

STANISLAUS COUNTY PLANNING COMMISSION

May 17, 2018

STAFF REPORT

USE PERMIT APPLICATION NO. PLN2017-0131
WEST STANISLAUS IRRIGATION DISTRICT

REQUEST: TO CONSTRUCT AN OPERATIONS AND MAINTENANCE FACILITY FOR THE WEST STANISLAUS IRRIGATION DISTRICT, WHICH IS ADJACENT TO THE DISTRICT'S MAIN CANAL SYSTEM AND FIRST PUMPING STATION, ON A 7.67 ACRE PARCEL.

APPLICATION INFORMATION

Applicant/Property owner:	West Stanislaus Irrigation District (WSID)
Agent:	Teter Architects & Engineers
Location:	6930 River Road, on the southeast corner of West Stanislaus and River Roads, west of the San Joaquin River, north of the Community of Westley.
Section, Township, Range:	16-4-7
Supervisorial District:	District 5 (Supervisor DeMartini)
Assessor's Parcel:	016-025-042
Referrals:	See Attachment G Environmental Review Referrals
Area of Parcel(s):	7.67 acres
Water Supply:	Private well
Sewage Disposal:	Private septic system
Existing Zoning:	A-2-40 (General Agriculture)
General Plan Designation:	Agriculture
Sphere of Influence:	Not applicable
Community Plan Designation:	Not applicable
Williamson Act Contract No.:	Not applicable
Environmental Review:	Negative Declaration
Present Land Use:	Vacant
Surrounding Land Use:	The West Stanislaus Irrigation District's Main Canal, first pumping station, and operations and maintenance facilities exist along the northeast border of the project site. Row crops and orchards with scattered single-family dwellings surround the project site on the south, east, and west. The Communities of Westley and Grayson are located approximately two miles south and southeast of the project site. The San Joaquin River and San Joaquin National Wildlife Refuge exists just north of the project site.

RECOMMENDATION

Based on the discussion below and on the whole of the record provided to the County, Staff is recommending that the Planning Commission approve this request, as presented in this staff report. If the Planning Commission decides to approve the project, Attachment A provides an overview of all of the findings required for project approval.

PROJECT DESCRIPTION

The project is a request to construct an operations and maintenance facility for the West Stanislaus Irrigation District, which is adjacent to the District's Main Canal System and first pumping station, on a 7.67 acre parcel in the A-2-40 zoning district. The proposed project includes: the construction of a 10,100 square foot maintenance building (which will be utilized for the maintenance and repairs of vehicles and equipment), a 5,100 square foot covered equipment building, a 7,590 square foot equipment storage area, a 2,000 square foot chemical storage area, a truck washing area, a fueling area, a material storage area, and a drainage basin which is proposed to also contain a ground-mount solar system. Existing equipment, trucks, and storage structures located along the Main Canal would be moved onto the project site, which will allow the District to improve their services by increasing security. The facility operates Monday thru Friday, from 7:00 a.m. to 3:30 p.m., and will employ a maximum of 15 full-time employees and two part-time employees. A maximum of two deliveries are anticipated per day. The project site will be served with private septic and well services.

This project was previously approved by the Planning Commission on November 21, 2013, under Use Permit No. PLN2013-0040. However, the use permit was never activated and expired and a new use permit was required for the West Stanislaus Irrigation District to complete their planned improvements. The 2013 use permit was approved for a larger building footprint than the current use permit request, including: a 5,950 square foot administration building, a 2,600 square-foot warehouse, and a slightly larger maintenance building (by 1,100 square feet). (See Attachment D - *Planning Commission Staff Report, dated November 21, 2013, Use Permit No. PLN2013-0040 – West Stanislaus Irrigation District*).

SITE DESCRIPTION

The site is located on River Road, on the east corner of East Stanislaus and River Roads, west of the San Joaquin River, north of the Community of Westley.

The West Stanislaus Irrigation District's Main Canal, first pumping station, and operations and maintenance facilities exist along the northeast border of the project site. Row crops and orchards with scattered single-family dwellings surround the project site on the south, east, and west, with properties ranging in size from 12 to 350 acres. The Communities of Westley and Grayson are located approximately two miles south and southeast of the project site. The San Joaquin River and San Joaquin National Wildlife Refuge exists just north of the project site.

ISSUES

No issues have been identified as a part of this request. Standard conditions of approval have been added to the project.

GENERAL PLAN CONSISTENCY

The site is currently designated “Agriculture” in the Land Use Element of 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. This designation establishes agriculture as the primary use in land so designated, but allows dwelling units, limited agriculturally related commercial services, agriculturally related light industrial uses, and other uses which by their unique nature are not compatible with urban uses, provided they do not conflict with the primary use.

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

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

Objective 1.2 of the Agricultural Element states:

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

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

Staff believes that this project request meets the objective of the agricultural service establishment as laid out in the Agricultural Element, as they provide water to agricultural parcels within their District boundaries, which is a critical service for the viability of commercial agriculture.

To minimize conflicts between agriculture operations and non-agricultural operations, Buffer and Setback Guidelines (Appendix A of the Agricultural Element) have been adopted. The purpose of these guidelines is to protect the long-term health of local agriculture by minimizing conflicts resulting from normal agricultural practices as a consequence of new or expanding uses approved in or adjacent to the A-2 (General Agriculture) zoning district.

Appendix A of these guidelines states that all projects shall incorporate a minimum 150-foot wide buffer setback. Permitted uses within a buffer area shall include: Public roadways, utilities, drainage

facilities, rivers and adjacent riparian areas, landscaping, parking lots, and similar low-people intensive uses. Walking and bike trails shall be allowed within buffers setback areas provided they are designed without rest areas.

The project site is surrounded by agricultural parcels planted in almonds or row crops, ranging in size between 12 and 80 acres. The maintenance building, where 15 full-time employees and two part-time employees will be based, meets the 150-foot setback for low people intensive uses from all property lines. The project also proposes to include chain-link perimeter fencing and landscaping along the frontage of the site on the western property line.

The decision making body (Planning Commission), shall have the ultimate authority to determine if a use is low-people intensive. An alternative buffer and setback standard may be approved by the Planning Commission provided the proposed alternative is found to provide equal or greater protection to the surrounding agricultural uses. This project was referred to the Stanislaus County Agricultural Commissioner's office to date, no comment has been received. Provided the Planning Commission agrees that this project is "low-people intensive", Staff believes that the project meets the agricultural buffer guidelines. The impact to the adjacent agricultural uses is not anticipated to be greater as a result of this project.

ZONING ORDINANCE CONSISTENCY

The site is currently zoned A-2-40 (General Agriculture). It is the intent of the General Agriculture (A-2) zoning district to support and enhance agriculture as the predominant land use in the unincorporated areas of Stanislaus County. The regulations contained within the A-2 zoning district are specifically established to ensure that all land uses are compatible with agriculture. The proposed request to construct an operations and maintenance facility for the West Stanislaus Irrigation District is being processed under the A-2 zoning district as an agricultural service establishment. Section 21.20.030(B)(3)(a) of the Zoning Ordinance recognizes agricultural service establishments as a Tier Two use when primarily engaging in the provision of agricultural services to farmers and when such establishments are designed to serve the immediately surrounding area as opposed to having a widespread service area. Echoing the Agricultural Element of the General Plan, Tier Two uses may be allowed when the Planning Commission finds that: (1) they will not be substantially detrimental to or in conflict with the agricultural use of other property in the vicinity; (2) the establishment as proposed will not create a concentration of commercial and industrial uses in the vicinity; and (3) it is necessary and desirable for such establishment to be located within the agricultural area as opposed to areas zoned commercial or industrial.

Staff believes the necessary findings for approval (outlined in Attachment A) for this project can be made. With conditions of approval in place, there is no indication that, under the circumstances of this particular case, the proposed project will be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use or that it will be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county. Irrigation District facilities are an important component of the agricultural economy in Stanislaus County. It does not appear that this project, as proposed, will be in conflict with surrounding agricultural uses as agricultural operations in the vicinity rely on WSID for irrigation water.

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 Attachment G - *Environmental Review Referrals*.) A Negative Declaration has

been prepared for approval prior to action on the map itself as the project will not have a significant effect on the environment. (See Attachment F - *Negative Declaration*.) Conditions of approval reflecting referral responses have been placed on the project. (See Attachment 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 **\$2,337.75** for the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and the Clerk Recorder filing fees. The attached Conditions of Approval ensure that this will occur.

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

Attachments:

Attachment A - Findings and Actions Required for Project Approval
Attachment B - Maps
Attachment C - Conditions of Approval
Attachment D - Planning Commission Staff Report, dated November 21, 2013, **
Use Permit No. PLN2013-0040 – West Stanislaus Irrigation District
(including Exhibits A-C)
Attachment E - Initial Study
Attachment F - Negative Declaration
Attachment G - Environmental Review Referral

** *The Planning Commission Staff Report, dated November 21, 2013, with complete attachments is available on-line at the following link:*

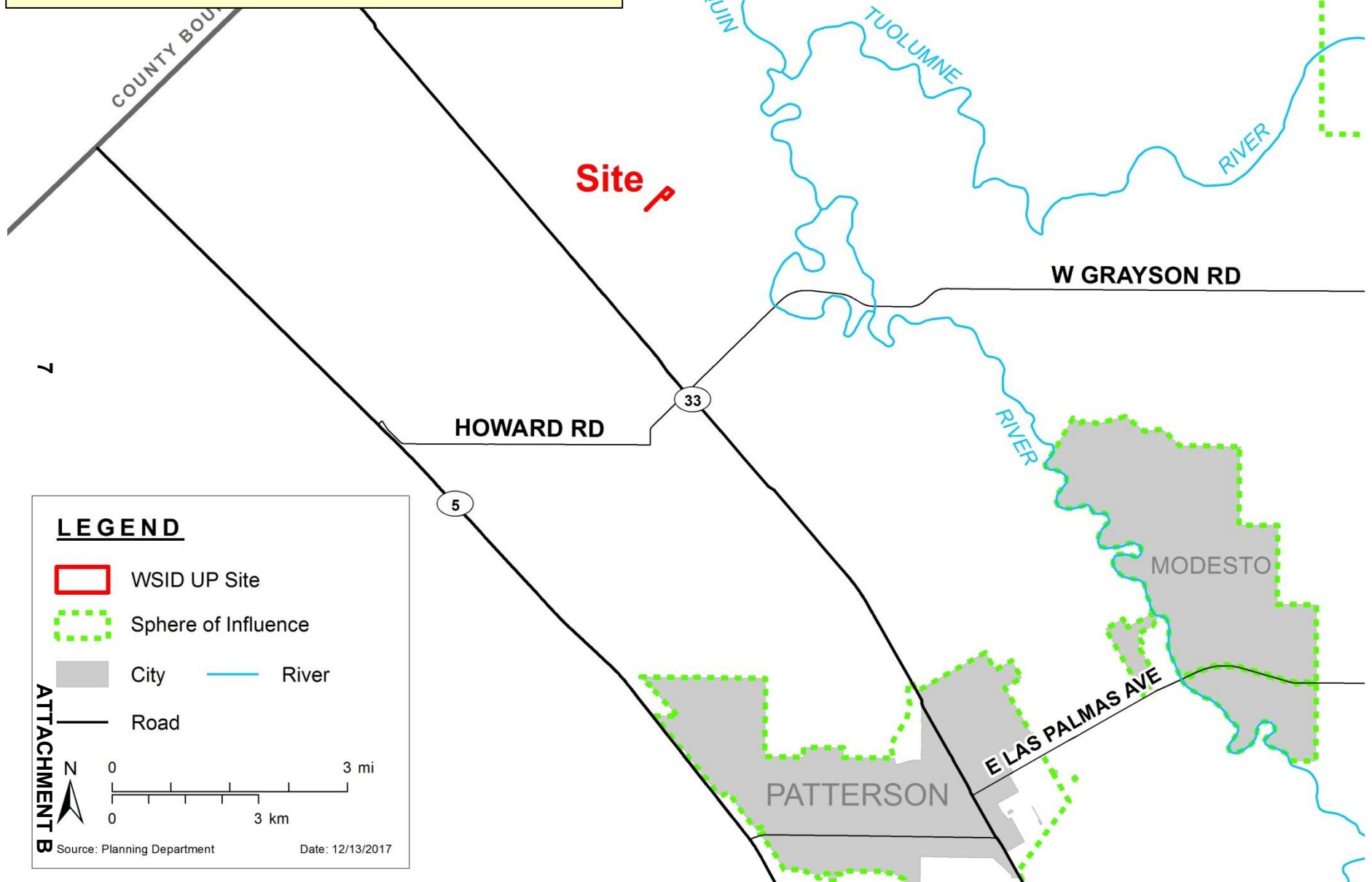
<http://www.stancounty.com/planning/agenda/2013/11-21-13/WSID%20SR.pdf>

Attachment A
Findings and Actions Required for Project Approval





1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgment and analysis.
2. Order the filing of a Notice of Determination with the Stanislaus County Clerk-Recorder's Office pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find that:
 - (a) The establishment, maintenance, and operation of the proposed use or building applied for is consistent with the general plan and will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county.
 - (b) The establishment, as proposed, will not be substantially detrimental to, or in conflict with, agricultural use of other property in the vicinity.
 - (c) The establishment, as proposed, will not create a concentration of commercial and industrial uses in the vicinity.
 - (d) It is necessary and desirable for such establishment to be located within the agricultural area as opposed to areas zoned for commercial or industrial usage.
4. Approve Use Permit Application No. PLN2017-0131 – West Stanislaus Irrigation District subject to the attached Conditions of Approval.

UP PLN2017-0131

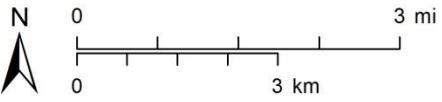
WEST STANISLAUS IRRIGATION DISTRICT AREA MAP



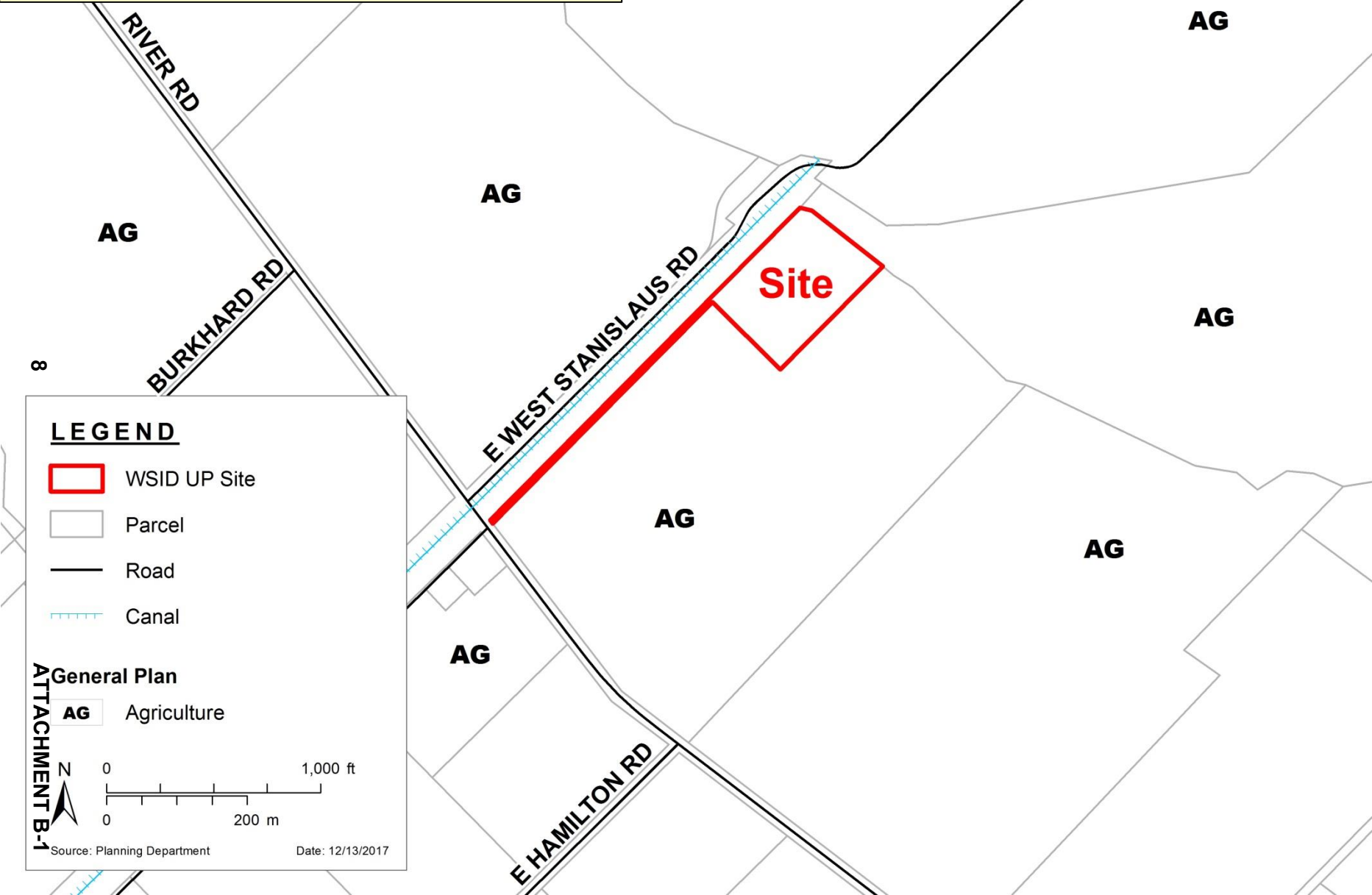
LEGEND

-  WSID UP Site
-  Sphere of Influence
-  City
-  River

ATTACHMENT B



**UP PLN2017-0131
WEST STANISLAUS IRRIGATION DISTRICT
GENERAL PLAN MAP**



LEGEND

 WSID UP Site

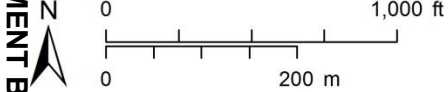
 Parcel

 Road

 Canal

General Plan





AG Agriculture



**UP PLN2017-0131
WEST STANISLAUS IRRIGATION DISTRICT
ZONING MAP**



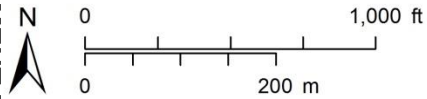
LEGEND

-  WSID UP Site
-  Parcel
-  Road
-  Canal

Zoning Designation

-  A-2-40

ATTACHMENT B-2



Source: Planning Department

Date: 12/13/2017

UP PLN2017-0131

WEST STANISLAUS IRRIGATION DISTRICT


2015 AERIAL

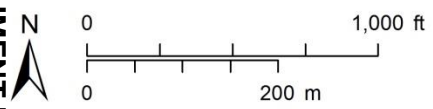


Site

LEGEND

 WSID UP Site

 Road



ATTACHMENT B-3

UP PLN2017-0131
WEST STANISLAUS IRRIGATION DISTRICT
2015 AERIAL




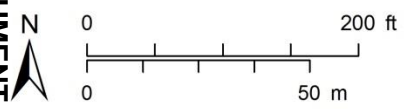
11

Site

LEGEND

 WSID UP Site

 Road



ATTACHMENT B-4

UP PLN2017-0131
WEST STANISLAUS IRRIGATION DISTRICT
ACREAGE MAP



LEGEND

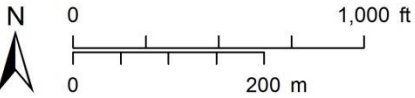
 WSID UP Site

 .24 Parcel/Acres

 Road

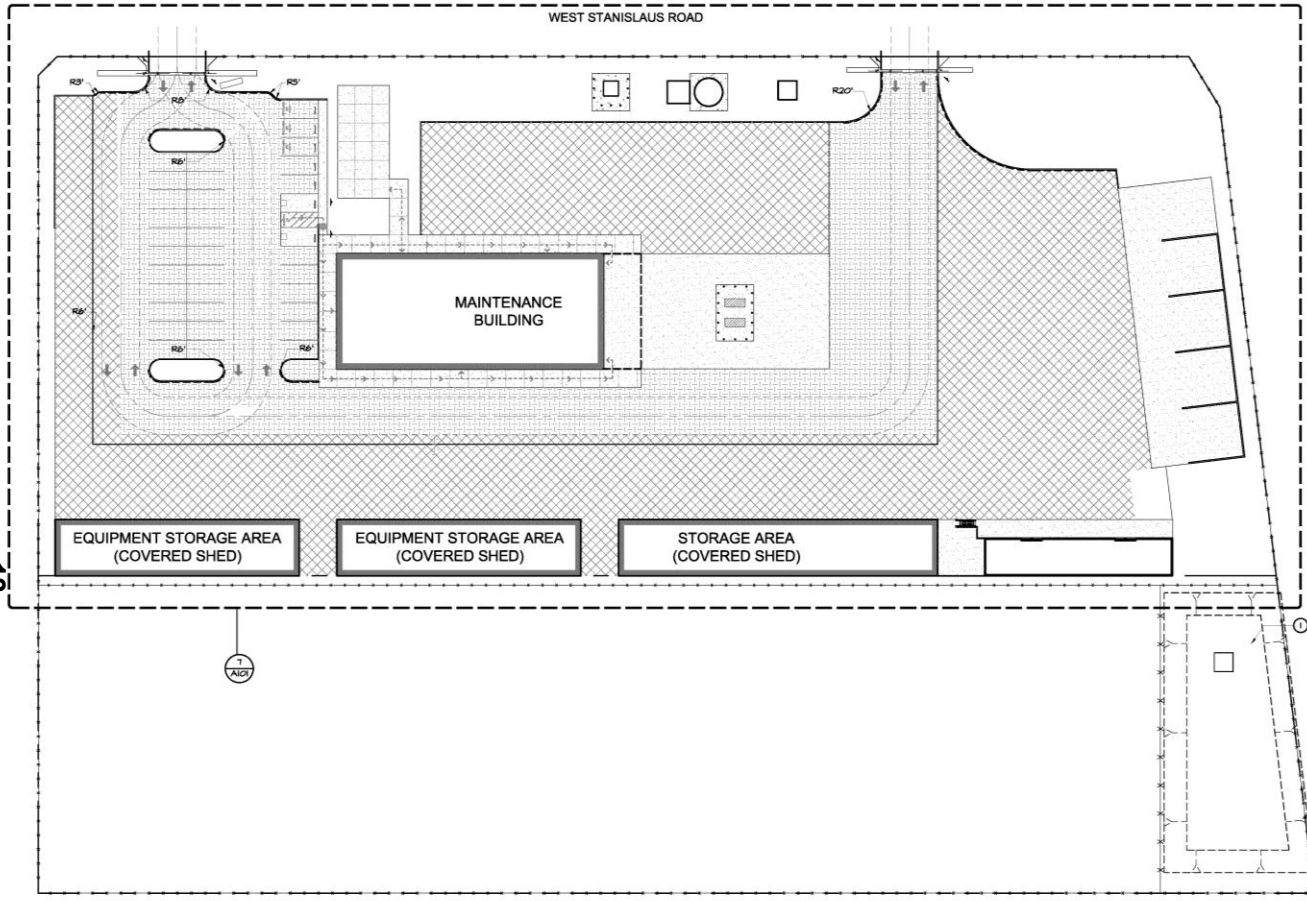
 Canal

ATTACHMENT B-5



Source: Planning Department

Date: 12/13/2017



OVERALL SITE PLAN



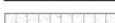





SCALE: 1" = 30'-0"

KEYNOTES

1. RETENTION POND

SITE LEGEND

-  PROPERTY LINE
-  PROPOSED BUILDING
-  PROPOSED CONCRETE PAVING
-  AGGREGATE BASE
-  AC PAVING
-  CONCRETE PAVING

WEST STANISLAUS IRRIGATION DISTRICT
 NEW MAINTENANCE FACILITY
 PROJECT NO. IT-10594
 DRAWING A100

WESTLEY, STANISLAUS COUNTY, CA
 DRAWING TITLE
 OVERALL SITE PLAN

TETER
 TETER ARCHITECTS ENGINEERS CONNECTED

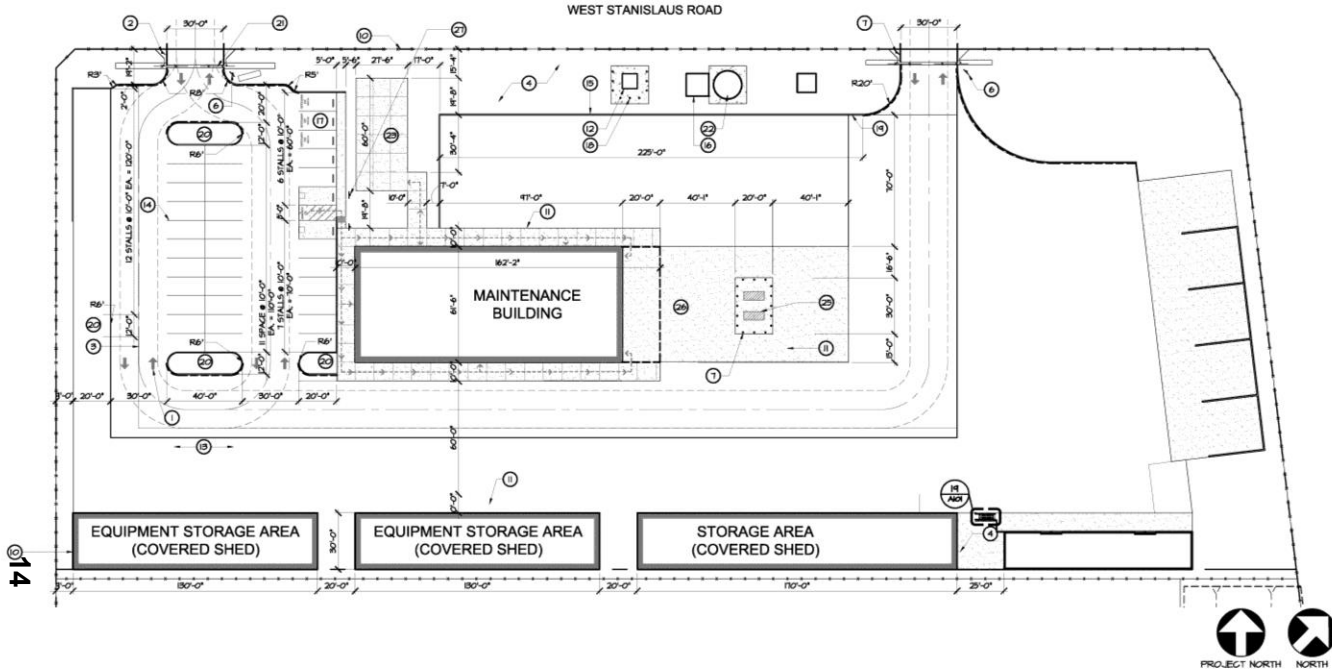
TETER, LLP
 1535 N. WALNUT AVE. 201 | FRESNO, CA 93711 | 508.432.2887
 1000 UNIVERSITY DR. 100 | MANTOLFO, CA 95031 | 415.343.1800

NOT FOR CONSTRUCTION

DATE	DESCRIPTION
B 11/27/17	100% CD SUBMITTAL

THESE L&P DRAWINGS ARE THE PROPERTY OF TETER ARCHITECTS ENGINEERS CONNECTED. NO PART OF THESE DRAWINGS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF TETER ARCHITECTS ENGINEERS CONNECTED.

WEST STANISLAUS ROAD



ENLARGED SITE PLAN



SCALE: 1" = 30'-0"

GENERAL NOTES

- A. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS & PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY & NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY & HOLD OWNERS & ARCHITECT HARMLESS FROM ANY & ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION W/ THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF ARCHITECT.
- B. THE CONTRACTOR SHALL ACCEPT THE SITE IN ITS PRESENT CONDITION & DEMOLISH AND/OR REMOVE FROM THE AREA OF THE PROJECT ALL STRUCTURES, BOTH SURFACE & SUBSURFACE, TREES, BRUSH, ROOTS, DEBRIS, ORGANIC MATTER, & ALL OTHER MATTER DETERMINED BY THE INSPECTOR TO BE DELETERIOUS. SUCH MATERIAL SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- C. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED & SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE & SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH AND/OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING WHICH SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY W/ OSHA REQUIREMENTS.
- D. THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE AMBULANCE, & THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF JOB SITE.
- E. EXISTING UNDERGROUND UTILITIES & IMPROVEMENTS ARE SHOWN IN THEIR APPROX. LOCATIONS BASED UPON RECORD INFO. AVAILABLE TO THE ARCHITECT @ THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD & NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFO. SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES @ LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (811), 1-800-642-2444.
- F. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND & SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
- G. ALL SITE FENCING, CURBS, GUTTERS, DRIVE APPROACHES, & WALKS SHALL BE CLASS "B" CONC. @ 5 BAGG MIX W/ A MAX. SLOPE OF 5" & A 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI.
- H. PROPOSED DIMENSIONS AS SHOWN ARE BASED ON RECORD INFO. & SHOULD BE FIELD VERIFIED BY A PROPERTY SURVEY PRIOR TO CONSTRUCTION.
- J. EXTERIOR CONC. LANDINGS @ DOORS SHALL NOT BE MORE THAN 1/4 INCH LOWER THAN CURBWAY THRESHOLD W/ 1/4 INCH PER FOOT SLOPE MAX.
- K. SEE CIVIL DRAWINGS FOR A.C. & CONC. PAVING SECTIONS.
- L. SEE CIVIL DRAWINGS FOR CURBS DETAILS.
- M. SEE CIVIL DRAWINGS FOR ALL OFF-SITE IMPROVEMENTS.
- N. FINISH FLOORS SHALL HAVE A 1% SLOPE AWAY FROM THE BLDGS. FOR A DISTANCE NOT LESS THAN 5'-0" FROM THE BLDGS.
- P. REFER TO CIVIL, LANDSCAPE, PLUMBING & ELECTRICAL FOR UTILITY INFORMATION. CONTRACTOR TO COORDINATE ALL TRADES TO MAINTAIN PROPER CLEARANCES & AVOID CONFLICTS.

FIRE DEPT. ACCESS NOTES

FIRE LANES SHALL BE LOCATED AS DETERMINED BY THE FIRE CHIEF, & SHALL NOT BE LESS THAN TWENTY (20) FEET IN WIDTH, W/ TURNING RADIUS OF NOT LESS THAN TWENTY-FIVE (25) FEET IN WIDTH, & SHALL HAVE A CLEAR HEIGHT OF NOT LESS THAN THIRTEEN FEET, SIX INCHES (13'-6").

FIRE LANES SHALL BE CONSTRUCTED IN ACCORDANCE W/ SPECIFICATIONS SET FORTH BY THE STANISLAUS COUNTY FIRE DEPT.

FIRE LANES SHALL BE MAINTAINED CLEAR @ ALL TIMES W/O EXCEPTION. IT SHALL BE UNLAWFUL FOR ANY PERSON TO IMPAIR OR BLOCK SUCH FIRE LANES BY VEHICLE PARKING OR PLACING ANY OTHER OBSTRUCTION THEREIN. ANY PERSON VIOLATING THIS SECTION IS GUILTY OF AN INFRACTION.

ADDRESS NUMBERS SHALL BE PROVIDED ON THE EXTERIOR OF THE BUILDING IN SUCH A POSITION AS TO CLEARLY & PLAINLY BE VISIBLE FROM THE STREET. NUMBERS SHALL BE @ LEAST SIX INCHES (6") HIGH & SHALL BE OF A COLOR TO CONTRAST W/ THEIR BACKGROUND.

CAL GREEN STANDARD CODE

DESIGNATED "CLEAN AIR / VAN POOL / EV" PARKING PER CGESC TABLE 5.106.5.2

PARKING TOTAL: 47 STALLS + 3 STALLS

TOTAL CLEAN AIR / VAN POOL / EV STALLS = 3 CLEAN AIR/VAN POOL / EV STALLS

BICYCLE PARKING PER CAL GREEN SECTION 5.106.4

VISITOR SHORT TERM BICYCLE PARKING: NONE REQUIRED. PROJECT WILL NOT GENERATE VISITOR TRAFFIC (REF. CGESC 5.106.4.1)

EMPLOYEE LONG TERM BICYCLE PARKING: 47 STALLS X 5% = 3 SPACES

LONG TERM BICYCLE PARKING TO BE LOCKABLE ENCLOSURES OR LOCKABLE ROOM (REF. CGESC 5.106.4.1.2)

PARKING INFORMATION

STANISLAUS COUNTY ZONING CODE:

PROPOSED FACILITY: 15 FULL-TIME EMPLOYEES / 2 PART-TIME / SEASONAL

TOTAL: 17 EMPLOYEES

FACTORY AREA/ PARKING RATIO: 1 SPACE/EMPLOYEE ON A MAX. SLOPE + 3 ADDL. SPACES

TOTAL PARKING REQUIRED (PER STANISLAUS COUNTY ZONING ORDINANCES): 20 STALLS

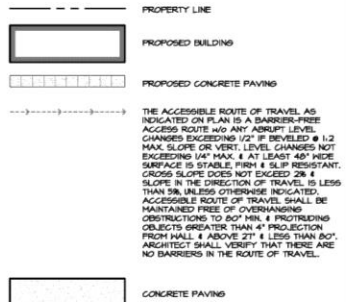
PARKING PROVIDED:

STANDARD (R207)	45 STALLS
ACCESSIBLE (R207)*	2 STALLS
TOTAL	47 STALLS*

NOTES:

- * FOR EVERY SIX PARKING SPACES REQD. BY SECTION 1B-209.2 TO COMPLY W/ SECTION 1B-302.5, @ LEAST ONE SHALL BE A VAN PARKING SPACE COMPLYING W/ SECTION 1B-302 (2016 CDB 1B-209.2.4)

SITE LEGEND



KEYNOTES

1. PAINTED TRAFFIC ARROWS, SEE (A102)
2. PARKING LOT ENTRANCE SIGN, SEE (A102)
3. FIRE DEPT. ACCESS LANE, 20'-0" MIN. CLR. WIDTH.
4. LANDSCAPE AREA. SEE LANDSCAPE DWGS.
5. 6" WIDE CH4U HALLS, 6" HIGH W/ SOLID GROUT.
6. "STOP" SIGN, SEE (A102)
7. PIPE BOLLARD, SEE (A102)
8. CONCRETE CURB PAINT RED W/ "FIRE LANE - NO PARKING" IN 4" HIGH WHITE LETTERS.
9. ELEVATED DOCK, 44" ABOVE ADJ. GRADE.
10. T-0" H FERRETER FENCING W/ RAZOR WIRE, TYP.
11. CONCRETE PAVING. SEE CIVIL DWGS.
12. PUMP HOUSE.
13. AGGREGATE BASE. SEE CIVIL DWGS.
14. 4" WIDE PARKING STALL STRIPES - WHITE, TYP.
15. CONCRETE WHEELSTOP, SEE (A102)
16. WELL ENCLOSURE.
17. RESERVED "CLEAN AIR / VANPOOL / EV" STALL, SEE (B102)
- 18.
19. CONC. CURB. SEE CIVIL DWGS
20. PLANTER. SEE LANDSCAPE DWGS.
21. MOTOR-OPERATED ROLLING GATE, SEE (A102)
22. WATER STORAGE TANK.
23. CONC. OUTDOOR BREAK AREA.
24. 150' AGRICULTURAL LANDSCAPE SETBACK.
25. FUEL AREA W/ (2) 500 GALLON TANKS.
26. VEHICLE WASH AREA.
27. ACCESSIBLE PARKING SIGN, SEE (A102)

ATTACHMENT B-7

WEST STANISLAUS IRRIGATION DISTRICT
NEW MAINTENANCE FACILITY

WESTLEY, STANISLAUS COUNTY, CA

DRAWING TITLE
ENLARGED SITE PLAN

PROJECT NO:
17-10594

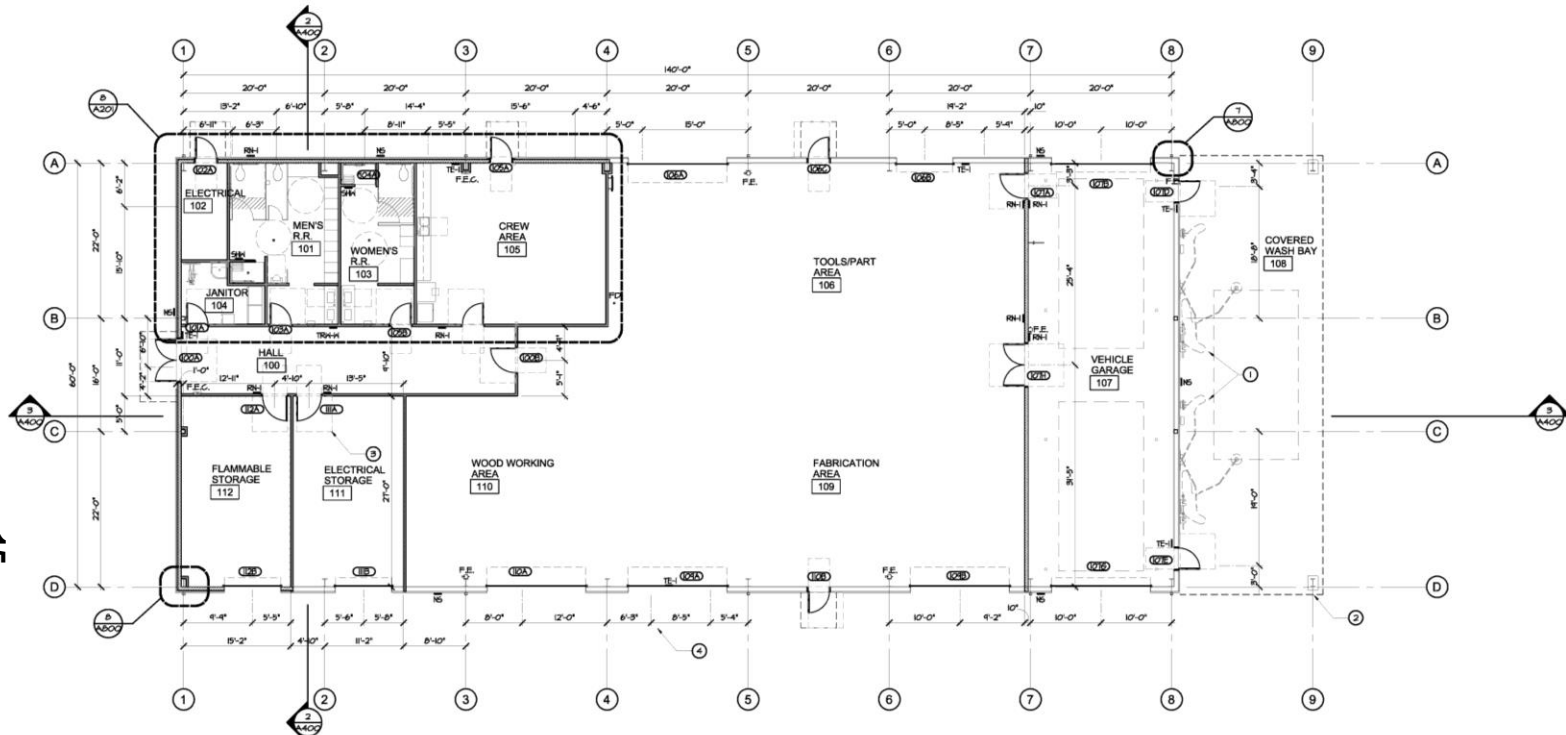
DRAWING
A101

NOT FOR CONSTRUCTION

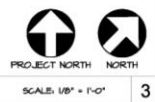
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DATE: 11/27/17
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OVERALL FLOOR PLAN



- KEYNOTES**
1. VEHICLE WASH EQUIPMENT (BY OTHERS)
 2. BUTTER DOWNSPOUT, SEE EXTERIOR ELEVATIONS.
 3. RAMPED ACCESSIBLE DOOR CLEARANCE, SEE (A) (A300)
 4. METAL ANCHORS OVERHEAD (SHOWN DASHED), SEE ROOF PLAN.
 5. SEE CONC. LANDINGS & ROOF ACCESS LADDER.

- LEGEND**
- 6" MTL. STUD HALL, SEE STRUCTURAL FOR SIZE AND SPACING, PROVIDE 5/8" GYP. BOARD @ INTERIOR SIDE - USE WATER RESISTANT GYP. BOARD AT NET LOCATIONS.
 - 3 5/8" MTL. STUD HALL, SEE STRUCTURAL FOR SIZE AND SPACING, PROVIDE 5/8" GYP. BOARD @ INTERIOR SIDE - USE WATER RESISTANT GYP. BOARD AT NET LOCATIONS.
 - 8" HALL GIRTS, PER M.B.M.
 - I METAL COLUMNS, PER M.B.M.
 - # BUILDING GRID
 - DOOR SYMBOL - SEE DOOR SCHEDULE ON SHEET A100.
 - DOOR & FRAME AS SCHEDULED - SEE SHEET A100.

- FD FLOOR DRAIN - SEE PLUMBING DWGS.
- F.E.G. FIRE EXTINGUISHER CABINET SEE (B) (A301)

- GENERAL NOTES**
- A. KEYNOTES APPLY TO THIS DRAWING ONLY.
 - B. VERIFY ALL DIMENSIONS & NOTATIONS IN FIELD.
 - C. FOR GENERAL BUILDING NOTES, SEE (20) (A300)

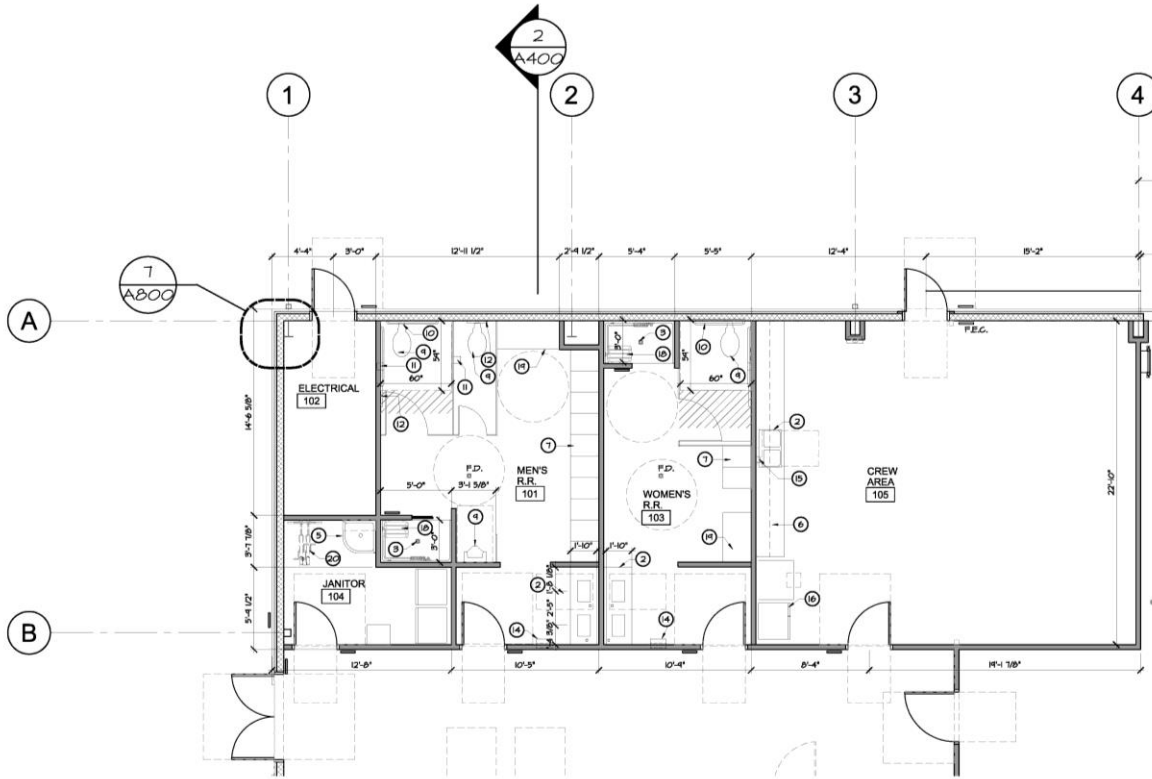
ATTACHMENT B-8

WEST STANISLAUS IRRIGATION DISTRICT
 NEW MAINTENANCE FACILITY
 WESTLEY, STANISLAUS COUNTY, CA
 DRAWING TITLE
 OVERALL FLOOR PLAN
 PROJECT NO. 17-10534
 DRAWING A200

TETER, LLP
 ARCHITECTS ENGINEERS CONNECTED
 1025 N. PALM AVE. 2017 FRESNO, CA 93711 (509) 432-2887
 1000 SHILOH DR. 1017 WASHINGTON, CA 95971 (530) 447-8432
 1000 SHILOH DR. 1017 WASHINGTON, CA 95971 (530) 447-8432

NOT FOR CONSTRUCTION

DATE: 11/27/17
 100% CD SUBMITTAL



ENLARGED FLOOR PLAN



SCALE: 1/4" = 1'-0"

8

KEYNOTES (KEYNOTES APPLY TO THIS SHEET ONLY)

1. EMERGENCY SHOWER STALL
2. COUNTER WITH SINK
3. FLOOR DRAIN
4. TOILET PARTITION
5. HOP SINK
6. UPPER CABINET, SHOWN DASHED
7. METAL LOCKERS
8. ACCESSIBLE SHOWER ENCLOSURE
9. PLUMBING FIXTURE
10. GRAB BARS
11. TOILET PAPER DISPENSER
12. TOILET SEAT COVER DISPENSER
13. SHOWER CURTAIN AND ROD
14. PAPER TOWEL DISPENSER WITH WASTE RECEPTACLE
15. SOAP DISPENSER
16. REFRIGERATOR, OWNER INSTALLED
17. FURRED HALL AT STEEL FRAMING PER HALL TYPES
18. ACCESSIBLE SHOWER BENCH, SEE (A)100
19. ACCESSIBLE BENCH ADJACENT TO ACCESSIBLE LOCKER
20. BIKE STORAGE AREA

LEGEND

-
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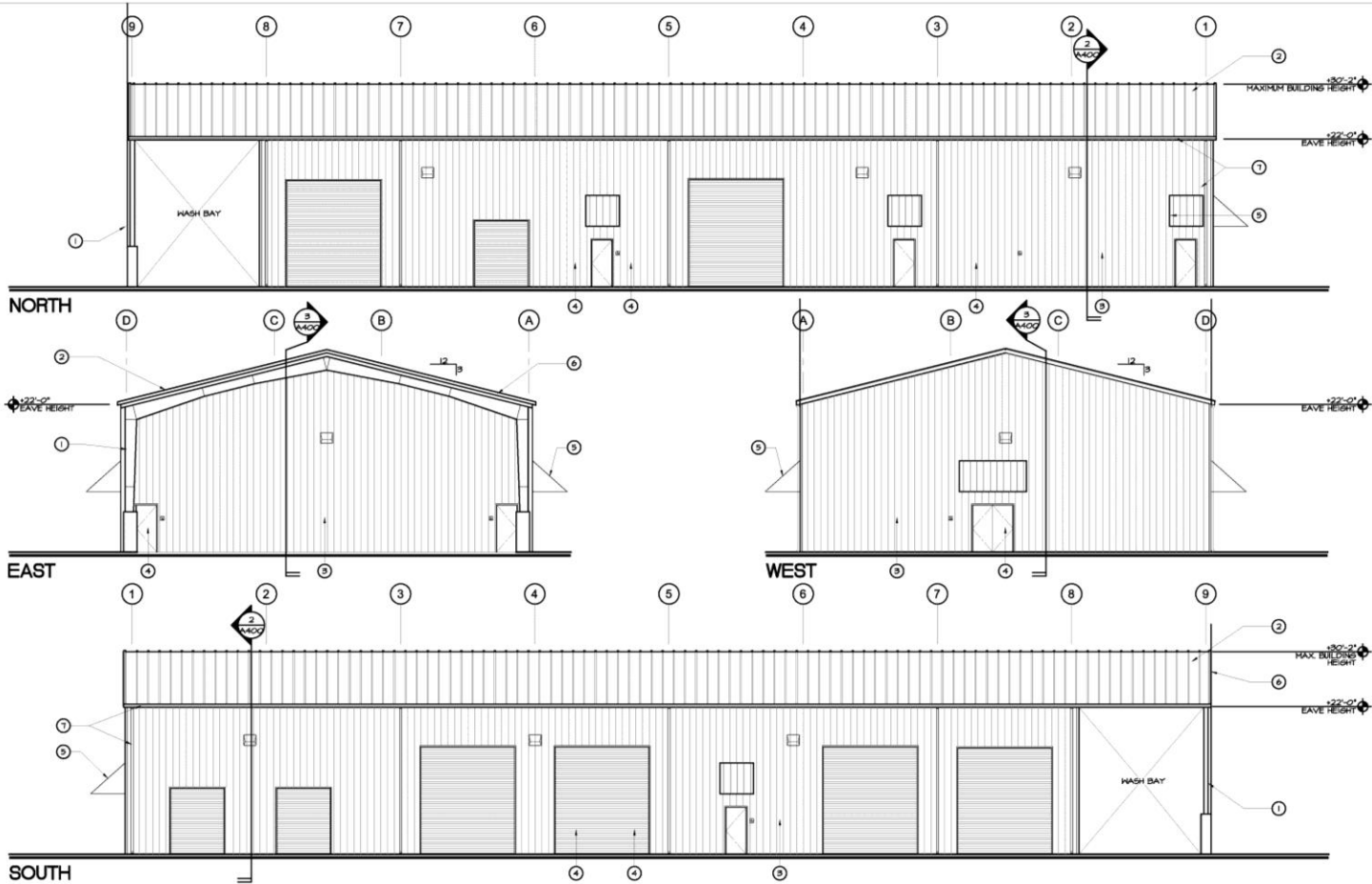
GENERAL NOTES

A.

DATE: 11/27/17	BY: [Signature]
CHECKED: [Signature]	DATE: 11/27/17
PROJECT: WEST STANISLAUS IRRIGATION DISTRICT NEW MAINTENANCE FACILITY	DRAWING: ENLARGED FLOOR PLAN
PROJECT NO: 17-10534	SCALE: 1/4" = 1'-0"
NOT FOR CONSTRUCTION	
TETER, LLP ARCHITECTS ENGINEERS CONNECTED	
TETER	

WEST STANISLAUS IRRIGATION DISTRICT
 NEW MAINTENANCE FACILITY
 PROJECT NO: 17-10534
 DRAWING: ENLARGED FLOOR PLAN
 TETER, LLP ARCHITECTS ENGINEERS CONNECTED
 TETER

PROJECT NO: 17-10534
 DRAWING: ENLARGED FLOOR PLAN
 A201



EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

3

KEYNOTES

1. EXPOSED STEEL FRAME AT HASH BAY AT END OF BUILDING, SEE KEYNOTE 2.
2. METAL ROOFING PER M.B.M.
3. METAL SIDING PER M.B.M.
4. DOOR FRAME & HARDWARE, SEE SCHEDULE ON SHEET A100.
5. METAL FINISH CENTERED OVER DOOR, SEE ROOF PLAN.
6. METAL FASCIA PER M.B.M.
7. GUTTER & DOWNSPOUTS PER M.B.M.

LEGEND

GENERAL NOTES

17

ATTACHMENT B-10

DATE: 11/27/17		11/27/17	100% CD SUBMITTAL
DATE	DESCRIPTION		

NOT FOR CONSTRUCTION

TETER, LLP
 ARCHITECTS ENGINEERS CONNECTED
 1335 N. WALNUT AVE. 201 | FREEMONT, CA 94501 | (925) 452-2887
 1200 SUNDOWN DR. 148 | SANRAFAEL, CA 94583 | (925) 452-2887



WEST STANISLAUS IRRIGATION DISTRICT
 NEW MAINTENANCE FACILITY
 DRAWING TITLE
 WESTLEY, STANISLAUS COUNTY, CA
 EXTERIOR ELEVATIONS

PROJECT NO.
 IT-10534
 DRAWING
A300

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. PLN2017-0131 WEST STANISLAUS IRRIGATION DISTRICT

Department of Planning and Community Development

1. Use(s) shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances.
2. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 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 **\$2,337.75**, 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. Pursuant to Section 404 of the Clean Water Act, prior to construction, the developer shall be responsible for contacting the US Army Corps of Engineers to determine if any "wetlands," "waters of the United States," or other areas under the jurisdiction of the Corps of Engineers are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from the Corps, including all necessary water quality certifications, if necessary.
7. 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.
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. Pursuant to Sections 1600 and 1603 of the California Fish and Game Code, prior to construction, the developer shall be responsible for contacting the California Department of Fish and Game and shall be responsible for obtaining all appropriate stream-bed alteration agreements, permits, or authorizations, if necessary.
10. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.
11. Pursuant to the federal and state Endangered Species Acts, prior to construction, the developer shall be responsible for contacting the US Fish and Wildlife Service and California Department of Fish and Game to determine if any special status plant or animal species are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from these agencies, if necessary.
12. Pursuant to State Water Resources Control Board Order 99-08-DWQ and National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002, prior to construction, the developer shall be responsible for contacting the California Regional Water Quality Control Board to determine if a "Notice of Intent" is necessary, and shall prepare all appropriate documentation, including a Storm Water Pollution Prevention Plan (SWPPP). Once complete, and prior to construction, a copy of the SWPPP shall be submitted to the Stanislaus County Department of Public Works.
13. 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.

Department of Public Works

14. Prior to issuance of a building or grading permit, a grading, drainage, and erosion/sediment control plan for the project site shall be submitted to the Department of Public Works. Public Works will review and approve the plan. The plan shall include calculations for the ultimate

build-out of the anticipated site plan proposed by this use permit request. The plans shall include the following information:

- A. The plan shall include enough information to verify that all runoff will be kept from going into the Stanislaus County road right-of-way or adjacent parcels. It shall also meet the Stanislaus County Public Works Standards and Specifications that are current at the time of the grading plan.
- B. The plan shall comply with the current Stanislaus County National Pollutant Discharge Elimination System (NPDES) General Construction Permit. A Waste Discharge Identification Number and a copy of the Notice of Intent and the project's Stormwater Pollution Prevention Plan shall be provided prior to the approval of any grading, if applicable.
- C. The applicant shall pay the current Stanislaus County Public Works weighted labor rate for the plan review of the building and/or grading plan.
- D. Prior to the occupancy or final of any building permit, the grading, drainage, and associated work shall be accepted by Stanislaus County Public Works.
- D. The applicant shall pay the current Stanislaus County Public Works weighted labor rate for all on-site inspections. The Public Works inspector shall be contacted 48 hours prior to the commencement of any grading or drainage work on-site.

Department of Environmental Resources

- 15. If the operation ever modifies their operations in such a way that they qualify as a public water system, under Section 116275(h) of the California Health & Safety Code (H&S), a public water supply permit application shall be submitted to Stanislaus County Department of Environmental Resources (DER), accompanied by a public water system technical report, financial, managerial, and technical information, and obtain a public water supply permit to operate the public water system in compliance with California H&S Code Section 116525, 116530, 116540, & 116550.
- 16. On-site sewage disposal shall be by individual primary and secondary wastewater treatment units, operated under conditions and guidelines established by Measure X.
- 17. On-site wastewater treatment system (OWTS) shall be designed according to: type and maximum occupancy of the proposed structures; estimated waste/sewage design flow rate; and the number of plumbing fixture units proposed within the building. The dispersal field shall be designed and sized using field data collected from an on-site soil profile and from percolation tests performed at the locations proposed for dispersal fields, including the 100% future reserved expansion area.
- 18. The OWTS shall be designed to provide 100% of the original system for the "future expansion area".
- 19. The on-site sewage disposal system shall not be paved or covered by concrete or any material that is capable of reducing or inhibiting a possible evaporation of the effluent.

Building Permits Division

20. Building permits are required and the project must conform with the most current and adopted versions of the California Code of Regulations, Title 24. All occupancy classifications for the proposed uses will be commercial or accessory to commercial functions.

West Stanislaus County Fire Protection District

21. Prior to issuance of a building permit, all applicable fire fees shall be paid.
22. Prior to issuance of a building permit, water supply shall be to Stanislaus County Standards and shall be approved by the Fire District, including a maintenance program.
23. Any gates shall comply with the Fire District's lock box standards.
24. Prior to issuance of a building permit, power disconnect shall be approved by the District.
25. All construction shall meet the requirements of the 2016 California Fire Code for the occupancy being constructed.

San Joaquin Valley Air Pollution Control District

26. The proposed project is subject to District Rule 9510 (Indirect Source Review). Prior to construction, the developer/property owner shall submit an Air Impact Assessment (AIA) application to the District.
27. Prior to construction, the developer shall be responsible for contacting the San Joaquin Valley Air Pollution Control District to determine if any additional District permits are required, including but not limited to the following:
 - Regulation VIII (Fugitive PM10 Prohibitions)
 - District Rule 9510 (AIA)
 - Rule 4002 (National Emission Standards for Hazardous Air Pollutants)
 - Rule 4102 (Nuisance)
 - Rule 4601 (Architectural Coatings)
 - Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations)

Central Valley Regional Water Quality Control Board

28. Prior to construction, the developer shall be responsible for contacting the California Regional Water Quality Control Board to determine if a "Notice of Intent" (Pursuant to State Water Resources Control Board Order 99-08-DWQ and National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002), 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.
29. Prior to construction, the developer shall be responsible for contacting the California Regional Water Quality Control Board to determine if a Phase I and II Municipal Separate

Storm Sewer System (MS4) Permit, an Industrial Storm Water General Permit, Clean Water Act Section 404 Permit, Clean Water Act Section 401 Permit, or Waste Discharge Requirement (WDR) permits are required.

*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~~.*

STANISLAUS COUNTY PLANNING COMMISSION

November 21, 2013

STAFF REPORT

USE PERMIT APPLICATION NO. PLN2013-0040 WEST STANISLAUS IRRIGATION DISTRICT

REQUEST: TO CONSTRUCT AN OPERATIONS AND MAINTENANCE (O&M) FACILITY AND ADMINISTRATIVE OFFICE FOR THE WEST STANISLAUS IRRIGATION DISTRICT (WSID) ADJACENT TO THE DISTRICT'S MAIN CANAL SYSTEM AND FIRST PUMPING STATION.

APPLICATION INFORMATION

Applicant:	West Stanislaus Irrigation District (WSID)
Property Owner:	Richard & Marie Lara
Agent:	Provost & Pritchard Consulting Group, Inc.
Location:	6930 River Road, on the southeast corner of West Stanislaus and River Roads, west of the San Joaquin River, north of the community of Westley
Section, Township, Range:	16-4-7
Supervisory District:	District 5 (Supervisor DeMartini)
Assessor's Parcel:	016-025-014
Referrals:	See Exhibit G Environment Review Referrals
Area of Parcel(s):	7± acres (to be parceled from an existing 69± acre parcel)
Water Supply:	Well
Sewage Disposal:	Septic
Existing Zoning:	A-2-40 (General Agriculture)
General Plan Designation:	Agriculture
Sphere of Influence:	Not Applicable
Community Plan Designation:	Not Applicable
Williamson Act Contract No.:	Not Applicable
Environmental Review:	Negative Declaration
Present Land Use:	Orchard
Surrounding Land Use:	The WSID's Main Canal, first pumping station, and O&M facilities are adjacent to the proposed project site; row crops and orchards with scattered single-family dwellings surround the site; and the San Joaquin River and San Joaquin National Wildlife Refuge exist just north of the project site.

RECOMMENDATION

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

PROJECT DESCRIPTION

The project is a request to construct a facility for WSID adjacent to the District's Main Canal System and first pumping station. The proposed facility includes the construction of six structures:

- Administration building (5,950 square feet)
- Maintenance building (11,203 square feet)
- Covered storage building (5,100 square feet)
- Covered equipment storage building (7,590 square feet)
- Warehouse (2,600 square feet)
- Chemical storage building (2,000 square feet)

The project request also includes a fueling station with two 500 gallon gas tanks, perimeter fencing and landscaping, a yard managers trailer (to function as a full-time live-in caretakers mobile home for security purposes), truck and staff parking, and various communication equipment towers utilized for irrigation district functions.

The O&M portions of the facility will be relocated from their current site (which exists along the District's Main Canal right-of-way surrounding their first pumping station adjacent to the proposed site), will operate Monday thru Friday from 7:00 a.m. to 3:30 p.m., and will employ a maximum of 11 staff members. The Administration portion of the facility will be relocated from their current site in Westley, will operate Monday thru Friday from 8:00 a.m. to 4:30 p.m., and will employ a maximum of five (5) staff members.

The existing parcel is 69± acres in size. The proposed project is located on seven (7) acres of the total 69± acre site in the northern corner of the property. The seven (7) acre project site will be parceled by WSID by deed, as allowed by the Subdivision Map Act, California Government Code Section 66428(a)(2). 20 feet of the 60 foot wide abandoned E. Stanislaus Road, which runs along the northwestern property line, will be utilized as an access easement from River Road to the project site. A second point of access to the project site includes a 20 foot wide district owned operating road which runs along the opposite side of the District's Main Canal, within their right-of-way. Both proposed access roads connect through an existing bridge which currently provides access across the District's Main canal.

SITE DESCRIPTION

The site is located at 6930 River Road, on the southeast corner of West Stanislaus and River Roads, west of the San Joaquin River, north of the community of Westley (APN: 016-025-014). WSID's Main Canal, first pumping station, and O&M facilities exist along the northeast border of the project site. Row crops and orchards with scattered single-family dwellings surround the project site on the south, east, and west, with properties ranging in size from 12 to 350 acres. The Communities of Westley and Grayson are located approximately two (2) miles south and southeast of the project site. The San Joaquin River and San Joaquin National Wildlife Refuge exist just north of the project site.

ISSUES

No issues associated with approval of this project have been identified.

GENERAL PLAN CONSISTENCY

The site is currently designated as “Agriculture” in the Stanislaus County General Plan. The agricultural designation recognizes the value and importance of agriculture by acting to preclude incompatible development within agricultural areas. The proposed project is addressed by the following goal, objectives, and policies of the Land Use, Agricultural, and Conservation and Open Space Elements of the General Plan:

LAND USE ELEMENT

Goal Two - Ensure compatibility between land uses.

Policy Fourteen - Uses shall not be permitted to intrude into or be located adjacent to an agricultural area if they are detrimental to continued agricultural usage of the surrounding area.

Implementation Measures

1. All development proposals that require discretionary action shall be carefully reviewed to ensure that approval will not adversely affect an existing agricultural area.

AGRICULTURAL ELEMENT

Goal One - Strengthen the agricultural sector of our economy

Objective 1.2 - Support the development of agriculture-related uses

Buffer Requirement – Appendix A of the Stanislaus County Agricultural Element incorporates guidelines for the implementation of agricultural buffers applicable to new and expanding non-agricultural uses within or adjacent to the A-2 zoning district. The purpose of these guidelines is to protect the long-term health of agriculture by minimizing conflicts resulting from the interaction of agricultural and non-agricultural uses. Appendix A states that low people intensive Tier One and Tier Two uses (such as nut hulling, shelling, dehydrating, grain warehousing, and agricultural processing facilities) which do not serve the general public shall not be subject to compliance with these guidelines; however, conditions of approval consistent with these guidelines may be required as part of the project approval. The decision making body (Planning Commission) shall have the ultimate authority to determine if a use is “low people intensive”.

The project proposes a maximum of sixteen staff and does have occasional customer traffic associated with the Administration function of their operations. Although staff does not consider the proposed use to be “people intensive”, it is open to customer traffic. The District has provided a proposed buffer within their Landscaping Plan and Fencing and Circulation Plan as a part of this project request which meets the buffer requirements with the exception of the 150 foot setback. The Planning Commission’s determination of whether or not a proposed buffer is adequate must take into consideration any comments received from the Stanislaus County Agricultural Commissioner. The Stanislaus County Agricultural Commissioner provided project referral responses that stated the project, “will not have a significant effect on the environment” and that “the proposed project will take minimum agricultural land out of production.”

CONSERVATION AND OPEN SPACE ELEMENT

Goal Three - Provide for the long-term conservation and use of agricultural lands.

Policy Eleven - In areas designated "Agriculture" on the Land Use Element, discourage land uses which are incompatible with agriculture.

It does not appear that this project, as proposed, will be in conflict with surrounding agricultural uses. WSID directly contributes to the agricultural sector by providing irrigation water to agricultural properties throughout the west side of Stanislaus County. The Agricultural Element states that, "water is the lifeblood of agriculture in Stanislaus County. To supplement an average rainfall of just 12 inches per year, local agriculture relies on a network of irrigation water delivery systems to sustain its broad diversity of valuable crops." This project will enable WSID to improve on all district functions, including water resources management which is crucial to long-term water reliability and conservation of agricultural lands. Allowing the District to consolidate their operations in a location adjacent to their existing facility will improve the reliability and function of the essential service they provide to the surrounding agricultural community.

Staff believes this project can be found to be consistent with the General Plan and the Buffer and Setback Guidelines and that the Planning Commission can make the necessary findings for approval of this project. The findings necessary for approval are discussed in the following section.

ZONING & SUBDIVISION ORDINANCE CONSISTENCY

It is the intent of the General Agriculture (A-2) zoning district to support and enhance agriculture as the predominant land use in the unincorporated areas of Stanislaus County. The procedures contained within the A-2 zoning district are specifically established to ensure that all land uses are compatible with agriculture. The proposed facility is consistent with agricultural service establishments classified by Section 21.20.030(B) of the County Zoning Ordinance as a tier two use. Tier two uses are defined as being agriculturally-related commercial and industrial uses that may be allowed when the Planning Commission or Board of Supervisors finds that, in addition to the findings required under Section 21.96.050 outlined in Exhibit A, the following findings can be made:

1. The establishment as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity; and
2. The establishment as proposed will not create a concentration of commercial and industrial uses in the vicinity; and
3. It is necessary and desirable for such establishment to be located within the agricultural area as opposed to areas zoned for commercial or industrial usage.

Staff believes the necessary findings for approval (outlined in Exhibit A) for this project can be made. With conditions of approval in place, there is no indication that, under the circumstances of this particular case, the proposed project will be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use or that it will be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county. Irrigation District facilities are an important component of the agricultural economy in Stanislaus County. It does not appear that this project, as proposed, will be in conflict with surrounding agricultural uses as agricultural operations in the vicinity rely on WSID for irrigation water.

The minimum parcel size for the creation of new parcels within the A-2-40 Zoning Designation is 40 acres; however, under Section 21.20.060(A) - Site Area of the A-2 Zoning Ordinance parcels located within the A-2 Zoning District utilized as public utility or communication facilities qualify for an exception to the minimum parcel size, provided the parcels are consistent with the subdivision ordinance and all other applicable county regulations. Additionally, the Subdivision Map Act allows for an exemption from the act under California Government Code Section 66428(a)(2), eliminating the requirement for WSID to file a map as a part of this project. The district will be required to record a separate deed for the seven (7) acre project site prior to issuance of a building permit as a condition of approval.

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 G - *Environmental Review Referrals*.) A Negative Declaration has been prepared for approval prior to action on the map itself as the project will not have a significant effect on the environment. (See Exhibit F - *Negative Declaration*.) Conditions of approval reflecting referral responses have been placed on the project. (See Exhibit C - *Conditions of Approval*.)

The project was classified as a Tier Three use within the Land Use and Planning Section of the Initial Study circulated for this project. Upon further evaluation, the project was found to fit more closely with a Tier Two use, as it is a use that is closely related to agriculture. This change in classification is considered to be minor and to have no potential significant impact on the environment.

The Hydrology and Water Quality Section of the Initial Study prepared for this project stated that all storm water runoff will be managed on-site with drainage basins. Comments from the applicant's representative provided additional details on the storm water management plan being proposed as part of this project after the Initial Study was processed. In addition to an on-site detention pond, storm water management will include discharging a portion of the stormwater to the WSID's inlet channel located adjacent to the project site. As required by Conditions of Approval Nos. 21 and 22, all stormwater management associated with this project must be reviewed and permitted by the Regional Water Quality Control Board. (See Exhibit C – Conditions of Approval.) In addition, standard conditions of approval are also included that require the Department of Public Works to review any building permits associated with this project to meet storm water management standards.

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 **\$2,213.25** for the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and the Clerk Recorder filing fees. Planning staff will ensure that this will occur.

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

Attachments:

- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps
- Exhibit C - Conditions of Approval
- Exhibit D - Applicant's Use Permit Findings

UP PLN2013-0040
Staff Report
November 21, 2013
Page 6

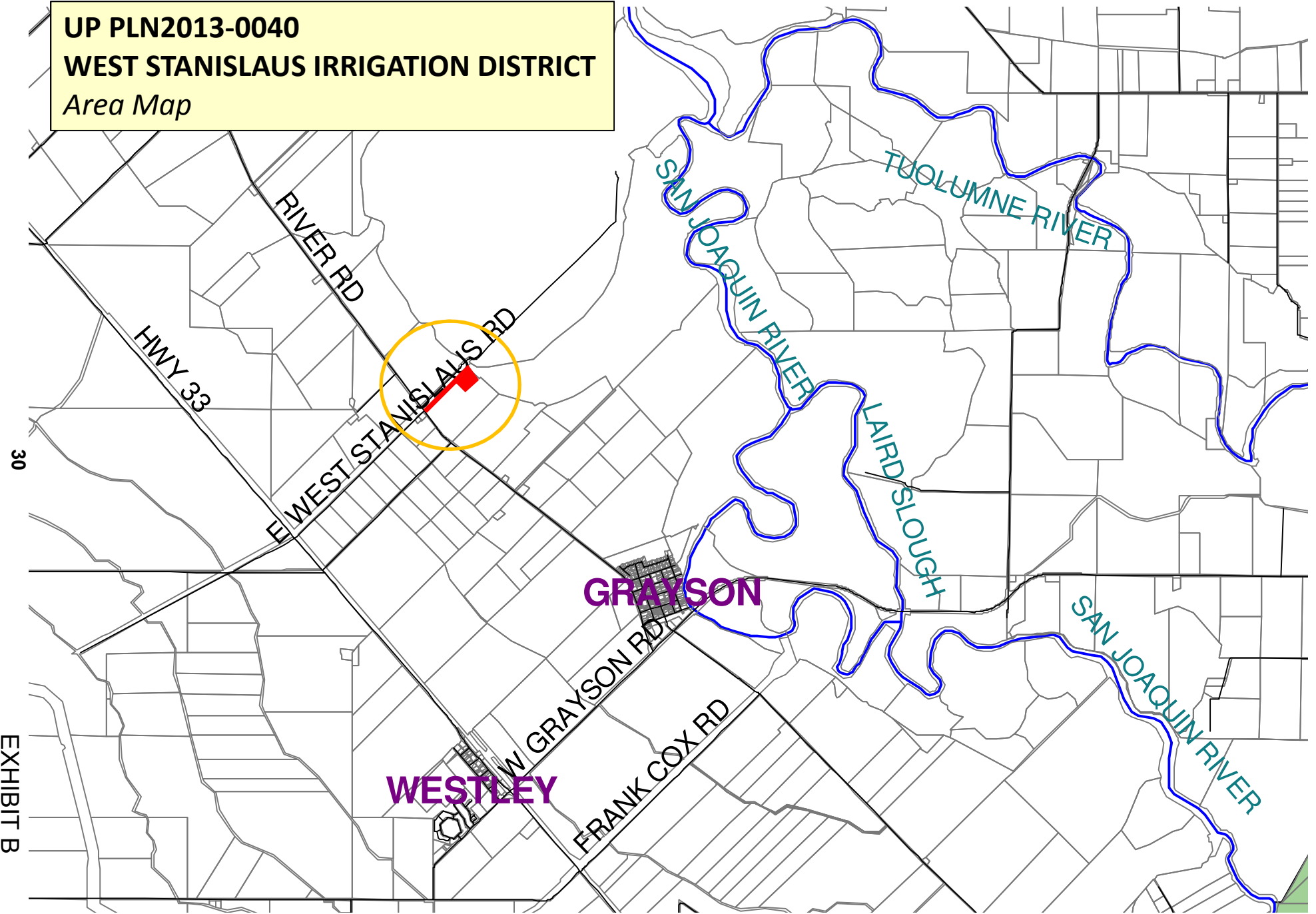
Exhibit E - Initial Study
Exhibit F - Negative Declaration
Exhibit G - Environmental Review Referral

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Exhibit A
Findings and Actions Required for Project Approval

1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgment and analysis.
2. Order the filing of a Notice of Determination with the Stanislaus County Clerk-Recorder's Office pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find that:
 - (a) The establishment, maintenance, and operation of the proposed use or building applied for is consistent with the general plan and will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the county; and
 - (b) The establishment, as proposed, will not be substantially detrimental to, or in conflict with, agricultural use of other property in the vicinity; and
 - (c) The establishment, as proposed, will not create a concentration of commercial and industrial uses in the vicinity; and
 - (d) It is necessary and desirable for such establishment to be located within the agricultural area as opposed to areas zoned for commercial or industrial usage; and
 - (e) The alternative to the Agricultural Buffer Standards applied to this project provides equal or greater protection than the existing buffer standards.
4. Approve Use Permit Application No. PLN2013-0040 – West Stanislaus Irrigation District subject to the attached Conditions of Approval.

UP PLN2013-0040
WEST STANISLAUS IRRIGATION DISTRICT
Area Map



30

EXHIBIT B

UP PLN2013-0040
WEST STANISLAUS IRRIGATION DISTRICT
General Plan Designation

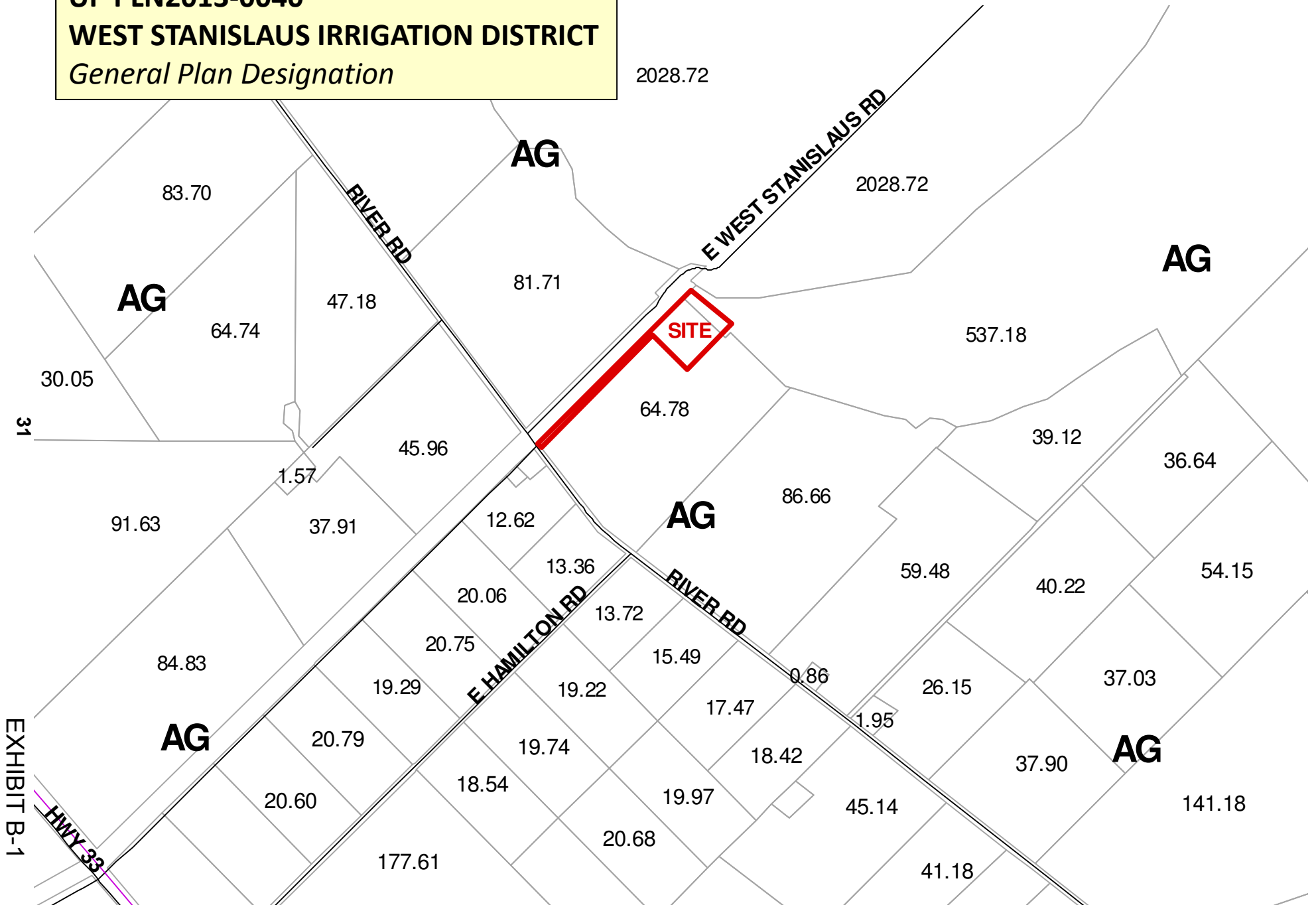


EXHIBIT B-1

UP PLN2013-0040
WEST STANISLAUS IRRIGATION DISTRICT
Zoning Designation

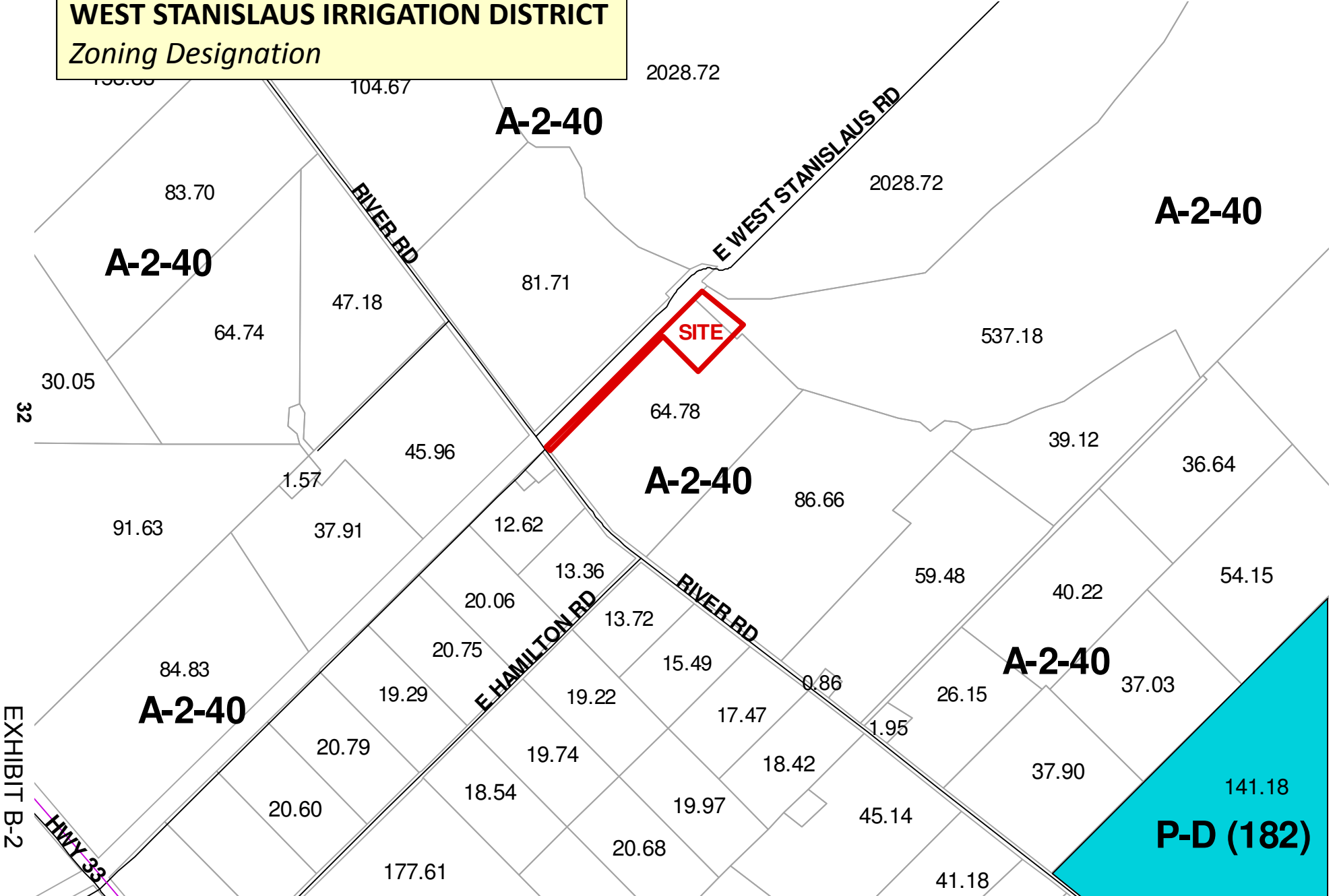
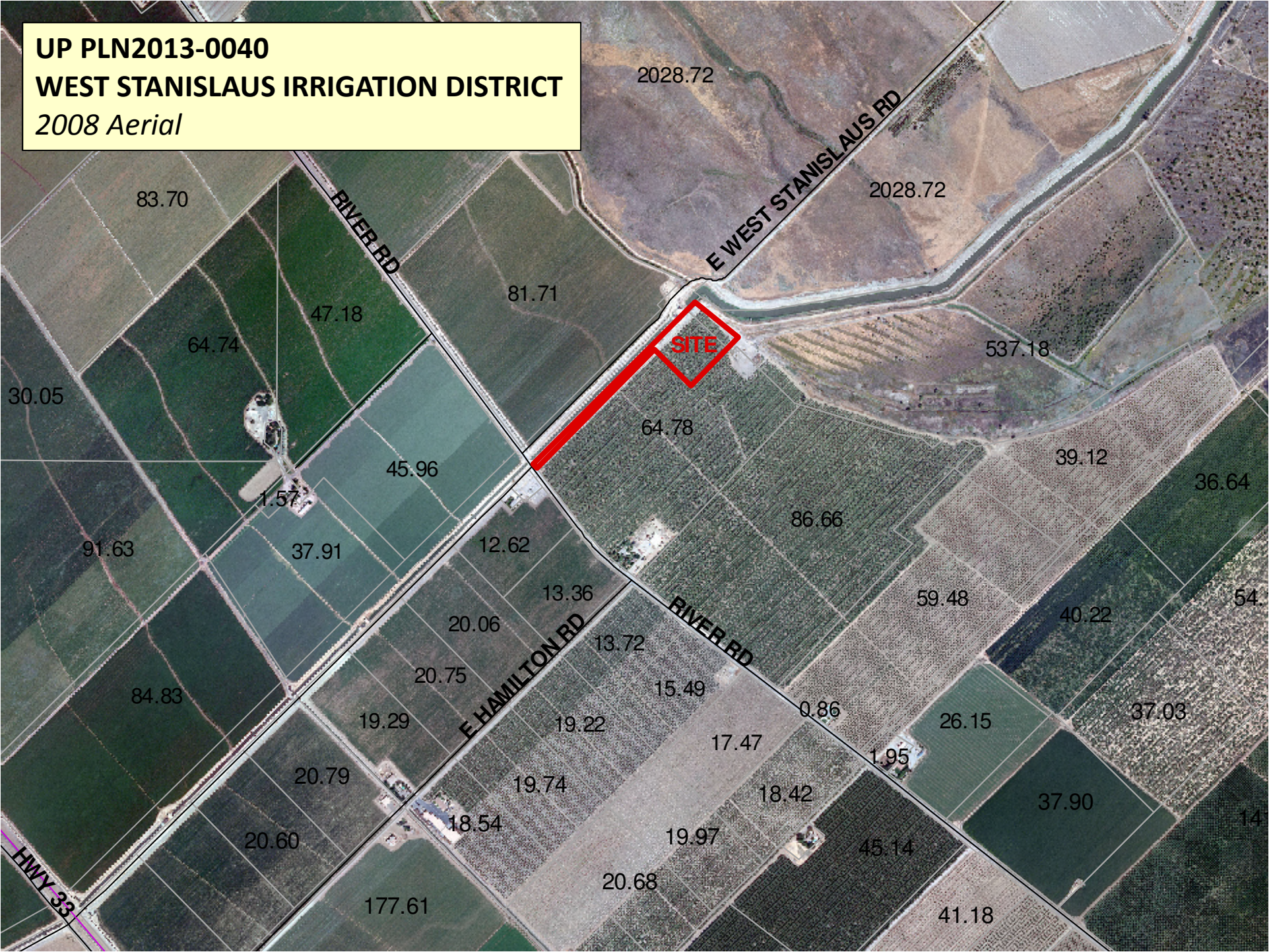


EXHIBIT B-2

HWY 33

UP PLN2013-0040
WEST STANISLAUS IRRIGATION DISTRICT
2008 Aerial



33

EXHIBIT B-3

UP PLN2013-0040
WEST STANISLAUS IRRIGATION DISTRICT
2008 Aerial

SITE

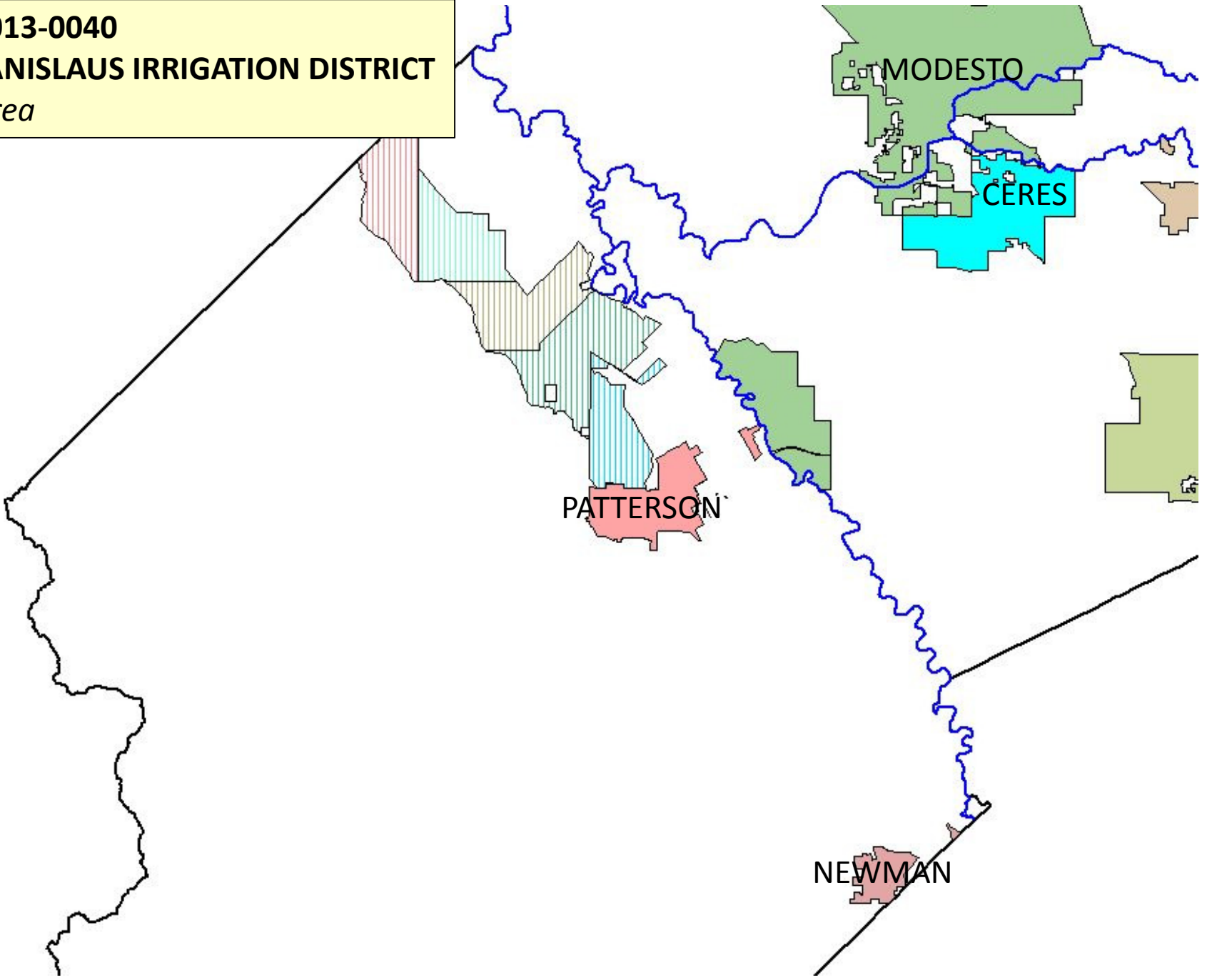
34

EXHIBIT B-4

D



UP PLN2013-0040
WEST STANISLAUS IRRIGATION DISTRICT
Service Area



UP PLN2013-0040 WEST STANISLAUS IRRIGATION DISTRICT Site Plan

PARKING ANALYSIS:

1.0 ADMINISTRATION BUILDING:

BUILDING AREA: 8,960 SF
PARKING SPACE RATIO: 1 space / 300 SF
NO. OF SPACES REQ'D: 29 spaces

2.0 MAINTENANCE BUILDING:

EMPLOYEE USE: 8 employees
PARKING SPACE RATIO: 1 space / 1 employee
NO. OF SPACES REQ'D: 8 spaces
NO. OF SPACES REQ'D: 36 spaces
SPACES PROVIDED: 21 spaces

BUILDING AREA ANALYSIS:

1.0 ADMINISTRATION BUILDING:

CONSTRUCTION TYPE: VB
OCCUPANCY TYPE: B
ALLOWABLE AREA: 8,000 SF
ACTUAL AREA: 8,960 SF
FIRE SPRINKLERS REQUIRED: NO

2.0 MAINTENANCE BUILDING:

CONSTRUCTION TYPE: IB
OCCUPANCY TYPE: F-1
ALLOWABLE AREA: 15,000 SF
ACTUAL AREA: 11,300 SF
FIRE SPRINKLERS REQUIRED: NO

4.0 COVERED STORAGE:

CONSTRUCTION TYPE: IB
OCCUPANCY TYPE: S-2
ALLOWABLE AREA: 26,000 SF
ACTUAL AREA: 9,100 SF
FIRE SPRINKLERS REQUIRED: NO

5.0 EQUIPMENT STORAGE:

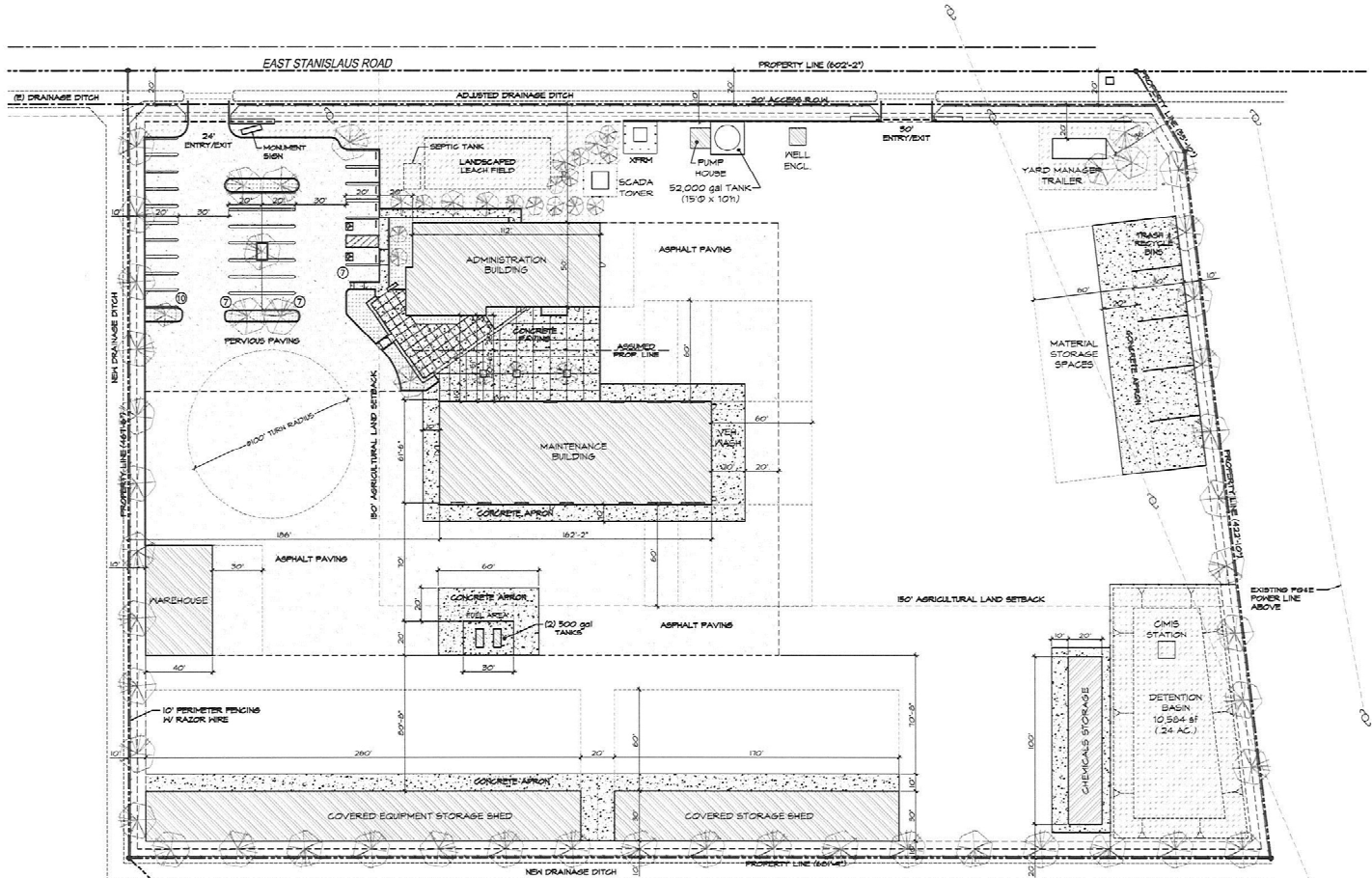
CONSTRUCTION TYPE: IB
OCCUPANCY TYPE: S-2
ALLOWABLE AREA: 26,000 SF
ACTUAL AREA: 15,800 SF
FIRE SPRINKLERS REQUIRED: NO

7.0 WAREHOUSE BUILDING:

CONSTRUCTION TYPE: IB
OCCUPANCY TYPE: F-1
ALLOWABLE AREA: 18,800 SF
ACTUAL AREA: 2,600 SF
FIRE SPRINKLERS REQUIRED: NO

8.0 CHEMICAL STORAGE:

CONSTRUCTION TYPE: IB
OCCUPANCY TYPE: S-1
ALLOWABLE AREA: 11,800 SF
ACTUAL AREA: 2,500 SF
FIRE SPRINKLERS REQUIRED: NO



West Stanislaus Irrigation District: Administration and O & M Facility

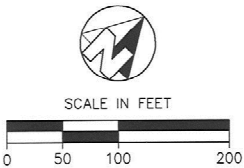
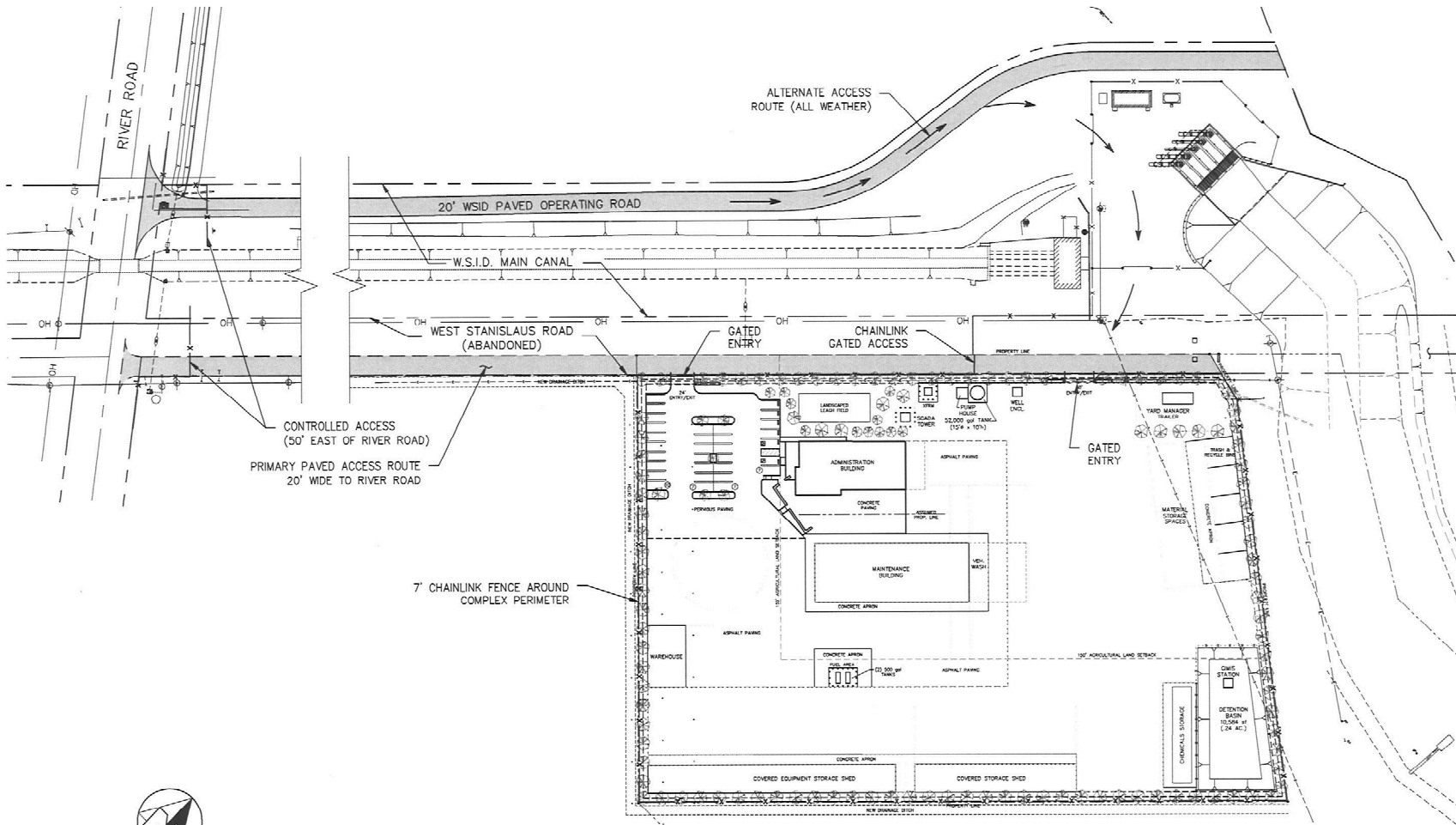
04-17-13

13.02007

24x36; 1"=30'-0"

Proposed Site Plan

UP PLN2013-0040
WEST STANISLAUS IRRIGATION DISTRICT
Fencing & Circulation Plan

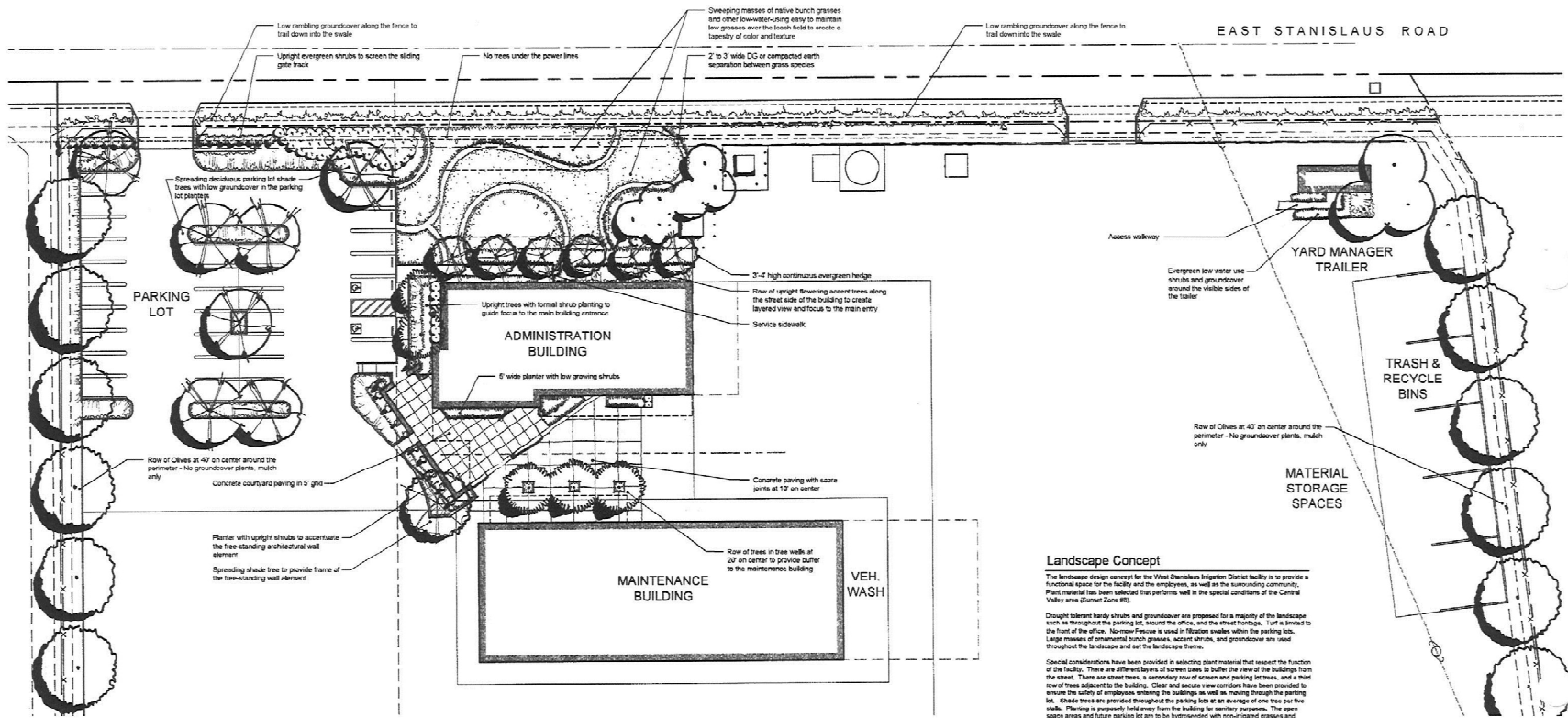


37

EXHIBIT B-7

	WEST STANISLAUS IRRIGATION DISTRICT STANISLAUS COUNTY, CA ADMINISTRATION, OPERATIONS AND MAINTENANCE COMPLEX FENCING AND CIRCULATION PLAN	DESIGN ENGINEER R.M. STODDARI DATE: 04/16/2 JOB NO: 199413M
	SHEET 1 OF	

UP PLN2013-0040 WEST STANISLAUS IRRIGATION DISTRICT Landscaping Plan



Landscape Concept

The landscape design concept for the West Stanislaus Irrigation District facility is to provide a functional space for the facility and the employees, as well as the surrounding community. Plant material has been selected that performs well in the special conditions of the Central Valley area (Zone 9B).

Drainage tolerant hardy shrubs and groundcover are proposed for a majority of the landscape with an emphasis on the parking lot, around the office, and the street frontage. Use is limited to the front of the office. No-mow Fescue is used in filtration swales within the parking lot. Large masses of ornamental bunch grasses, accent shrubs, and groundcover are used throughout the landscape and set the landscape frame.

Special considerations have been provided in selecting plant material that respect the function of the facility. There are affected layers of screen trees to buffer the view of the buildings from the street. There are street trees, a secondary row of screen and parking lot trees, and a third row of trees adjacent to the buildings. Clear and secure view corridors have been provided to ensure the safety of employees entering the buildings as well as moving through the parking lot. Shade trees are provided throughout the parking lot at an average of one tree per five stalls. Planting is purposely held away from the building for sanitary purposes. The open space areas and future parking lot are to be landscaped with non-irrigated grasses and wildflowers.

Plants will be installed in a variety of sizes to achieve coverage in one-to-two years. Shrubs, grasses, and groundcover will be installed at 1-gallon and 5-gallon sizes. Trees will be 10-gallon size.

Irrigation

The entire site will be irrigated using a fully automatic system. The irrigation system will be predominantly sprinkler and/or bubblers for shrub and groundcover areas with pop-up spray and rotator for the turf and maintenance areas. The system will include inline valves, quick couplers, and gate valves. Backflow prevention will be provided per local and USC codes. The irrigation controller will be a Smart BT®-based controller from Rainbird, Innot, Hunter, or equal. The irrigation will be designed to be compliant with the Stanislaus County Water District Landscape Ordinance.



151 N. Maple St., San Jose, CA 95131
408.733.9100 • www.kla.com



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408.733.9100 • www.pacificdesign.com

West Stanislaus Irrigation District Conceptual Landscape Plan

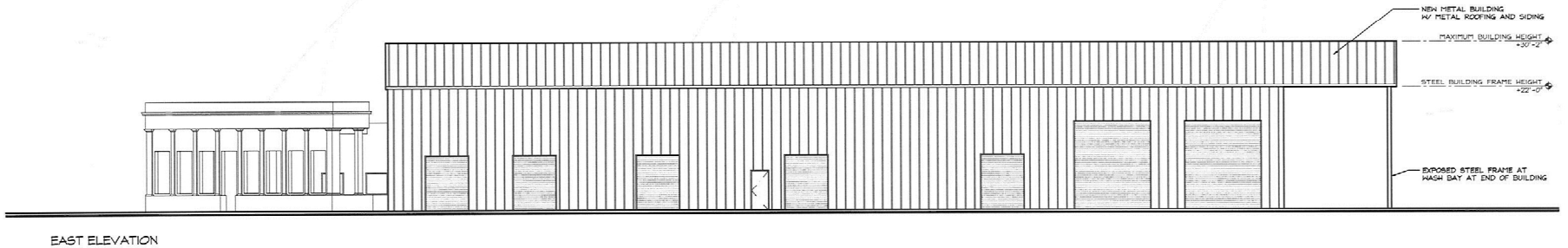
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13-1913

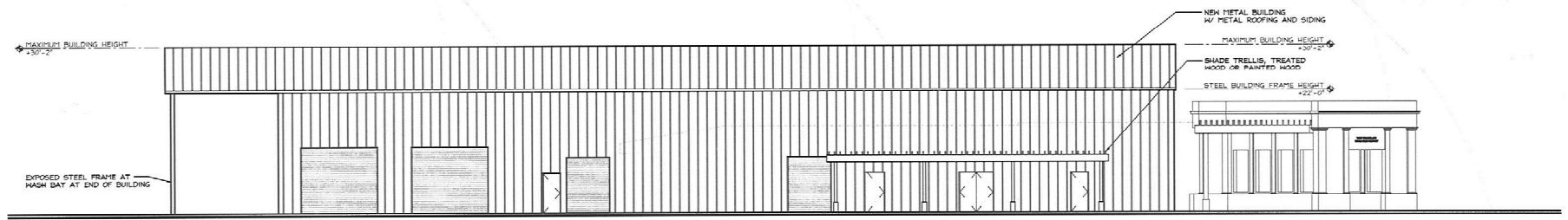


Schematic 03-15-13
Landscape

UP PLN2013-0040
WEST STANISLAUS IRRIGATION DISTRICT
Elevations



EAST ELEVATION



WEST ELEVATION

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EXHIBIT B-9



West Stanislaus Irrigation District: Administration and O & M Facility

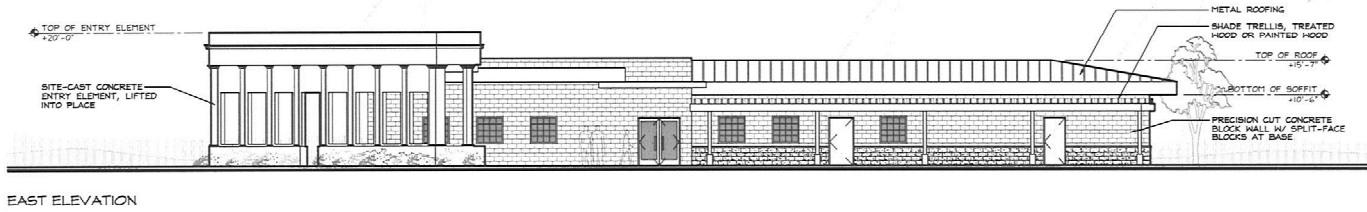
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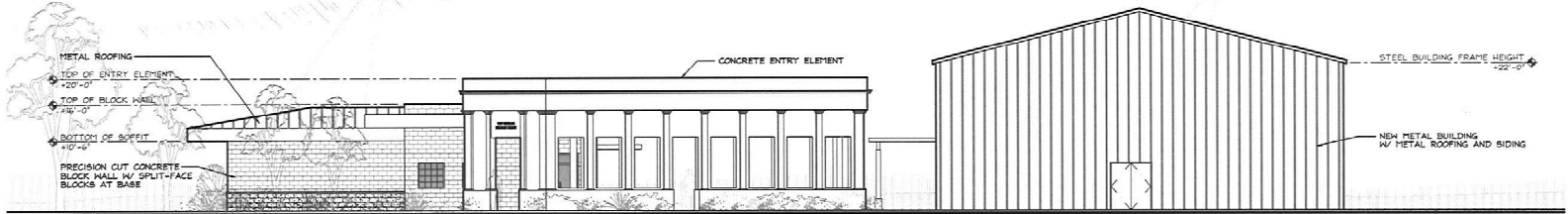
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*O & M Building
 Exterior Elevations*

UP PLN2013-0040
WEST STANISLAUS IRRIGATION DISTRICT
Elevations

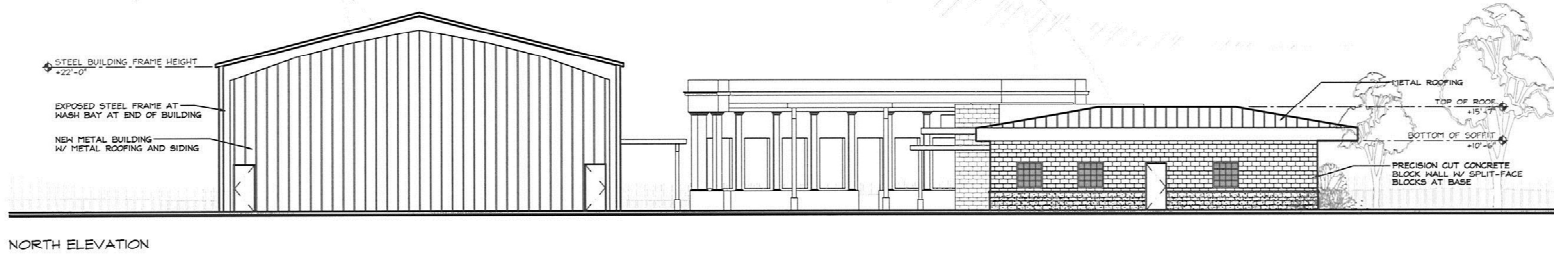


EAST ELEVATION

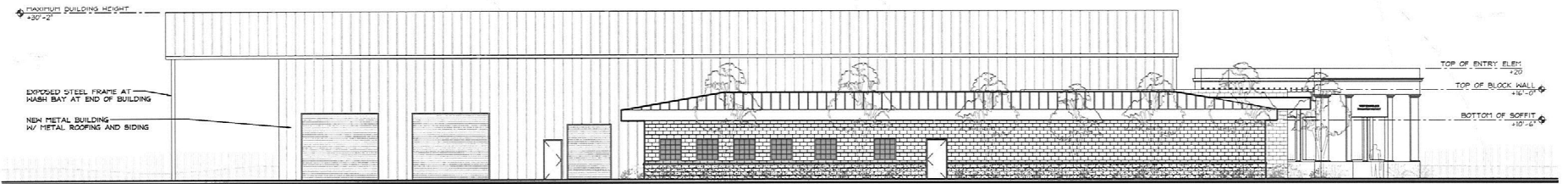


SOUTH ELEVATION

UP PLN2013-0040
WEST STANISLAUS IRRIGATION DISTRICT
Elevations



NORTH ELEVATION



WEST ELEVATION

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EXHIBIT B-11

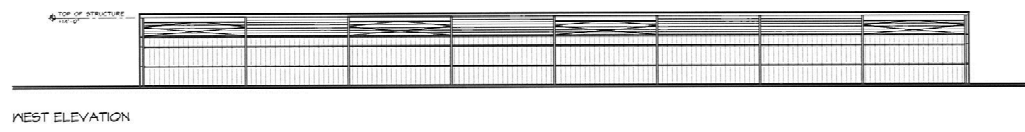
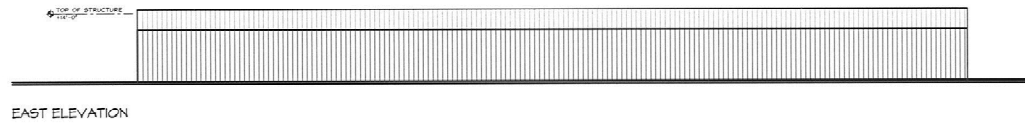
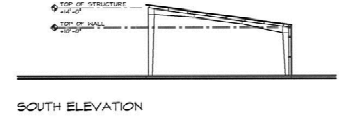
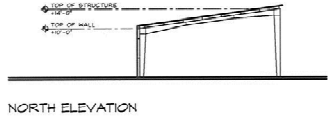


West Stanislaus Irrigation District : Administration and O & M Facility
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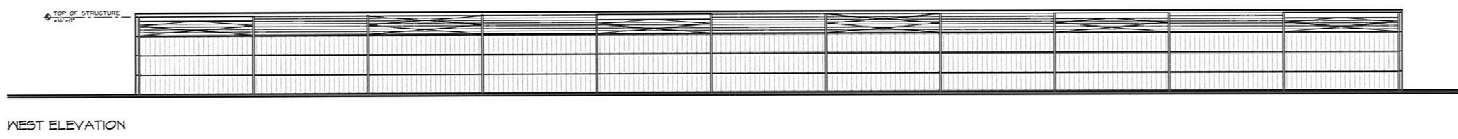
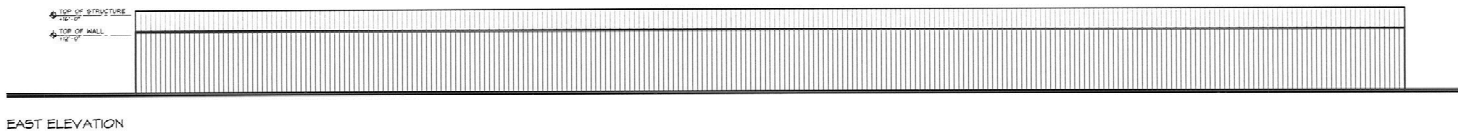
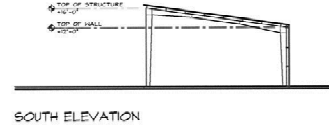
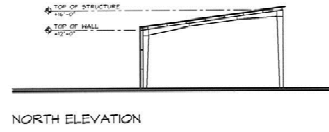
*Administration & O & M Buildings
 Exterior Elevations*

UP PLN2013-0040
WEST STANISLAUS IRRIGATION DISTRICT
Elevations

COVERED STORAGE BUILDING:



EQUIPMENT STORAGE BUILDING:



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EXHIBIT B-12



As Approved by the Planning Commission
November 21, 2013

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. PLN2013-0040 WEST STANISLAUS IRRIGATION DISTRICT

Department of Planning and Community Development

1. Use(s) shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances.
2. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2013), the applicant is required to pay a California Department of Fish and Wildlife (formerly the Department of Fish and Game) fee at the time of filing a "Notice of Determination." Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$2,213.25**, 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. Pursuant to Section 404 of the Clean Water Act, prior to construction, the developer shall be responsible for contacting the US Army Corps of Engineers to determine if any "wetlands,"

- "waters of the United States," or other areas under the jurisdiction of the Corps of Engineers are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from the Corps, including all necessary water quality certifications, if necessary.
7. 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.
 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. Pursuant to Sections 1600 and 1603 of the California Fish and Game Code, prior to construction, the developer shall be responsible for contacting the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and shall be responsible for obtaining all appropriate stream-bed alteration agreements, permits, or authorizations, if necessary.
 10. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.
 11. Pursuant to the federal and state Endangered Species Acts, prior to construction, the developer shall be responsible for contacting the US Fish and Wildlife Service and California Department of Fish and Wildlife (formerly the Department of Fish and Game) to determine if any special status plant or animal species are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from these agencies, if necessary.
 12. Should any archaeological 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.
 13. Prior to issuance of any final occupancy permit, a grant deed, describing the seven (7) acre project site as a separate parcel, shall be recorded. A separate Assessor's Parcel Number shall be obtained for the project site through the Stanislaus County Assessor's office.

Department of Public Works

14. The applicant shall obtain an encroachment permit prior to any work being done in the Stanislaus County road right-of-way of River Road.
15. A grading and drainage plan for the project site shall be submitted before any building permit for the site is issued. Public Works will review and approve the drainage calculations. The grading and drainage plan shall include the following information:

- A. Drainage calculations shall be prepared as per the Stanislaus County Standards and Specifications that are current at the time the permit is issued.
- B. The plan shall contain enough information to verify that all runoff will be kept from going onto adjacent properties and the Stanislaus County road right-of-way.
- C. The grading and drainage plan shall comply with the current Stanislaus County National Pollutant Discharge Elimination System (NPDES) General Permit and the Quality Control standards for New Development and Redevelopment contained therein.
- D. An Engineer's Estimate shall be submitted for the grading and drainage work.
- E. The grading, drainage, and associated work shall be accepted by Stanislaus County Public Works prior to a final inspection or occupancy, as required by the building permit.

The applicant of the building permit shall pay the current Stanislaus County Public Works weighted labor rate for the plan review of the building and/or grading plan.

16. The applicant of the building permit shall pay the current Stanislaus County Public Works weighted labor rate for all on-site inspections. A preliminary Engineer's Estimate for the grading and drainage work shall be submitted to determine the amount of deposit for the inspection of the grading. The deposit shall be made prior to the issuance of the building permit. The Public Works inspector shall be contacted 48 hours prior to the commencement of any grading or drainage work on-site. The Public Works inspector will not sign on the grading or building permit until such time that all inspection fees have been paid. Any fees left over from the deposit shall be returned to the applicant at the completion and acceptance of the grading and drainage construction by Stanislaus County Public Works.

Department of Environmental Resources

17. On-site wastewater disposal system (OSWDS) shall be by individual Primary and Secondary wastewater treatment units, operated under conditions and guidelines established by Measure X.
18. The applicant shall determine, to the satisfaction of the Department of Environmental Resources (DER), that a site containing (or formerly containing) residences or farm buildings, or structures, has been fully investigated (via Phase I study, and Phase II study if necessary) prior to the issuance of a grading permit. DER recommends research is conducted to determine if pesticides were used on the proposed development site; if confirmed, suspect site areas should be tested for organic pesticides and metals. Any discovery of underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil shall be brought to the immediate attention of DER.

The applicant should contact DER regarding appropriate permitting requirements for hazardous materials and/or wastes. Applicant and/or occupants handling hazardous materials or generating hazardous wastes must notify DER relative to the following: (CA H&S, Division 20).

- A. Permits for the underground storage of hazardous substances at a new facility or the modification of existing tank facilities.
- B. Requirements for registering as a handler of hazardous materials in the County.
- C. Submittal of hazardous materials Business Plans by handlers of materials in excess of 55 gallons or 500 pounds of a hazardous material or of 200 cubic feet of compressed gas.
- D. The handling of acutely hazardous materials may require the preparation of a Risk Management Prevention Program which must be implemented prior to operation of the facility. The list of acutely hazardous materials can be found in SARA, Title III, Section §302.
- E. Generators of hazardous waste must notify DER relative to the: (1) quantities of waste generated; (2) plans for reducing wastes generated; and (3) proposed waste disposal practices.
- F. Permits for the treatment of hazardous waste on-site will be required from the hazardous materials division.
- G. Medical waste generators must complete and submit a questionnaire to DER for determination if they are regulated under the Medical Waste Management Act.

Building Permits Division

19. Building permits are required in conformance with the California Code of Regulations, Title 24. Site and structures must meet A.D.A. requirements.

San Joaquin Valley Air Pollution Control District

20. The proposed project may be subject to the following District rules:
 - Regulation VIII (Fugitive PM10 Prohibitions)
 - District Rule 9510 (AIA)
 - Rule 4002 (National Emission Standards for Hazardous Air Pollutants)
 - Rule 4102 (Nuisance)
 - Rule 4601 (Architectural Coatings)
 - Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations)

Central Valley Regional Water Quality Control Board

21. Prior to construction, the developer shall be responsible for contacting the California Regional Water Quality Control Board to determine if a "Notice of Intent" (Pursuant to State Water Resources Control Board Order 99-08-DWQ and National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002), 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.
22. Prior to construction, the developer shall be responsible for contacting the California Regional Water Quality Control Board to determine if a Phase I and II Municipal Separate Storm Sewer System (MS4) Permit, an Industrial Storm Water General Permit, Clean Water Act Section 404 Permit, Clean Water Act Section 401 Permit, or Waste Discharge Requirement (WDR) permits are required.

*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. PLN2017-0131 – West Stanislaus Irrigation District
- 2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
- 3. **Contact person and phone number:** Kristin Doud, Senior Planner
(209) 525-6330
- 4. **Project location:** River Road, on the east corner of East Stanislaus and River Roads, west of the San Joaquin River, north of the Community of Westley. APN: 016-025-042
- 5. **Project sponsor’s name and address:** West Stanislaus Irrigation District
P.O. Box 37
Westley, CA 95387
- 6. **General Plan designation:** Agriculture
- 7. **Zoning:** A-2-40 (General Agriculture)
- 8. **Description of project:**

Request to construct an operations and maintenance facility for the West Stanislaus Irrigation District, which is adjacent to the District’s Main Canal System and first pumping station, on a 7.67 acre parcel in the A-2-40 zoning district. The proposed project includes: the construction of a 10,100 square foot maintenance building (which will be utilized for the maintenance and repairs of vehicles and equipment), a 5,100 square foot covered equipment building, a 7,590 square foot equipment storage area, a 2,000 square foot chemical storage area, a truck washing area, a fueling area, a material storage area, and a drainage basin which is proposed to also contain a ground mount solar system. The facility operates Monday thru Friday, from 7:00 a.m. to 3:30 p.m., and will employ a maximum of 15 full-time employees and two part-time employees. A maximum of two deliveries are anticipated per day. The project site will be served with private septic and well services.

- 9. **Surrounding land uses and setting:** The West Stanislaus Irrigation District’s Main Canal, first pumping station, and operations and maintenance facilities exist along the northeast border of the project site. Row crops and orchards with scattered single-family dwellings surround the project site on the south, east, and west, with properties ranging in size from 12 to 350 acres. The Communities of Westley and Grayson are located approximately two (2) miles south and southeast of the project site. The San Joaquin River and San Joaquin National Wildlife Refuge exists just north of the project site.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**
- Department of Environmental Resources
 - Department of Public Works
 - Building Permits Division
 - West Stanislaus Fire Protection District
 - Regional Water Quality Control Board
 - US Army Corps of Engineers

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Signature on file.
Signature

March 26, 2018
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 surrounding area is generally flat and surrounded by agricultural uses and scattered single-family dwellings. The San Joaquin National Wildlife Refuge exists to the north of the project site. Fencing and landscaping will be installed around the perimeter of the proposed site. A condition of approval will be added to insure that any lighting will be designed to provide adequate illumination without a glare effect and be aimed downward. Any development resulting from this project will be consistent with existing area developments.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹.

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

d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Discussion: In accordance with Section 21.20.030(C) of the County Code, uses that are “not directly related to agriculture but may be necessary to serve the A-2 District or may be difficult to locate in an urban area”, may be allowed within an A-2 zoning district provided the following findings can be made: (1) the use, as proposed, will not be substantially detrimental to, or in conflict with, agricultural use of other property in the vicinity; and (2) the parcel on which such use is requested is not located in one of the County's "most productive agricultural areas". In determining "most productive agricultural areas", factors to be considered include, but are not limited to: soil types and potential for agricultural production; the availability of irrigation water; ownership and parcelization patterns; uniqueness and flexibility of use; the existence of Williamson Act contracts; and existing uses and their contributions to the agricultural sector of the economy.

The project site is designated “Prime Farmland” by the State Department of Conservation’s Farmland Mapping and Monitoring Program. According to the Natural Resources Conservation Service (NRCS) soil survey, the parcel is made up of Grade 2 El Solyo silty clay loam, with slopes ranging between 0 and 2 percent (Storie Index Rating of 77). Although the project site is designated as “prime” farmland, it is not currently enrolled in a Williamson Act Contract. In addition, the West Stanislaus Irrigation District, who provides irrigation water to agricultural properties throughout the west side of Stanislaus County, provides a service which directly improves the productivity of surrounding agricultural parcels. The proposed project is located adjacent to the District’s Main Canal System and first pumping station. Existing equipment, trucks, and storage structures located along the Main Canal would be moved onto the adjacent property, and the existing administrative functions, which are currently located in Westley, would be relocated to the proposed project site. This will allow the District to improve their services by increasing security, by promoting efficiency through consolidation of their facilities, and by allowing all District activities to be in closer proximity to their Main Canal infrastructure.

In December of 2007, Stanislaus County adopted an updated Agricultural Element which incorporated guidelines for the implementation of agricultural buffers applicable to new and expanding non-agricultural uses within or adjacent to the A-2 zoning district. The purpose of these guidelines is to protect the long-term health of agriculture by minimizing conflicts resulting from the interaction of agricultural and non-agricultural uses. The project site is situated on seven acres on the northwestern corner of a 69± acre parcel. The project site is surrounded by agricultural parcels planted in almonds or row crops, ranging in size between 12 and 80 acres. Buffer guidelines require any new or expanding Tier 3 uses approved by a discretionary permit in the A-2 zoning district to incorporate a buffer to minimize conflicts between agricultural and nonagricultural uses. The maintenance building, where the 15 full-time employees and two part-time employees will be based, meets the 150-foot setback for low people intensive uses from all property lines. The project also proposes to include chain link perimeter fencing and landscaping along the frontage of the site on the western property line.

No significant impacts to agricultural resources are anticipated to occur as a result of this project. This project will have no impact to forest land or timberland.

Mitigation: None.

References: Stanislaus County Zoning Ordinance; California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2004; United States Department of Agriculture Soil Survey of Stanislaus County, California, Northern Stanislaus (2007); and the Stanislaus County General Plan and Support Documentation¹.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

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

The proposed project includes: the construction of a 10,100 square foot maintenance building (which will be utilized for the maintenance and repairs of vehicles and equipment), a 5,100 square foot covered equipment building, a 7,590 square foot equipment storage area, a 2,000 square foot chemical storage area, a truck washing area, a fueling area, a material storage area, and a drainage basin which is proposed to also contain a ground mount solar system.

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.

No new trucks or equipment are being proposed by this project. The West Stanislaus Irrigation District's existing Operation and Maintenance (O&M) facilities currently exist adjacent to the proposed site within the easement of their Main Canal surrounding the first pump station. This facility will include a maximum of 17 employees. Truck and vehicle trips between the existing O&M facility and the administration facility in Westley will be reduced as a result of the consolidation of the Irrigation District's complete operations.

In response to the project referral, the Air District stated that, "based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions are expected to have no significant impact on air quality." The response also noted that the project is subject to District Rule 9510 (Indirect Source Review). A condition of approval will be added that requires the West Stanislaus Irrigation District to contact the Air District and complete the Indirect Source Review (District Rule 9510) permitting process, and obtain any other District applicable permit, if required, prior to issuance of a building permit.

Mitigation: None.

References: Application information; Referral response from the San Joaquin Valley Air Pollution Control District dated February 9, 2018; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; and the Stanislaus County General Plan and Support Documentation¹

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

Discussion: The San Joaquin National Wildlife Refuge borders the project site on the north. The California Natural Diversity Database (CNDDDB) indicates that the Westley quadrangle, which contains the project site, has a number of federally and state listed species, as well as some species of special concern within the area, including: the California tiger salamander, Swainson’s hawk, northern harrier, song sparrow, tricolored blackbird, loggerhead shrike, yellow warbler, burrowing owl, willow flycatcher, least Bell’s vireo, vernal pool fairy shrimp, Sacramento hitch, hardhead, and the Sacramento splittail.

Impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors are considered to be less than significant. It is unlikely that these species exist on the project site as it has been historically planted in almonds. Impacts to the adjacent Wildlife Refuge are not anticipated as the Irrigation District’s O&M facilities already exist along the southern border of the refuge within the easement surrounding the first pumping station. The entire perimeter of the proposed operation will be fenced, providing a buffer between the proposed use and the Wildlife Refuge.

The project was referred to the California Department of Fish and Wildlife and the United States Fish and Wildlife Service for comments but no written response has been received to date.

Mitigation: None.

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

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

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

It does not appear that this project will result in significant impacts to any archaeological or cultural resources; however, a standard condition of approval will be added to this project to address any discovery of cultural resources during any ground disturbing activities.

Mitigation: None.

References: Referral response received from the Native American Heritage Commission, dated January 31, 2018; Stanislaus County General Plan and Support Documentation¹

VI. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	

Discussion: The proposed project includes: the construction of a 10,100 square foot maintenance building (which will be utilized for the maintenance and repairs of vehicles and equipment), a 5,100 square foot covered equipment building, a 7,590 square foot equipment storage area, a 2,000 square foot chemical storage area, a truck washing area, a fueling area, a material storage area, and a drainage basin which is proposed to also contain a ground mount solar system. The parcel is made up of Grade 2 El Solyo silty clay loam, with slopes ranging between 0 and 2 percent. As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County, subject to significant geologic hazard, are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F), and a soils test may be required at building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. Any earth moving is subject to the Department of Public Works Standards and Specifications which considers the potential for erosion and run-off prior to permit approval. Likewise, any addition of a septic tank or alternative waste water disposal system would require the approval of the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements.

DER, the Department of Public Works, and the Building Permits Division provided project comments requiring County standards be met in regards to obtaining building, grading, and drainage permits. The comments will be included as conditions of approval on the project. Each of these Departments/Divisions must review and approve any building permit associated with this project.

Mitigation: None.

References: Referral response from the Building Permits Division dated February 9, 2018; referral response from the Department of Public Works dated March 15, 2018; referral response from the Department of Environmental Resources dated February 7, 2018; California Building Code; and the 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 proposed project includes: the construction of a 10,100 square foot maintenance building (which will be utilized for the maintenance and repairs of vehicles and equipment), a 5,100 square foot covered equipment building, a 7,590 square foot equipment storage area, a 2,000 square foot chemical storage area, a truck washing area, a fueling area, a material storage area, and a drainage basin which is proposed to also contain a ground mount solar system. No new trucks or equipment are being proposed by this project. The West Stanislaus Irrigation District's existing Operation and Maintenance (O&M) facilities currently exist adjacent to the proposed site within the easement of their Main Canal surrounding the first pump station. This facility will include a maximum of 17 employees. Truck and vehicle trips between the existing O&M facility and the administration facility in Westley will be reduced as a result of the consolidation of the Irrigation District's complete operations.

In response to the project referral, the Air District stated that, "based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 tons/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions are expected to have no significant impact on air quality." The response also noted that the project is subject to District Rule 9510 (Indirect Source Review). A condition of approval will be added that requires the West Stanislaus Irrigation District to contact the Air District and complete the Indirect Source Review (District Rule 9510) permitting process, and obtain any other District applicable permit, is required, prior to issuance of a building permit.

Mitigation: None.

References: Referral response from the San Joaquin Valley Air Pollution Control District dated February 9, 2018; and the Stanislaus County General Plan and Support Documentation¹

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

Discussion: In addition to truck and equipment maintenance, the project proposal includes two 500 gallon fuel tanks and a 2,000 square foot chemical storage building which will store herbicides and pesticides on-site. The DER Hazardous Materials Division is responsible for the permitting of hazardous materials and/or wastes. A condition of approval will be added to the project requiring any applicable permits be obtained through the DER Hazardous Materials Division.

Pesticide exposure is also 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. A seven foot tall fence, landscaping along the western property line, and a minimum of 150 foot buffer from the property line to the proposed operations and maintenance building has been incorporated into this project around the full perimeter of the site which will buffer the District’s on-site staff from surrounding agricultural uses.

Mitigation: None.

References: Application information; and 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 riparian habitat surrounding the San Joaquin River, located just north of the project site, and a small portion of the northern boundary of the project site, are designated by the Federal Emergency Management Agency (FEMA) as Zone A, which are areas within the 500-year flood zone that are subject to inundation by the 1-percent-annual-chance flood event. The majority of the project site itself is designated by FEMA as Zone X, which are areas outside of the 500-year flood zone with low to moderate flood hazard. All storm water run-off will be managed on-site with drainage basins. As requested by referral responses received for the project from the Building Permits Division and the Public Works Department, standard conditions of approval will be included that require that grading, drainage, and building permits be obtained.

A referral response from the Central Valley Regional Water Quality Control Board indicated that the project may be subject to the Board's Construction Storm Water General Permit, Phase I and II Municipal Separate Storm Sewer System (MS4) Permit, Industrial Storm Water General Permit, and Clean Water Act Section 404 Permit. A condition of approval will be added to the project which requires the applicant obtain any applicable permits from the Water Board, prior to ground disturbing activities.

Mitigation: None.

References: Referral response from the Building Permits Division dated February 9, 2018; referral response from the Department of Public Works dated March 15, 2018; referral response from the Central Valley Regional Water Quality Control Board dated February 5, 2018; and the Stanislaus County General Plan and Support Documentation¹

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

Discussion: This project is consistent with the Agricultural designation and A-2-40 (General Agriculture) zoning of the site. Facilities for public utilities are allowable uses in the A-2 zoning district when a Tier Three Use Permit is obtained. Tier Three uses include uses that are “not directly related to agriculture but may be necessary to serve the A-2 District or may be difficult to locate in an urban area”.

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

Mitigation: None.

References: Application materials; Stanislaus County Zoning Ordinance (Chapter 21); and the 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 (and portions of Special Report Nos. 91-03, 160, and 199 include Stanislaus County). There are no known significant resources on the site.

Mitigation: None.

References: State Division of Mines and Geology in Special Report 173; and the 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 site is not located within any airport land use plan. Construction or maintenance activities performed by a public utility are exempt from the Noise Ordinance, in accordance with Chapter 10.46.080(J) - Exemptions of the Stanislaus County Code. However, no new significant noise impacts are anticipated to occur as a result of this project as the O&M portion of this project, which includes the most noise intensive activities, already exists near the proposed project site. Construction activities proposed by this project may temporarily increase the area’s ambient noise levels; however conditions of approval will be added to this project to limit the hours of construction.

Mitigation: None.

References: Chapter 10.46 - Noise Control of the Stanislaus County Code; and the Stanislaus County General Plan and Support Documentation¹

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

Discussion: This project request will not substantially induce population growth, nor will it displace existing housing or people. This project is adjacent to large scale agricultural operations and the nature of the use is considered consistent with the A-2 zoning district.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

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

Discussion: The County has adopted Public Facilities Fees, as well as a Fire Facility Fee on behalf of the appropriate fire district, to address impacts to public services. Such fees are required to be paid at the time of building permit issuance. Conditions of approval will be added to this project to insure the proposed use complies with all applicable fire department standards with respect to access and water for fire protection. A referral response received from the West Stanislaus Fire Protection District requested that the project's water supplies, power disconnect, access, and gate meet County and State standards and be approved by the fire district. This will be included in the conditions of approval as required prior to issuance of a building permit.

Mitigation: None.

References: Referral response received from the West Stanislaus Fire Protection District, dated February 1, 2018; 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 significantly increase demands for recreational facilities as such impacts typically are associated with residential development.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

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

Discussion: The proposed project includes: the construction of a 10,100 square foot maintenance building (which will be utilized for the maintenance and repairs of vehicles and equipment), a 5,100 square foot covered equipment building, a 7,590 square foot equipment storage area, a 2,000 square foot chemical storage area, a truck washing area, a fueling area, a material storage area, and a drainage basin which is proposed to also contain a ground mount solar system. No new trucks or equipment are being proposed by this project. The West Stanislaus Irrigation District's existing Operation and Maintenance (O&M) facilities currently exist adjacent to the proposed site within the easement of their Main Canal surrounding the first pump station. This facility will include a maximum of 17 employees. Truck and vehicle trips between the existing O&M facility and the administration facility in Westley will be reduced as a result of the consolidation of the Irrigation District's complete operations. A project referral response received from the Department of Public Works did not identify any issues with Traffic/Transportation.

Mitigation: None.

References: Referral response from the Department of Public Works dated March 15, 2018; and the Stanislaus County General Plan and Support Documentation¹

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

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

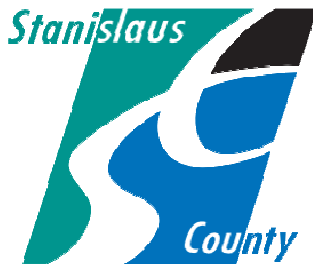
Discussion: Limitations on providing services have not been identified. The site will be served by private well, septic system, and on-site drainage. A referral response from the Department of Public Works requires that they review and approve a grading and drainage plan prior to issuance of any building permit. A referral response from DER indicated that the expansion could result in the need for a Measure X septic system. Conditions of approval shall be added to the project to reflect these requirements be met prior to building permit final.

Mitigation: None.

References: Referral response from the Department of Public Works dated March 15, 2018; referral response from the Department of Environmental Resources dated February 7, 2018; and the Stanislaus County General Plan and Support Documentation¹

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

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



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10th Street, Suite 3400, Modesto, CA 95354

Planning Phone: (209) 525-6330 Fax: (209) 525-5911

Building Phone: (209) 525-6557 Fax: (209) 525-7759

NEGATIVE DECLARATION

NAME OF PROJECT: PARCEL MAP APPLICATION NO. PLN2017-0111 – MARIO PLASCENCIA

LOCATION OF PROJECT: 131 & 133 A Street, north of Yosemite Boulevard, in the Community of Empire, east of the City of Modesto. (APN 133-001-008)

PROJECT DEVELOPERS: Mario Plascencia
P.O Box 204
Empire, CA 95319

DESCRIPTION OF PROJECT: This is a request to create a 0.83± acre and a 1.91± acre parcel from a 2.77± acre parcel in the R-A (Rural Residential) zoning district.

Based upon the Initial Study, dated **March 26, 2018**, 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: Denzel Henderson, Assistant Planner

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

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

PROJECT: USE PERMIT APPLICATION NO. PLN2017-0131 - WEST STANISLAUS IRRIGATION DISTRICT

REFERRED TO:				RESPONDED		RESPONSE			MITIGATION MEASURES		CONDITION	
	2 WK	30-DAY	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF CONSERVATION, LAND RESOURCES	X	X	X		X							
CA DEPT OF FISH & WILDLIFE	X	X	X		X							
CA DEPT OF TRANSPORTATION: DISTRICT 10	X	X	X		X							
CA OPR STATE CLEARINGHOUSE	X	X	X	X				X		X		X
CA CENTRAL VALLEY RWQCB	X	X	X	X				X		X	X	
CA CENTRAL VALLEY STATE LANDS COMMISSION	X	X	X		X			X		X	X	
CENTRAL VALLEY FLOOD PROTECTION	X	X	X		X							
COOPERATIVE EXTENSION	X	X	X		X							
FIRE PROTECTION DIST: WEST STANISLAUS	X	X	X	X				X		X	X	
HOSPITAL DISTRICT: DEL PUERTO	X	X	X		X							
IRRIGATION DISTRICT: WEST STANISLAUS	X	X	X		X							
MOSQUITO DISTRICT: TURLOCK	X	X	X		X							
MT VALLEY EMERGENCY MEDICAL	X	X	X		X							
NATIVE AMERICAN HERITAGE COMMISSION	X	X		X				X		X		X
PACIFIC GAS & ELECTRIC	X	X	X		X							
RAILROAD: CA NORTHERN	X	X	X		X			X		X	X	
SAN JOAQUIN VALLEY APCD	X	X	X	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				X		X	X	
STAN CO CEO	X	X	X		X							
STAN CO DER	X	X	X	X				X		X	X	
STAN CO ERC	X	X	X	X				X		X		X
STAN CO HAZARDOUS MATERIALS	X	X	X		X							
STAN CO PUBLIC WORKS	X	X	X	X				X		X	X	
STAN CO SHERIFF	X	X	X		X							
STAN CO SUPERVISOR DIST #5: DEMARTINI	X	X	X		X							
STAN COUNTY COUNSEL	X	X	X		X							
STANISLAUS FIRE PREVENTION BUREAU	X	X	X		X							
STANISLAUS LAFCO	X	X	X		X							
SURROUNDING LAND OWNERS			X									
TELEPHONE COMPANY: AT&T	X	X	X		X							
US ARMY CORP OF ENGINEERS	X	X	X		X							
US FISH & WILDLIFE	X	X	X		X							
USDA NRCS	X	X	X		X							
WEST STANISLAUS RCD	X	X	X		X							
SAN JOAQUIN RIVER CONSERVANCY	X	X	X		X							