

STANISLAUS COUNTY PLANNING COMMISSION

March 17, 2016

STAFF REPORT

USE PERMIT APPLICATION NO. PLN2015-0086
RUMBLE AG SERVICE, INC.

REQUEST: TO ESTABLISH A CUSTOM RIPPING AND LEVELING AGRICULTURAL SERVICES BUSINESS, CURRENTLY IMPROVED WITH A 10,000 SQUARE-FOOT SHOP, AND A 1,000 SQUARE-FOOT OFFICE, AND TO ALLOW FOR FUTURE EXPANSION OF AN ADDITIONAL 10,000 SQUARE-FOOT SHOP AND 1,000 SQUARE-FOOT OFFICE.

APPLICATION INFORMATION

Property Owner:	Darin Beachler
Applicant:	Dan Rumble
Agent:	Dave Romano, P.E., AICP
Location:	3780 Ladd Road, on the southeast corner of Ladd and Stoddard Roads, in the Salida area
Section, Township, Range:	26-2-8
Supervisory District:	Three (Supervisor Withrow)
Assessor's Parcel:	003-021-020
Referrals:	See Exhibit F Environmental Review Referrals
Area of Parcel(s):	39.98 acres
Water Supply:	Private well
Sewage Disposal:	Private septic system
General Plan Designation:	Planned Industrial (Planned Industrial)
Community Plan Designation:	Planned Industrial (Planned Industrial)
Existing Zoning:	SCP-PI (Salida Community Plan – Planned Industrial)
Sphere of Influence:	N/A
Williamson Act Contract No.:	1971-0064
Environmental Review:	Negative Declaration
Present Land Use:	Custom ripping and leveling agricultural services business, orchard, and accessory single-family dwelling.
Surrounding Land Use:	Grover Landscaping is located adjacent to the site to the south, orchard and row crop operations, six to sixty acres in size, surround the site to the north, south, east, and west, low density residential, in the community of Salida, is located approximately one mile to the southwest of the site. The Stanislaus River is located approximately a half mile north of the site.

RECOMMENDATION

Staff recommends the Planning Commission approve this request based on the discussion below and on the whole of the record provided to the County. If the Planning Commission decides to approve the project, Exhibit A provides an overview of all of the findings required for project approval which includes use permit findings.

PROJECT DESCRIPTION

This is a request to establish a custom ripping and leveling agricultural services business, currently improved with a 10,000 square-foot shop, and a 1,000 square-foot office, and to allow for future expansion of an additional 10,000 square-foot shop and 1,000 square-foot office.

Rumble Ag Services, Inc. has been in operation since 1986, and has been operating out of the Stoddard Road site since 2009. The operation utilizes caterpillars, wheeled tractors, disks (tillage equipment), and light trucks to provide the custom ripping and leveling service. Equipment is assembled, repaired and maintained on-site, and specialized parts are manufactured on-site as needed. The ripping and leveling activities occur off-site. The project proposes to continue to operate Monday through Friday 7 a.m. to 4 p.m., with a maximum of 30 employees, 5 daily visitors, and 3 truck deliveries/loadings per day. Approximately 18 employees work on-site during the off season (fall and winter months) and report to specific job sites throughout the spring and summer harvesting seasons. The remaining 12 employees report to the locations where the ripping and leveling occurs only on a seasonal basis, as needed. The property is served by private well and septic systems.

SITE DESCRIPTION

The project site is located adjacent to a commercial landscaping business (Grover Landscape Services) and is surrounded by orchard and row crop operations, six to sixty acres in size, in the Salida Community Plan Area. The entire parcel is enrolled in Williamson Act Contract Number 1971-0064. Approximately 36.5 acres, of the total 39.98 acre parcel, is planted in almonds and row crops. The proposed expansion will be located on the already developed 3.5 acre area which contains the current operation. The remaining acreage will remain planted in orchard trees and row crops. There is an existing single-family dwelling and an agricultural storage building located in the middle of the orchard, located east of the project area on the parcel. However, these structures are not associated with the operation.

ISSUES

No issues have been identified during the review of this application. As discussed in the environmental review section of this report, the initial study has been revised to address public water system requirement. If the operation increases the number of employees that report on-site to more than 24 in the future, it will be required to obtain a public water supply permit through the Stanislaus Department of Environmental Resources. Standard conditions of approval have been added to this project. (See Exhibit C - *Conditions of Approval*.)

GENERAL PLAN CONSISTENCY

The Stanislaus County General Plan land use designation is Planned Industrial (PI). The intent of the Planned Industrial designation is to provide locations for light industrial development. The Planned Industrial designation is preferred to the Industrial designation as it allows more control of development to ensure that impacts on adjoining properties are reduced. It shall be used largely in

areas without public sewer and/or water service but shall only be used if it is practical, both physically and financially, to provide sewage disposal and water service as needed by the proposed development.

The Salida Community Plan (Community Plan) provides land use planning and guidance for development of approximately 4,600 acres of land in the Salida area. The Community Plan encompasses both the urbanized portion of Salida and an undeveloped area (the "Amendment Area") encompassing approximately 3,383 acres around the Salida urbanized area. Approximately 1,259 acres of land are designated as Planned Industrial, which represents approximately 37.2 percent of the Amendment Area. The majority of these lands are located in the northeastern portion of the Amendment Area.

The Salida Community Plan states, "In order to offer a long-term planning approach, non-agricultural land use designations are applied to lands which may still be subject to Williamson Act contracts. However, the provisions of the Salida Community Plan Zoning District should require that until such time as contracts are terminated, lands encumbered by a Williamson Act contract shall remain subject to the zoning restrictions found within the County's A-2 zoning regulations." The subject property is currently enrolled in Williamson Act Contract Number 1971-0064, and as such is able to be processed under the A-2 zoning regulations, as a Tier Two Agricultural Services Establishment.

Agricultural service establishments are defined in the Agricultural Element of the Stanislaus County General Plan, and the County Zoning Ordinance, as:

"A business engaging in activities designed to aid production agriculture. Service does not include the provision of tangible goods except those sold directly to farmers and used specifically to aid in production of farm animals or crops. Nor does service industry include any business which has the primary function of manufacturing products."

Objective 1.2 of the Agricultural Element states:

"...Agricultural service establishments designed to serve the immediate area and agricultural processing plants such as wineries and canneries are allowed when the Planning Commission finds that (1) they will not be substantially detrimental to or in conflict with the agricultural use of other property in the vicinity; (2) the establishment as proposed will not create a concentration of commercial and industrial uses in the vicinity; and (3) it is necessary and desirable for such establishment to be located within the agricultural area as opposed to areas zoned commercial or industrial."

In general, agricultural service establishments can be difficult to evaluate due to their wide diversity of service types and service areas. This diversity often leads to requests for uses which provide both agricultural and non-agricultural services and/or have a wide-spread service area. Maintaining a focus on production agriculture is key to evaluating agricultural service establishments in the agricultural area. In order to control the scale and intensity of these facilities, the County requires such facilities in the agricultural area to show a direct connection to production agriculture in Stanislaus County and applies limitations on the number of employees."

The Land Use Element of the General Plan recognizes the value and importance of agriculture by acting to preclude incompatible urban development within agricultural areas. This designation establishes agriculture as the primary use in land so designated, but allows limited agriculturally

related commercial services and agriculturally related light industrial uses, and other uses which by their unique nature are not compatible with urban uses, provided they do not conflict with the primary use.

Goal Two, Policy Fourteen, Implementation Measure 1 of the Land Use Element requires all development proposals that require discretionary action to be carefully reviewed to ensure that approval will not adversely affect an existing agricultural area and to ensure compatibility between land uses.

To protect the long-term health of local agriculture by minimizing conflicts resulting from normal agricultural practices as a consequence of new or expanding uses approved in or adjacent to the A-2 (General Agriculture) zoning district, Appendix "A" of the Agricultural Element requires a buffer between agricultural and non-agricultural uses. The project is not subject to the Buffer and Setback Guidelines on the west, south, and east boundaries of the project site, due to the adjoining zoning designations of Salida Community Plan - Single-Family Residential (SCP-SF) and Salida Community Plan - Planned Industrial (SCP-PI). However, A-2 zoning is located north of the project site, which means a buffer must be provided from the project site to the property to the north. The proposed project area is located more than 500 feet from the A-2 zoned property to the north, which meets the minimum buffer standard.

This project is considered to be consistent with the General Plan policies detailed above. The project is a request to establish an agricultural service establishment, and incorporates buffers designed to address conflicts between surrounding agricultural uses. Staff believes this project can be found to be consistent with the General Plan if the Planning Commission can make the necessary findings for approval of an agricultural service establishment. The findings necessary for approval are discussed in more detail in the following section.

ZONING ORDINANCE CONSISTENCY

The property is zoned Salida Community Plan – Planned Industrial (SCP-PI) and is located in the amended Salida Community Plan Amendment Area. The Salida Community Plan was passed by initiative in 2007 and requires that prior to new development in the Salida Community Plan (SCP) Amendment Area, that a programmatic-level Environmental Impact Report (EIR) evaluating the environmental impacts associated with the development be prepared at the landowner's expense. However, as stated above, this project is exempt from that requirement and may be processed under the A-2 zoning ordinance due to the existence of a Williamson Act Contract.

The proposed request to operate a custom ripping and leveling business is being processed under the A-2 Zoning District as an agricultural service establishment. Section 21.20.030(B)(3)(a) of the Zoning Ordinance recognizes agricultural service establishments as a Tier Two use when primarily engaging in the provision of agricultural services to farmers and when such establishments are designed to serve the immediately surrounding area as opposed to having a widespread service area. Echoing the Agricultural Element of the General Plan, Tier Two uses may be allowed when the Planning Commission finds that: (1) they will not be substantially detrimental to or in conflict with the agricultural use of other property in the vicinity; (2) the establishment as proposed will not create a concentration of commercial and industrial uses in the vicinity; and (3) it is necessary and desirable for such establishment to be located within the agricultural area as opposed to areas zoned commercial or industrial.

According to documentation supplied by the applicant, out of a total of 370 customers, 279 are from Stanislaus County (or 75%), 48 are from San Joaquin County, 8 are from Merced County and 35 are from other counties. Over 90% of the work conducted by Rumble Ag Service, Inc. overall is done on agricultural properties.

In addition, all use permits must be found to be consistent with the General Plan and not to be detrimental to the health, safety, and general welfare of the neighborhood or to the general welfare of the county. According to the General Plan, maintaining a focus on production agriculture is key to evaluating agricultural service establishments in the agricultural area.

Lastly, because the property is under a Williamson Act Contract, the Planning Commission must also find that the project is consistent with the following three Williamson Act Principles of Compatibility:

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

During the Early Consultation referral process, the Department of Conservation (DOC) provided a comment letter which recommended that Planning staff evaluate the project's impacts to the agricultural productivity of the subject land, including how the project is consistent with the Williamson Act Principles of Compatibility stated above, and any potential growth and/or loss of commercially viable agricultural land.

Planning staff believes that the Use Permit and Williamson Act Principles of Compatibility findings referenced above can be made. The current operation occupies 3.5 acres of the total 39.98 acre site. The remainder of the parcel is currently farmed in almonds, with a few acres in row crops. The expansion proposed by this project will not take any farmed land out of production and will be located within the existing 3.5 acre area currently utilized by the operation. Over 90% of the property is currently and will continue to be farmed for commercial agricultural purposes. The proposed use is focused on serving local production agriculture. No negative impacts to the health, safety, and general welfare of the neighborhood, to surrounding agricultural operations, or to the county are anticipated to occur as a result of this project.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the proposed project was circulated to all interested parties and responsible agencies for review and comment and no significant issues were raised. (See Exhibit F- *Environmental Review Referrals*.) A Negative Declaration has been prepared for approval as the project will not have a significant effect on the environment. (See Exhibit E - *Negative Declaration*.) Conditions of approval reflecting referral responses have been placed on the project. (See Exhibit C - *Conditions of Approval*.)

A comment was received from the Stanislaus County Department of Environmental Resources (DER) requesting that the environmental review for the project include a statement that acknowledges that the project site may be considered a public water system, if the operation expands to more than 24 employees reporting on-site. This information was added to Chapter IX

Hydrology and Water Quality of the Initial Study to allow the operator to complete the public water system permit, should it become necessary in the future. The following language was added to Chapter IX Hydrology and Water Quality (See Exhibit D – *Initial Study, with revisions*):

“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.*

Based on the proposed number of maximum number of employees on-site (18) this project does not qualify as a public water system. The project did indicate a maximum of 30 employees in their application. However, the remaining 12 employees identified in the project description do not report on-site. They report to the locations where the ripping and leveling occurs only on a seasonal basis, as needed. However, it may be subject to obtaining a public water system permit, if the number of employees is increased in the future. The project will include a condition of approval to require a public water system permit be obtained through the Stanislaus Department of Environmental Resources (DER) if the operation ever modifies their operations in such a way that they qualify as a public water system, under Section 116275(h) of the California Health and Safety Code. A condition of approval will also be applied to the project requiring public signs be posted throughout the operation that state, “public restrooms are not available.”

In addition the following language was added to the project description of the Initial Study to clarify that not all of the 30 employees identified in the application report on-site:

“The remaining 12 employees do not report on-site. They report to the locations where the ripping and leveling occurs only on a seasonal basis, as needed. The property is served by private well and septic systems. If the operation increases the number of employees that report on-site to more than 24 in the future, it will be required to obtain a public water supply permit through the Stanislaus Department of Environmental Resources.”

As permitted by CEQA Guidelines Section 15073.5(c), revisions to a Negative Declaration may be approved by the Planning Commission without a new period of environmental review if the project revisions are added in response to written or verbal comments on the project’s effects identified in the proposed negative declaration which are not new avoidable significant effects, or if the new information merely clarifies, amplifies, or makes insignificant modifications to the negative declaration. This additional language is considered to be informational in nature and to have no new significant effects. The operation was already identified as being served by a private well. Planning staff believes that the modification meets this statute and that re-circulation of the environmental assessment document is not required.

Note: Pursuant to California Fish and Game Code Section 711.4, all project applicants subject to the California Environmental Quality Act (CEQA) shall pay a filing fee for each project; therefore, the applicant will further be required to pay **\$2,267.25** for the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and the Clerk Recorder filing fees. The attached Conditions of Approval ensure that this will occur.

Contact Person: Kristin Doud, Associate Planner, (209) 525-6330

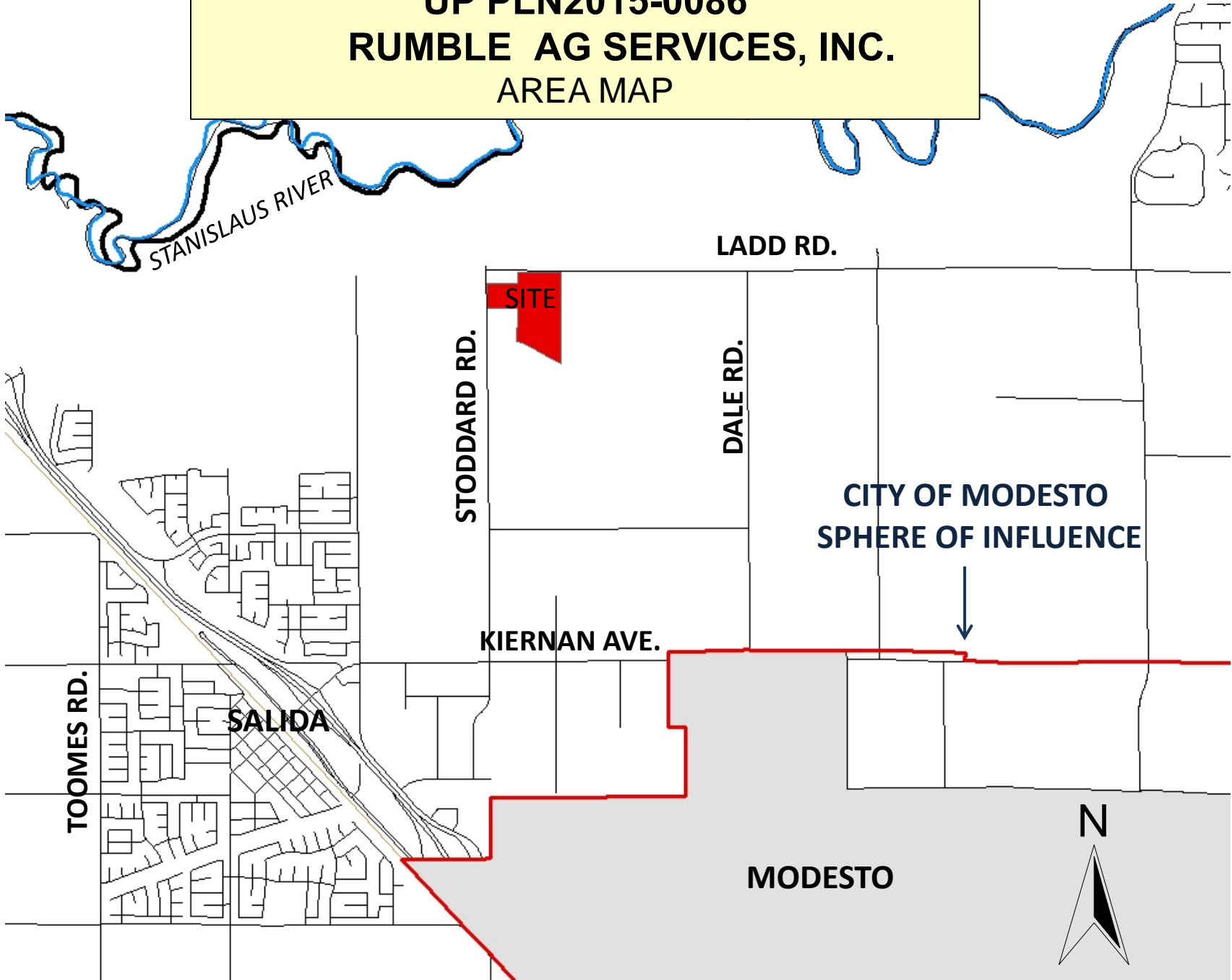
Attachments:

- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps
- Exhibit C - Conditions of Approval
- Exhibit D - Initial Study (with revisions)
- Exhibit E - Negative Declaration
- Exhibit F - Environmental Review Referral

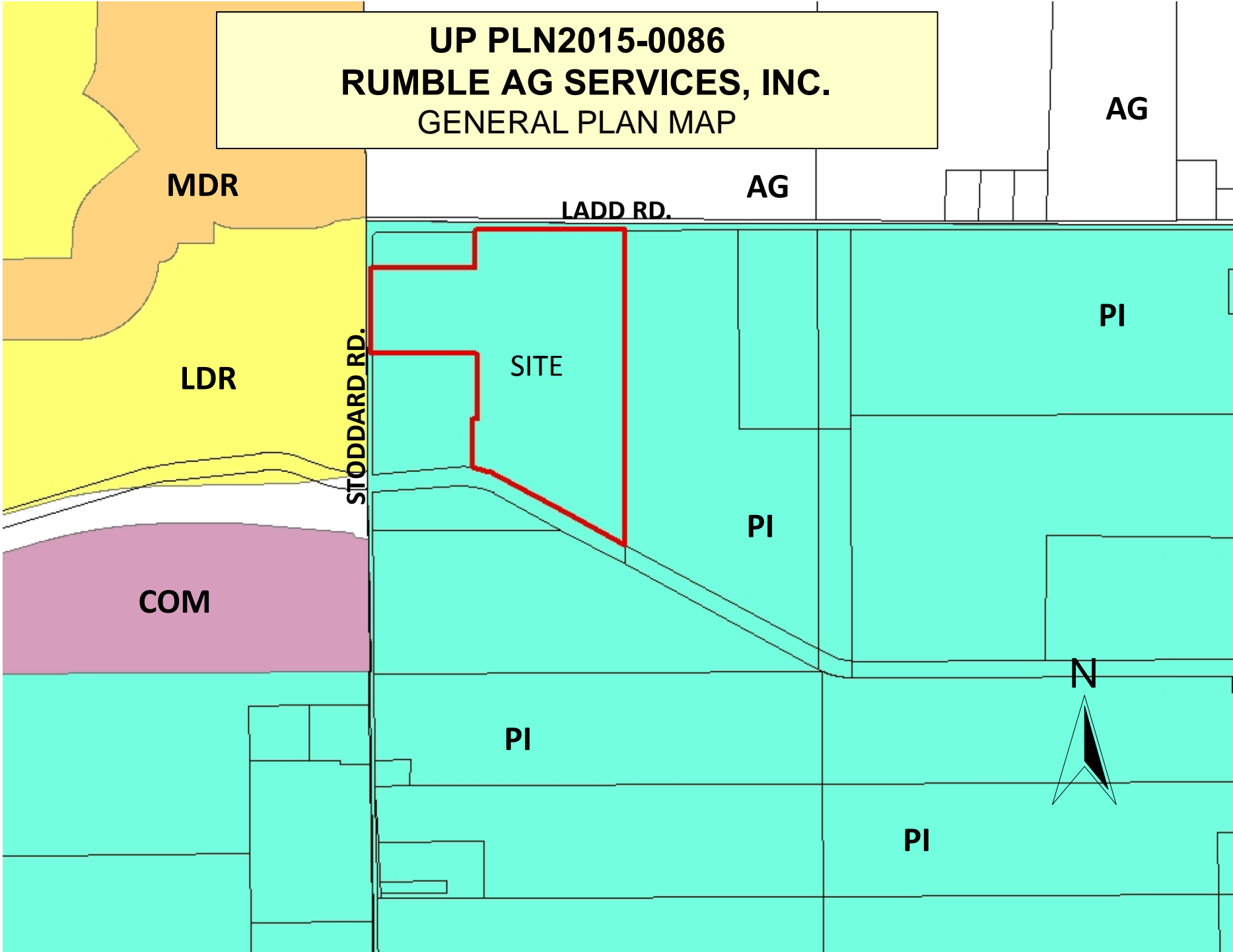
Exhibit A
Findings and Actions Required for Project Approval

1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that, on the basis of the whole record, including the Initial Study and any comments received, there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgment and analysis.
2. Order the filing of a Notice of Determination with the Stanislaus County Clerk-Recorder pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find:
 - (a) That the establishment, maintenance and operation of the proposed use or building applied for is consistent with the general plan and will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county;
 - (b) The establishment as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity;
 - (c) The establishment as proposed will not create a concentration of commercial and industrial uses in the vicinity;
 - (d) 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;
 - (e) The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district;
 - (f) The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing, or shipping;
 - (g) The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use; and
 - (h) The project will increase activities in and around the project area, and increase demands for roads and services, thereby requiring dedication and improvements.
4. Approve Use Permit Application No. PLN2015-0086 – Rumble Ag Service, Inc., subject to the attached conditions of approval.

**UP PLN2015-0086
RUMBLE AG SERVICES, INC.
AREA MAP**



**UP PLN2015-0086
RUMBLE AG SERVICES, INC.
GENERAL PLAN MAP**



**UP PLN2015-0086
RUMBLE AG SERVICES, INC.
ZONING MAP**

A-2-40

SCP-MDR

LADD RD.

A-2-40

SCP-PI

SCP-SF

SITE

STODDARD RD.

SCP-PI

SCP-C2

SCP-PI

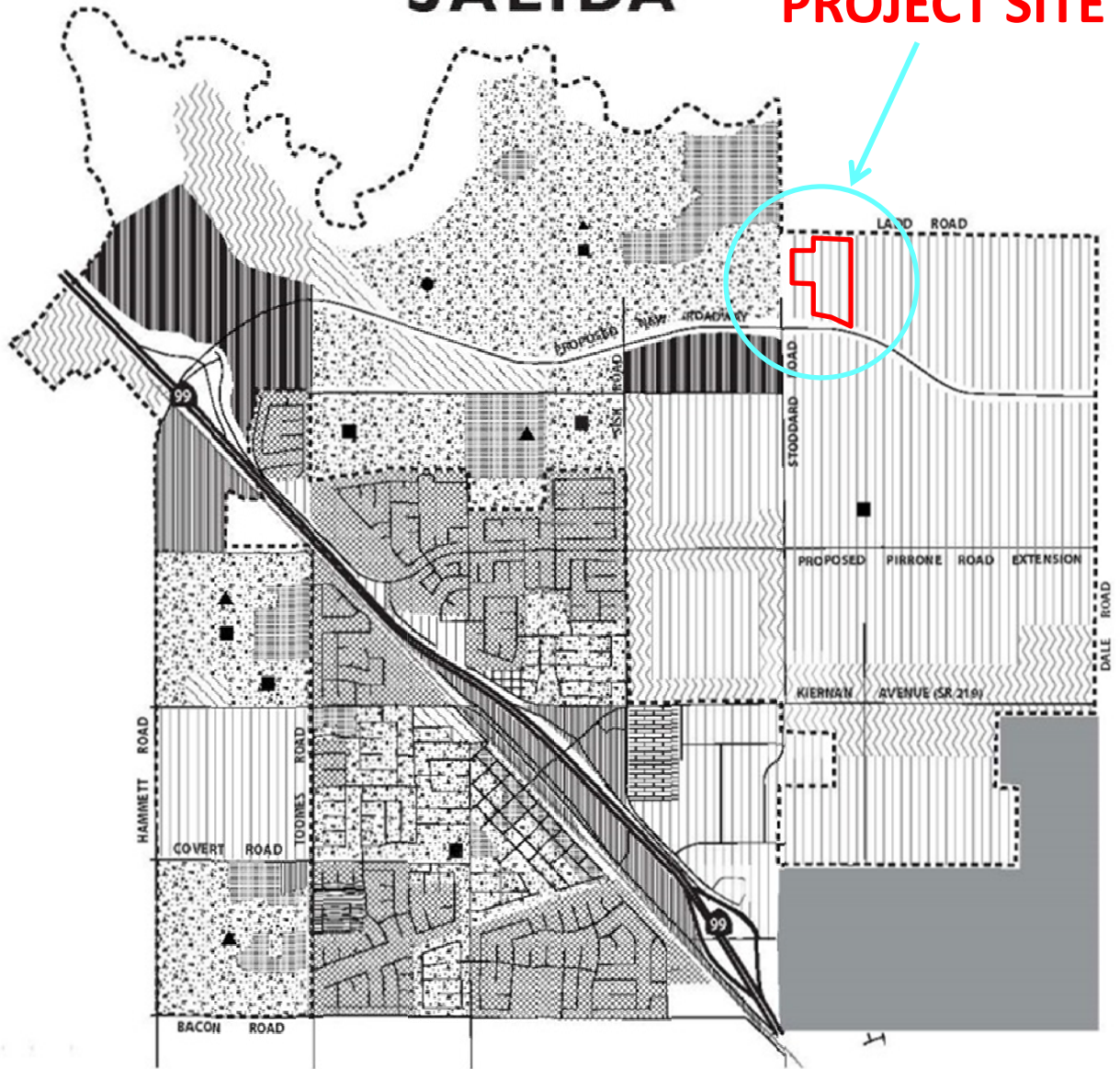
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SCP-PI

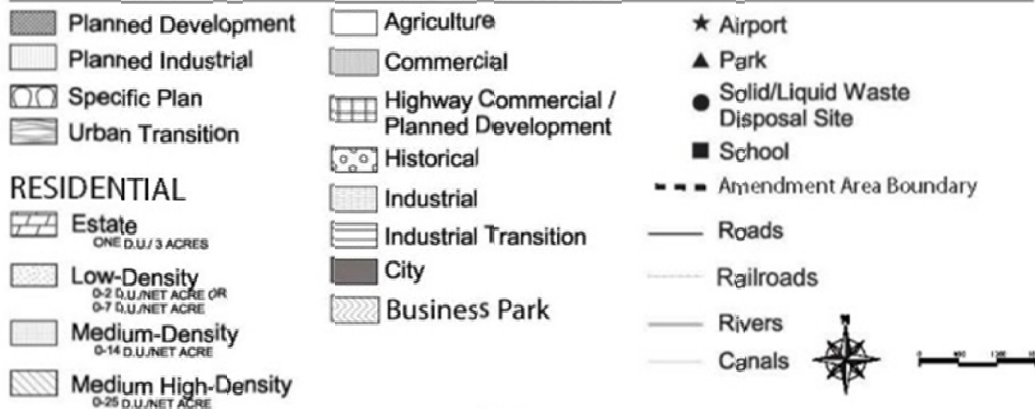
SALIDA LAND USE DIAGRAM

SALIDA

PROJECT SITE



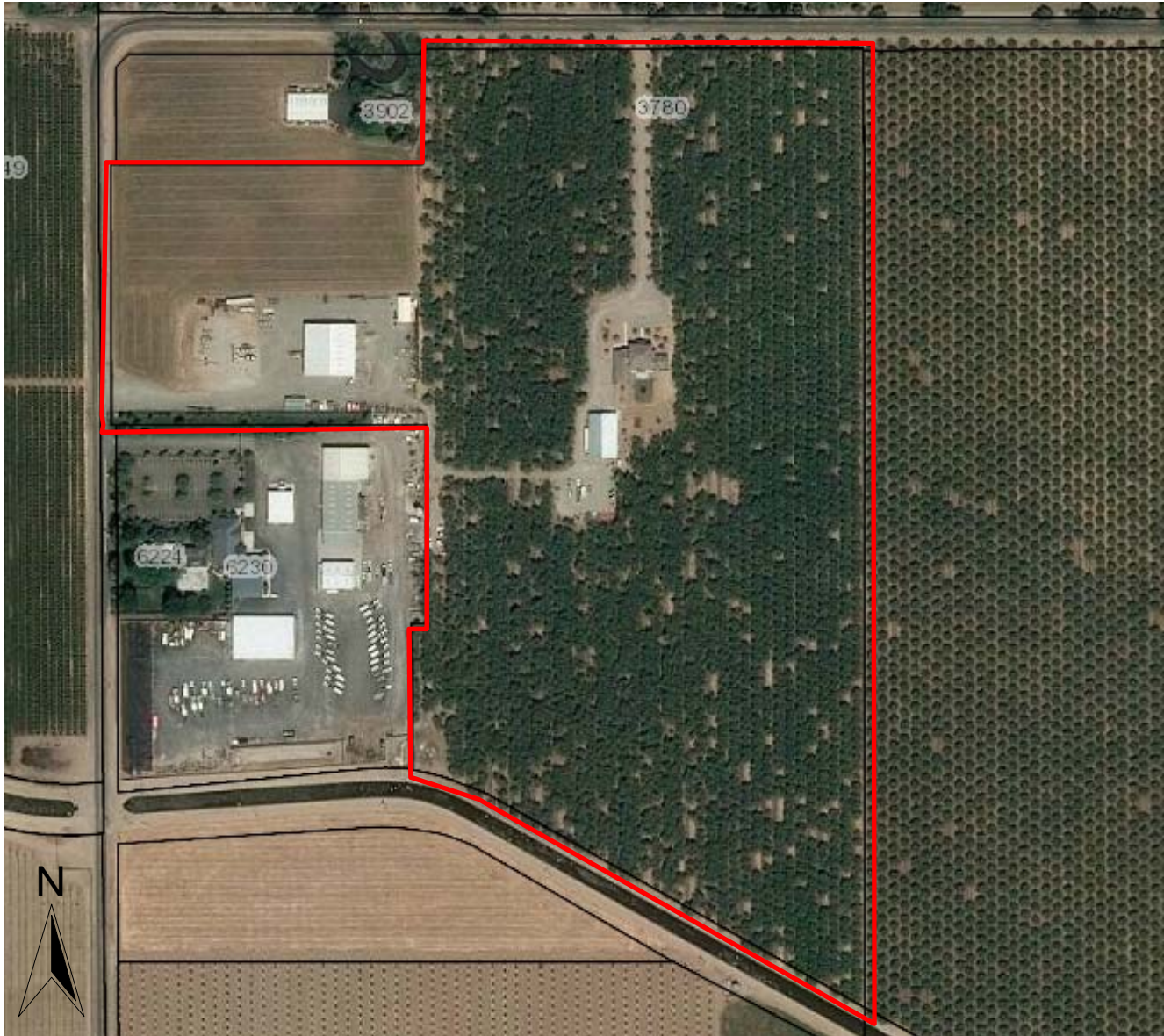
LAND USES



UP PLN2015-0086
RUMBLE AG SERVICES, INC.
2013 AERIAL



UP PLN2015-0086
RUMBLE AG SERVICES, INC.
2013 AERIAL



UP PLN2015-0086
RUMBLE AG SERVICES, INC.
2015 SITE PHOTOS



UP PLN2015-0086
RUMBLE AG SERVICES, INC.
2015 SITE PHOTOS



NOTE: Approval of this application is valid only if the following conditions are met. This permit shall expire unless activated within 18 months of the date of approval. In order to activate the permit, it must be signed by the applicant and one of the following actions must occur: (a) a valid building permit must be obtained to construct the necessary structures and appurtenances; or, (b) the property must be used for the purpose for which the permit is granted. (Stanislaus County Ordinance 21.104.030)

CONDITIONS OF APPROVAL

USE PERMIT APPLICATION NO. PLN2015-0086 RUMBLE AG SERVICE, INC.

Department of Planning and Community Development

1. Use(s) shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances.
2. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2015), the applicant is required to pay a California Department of Fish and Wildlife (formerly the Department of Fish and Game) fee at the time of filing a "Notice of Determination." Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$2,267.25**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife and Clerk Recorder filing fees.

Pursuant to Section 711.4 (e) (3) of the California Fish and Game Code, no project shall be operative, vested, or final, nor shall local government permits for the project be valid, until the filing fees required pursuant to this section are paid.

3. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
4. The applicant/owner is required to defend, indemnify, or hold harmless the County, its officers, and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.
5. All exterior lighting shall be designed (aimed down and toward the site) to provide adequate illumination without a glare effect. This shall include, but not be limited to, the use of shielded light fixtures to prevent sky glow (light spilling into the night sky) and the installation of shielded fixtures to prevent light trespass (glare and spill light that shines onto neighboring properties).
6. Any construction resulting from this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and may be subject to additional regulations/permits, as determined by the SJVAPCD.

7. A sign plan for all proposed on-site signs indicating the location, height, area of the sign(s), and message must be approved by the Planning Director or appointed designee(s) prior to installation.
8. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.
9. During the construction phases of the project, should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. Construction activities shall not resume in the area until an on-site archeological mitigation program has been approved by a qualified archeologist. The Central California Information Center shall be notified if the find is deemed historically or culturally significant.
10. A valid Stanislaus County Business License shall be maintained.

Building Permits Division

11. Within six months of project approval, a building permit to change the occupancy of the existing agricultural equipment building, which is being utilized as a shop, and to permit the modular office, shall be obtained by the Building Permits Division. The project must conform to the California Code of Regulations, Title 24 and all applicable impact fees shall be paid.
12. Building permits are required for the new building. The project must conform to the California Code of Regulations, Title 24 and all applicable impact fees shall be paid.

Department of Public Works

13. The applicant shall obtain an encroachment permit for the existing and any new driveway located on Stoddard Road right-of-way. Public Works shall approve the location and width of any new driveway approaches on any County maintained roadway.
14. No parking, loading, or unloading of vehicles shall be permitted within the County Road right-of-way.
15. Stoddard Road is classified as a 60 foot Collector Road. The required ½ width of Stoddard Road is 30 feet east of the centerline of the roadway. Currently there is an existing right-of-way of 20 feet. This means that 10 feet of the road right-of-way shall be dedicated with Irrevocable Offer of Dedication for the parcel frontage along Stoddard Road.
16. A grading, drainage, and erosion/sediment plan for the project site shall be submitted before any building permit for the site is issued that creates a new or bigger building footprint on this parcel. Public Works will review and approve the drainage calculations. The grading and drainage plan shall include the following information:
 - A. The plan shall contain enough information to verify that all runoff will be kept from going onto adjacent properties and Stanislaus County road right-of-way.

- B. The grading, drainage, and erosion/sediment control plan shall comply with the current State of California National Pollutant Discharge Elimination System (NPDES) MS4 Phase II Permit.
 - C. The grading, drainage, and associated work shall be accepted by Stanislaus County Public Works prior to a final inspection or occupancy, as required by the building permit.
 - D. Drainage calculations shall be prepared as per the Stanislaus County Standards and Specifications that are current at the time the permit is issued.
 - F. The applicant of the building permit shall pay the current Stanislaus County Public Works weighted labor rate for the plan review of the building, grading, drainage, and/or erosion/sediment control plan.
17. The applicant of the building 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.

Department of Environmental Resources

18. Prior to issuance of a grading permit, the applicant shall determine that a site containing (or formerly containing) residences or farm buildings or structures, has been fully investigated (via Phase I and Phase II study, if necessary). Research should be conducted to determine if pesticides were used on the proposed development site. If confirmed, suspect site areas should be tested for organic pesticides and metals. Any discovery of underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil shall be brought to the immediate attention of the Department of Environmental Resources.
19. Prior to onset of the use, the applicant shall contact the Department of Environmental Resources (DER) regarding appropriate permitting requirements for hazardous materials and/or wastes. Applicant and/or occupants handling hazardous materials or generating hazardous wastes must notify the DER relative to the following (CA Health and Safety Code, Division 20):
- A. Permits for the underground storage of hazardous substances at new tank facilities or the modification of existing tank facilities.
 - B. Requirements for registering as a handler of hazardous materials in the County.
 - C. Submittal of hazardous materials business information into the California Electronic Reporting System (CERS) by handlers of materials in excess of 55 gallons or 500 pounds of hazardous material, or of 200 cubic feet of compressed gas.
 - D. The handling of acutely hazardous materials may require the preparation of a Risk Management Prevention Program which must be implemented prior to operation of the facility. The list of acutely hazardous materials can be found in SARA, Title III, Section §302.

- E. Generators of hazardous waste must notify DER relative to the quantities of waste generated, plans for reducing waste generated, and proposed waste disposal practices. Generators of hazardous waste must also use the CERS data base to submit chemical and facility information to DER.
 - F. Permits for the treatment of hazardous waste on-site will be required from the Hazardous Materials Division of DER.
- 20. Within three months of project approval, the property owner/operator shall certify to Stanislaus County Department of Environmental Resources (Department) that the property use does not constitute a public water system (as defined by California Health and Safety Code [CA HSC] Section 116275 and Title 22 California Code of Regulations [CCR] Sections 64400.10, 64400.80, 64401.85).
 - 21. If the operation ever modifies their operations in such a way that they qualify as a public water system, under Section 116275(h) of the California Health and Safety Code, a public water supply permit application shall be submitted to DER ([CA HSC] 116525), accompanied by a public water system technical report ([CA HSC] 116530), financial, managerial, and technical information ([CA HSC] 116540), and obtain a public water supply permit to operate the public water system ([CA HSC] Sections 116525, 116530, 116540, 116550).
 - 22. Within three months of project approval, signs shall be posted throughout the operation, in a place visible by the public, that state, "public restrooms are not available".

Modesto Irrigation District

- 23. Should the project impact or otherwise alter the existing private infrastructure, MID recommends the applicant consult with those who are served by the existing private pipeline.
- 24. Prior to issuance of a grading or building permit, existing MID overhead and underground electric facilities shall be protected, relocated, or removed as required by the District's Electric Engineering Department. Costs for relocation of the District's electrical facilities at the request of others will be borne by the requesting party. Estimates for relocating existing facilities will be supplied upon request. Relocation or installation of electric facilities shall conform to the District's Electric Service Rules.
- 25. Prior to issuance of a grading or building permit, a 10-foot Public Utility Easement shall be provided along the Stoddard Road street frontage.
- 26. Prior to issuance of a grading or building permit, the actual depth and location of the existing underground MID electric cables shall be verified. No buildings may be constructed above existing MID underground electrical facilities. A 10 foot clearance from existing underground facilities is required in order to protect the existing MID electric facilities and to maintain necessary safety clearances.
- 27. Prior to issuance of a grading or building permit, the applicant shall contact the District's Electric Engineering Design Department to coordinate project requirements and to ensure that existing electrical facilities are adequate to serve future load additions. The customer should provide a set of construction plans for review.

Salida Fire Protection District

28. Prior to issuance of a building permit, the appropriate Fire Service Impact Mitigation Fees shall be paid for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
29. Prior to issuance of a building permit, the project shall meet the Fire District's requirements of on-site water for fire protection. Fire hydrant(s), static source locations, connections, and serviceable fire vehicle access shall be approved by the Fire District.
30. Prior to final inspection of a building permit, a Fire District specified Rapid Entry System (Knox) shall be installed and serviceable, allowing fire department access into gated areas, limited access points, and or buildings.
31. All construction must meet the most current fire code, adopted at the time of construction.
32. Prior to issuance of a building permit, the project shall meet fire apparatus access standards, which requires two ingress/egress accesses to each parcel, as required within the California Fire Code.

Salida Union School District

33. Prior to issuance of a building permit, the appropriate school fees shall be assessed on all construction. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.

San Joaquin Valley Air Pollution Control District

34. The proposed project may be subject to Air District permits. Prior to the start of construction, the property owner/operator shall contact the District's Small Business Assistance Office at (559) 230-5888 to determine if an Authority to Construct (ATC) is required, or if any other District rules or permits are required.

Central Valley Regional Water Quality Control Board

35. Prior to ground disturbance or issuance of a building permit, the Central Valley Regional Quality Control Board shall be consulted to obtain any necessary permits and to implement any necessary measures, including but not limited to Construction Storm Water General Permit, Phase I and II Municipal Separate Storm Sewer System (MS4) Permits, Industrial Storm Water General Permit, Clean Water Act Section 404 Permit, Clean Water Act Section 401 Permit (Water Quality Certification), Waste Discharge Requirements, Low or Limited Threat General NPDES Permit, and any other applicable Regional Water Quality Control Board permit.

*Please note: If Conditions of Approval/Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right-hand corner of the Conditions of Approval/Development Standards; new wording is in **bold**, and deleted wording will have a ~~line through it~~.*



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10th Street, Suite 3400, Modesto, CA 95354
Phone: 209.525.6330 Fax: 209.525.5911

CEQA INITIAL STUDY

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

- 1. **Project title:** Use Permit Application No. PLN2015-0086 - Rumble Ag Service, Inc.
- 2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
- 3. **Contact person and phone number:** Kristin Doud, Associate Planner
(209) 525-6330
- 4. **Project location:** 3780 Ladd Road, on the southeast corner of Ladd and Stoddard Roads in Salida, north of the City of Modesto and south of the Stanislaus River. APN: 003-021-020
- 5. **Project sponsor's name and address:** Dave Romano, P.E., AICP
1034 12th Street
Modesto, CA 95354
- 6. **General Plan designation:** Salida Community Plan - Planned Industrial
- 7. **Zoning:** SCP-PI (Salida Community Plan - Planned Industrial)
- 8. **Description of project:**

This is a request to establish a custom ripping and leveling agricultural services business, currently improved with a 10,000 square-foot shop, and a 1,000 square-foot office, and to allow for future expansion of an additional 10,000 square-foot shop and 1,000 square-foot office. The operation utilizes caterpillars, wheeled tractors, disks, and light trucks to provide the custom leveling and ripping service. Equipment is assembled, repaired and maintained on-site, and specialized parts are manufactured on-site as needed. The ripping and leveling activities occur off-site. The project proposes operating Monday through Friday 7 AM to 4 PM, with a maximum of 30 employees, 5 daily visitors, and 3 truck deliveries/loadings per day. Approximately 18 employees work on-site during the off season (fall and winter months) and report to specific job sites throughout the spring and summer harvesting season. **The remaining 12 employees do not report on-site. They report to the locations where the ripping and leveling occurs only on a seasonal basis, as needed.** The property is served by private well and septic systems. **If the operation increases the number of employees that report on-site to more than 24 in the future, it will be required to obtain a public water supply permit through the Stanislaus Department of Environmental Resources.** The entire parcel is enrolled in Williamson Act Contract Number 1971-0064. Approximately 36.5 acres, of the total 39.98 acre parcel, is planted in almonds and row crops. The proposed expansion will be located on the already developed 3.5 acre area which contains the current operation. The remaining acreage will remain planted in orchard trees and row crops.

Although the property is zoned Salida Community Plan Planned Industrial, the project is being processed under the A-2 Zoning Ordinance (Chapter 21.20) due to its Williamson Act Contract. The Salida Community Plan states, "However, the provisions of the Salida Community Plan Zoning District should require that until such time as contracts are terminated, lands encumbered by a Williamson Act contract shall remain subject to the zoning restrictions found within the County's A-2 zoning regulations."

9. Surrounding land uses and setting:

The project site is located next to Grover Landscape Services and is surrounded by orchard and row crop operations, six to sixty acres in size, in the community of Salida.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

Department of Public Works
Department of Environmental Resources
Department of Planning and Community Development - Building Division
Salida Fire District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

Kristin Doud
Signature

January 12, 2016 (as updated on February 29, 2016)
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 -- Would 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) Substantially degrade the existing visual character or quality of the site and its surroundings?			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 a unique scenic vista. No adverse impacts to the existing visual character of the site or its surroundings are anticipated.

Mitigation: None.

References: Application information and the 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 project site is located adjacent to a commercial landscaping business and is surrounded by orchard and row crop operations, six to sixty acres in size, in the community of Salida. Over 90% of the 39.98 acre parcel is planted in almonds and row crops. The entire parcel is enrolled in Williamson Act Contract Number 1971-0064. The California Department of Conservation’s (CDC) Important Farmland Maps identifies the portion of the property which contains the current ag services business as Urban and Built-Up Land and the remaining portion of the site, planted in almonds, as Prime farmland. The USDA Natural Resources Conservation Service’s Eastern Stanislaus County Soil Survey indicates that over 95% of the property has grade 1 Hanford soils, with a Storie Index Rating ranging from 90-100, which are considered prime soils.

Although the property is zoned Salida Community Plan - Planned Industrial, the project is being processed under the A-2 Zoning Ordinance (Chapter 21.20) due to its Williamson Act Contract. Within the A-2 zoning district, agricultural service establishments primarily engaging in the provision of agricultural services to farmers are permitted when a Tier Two Use permit is obtained. This project is considered a Tier Two use as it provides a custom ripping and leveling service to agricultural operations.

During the Early Consultation referral process, the Department of Conservation (DOC) provided a comment letter which expressed concerns of whether the project meets the Williamson Act’s Principals of Compatibility. The three Williamson Act Principals of Compatibility include the following:

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

The current operation occupies 3.5 acres of the total 39.98 acre site. The remainder of the parcel is currently farmed in almonds, with a few acres in row crops. The expansion proposed by this project will not take any farmed land out of production and will be located within the existing 3.5 acre area currently utilized by the operation. Over 90% of the property is currently and will continue to be farmed for commercial agricultural purposes.

As required by Section 21.20.045 of the Zoning Ordinance ag services establishments, a Tier Two zoning use in the A-2 zoning district, must be found to be consistent with the Principles of Compatibility in order to be approved on contracted land. Additionally, the Agricultural Element of the General Plan states that, “Agricultural service establishments designed to serve the immediate area and agricultural processing plants such as wineries and canneries are allowed when the Planning Commission finds that (1) they will not be substantially detrimental to or in conflict with the agricultural use of other property in the vicinity; (2) the establishment as proposed will not create a concentration of commercial and industrial uses in the vicinity; and (3) it is necessary and desirable for such establishment to be located within the agricultural area as opposed to areas zoned commercial or industrial.”

Buffer guidelines, incorporated into the Agricultural Element of the Stanislaus County General Plan, require any new or expanding non-agricultural uses approved by a discretionary permit in or adjoining the A-2 zoning district to incorporate a

buffer to minimize conflicts between agricultural and nonagricultural uses. Projects subject to the buffer shall incorporate a minimum 150 foot wide buffer setback for low people intensive uses, or a 300 foot wide buffer setback for people intensive uses. The decision making body shall have the ultimate authority to determine if a use is “low people intensive”. The project is not subject to the buffer requirement on the west, south, and east boundaries of the project site, due to the adjoining zoning designations of Salida Community Plan - Single Family Residential (SCP-SF) and Salida Community Plan - Planned Industrial (SCP-PI). However, A-2 zoning is located north of the project site, which means a buffer must be provided from the project site to the property to the north. The proposed project area is located more than 500 feet from the A-2 zoned property to the north, which meets the minimum buffer standard.

Considering the information above, no negative impacts to agricultural resources are anticipated. The operation will be providing a service deemed necessary for a healthy agricultural economy, and will not compromise the long-term productive agricultural capabilities of the subject parcel, surrounding parcels, or other contracted lands in the A-2 zoning district. Further, staff believes that the project meets the Williamson Act’s Principals of Compatibility. No forest resources exist in the area.

Mitigation: None.

References: Referral response from the Department of Conservation dated October 5, 2015; USDA Natural Resource Conservation Service Web Soil Survey; USDA Soil Conservation Service Soil Survey of Eastern Stanislaus Area CA; California Farmland Mapping and Monitoring Program Data; the Stanislaus County Zoning Ordinance; and the Stanislaus County General Plan and Support Documentation .

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management 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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

Discussion: The project site is within the San Joaquin Valley Air Basin, which has been classified as "severe non-attainment" for ozone and respirable particulate matter (PM-10) as defined by the Federal Clean Air Act. The San Joaquin Valley Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. As such, the District maintains permit authority over stationary sources of pollutants.

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 Environmental Protection Agency (EPA) which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies.

This is a request to establish a custom ripping and leveling agricultural services business, currently improved with a 10,000 square-foot shop, and a 1,000 square-foot office, and to allow for future expansion of an additional 10,000 square-foot shop and 1,000 square-foot office. Equipment is assembled, repaired and maintained on-site, and specialized parts are manufactured on-site as needed. The ripping and leveling activities occur off-site. The operation utilizes caterpillars, wheeled tractors, disks, and light trucks to provide the custom leveling and ripping service. The project proposes operating Monday through Friday 7 AM to 4 PM, with a maximum of 30 employees, 5 daily visitors, and 3 truck deliveries/loadings per day. Approximately 18 employees work on-site during the off season (fall and winter months) and report to specific job sites throughout the spring and summer harvesting season.

The project will not conflict with, nor obstruct implementation of any applicable air quality plan. An early consultation project referral was sent to the SJVAPCD, but no response letter was received. Based on the project details stated above, no significant impacts to air quality are anticipated.

Mitigation: None.

References: San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis, 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 federally protected wetlands as defined by Section 404 of the Clean Water Act (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. There are eight (8) plants and animals which are State or Federally listed, threatened, or identified as species of special concern within the Salida California Natural Diversity Database Quad. These species include the California tiger salamander,

Swainson’s hawk, tricolored blackbird, steelhead, obscure bumble bee, Cortch bumble bee, valley elderberry longhorn beetle, and the moestan blister beetle.

The proposed expansion will be located on the already developed 3.5 acre area which contains the current operation. The remaining acreage will remain planted in orchard trees and row crops.

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

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

Mitigation: None.

References: California Department of Fish and Wildlife (formerly the Department of Fish and Game), California Natural Diversity Database, and the 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 as defined in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) 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; however, a standard condition of approval will be added to this project to address any discovery of cultural resources during any ground disturbing activities.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

VI. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Expose people or structures to 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 creating substantial 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	

Discussion: The USDA Natural Resources Conservation Service's Eastern Stanislaus County Soil Survey indicates that the soils on the project site are made up of mostly Hanford sandy loam (HbA). 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 is required, subject to Public Works review and Standards and Specifications. Likewise, any addition 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.

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.

Mitigation: None.

References: Referral response from the Stanislaus County Department of Public Works dated October 20, 2015; California Building Code; and the Stanislaus County General Plan and Support Documentation - Safety Element¹.

VII. 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
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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.

The proposed structures are 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). Minimal greenhouse gas emissions will occur during construction. Construction activities are considered to be less than significant as they are temporary in nature and are subject to meeting SJVAPCD standards for air quality control. Minimal greenhouse gas emissions will also be generated from additional vehicle and truck trips. Equipment is assembled, repaired and maintained on-site, and specialized parts are manufactured on-site as needed. The ripping and leveling activities occur off-site. The operation utilizes caterpillars, wheeled tractors, disks, and light trucks to provide the custom leveling and ripping service. The project proposes a maximum of 30 employees, 5 daily visitors, and 3 truck deliveries/loadings per day. Approximately 18 employees work on-site during the off season (fall and winter months) and report to specific job sites throughout the spring and summer harvesting season.

No significant impacts from greenhouse gas emissions occurring as a result of this project are anticipated.

Mitigation: None.

References: Stanislaus County General Plan, and Support Documentation¹.

VIII. 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 for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Discussion: The project was referred to the Department of Environmental Resources Hazardous Materials (HazMat) Division and they responded that prior to issuance of a grading/building permit, the applicant shall ensure that the project site has been fully investigated via a Phase I or Phase II Study, if needed, and should contact HazMat regarding appropriate permitting requirements for hazardous materials and/or wastes. These comments will be reflected as conditions of approval on the project. No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

Mitigation: None.

References: Referral response from the Stanislaus County Department of Environmental Resources Hazardous Materials Division dated October 2, 2015, and the Stanislaus County General Plan and Support Documentation¹.

IX. 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?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			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, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) 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?			X	

f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?				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. The Central Valley Regional Water Quality Control Board (RWQCB) provided an early consultation referral response requesting that the applicant coordinate with their agency to determine if any permits or Water Board requirements must be obtained/met prior to operation. Conditions of approval will be added to the project requiring the applicant comply with this request prior to issuance of a building permit.

The Stanislaus Department of Environmental Resources (DER) provided a comment letter requesting the applicant determine whether they qualify as a public water system. **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.

Based on the proposed number of maximum number of employees on-site (18) this project does not qualify as a public water system. The project did indicate a maximum of 30 employees in their application. However, the remaining 12 employees identified in the project description do not report on-site. They report to the locations where the ripping and leveling occurs only on a seasonal basis, as needed. However, it may be subject to obtaining a public water system permit, if the number of employees is increased in the future. The project will include a condition of approval to require a public water system permit be obtained through the Stanislaus Department of Environmental Resources (DER) if the operation ever modifies their operations in such a way that they qualify as a public water system, under Section 116275(h) of the California Health and Safety Code. A condition of approval will also be applied to the project requiring public signs be posted throughout the operation that state, "public restrooms are not available".

Mitigation: None.

References: E-mail referral response received from the Stanislaus Department of Environmental Resources, dated February 24, 2016, Referral response from the Central California Regional Water Quality Control Board dated October 18, 2015; Referral response from the Department of Environmental Resources dated October 26, 2015; FEMA Flood Maps; and the Stanislaus County General Plan and Support Documentation¹.

X. 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) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			X	

Discussion: Within the A-2 zoning district, agricultural service establishments primarily engaging in the provision of agricultural services to farmers are permitted when a Tier Two Use permit is obtained. Tier Two uses are agriculture-related commercial and industrial uses that may be allowed when the Planning Commission or Board of Supervisors finds that the project will not be detrimental to agricultural uses of other property in the vicinity; will not create a concentration of commercial and industrial uses in the vicinity; and is necessary to be located within the agricultural area as opposed to areas zoned for commercial or industrial usage. This project is considered a Tier Two use as it provides custom leveling and ripping services to agricultural operators.

The proposed use will not physically divide an established community and/or conflict with any habitat conservation plan or natural community conservation plan. This project is not known to conflict with any adopted land use plan, policy, or regulation of any agency with jurisdiction over the project.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

XI. 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.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

XII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			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 expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X	

Discussion: The area’s ambient noise level will temporarily increase during construction of the 10,000 square-foot shop and 1,000 square-foot office. As such, the project will be conditioned to abide by County regulations related to hours and days of construction in the A-2 zone. The operation utilizes caterpillars, wheeled tractors, disks, and light trucks to provide the custom leveling and ripping service which do have noise impacts associated with their use. However, Section 10.46.080(H) of the Stanislaus County Code exempts noise created as a part of agricultural activity from the Noise Control Ordinance.

The potential for noise impacts occurring as a result of this project is considered to be less than significant.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

XIII. POPULATION AND HOUSING -- Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion: This project does not propose any significant type of growth inducing features; therefore, adverse effects created by population growth should not occur.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

XIV. 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 a Fire Facility Fee 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.

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. The Modesto Irrigation District (MID) did request that standard conditions of approval be applied in regard to existing irrigation and electrical infrastructure prior to grading or construction. Salida Fire provided a referral response requesting that the project pay applicable Fire Service Mitigation Fees, provide on-site water for fire protection, provide adequate fire vehicle access (including Knox access system), and that all construction meet current fire code. Conditions of approval will be added to this project to reflect the comments provided by MID and Salida Fire.

Mitigation: None.

References: Referral response received from the Modesto Irrigation District on October 16, 2015; Referral response received from Salida Fire on October 12, 2015; Stanislaus County General Plan and Support Documentation¹.

XV. 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
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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 Documentation¹

XVI. TRANSPORTATION/TRAFFIC -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	

Discussion: Equipment is assembled, repaired and maintained on-site, and specialized parts are manufactured on-site as needed. The ripping and leveling activities occur off-site. The operation utilizes caterpillars, wheeled tractors, disks, and light trucks to provide the custom leveling and ripping service. The project proposes operating Monday through Friday 7 AM to 4 PM, with a maximum of 30 employees, 5 daily visitors, and 3 truck deliveries/loadings per day. Approximately 18 employees work on-site during the off season (fall and winter months) and report to specific job sites throughout the spring and summer harvesting season.

The project was referred to Stanislaus County’s Department of Public Works who responded with conditions of approval that require: an encroachment permit be obtained for the driveway existing in the right-of-way (ROW) of Stoddard Rd.; ROW be dedicated through an Irrevocable Offer of Dedication; that no parking, loading, or unloading of vehicles occur

within County Road ROW; and that a grading and drainage plan be submitted to the Department of Public Works for review and approval. These comments will be applied to the project as conditions of approval.

Mitigation: None.

References: Referral response from the Stanislaus County Department of Public Works dated October 20, 2015, and the Stanislaus County General Plan and Support Documentation¹.

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) 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
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

Discussion: Limitations on providing services have not been identified. The site will be served by private well, septic system, and on-site drainage. A referral response from the Department of Public Works requires that they review and approve a grading and drainage plan prior to issuance of any building permit. Conditions of approval shall be added to the project to reflect this requirement. On-site septic and well infrastructure will be reviewed by DER for adequacy through the building permit process. No new wells are proposed as part of this project. However, DER provided a comment letter requesting the applicant determine whether they qualify as a public water system. Based on the cursory analysis this project does not qualify as a public water system.

Mitigation: None.

References: Referral response from the Stanislaus County Department of Public Works dated October 20, 2015; Referral response from the Stanislaus County Department of Environmental Resources dated October 26, 2015; and the Stanislaus County General Plan and Support Documentation¹.

XVIII. 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 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, 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.

¹Stanislaus County General Plan and Support Documentation adopted in October 1994, as amended. Optional and updated elements of the General Plan and Support Documentation: **Agricultural Element** adopted on December 18, 2007; **Housing Element** adopted on August 28, 2012; **Circulation Element** and **Noise Element** adopted on April 18, 2006.

NEGATIVE DECLARATION

NAME OF PROJECT: Use Permit Application No. PLN2015-0086 - Rumble Ag Services, Inc.

LOCATION OF PROJECT: 3780 Ladd Road, on the southeast corner of Ladd and Stoddard Roads in Salida, north of the City of Modesto and south of the Stanislaus River.
APN: 003-021-020

PROJECT DEVELOPERS: Dave Romano, P.E., AICP
1034 12th Street
Modesto, CA 95354

DESCRIPTION OF PROJECT:

This is a request to establish a custom ripping and leveling agricultural services business, currently improved with a 10,000 square-foot shop, and a 1,000 square-foot office, and to allow for future expansion of an additional 10,000 square-foot shop and 1,000 square-foot office. Equipment is assembled, repaired and maintained on-site, and specialized parts are manufactured on-site as needed. The ripping and leveling activities occur off-site. The site is located at 3780 Ladd Road, on the southeast corner of Ladd and Stoddard Roads in the Salida area. The property is zoned Salida Community Plan Planned Industrial. The Planning Commission will consider a CEQA Negative Declaration.

Based upon the Initial Study, dated **January 12, 2016 (as updated on February 29, 2016)**, the Environmental Coordinator finds as follows:

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

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

Initial Study prepared by: Kristin Doud, Associate Planner

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

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SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

PROJECT: USE PERMIT APPLICATION NO. PLN2015-0086 - RUMBLE AG SERVICE, INC.

REFERRED TO:	RESPONDED			RESPONSE			MITIGATION MEASURES		CONDITIONS			
	2 WK	30 DAY	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF CONSERVATION, LAND RESOURCES	X	X	X	X				X		X		X
CA DEPT OF FISH & WILDLIFE	X	X	X		X							
CA DEPT OF TRANSPORTATION: DISTRICT 10	X	X	X		X							
CA OPR STATE CLEARINGHOUSE	X	X	X	X				X		X		X
COMMUNITY SERVICES DISTRICT: SALIDA	X	X	X		X							
COOPERATIVE EXTENSION	X	X	X		X							
FIRE PROTECTION DIST: SALIDA FIRE	X	X	X	X				X		X	X	
IRRIGATION DISTRICT: MODESTO	X	X	X	X				X		X	X	
MOSQUITO DISTRICT: EASTSIDE	X	X	X		X							
MT VALLEY EMERGENCY MEDICAL	X	X	X		X							
MUNICIPAL ADVISORY COUNCIL: SALDIA	X	X	X		X			X		X		X
PACIFIC GAS & ELECTRIC	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X		X							
SCHOOL DISTRICT 1: SALIDA UNION	X	X	X	X				X		X	X	
SCHOOL DISTRICT 2: MODESTO UNION	X	X	X		X							
STAN CO AG COMMISSIONER	X	X	X		X							
STAN CO BUILDING PERMITS DIVISION	X	X	X	X				X		X	X	
STAN CO CEO	X	X	X		X							
STAN CO DER	X	X	X	X				X		X	X	
STAN CO ERC	X	X	X	X				X		X		X
STAN CO FARM BUREAU	X	X	X		X							
STAN CO HAZARDOUS MATERIALS	X	X	X	X				X		X	X	
STAN CO PUBLIC WORKS	X	X	X	X				X		X	X	
STAN CO SHERIFF	X	X	X		X							
STAN CO SUPERVISOR DIST #3: WITHROW	X	X	X		X							
STAN COUNTY COUNSEL	X	X	X		X							
STANISLAUS FIRE PREVENTION BUREAU	X	X	X		X							
STANISLAUS LAFCO	X	X	X		X							
SURROUNDING LAND OWNERS			X		X							
TELEPHONE COMPANY: AT&T	X	X	X		X							
US ARMY CORP OF ENGINEERS		X	X		X							
US FISH & WILDLIFE	X	X	X		X							
US MILITARY (5 AGENCIES)	X				X							