

STANISLAUS COUNTY PLANNING COMMISSION

August 18, 2015

STAFF REPORT

USE PERMIT APPLICATION NO. PLN2016-0017
BLAKER BREWING

REQUEST: TO EXPAND AN EXISTING MICROBREWERY BY CONSTRUCTING TWO 2,448 SQUARE-FOOT BUILDINGS, PRODUCING A MAXIMUM OF 8,680 GALLONS OF BEER PER WEEK.

APPLICATION INFORMATION

Applicant:	Tom Lucas, Blaker Brewing
Property Owner:	Lucas Dairy
Agent:	Benchmark Engineering, Inc.
Location:	11204 Fulkerth Road, at the southwest corner of Fulkerth and N. Morgan Roads, in the Turlock area.
Section, Township, Range:	16-5-9
Supervisory District:	Two (Supervisor Chiesa)
Assessor's Parcel:	022-037-010
Referrals:	See Exhibit F Environmental Review Referrals
Area of Parcel(s):	97± acres
Water Supply:	Private well
Sewage Disposal:	Septic/leach system
Existing Zoning:	A-2-40 (General Agriculture)
General Plan Designation:	AG (Agriculture)
Sphere of Influence:	Not Applicable
Community Plan Designation:	Not Applicable
Williamson Act Contract No.:	71-0341
Environmental Review:	Negative Declaration
Present Land Use:	Two single-family dwellings, dairy farm, and corn and wheat crops.
Surrounding Land Use:	Scattered single-family dwellings in all directions. To the north, a dairy farm, an orchard, and corn and wheat crops; to the east, a hog farm and wheat and corn crops; to the south, a dairy farm, corn and wheat crops, and truck parking; and to the west, corn, wheat, and alfalfa crops.

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

Request to expand an existing microbrewery under two development phases. The microbrewery, approved through UP PLN2014-0094 – Blaker 40 Brewing, on April 2, 2015, is permitted a maximum production of 20 gallons of beer per week in a former milking parlor, which was being used as agricultural storage. The approved microbrewery facility has yet to meet the conditions needed for operation. After project approval, the applicant requested to expand the existing operation, exceeding 25 percent, triggering a new Use Permit application.

Phase 1 includes the construction of a 2,448 square-foot building, producing 4,340 gallons of beer per week, with five (5) full-time, and seven (7) part-time employees.

Phase 2 includes the construction of an additional 2,448 square-foot building, producing an additional 4,340 gallons, totaling a maximum of 8,680 gallons per week. At full build-out the microbrewery anticipates a maximum of 10 full-time, and 14 part-time employees.

The microbrewery will operate 7:00 a.m. to 5:00 p.m. seven (7) days a week. A taproom is not proposed on-site, and the microbrewery will not be open to the general public. Fifty percent of the wheat and hops used to make the beer will be grown on-site. The approved former milking barn, which was to be converted for the microbrewery, will be reverted back to agricultural use.

At full build-out, the applicant anticipates a maximum of four (4) inbound truck deliveries per week, and two (2) outbound truck trips per day. The applicant has proposed 36 parking spaces on-site to accommodate the microbrewery at full build-out, including two (2) ADA accessible parking spaces. The proposed parking is based on an original employee number discussed further in the Issues section of this report.

All spent grains remaining from the brewing process will be fed to the livestock on-site. The brewing operation will use approximately 4,200 gallons of water per day, which includes the brewing process and clean up. The on-site dairy uses approximately 20,000 gallons per day; however, the dairy has reduced the number of milk cows from 900 to 650, reducing the total water usage by 5,000 gallons per day. This Use Permit does not restrict the number of cows on-site as part of the dairy operation.

The waste from the microbrewery will not enter a septic system or city treatment plant. All liquid waste, including post fermentation sediment, will go through a sand trap, over a solids separator, and end up in the seven (7) million gallon lagoon which is used as part of the on-site dairy operation. A full year of wastewater from the microbrewery operation will constitute less than one percent of daily storage space of the on-site lagoon. From there, it will be used as needed for irrigation for wheat, corn, and hops. Any solids collected on the sand trap or on the solids separator will be used as fertilizer on other areas of the property.

SITE DESCRIPTION

The 97± acre site is located at the southwest corner of Fulkerth and N. Morgan Roads, in the Turlock area. The site is located four (4) miles west of the City of Turlock's LAFCO adopted Sphere of Influence.

The project site has operated as Lucas Dairy since 1938. The existing dairy operation is not proposed to be amended at this time, but as previously mentioned, has decreased the number of milking cows with anticipation of the proposed microbrewery. The remainder of the project parcel is planted in row crops.

Scattered single-family dwellings are located in all directions. A dairy farm, an almond orchard, and corn and wheat crops are located to the north. A hog farm, wheat and, corn crops are located to the east. A dairy farm, corn and wheat crops, and truck parking are located to the south. Corn, wheat, and alfalfa crops are located to the west.

There are a total of three (3) private wells on the subject property. Two of the wells are tied together for the dairy operation, and the residential uses on-site. The third well, located south-east of Phase 1 will be used independently for the proposed microbrewery. (*See Exhibit B – Maps, Site Plan, Elevations*).

ISSUES

The following issue has been identified as part of the processing and review of this project:

Public Water System

The project submitted reflected a maximum of 30 employees for the microbrewery at full build-out. As part of the referral process, the project was referred to the Department of Environmental Resources, which requested that the project comply with California law regarding a Public Water System. The State's threshold for requiring a public water system is serving 25 or more persons 60 days out of the year. Due to these requirements, the applicant has amended the project description to allow for a maximum of 24 employees for the entire site, staying below the threshold for a Public Water System. The Department of Environmental Resources has requested that the applicant submit further documentation to ensure that the proposed use will not exceed 24 employees. (*See Exhibit C - Conditions of Approval.*) The County Zoning Ordinances allows up to 30 employees (10 full-time, and 20 part-time), further discussed in the Zoning Ordinance Consistency section. If the project exceeds the proposed 24 employees, it will require additional review from the Department of Environmental Resources.

No other issues have been identified in review of this project.

GENERAL PLAN CONSISTENCY

The site is currently designated "Agriculture" in the Stanislaus County General Plan. The agricultural designation recognizes the value and importance of agriculture by acting to preclude incompatible urban development within agricultural areas.

The proposed project is supported by the goals, objectives, and policies of the various elements of the General Plan. Specifically, the Agricultural Element encourages vertical integration of agriculture by organizing uses requiring use permits into three tiers based on the type of uses and their relationship to agriculture. Tier Two Uses are agriculture-related commercial and industrial uses, including agricultural processing plants and facilities, which is further discussed in the Zoning Ordinance Consistency section.

In order to control the scale and intensity of processing facilities, such as wineries and canneries, 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.

Agricultural Buffer and Setback Guidelines

The purpose of the Agricultural Buffer and Setback Guidelines (Appendix A of the Agricultural Element) is 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. The intent of the guidelines is to establish standards for the development and maintenance of buffers and setbacks designed to physically avoid conflicts between agricultural and nonagricultural uses. All projects shall incorporate a minimum 150 foot wide buffer setback for the placement of people-intensive uses next to existing agricultural operations. Projects which propose people-intensive outdoor activities, such as athletic fields, shall incorporate a minimum 300 foot wide buffer setback.

The guidelines are applicable to new or expanding uses approved in or adjacent to the A-2 (General Agriculture) zoning district. Appendix A states that low-people intensive Tier One and Tier Two uses (such as agricultural processing facilities) which do not serve the general public shall not be subject to compliance with these guidelines; however, Conditions of Approval consistent with these guidelines may be required as part of the project approval. The decision making body (Planning Commission) shall have the ultimate authority to determine if a use is "low-people intensive". The applicant and staff agreed that no agricultural buffer is necessary, as the applicant has proposed a maximum of 24 employees at full build-out. The use was approved under the previously Use Permit for 30 employees, as a low-people intensive use without a buffer.

Staff believes this project can be found to be consistent with the Land Use, and Agricultural Elements of the General Plan.

ZONING ORDINANCE CONSISTENCY

The site is zoned A-2-40 (General Agriculture, 40 acre minimum). Section 21.20.030(B) of the Stanislaus County Zoning Ordinance defines agricultural processing plants, such as wineries, dehydrators, canneries, and similar agriculture-related industrial uses, as Tier Two uses. Tier Two uses consist of agriculturally related commercial and industrial uses that may be allowed when the Planning Commission or Board of Supervisors finds that:

1. The use as proposed will not be substantially detrimental to or in conflict with 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 establishments to be located within the agricultural area as opposed to areas zoned for commercial or industrial usage.

Furthermore, the Stanislaus County Zoning Ordinance, under Section 21.20.030(B)(b), allows agricultural processing plants and facilities such as wineries and similar agriculture-related industrial uses under a Tier Two Use Permit provided that:

1. The plant or facility is operated in conjunction with, or as a part of, a bona fide agricultural production operation;
2. At least fifty percent of the produce to be processed is grown on the premises or on property located in Stanislaus County in the same ownership or lease; and,

3. The number of full-time, year-round employees involved in the processing shall not exceed ten, and the number of part-time, seasonal employees shall not exceed twenty.

The proposed microbrewery will not include a taproom, and will not be opened to the general public. The location of the proposed use will take place on the partially developed area on the northern portion of the parcel, used for the dairy operation, and therefore will not take any land out of production.

As previously mentioned in the project description, the proposed use will grow 50 percent of the wheat and hops, used for the brewing process, on the 97+/- acre project site. At full build-out, the microbrewery will operate with a maximum of 10 full-time, and 14 part-time employees. Staff believes that all the required findings can be met.

Williamson Act

The project site is enrolled in Williamson Act Contract No. 71-0341. Section 21.20.045(A) of the A-2 zoning district requires that all uses requiring use permits that are approved on Williamson Act contracted lands shall be consistent with the following three 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; and,
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.

The proposed expansion of the microbrewery will not be detrimental or in conflict with other agricultural uses in the immediate vicinity. The proposed use is the only proposed commercial or industrial use in the vicinity, thus not creating or increasing a cluster of such uses. Staff and the applicant agree that the proposed use is desirable for an agricultural area. The applicant has proposed to grow 50-percent of the crops on-site, feed all of the solid waste to the cattle used for the dairy operation, and reuse the waste water to irrigate the crops on-site.

The project was referred to the State Department of Conservation during the Early Consultation and 30-day Initial Study review periods and no comments were received.

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 prior to action on the use permit itself 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*.)

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: Timothy Vertino, Assistant Planner, (209) 525-6330

Attachments:

- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps, Site Plan, Floor Plan, Elevations
- Exhibit C - Conditions of Approval
- Exhibit D - Initial Study
- Exhibit E - Negative Declaration
- Exhibit F - Environmental Review Referrals

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, that 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's Office pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find that:
 - (a) The establishment, maintenance, and operation of the proposed use or building applied for is consistent with the General Plan designation of "Agriculture" 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 use as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity.
 - (c) The use as proposed will not create a concentration of commercial and industrial uses in the vicinity.
 - (d) It is desirable for such establishment to be located within the agricultural area as opposed to areas zoned for commercial or industrial usage.
 - (e) The plant or facility will be operated in conjunction with, or as a part of, a bona fide agricultural production operation.
 - (f) At least fifty percent of the produce to be processed will be grown on the premises or on property located in Stanislaus County in the same ownership or lease.
 - (g) The number of full-time year-round employees involved in the processing shall not exceed ten, and the number of part-time, seasonal employees shall not exceed twenty.
 - (h) 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.
 - (i) 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.
 - (j) The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use.

UP PLN2016-0017

Exhibit A - Findings and Actions Required for Project Approval

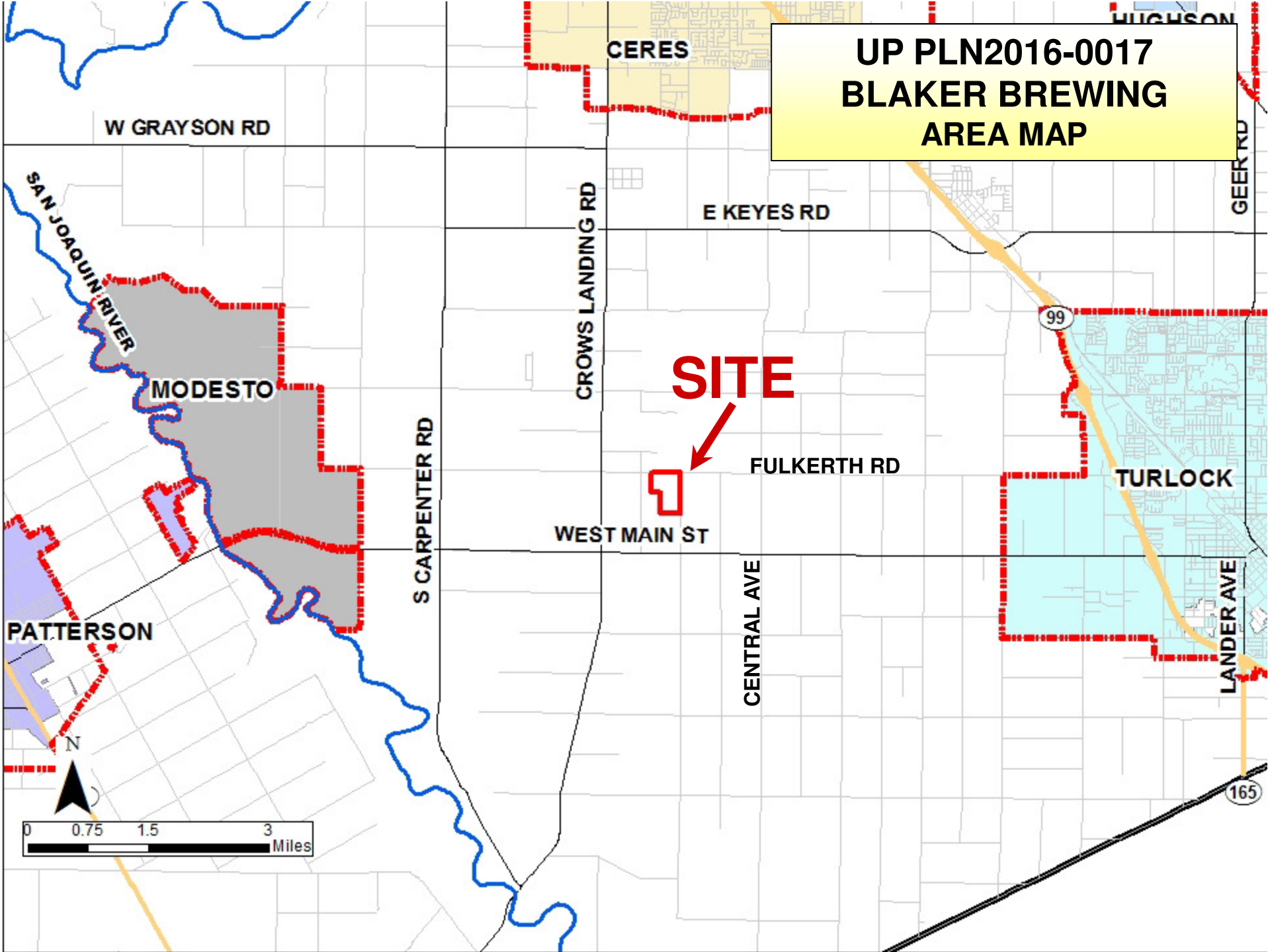
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- (k) The project will increase activities in and around the project area, and increase demands for roads and services, thereby requiring dedication and improvements.
- 4. Approve Use Permit Application No. PLN2016-0017 – Blaker Brewing subject to the attached Conditions of Approval.

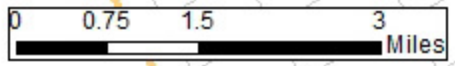
**UP PLN2016-0017
BLAKER BREWING
AREA MAP**

SITE



6

EXHIBIT B



**UP PLN2016-0017
BLAKER BREWING
GENERAL PLAN MAP**

AG

EL KATRINA LN

FULKERTH RD

SITE

AG

CENTRAL AVE

CROWS LANDING RD

CROWS LANDING RD

BYSTRUM RD

N MORGAN RD

N BLAKER RD

AG

AG

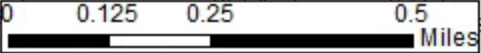
Legend

AG= AGRICULTURE

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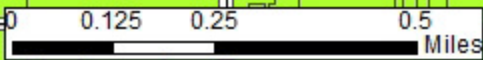
**UP PLN2016-0017
BLAKER BREWING
ZONING MAP**

A-2-40

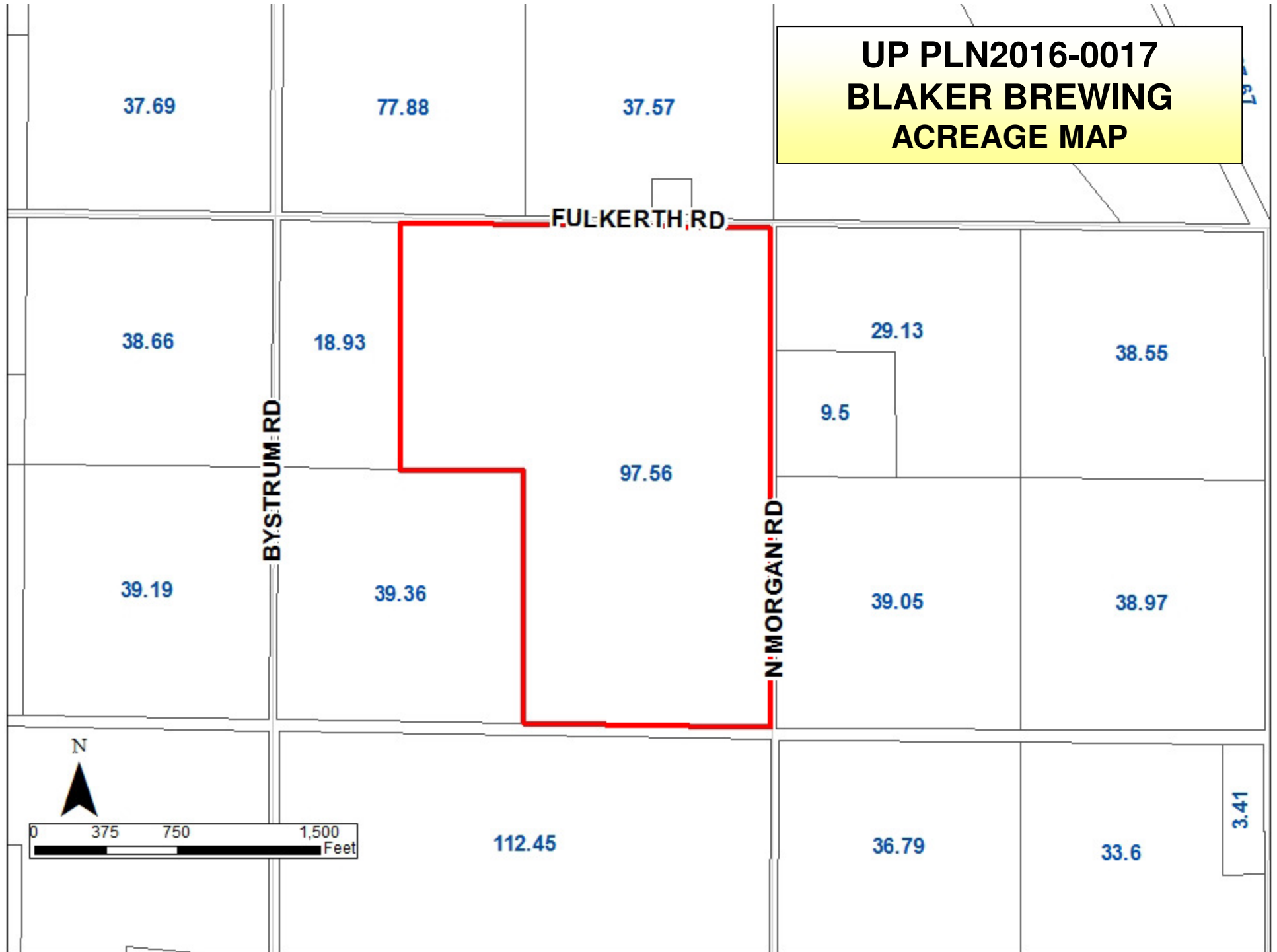
SITE

Legend

 A-2-40= AGRICULTURE



**UP PLN2016-0017
BLAKER BREWING
ACREAGE MAP**



**UP PLN2016-0017
BLAKER BREWING
2015 COUNTY AERIAL**

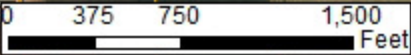
EL KATRINA LN

FULKERTH RD

BYSTRUM RD

N MORGAN RD

N BLAKER RD

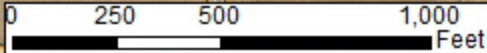


**UP PLN2016-0017
BLAKER BREWING
2015 COUNTY AERIAL**

FULKERTH RD

BYSTRUM RD

N MORGAN RD



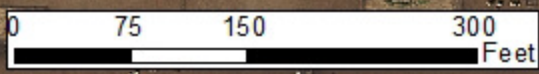
**UP PLN2016-0017
BLAKER BREWING
2015 COUNTY AERIAL**

FULKERTH RD





N MORGAN RD

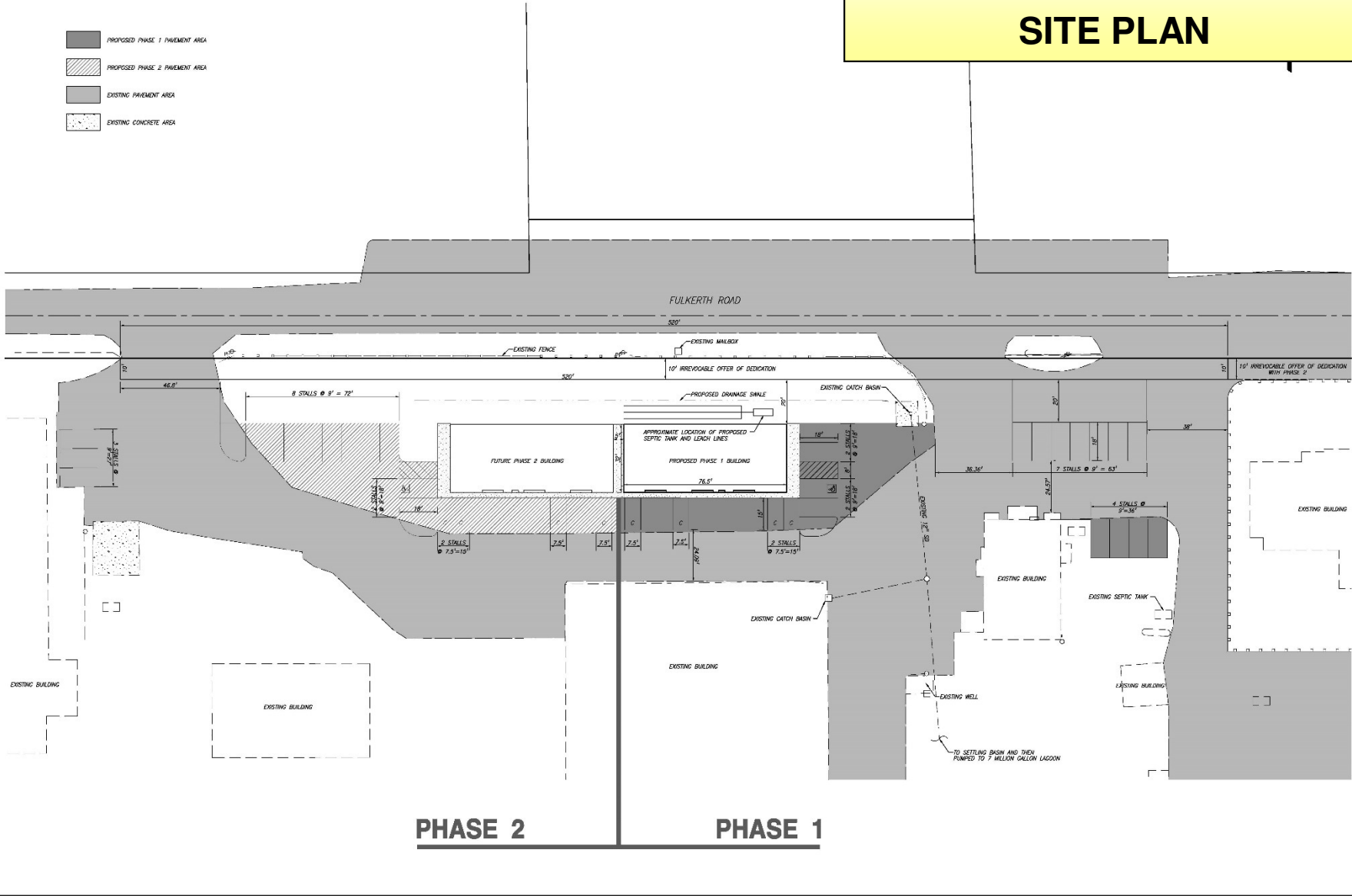
Proposed
microbrewery

Former
milking barn



UP PLN2016-0017 BLAKER BREWING SITE PLAN

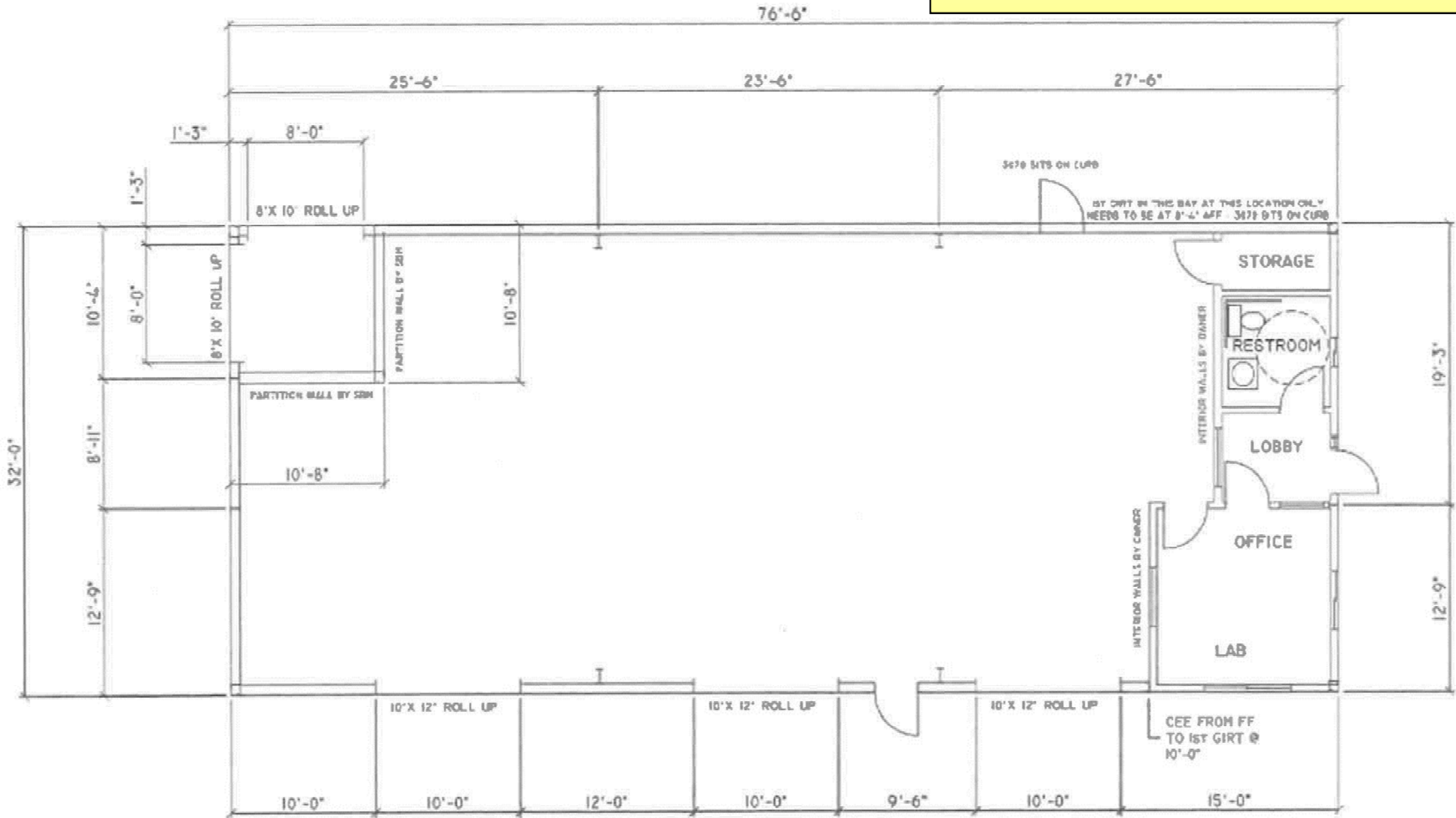
-  PROPOSED PHASE 1 PAVEMENT AREA
-  PROPOSED PHASE 2 PAVEMENT AREA
-  EXISTING PAVEMENT AREA
-  EXISTING CONCRETE AREA



PHASE 2 **PHASE 1**

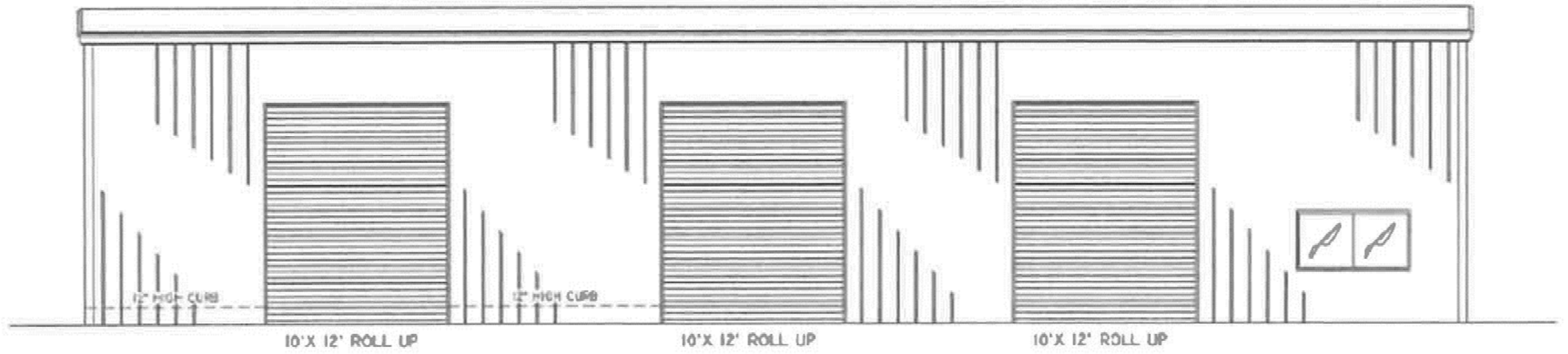
<p>BENCHMARK ENGINEERING, INC. CIVIL ENGINEERING & LAND SURVEYING 1121 OAKDALE ROAD - SUITE 1 - MODESTO, CALIFORNIA - 95355 (209) 548-9500 FAX: (209) 548-8805</p>	<p>DATE: _____ DATE APPROVED: _____ NO. _____ DESCRIPTION: _____</p>
	
<p>SITE PLAN TO ACCOMPANY CONDITIONAL USE PERMIT APPLICATION</p> <p>BLAKER BREWING STANISLAUS COUNTY, CALIFORNIA</p>	
<p>JOB NO. 224300 DATE: 1/28/16 DR BY: TV CK BY: _____ SCALE: AS SHOWN</p>	
<p>SHEET NUMBER 2</p>	
<p>OF 2 SHEETS</p>	

**UP PLN2016-0017
BLAKER BREWING
FLOOR PLAN**



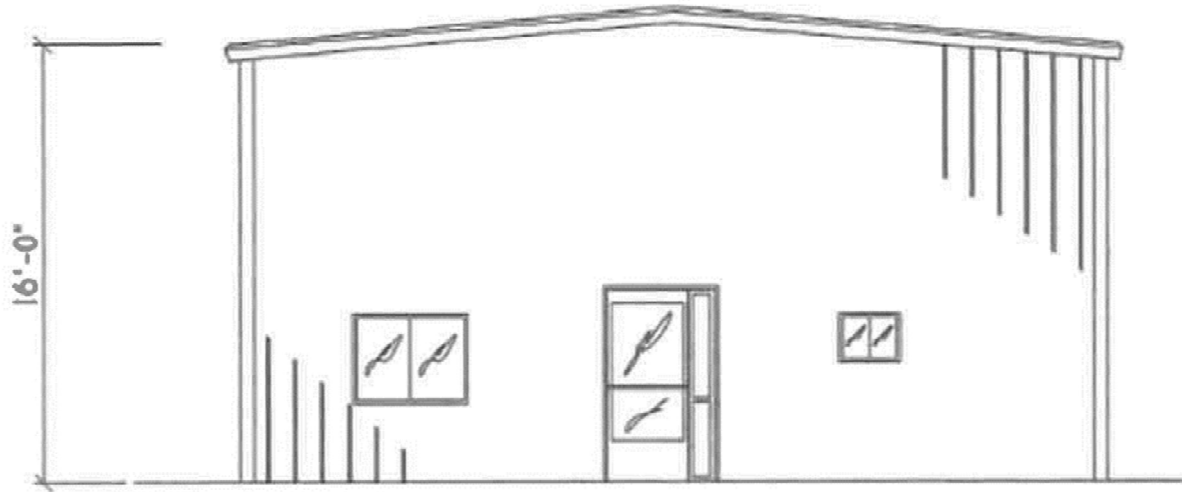
FLOOR PLAN

**UP PLN2016-0017
BLAKER BREWING
ELEVATION**



ELEVATION - SIDEWALL

**UP PLN2016-0017
BLAKER BREWING
ELEVATION**



ELEVATION - END WALL

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. PLN2016-0017 BLAKER BREWING

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, 2016), 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. Applicant/owner 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 skyglow (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 plan for any proposed signs indicating the location, height, area of the sign, 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. 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. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated and implemented. The Central California Information Center shall be notified if the find is deemed historically or culturally significant.
10. All businesses operating on-site shall obtain and maintain a valid business license. Application may be made with the Planning Department. (Section 6.04 of the Stanislaus County Ordinance Code)
11. Any on-site production exceeding 8,680 gallons per week shall be subject to further review by the Planning Department and may be required to obtain a Staff Approval permit or apply for an amended Use Permit.
12. The microbrewery shall be limited to the one well, south-east of the proposed buildings, as reflected on the site-plan.
13. Approval of this Use Permit shall supersede UP 2014-0094 – Blaker 40 Brewing. The previously approved microbrewery shall be reverted back to agricultural storage.

Department of Public Works

14. Fulkerth Road is classified as a 60 foot Local Road. The required ½ width of the roadway is 30 feet south of the Fulkerth Road centerline. If 30 feet of the road right-of-way does not exist, it shall be dedicated with an Irrevocable Offer of Dedication.
 - A. The Irrevocable Offer of Dedication shall begin at the west edge of the east driveway by the milk barn, extending east to the driveway just west of the existing masonry fence. This distance is approximately 520 feet. The Irrevocable Offer of Dedication shall be made prior to the issuance of any building or grading permit.
 - B. The County will not accept the Irrevocable Offer of Dedication until such time that a road project or the safety of the traveling public on Fulkerth Road necessitates the acceptance of the Offer of Dedication.
15. The applicant shall obtain an encroachment permit prior to any work being done in the Fulkerth Road or Morgan Road rights-of-way.

16. Public Works shall approve the location and width of any new driveway approaches on any County maintained roadway.
17. A grading, drainage, and erosion/sediment control plan for the project site shall be submitted before any building permit for the site is issued. 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) General Construction Permit. A Waste Discharger Identification Number and a copy of the Notice of Intent and the projects Stormwater Pollution Prevention Plan shall be provided prior to approve grading or building permits, if applicable.
 - 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. The applicant of the building permit shall pay the current Stanislaus County Public Works weighted labor rate for the plan review of the building and/or grading plan.
 - E. 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.
18. An Engineer's Estimate shall be provided for the road improvements so that the amount of the financial guarantee can be determined.
19. No parking, loading, or unloading of vehicles shall be permitted within the county road right-of-way.

Department of Environmental Resources (DER)

20. Prior to issuance of building permits or license to conduct business the property owner shall certify to Stanislaus County Department of Environmental Resources that the property use does not or will not constitute a public water system, or submit a public water supply permit application to the Department accompanied by a public water system technical report, financial aid managerial and technical information, and obtain a public water supply permit to operate the public water system.
21. On-site wastewater disposal system (OSWDS) shall be by individual Primary and Secondary wastewater treatment units operated under conditions and guidelines established by Measure X.

Department of Environmental Resources – Hazardous Materials

22. The applicant shall determine, to the satisfaction of the Department of Environmental Resources (DER), that the site has been fully investigated (via Phase I study, and Phase II study) prior to the issuance of a grading permit. Any discovery of underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil shall be remediated as approved by DER prior to the issuance of any certificate of occupancy associated with this expansion.

Building Permits Division

23. Building permits are required for change of use and the project must conform with the California Code of Regulations, Title 24.

California Regional Water Quality Control Board (RWQCB)

24. Prior to construction, the developer shall be responsible for contacting the California Regional Water Quality Control Board to determine if any of the following are required: a Construction Storm Water General Permit; a Storm Water Pollution Prevention Plan (SWPPP); a Phase I and II Municipal Separate Storm Sewer System (MS4) Permit; an Industrial Storm Water General Permit; a Clean Water Act Section 404 Permit; a Clean Water Act Section 401 Permit-Water Quality Certification; or Waste Discharge Requirements (WDR). If a SWPPP is required, it shall be completed prior to construction and a copy shall be submitted to the Stanislaus County Department of Public Works.

Turlock Irrigation District (TID)

25. The owner/developer shall apply for a facility change for any pole or electrical facility relocation. Facility changes are performed at developer's expense.

San Joaquin Valley Air Pollution Control District (SJVAPCD)

26. The proposed project may be subject to District Rules and Regulations, including Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving, and Maintenance Operations). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance office. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.

*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~~.*



CEQA INITIAL STUDY

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

1. **Project title:** Use Permit Application No. PLN2016-0017 – Blaker Brewing - SCH No. 2016032065
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Timothy Vertino, Assistant Planner
4. **Project location:** 11204 Fulkerth Road, at the southwest corner of Fulkerth and N. Morgan Roads, west of the City of Turlock. APN: 022-037-010
5. **Project sponsor's name and address:** Tom Lucas
854 Bystrum Road
Turlock, CA 95380
6. **General Plan designation:** AG (Agriculture)
7. **Zoning:** A-2-40 (General Agriculture)
8. **Description of project:**

Request to expand an existing microbrewery operation that produces hand crafted beer. The expansion will take place under two development phases. Phase 1 includes the construction of a 2,448 square foot building, enabling the production of a maximum of 4,340 gallons of beer per week. Phase 2 includes an additional 2,448 square foot building, and doubling the amount of production and employees. The microbrewery will operate 7:00 a.m. to 5:00 p.m. seven days a week. The microbrewery is not open to the general public, and 50-percent of the wheat and hops will be grown on site. At full buildout the applicant anticipates a maximum of four (4) truck input deliveries per week, and two (2) truck output deliveries per day, operating with a maximum of 10 full time, and 20 part time employees.

Approximately 20,000 gallons of secondary use waste water per week will be generated from the microbrewery. The wastewater will account for 20-percent of the dairy facility's daily waste water storage. Waste water will remain on site and will be used to irrigate wheat, corn, and hops. The waste is not proposed to enter a septic system or city waste water treatment plant. All liquid waste including post fermentation sediment will go through a sand trap, over a solids separator, and end up in the seven (7) million gallon lagoon located on site. From there, it will be used as needed for irrigation. Any solids collected on the sand trap or on the solids separator will be used as fertilizer.
9. **Surrounding land uses and setting:** Scattered single family dwellings in all directions. To the north a dairy farm, corn, wheat, and almonds crops. To the east a hog farm, wheat, and corn crops. To the south a dairy farm, corn, and wheat crops, and a truck parking facility. To the west corn, wheat, and alfalfa crops.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Building Permits Division
Department of Environmental Resources
Department of Public Works
Hazardous Materials Division
Regional Water Quality Control Board
Turlock Irrigation 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.

 Timothy Vertino
 Prepared by:

 June 15, 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. Community standards generally do not dictate the need or desire for architectural review of agricultural uses. The 97± acre project site is currently developed with structures to support the on-site dairy facility; therefore, the construction of the proposed 16-foot tall metal buildings will not degrade the visual character of the site, and surrounding agricultural land uses.

The microbrewery’s proposed operational hours are 7:00 a.m. to 5:00 p.m. year round, therefore not creating additional nighttime light or glare. A Condition of Approval will be added to the project to insure that any exterior lighting shall be aimed down, and toward the site, thus mitigating any lighting impacts to less than significant.

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	

<p>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))?</p>				<p>X</p>
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>				<p>X</p>
<p>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?</p>				<p>X</p>

Discussion: The 97± acre project site has soils classified by the Farmland Mapping and Monitoring Program as being “Confined Animal Facility”, and “Prime Farmland”. The project site is currently developed with a single family home, a dairy facility, and planted in crops. The proposed use will be located on the northern portion of the parcel along Fulkerth Road, and will not take any land out of agricultural production. The microbrewery will grow at least 50-percent of their produce (hops and wheat) on site.

The project site is currently zoned A-2-40 (General Agriculture – 40 acre minimum). Within the A-2 zoning district, the County has determined that certain uses related to agricultural production are “necessary for a healthy agricultural economy.” The County allows agriculture service establishments, including agriculture processing plants and facilities by obtaining a Tier Two Use Permit.

This entire project site is enrolled in Williamson Act Contract 71-0341. The proposed development, on agriculturally zoned land, will support and increase agricultural resources on the site. The microbrewery will not include a taproom at the manufacturing facility, and guests will not be allowed.

Under the Williamson Act, government code §51238.1 provides direction to local governments for determining a compatible use based on established Williamson Act Principles of Compatibility. Section 21.20.045(A) of the Stanislaus County Zoning Ordinance requires that all uses approved on Williamson Act contracted lands be consistent with three 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;
3. The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use.

Pursuant to Section 21.20.045(B)(3) of the Stanislaus County Zoning Ordinance, Tier Two uses are determined to be consistent with the Principles of Compatibility and may be approved on contracted land unless a finding to the contrary is made. This project was referred to the State of California Department of Conservation (DOC); however, no response has been received to date.

Low people intensive Tier Two Use Permits which do not serve the general public, shall not be subject to compliance with the County’s Agricultural Element, Buffer and Setback Guidelines. However, the Planning Commission shall have the ultimate authority to determine if a use is considered “low people intensive”. Ultimately the Planning Commission at the time of public hearing, shall make a required finding that the proposed use can be considered “low people intensive”.

Mitigation: None.

References: California Department of Conservation Farmland & Monitoring Program – Stanislaus County Farmland 2014; and the Stanislaus County General Plan and Support Documentation¹.

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 proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD’s most recent air quality plans are the 2007 PM10 (respirable particulate matter) Maintenance Plan, the 2015 for the 1997 PM2.5 standard (fine particulate matter), and the 2007 Ozone Plan (The District has also adopted similar ozone plans such as 2014 RACT SIP and 2013 Plan for the Revoked 1-Hour Ozone Standard). These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified as “extreme non-attainment” for ozone, “attainment” for respirable particulate matter (PM-10), and “non-attainment” for PM 2.5, as defined by the Federal Clean Air Act.

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin. The project will increase traffic in the area and, thereby, impacting air quality. The applicant estimates that there will be a maximum of 20 employees per shift at full build out as well as an anticipated four (4) delivery drops per week, and two (2) output deliveries per day.

Potential impacts on local and regional air quality are anticipated to be less than significant, falling below SJVAPCD thresholds, as a result of the nature of the proposed project and project’s operation after construction. Implementation of the proposed project would fall below the SJVAPCD significance thresholds for both short-term construction and long-term operational emissions, as discussed below. Because construction and operation of the project would not exceed the SJVAPCD significance thresholds, the proposed project would not increase the frequency or severity of existing air quality standards or the interim emission reductions specified in the air plans.

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

Construction activities associated with new development can temporarily increase localized PM10, PM2.5, volatile organic compound (VOC), nitrogen oxides (NOX), sulfur oxides (SOX), and carbon monoxide (CO) concentrations a project’s vicinity. The primary source of construction-related CO, SOX, VOC, and NOX emission is gasoline and diesel-powered,

heavy-duty mobile construction equipment. Primary sources of PM10 and PM2.5 emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces.

Construction activities associated with the proposed project at full build-out would consist of the construction of two (2) 2,448 square foot metal buildings. These activities would not require any substantial use of heavy-duty construction equipment and would require little or no demolition or grading as the site is presently unimproved and considered to be topographically flat. Consequently, emissions would be minimal. Furthermore, all construction activities would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less than significant without mitigation.

A referral response was sent to SJVAPCD on March 21, 2016, but no comments have been received to date.

Mitigation: None.

References: Application information; 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 site is not identified as being within a biologically sensitive area per the California Natural Diversity Database (CNDDB). It does not appear this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. The project is also not within any adopted Habitat

Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The proposed structures will be constructed in an area historically and currently used for dairy-related truck circulation and, as such, is not considered to be viable foraging habitat.

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

Mitigation: None.

References: California Department of Fish and Wildlife 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: The project site is developed as a dairy facility, with agriculture accessory structures. It does not appear this project will result in significant impacts to any archaeological or cultural resources. The project applicant has not indicated the presence of any archaeological or historical resources at this location, nor will any buildings be demolished as a result of this project. A Condition of Approval will be placed on the project to ensure that if any resources are found, construction activities will halt until a qualified survey takes place and the appropriate authorities are notified.

Mitigation: None.

References: Application material; and the 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:				
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: As contained in Chapter Five 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 as part of the building permit process. 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 designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. Any earth moving is subject to Public Works Standards and Specifications which consider the potential for erosion and run-off prior to permit approval. 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. At this point, the project site will be served by an onsite septic system.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

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	

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) to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. As a requirement of AB 32, the ARB was assigned the task of developing a Climate Change Scoping Plan that outlines the state’s strategy to achieve the 2020 GHG emissions limits. This Scoping Plan includes a comprehensive set of actions designed to reduce overall GHG emissions in California, improve the environment, reduce the state’s dependence on oil, diversify the state’s energy sources, save energy, create new jobs, and enhance public health. The Climate Change Scoping Plan was approved by the ARB on December 22, 2008. According to the September 23, 2010, AB 32 Climate Change Scoping Plan Progress Report, 40 percent of the reductions identified in the Scoping Plan have been secured through ARB actions and California is on track to its 2020 goal.

Although not originally intended to reduce GHGs, California Code of Regulations (CCR) Title 24, Part 6: California’s Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California’s energy consumption. Since then, Title 24 has been amended with recognition that energy-efficient buildings require less electricity and reduce fuel consumption, which in turn decreases GHG

emissions. The current Title 24 standards were adopted to respond to the requirements of AB 32. Specifically, new development projects within California after January 1, 2011, 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).

The proposed project would result in short-term emissions of GHGs during construction. These emissions, primarily CO₂, CH₄, and N₂O, are the result of fuel combustion by construction equipment and motor vehicles. The other primary GHGs (HFCs, PFCs, and SF₆) are typically associated with specific industrial sources and are not expected to be emitted by the proposed project. As described above in Section III - Air Quality, the use of heavy-duty construction equipment would be very limited; therefore, the emissions of CO₂ from construction would be less than significant.

The project would also result in direct annual emissions of GHGs during operation. Direct emissions of GHGs from operation of the proposed project are primarily due to automobile trips. The applicant estimates that there will be a maximum of 20 employees on shift during full build out. Furthermore, the applicant is estimating four (4) delivery drops per week, and two (2) output deliveries per day. This project will not result in emission of GHGs from any other sources. Consequently, GHG emissions are considered to be less than significant.

The project was referred to the SJVAPCD on March 21, 2016, but no response was received to date.

Mitigation: None.

References: Application information; United States Environmental Protection Agency (EPA) administrator signed the Final Mandatory Reporting of Greenhouse Gas Rule; and the 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
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Discussion: Pesticide exposure is a risk in agricultural areas. Sources of exposure include contaminated groundwater which is consumed and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. DER is responsible for overseeing hazardous materials in this area.

Although the applicant is not proposing to utilize any hazardous materials, the project was referred to the Hazardous Materials Division (HazMat) via the Environmental Review Committee (ERC). Haz-Mat commented that prior to the issuance of a grading permit a Phase I Environmental Assessment (and Phase II if deemed necessary) be submitted to DER.

The Envirostar database was accessed to determine if any of the properties were listed as potential hazardous waste or superfund sites. 11204 Fulkerth Road was not identified as a hazardous site.

The project site is not located within the vicinity of any airstrip, emergency response/evacuation plan, or wildlands.

Mitigation: None.

References: Application information; Referral response from Hazardous Materials dated March 30, 2016; 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: Approximately 20,000 gallons of secondary use waste water per week will be generated from the microbrewery. The wastewater will account for 20-percent of the dairy facility’s daily waste water storage. Waste water will remain on site and will be used to irrigate wheat, corn, and hops. The waste is not proposed to enter a septic system or city waste water treatment plant. All liquid waste including post fermentation sediment will go through a sand trap, over a solids separator, and end up in the seven (7) million gallon lagoon located on site. From there, it will be used as needed for irrigation. Any solids collected on the sand trap or on the solids separator will be used as fertilizer.

Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act. This project site is designated as “X – Outside 0.2 percent of Annual Chance Flood Hazard” flood zone and, as such, flooding is not an issue with respect to this project.

By virtue of the proposed paving for the building pads, parking, and driveways, the current absorption patterns of water upon this property will be altered; however, current standards require that all of a project’s stormwater be maintained on site and, as such, a Grading and Drainage Plan will be included in this project’s Conditions of Approvals.

The project was referred to the Regional Water Quality Control Board (RWQCB) which responded that the project would be subject to Waste Discharge Requirements (WDR) as well as Anti-degradation Considerations. Conditions of Approval will be added to this project to address the requirements outline by the RWQCB’s comment letter.

Mitigation: None.

References: Application information; Referral response from the Regional Water Quality Control Board dated April 1, 2016; 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: The project site is designated Agriculture in the General Plan and is zoned A-2-40 (General Agriculture, 40-acre minimum). The site is currently operating as a dairy farm, planted in corn and wheat crops, and the approved microbrewery (UP PLN2014-0094 – Blaker 40 Brewing). The original microbrewery Use Permit was approved for the manufacturing of 20 gallons of beer per week. Therefore, this proposed use is considered to be an expansion of the existing microbrewery. The milking barn currently used for the microbrewery will be converted back to agricultural storage for the on-site agriculture operations. The microbrewery will not include a taproom at the manufacturing facility, and guests will not be allowed to the project site.

The applicant is seeking a Tier Two Use Permit which is necessary and desirable for such establishment to be located within the agricultural area as opposed to areas zoned for commercial or industrial usage. The Use Permit can be obtained if the Planning Commission or Board of Supervisors finds that:

1. The establishment as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity; and
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 for commercial or industrial usage.

Agricultural processing plants and facilities, such as wineries, dehydrators, canneries, and similar agriculture-related industrial uses are allowed, provided:

- i. The plant or facility is operated in conjunction with, or as part of a bona fide agriculture production operation;
- ii. At least 50-percent of the produce to be processed is grown on the premises or on the property located in Stanislaus County on the same ownership or lease; and
- iii. The number of full time, year round employees involved in the processing shall not exceed ten, and the number of part time, seasonal employees shall not exceed twenty.

The proposed use meets all three of the required findings for a Tier Two Use Permit in the A-2 zone. The project site is currently improved as a dairy facility, and planted in crops. The applicant has proposed to grow a minimum of 50-percent of the produce (hops and wheat) for the microbrewery on site. All waste from the microbrewery will be used for the other productive agricultural uses on site. At full build-out the microbrewery would consist of 10 full time, and 20 part time employees.

The Zoning Ordinance does not indicate a production threshold for agriculture processing facilities in the A-2 (General Agriculture) zoning district. Ultimately it will be up to the Planning Commission to determine if this proposed use meets the findings, and is consistent with the A-2 zoning.

The features of this project 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 applicable land use plan, policy, or regulation of any agency with jurisdiction over the project.

Mitigation: None.

References: Application information, Staff Report PLN2014-0094 – Blaker 40 Brewing dated April 2, 2015; Stanislaus County Zoning Ordinance; and the 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
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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 know significant resources on the site, nor is the project site located in a geological area known to produce important mineral resources.

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 Stanislaus County General Plan identifies noise levels up to 75 dB Ldn (or CNEL) as the normally acceptable level of noise for agricultural, industrial, manufacturing, and other similar land uses.

The proposed microbrewery will produce the beer using by using manual methods rather than large industrial machinery, thus creating less than significant noise impacts. Noise impacts associated with other on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise.

Mitigation: None.

References: Application information; and the 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: The proposed use of the site will not create significant service extensions or new infrastructure which could be considered as growth inducing. No housing or persons will be displaced by this project. This project is adjacent to large scale agricultural operations and the nature of the use is considered consistent with the A-2 zoning district.

Mitigation: None.

References: Application information; and the 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 one for the Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. Such fees are required to be paid at the time of building permit issuance. The project was referred to the school districts within the area, the Sheriff’s Office, Mountain View Fire Department, and the ERC. A referral response was not received from the Sheriff’s Office nor the fire district; however, Conditions of Approval will be added to this project to insure that the microbrewery will comply with all applicable fire department standards with respect to access and water for fire protection. On-site water storage for fire protection will be further evaluated as part of any future building permit process.

Mitigation: None.

References: 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: The proposed use does not anticipate an increase in traffic from what has been approved under the original Use Permit for the microbrewery. Proposed traffic at full build out would include 10 full time employees and 20 part time employees, as well as two (2) delivery drops per week, and one (1) output delivery per day, as previously approved. The final product will be self-distributed off site via cold storage box truck.

The microbrewery will not include a taproom at the manufacturing facility, and guests will not be allowed to the project site.

A referral response was received from Public Works, which requested that two separate Irrevocable Offer of Dedication's (IOD) be submitted as each phase of the project is developed. The Irrevocable Offer of Dedication shall be made prior to the issuance of any building or grading permit. The IOD will be included as a Condition of Approval for the project.

Public Works also commented with conditions regarding an Encroachment Permit, approved driveway locations, and no parking in the right-of-way, all of which will be included into the project as Conditions of Approval.

Mitigation: None.

References: Application information; Referral response from Public Woks dated June 10, 2016; Staff Report PLN2014-0094 – Blaker 40 Brewing dated April 2, 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 is served by a private well, a septic system, and a lagoon. No new, or expansion of storm water drainage facilities will occur through this project proposal.

Public Works submitted a standard comment in regards to any proposed grading and or drainage from the proposed project. These comments will be include into the project as Conditions of Approval.

A referral response was received by the Turlock Irrigation District (TID), which had no comments concerning irrigation on the proposed project. A Condition of Approval will be added to the project that would require the owner/developer to apply for a facility change for any pole or electrical facility relocation. Facility changes are performed at the developer's expense.

Mitigation: None.

References: Referral response from Turlock Irrigation District on March 31, 2016; 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. PLN2016-0017 – Blaker Brewing
SCH No.2016032065

LOCATION OF PROJECT: 11204 Fulkerth Road, at the southwest corner of Fulkerth and
N. Morgan Roads, north of West Main Street, west of the City
of Turlock. APN: 022-037-010

PROJECT DEVELOPERS: Tom Lucas, Blaker Brewing
854 Bystrum Rd
Turlock CA, 95380

DESCRIPTION OF PROJECT: Request to expand an existing microbrewery operation on a
97± acre parcel located in the A-2-40 (General Agriculture) zoning district. The project site is
located at 11204 Fulkerth Road, at the southwest corner of Fulkerth and N. Morgan Roads, west of
the City of Turlock. Development will occur in two phases. At full build-out the microbrewery will
include two 2,448 square-foot buildings allowing for a maximum production of 8,680 gallons per
week.

Based upon the Initial Study, dated **June 15, 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: Timothy Vertino, Assistant Planner

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

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

PROJECT: USE PERMIT APPLICATION NO. PLN2016-0017- BLAKER BREWING

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							
CA DEPT OF FISH & WILDLIFE	X	X	X		X							
CA DEPT OF TRANSPORTATION DIST 10	X	X	X		X							
CA OPR STATE CLEARINGHOUSE	X	X	X	X				X		X		X
CA RWQCB CENTRAL VALLEY REGION	X	X	X	X				X		X	X	
COOPERATIVE EXTENSION	X	X	X		X							
FIRE PROTECTION DIST: MOUNTAIN VIEW	X	X	X		X							
IRRIGATION DISTRICT: TURLOCK	X	X	X	X				X		X		X
MOSQUITO DISTRICT: TURLOCK	X	X	X		X							
MT VALLEY EMERGENCY MEDICAL	X	X	X		X							
PACIFIC GAS & ELECTRIC	X	X	X		X							
RAILROAD: UNION PACIFIC	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X		X							
SCHOOL DISTRICT 1: TURLOCK JOINT UNION HIGH	X	X	X		X							
SCHOOL DISTRICT 2: CHATOM UNION	X	X	X		X							
STAN CO AG COMMISSIONER	X	X	X		X							
STAN CO BUILDING PERMITS DIVISION	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							
STAN CO PUBLIC WORKS	X	X	X	X				X		X	X	
STAN CO SHERIFF	X	X	X		X							
STAN CO SUPERVISOR DIST 2: CHIESA	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 FISH & WILDLIFE	X	X	X		X							
US MILITARY AGENCIES (SB 1462) (5 agencies)	X	X	X		X							
USDA NRCS	X	X	X		X							