

STANISLAUS COUNTY PLANNING COMMISSION

May 18, 2017

STAFF REPORT

USE PERMIT APPLICATION NO. PLN2016-0126
JON E. MARING – DEL MAR FARMS

REQUEST: REQUEST TO CONTSTRUCT TWO AGRICULTURAL STORAGE BUILDINGS TOTALING APPROXIMATELY 31,680± SQUARE FEET FOR THE EXPANSION OF AN EXISTING AGRICULTURAL STORAGE AND PACKING FACILITY ON A 40± ACRE PARCEL.

APPLICATION INFORMATION

| | |
|------------------------------|---|
| Applicant/Property owner: | Jon E. Maring dba Del Mar Farms |
| Agent: | Elwyn Heinen, Advanced Design Group, Inc. |
| Location: | 9843 and 9839 Cox Road, between Frank Cox Road and Condit Avenue, south of the Community of Grayson |
| Section, Township, Range: | 35-4-7 |
| Supervisory District: | Five (Supervisor DeMartini) |
| Assessor's Parcel: | 016-043-002 |
| Referrals: | See Exhibit F Environmental Review Referrals |
| Area of Parcel(s): | 40± Acres |
| Water Supply: | Private well |
| Sewage Disposal: | Septic system |
| Existing Zoning: | A-2-40 (General Agriculture) |
| General Plan Designation: | Agriculture |
| Sphere of Influence: | N/A |
| Community Plan Designation: | N/A |
| Williamson Act Contract No.: | 1973-1334 |
| Environmental Review: | Negative Declaration |
| Present Land Use: | Planted in orchards on western portion of the site, the northern portion is developed with agricultural storage, warehouse buildings and a single-family dwelling. |
| Surrounding Land Use: | Row crops, almond orchards and San Joaquin River to the east; row crops, almond orchard, and huller to the west; walnut and almond orchards to the north; and almond orchard and private airport facility to the south. |

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 the findings required for project approval, including use permit findings.

PROJECT DESCRIPTION

The project is a request to construct two agricultural storage buildings totaling approximately 31,680± square feet for expansion of an existing agricultural storage and packing facility on a 40± acre parcel in the A-2-40 (General Agriculture) zoning district. The proposed buildings are anticipated to be built in one phase.

The proposed buildings will be utilized for the storage of the applicant's raw almonds that have been grown on-site and on other applicant owned orchards. The storage buildings will be used in conjunction with the existing buildings for cold storage as well as packing and shipping of agricultural products. Per the applicant, the facility will store raw almonds until they are hulled and shelled off-site. Once returned, the meats will be sorted and packaged to be shipped. The cold storage buildings currently house applicant grown melons, apricots, and tomatoes from other locations which, are stored until they are packaged and shipped off-site as well. (See Exhibit B – *Maps, Site Plan, and Elevations*.) The area currently developed will be enlarged to accommodate the proposed storage buildings, including increasing the permanent foundation and paved access roads. The operation currently employs eleven employees; there is no further staffing increase anticipated as a result of this project request. There will be an increase in the number of truck trips to the site, which will be discussed in the *Issues* section of this report.

The cold storage facility was originally approved under a staff approval application in 1984. The operation expanded under a subsequent use permit in 1987 to increase the amount of cold storage on-site. An additional use permit was approved for the site in 2006 to permit three additional storage buildings. The 2006 use permit also identified a processing component to the facility. However, according to the applicant that is incorrect as previously mentioned, the operation only stores, packs, and ships the raw fruits and nuts. The site also expanded under numerous Staff Approval Applications, which had been tiered off of each use permit. Minor changes to a use permit are allowed by staff approval provided there is not a change to the nature of, or added new uses to, the legally established use and no expansion to the area of the building or use by more than twenty-five percent. At this point, the twenty-five percent cap has been reached and subsequent development is subject to approval of a use permit.

SITE DESCRIPTION

The site is located at 9843 and 9839 Cox Road, between Frank Cox Road and Condit Avenue, south of the Community of Grayson (See Exhibit B – *Maps, Site Plan, and Elevations*). The site has been planted in approximately 32± acres of orchards, while the remaining acreage has been developed with 105,376± square feet of building space. The building space consists of an office, cold storage and warehouse buildings, including a parking lot as well as a concrete pad surrounding the developed area. The most northeast portion of the site has been developed with a single-family dwelling and accessory structures. The proposed buildings will be located on the southeastern portion of the site, the area being partially vacant and planted in trees. The site is also located in Area X as defined by the Federal Emergency Management Agency (FEMA) as a 500 year flood area. However, FEMA does not require any special or preventative flood measures for the development of the proposed storage buildings.

To the north of the site are row crops, almond orchards and San Joaquin River to the east, row crops, almond orchard and huller to the west, walnut and almond orchards to the north and almond orchard and private airport facility to the south.

ISSUES

The following is a summary of the issues, which has been identified as part of the review of the project:

Vehicle Trips

The applicant has estimated that the expansion of the facility would produce an increase of approximately five additional truck trips to the site per day. However, a project referral received from the Stanislaus County Department of Public Works stated that according to the International Traffic Engineer's Manual that an increase in truck trips for a facility of this size would be forty-five additional trips per day. Public Works staff believes that this increase in truck trips per day warrants off-site improvements to Cox Road that include ten feet of dedication to the southwest lane of Cox Road as well as widening a portion of the property frontage of both lanes to ten feet and one foot of asphalt shoulder. The road portion to be improved will also include a new structural section including, six inches of aggregate base and four inches of asphalt. Conditions of approval have been added for these improvements to be completed prior to the final approval of any building or grading permit. The applicant has agreed to these conditions.

Private Airport Facility

As identified in the *Site Description* section of the report, there is a private airport facility located to the south of the project site, which is owned by Mr. Maring, that is used for his agricultural operations and personal transportation. The private airport was granted a use permit to operate in 2013. To comply with Appendix V-A *Airport Siting Standards* of the Safety Element of the Stanislaus County's General Plan, a condition of approval was placed on an airport facility that an aviation easement be recorded for any adjacent properties not owned by Mr. Maring within an area of 1,000 feet in either direction of the runway, to prevent the construction of any structures in this easement area. 1,000 feet measured north of the 2,800 foot-long runway will terminate adjacent to the proposed agricultural storage buildings. Staff believes that the proposed agricultural storage buildings will be outside of the easement. However, a condition of approval has been placed on the project to ensure that the applicant certify the proposed agricultural buildings will not be within the aviation easement. This condition shall be met prior to the issuance of a building permit.

GENERAL PLAN CONSISTENCY

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

The proposed project is supported by the goals, objectives, and policies of the various elements of the General Plan. Specifically, the Agricultural Element encourages vertical integration of agriculture by organizing uses requiring use permits into three tiers based on the type of uses and their relationship to agriculture. Tier One uses include 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 in support of the existing storage, cold storage, packing, and shipping operation, which would be consistent with the General Plan and all its elements.

To protect the long-term health of local agriculture by minimizing conflicts resulting from normal agricultural practices as a consequence of new or expanding uses approved in or adjacent to the A-2 (General Agriculture) zoning district, Appendix "A" of the Agricultural Element requires a buffer

between agricultural and non-agricultural uses. Agricultural buffer design standards for new or expanding uses stipulate that certain activities are permitted uses within the buffer area such as parking lots and low-people intensive uses. Uses classified under Tier 1 and Tier 2 use permits in the A-2 zoning district are generally considered to be low-people intensive. However, the decision making body (Planning Commission) shall have the ultimate authority to determine if the proposed or expanded use is "low-people intensive."

The applicant intends to expand the existing site to allow for greater indoor storage of raw almonds. Currently, the site's most people-intensive areas such as offices and visitor parking are located on the eastern portion of the site along Cox Road. Ultimately, staff believes the facility expansion with the construction of 31,680 square feet of building space will not increase exposure to spray for employees as most of operations take place indoors (See Exhibit B – *Maps*, Site Plan, and Lot Line Adjustment.) As mentioned, the proposed parking lot at the eastern portion of the site are permitted to take place within the agricultural buffer per design standards. Subsequently, staff believes the use itself is consistent with Tier One uses and would therefore not be subject to an agricultural buffer.

ZONING ORDINANCE CONSISTENCY

The site is zoned A-2-40 (General Agriculture, 40 acre minimum). Section 21.20.030(A) of the Stanislaus County Zoning Ordinance allows nut, shelling, and storage of agriculture products 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.
- 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 that the expansion of the proposed storage buildings is closely related to agriculture as they will increase the amount of raw agricultural product to be stored at any one time. Staff further believes this expansion would be consistent with a Tier One Use Permit and can meet the required findings for approval.

The entire 40± acre parcel is enrolled under a Williamson Act Contract (No. 1973-1334). As required by Government Code Section 51238.1, prior to approval, the decision making body must find that the proposed uses are consistent with the Williamson Act Principles of Compatibility. These three principles stipulate that the use will not significantly compromise the long term agricultural capability of the contracted lands; the use will not significantly displace or impair agricultural production on contracted lands, but may be deemed compatible if directly related to production of commercial agricultural including activities such as harvesting, processing, or shipping; and the use will not result in significant removal of adjacent contracted land from agricultural or open-space use. Furthermore, Section 21.20.045 of the Stanislaus County Zoning Code stipulates that unless the Planning Commission makes a finding to the contrary Tier One uses are consistent with the Williamson Act. The project was referred to the State of California's Department of Conservation; however, no response was received regarding this project.

ENVIRONMENTAL REVIEW

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

Note: Pursuant to California Fish and Game Code Section 711.4, all project applicants subject to the California Environmental Quality Act (CEQA) shall pay a filing fee for each project; therefore, the applicant will further be required to pay **\$2,273.25** 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: Jeremy Ballard, Assistant Planner, (209) 525-6330

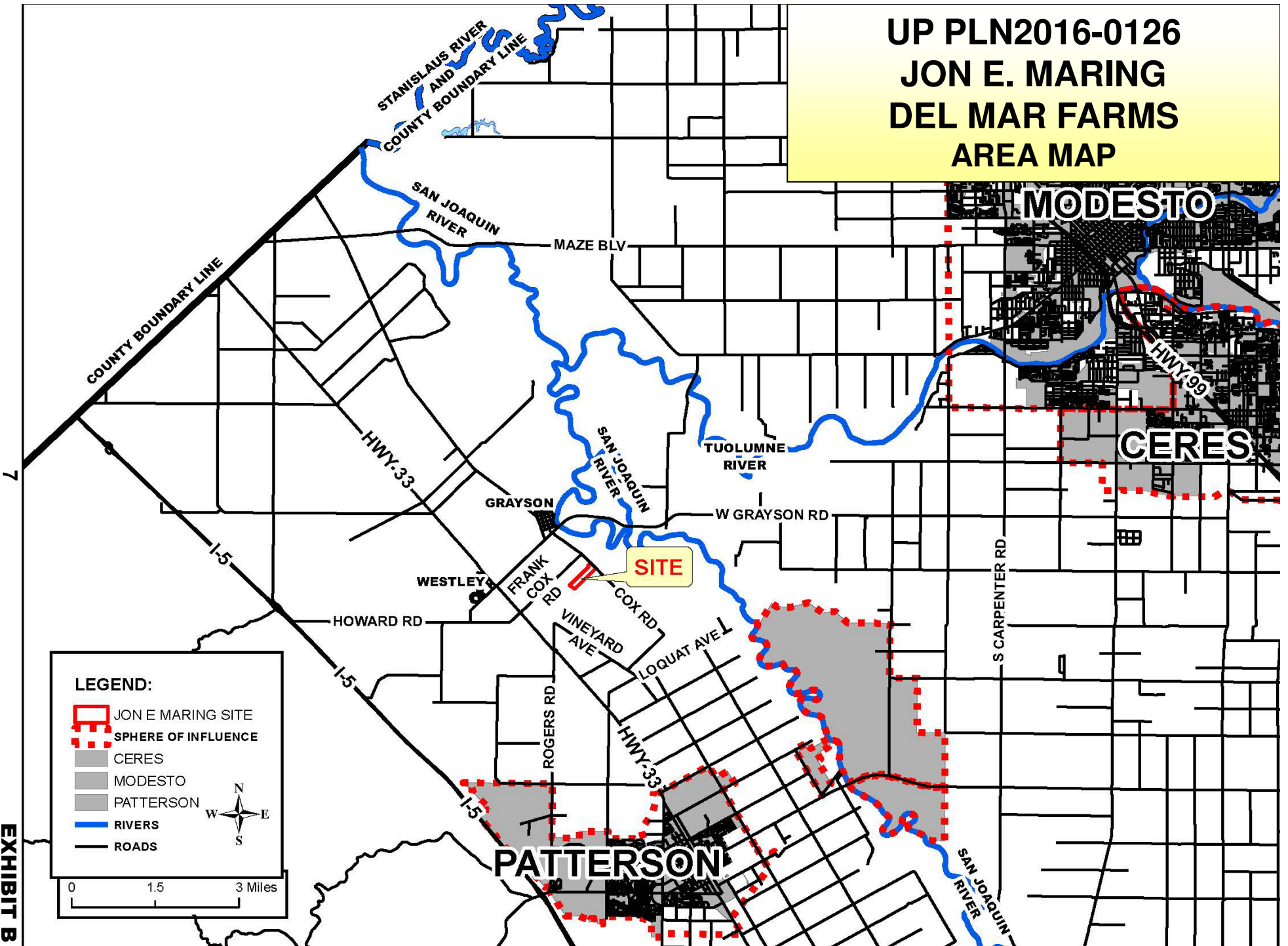
Attachments:

- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps, Site Plan and Elevations
- 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 pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075;
3. Find that:
 - (a) The establishment, maintenance, and operation of the proposed use or building applied for is consistent with the General Plan designation of "Agriculture" and will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
 - (b) The use as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity.
 - (c) The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district;
 - (d) While the use does significantly displace agricultural operations on the subject contracted parcel, it is compatible as it relates directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands.
 - (e) The use will not result in the significant removal of adjacent contracted land from agricultural or open space use.
4. Find that the project will increase activities in and around the project area, and increase demands for roads and services, thereby requiring dedication and improvements.
5. Approve Use Permit and Lot Line Adjustment Application No. PLN2016-0126 – Jon E. Maring – Del Mar Farms subject to the attached Conditions of Approval.

**UP PLN2016-0126
JON E. MARING
DEL MAR FARMS
AREA MAP**



LEGEND:

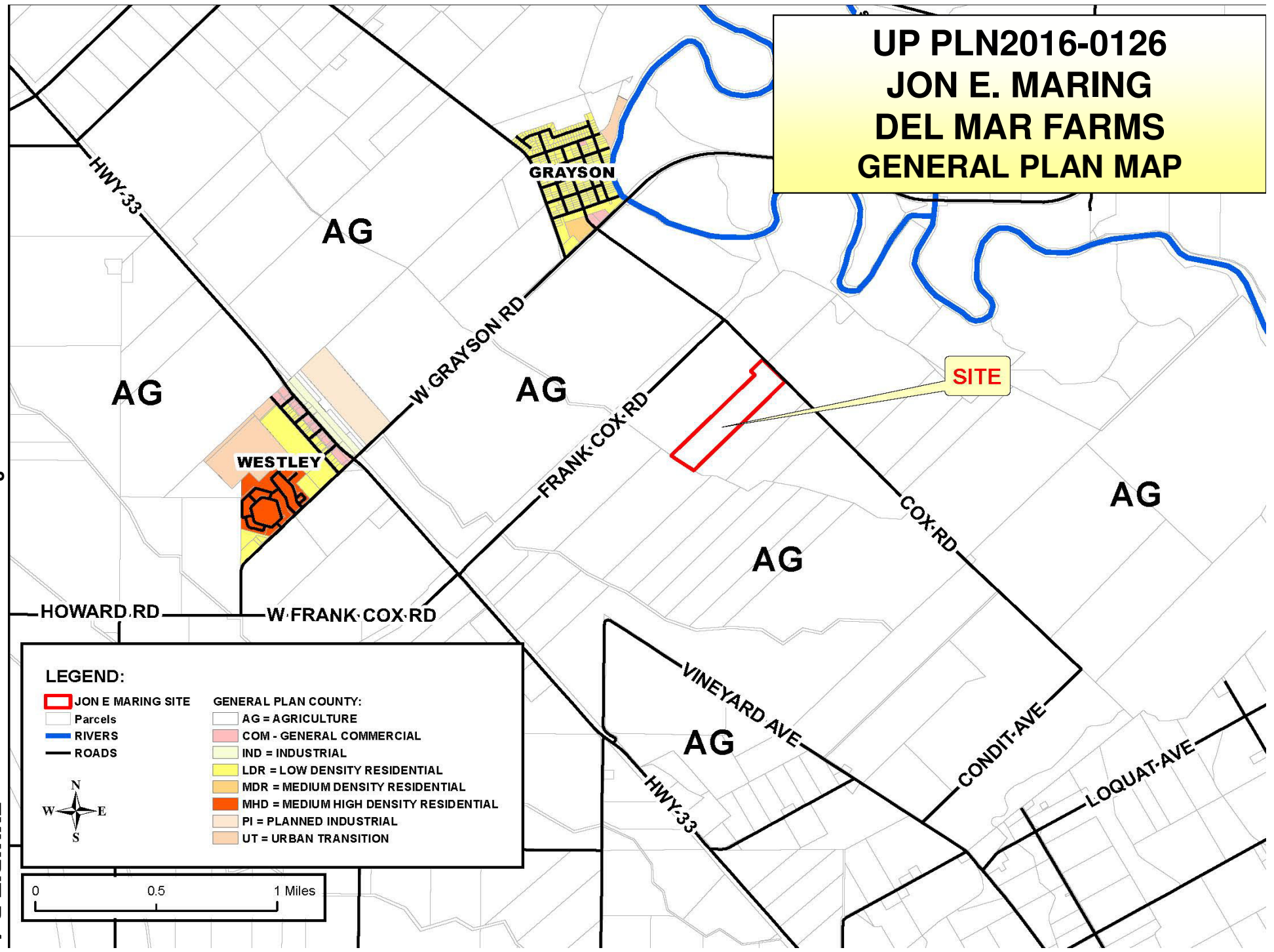
-  JON E MARING SITE
-  SPHERE OF INFLUENCE
-  CERES
-  MODESTO
-  PATTERSON
-  RIVERS
-  ROADS

0 1.5 3 Miles

N
W —+— E
S

EXHIBIT B

**UP PLN2016-0126
JON E. MARING
DEL MAR FARMS
GENERAL PLAN MAP**



SITE

LEGEND:

- | | |
|-------------------|---------------------------------------|
| JON E MARING SITE | GENERAL PLAN COUNTY: |
| Parcels | AG = AGRICULTURE |
| RIVERS | COM - GENERAL COMMERCIAL |
| ROADS | IND = INDUSTRIAL |
| | LDR = LOW DENSITY RESIDENTIAL |
| | MDR = MEDIUM DENSITY RESIDENTIAL |
| | MHD = MEDIUM HIGH DENSITY RESIDENTIAL |
| | PI = PLANNED INDUSTRIAL |
| | UT = URBAN TRANSITION |

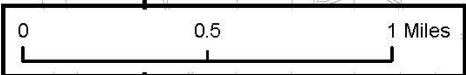
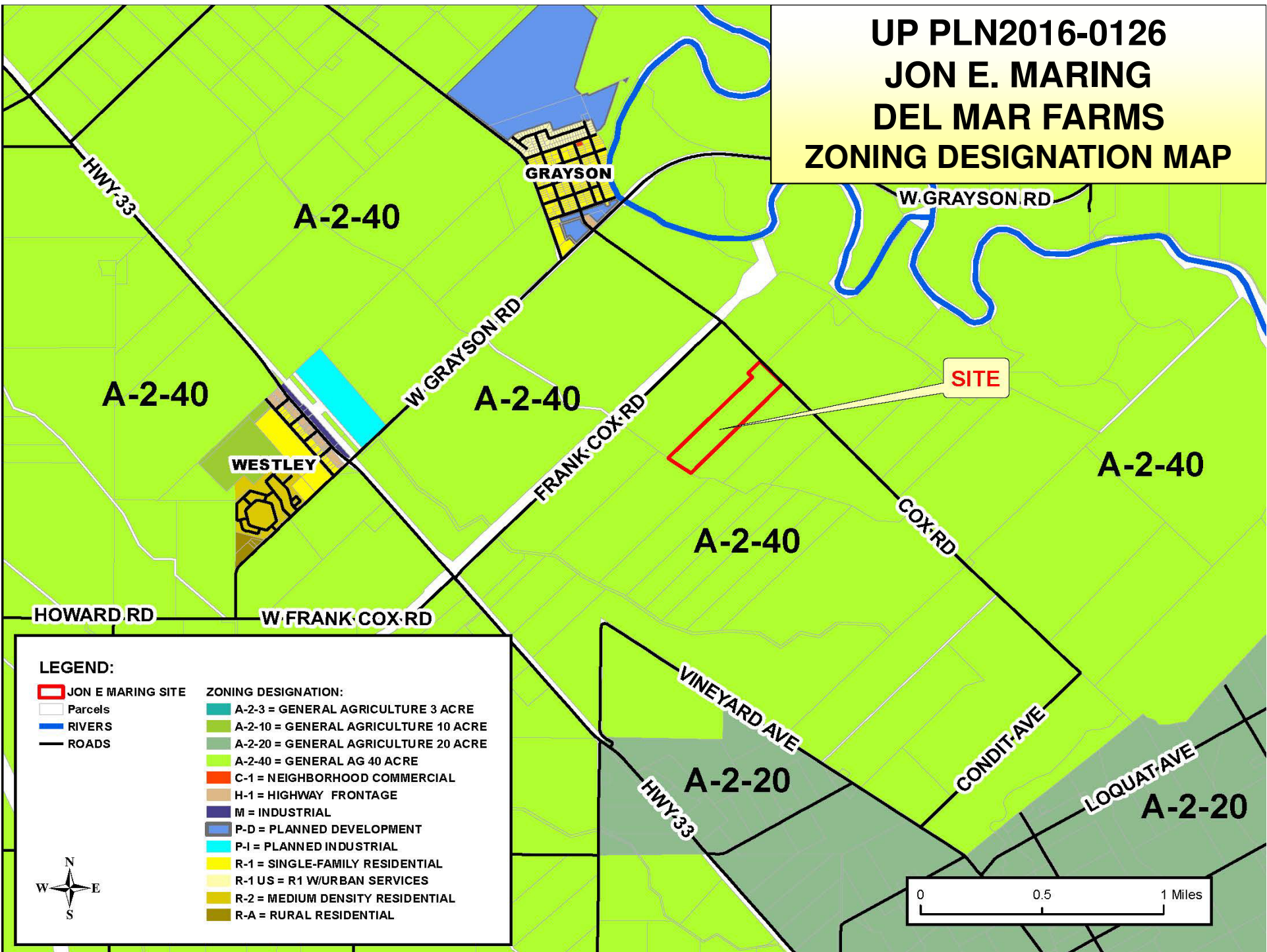


EXHIBIT B-1

8

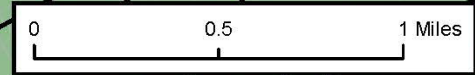
**UP PLN2016-0126
JON E. MARING
DEL MAR FARMS
ZONING DESIGNATION MAP**



LEGEND:

- JON E MARING SITE
- Parcels
- RIVERS
- ROADS

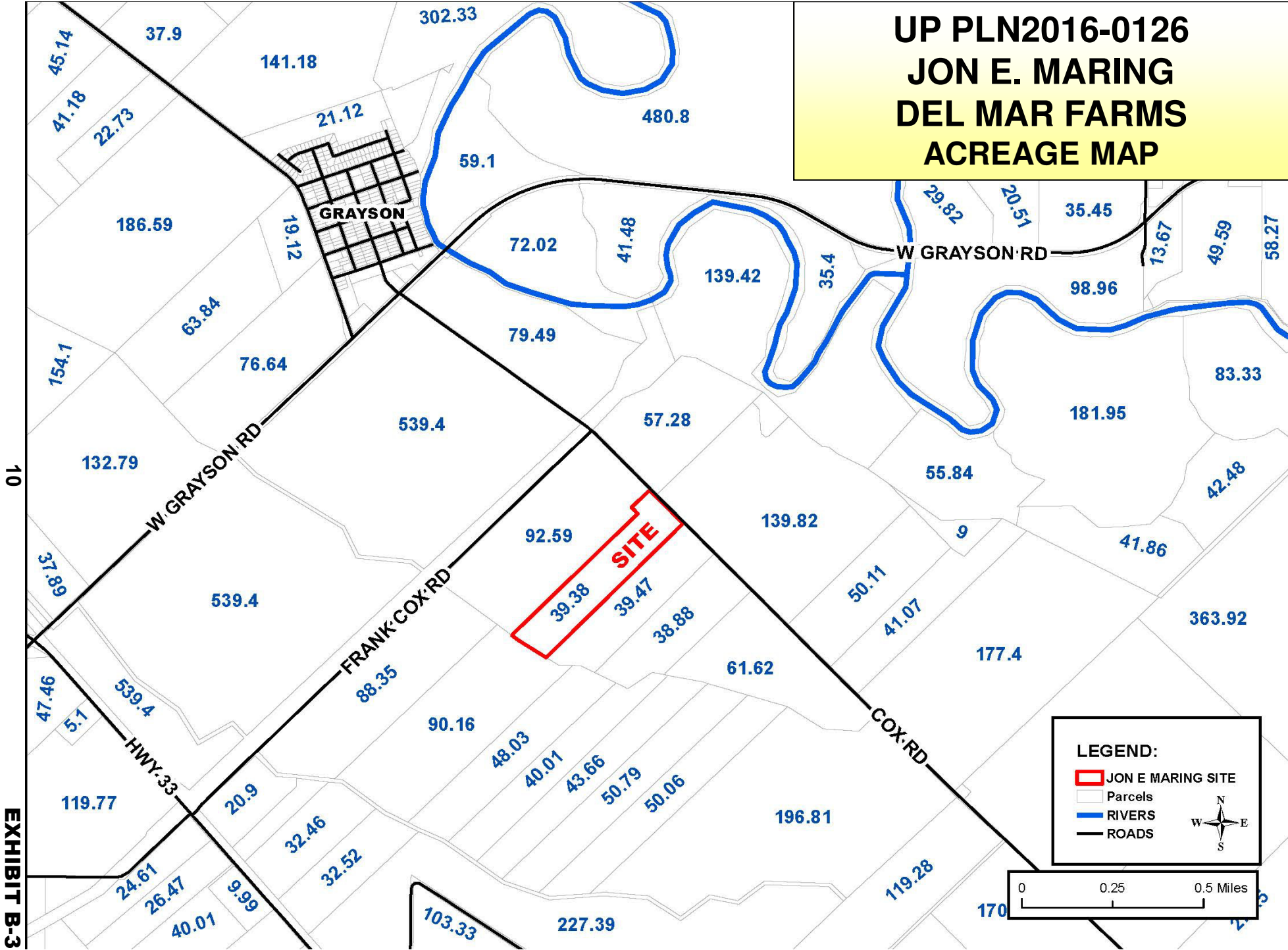
- ZONING DESIGNATION:**
- A-2-3 = GENERAL AGRICULTURE 3 ACRE
 - A-2-10 = GENERAL AGRICULTURE 10 ACRE
 - A-2-20 = GENERAL AGRICULTURE 20 ACRE
 - A-2-40 = GENERAL AG 40 ACRE
 - C-1 = NEIGHBORHOOD COMMERCIAL
 - H-1 = HIGHWAY FRONTAGE
 - M = INDUSTRIAL
 - P-D = PLANNED DEVELOPMENT
 - P-I = PLANNED INDUSTRIAL
 - R-1 = SINGLE-FAMILY RESIDENTIAL
 - R-1 US = R1 W/URBAN SERVICES
 - R-2 = MEDIUM DENSITY RESIDENTIAL
 - R-A = RURAL RESIDENTIAL



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EXHIBIT B-2

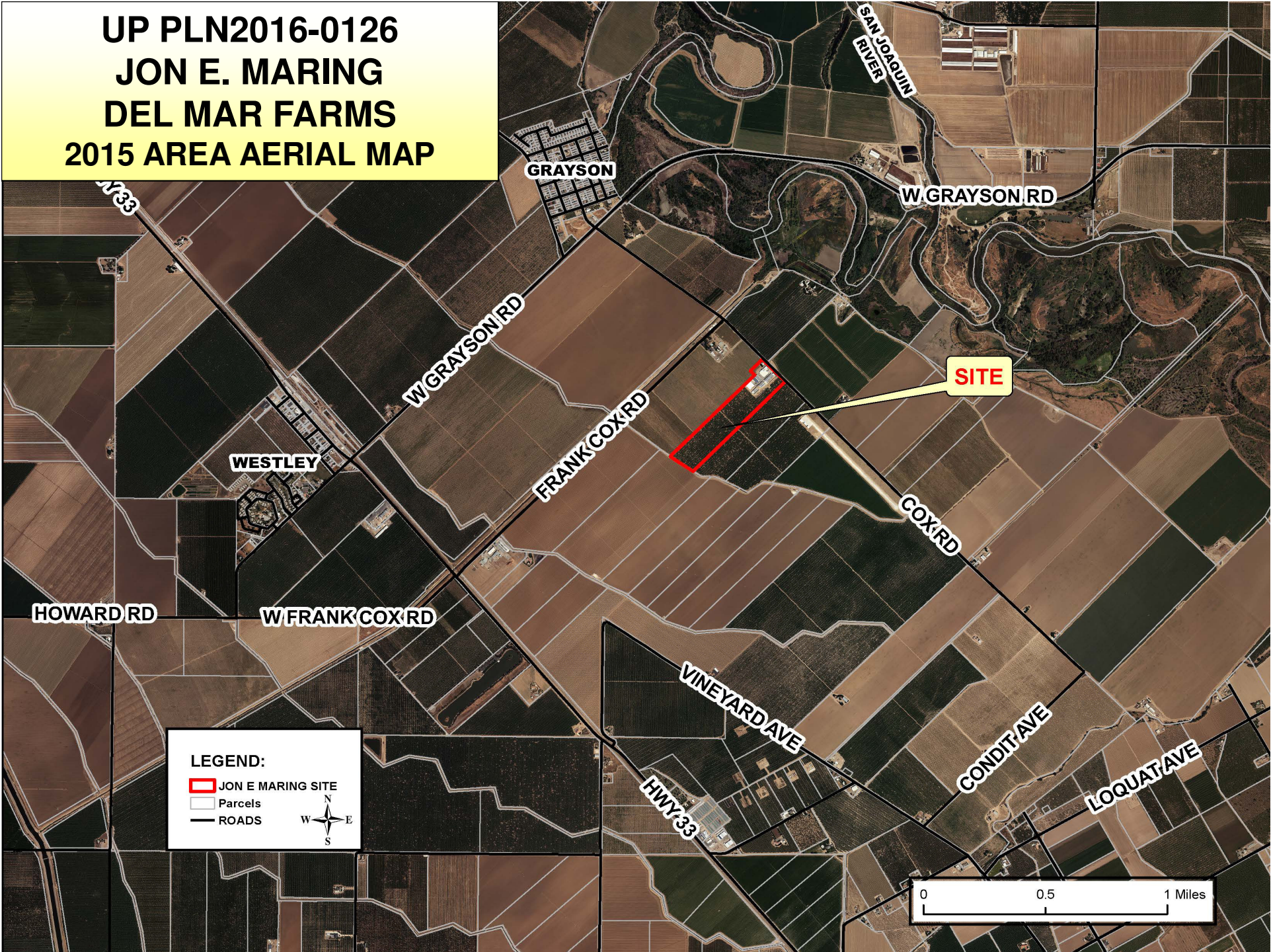
**UP PLN2016-0126
JON E. MARING
DEL MAR FARMS
ACREAGE MAP**



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EXHIBIT B-3

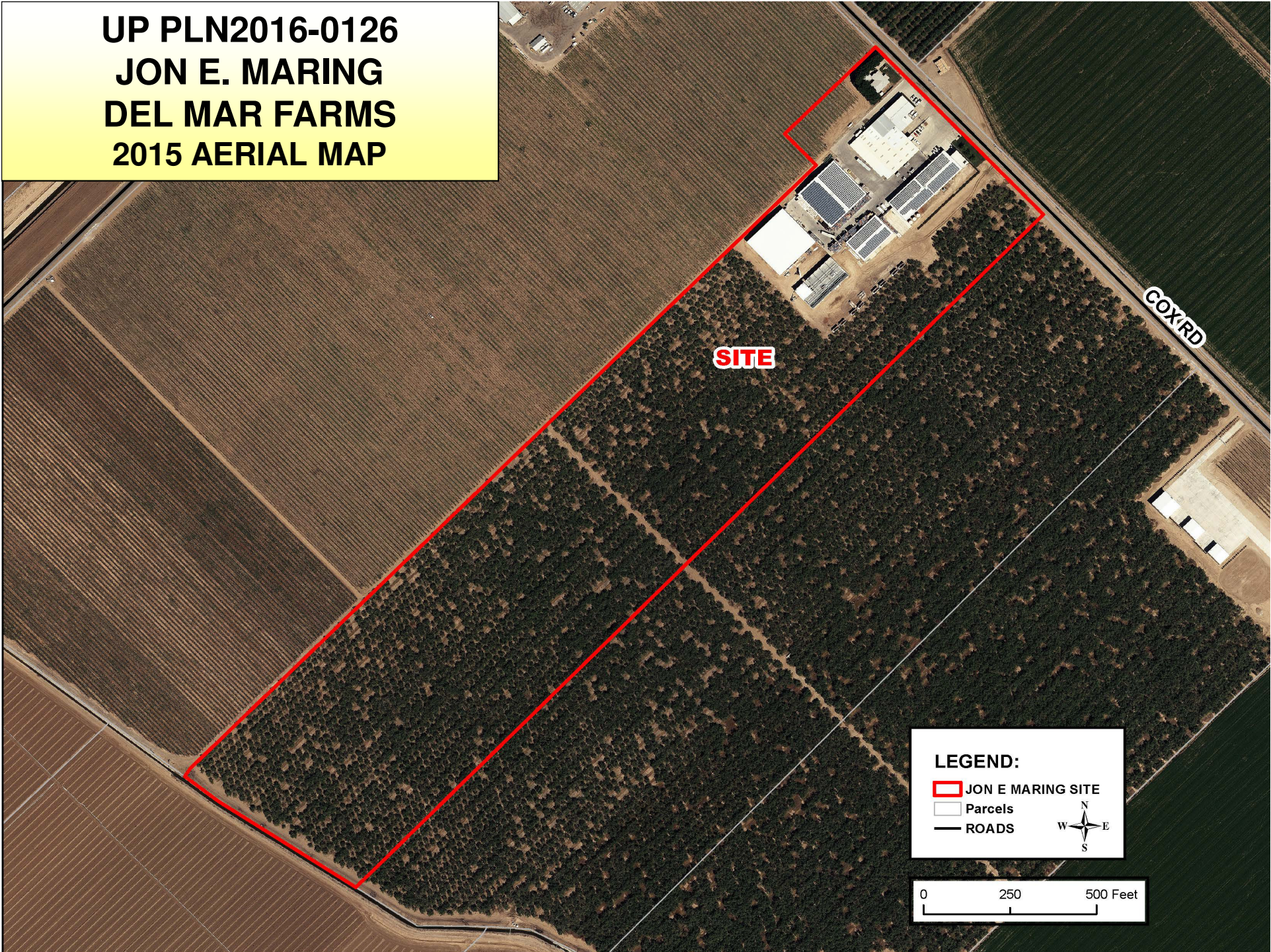
**UP PLN2016-0126
JON E. MARING
DEL MAR FARMS
2015 AREA AERIAL MAP**



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EXHIBIT B-4

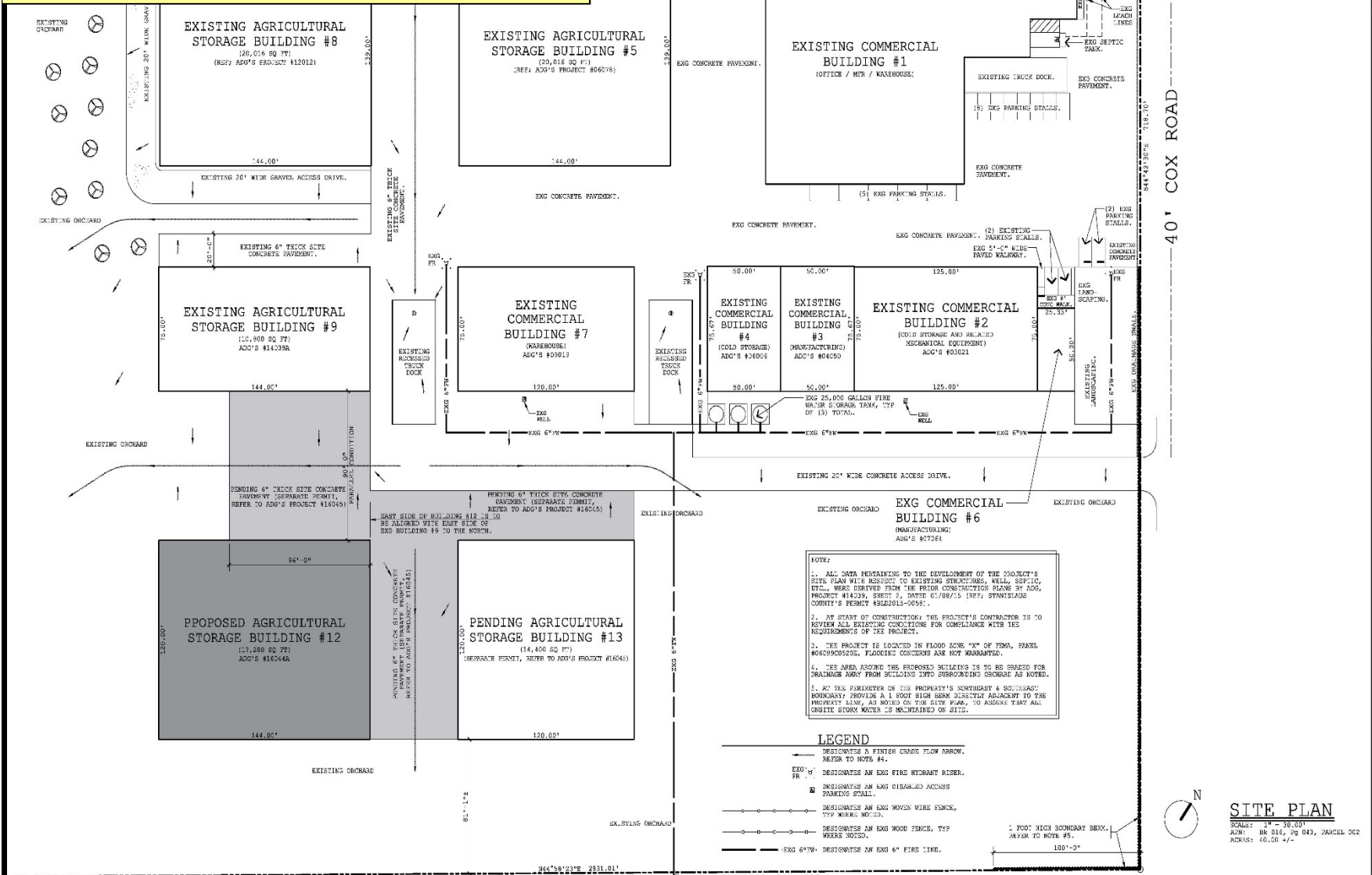
**UP PLN2016-0126
JON E. MARING
DEL MAR FARMS
2015 AERIAL MAP**



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EXHIBIT B-5

UP PLN2016-0126 JON E. MARING DEL MAR FARMS SITE PLAN



NOTE:

1. ALL DATA PERTAINING TO THE DEVELOPMENT OF THE PROJECT'S SITE PLAN WITH RESPECT TO EXISTING STRUCTURES, WELLS, SEPTIC, ETC., WERE DERIVED FROM THE PRIOR CONSTRUCTION PLANS BY ADG, PROJECT #1429, SHEET 2, DATED 01/09/15 (REF; STANISLAUS COUNTY'S PERMIT #SL2015-0058).
2. AT START OF CONSTRUCTION, THE PROJECT'S CONTRACTOR IS TO REVIEW ALL EXISTING CONDITIONS FOR COMPLIANCE WITH THE REQUIREMENTS OF THE PROJECT.
3. THE PROJECT IS LOCATED IN FLOOD HAZARD "X" OF FEMA, PANEL #062900520G. FLOODING CONCERNS ARE NOT WARRANTED.
4. THE AREA AROUND THE PROPOSED BUILDINGS IS TO BE GRASSED FOR DRAINAGE AWAY FROM BUILDINGS INTO SURROUNDING ORCHARD AS NOTED.
5. AT THE PERIMETER OF THE PROPERTY'S NORTHEAST & SOUTHWEST BOUNDARIES PROVIDE A 1 FOOT HIGH BROW SLOPE ADJACENT TO THE PROPERTY LINE, AS NOTED ON THE SITE PLAN, TO ASSURE THAT ALL ON-SITE STORM WATER IS MAINTAINED ON-SITE.

LEGEND

- DESIGNATES A FINISH GRADE FLOW ARROW. REFER TO NOTE #4.
- EXG W/FR DESIGNATES AN EXG FIRE RETARDANT RISER.
- DESIGNATES AN EXG DISABLED ACCESS PARKING STALL.
- DESIGNATES AN EXG WOVEN WIRE FENCE, TYP WELLS NOTED.
- DESIGNATES AN EXG WOOD FENCE, TYP WELLS NOTED.
- EXG 6" FW DESIGNATES AN EXG 6" FIRE LINE.

1 FOOT HIGH BROWLINE BROW.
REFER TO NOTE #5.
100'-0"



SITE PLAN
SCALE: 1" = 30.00'
ADG: 88 016, 88 043, 28X28L 002
ADRS: 40.00 4/-

advanced
DESIGN GROUP, INC.
11545 CENTRAL EXPWAY, SUITE 100
DUBLIN, CA 94568
TEL: 925.885.8888
WWW.ADVANCEDDESIGNGROUP.COM



PROJECT: AGRICULTURAL STORAGE BUILDING #12
OWNER: MR. JON E. MARING
LOCATION: 9843 COX RD., PATTERSON, CA
CONTRACTOR: JTM FERNANDES CONSTRUCTION, INC.

| REV | DATE | BY |
|-----|------|----|
| | | |
| | | |
| | | |
| | | |

CREATED BY: JAO
CHECKED BY: EE
DATE: 11/08/16
SCALE: AS NOTED

PROJECT
16044A

SHEET NUMBER
2

NOTE; VERIFY WITH STANISLAUS COUNTY'S APPROVED PROJECT'S DRAWINGS.

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EXHIBIT B-6

**UP PLN2016-0126
 JON E. MARING
 DEL MAR FARMS
 BUILDING ELEVATIONS**



NOTE; VERIFY WITH STANISLAUS COUNTY'S APPROVED PROJECT'S DRAWINGS.

adva
 DESIGN GROUP, INC.
 138 WEST 14TH STREET
 SUITE 100
 SAN ANTONIO, TX 78205

PROJECT: AGRICULTURAL STORAGE BUILDING # 12
 OWNER: MR. JON E. MARING
 LOCATION: 9843 COX RD., PATTERSON, CA
 CONTRACTOR: JIM FERNANDES CONSTRUCTION, INC.

| REV | DATE | BY |
|-----|------|----|
| | | |
| | | |
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| | | |

DRAWN BY: SAC
 CHECKED BY: EP
 DATE: 11/09/16
 SCALE: AS SHOWN

PROJECT
 16044A

SHEET NUMBER
 4

THE DESIGN AND CONSTRUCTION FEATURES SHOWN IN THESE PLANS INCORPORATE NECESSARY SAFETY FEATURES THAT ARE TO BE REVIEWED AND CONSTRUCTION PERMITS MUST BE OBTAINED IN ORDER TO BE UTILIZED IN FIELD USE. NO PART WITHOUT THE CONSENT OF

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

CONDITIONS OF APPROVAL

USE PERMIT APPLICATION NO. PLN2016-0126 JON E. MARING – DEL MAR FARMS

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. All conditions of approval from previous land use entitlements shall continue to apply, as applicable.
2. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2017), 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 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 **\$2,273.25**, 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. Any construction resulting from this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and may be subject to additional regulations/permits, as determined by the SJVAPCD.
7. 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.
8. 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.
9. 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.
10. Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated and implemented. The Central California Information Center shall be notified if the find is deemed historically or culturally significant.
11. Any on-site noise generation shall comply with adopted County noise control standards.
12. Prior to the issuance of any building permit, the applicant shall certify each agricultural storage building is not within 1,000 feet of the airport runway on the adjacent parcels to the south (APN: 016-043-004 & 016-043-005).

Department of Public Works

13. An encroachment permit shall be taken out for work in the Cox Road right-of-way.
14. No parking, loading, or unloading of vehicles shall be permitted within the Cox road right-of-way. The developer shall install or pay for the installation of any off-site signs and/or markings, as required by Stanislaus County.
15. An on-site grading and drainage plan shall be prepared by a California Civil Professional Engineer and submitted to Stanislaus County Public Works for review and approval prior to the issuance of any grading or building permit for the site. Public Works will review and approve the drainage calculations. The grading and drainage plan shall conform to the requirements of the Stanislaus County Standards and Specifications that is current at the time of submittal.
16. The property owner shall obtain coverage for the project under the current State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) Construction General Permit, if applicable, prior to the issuance of any Grading or Building Permit.

17. The applicant of the building or grading permit shall pay the current Stanislaus County Public Works weighted labor rate for the review of the building and/or grading plans and all related inspection fees.
18. Cox Road is classified as a 60-foot Major Collector Road. The required ½ width of Cox Road is 30 feet southwest of the centerline of the roadway. The existing right of way is 20 feet southwest of the centerline. The remaining 10 feet southwest of the centerline shall be dedicated as an Irrevocable Offer of Dedication for the parcel's frontage on Cox Road.
19. Prior to the final of any building or grading permit, the applicant shall make road frontage improvements along the entire frontage of the improved section (350' southwest of the northwest property line) on Cox Road. Both the southbound and northbound lands shall be widened to a minimum of 10 feet and 1 foot asphalt shoulder, each direction. This shall include either installing an asphalt driveway or overlaying an existing asphalt driveway. The existing roadway shall be removed and a new structural section will be installed as detailed in the March 27, 2017, referral response from the Stanislaus County's Department of Public Works.
20. An acceptable financial guarantee for all road improvements shall be provided to the Department of Public Works prior to the issuance of any building or grading permit. This may be deferred if the work in the right-of-way is done prior to the issuance of any building or grading permit.
21. An Engineer's Estimate shall be provided for the road improvements so that the amount of the financial guarantee can be determined. The Engineer's Estimate must be stamped and signed by a professional engineer.

Environmental Resources

22. Prior to the issuance of a grading permit, the applicant shall determine, to the satisfaction of the Department of Environmental Resources, that a site containing (or formerly containing) residences or farm buildings, or structures, has been fully investigated via a Phase 1 study, and if necessary, Phase II study. 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 DER.
23. The applicant shall obtain the appropriate permit from the Stanislaus County Department of Environmental Resources prior to installation or destruction of any monitoring wells, and performance of exploratory soil borings for purposes of geotechnical and/or environmental assessment. All drilling for these purposes shall be performed by a C-57 licensed California Well Driller, and according to applicable standards set forth in the California Well Standards Bulletin 74-90.

Building Permits Division

24. Building permits are required and the project must conform with California Code of Regulations, Title 24.
25. Construction shall be in accordance with Section 16.50.170 of the Stanislaus County Code for non-residential buildings, prior to the issuance of a building permit.

West Stanislaus Fire Protection District

26. Any combustible materials stored higher than twelve feet above finished floor shall be classified as “High-Piled Combustible Storage” and shall be subject to the requirements of Chapter 32 of the California Fire Code.

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



CEQA INITIAL STUDY

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

1. **Project title:** Use Permit Application No. PLN2016-0126 – Jon E. Maring – Del Mar Farms
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Jeremy Ballard, Assistant Planner
4. **Project location:** 9839 Cox Road, between Frank Cox Road and Condit Avenue, south of the community of Grayson.
5. **Project sponsor's name and address:** Jon E. Maring dba Del Mar Farms
9843 Cox Road
Patterson, CA 95363
6. **General Plan designation:** AG (Agriculture)
7. **Zoning:** A-2-40 (General Agriculture)
8. **Description of project:**

Request to construct two agricultural storage buildings totaling approximately 31,680± square feet (17,280 square feet and 14,400 square feet) for the expansion of an existing agricultural processing on a 40± acre parcel. The proposed buildings will be utilized for the storage of the applicant's agricultural production of various fruits and nuts in conjunction with the existing buildings for manufacturing, cold storage as well as packing and shipping of products. The buildings will be constructed in one phase, the applicant does not anticipate an increase of the existing 11 full-time year-round employees. The applicant is anticipating an increase of a maximum of five truck trips per day, hours of operation will remain Monday through Saturday 6:00 a.m. to 8:00 p.m.
9. **Surrounding land uses and setting:** Row crops, Almond orchards and San Joaquin River to the east, row crops, almond orchard and hulla to the west, walnut and almond orchards to the north, and almond orchard and private airport to the south.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Stanislaus County Department of Public Works, County Planning and Community Develop, Building Permits Division; West Side Stanislaus Fire Protection District; CA Department of Conservation.

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.

Jeremy Ballard
Planner

3/16/2017
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. The proposed structures are comprised of steel, with a maximum height of 20± feet. Community standards generally do not dictate the need or desire for architectural review of agriculture. Standard conditions of approval will be added to this project to address glare from any proposed on-site lighting. Any development resulting from this project will be consistent with existing area developments.

Mitigation: None

References: Application material, Stanislaus County General Plan and Support Documentation¹.

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

| | | | | |
|--|--|--|---|--|
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | | | | |
| 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 40± acre project site is currently enrolled in Williamson Act No. 1973-1334 and has soils classified by the Farmland Mapping and Monitoring Program as being Prime Farmland. More specifically identified as Stomar Clay Loam with an index rating of 68 and a grade of 2, as well as Zacharias Clay Loam with an index rating 77 and a grade of 2, which would be categorized as prime farmland as well. The site is approximately planted in 32± acres of orchards, while the remaining acreage has been developed with 105,376± square feet of building space. The developed area consists of agricultural processing, manufacturing, cold storage and warehouses buildings. The two proposed storage buildings will disturb approximately 1.2 acres of unoccupied space as well as a small portion of the orchard. However, the proposed buildings are not expected to perpetuate any significant conversion of farmland to non-agricultural as the use will support the vertical integration of the on-site agriculture.

Located within the A-2 (General Agricultural) zoning district, the onsite processing and storage operations have been determined by the County to be compatible with the Williamson Act. Within the A-2 zoning district, the County has determined that certain uses related to agricultural production, such as Tier One uses, are “necessary for a healthy agricultural economy,” provided it is found that the proposed use “will not be substantially detrimental to or in conflict with the agricultural use of other property in the vicinity.”

Under the Williamson Act, government code §51238.1 provides direction to local governments for determining a compatible use based on established Williamson Act Principles of Compatibility. Section 21.20.045(A) of the Stanislaus County Zoning Ordinance requires that all uses approved on Williamson Act contracted lands be consistent with three principles of compatibility:

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

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

General Plan Amendment No. 2011-01 - Revised Agricultural Buffers was approved by the Board of Supervisors on December 20, 2011, to modify County requirements for buffers on agricultural projects. As this is a Tier One use, if not considered people intensive by the Planning Commission, the project is not subject to agricultural buffers. As the applicant does not anticipate an increase of the existing 11 employees, staff does not believe a buffer should be required.

Mitigation: None

References: Application Material; California Department of Conservation Farmland & Monitoring Program – Stanislaus County Farmland 2014; California Government Code; USDA Web Soil Survey; Stanislaus County General Plan and Support Documentation¹.

| III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | | | X | |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | | | X | |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | | | X | |
| d) Expose sensitive receptors to substantial pollutant concentrations? | | | X | |
| e) Create objectionable odors affecting a substantial number of people? | | | X | |

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

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin. The project will not substantially increase traffic in the area and, thereby, impacting air quality. The applicant is not anticipating an increase in the existing 11 employees and a maximum increase of five truck trips per day.

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

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

Construction activities associated with new development can temporarily increase localized PM10, PM2.5, volatile organic compound (VOC), nitrogen oxides (NOX), sulfur oxides (SOX), and carbon monoxide (CO) concentrations a project’s vicinity. The primary source of construction-related CO, SOX, VOC, and NOX emission is gasoline and diesel-powered, heavy-duty mobile construction equipment. Primary sources of PM10 and PM2.5 emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces.

Construction activities associated with the proposed project would consist primarily of construction of the 31,680 square feet storage buildings. These activities would not require any substantial use of heavy-duty construction equipment and would require little or no demolition or grading as the site is presently unimproved and considered to be topographically flat. Consequently, emissions would be minimal and all construction activities would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less than significant without mitigation. A referral was sent to the SJVAPCD but no response has been received to date. In any event, the applicant will be responsible to contact the SJVAPCD to determine if any District Rules or Regulations apply.

Mitigation: None

References: Application material; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; Stanislaus County General Plan and Support Documentation¹

| IV. BIOLOGICAL RESOURCES -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | | X | |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | | X | |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | | | X | |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | | | X | |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | | X |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? | | | | X |

Discussion: The presence of endangered species and/or habitats, locally designated species, wildlife dispersal and/or wetlands have not been identified on the site. However, the site is within a mile to the San Joaquin River, which is a Migration Corridor. It is also located within an area designated on the California Natural Diversity Database (CNDDB) as the Westley Quad, which comprises of 36 different potential plants and species. The site lies to the south of identified Community Terrestrial area but it does not include the site.

The project site has been planted in orchards for some time, which would require clearing and grading of the property prior to any planting of trees. The proposed storage buildings will only represent a portion of the existing developed commercial agricultural space on the site; it will most likely not create a significant impact to any potential biological

resources on site. 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 was referred to the California Department of Fish and Wildlife; no comments have been received as of this date.

Mitigation: None

References: California Department of Fish and Wildlife California Natural Diversity Database; Stanislaus County General Plan and Support Documentation¹

| V. CULTURAL RESOURCES -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5? | | | X | |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | | | X | |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | X | |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | | | X | |

Discussion: It does not appear this project will result in significant impacts to any archaeological or cultural resources. The project site has already been developed with agricultural processing, cold storage and warehouse buildings. Nevertheless, a condition of approval will be placed on the project that if any resources are found, construction activities will halt until a qualified survey takes place and the appropriate authorities are notified.

Mitigation: None

References: Application Material; Stanislaus County General Plan and Support Documentation¹

| VI. GEOLOGY AND SOILS -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | X | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | | | X | |
| ii) Strong seismic ground shaking? | | | X | |
| iii) Seismic-related ground failure, including liquefaction? | | | X | |
| iv) Landslides? | | | X | |
| b) Result in substantial soil erosion or the loss of topsoil? | | | X | |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | | | X | |

| | | | | |
|--|--|--|---|--|
| d) Be located on expansive soil creating substantial risks to life or property? | | | X | |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | | | X | |

Discussion: As mentioned earlier, the site consists of Stomar Clay and Zacharias Clay Loam soils. Contained in Chapter Five of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required as part of the building permit process. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. A grading and drainage plain, subject to Public Works Standards and Specifications, will be required prior to any issuance of a building permit for the storage buildings. Likewise, any addition of a septic tank or alternative waste water disposal system would require the approval of the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements. At this point, the project site will be served by an onsite septic system.

Mitigation: None

References: California Building Code; Referral Response from Stanislaus County Department of Public Works dated March 02, 2017; Stanislaus County General Plan and Support Documentation¹

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

Discussion: The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. As a requirement of AB 32, the ARB was assigned the task of developing a Climate Change Scoping Plan that outlines the state’s strategy to achieve the 2020 GHG emissions limits. This Scoping Plan includes a comprehensive set of actions designed to reduce overall GHG emissions in California, improve the environment, reduce the state’s dependence on oil, diversify the state’s energy sources, save energy, create new jobs and enhance public health. The Climate Change Scoping Plan was approved by the ARB on December 22, 2008. According to the September 23, 2010, AB 32 Climate Change Scoping Plan Progress Report, 40 percent of the reductions identified in the Scoping Plan have been secured through ARB actions and California is on track to its 2020 goal.

Although not originally intended to reduce GHGs, California Code of Regulations (CCR) Title 24, Part 6: California’s Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California’s energy consumption. Since then, Title 24 has been amended with recognition that energy-efficient buildings require less electricity and reduce fuel consumption, which in turn decreases GHG emissions. The current Title 24 standards were adopted to respond to the requirements of AB 32. Specifically, new

development projects within California after January 1, 2011, are subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11).

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

The project would also result in direct annual emissions of GHGs during operation. Direct emissions of GHGs from operation of the proposed project are primarily due to automobile trips. The applicant is anticipating no increase in the current 11 employees on site and an increase of a maximum of five truck trips per day. The Stanislaus County Department of Public Works reviewed the project and believes that, based on the International Traffic Engineer’s Manual, there will be a larger increase in truck traffic to the site. This traffic section will discuss the potential increase in vehicle trips; however, the discrepancy in the truck trips will remain well below any significant increase in GHG’s.

Mitigation: None

References: Referral Response from Stanislaus County Public Works Dated March 02, 2017; Stanislaus County General Plan and Support Documentation¹

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

| | | | | |
|--|--|--|---|--|
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | | | X | |
|--|--|--|---|--|

Discussion: 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.

A comment referral response received from DER’s HAZMAT Division is requiring a Phase 1 Study (and Phase II if deemed necessary) to determine if any underground storage of chemicals took place during past activities. Conditions of approval will be placed on the project to address this. The project site is adjacent to a private airstrip under common ownership. The private airstrip operates mostly in support of the adjacent agriculture and would not impose any increased safety hazard for people residing or working in the area, as the two have operated at this proximity for some time and no increase in employees will be a part of this expansion. The project site, however, is not located within any airport land use plan or a wildlands area.

Mitigation: None

References: Application material; Referral Response from Department of Environmental Resources HAZAMT Division, dated January 17, 2017; Stanislaus County General Plan and Support Documentation¹

| IX. HYDROLOGY AND WATER QUALITY -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Violate any water quality standards or waste discharge requirements? | | | X | |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | | | X | |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? | | | X | |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? | | | X | |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? | | | X | |
| f) Otherwise substantially degrade water quality? | | | X | |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | | | X | |

| | | | | |
|---|--|--|---|--|
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | | | X | |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | | | X | |
| j) Inundation by seiche, tsunami, or mudflow? | | | X | |

Discussion: The site is designated as area X, which has been subject to 500 year flooding as identified in accordance with the Federal Emergency Act. It is adjacent to but not within the 100 year flood-plain of the San Joaquin River. FEMA classifies this area as a moderate flood hazard; however, the site is not within 200 year flood plain. The proposed storage buildings are required to meet any prescribed measures to meet FEMA requirements during the building permit phase and will be administered the by County’s Building Permits Division. The Central Valley Regional Water Quality Control Board (RWQCB) provided a referral response requesting that the applicant coordinate with their agency to determine if any permits or Water Board requirements must be obtained or met prior to operation. A condition of approval will be added for both issues.

Mitigation: None

References: California Department of Water Resources, Best Available Maps; Referral Response from Department of Regional Water Quality Control Board, dated January 09, 2017; Stanislaus County General Plan and Support Documentation¹

| X. LAND USE AND PLANNING -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|--|---------------------------------------|---|-------------------------------------|------------------|
| a) Physically divide an established community? | | | | X |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | | | X | |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | | | | X |

Discussion: This project is consistent with the Agricultural designation of the County’s General Plan and A-2-40 (General Agriculture) zoning of the site provided the Use Permit is approved. This application is for a “use” that is considered a Tier One use which is permitted by securing a Use Permit. The features of this project will not physically divide an established community and/or conflict with any habitat conservation plan or natural community conservation plan. This project is not known to conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project.

Mitigation: None

References: Stanislaus County General Plan and Support Documentation¹

| XI. MINERAL RESOURCES -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|---|---------------------------------------|---|-------------------------------------|------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | | | | X |

| | | | | |
|--|--|--|--|---|
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | | | | X |
|--|--|--|--|---|

Discussion: The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no know significant resources on the site, nor is the project site located in a geological area known to produce important mineral resources.

Mitigation: None

References: Stanislaus County General Plan and Support Documentation¹

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

Discussion: The Stanislaus County General Plan identifies noise levels up to 75 dB Ldn (or CNEL) as the normally acceptable level of noise for agricultural, industrial, manufacturing and other similar land uses. Noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise. All expansion of use for the existing operation will take place within enclosed buildings and are not expected to generate significant amounts of noise. The construction phase of the project will temporarily increase ambient noise levels.

As mentioned previously, there is an adjacent private airport strip that serves mainly agricultural purposes. A majority of the operation will take place indoors, which will greatly limit any exposure to excessive noise as caused by the private airport.

Mitigation: None

References: Application Material; Stanislaus County General Plan and Support Documentation¹

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

Discussion: The proposed use of the site will not create service extensions or new infrastructure which could be considered as growth inducing. No housing or persons will be displaced by this project. This project is adjacent to agricultural operations and the nature of the use is considered consistent with the A-2 zoning district provided a use permit is obtained.

Mitigation: None

References: Stanislaus County General Plan and Support Documentation¹

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

Discussion: The County has adopted Public Facilities Fees, as well as one for Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. Such fees are required to be paid at the time of building permit issuance. The project was referred to the appropriate public service agencies, as well as the Stanislaus County Environmental Review Committee (ERC), which includes the Sheriff’s Department. A referral response was received from the West Stanislaus Fire District stating that the storage buildings may be subject to California Fire Code requirements regarding storage of combustible material. According to the applicant the storage of combustible material shall not exceed the state requirements. Conditions of approval will be added to the project to ensure these requirements are met. The proposed storage buildings are not anticipated to have any significant adverse impact on County services.

Mitigation: None

References: Application Material; Referral Response from West Stanislaus Fire Protection District dated January 3, 2017; Stanislaus County General Plan and Support Documentation¹

| XV. RECREATION -- | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | | | | X |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | | | | X |

Discussion: This project is not anticipated to result in significant demands for recreational facilities as such impacts typically are associated with residential development.

Mitigation: None

References: Stanislaus County General Plan and Support Documentation¹

| XVI. TRANSPORTATION/TRAFFIC -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian Xand 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 was not identified by reviewing agencies. The existing facility has direct access to a county maintained road via Cox Road. The applicant is not anticipating any increase in the existing year round 11 employees, they are, however, anticipating a maximum of five additional truck trips per day. The Stanislaus County Department of Public Works reviewed the project and believes that, based on the International Traffic Engineer’s Manual, there will be an increase in truck traffic to the site by 45 trips per day. While from a regulatory

standpoint this may be a large increase; however, it does not project to have a significant effect on the existing traffic patterns, level of service or conflict with any traffic mitigation plans. The Public Works Department is requiring dedication of a portion of the applicant’s property fronting along Cox Road as well as improvements to both the northbound and southbound lanes for the increase in truck trips. This will be added as a condition of approval for the project, to be completed prior to the completion of the first issued permit.

Mitigation: None

References: Application Material; Referral Response from Stanislaus County Department of Public Works dated March 02, 2017; Stanislaus County General Plan and Support Documentation¹

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

Discussion: Limitations on providing services have not been identified during the Early Consultation process. The site will be served by; PG&E for electrical services, West Stanislaus Irrigation District for the irrigation of the onsite agriculture, private wells for potable water and permitted through DER for any sanitary sewage disposal. Any intensity of these utilities from the proposed development will result in less than significant impacts to the groundwater, waste disposal and storm water drainage and will be subject to any regulatory requirements during the building permitting phase.

Mitigation: None

References: Application Material; Stanislaus County General Plan and Support Documentation¹

| XVIII. MANDATORY FINDINGS OF SIGNIFICANCE -- | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | | | X | |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | | | X | |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | | X | |

Discussion: Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or surrounding areas.

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

NEGATIVE DECLARATION

NAME OF PROJECT: Use Permit Application No. PLN2016-0126 – Jon E. Maring – Del Mar Farms

LOCATION OF PROJECT: 9839 Cox Road, between Frank Cox Road and Condit Avenue, south of the Community of Grayson.
APN: 016-043-002

PROJECT DEVELOPERS: Jon E. Maring dba Del Mar Farms
9843 Cox Road
Patterson, CA 95363

DESCRIPTION OF PROJECT: Request to construct two agricultural storage buildings totaling approximately 31,680+/- square feet for the expansion of an existing agricultural processing facility on a 40+/- acre parcel in the A-2-40 (General Agriculture) zoning district.

Based upon the Initial Study, dated **March 16, 2017**, 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: Jeremy Ballard, Assistant Planner

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

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

PROJECT: UP PLN2016-0126 - JON E. MARING - DEL MAR FARMS

| REFERRED TO: | | | | RESPONDED | | RESPONSE | | | MITIGATION MEASURES | | CONDITIONS | |
|---|------|--------|-----------------------|-----------|----|----------------------------------|-----------------------------|---------------------|---------------------|----|------------|----|
| | 2 WK | 30 DAY | PUBLIC HEARING NOTICE | YES | NO | WILL NOT HAVE SIGNIFICANT IMPACT | MAY HAVE SIGNIFICANT IMPACT | NO COMMENT NON CEQA | YES | NO | YES | NO |
| CA DEPT OF CONSERVATION: Land Resources / Mine Reclamation | X | X | X | | X | | | | | | | |
| CA DEPT OF FISH & WILDLIFE | X | X | X | | X | | | | | | | |
| CA DEPT OF TRANSPORTATION DIST 10 | X | X | X | | X | | | | | | | |
| CA DEPT OF WATER RESOURCES | X | X | X | | X | | | | | | | |
| CA OPR STATE CLEARINGHOUSE | X | X | X | | X | | | | | | | |
| CA RWQCB CENTRAL VALLEY REGION | X | X | X | X | | | | X | | X | X | |
| CEMETERY DISTRICT | X | X | X | | X | | | | | | | |
| CENTRAL VALLEY FLOOD PROTECTION | X | X | X | | X | | | | | | | |
| COOPERATIVE EXTENSION | X | X | X | | X | | | | | | | |
| FIRE PROTECTION DIST: WEST STAN | X | X | X | X | | | | X | | X | X | |
| HOSPITAL DISTRICT: DEL PUERTO | X | X | X | | X | | | | | | | |
| IRRIGATION DISTRICT: WEST STAN | X | X | X | | X | | | | | | | |
| MOSQUITO DISTRICT: TURLOCK | X | X | X | | X | | | | | | | |
| MT VALLEY EMERGENCY MEDICAL | X | X | X | | X | | | | | | | |
| PACIFIC GAS & ELECTRIC | X | X | X | | X | | | | | | | |
| RAILROAD: CA NORTHERN | X | X | X | | X | | | | | | | |
| SAN JOAQUIN VALLEY APCD | X | X | X | | X | | | | | | | |
| SCHOOL DISTRICT 1: PATTERSON JOINT UNIFIED | X | X | X | | X | | | | | | | |
| STAN CO AG COMMISSIONER | X | X | X | | X | | | | | | | |
| STAN CO BUILDING PERMITS DIVISION | X | X | X | | X | | | | | | | |
| STAN CO GEO | X | X | X | | X | | | | | | | |
| STAN CO DER | X | X | X | X | | | | X | | X | | X |
| STAN CO ERC | 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 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 | | X | | | | | | | |
| TELEPHONE COMPANY: ATT | X | X | X | | X | | | | | | | |
| TRIBAL CONTACTS (CA Government Code §65352.3) | X | X | X | | X | | | | | | | |
| US ARMY CORPS OF ENGINEERS | | X | X | | X | | | | | | | |
| US FISH & WILDLIFE | | X | X | | X | | | | | | | |
| US MILITARY AGENCIES (SB 1462) (5 agencies) | | X | X | | X | | | | | | | |