

# STANISLAUS COUNTY PLANNING COMMISSION

September 1, 2016

## STAFF REPORT

USE PERMIT APPLICATION NO. PLN2016-0040  
JOHN & CATHERINE MUNDT

**REQUEST: TO ESTABLISH A WALNUT STORAGE FACILITY, INCLUDING THE CONSTRUCTION OF FOUR (4) 52,000 SQUARE FOOT PARTIALLY ENCLOSED AGRICULTURAL STORAGE BUILDINGS, ON A 16.26 ACRE PROPERTY IN THE A-2-40 ZONING DISTRICT.**

### APPLICATION INFORMATION

Applicant:	John & Catherine Mundt
Property Owner:	W. David Hendley Family Limited Partnership
Agent:	Kenny Dickens, Alpine Pacific Nut
Location:	5820 Pioneer Road, at the northeast corner of Pioneer and E. Keyes Road, east of State Highway 99 in the Keyes area.
Section, Township, Range:	29-4-10
Supervisorial District:	Two (Supervisor Chiesa)
Assessor's Parcel:	045-035-056
Referrals:	See Exhibit F Environmental Review Referrals
Area of Parcel(s):	16.26 Acres
Water Supply:	Private well
Sewage Disposal:	Private septic/leach system
Existing Zoning:	A-2-40 (General Agriculture)
General Plan Designation:	AG (Agriculture)
Sphere of Influence:	N/A
Community Plan Designation:	N/A
Williamson Act Contract No.:	N/A
Environmental Review:	Negative Declaration
Present Land Use:	Walnut Orchard and a 38,400 square-foot walnut storage building
Surrounding Land Use:	Existing walnut huller to the east; unincorporated community of Keyes and Highway 99 located half mile to the west; City of Turlock located one mile to the south; and agricultural parcels generally 10-20 acres in size, planted in orchard and row crops and with scattered single-family dwellings surround the site in all directions.

## **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**

The project is a request to establish a walnut storage facility, including construction of four (4) 52,000 square foot partially enclosed agricultural storage buildings, each a maximum of 45 feet in height. The project was advertised as including four (4) 52,000 square-foot storage tents. However, upon re-evaluating the engineering of the proposed tent structures it came to light that the fabrication of the tent material would have required the buildings to be 10 feet taller than originally anticipated. The project was then redesigned to include the same size and height of building with a metal material. The project description of this staff report has been updated accordingly. No additional impacts are anticipated to occur as a result of this change. A drainage basin, fencing, employee parking, and farm equipment storage area are also proposed, as reflected on the project site plan.

The project site is located adjacent to an existing walnut huller operation, which is located on a separate legal parcel, permitted under UP 2011-16, which will provide the product to be stored on the project site. The hulled walnuts will be loaded and stored on-site October through November, and unloaded January through March. The project proposes to develop the new storage buildings in phases, with Phase 1 including proposed buildings B and C, with a time frame of 1 (one) to 3 (three) years. Phase 2 is proposed to include buildings A and D, with a time frame of 3 (three) to 5 (five) years. The project proposes a maximum of 8 (eight) employees, and 40 truck deliveries/loadings per day, at maximum build-out. However, the applicant estimates that 75 percent of the additional trips will not result in additional trips on publically maintained roads, as they will be coming from the existing huller next door. The project proposes that the operation's employees utilize the restroom and break-room located at the existing walnut huller to the east of the subject parcel. However, if on-site restrooms are required, the site will be served with private septic and well systems. No truck washing or maintenance will occur on-site. The walnuts may be fumigated inside of the storage buildings, under a heavy plastic covering. A Condition of Approval has been applied which requires that should fumigation occur, a Non-Ag Restricted Material Permit be obtained from the Stanislaus County Agricultural Commissioner's Office, and that any applicable permits/forms from the San Joaquin Air Pollution Control District be obtained/completed.

## **SITE DESCRIPTION**

The site is located at 5820 Pioneer Road, at the northeast corner of Pioneer and E. Keyes Road, east of State Highway 99 in the Keyes area. The project site is currently planted in walnuts and is improved with a 38,400 square-foot walnut storage building.

An existing walnut huller is located adjacent to the project site on the eastern property line. Agricultural parcels generally 10-20 acres in size planted in orchard and row crops and with scattered single-family dwellings, and a few scattered one to two acre home sites surround the site. The unincorporated community of Keyes and Highway 99 are located a half mile west of the project site and the City of Turlock is located one mile south of the project site.

## **ISSUES**

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

The Planning Department received a phone call from a neighbor with a complaint about the chain-link fencing installed on the project site, stating that its placement was limiting visibility from Pioneer Road onto E. Keyes Road. The applicant was informed of this complaint and of the required setback and ultimate road right-of-way for E. Keyes Road. East Keyes Road is currently 50 feet wide and has an ultimate road right-of-way width of 110 feet. This will require the fence to be located a minimum of 55 feet from the centerline of the road, if the fence is made up of a see-through material, or 65 feet from the centerline of E. Keyes Road, if the fence is solid. The applicant later informed staff that the fence had been moved to the appropriate setback. A return call to the neighbor indicated that the visibility issue was resolved. A Condition of Approval which requires that the fence setback be field verified in conjunction with the required building permit inspections has been applied to 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 goal, 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 One includes uses closely related to agriculture such as nut hulling and drying, wholesale nurseries, and warehouses for storage of grain and other farm produce grown on-site or in proximity to the site. The proposed expansion is considered a Tier One use supporting the adjacent nut hulling operation.

Buffer guidelines, incorporated into the Agricultural Element of the Stanislaus County General Plan, require any new or expanding non-agricultural uses approved by a discretionary permit in or adjoining the A-2 zoning district to incorporate a buffer to minimize conflicts between agricultural and nonagricultural uses. Projects subject to the buffer shall incorporate a minimum 150 foot wide buffer setback for low people intensive uses, or a 300 foot wide buffer setback for people intensive uses. Low people intensive Tier One and Tier Two Uses (such as nut hulling, shelling, dehydrating, grain warehousing, and agricultural processing facilities) which do not serve the general public shall not be subject to compliance with these guidelines; however, conditions of approval consistent with these guidelines may be required as part of the project approval. The decision making body shall have the ultimate authority to determine if a use is “low people intensive”. The project is setback 40 feet from the property line on the north and east, 145 feet on the south, and 212 feet on the west. However, staff believes the exemption from the buffer requirement applies as the project is a Tier 1 use, which does not serve the general public, and only has a maximum of eight (8) employees.

Staff believes the project is consistent with the County’s General Plan. The operation will be providing a service deemed necessary for a healthy agricultural economy, and will not compromise the long-term productive agricultural capabilities of the subject parcel, surrounding parcels, or other contracted lands in the A-2 zoning district.

## **ZONING ORDINANCE CONSISTENCY**

The site is zoned A-2-40 (General Agriculture, 40 acre minimum). Section 21.20.030(B)(3) of the Stanislaus County Zoning Ordinance allows nut hulling, shelling, and drying as a Tier One Use Permit. Tier One uses are uses closely related to agriculture, considered to be necessary for a healthy agricultural economy, and may be allowed when the Planning Commission makes the following findings:

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

Staff believes based on the activities proposed by the owner/operator, the project meets the required findings for a Tier One Use Permit. There is no indication that, under the circumstances of this particular case, the proposed use will be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use or that it will be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County. The use supports agriculture and will not be substantially detrimental to or in conflict with agricultural use of property in the area.

## **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*.)

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

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

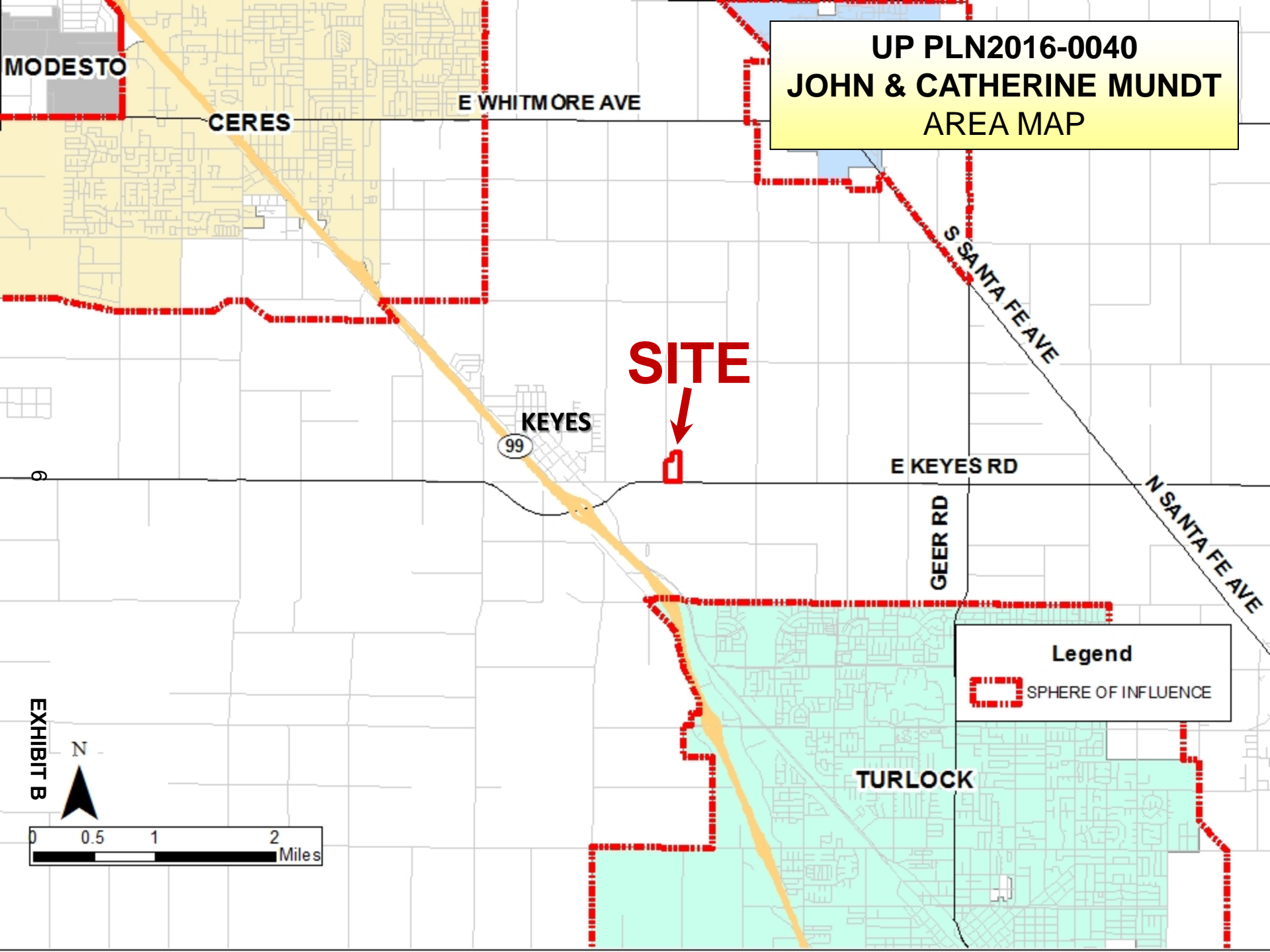
### Attachments:

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

**Exhibit A**  
**Findings and Actions Required for Project Approval**

1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, 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 project will increase activities in and around the project area, and increase demands for roads and services, thereby requiring dedication and improvements.
  - (d) The proposed use is a low people intensive use, not open to the general public, and is therefore not subject to the agricultural buffer requirements, set forth in the Stanislaus County Buffer and Setback Guidelines of the Stanislaus County General Plan Land Use Element.
4. Approve Use Permit Application No. PLN2016-0040 – John & Catherine Mundt subject to the attached Conditions of Approval.

**UP PLN2016-0040  
JOHN & CATHERINE MUNDT  
AREA MAP**



**SITE**

E WHITMORE AVE

CERES

MODESTO

S SANTA FE AVE

KEYES

99

E KEYES RD

GEER RD

N SANTA FE AVE

TURLOCK

**Legend**


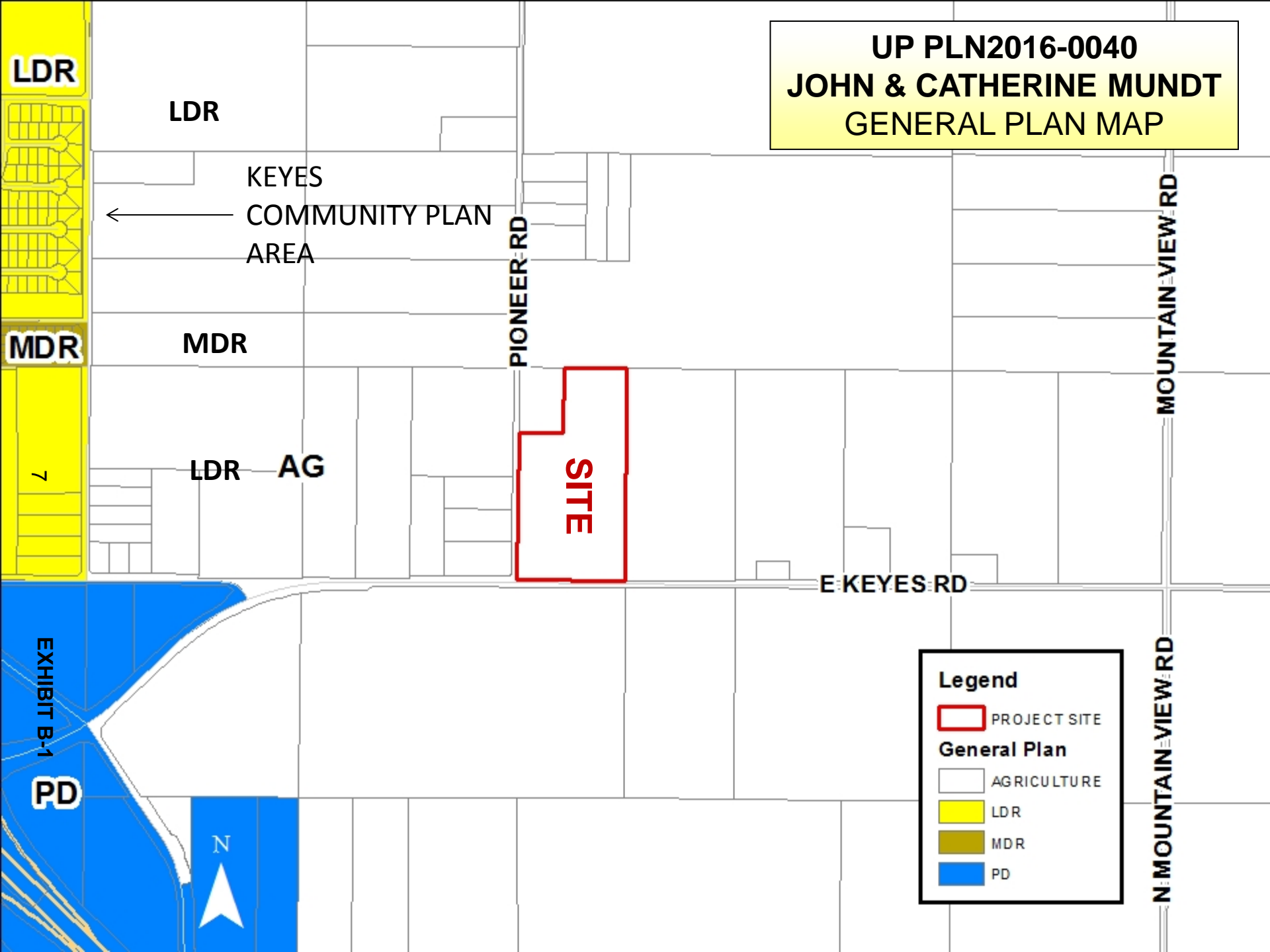
 SPHERE OF INFLUENCE

EXHIBIT B

N

0 0.5 1 2 Miles

**UP PLN2016-0040  
JOHN & CATHERINE MUNDT  
GENERAL PLAN MAP**



LDR

LDR

KEYES  
COMMUNITY PLAN  
AREA

MDR

MDR

PIONEER RD

MOUNTAIN VIEW RD

7

LDR AG

SITE

E KEYES RD


EXHIBIT B-1

PD

N

N MOUNTAIN VIEW RD

**Legend**

 PROJECT SITE

**General Plan**

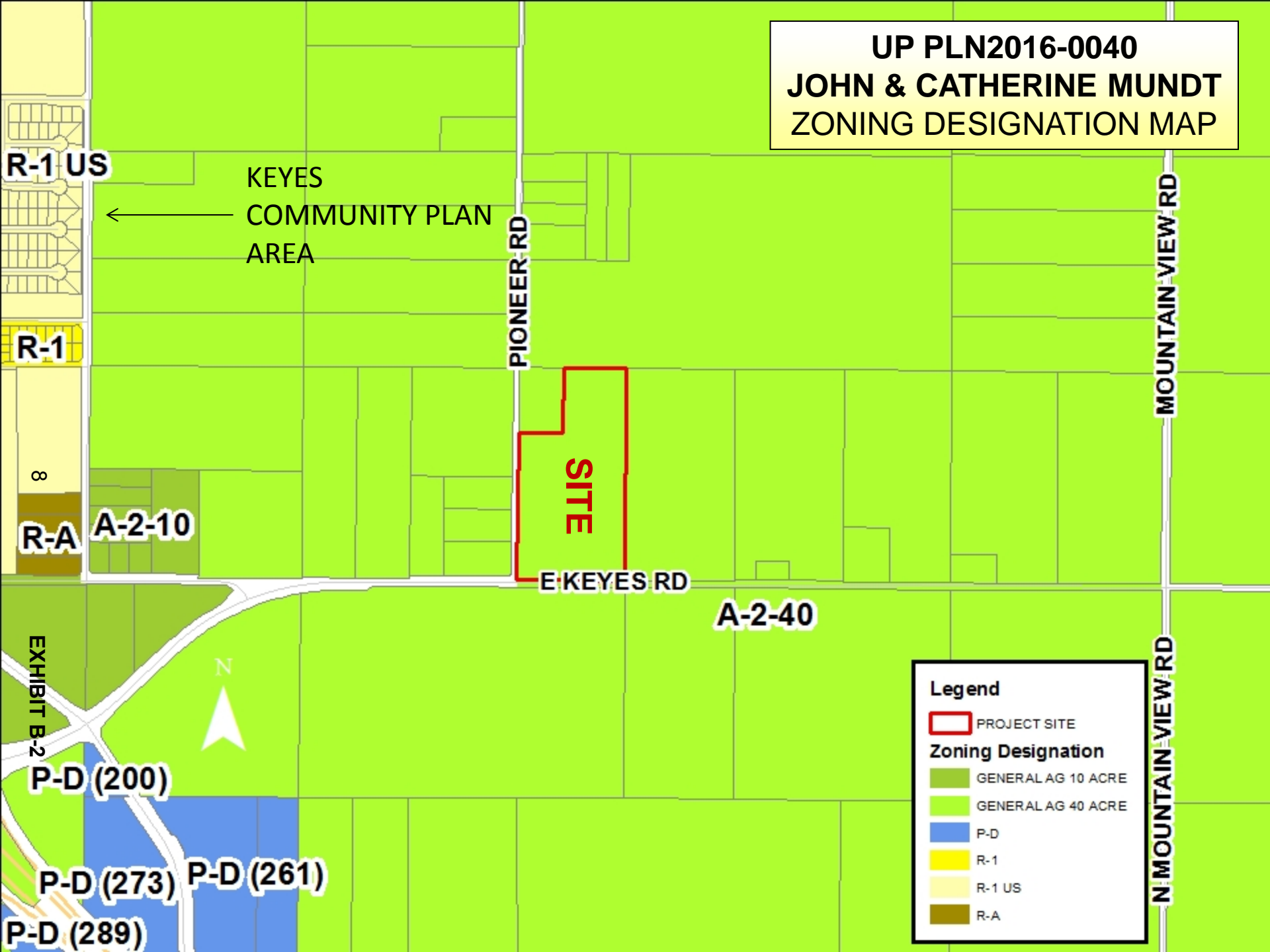
 AGRICULTURE

 LDR

 MDR

 PD

**UP PLN2016-0040  
JOHN & CATHERINE MUNDT  
ZONING DESIGNATION MAP**



**Legend**

 PROJECT SITE


**Zoning Designation**

 GENERAL AG 10 ACRE

 GENERAL AG 40 ACRE

 P-D

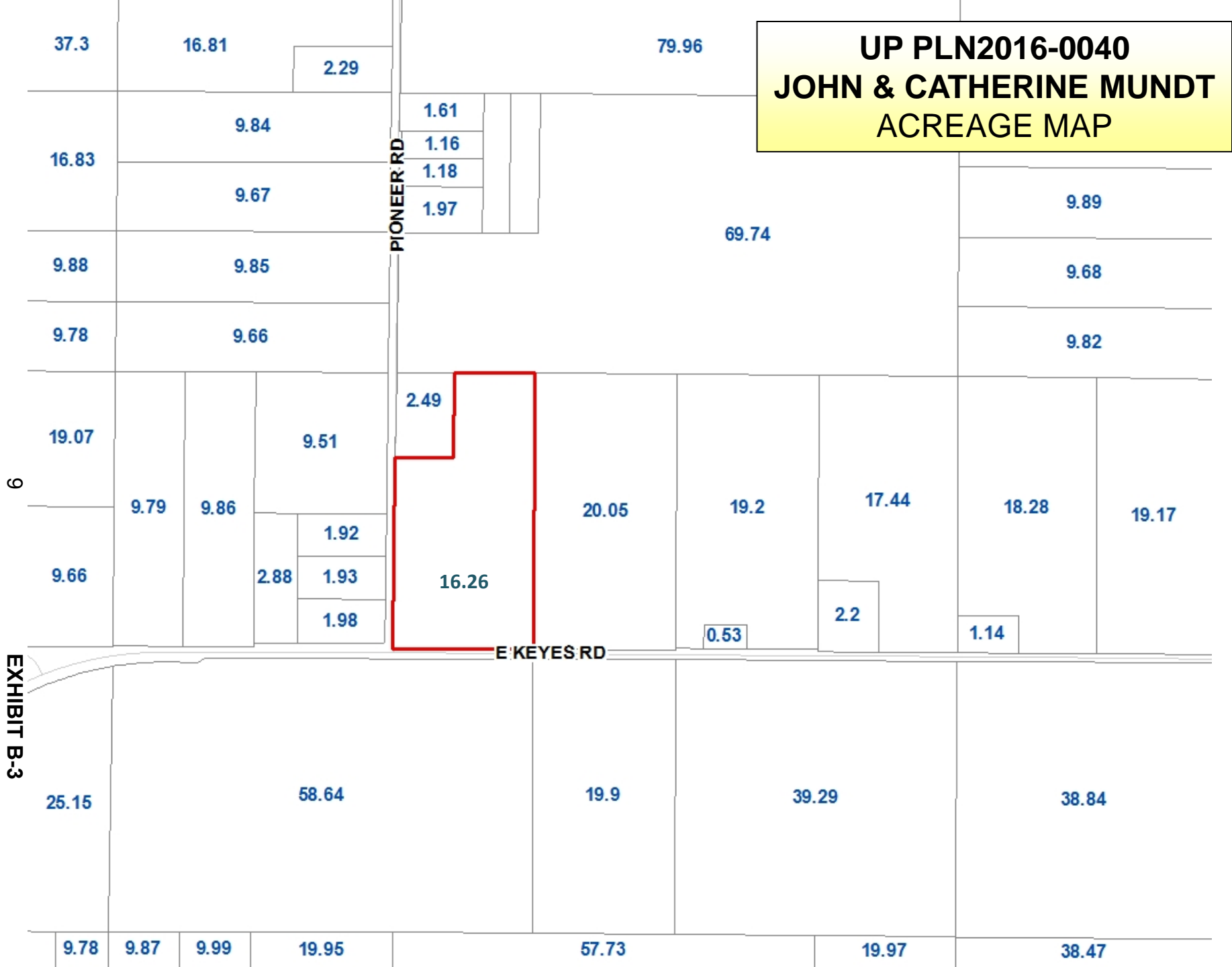
 R-1

 R-1 US

 R-A



**UP PLN2016-0040  
JOHN & CATHERINE MUNDT  
ACREAGE MAP**



**UP PLN2016-0040  
JOHN & CATHERINE MUNDT  
2015 COUNTY AERIAL**

**PIONEER RD**

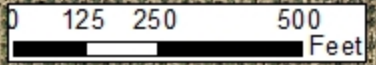
**PROJECT SITE**

**E KEYES RD**

**E KEYES RD**

10

**EXHIBIT B-4**



**UP PLN2016-0040  
JOHN & CATHERINE MUNDT  
2015 COUNTY AERIAL**

**PIONEER RD**

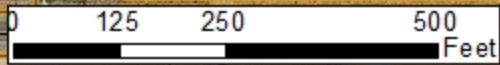
**PROJECT SITE**

**E KEYES RD**

**E KEYES RD**

11

**EXHIBIT B-5**



EXISTING BUILDINGS:

① STORAGE TENT ..... 38,400 S.F.

PROPOSED BUILDINGS:

A STORAGE TENT ..... 52,000 S.F.  
B STORAGE TENT ..... 52,000 S.F.  
C STORAGE TENT ..... 52,000 S.F.  
D STORAGE TENT ..... 52,000 S.F.  
PROPOSED TENTS ..... 208,000 S.F.

BUILDING SUMMARY:

EXISTING TENTS ..... 38,400 S.F.  
PROPOSED TENTS ..... 208,000 S.F.

TOTAL TENTS ..... 246,400 ± S.F.

APPLICANT

JOHN & CATHERINE MUNDT  
2106 CLINTON ROAD  
HUGHSON, CA 95326

OWNER

M DAVID HENDLEY FAMILY L.P.  
P.O. BOX 1550  
HUGHSON, CA 95326

**UP PLN2016-0040  
JOHN & CATHERINE MUNDT  
SITE PLAN**

PRELIMINARY FIELD OBSERVATIONS BY OFFICE PERSONNEL  
AND DO NOT REFLECT AN ACTUAL FIELD SURVEY.

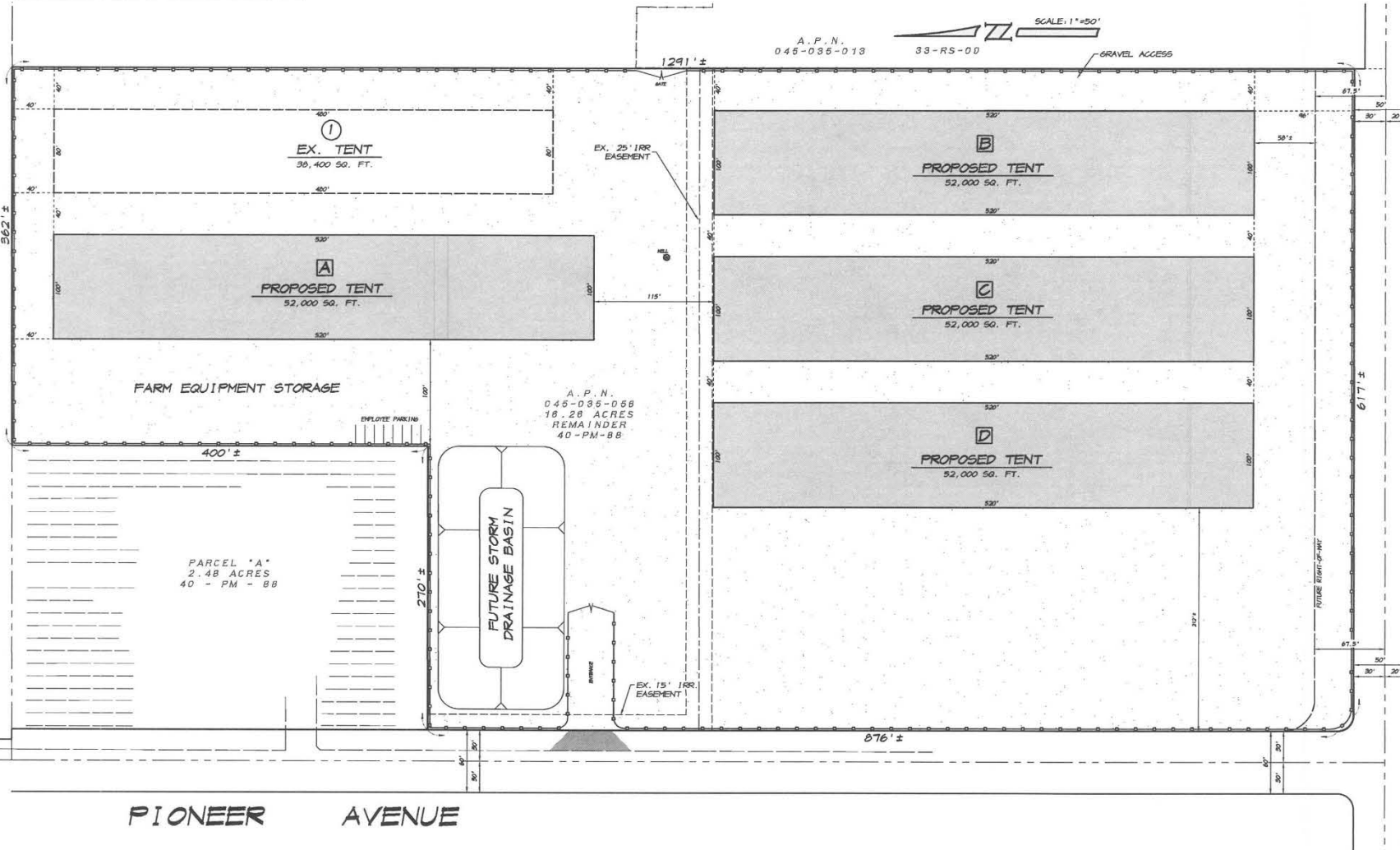
VICINITY MAP

NO SCALE

12

A.P.N.  
045-035-010

EXHIBIT B-6



ROAD

KEYES

PIONEER AVENUE

**EXISTING BUILDINGS:**  
 ① STORAGE TENT ..... 38,400 S.F.

**PROPOSED BUILDINGS:**  
 A STORAGE TENT ..... 52,000 S.F.  
 B STORAGE TENT ..... 52,000 S.F.  
 C STORAGE TENT ..... 52,000 S.F.  
 D STORAGE TENT ..... 52,000 S.F.  
 PROPOSED TENTS ..... 208,000 S.F.

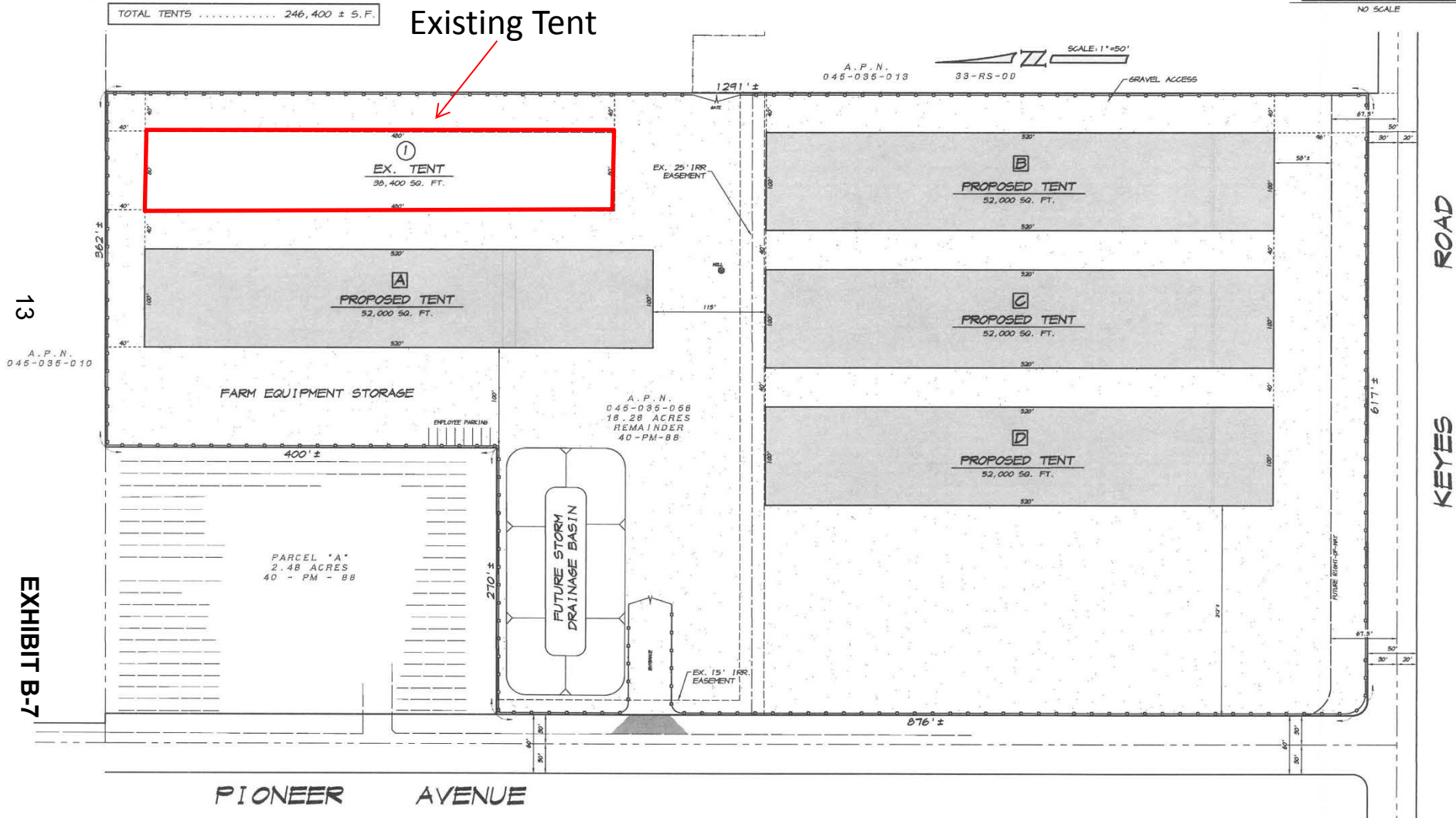
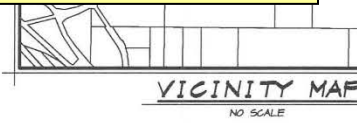
**BUILDING SUMMARY:**  
 EXISTING TENTS ..... 38,400 S.F.  
 PROPOSED TENTS ..... 208,000 S.F.

TOTAL TENTS ..... 246,400 ± S.F.

**APPLICANT**  
 JOHN & CATHERINE MUNDT  
 2106 CLINTON ROAD  
 HUGHSON, CA 95326

**OWNER**  
 M DAVID HENDLEY FAMILY L.P.  
 P.O. BOX 1550  
 HUGHSON, CA 95326

**UP PLN2016-0040  
 JOHN & CATHERINE MUNDT  
 SITE PLAN**



13

A.P.N.  
 045-035-010

EXHIBIT B-7

PIONEER AVENUE

ROAD

KEYES

EXISTING BUILDINGS:  
 ① STORAGE TENT ..... 38,400 S.F.

PROPOSED BUILDINGS:  
 A STORAGE TENT ..... 52,000 S.F.  
 B STORAGE TENT ..... 52,000 S.F.  
 C STORAGE TENT ..... 52,000 S.F.  
 D STORAGE TENT ..... 52,000 S.F.  
 PROPOSED TENTS ..... 208,000 S.F.

BUILDING SUMMARY:  
 EXISTING TENTS ..... 38,400 S.F.  
 PROPOSED TENTS ..... 208,000 S.F.

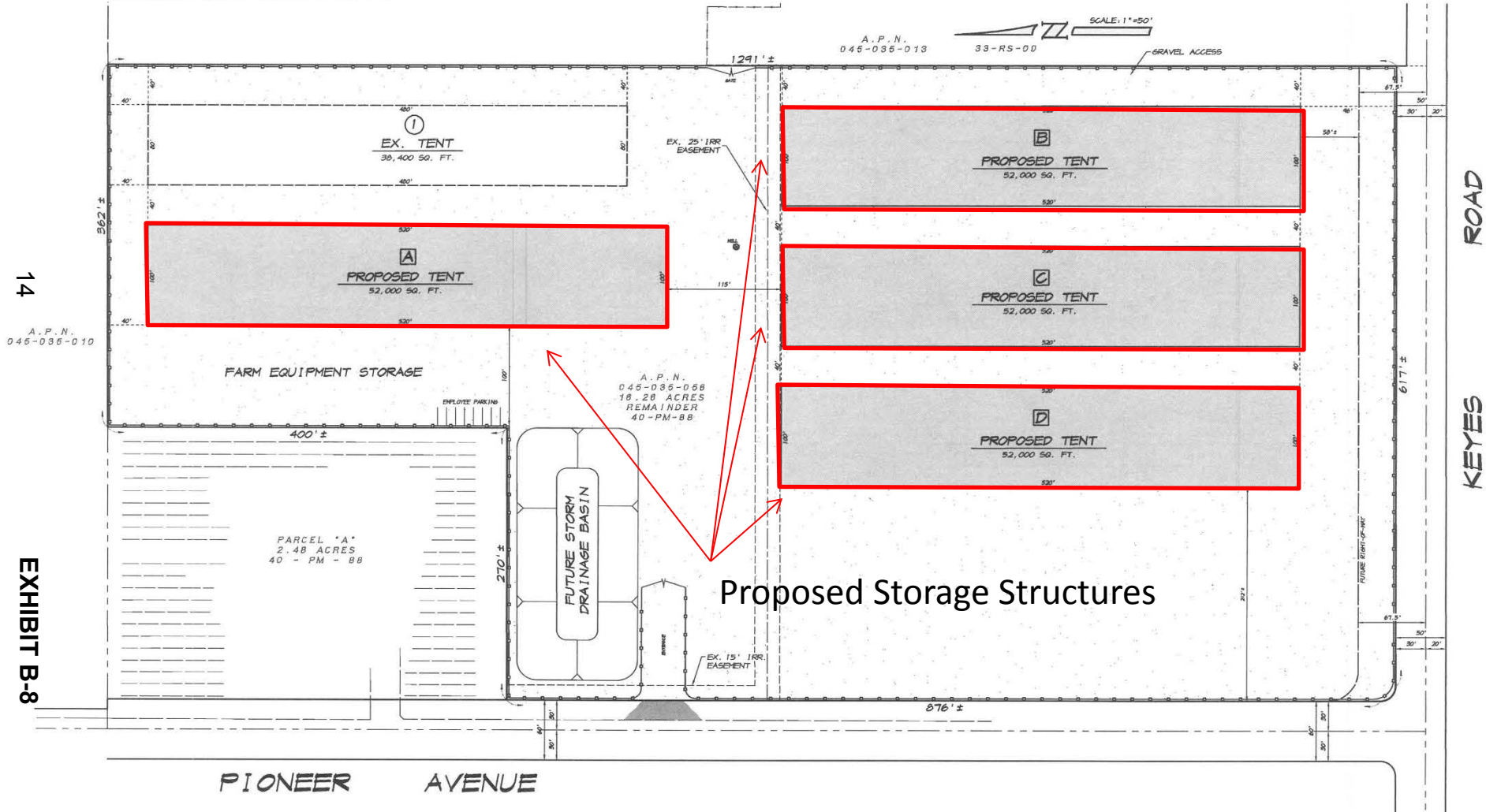
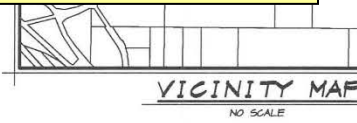
TOTAL TENTS ..... 246,400 ± S.F.

APPLICANT  
 JOHN & CATHERINE MUNDT  
 2106 CLINTON ROAD  
 HUGHSON, CA 95326

OWNER  
 M DAVID HENDLEY FAMILY L.P.  
 P.O. BOX 1550  
 HUGHSON, CA 95326

**UP PLN2016-0040  
 JOHN & CATHERINE MUNDT  
 SITE PLAN**

PRELIMINARY FIELD OBSERVATIONS BY OFFICE PERSONNEL  
 AND DO NOT REFLECT AN ACTUAL FIELD SURVEY.



Proposed Storage Structures

14

EXHIBIT B-8

A.P.N.  
 045-035-010

PIONEER AVENUE

ROAD

KEYES

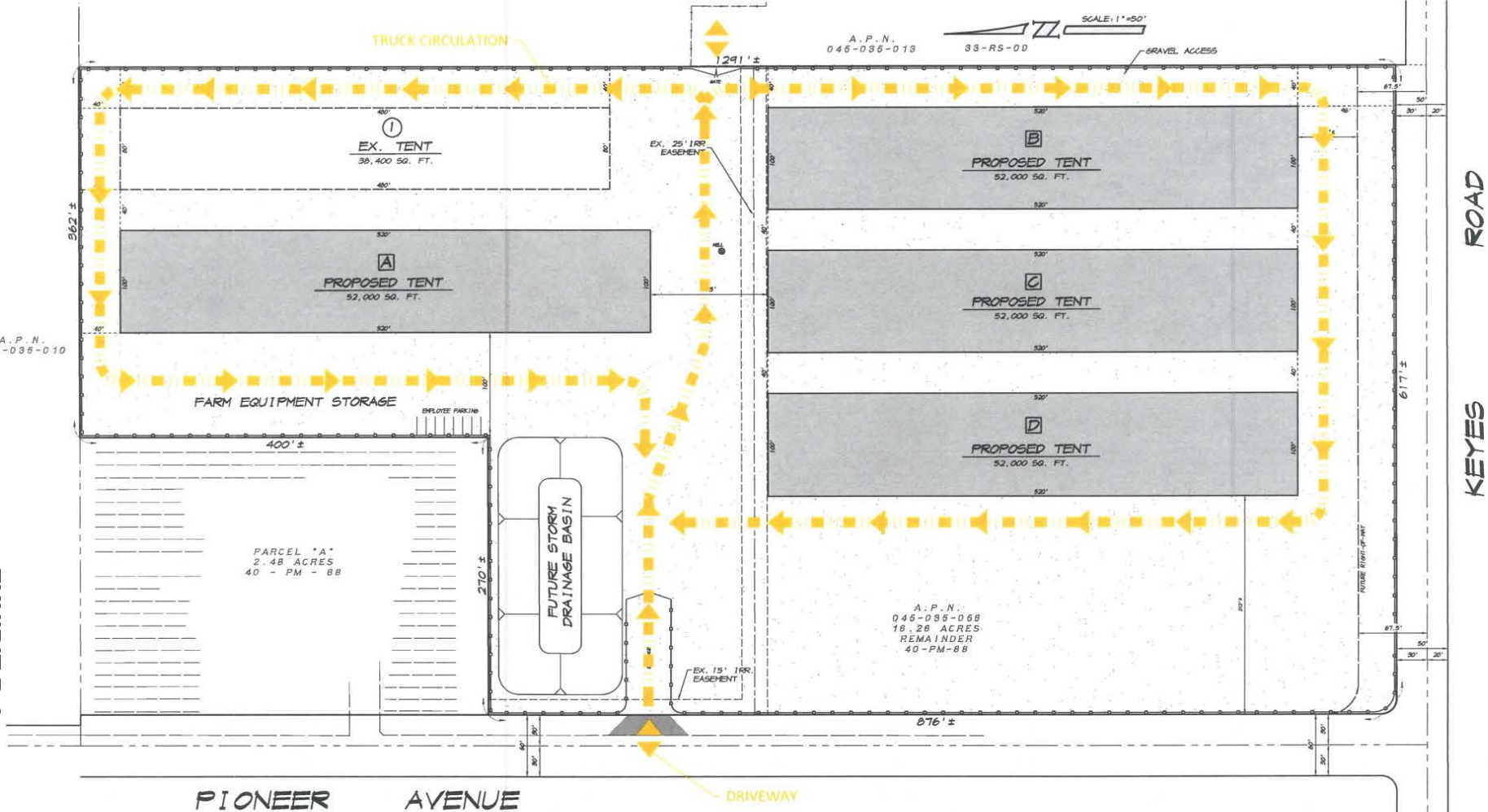
# UP PLN2016-0040 JOHN & CATHERINE MUNDT CIRCULATION MAP

VICINITY MAP  
NO SCALE

15

A.P.N.  
045-035-010

EXHIBIT B-9



ROAD

KEYES

PIONEER AVENUE

DRIVEWAY

A.P.N.  
045-035-013

33-RS-00

SCALE: 1"=50'

GRAVEL ACCESS

A.P.N.  
045-035-068  
18.28 ACRES  
REMAINDER  
40-PM-88

PARCEL 'A'  
2.48 ACRES  
40 - PM - 88

FARM EQUIPMENT STORAGE

400' ±

FUTURE STORM DRAINAGE BASIN

270' ±

EX. 25' IRR EASEMENT

EX. 15' IRR EASEMENT

PROPOSED TENT  
52,000 SQ. FT.

PROPOSED TENT  
52,000 SQ. FT.

PROPOSED TENT  
52,000 SQ. FT.

EX. TENT  
30,400 SQ. FT.

PROPOSED TENT  
52,000 SQ. FT.

562' ±

1291' ±

617' ±

277'

FUTURE STORM DRAINAGE BASIN

EMPLOYEE PARKING

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

30'

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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)

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## **CONDITIONS OF APPROVAL**

### **USE PERMIT APPLICATION NO. PLN2016-0040 JOHN & CATHERINE MUNDT**

#### **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. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
4. The applicant/owner is required to defend, indemnify, or hold harmless the County, its officers, and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.
5. All exterior lighting shall be designed (aimed down and toward the site) to provide adequate illumination without a glare effect. This shall include, but not be limited to, the use of shielded light fixtures to prevent 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. 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, construction may not continue until 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.
7. Pursuant to Section 404 of the Clean Water Act, prior to construction, the developer shall be responsible for contacting the US Army Corps of Engineers to determine if any "wetlands," "waters of the United States," or other areas under the jurisdiction of the Corps of Engineers are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from the Corps, including all necessary water quality certifications, if necessary.
8. 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.
9. A sign plan for all proposed on-site signs indicating the location, height, area of the sign(s), and message must be approved by the Planning Director or appointed designee(s) prior to installation.
10. 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.
11. Pursuant to the federal and state Endangered Species Acts, prior to construction, the developer shall be responsible for contacting the US Fish and Wildlife Service and California Department of Fish and Game to determine if any special status plant or animal species are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from these agencies, if necessary.
12. Pursuant to State Water Resources Control Board Order 99-08-DWQ and National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002, prior to construction, the developer shall be responsible for contacting the California Regional Water Quality Control Board to determine if a "Notice of Intent" is necessary, and shall prepare all appropriate documentation, including a Storm Water Pollution Prevention Plan (SWPPP). Once complete, and prior to construction, a copy of the SWPPP shall be submitted to the Stanislaus County Department of Public Works.
13. Prior to final of a building permit, the fence setback shall be field verified to be a minimum of 55 feet from the centerline of East Keyes Road, if the fence is made up of a see-through material, or 65 feet from the centerline of East Keyes Road, if the fence is solid. The fence must also be located outside of the dedicated 35-foot chord on the corner of Pioneer and East Keyes Roads.

**Department of Public Works**

14. Prior to any work being done in the Stanislaus County road right-of-way, the applicant shall obtain an encroachment permit.

15. An encroachment permit shall be taken out for an asphalt driveway on the Pioneer Road right-of-way. An access will not be allowed on Keyes Road, which is currently classified as an expressway.
16. No parking, loading, or unloading of vehicles is permitted within the county road right-of-way.
17. Prior to issuance of a building or grading permit, an Irrevocable Offer of Dedication shall be submitted and approved to the Department of Public Works. Keyes Road is classified as a 110 foot expressway. The required ½ width of Keyes Road is 55 feet north of the centerline of the roadway. Currently there is an existing right-of-way of 30 feet on the north side of the centerline. This means that 25 feet of the road right-of-way shall be dedicated with an Irrevocable Offer of Dedication for the parcel frontage. This Irrevocable Offer of Dedication shall include a chord of a 35 foot radius at the corner of Pioneer Road and E. Keyes Road.
18. 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. Drainage calculations shall be prepared as per the Stanislaus County Standards and Specifications that are current at the time the permit is issued.
  - B. 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.
  - C. 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 Project's Stormwater Pollution Prevention Plan shall be provided prior to approved grading or building permits, if applicable.
  - D. 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.
  - E. 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.
  - F. The applicant of the building permit shall pay the current Stanislaus County Public Works weighted labor rate for all on-site inspections. The Public Works inspector shall be contacted 48 hours prior to the commencement of any grading or drainage work on-site.

**Department of Environmental Resources**

19. Prior to issuance of a grading permit, the applicant shall determine that a site containing (or formerly containing) residences or farm buildings or structures, has been fully investigated (via Phase I and Phase II study, if necessary). Research should be conducted to determine if pesticides were used on the proposed development site. If confirmed, suspect site areas should be tested for organic pesticides and metals. Any discovery of underground storage

tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil shall be brought to the immediate attention of the Department of Environmental Resources.

20. Prior to onset of the use, the applicant shall contact the Department of Environmental Resources (DER) regarding appropriate permitting requirements for hazardous materials and/or wastes. Applicant and/or occupants handling hazardous materials or generating hazardous wastes must notify the DER relative to the following (CA Health and Safety Code, Division 20):
  - A. Permits for the underground storage of hazardous substances at new tank facilities or the modification of existing tank facilities.
  - B. Requirements for registering as a handler of hazardous materials in the County.
  - C. Submittal of hazardous materials business information into the California Electronic Reporting System (CERS) by handlers of materials in excess of 55 gallons or 500 pounds of hazardous material, or of 200 cubic feet of compressed gas.
  - D. The handling of acutely hazardous materials may require the preparation of a Risk Management Prevention Program which must be implemented prior to operation of the facility. The list of acutely hazardous materials can be found in SARA, Title III, Section §302.
  - E. Generators of hazardous waste must notify DER relative to the quantities of waste generated, plans for reducing waste generated, and proposed waste disposal practices. Generators of hazardous waste must also use the CERS data base to submit chemical and facility information to DER.
  - F. Permits for the treatment of hazardous waste on-site will be required from the Hazardous Materials Division of DER.
21. If the operation ever modifies their operations in such a way that they qualify as a public water system, under Section 116275(h) of the California Health and Safety Code, a public water supply permit application shall be submitted to DER ([CA HSC] 116525), accompanied by a public water system technical report ([CA HSC] 116530), financial, managerial, and technical information ([CA HSC] 116540), and obtain a public water supply permit to operate the public water system ([CA HSC] Sections 116525, 116530, 116540, 116550).

#### **Building Permits Division**

22. Building permits are required and the project must conform with the California Code of Regulations, Title 24.

#### **Stanislaus County Agricultural Commissioner's Office**

23. Prior to onset of any fumigation activities, a Non-Ag Restricted Material Permit shall be obtained from the Stanislaus County Agricultural Commissioner's Office

**Keyes Fire Protection District**

24. Prior to final of a building permit, 2A10BC portable fire extinguishers shall be installed every 75 feet of walking distance throughout the facility. An on demand switch to the fire pump shall also be installed.
25. Prior to final of a building permit, a fire department access gate, to allow fire access to the site from Keyes Road, shall be installed.
26. Prior to final of a building permit, an occupant notification device shall be installed. Notification shall be provided to employees and emergency responders when fumigation will be in progress.
27. Prior to final of a building permit, an NFPA 704 placard shall be placed on each building for the purposes of identifying any hazardous materials.

**Turlock Irrigation District**

28. Prior to onset of operations, the developer shall submit plans, detailing the existing irrigation facilities relative to proposed site improvements, to the District for review and determination of specific impacts and requirements. Specifically, measures to protect the existing Cast-in-Place (CIP) concrete irrigation pipeline and 25-foot easement, which runs from east to west at the approximate midpoint of the proposed project is required. The proposed circulation plan indicates that truck traffic will cross this pipeline at several locations. This unreinforced CIP pipe is not currently suitable for the weight and volume of truck traffic.
29. The District shall review and approve all maps and plans of the project. Any improvements to this property which impacts irrigation facilities shall be subject to the District's approval and shall meet all District standards and specification. If it is determined that irrigation facilities will be impacted, the applicant will need to provide irrigation improvement plans and enter into an Irrigation Improvements Agreement for the required irrigation facility modifications. There is a District Board approved time and material fee associated with this review.
30. Work on irrigation facilities that may impact the flow of water may only be performed during the non-irrigated season which typically runs from November 1, thru March 1, but can vary.
31. Developed property adjoining irrigated ground must be graded so that finished grading elevations are at least 6 inches higher than irrigated ground. A protective berm must be installed to prevent irrigation water from reaching non-irrigated properties.

**San Joaquin Valley Air Pollution Control District**

32. The proposed project may be subject to Air District permits. Prior to the start of construction, the property owner/operator shall contact the District's Small Business Assistance Office at (559) 230-5888 to determine if an Authority to Construct (ATC) is required, or if any other District rules or permits are required.
33. If fumigation is to take place on-site, any applicable permits/forms shall be completed through the San Joaquin Valley Air Pollution Control District.

**Central Valley Regional Water Quality Control Board**

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

\*\*\*\*\*

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



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>th</sup> Street, Suite 3400, Modesto, CA 95354  
Phone: 209.525.6330 Fax: 209.525.5911

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## **CEQA INITIAL STUDY**

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

1. **Project title:** Use Permit Application No. PLN2016-0040 – John & Catherine Mundt
2. **Lead agency name and address:** Stanislaus County  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354
3. **Contact person and phone number:** Kristin Doud, Associate Planner
4. **Project location:** 5820 Pioneer Road, at the northeast corner of Pioneer and E. Keyes Road, west of State Highway 99 in the Keyes area. (APN: 045-035-056).
5. **Project sponsor's name and address:** John & Catherine Mundt  
P.O. Box 999  
Hughson, CA 95326
6. **General Plan designation:** AG (Agriculture)
7. **Zoning:** A-2-40 (General Agriculture)
8. **Description of project:**

Request to establish a walnut storage facility, including construction of four (4) 52,000 square foot storage tents. The project site is located adjacent to an existing walnut huller, permitted under UP 2011-16, which will provide the product to be stored on the project site. The walnuts will be loaded and stored on site October through November, and unloaded January through March. The project proposes a maximum of 8 employees, and 40 truck deliveries/loadings per day, at maximum build out. However, the applicant estimates that 75% of the additional trips will not result in additional trips on publically maintained roads, as they will be coming from the existing huller next door. The site will be served by private septic and well services.
9. **Surrounding land uses and setting:**

The project site is surrounded by an existing walnut huller to the east, ranchettes 2-9 acres in size, and orchard and row crop operations 10-70 acres in size, with scattered single family dwellings, surround the site to the west, north, and south. The community of Keyes is located approximately a half a mile west of the project site.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Stanislaus County Department of Public Works, Stanislaus County Department of Environmental Resources, Stanislaus County Department of Planning and Community Development Building Services Divisions, Stanislaus Fire Prevention Bureau, Keyes Fire District.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of this initial evaluation:

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

Kristin Doud  
Signature

June 30, 2016  
Date

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, than the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

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

- a) **Earlier Analysis Used.** Identify and state where they are available for review.
  - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
  - 7) **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
  - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
  - 9) The explanation of each issue should identify:
    - a) the significant criteria or threshold, if any, used to evaluate each question; and
    - b) the mitigation measure identified, if any, to reduce the impact to less than significant.



**ISSUES**

I. AESTHETICS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

**Discussion:** The site itself is not considered to be a scenic resource or a unique scenic vista. No adverse impacts to the existing visual character of the site or its surroundings are anticipated.

**Mitigation:** None.

**References:** Application information and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X
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**Discussion:** The proposed 16.26 acre agricultural storage project site is located adjacent to an existing walnut huller, which will provide the product to be stored on the project site. The parcel is not enrolled in a Williamson Act Contract. The California Department of Conservation’s (CDC) Important Farmland Maps identifies the property as Prime Farmland. The USDA Natural Resources Conservation Service’s Eastern Stanislaus County Soil Survey indicates that 41.5% of the property is made up of Dinuba sandy loam (DrA), 0 to 1 percent slopes (Grade 2 soil with a Storie Index Rating of 77), and 58.5% Dinuba sandy loam (DtA), deep, 0 to 1 percent slopes (Grade 1 soil with a Storie Index Rating of 81), which are considered prime soils.

Agricultural storage facilities are considered a Tier 1 use in the A-2 Zoning District, which requires that a use permit be obtained. Under Section 21.20.030 of the Zoning Ordinance, Tier One uses are considered to be closely related to agriculture and necessary for a healthy agricultural economy.

Buffer guidelines, incorporated into the Agricultural Element of the Stanislaus County General Plan, require any new or expanding non-agricultural uses approved by a discretionary permit in or adjoining the A-2 zoning district to incorporate a buffer to minimize conflicts between agricultural and nonagricultural uses. Projects subject to the buffer shall incorporate a minimum 150 foot wide buffer setback for low people intensive uses, or a 300 foot wide buffer setback for people intensive uses. Low people intensive Tier One and Tier Two Uses (such as nut hulling, shelling, dehydrating, grain warehousing, and agricultural processing facilities) which do not serve the general public shall not be subject to compliance with these guidelines; however, conditions of approval consistent with these guidelines may be required as part of the project approval. The decision making body shall have the ultimate authority to determine if a use is “low people intensive”. The project is setback 40 feet from the property line on the north and east, 145 feet on the south, and 212 feet on the west. However, as the project is a Tier 1 use, which does not serve the general public, the project is not required to comply with the buffer requirement, provided the Planning Commission finds that the maximum of 8 employees on-site is a low people intensive use.

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

**Mitigation:**

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California Environmental Protection Agency (EPA) which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies.

This project proposes to establish a walnut storage facility, including construction of four (4) 52,000 square foot storage tents. The project proposes a maximum of 8 employees, and 40 truck deliveries/loadings per day, at maximum build out. However, the applicant estimates that 75% of the additional trips will not result in additional trips on publically maintained roads, as they will be coming from the existing huller next door.

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

**Mitigation:** None.

**References:** San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis, and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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
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**Discussion:** The project is located within the Ceres Quad of the California Natural Diversity Database. There are 14 plants and animals which are state or federally listed, threatened, or identified as species of special concern within the Ceres California Natural Diversity Database Quad. These species include Swainson’s hawk, tricolored blackbird, burrowing owl, riffle sculpin, hardhead, steelhead, chinook salmon, obscure bumble bee, crotch bumble bee, valley elderberry longhorn beetle, moestan blister beetle, townsend’s big-eared bat, heartscale, and subtle orache.

The proposed storage tents will be located on a 16.26 acre area parcel which is currently planted in orchard.

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

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

**Mitigation:** None.

**References:** California Department of Fish and Wildlife (formerly the Department of Fish and Game), California Natural Diversity Database, and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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:** A letter was received from the Native American Heritage Commission (NAHC), outlining the basic procedures for AB 52 and SB 18, which both require tribal consultation or notification of projects under certain circumstances. This project does not fall under either AB 52 or SB 18, as it is not a General Plan or Specific Plan Amendment, and none of the tribes listed by the NAHC have contacted the County to request project referrals. Regardless, this project has been referred to the three tribes provided on the NAHC response letter.

This project has low sensitivity for cultural, historical, paleontological, or tribal resources, due to its being planted in orchard for many years. It does not appear that this project will result in significant impacts to any archaeological or cultural resources; however, a standard condition of approval will be added to this project to address any discovery of cultural resources during any ground disturbing activities.

**Mitigation:** None.

**References:** Referral response received from the Native American Heritage Commission on June 17, 2016; Stanislaus County General Plan and Support Documentation<sup>1</sup>

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:** The USDA Natural Resources Conservation Service’s Eastern Stanislaus County Soil Survey indicates that the soils on the project site are made up of Dinuba sandy loam (DrA and DtA). As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required at building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. An early consultation referral response received from the Department of Public Works indicated that a grading, drainage, and erosion/sediment control plan for the project is required, subject to Public Works review and Standards and Specifications. Likewise, any addition of a septic tank or alternative waste water disposal system would require the approval of the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements.

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

**Mitigation:** None.

**References:** Referral response from the Stanislaus County Department of Public Works dated June 24, 2016; California Building Code; and the Stanislaus County General Plan and Support Documentation - Safety Element<sup>1</sup>.

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

**Discussion:** The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), sulfur hexafluoride (SF<sub>6</sub>), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and tropospheric Ozone (O<sub>3</sub>). CO<sub>2</sub> 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 CO<sub>2</sub> equivalents (CO<sub>2</sub>e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020.

The proposed structures are subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11). Minimal greenhouse gas emissions will occur during construction. Construction activities are considered to be less than significant as they are temporary in nature and are subject to meeting SJVAPCD standards for air quality control. Minimal greenhouse gas emissions will also be generated from additional vehicle and truck trips. The project proposes a maximum of 8 employees, and 40 truck deliveries/loadings per day, at maximum build out. However, the applicant estimates that 75% of the additional trips will not result in additional trips on publically maintained roads, as they will be coming from the existing huller next door.

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

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>

<b>VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</b>			X	
<b>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?</b>			X	
<b>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</b>				X
<b>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?</b>				X

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

**Discussion:** DER Hazardous Materials (HazMat) Division provided a referral response that requires that prior to issuance of a grading/building permit, the applicant shall ensure that the project site has been fully investigated via a Phase I or Phase II Study, if needed, and should contact HazMat regarding appropriate permitting requirements for hazardous materials and/or wastes. These comments will be reflected as conditions of approval on the project. No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project. No truck maintenance or washing will occur on-site.

**Mitigation:** None.

**References:** Referral response from the Stanislaus County Department of Environmental Resources Hazardous Materials Division received June 14, 2016, and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.

IX. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?			X	

**Discussion:** Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains. All flood zone requirements will be addressed by the Building Permits Division during the building permit process. The Central Valley Regional Water Quality Control Board (RWQCB) provided an early consultation referral response requesting that the applicant coordinate with their agency to determine if any permits or Water Board requirements be obtained/met prior to operation. Conditions of approval will be added to the project requiring the applicant comply with this request prior to issuance of a building permit.

DER provided a comment letter requesting the applicant clarify whether they qualify as a public water system. The California Safe Drinking Water Act (CA Health and Safety Code Section 116275(h)) defines a Public Water System as a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. A public water system includes the following:

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

Based on the proposed number of maximum number of employees on-site (8) this project does not qualify as a public water system. However, it may be subject to obtaining a public water system permit, if the number of employees is increased in the future. The project will include a condition of approval to require a public water system permit be obtained through the DER if the operation ever modifies their operations in such a way that they qualify as a public water system, under Section 116275(h) of the California Health and Safety Code.

**Mitigation:** None.

**References:** Referral response received from the Department of Environmental Resources on June 16, 2016; Referral responses received from the Central Valley Regional Water Quality Control Board on June 28, 2016; Stanislaus County General Plan and Support Documentation<sup>1</sup>

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>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?</b>			X	
<b>c) Conflict with any applicable habitat conservation plan or natural community conservation plan?</b>			X	

**Discussion:** The proposed use is considered a Tier One use, which are those uses closely related to agriculture and are necessary for a healthy agricultural economy. Tier One uses may be allowed when the Planning Commission 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; and
2. 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.

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

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

**Mitigation:** None.

**References:** Stanislaus County General Plan, Title 21 of the County Code, and Support Documentation<sup>1</sup>

<b>XI. MINERAL RESOURCES -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>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?</b>				X
<b>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?</b>				X

**Discussion:** The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>

XII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

**Discussion:** The area’s ambient noise level will temporarily increase during construction of the storage tents. As such, the project will be conditioned to abide by County regulations related to hours and days of construction in the A-2 zone. In addition, Section 10.46.080(H) of the Stanislaus County Code exempts noise created as a part of agricultural activity from the Noise Control Ordinance.

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

**Mitigation:** None.

**References:** Stanislaus County General Plan, Stanislaus County Code, and Support Documentation<sup>1</sup>

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

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

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>

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

**Discussion:** The County has adopted Public Facilities Fees, as well as a Fire Facility Fee on behalf of the appropriate fire district, to address impacts to public services. Such fees are required to be paid at the time of building permit issuance.

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

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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

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

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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 project proposes a maximum of eight (8) employees, and 40 truck deliveries/loadings per day, at maximum build out. However, the applicant estimates that 75% of the additional trips will not result in additional trips on publically maintained roads, as they will be coming from the existing huller next door. No truck maintenance or washing will occur on-site.

The project was referred to Stanislaus County’s Department of Public Works who responded with conditions of approval that require: an encroachment permit be obtained for the driveway existing in the right-of-way (ROW) of Pioneer Rd.; ROW be dedicated through an Irrevocable Offer of Dedication; that no parking, loading, or unloading of vehicles occur within County Road ROW; and that a grading and drainage plan be submitted to the Department of Public Works for review and approval. These comments will be applied to the project as conditions of approval.

**Mitigation:** None.

**References:** Referral response from the Stanislaus County Department of Public Works dated June 24, 2016, and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

**Discussion:** Limitations on providing services have not been identified. The site will be served by private well, septic system, and on-site drainage. A referral response from the Department of Public Works requires that they review and approve a grading and drainage plan prior to issuance of any building permit. Conditions of approval shall be added to the project to reflect this requirement. On-site septic and well infrastructure will be reviewed by DER for adequacy through the building permit process. No new wells are proposed as part of this project. However, DER provided a comment letter requesting the applicant determine whether they qualify as a public water system. The California Safe Drinking Water Act (CA Health and Safety Code Section 116275(h)) defines a Public Water System as a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. A public water system includes the following:

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

Based on the proposed number of maximum number of employees on-site (8) this project does not qualify as a public water system. However, it may be subject to obtaining a public water system permit, if the number of employees is increased in the future. The project will include a condition of approval to require a public water system permit be obtained through DER if the operation ever modifies their operations in such a way that they qualify as a public water system, under Section 116275(h) of the California Health and Safety Code.

A referral response received from the Turlock Irrigation District requested grading and building plans be submitted to them for review and approval. In addition, the District requested that a berm be installed along any adjoining irrigated ground to prevent irrigation water run-off. These comments will be reflected in the project as conditions of approval.

**Mitigation:** None.

**References:** Referral response from the Stanislaus County Department of Public Works dated June 24, 2016; Referral response received from the Department of Environmental Resources on June 16, 2016; Referral response received from the Turlock Irrigation District on July 1, 2016; Stanislaus County General Plan and Support Documentation<sup>1</sup>

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.

**Mitigation:** None.

**References:** Initial Study; Stanislaus County General Plan and Support Documentation<sup>1</sup>

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<sup>1</sup>Stanislaus 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 April 5, 2016; **Circulation Element** and **Noise Element** adopted on April 18, 2006.

## NEGATIVE DECLARATION

**NAME OF PROJECT:** Use Permit Application No. PLN2016-0040 – John & Catherine Mundt

**LOCATION OF PROJECT:** 5820 Pioneer Road, at the northeast corner of Pioneer and E. Keyes Road, east of State Highway 99 in the Keyes area. (APN: 045-035-056).

**PROJECT DEVELOPERS:** John & Catherine Mundt  
P.O. Box 999  
Hughson, CA 95326

**DESCRIPTION OF PROJECT:** Request to establish a walnut storage facility, including the construction of four (4) 52,000 square foot partially enclosed agricultural storage buildings, on a 16.26 acre property in the A-2-40 zoning district. The project site is located at 5820 Pioneer Road, at the northeast corner of Pioneer and E. Keyes Road, east of State Highway 99, in the Keyes area.

Based upon the Initial Study, dated **June 30, 2016**, the Environmental Coordinator finds as follows:

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

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

Initial Study prepared by: Kristin Doud, Associate Planner

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

**SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS**

**PROJECT: USE PERMIT APPLICATION NO. PLN2016-0040 - JOHN & CATHERINE MUNDT**

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 FISH & WILDLIFE	X	X	X		X							
CA DEPT OF TRANSPORTATION	X	X	X		X							
CA OPR STATE CLEARINGHOUSE	X	X	X	X				X		X		X
CA NATIVE AMERICAN HERITAGE COMMIS	X	X	X	X				X		X		X
CENTRAL VALLEY RWQCB	X	X	X	X				X		X	X	
COOPERATIVE EXTENSION	X	X	X		X							
FIRE PROTECTION DIST: KEYES	X	X	X	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							
MUNICIPAL ADVISORY COUNCIL: KEYES	X	X	X		X							
PG&E	X	X	X		X							
POSTMASTER: KEYES	X	X	X		X							
RAILROAD: UNION PACIFIC	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X		X							
SCHOOL DISTRICT 1: TURLOCK JOINT UN	X	X	X		X							
SCHOOL DISTRICT 2: KEYES UNION	X	X	X		X							
STAN CO AG COMMISSIONER	X	X	X		X							
STAN CO BUILDING PERMITS DIVISION	X	X	X	X				X		X		X
STAN CO CEO	X	X	X		X							
STAN CO DER	X	X	X	X				X		X	X	
STAN CO ERC	X	X	X	X				X		X		X
STAN CO FARM BUREAU	X	X	X		X							
STAN CO HAZARDOUS MATERIALS	X	X	X	X				X		X	X	
STAN CO PUBLIC WORKS	X	X	X	X				X		X	X	
STAN CO SHERIFF	X	X	X		X							
STAN CO SUPERVISOR DIST #2: CHIESA	X	X	X		X							
STAN COUNTY COUNSEL	X	X	X		X							
STANISLAUS FIRE PREVENTION BUREAU	X	X	X	X				X		X		X
STANISLAUS LAFCO	X	X	X		X							
SURROUNDING LAND OWNERS			X									
TELEPHONE COMPANY: AT&T	X	X	X		X							
TRIBAL CONTACTS: TULE RIVER INDIAN TRIBE, NORTH VALLEY YOKUTS TRIBE, SOUTHERN SIERRA MIWUK NATION	X	X	X		X							
US FISH AND WILDLIFE	X	X	X		X							