no additional wells proposed as part of this request, a referral response from DER indicated that the existing well is considered to be a Non-Conforming Public Water System, which will be subject to all applicable rules, regulations and standards as discussed above in the Hydrology and Water Quality Section of this document.

The project site receives power and irrigation water from the Modesto Irrigation District (MID). The project was referred to the District and no response has been received to date.

The project is not anticipated to have a significant impact to utilities and service systems.

Mitigation: None.

References: Referral response from Stanislaus County Environmental Review Committee, dated January 28, 2021; Referral response from Stanislaus County Department of Environmental Resources, dated January 28, 2021; Referral response from Stanislaus County Public Works Department, dated January 21, 2021; Stanislaus County General Plan and Support Documentation¹.

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. 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 Woodland Fire Protection District. The project was referred to the District, and no comments have been received to date. California Building and Fire Code establishes minimum standards for the protection of life and property by increasing the ability of a building to resist intrusion of flame and burning embers. A building permit for the existing unpermitted 6,148 square-foot shop with 812 square-foot canopy, will be reviewed by the County's Building Permits Division and Fire Prevention Bureau to ensure all State of California Building and Fire Code requirements are met prior to construction. Wildfire risk and risks associated with postfire land changes are considered to be less-than significant.

Mitigation: None.

References: Application Material; California Fire Code Title 24, Part 9; California Building Code Title 24, Part 2, Chapter 7; Stanislaus County Local Hazard Mitigation Plan; Stanislaus County General Plan and Support Documentation¹.

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: The 13.87± acre project site is designated Agriculture by the Stanislaus County General Plan land use diagrams and zoned A-2-40 (General Agriculture). The surrounding area is comprised of orchards with single family dwellings and ranchettes on all sides; two almond hulling operations are located to the north and to the east; and a dairy exists to the southwest. Adjacent parcels to the north, east, and west are enrolled in Williamson Act contracts. The proposed use is agricultural in nature and serves the agricultural community. Any development of the surrounding area would be subject to the permitted uses of the A-2 Zoning District or would require additional land use entitlements and environmental review; a General Plan Amendment and/or Rezone is required for any non-agricultural related development; residential proposals would be subject to Measure E, which requires that residential development be approved by a majority of the voting public. Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area.

Mitigation: None.






References: Initial Study; Stanislaus County Zoning Ordinance; Stanislaus County General Plan and Support Documentation¹.

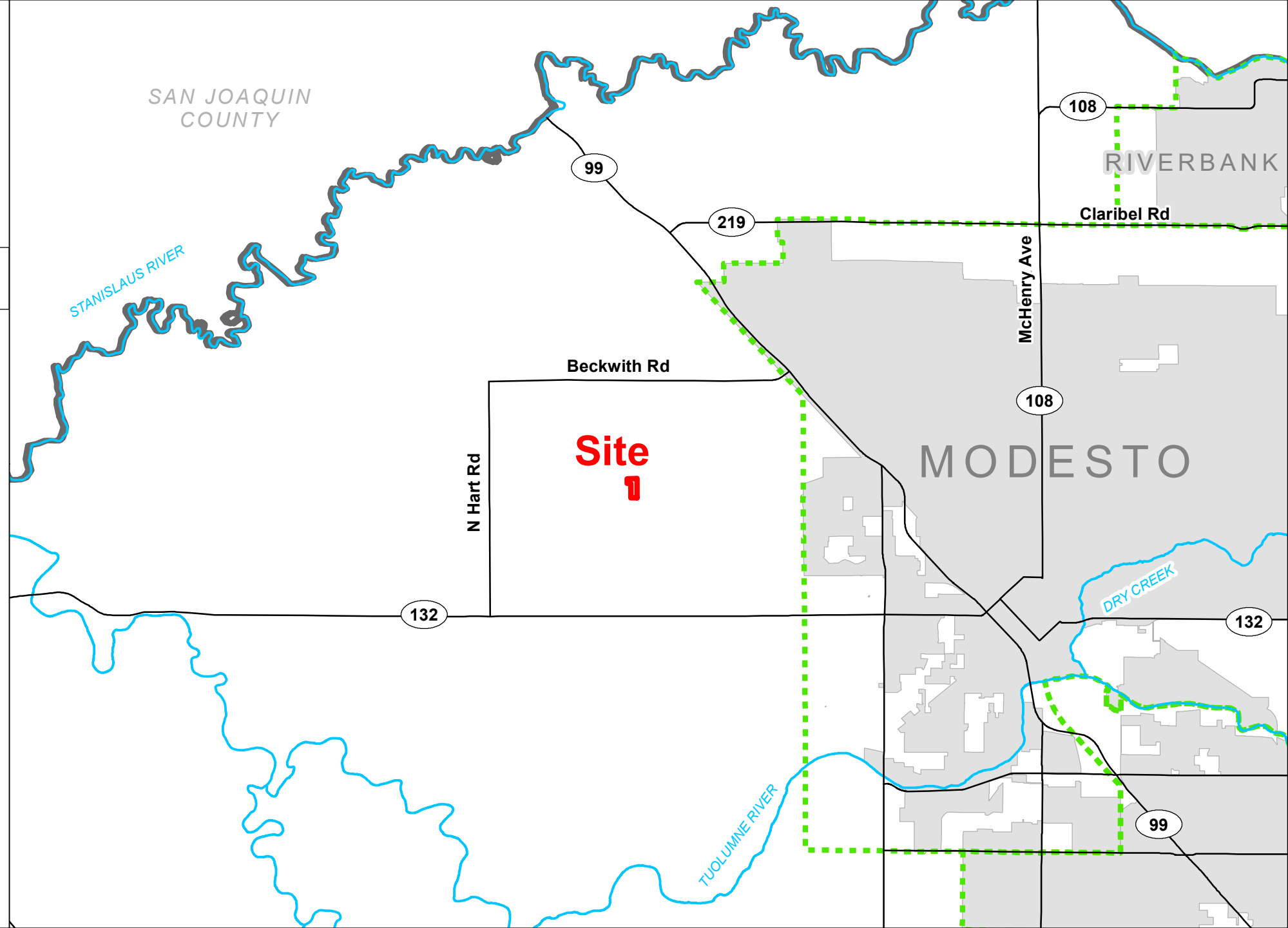
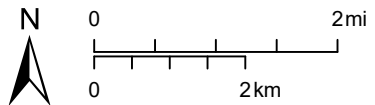
¹Stanislaus County General Plan and Support Documentation adopted in August 23, 2016, as amended. **Housing Element** adopted on April 5, 2016.

EXACT CORP
UP
PLN2020-0103

AREA MAP

LEGEND

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







EXACT CORP

UP
PLN2020-0103

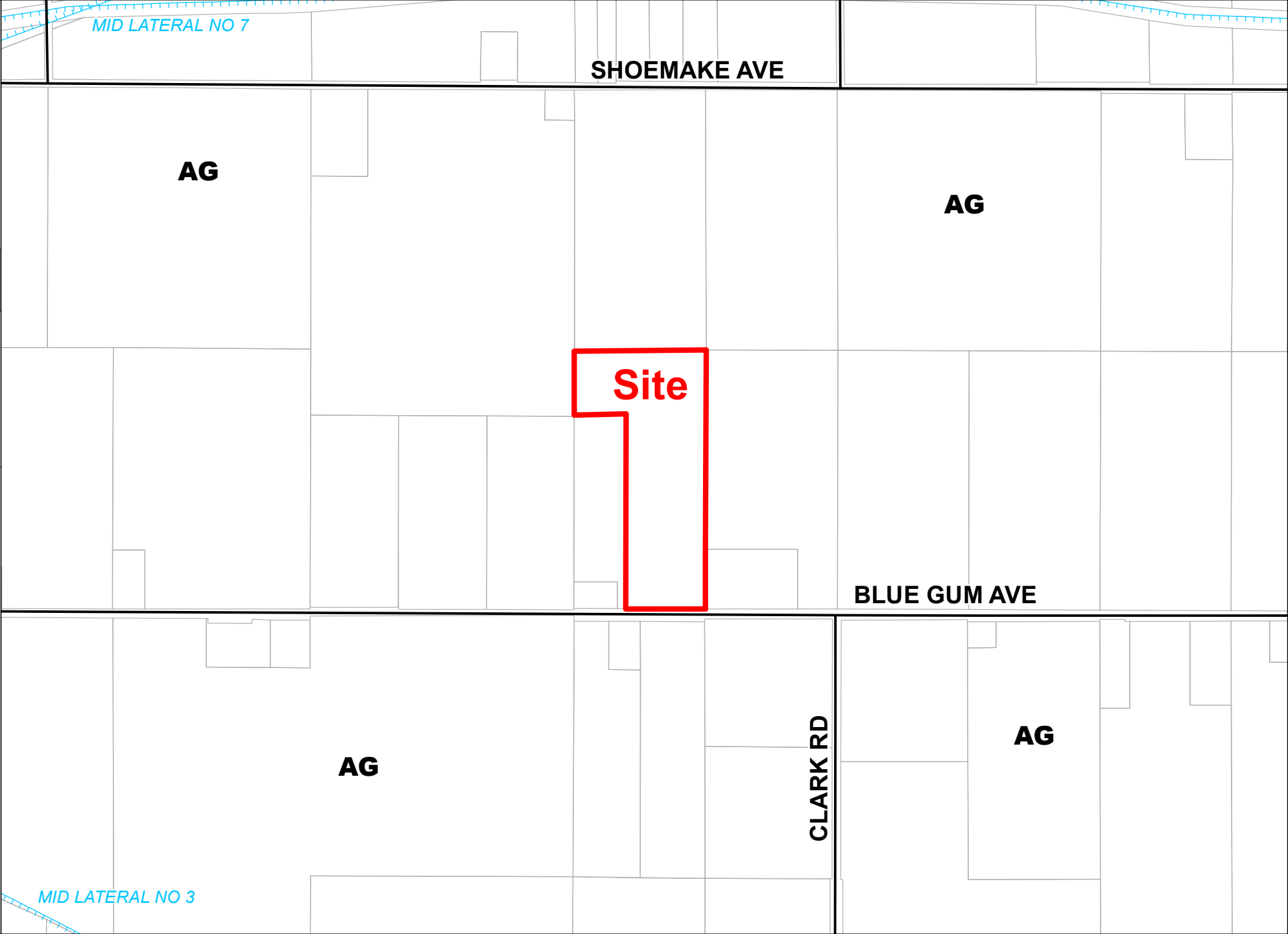
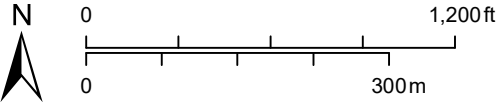
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Road
-  Canal

General Plan

-  Agriculture



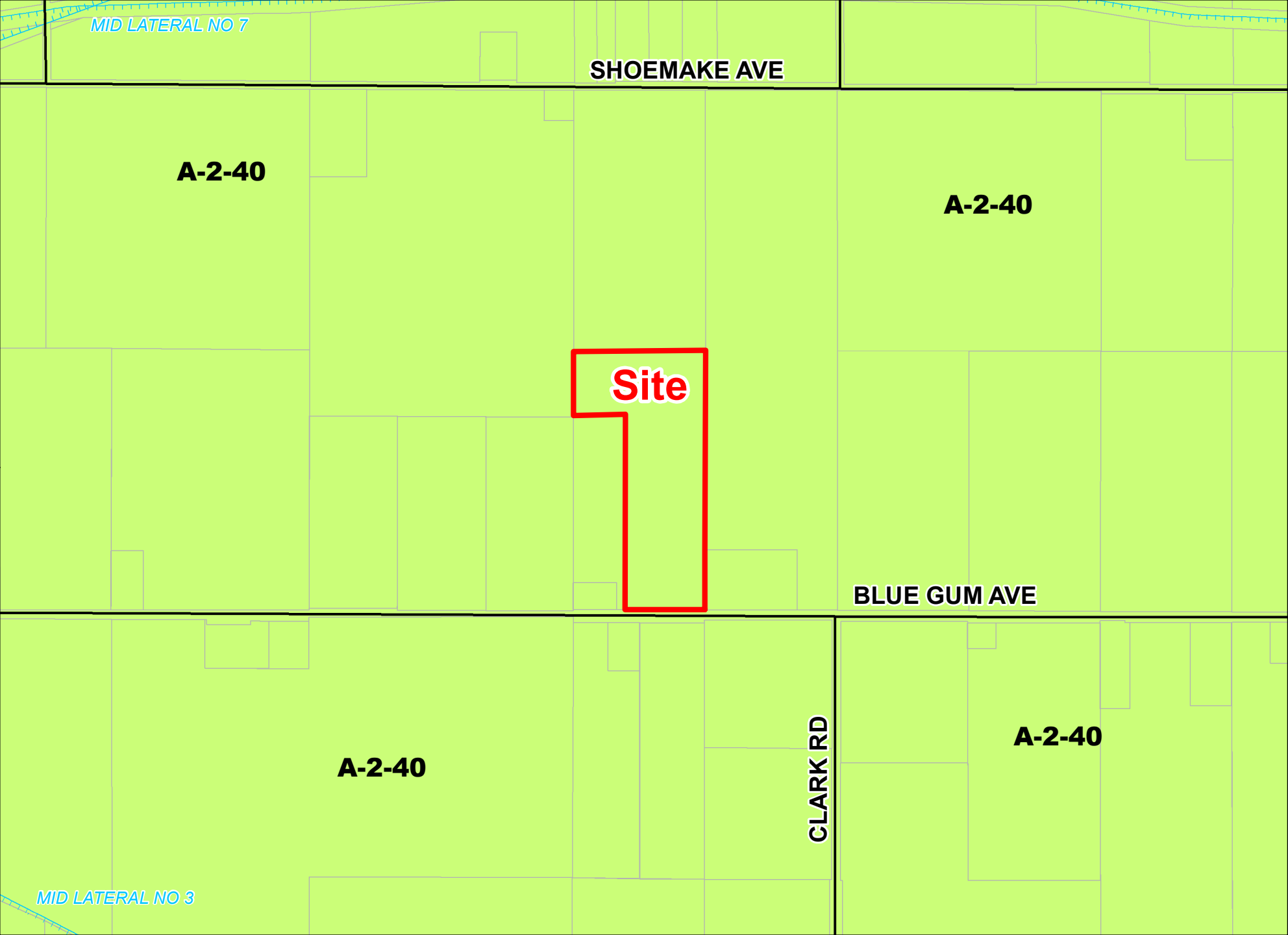
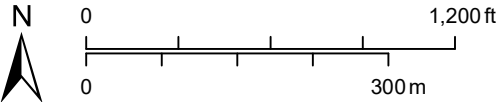
EXACT CORP

UP
PLN2020-0103

ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Road
-  Canal
- Zoning Designation**
-  General Agriculture 40 Acre




EXACT CORP

UP
PLN2020-0103

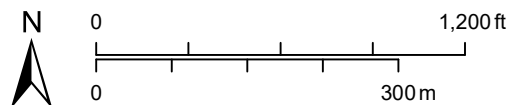
2017 AERIAL AREA MAP

LEGEND

 Project Site

 Road

 Canal



Source: Planning Department GIS

Date: 11/18/2020



EXACT CORP

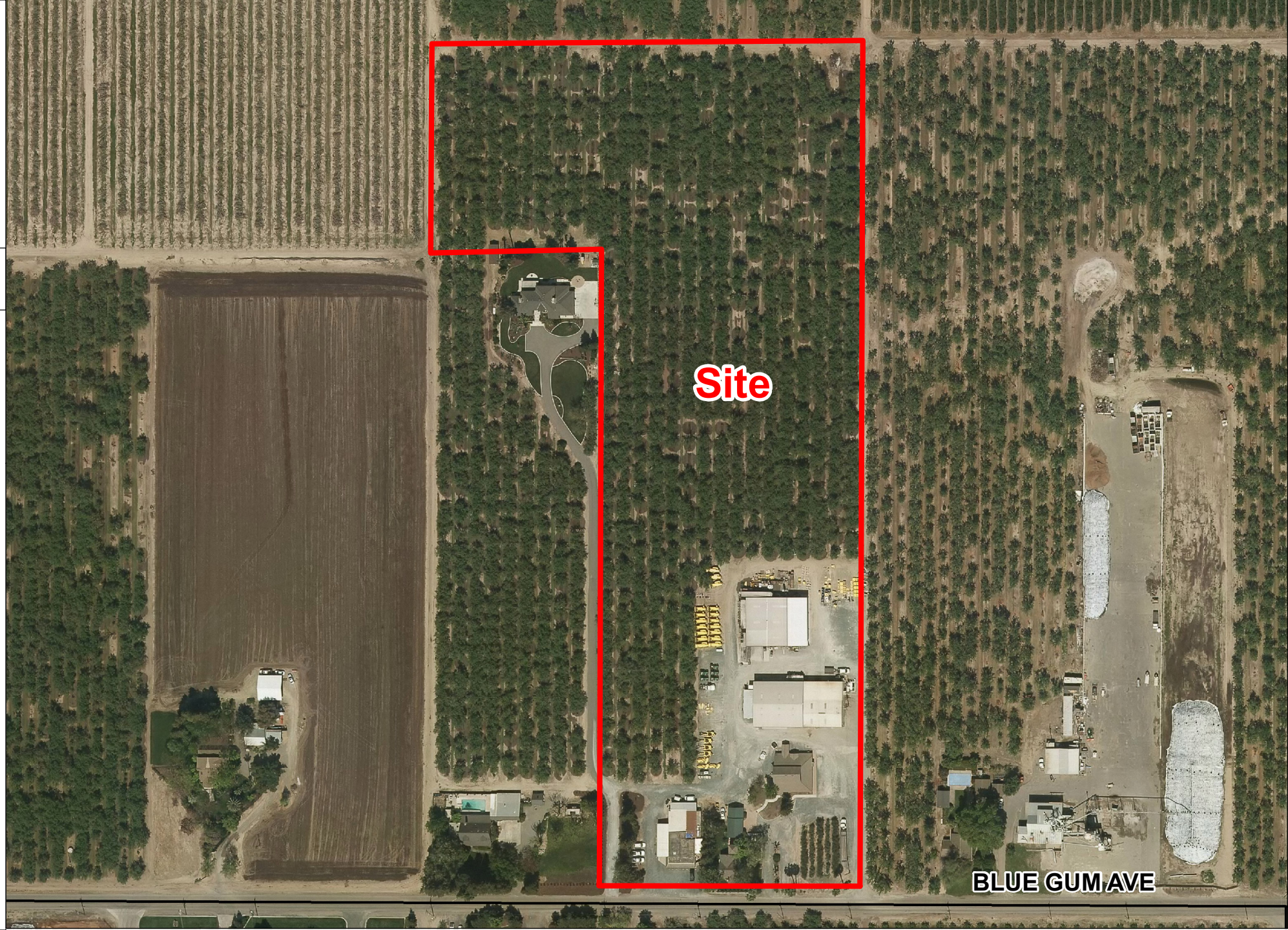
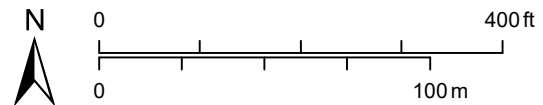
UP
PLN2020-0103

2017 AERIAL SITE MAP

LEGEND

 Project Site

 Road







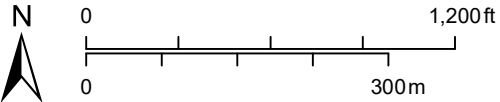
EXACT CORP

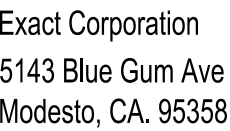
UP
PLN2020-0103

ACREAGE MAP

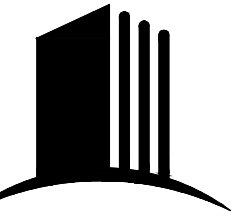
LEGEND

-  Project Site
-  Parcel/Acres
-  Road
-  Canal





ENGINEER:



JUSTIN W. CAPP, Inc.

JUSTIN W. CAPP

CE #61393, SE #4813
1003 12th STREET, MODESTO, CA 95354
PO BOX 861, MODESTO, CA 95353
(209) 524-4774.
www.justinwcapp.com

REVISION HISTORY:

No.	DATE	ISSUANCE
-----	------	----------

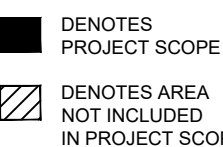
USE DISCLAIMER

THE DESIGN DATA CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF JUSTIN W. CAPP AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND DATED. THE END USER IS RESPONSIBLE FOR COORDINATION OF FIELD CONDITIONS, DIMENSIONS, AND WORK NOT OTHERWISE SHOWN BY THIS DRAWING.

ENGINEER'S SEAL

0/15/202

KEY PLAN:



KEY PLAN

NOT TO SCALE

PROJECT NAME:

ASSEMBLY SHOP USE PERMIT

DRAWING TITLE:

SITE PLAN - USE PERMIT

CAD FILE NAME: 19304-U1.0.DWG

DRAWING SCALE:

AS NOTED

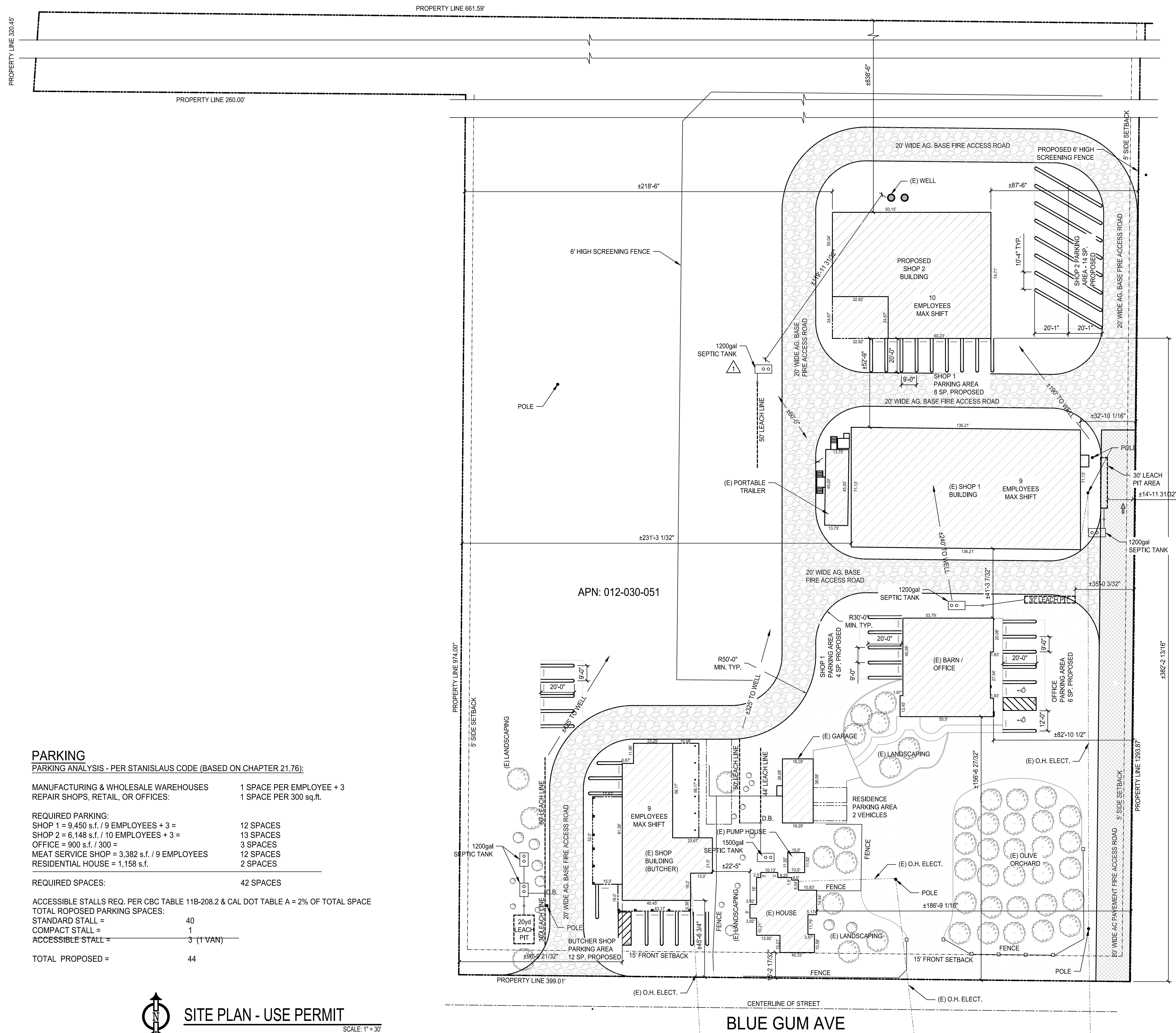
JOB NUMBER

DRAWN: RDM

CHK'D: JWC

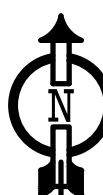
SHEET NUMBER

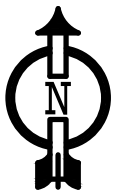
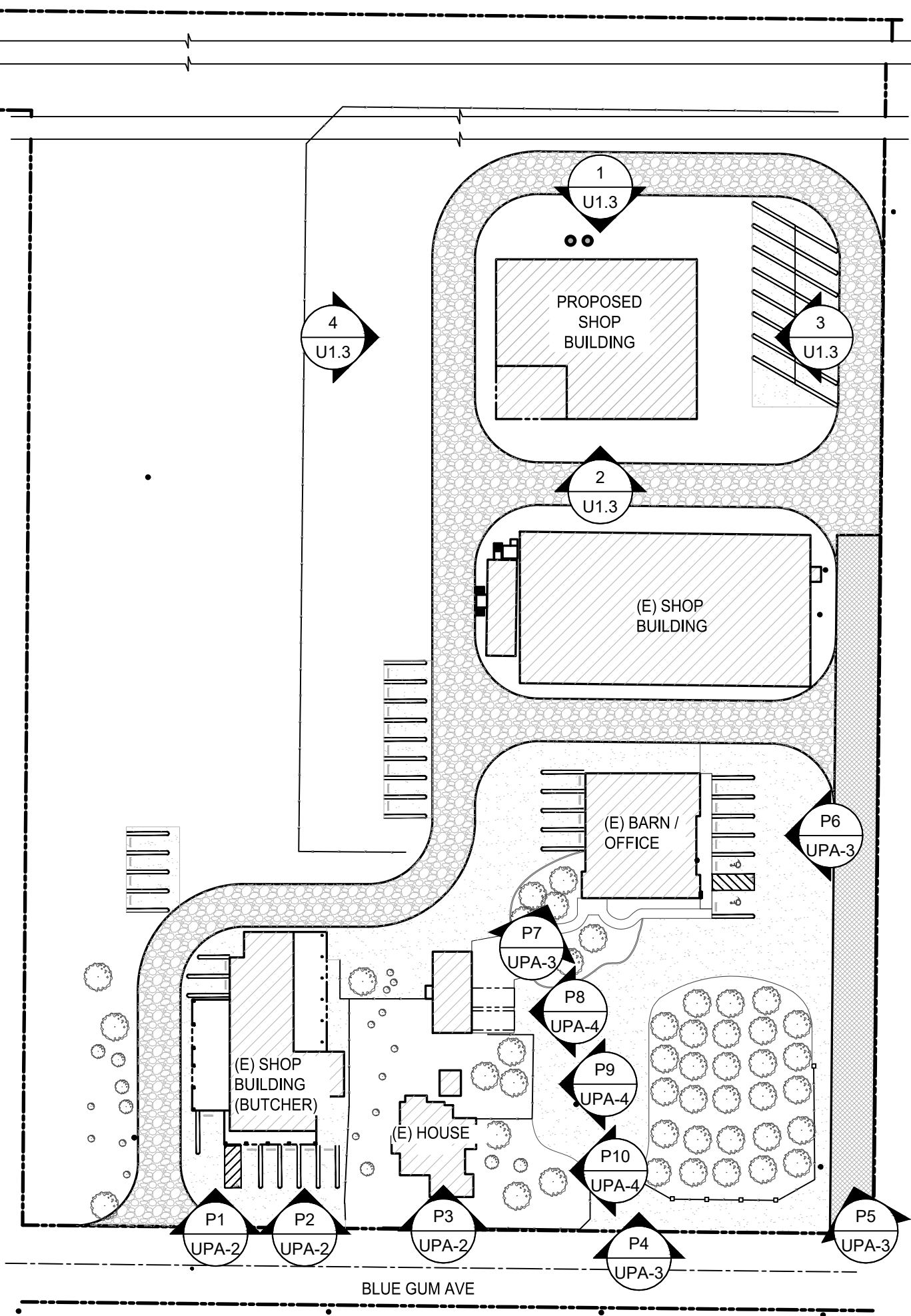
1110



SITE PLAN - USE PERMIT


SCALE: 1" = 3'





ELEVATIONS & PHOTOS SUMMARY - USE PERMIT

SCALE: 1" = 60'

ELEVATIONS & PHOTOS SUMMARY - USE PERMIT			SCALE: PER PLAN	
<div>JUSTIN W. CAPP, Inc. 1003 12th STREET, MODESTO, CA PO BOX 861, 95353 (209) 648-4154 CE #61393, SE #4813</div> <div><div>JUSTIN W. CAPP, Inc. ENGINEERING + DESIGN</div></div>	ASSEMBLY SHOP - USE PERMIT		19304 Job No.	
	EXACT CORP		Sheet No.	
	5143 Blue Gum Ave Modesto, CA. 95358		U1.2	
		DRAWN RDM CHK'D JWC DATE 09/29/20		

JUSTIN W. CAPP, Inc.

1003 12th STREET, MODESTO, CA
PO BOX 861, 95353
(209) 648-4154
CE #61393
SE #4813



JOB:

ASSEMBLY SHOP -
USE PERMIT

U1.1

SHEET:

AREA MAP

JOB#:

19304

DATE:

9/30/20

APPROVED:

JWC

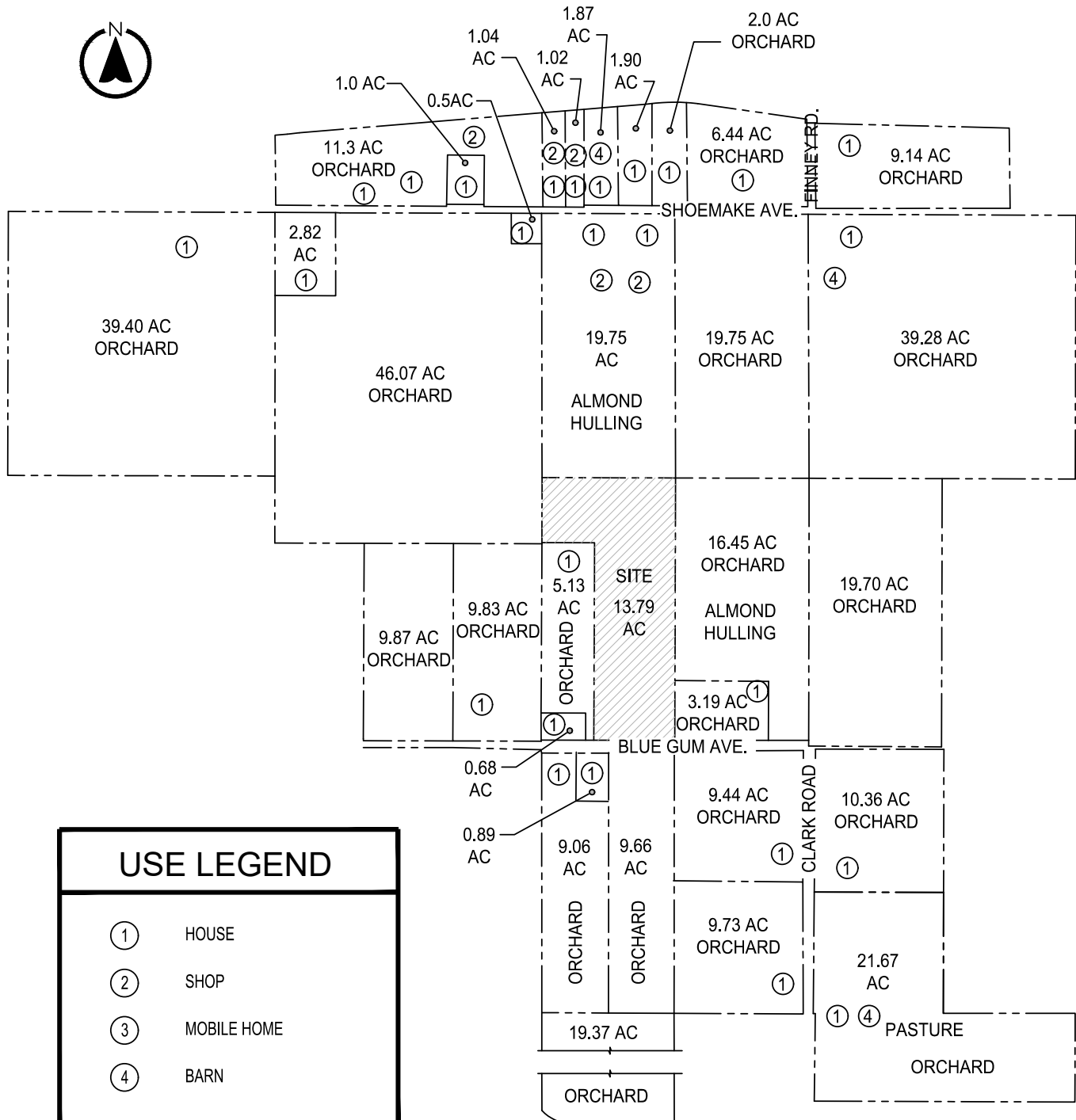
SCALE:

PER PLAN

DRAWN:

RDM

PLOT DATE: 10/15/2020



USE LEGEND

- ① HOUSE
- ② SHOP
- ③ MOBILE HOME
- ④ BARN



EXACT CORP.

5143 BLUE GUM AVE
MODESTO CA 95358

ENGINEER:



JUSTIN W. CAPP, Inc.

ENGINEERING + DESIGN

JUSTIN W. CAPP

CE #61393, SE #4813

1003 12th STREET, MODESTO, CA

PO BOX 861, 95353

(209) 524-4774

www.justinwcapp.com

REVISION HISTORY:

No.	DATE	ISSUANCE
-----	------	----------

USE DISCLAIMER:
The design data contained in this drawing is the sole property of Justin W. Capp and may not be reproduced or used without written permission. This drawing is not to be used for construction until sealed and dated. The end user is responsible for coordination of field conditions, dimensions, and work not otherwise shown by this drawing.

ENGINEER'S SEAL:



09/09/20

KEY PLAN:



PROJECT NAME:

SHOP BUILDING
AS-BUILT PERMIT

DRAWING TITLE

EXT. ELEVATIONS - AG.
EQUIPMENT ASM.
SHOP

REVIT FILE NAME

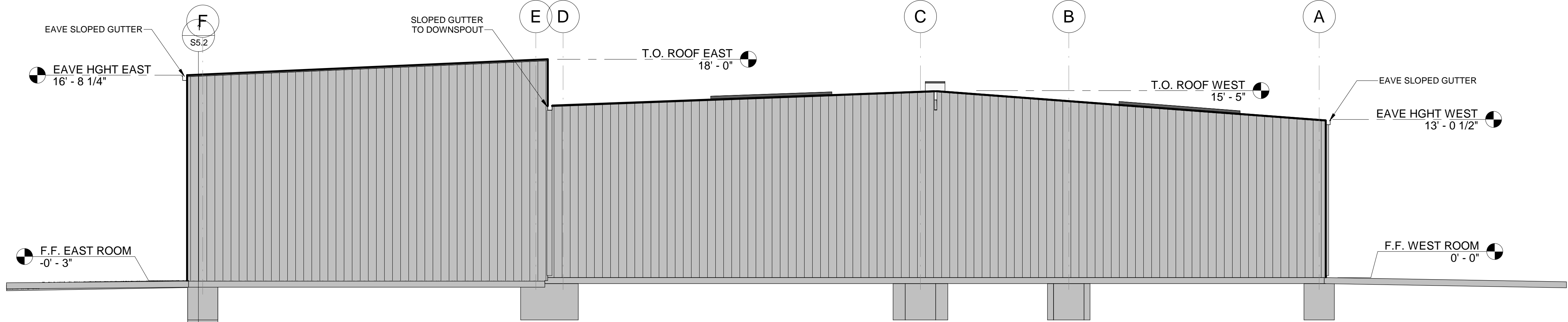
DRAWING SCALE 3/16" = 1'-0"

JOB NUMBER	DRAWN	CHKD	RDM	SHEET NUMBER
------------	-------	------	-----	--------------

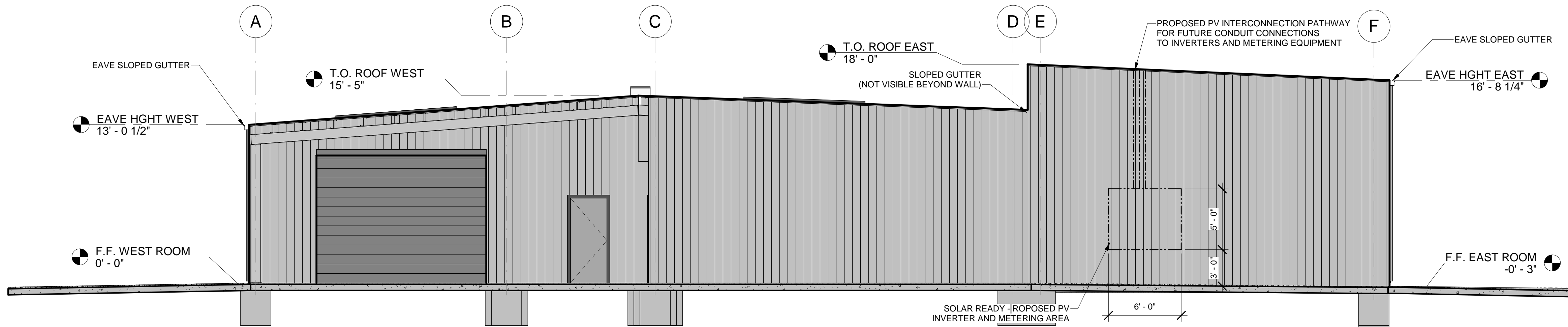
19304

DATE 02/04/20

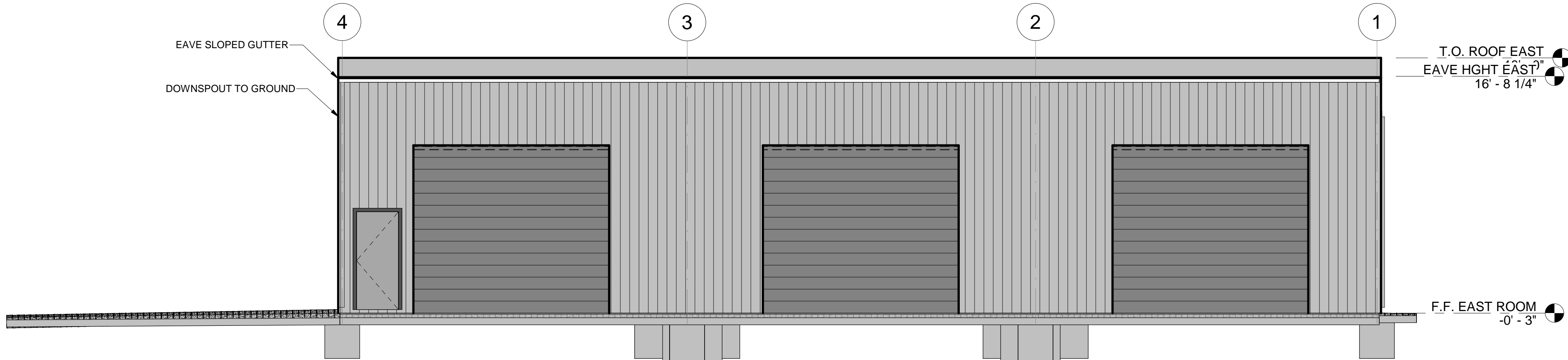
U1.3



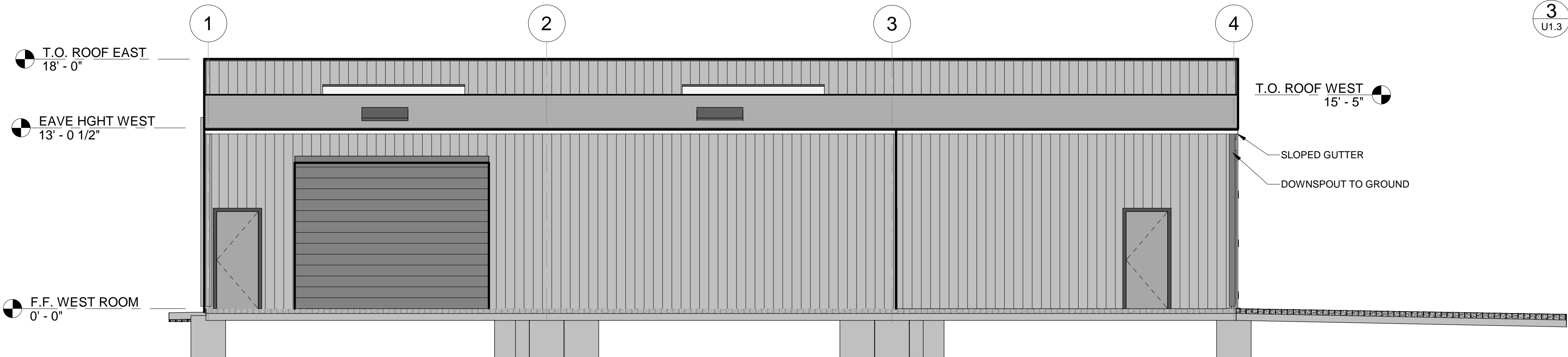
1 NORTH ELEV.
U1.3 3/16" = 1'-0"



2 SOUTH ELEV.
U1.3 3/16" = 1'-0"



3 EAST ELEV.
U1.3 3/16" = 1'-0"



4 WEST ELEV.
U1.3 3/16" = 1'-0"