

# STANISLAUS COUNTY PLANNING COMMISSION

September 1, 2016

## STAFF REPORT

### PARCEL MAP APPLICATION NO. PLN2016-0023 EO TRUCK & TRAILER

**REQUEST: TO CREATE A 2.2± ACRE PARCEL AND A 14 ACRE REMAINDER PARCEL FROM A 16.2 ACRE PARCEL IN THE A-2-40 (GENERAL AGRICULTURE) ZONING DISTRICT**

#### APPLICATION INFORMATION

Applicant/Property owners:	Ernest G. and Susan L. Ott
Agent:	Robert Braden, Robert Braden Consulting
Location:	7831 Crows Landing Road, south of W. Zeering Road and north of E. Monte Vista Avenue, in the Ceres area.
Section, Township, Range:	5-5-9
Supervisory District:	Five (Supervisor DeMartini)
Assessor's Parcel:	022-008-026
Referrals:	See Exhibit F Environmental Review Referrals
Area of Parcel(s):	Parcel 1: 2.2± acres Remainder: 14 acres
Water Supply:	Private well
Sewage Disposal:	Septic system
Existing Zoning:	A-2-40 (General Agriculture)
General Plan Designation:	Agriculture
Sphere of Influence:	Not Applicable
Community Plan Designation:	Not Applicable
Williamson Act Contract No.:	Not Applicable
Environmental Review:	Negative Declaration
Present Land Use:	EO Truck and Trailer, storage yard, and orchard.
Surrounding Land Use:	Oats, alfalfa, a dairy, and single-family dwellings to the north; alfalfa, oats, single-family dwellings, and Westport sub-station to the east; alfalfa, single-family dwellings, and a dairy to the south; and oats, alfalfa, Monterey Park Tract, and single-family dwellings to the west.

#### 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 chooses to approve the project, Exhibit A provides an overview of all of the findings required for project approval which include parcel map findings.

## **BACKGROUND/PROJECT DESCRIPTION**

This is a request to create a 2.2± acre parcel and a 14 acre Remainder parcel from a 16.2 acre parcel in the A-2-40 (General Agriculture) zoning district. The 2.2± acre parcel will continue to house an agricultural service business approved under Use Permit Application No. 2012-02 – EO Truck and Trailer. The proposed 14 acre Remainder parcel will continue to be utilized as an almond orchard. No construction is proposed as a part of this project.

Use Permit Application No. 2012-02 was approved by the Planning Commission on October 4, 2012; establishing an agricultural service business that rebuilds and customizes large trucks, silage boxes, and other agricultural equipment and resells them to the farming community; operates a small parts warehouse selling new parts; hauls dirt, manure, equipment, shells, etc., for area farmers and dairies with EO trucks; and employees up to 12 people. The Use Permit included a request to construct a pole barn type structure over the existing equipment storage area. This structure has not been constructed to date. Hours of operation are Monday through Friday, 8:00 a.m. to 5:00 p.m., and Saturday, 8:00 a.m. to 12:00 p.m. All Conditions of Approval associated with Use Permit Application No. 2012-02 shall remain in effect.

Typically, parcels in the General Agriculture, 40 acre minimum zoning district can only be subdivided if the proposed parcels are a minimum of 40 gross acres in size; however, Zoning Ordinance section 21.20.060(D) allows for an exemption of the minimum parcel size requirement as discussed in the Zoning and Subdivision Ordinance section of this staff report.

## **SITE DESCRIPTION**

The proposed 14 acre Remainder parcel is currently improved with an almond orchard. The proposed 2.2± acre parcel includes a storage yard containing equipment and parts storage, a customer and employee parking lot, and a metal building which houses the parts operation. An irrigation pipeline, within an easement, runs north-south along the proposed Remainder parcel's western property line. A second irrigation pipeline runs north-south, along the shared eastern property line of a home site (not a part of this project) located to the northeast. Surrounding land uses include oats, alfalfa, a dairy, and single-family dwellings to the north; alfalfa, oats, single-family dwellings, and Westport sub-station to the east; alfalfa, single-family dwellings, and a dairy to the south; and oats, alfalfa, Monterey Park Tract, and single-family dwellings to the west.

## **ISSUES**

No issues have been identified as a part of this request. Standard conditions of approval, along with those discussed in the "Environmental Review" section of this report, have been added to the project.

## **GENERAL PLAN CONSISTENCY**

The site is currently designated "Agriculture" in the Stanislaus County General Plan and this designation is consistent with an A-2 (General Agriculture) zoning district. The Agricultural designation recognizes the value and importance of agriculture by acting to preclude incompatible urban development within agricultural areas and, as such, should generally be zoned with 40 to 160 acre minimum parcel sizes. The project site's A-2-40 zoning requires a minimum parcel size of 40 acres for the creation of new parcels; however, Section 21.20.060(D) of the Stanislaus County Code allows for an exemption from the minimum parcel size requirement as discussed in the next section.

## **ZONING ORDINANCE & SUBDIVISION ORDINANCE CONSISTENCY**

Section 21.20.060(D) of the Stanislaus County Code allows for an exemption of the minimum parcel size requirement for parcels operating under a Use Permit given that such parcel exhibits size, location, and orientation characteristics which are supportive of the use without detriment to other agricultural usage in the vicinity. If approved, the proposed 2.2± acre project site will meet this requirement as it will be operating under a Use Permit and utilizing the existing structures and fenced area approved under Use Permit 2012-02. Besides the eventual construction of the pole barn structure over the storage yard, the characteristics of the proposed 2.2± acre parcel will not change and, as such, the size, location, and orientation of the 2.2± acre project site will not be detrimental to other agricultural usage in the vicinity. The proposed Remainder parcel will continue to be used for agricultural production.

Typically, the lot to depth ratio shall not exceed the road frontage by more than three times where the total frontage is less than 300 feet; however, Subdivision Ordinance section 20.52.160 allows the Planning Department to make an exception to the lot to depth ratio provided the parcel(s) can be used for their intended purpose, will not be detrimental to the agricultural use of said parcels, are consistent with the potential subdivision of the whole parcel, and will not be detrimental to the public welfare nor injurious to other proper in the neighborhood of the proposed subdivision. Planning staff has determined that the proposed parcels meet the aforementioned requirements.

## **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 map 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 Department of Fish and Game and the Clerk Recorder filing fees. The attached Conditions of Approval ensure that this will occur.

Contact Person: Rachel Wyse, 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 Referrals

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

1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b) by finding 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 pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find that:
  - (a) The proposed map is consistent with applicable general and specific plans as specified in Section 65451.
  - (b) The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.
  - (c) The site is physically suitable for the type of development.
  - (d) The site is physically suitable for the proposed density of development.
  - (e) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
  - (f) The design of the subdivision or type of improvements are not likely to cause serious public health problems.
  - (g) The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public; and
  - (h) Proposed Parcel 1 exhibits size, location, and orientation characteristics which are supportive of the use without detriment to other agricultural usage in the vicinity.
4. Approve Vesting Tentative Parcel Map Application No. PLN2016-0023 – EO Truck & Trailer, subject to the attached Conditions of Approval.

**PM PLN2016-0023  
EO Truck and Trailer  
AREA MAP**

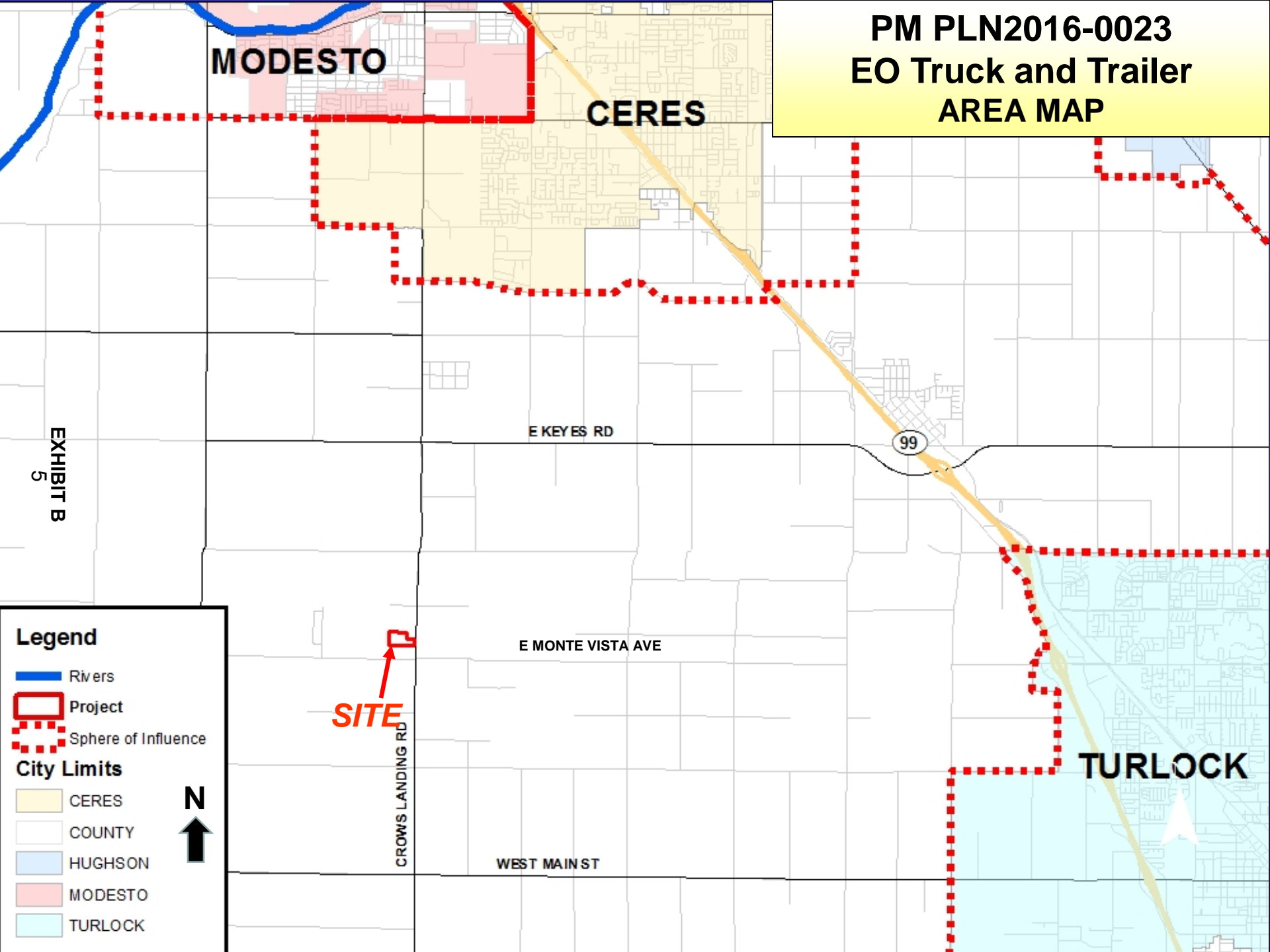


EXHIBIT B  
5

**Legend**

- Rivers
- Project
- Sphere of Influence

**City Limits**

- CERES
- COUNTY
- HUGHSON
- MODESTO
- TURLOCK



**SITE**

CROW'S LANDING RD

E KEYES RD

99

E MONTE VISTA AVE

WEST MAIN ST

**MODESTO**

**CERES**

**TURLOCK**

**PM PLN2016-0023  
EO Truck and Trailer  
GENERAL PLAN MAP**

EXHIBIT B-1  
6

FOY AVE

AG

E ZEERING RD

CROWS LANDING RD

AG

**SITE**

W MONTE VISTA AVE

E MONTE VISTA AVE

AG

AG

**Legend**

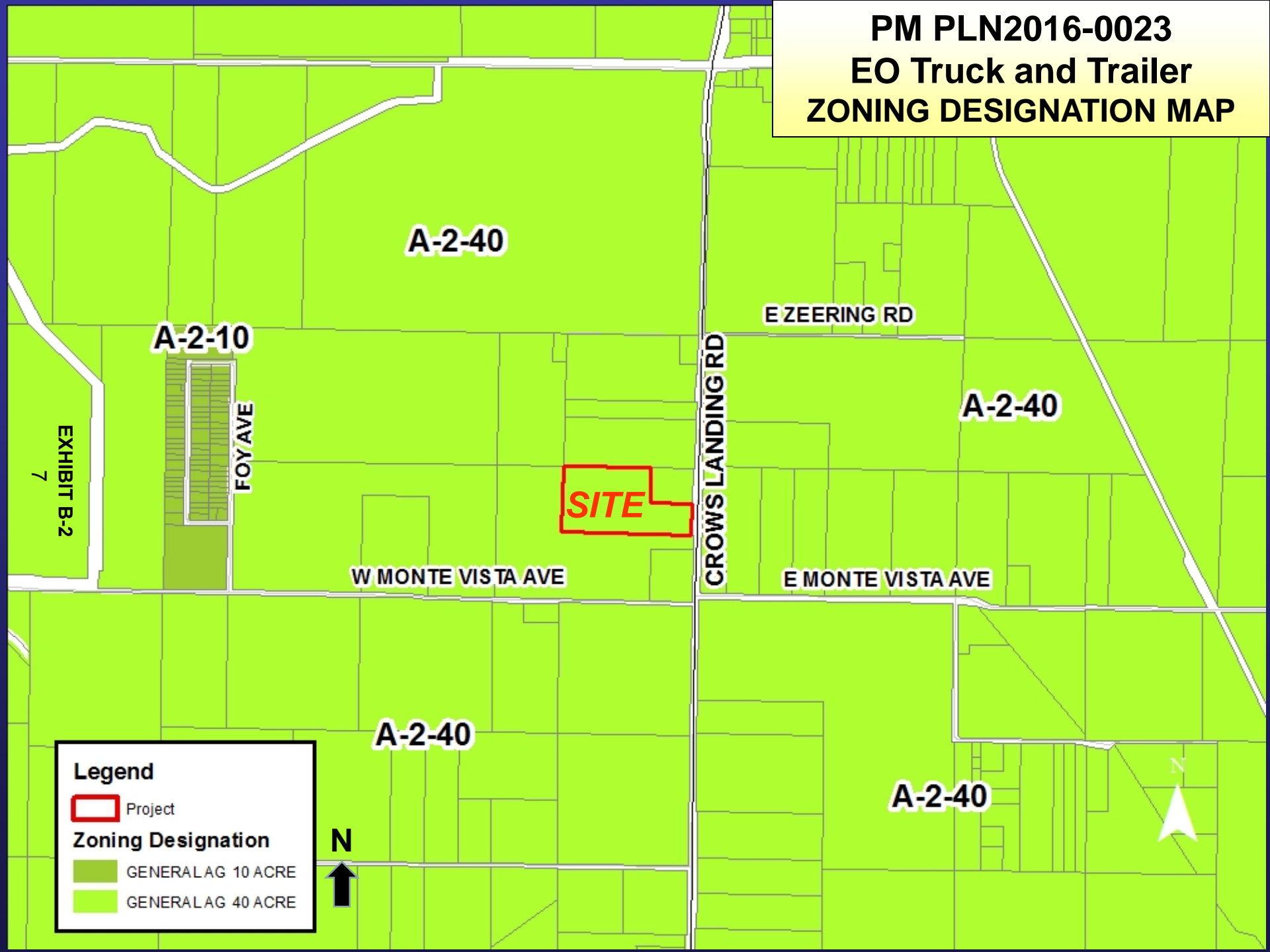
 Project

**General Plan**

 AGRICULTURE



**PM PLN2016-0023  
EO Truck and Trailer  
ZONING DESIGNATION MAP**



**A-2-40**

**A-2-10**

**SITE**

**E ZEERING RD**

**A-2-40**




**W MONTE VISTA AVE**

**E MONTE VISTA AVE**

**A-2-40**

**A-2-40**

**Legend**

-  Project
- Zoning Designation**
-  GENERALAG 10 ACRE
-  GENERALAG 40 ACRE

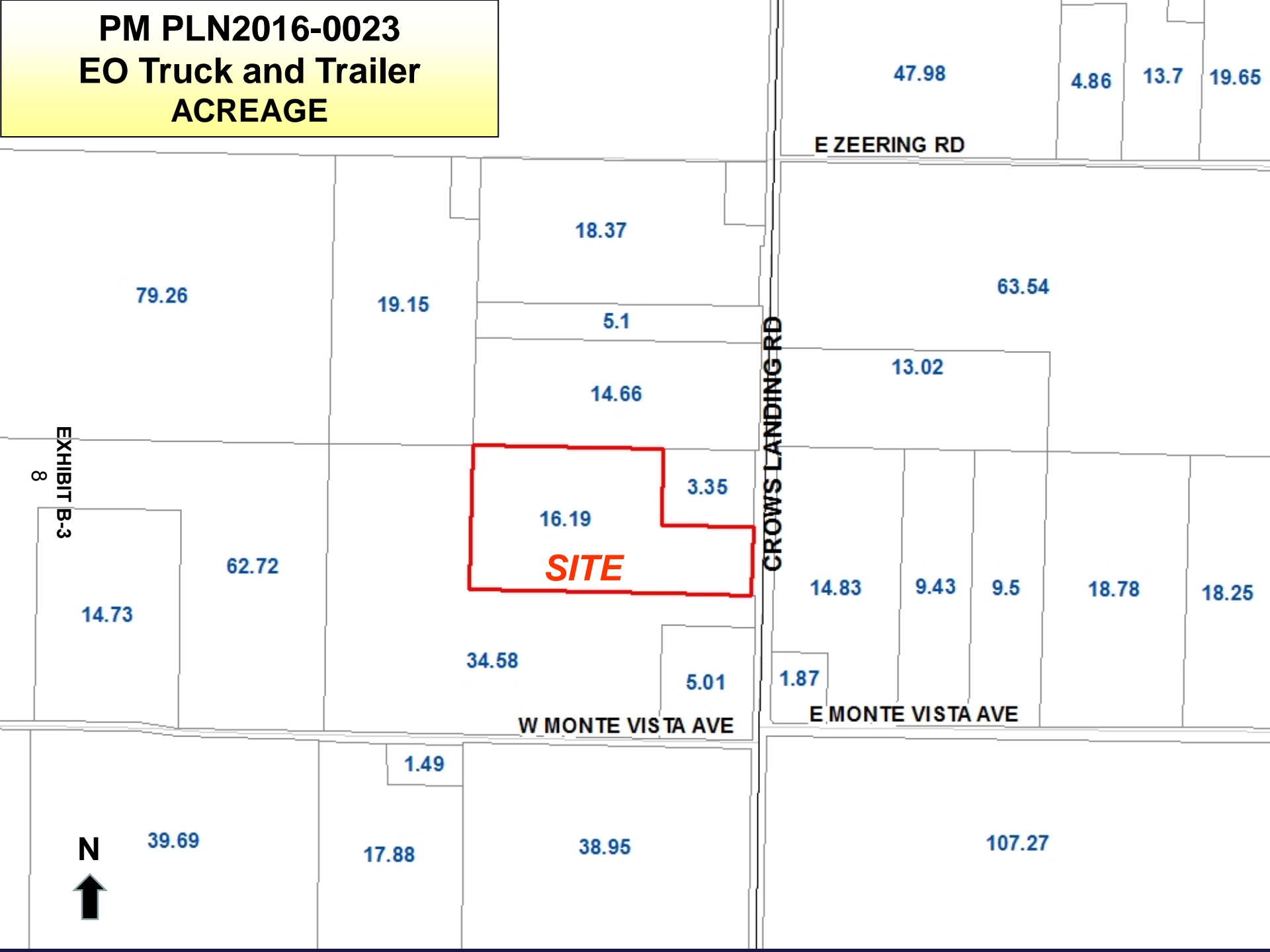


**EXHIBIT B-2  
7**

**FOY AVE**

**CROWS LANDING RD**

**PM PLN2016-0023  
EO Truck and Trailer  
ACREAGE**



47.98 4.86 13.7 19.65

E ZEERING RD

79.26

18.37

19.15

5.1

63.54

14.66

13.02

EXHIBIT B-3  
8

3.35

16.19

62.72

14.83

9.43

9.5

18.78

18.25

14.73

**SITE**

34.58

5.01

1.87

W MONTE VISTA AVE

E MONTE VISTA AVE

N

39.69

1.49

17.88

38.95

107.27





**PM PLN2016-0023  
EO Truck and Trailer  
2015 AERIAL MAP**

**SITE**

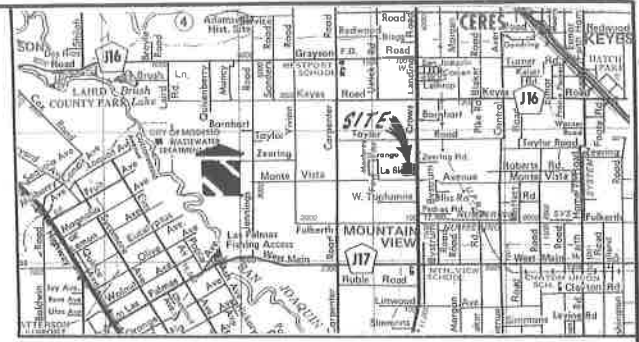
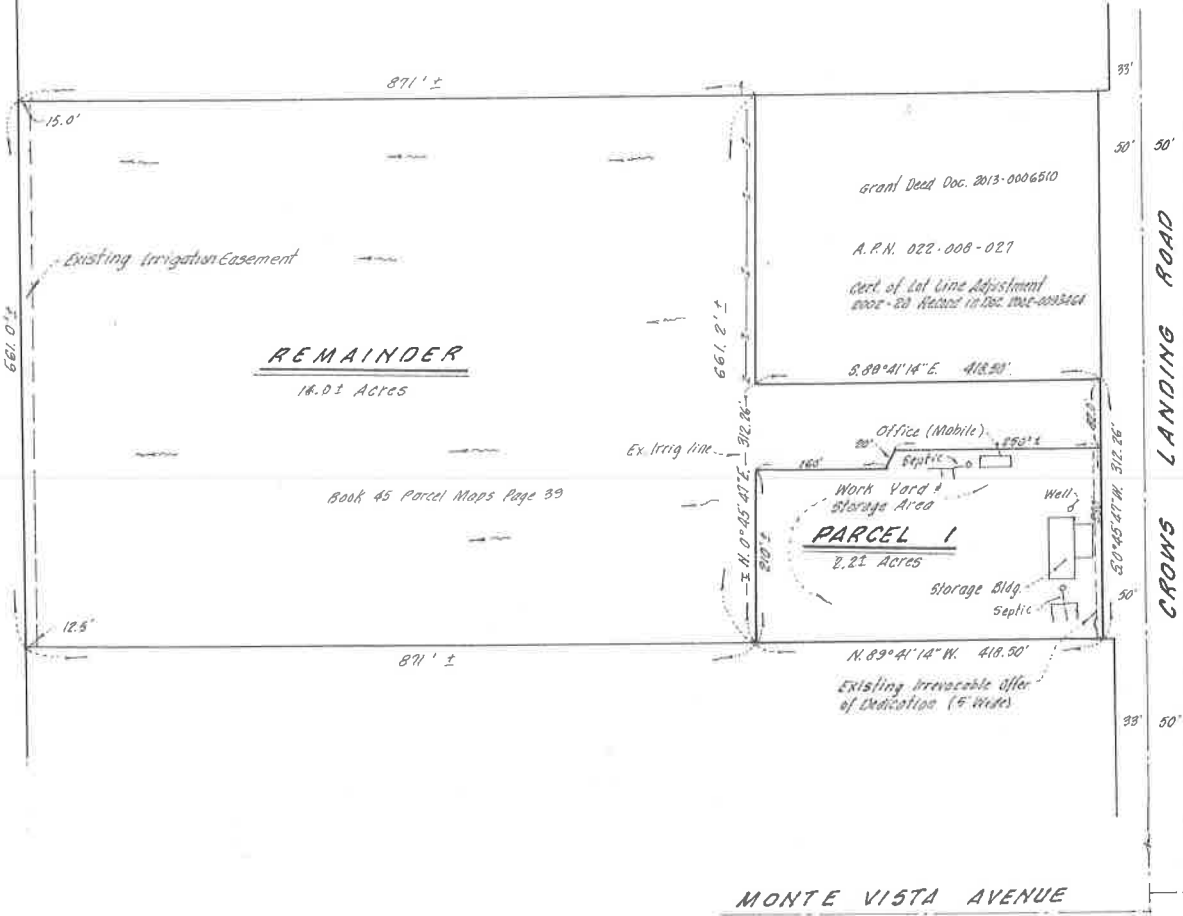
**CROWS LANDING RD**

**EXHIBIT B-4  
9**



**EXHIBIT B-5**

A.P.N.  
022-008-008



**VICINITY MAP**

No Scale

**VESTING  
TENTATIVE PARCEL MAP**

BEING A PORTION OF LOT 4 OF THE PRESTON TRACT FILED IN BK. 4 MAPS PG. 28, STANISLAUS CO. RECS., BEING IN A PORTION OF THE S.E. 1/4 OF SEC. 3, T. 5 S., R. 9 E., M.D.B. & M. STANISLAUS COUNTY, CALIFORNIA  
Scale: 1"=100' March, 2016

**OWNER:**

LILLIAN M. OTT  
TRUSTEE OF THE OTT REVOCABLE TRUST  
c/o 1831 Crows Landing Road  
Ceres, Ca. 95307

**APPLICANT**

ERNEST G. OTT  
1831 Crows Landing Road  
Ceres, Ca. 95307  
(209) 602-0441

**NOTES:**

1. Assessor's Parcel No.: 022-008-026
2. Current Zone: A-2-40
3. Land Use for Parcel 1 as per Use Permit Application 2012-02
4. Water Supply by Private Well
5. Sewage Disposal by Septic Tank and Leach line
6. All structures to remain
7. Remainder Parcel is in Almonds
8. Irrigation from existing pipeline.
9. Slope of the land is relatively flat
10. Water Table Depth = 20' and Soil Type is Sandy loam

ROBERT BRADEN CONSULTING	Drawn By: RRB	REVISIONS	SHEET 1 OF 11
LAND USE PLANNING AND ZONING	Scale: 1" = 100'		
P.M.B. # 185 2900 STANFORD AVE. - SUITE 16-B MUNDESTO, CALIFORNIA 95350 (209) 529-6598	Date: MAR '16		
	Job No.		

## SURROUNDING AREA LAND USE MAP

1. 34.8 Ac. ~ Oats
2. 5.0 Ac. ~ House and Oats
3. 79.7 Ac. ~ Dairy, House (2), Alfalfa and Oats
4. 14.7 Ac. ~ House, Barn and Oats
5. 19.1 Ac. ~ House and Oats
6. 5.0 Ac. ~ House and pasture
7. 14.9 Ac. ~ House and Oats
8. 3.3 Ac. ~ House, Shed and Almonds
9. 12.9 Ac. ~ House, Sheds and old chicken pens
10. 63.7 Ac. ~ House (2), Barn, Silo and Almonds
11. 9.4 Ac. ~ House (2), Barn and Alfalfa
12. 14.4 Ac. ~ House and Alfalfa
13. 1.3 Ac. ~ Westport Sub Station
14. 99.0 Ac. ~ House (3), Barn, Dairy and Alfalfa

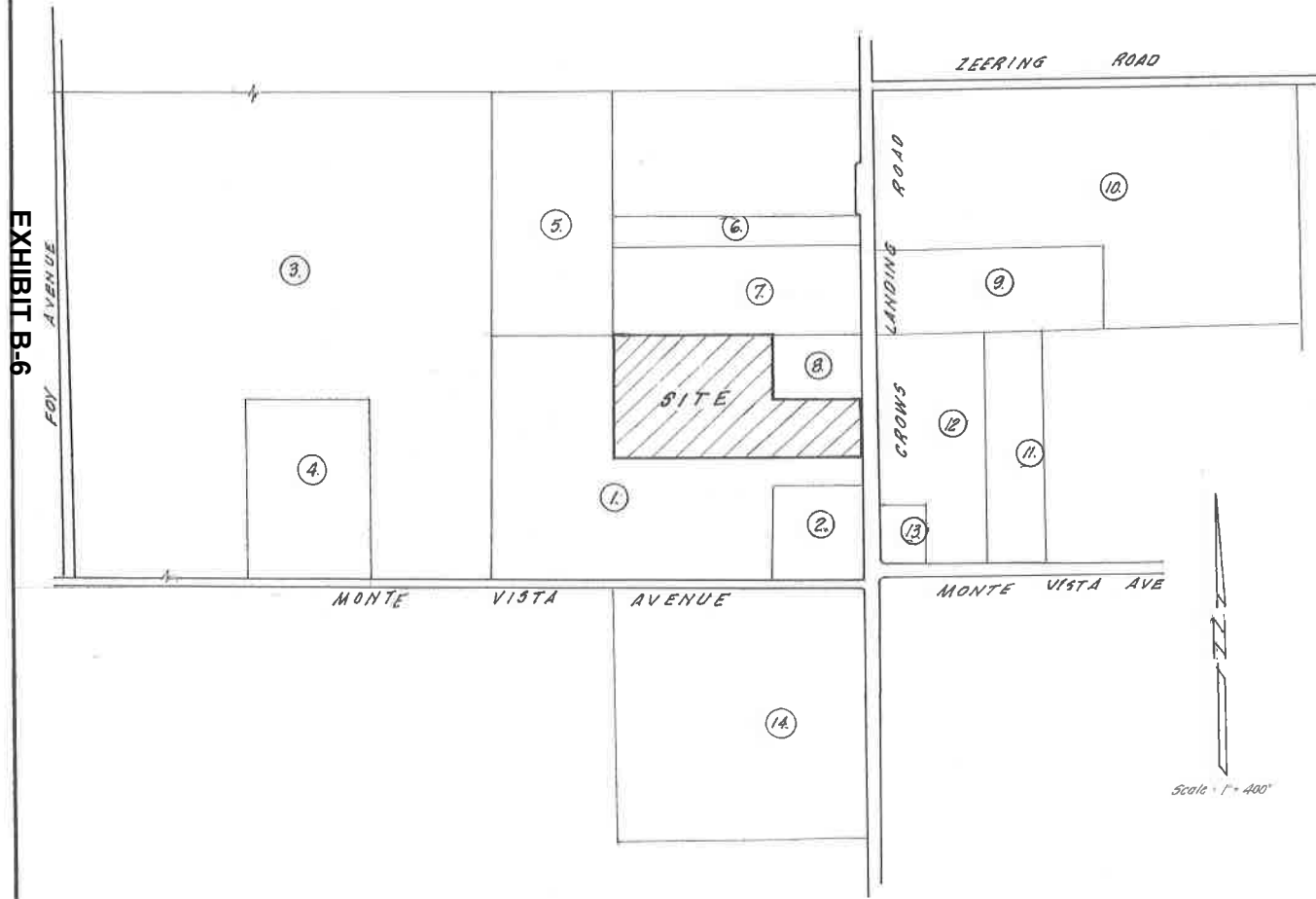


EXHIBIT B.6

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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**

### **PARCEL MAP APPLICATION NO. PLN2016-0023 EO TRUCK & TRAILER**

#### **Department of Public Works**

1. The recorded parcel map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying.
2. All structures not shown on the tentative parcel map shall be removed prior to the parcel map being recorded.
3. The new parcel shall be surveyed and fully monumented prior to the recording of the final map.

#### **Department of Planning and Community Development**

4. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2015), the applicant is required to pay a California Department of Fish and Wildlife (formerly the Department of Fish and Game) fee at the time of filing a "Notice of Determination." Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$2,267.25**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife and Clerk Recorder filing fees.

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

5. 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.
6. Prior to the issuance of building permits for a dwelling, the owner/developer shall pay a fee of \$339.00 per dwelling to the County Sheriff's Department.
7. 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.

8. The recorded parcel map shall contain the following statement:

“All persons purchasing lots within the boundaries of this approved map should be prepared to accept the inconveniences associated with the agricultural operations, such as noise, odors, flies, dust, or fumes. Stanislaus County has determined that such inconveniences shall not be considered to be a nuisance if agricultural operations are consistent with accepted customs and standards.”

**Turlock Irrigation District**

9. There is an existing private irrigation pipeline located along the eastern side of the proposed Remainder parcel and adjacent to the western property lines of proposed Parcel 1 and a home site parcel located at 7761 Crows Landing Road. A 20-foot wide, on center, irrigation, access, and maintenance easement, benefitting all three parcels shall be recorded on the final map.

\*\*\*\*\*

*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:** Parcel Map Application No. PLN2016-0023 - EO Truck & Trailer, Inc.
2. **Lead agency name and address:** Stanislaus County  
1010 10th Street, Suite 3400  
Modesto, CA 95354
3. **Contact person and phone number:** Rachel Wyse, Associate Planner  
(209) 525-6330
4. **Project location:** 7831 Crows Landing Road, south of Taylor Road and north of E. Monte Vista Avenue, in the Ceres area. APN: 022-008-026
5. **Project sponsor's name and address:** Ernest Ott  
7831 Crows Landing Road  
Ceres, CA 95307
6. **General Plan designation:** Agriculture
7. **Zoning:** A-2-40 (General Agriculture, 40 acre minimum)
8. **Description of project:**

Request to separate the agricultural service business, approved under UP 2012-02 – EO Truck and Trailer, on 2.2± acres of a 16.2 acre site in accordance with Zoning Ordinance 21.20.060(D) which allows the parceling off of a use permit project approved by the Planning Commission. The proposed remainder parcel, encompassing 14 acres, will continue to be utilized as an almond orchard. No construction is proposed as a part of this project.

UP 2012-02 was approved by the Planning Commission on October 4, 2012; thereby, legalizing an agricultural service business which rebuilds and customizes large trucks, silage boxes, and other agricultural equipment and resells them to the farming community, as well as operating a small parts warehouse that sells new parts. All Conditions of Approval associated with UP 2012-02 shall remain in effect.
9. **Surrounding land uses and setting:** Agricultural uses, single-family dwellings, and a dairy and chicken ranch.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Department of Public Works, Building Permits Division, Department of Environmental Resources, Westport Fire Protection 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.

Rachel Wyse  
Prepared by

June 29, 2016  
Date

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

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

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

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



**ISSUES**

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

**Discussion:** The site itself is not considered to be a scenic resource or a unique scenic vista. Community standards generally do not dictate the need or desire for architectural review of agricultural or residential subdivisions. Any development resulting from this project will be consistent with existing area developments. A condition of approval was added to the use permit, in order to minimize potential impacts from on-site lighting, requiring all exterior lighting to be designed (aimed down and toward the site) to provide adequate illumination without a glare effect. Construction is not being proposed as a part of this project and, as such, a request for a single family dwelling to be constructed on the proposed remainder parcel would be subject to a Certificate of Compliance and a Staff Approval Permit in accordance with County standards.

**Mitigation:** None

**References:** 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	

**Discussion:** The project site is not enrolled in a Williamson Act Contract. The project site 16.2± acres in size. The applicant is proposing to separate the 2.2± acre portion that the business is on from the remaining 14 acres, currently utilized as an orchard. No construction is proposed as a part of this project. Soil on the east half of the site is classified as Dinuba sandy loam, Storie Index of 82, Grade 1 and the west half is Hilmar Sandy loam, Storie Index 57, Grade 1.

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 three tiers of related uses within the A-2 zone when it is found that the proposed use “will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity”. The proposed use falls under the Tier Two use category for the A-2 zoning district. Tier Two uses are “agriculture-related” commercial and industrial uses. The Planning Commission found that the use of the agricultural service business met the required findings and approved the use on October 4, 2012. Agricultural buffers were not required for the Agricultural Service Business as the Board of Supervisors determined in 2011 that Tier One and Two uses that are not considered to be people intensive were not subject to the buffer requirements.

**Mitigation:** None.

**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

**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, SJVAPCD 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 EPA which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, SJVAPCD has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin.

This project was circulated to SJVAPCD during the early consultation referral period and no comments were received in regards to the parcel map; however, Conditions of Approval placed on the Use Permit portion of the project shall remain in effect.

**Mitigation:** None

**References:** 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

**Discussion:** The site is not identified as being within a biologically sensitive area per the California Natural Diversity Database (CNDDDB). The project is not within any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The project site is comprised of an agricultural service business on the proposed 2.2± acre parcel and an orchard on the proposed 14 acre remainder parcel. No construction is being proposed as a part of this project. This project was referred to the California Department of Fish and Game and no comments have been received as of this date. Fish and Wildlife Fees were paid in conjunction with the recording of the Conditions of Approval associated with the 2012 use permit. 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 site is topographically flat and has no streams or ponds that could be considered Waters of the United States.

**Mitigation:** None

**References:** 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:** It does not appear this project will result in significant impacts to any archaeological or cultural resources, nor is any construction or demolition proposed as a part of this project. A record search of the Native American Heritage Commission (NAHC) Sacred Lands File was completed by NAHC for the area of potential project effect (APE) with negative results. The NAHC cited current California law in relation to CEQA and cultural/tribal resources and suggested that the project be referred to local tribes. A Records Search, prepared by the Central California Information Center (CCIC), indicated that no historic resources or resources known to have value to local cultural groups were formally reported to the CCIC and, as such, the project site had a low sensitivity for the possible discovery of historical resources. Based on the aforementioned record searches, staff has determined that additional consultation is not warranted; however, in order to insure full compliance with California Law, the project has been referred to the three tribes identified in the NAHC referral response. A condition of approval will be placed on the project requiring that if any archaeological or cultural resources are found during construction, activities shall halt until an on-site archaeological mitigation program has been approved by a qualified archaeologist.

**Mitigation:** None

**References:** Records Search by the CCIC dated March 10, 2016; referral response from the NAHC dated April 22, 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	

<b>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?</b>			<b>X</b>	
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**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 any 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 required to compensate for the soil deficiency. No construction is proposed as a part of this project; however, should structures be built in the future they are required to be designed and built according to California 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.

**Mitigation:** None

**References:** Stanislaus County General Plan and Support Documentation<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>			<b>X</b>	
<b>b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</b>			<b>X</b>	

**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 water vapor (H<sub>2</sub>O). 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) 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 no development is being proposed as a part of this project, any future development must comply with Title 24 Building Code Regulations which include measures for energy-efficient buildings that require less electricity and reduce fuel consumption, which in turn decreases GHG emissions.

This project was circulated to the SJVAPCD during the early consultation referral period and no comments were received.

**Mitigation:** None

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

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

**Discussion:** No known hazardous materials are on site. 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. As discussed in the Initial Study and staff report for UP 2012 -12 – EO Truck and Trailer, Inc., farm equipment is disassembled on-site, salvaged or reconditioned if possible, and then sold. Scrap metal is recycled and EO Truck and Trailer, Inc. accepts and disposes of waste tires, batteries, and oil as needed. Impacts to hazards and hazardous materials were identified and addressed and, as such, all Conditions of Approval associated with UP 2012 -12 – EO Truck and Trailer shall remain in effect.

**Mitigation:** None

**References:** 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:** Run-off is not considered an issue because of several factors which limit the potential impact. These factors include a relative flat terrain of the subject site and relatively low rainfall intensities. Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located within FEMA Flood Zone X (outside of the 0.2% floodplain) and, as such, flooding is not an issue with respect to this project. County standards require a review of drainage and grading prior to issuance of any building permit for structures resulting from this project. Public Works is responsible for overseeing concerns in the issues listed above and has not indicated any particular concerns on the project site. The Regional Water Quality Control Board (RWQCB) is delegated with the responsibility of protecting the quality of surface and groundwaters of the state and, as such, has provided information regarding regulatory permits that the project could be subject to. Conditions of approval will be added to the project to insure that any future development obtains any applicable RWQCB permits.

**Mitigation:** None

**References:** Referral response from the Stanislaus County Public Works Department dated May 13, 2016; referral response from the Regional Water Quality Control Board dated April 26, 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) 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 Stanislaus County General Plan and zoned A-2-40 (General Agriculture). A use permit was obtained for the existing agricultural service business. This use is classified as a Tier Two use. Tier Two uses are defined as agricultural-related commercial and industrial uses that may be allowed with approval of a use permit. The Stanislaus County Zoning Ordinance allows for the creation of a parcel less than the required acreage in instances where a use permit has been approved by the Planning Commission. UP 2012-02 was approved by the Planning Commission on October 4, 2012. Consequently, the proposed 2.2± acre parcel and the proposed 14 acre remainder parcel may be created in accordance with Zoning Ordinance §21.20.060(D), provided the Planning Commission can make the necessary findings. The proposed 14 acre remainder will continue to function as an orchard. This project will not conflict with any applicable habitat conservation plan or natural community conservation plan and will not physically divide an established community.

**Mitigation:** None

**References:** Application information; Stanislaus County Zoning Ordinance; Stanislaus County General Plan and Support Documentation<sup>1</sup>

XI. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	

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

**Mitigation:** None

**References:** Stanislaus County General Plan and Support 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 site is not located within any airport land use plan. No construction is being proposed as a part of this project. All project activity must be in compliance with Chapter 10.46 - Noise Control of the Stanislaus County Code. Noise impacts for the existing agricultural service business and orchard are not expected to change as a result of this parcel map.

**Mitigation:** None.

**References:** Stanislaus County General Plan 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 will not substantially induce population growth, nor will it displace existing housing or people. The project does not propose any residential development and is considered consistent with the A-2 zoning district. Approval of the parcel split included with this application will increase the potential number of single-family dwellings from one (1) unit to two (2) units, which is not significant enough to negatively impact population and housing; however, no new buildings are being proposed as a part of this project.

**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:** No construction is being proposed as a part of this project; however, a dwelling could be constructed on the remainder parcel provided a Certificate of Compliance and Staff Approval Permit were first obtained. New dwellings are required to pay Public Facility Fees and a Sheriff’s fee to mitigate impacts to public services. A dwelling could not be constructed on the EO Truck and Trailer site unless the use permit was amended. Significant impacts to traffic and transportation were not identified by the Public Works Department. Both of the proposed parcels will have direct access to County maintained Crows Landing Road. The project was referred to Public Works for review and they have requested conditions of approval to address the recording of the parcel map.

**Mitigation:** None.

**References:** Referral response from the Stanislaus County Public Works Department dated May 13, 2016; 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 is not anticipated to significantly increase demands for recreational facilities as such impacts typically are associated with residential development. No construction is proposed; however, both parcels are large enough to provide recreational opportunities should the applicant or a future property owner propose to construct a home on the 14 acre orchard parcel.

**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:** Significant impacts to traffic and transportation were not identified by reviewing agencies. This project was circulated to the Stanislaus County Public Works Department during the early consultation referral period. The Department of Public Works has requested conditions of approval to address recording of the parcel map and road right-of-way. Any traffic increase resulting from this project would occur if a new home was built on the 14 acre remainder parcel. Since remainder parcels cannot be conditioned, any structure on the remainder parcel would be subject to a Certificate of Compliance as per the Subdivision Map Act and a Staff Approval Permit per County Code. Both proposed parcels will take access from County-maintained Crows Landing Road.

**Mitigation:** None.

**References:** Referral response from the Stanislaus County Public Works Department dated May 13, 2016; Subdivision Map Act; Stanislaus County Zoning Ordinance; Stanislaus County General Plan and Support Documentation<sup>1</sup>

<b>XVII. UTILITIES AND SERVICE SYSTEMS -- 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>
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:** No construction is being proposed as a part of this project and, as such, no limitations on providing services have been identified. Should construction occur after obtaining the necessary discretionary permits; the site will be served by private well, septic system, and on-site drainage. These requirements will be addressed as a part of the building permit process. Public Works is responsible for overseeing concerns in the issues listed above and has not indicated any particular concerns on the project site. The RWQCB is delegated with the responsibility of protecting the

quality of surface and groundwaters of the state, and has provided information regarding regulatory permits that the project could be subject to. Conditions of approval will be added to the project to insure that any future development obtains any applicable RWQCB permits.

**Mitigation:** None.

**References:** Referral response from the Stanislaus County Public Works Department dated May 13, 2016; referral response from the Regional Water Quality Control Board dated April 26, 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 has been applied to address any potential impacts to biological and cultural resources.

<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:** Parcel Map Application No. PLN2016-0023 - EO Truck & Trailer, Inc.

**LOCATION OF PROJECT:** West side of Crows Landing Road (7831 Crows Landing Road), south of Taylor Road and north of E. Monte Vista Avenue, in the Ceres area. APN: 022-008-026.

**PROJECT DEVELOPERS:** Ernest Ott  
7831 Crows Landing Road  
Ceres, CA 95307

**DESCRIPTION OF PROJECT:** Request to create a 2.2± acre parcel and a 14 acre remainder parcel from a 16.2 acre parcel in the A-2-40 (General Agriculture) zoning district. The property is located at 7831 Crows Landing Road, between Zeering Road and Monte Vista Avenue, in the Ceres area.

Based upon the Initial Study, dated **June 29, 2016**, the Environmental Coordinator finds as follows:

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

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

Initial Study prepared by: Rachel Wyse, 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: TENTATIVE VESTING PARCEL MAP NO. PLN2016-0023 - EO TRUCK AND TRAILER**

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 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: Westport	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							
SAN JOAQUIN VALLEY APCD	X	X	X		X							
SCHOOL DISTRICT 1: Ceres	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									
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 5: DeMartini	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									
TELEPHONE COMPANY: AT&T	X	X	X		X							
TRIBAL CONTACTS (CA Government Code §65352.3)	X	X	X		X							
US ARMY CORPS OF ENGINEERS	X	X	X		X							
US FISH & WILDLIFE	X	X	X		X							