

# STANISLAUS COUNTY PLANNING COMMISSION

September 5, 2024

## STAFF REPORT

USE PERMIT APPLICATION NO. PLN2023-0056  
CALIFORNIA NUT COMPANY

**REQUEST: TO EXPAND AN EXISTING ALMOND STORAGE FACILITY ON A 20.12± ACRE PARCEL IN THE GENERAL AGRICULTURE (A-2-40) ZONING DISTRICT.**

### APPLICATION INFORMATION

Applicant:	George Tavernas
Property owner:	G & D Tavernas 2016 Trust (George and Doris Tavernas) and J. & J. Tavernas 2017 Trust (Jo Ann Tavernas)
Agent:	Derek A. Martis, Mid Valley Engineering, Inc.
Location:	5166 Sperry Road, between East Grayson and Hamlow Roads, in the Denair area.
Section, Township, Range:	30-4-11
Supervisorial District:	Two (Supervisor Chiesa)
Assessor's Parcel:	019-031-018 and 019-031-019
Referrals:	See Exhibit G Environmental Review Referrals
Area of Parcel(s):	APN: 019-031-018: 10.28± acres APN: 019-031-019: 9.84± acre portion of 28.52± acres
Water Supply:	Private well
Sewage Disposal:	Private Septic System
General Plan Designation:	Agriculture
Community Plan Designation:	N/A
Existing Zoning:	General Agriculture (A-2-40)
Sphere of Influence:	N/A
Williamson Act Contract No.:	1972-0745
Environmental Review:	Negative Declaration
Present Land Use:	Almond storage facility
Surrounding Land Use:	Orchards and scattered single-family dwellings to the north, east, south, and west.

## **RECOMMENDATION**

If the Planning Commission decides to approve the project, Exhibit A provides an overview of all of the findings required for project approval.

## **BACKGROUND AND PROJECT DESCRIPTION**

This is a request to expand an existing almond storage facility on a 20.12± acre parcel, in the General Agriculture (A-2-40) zoning district. The existing almond storage facility is located on a 10.28± acre parcel, further identified as Assessor Parcel Number (APN) 019-031-018, and will be expanded onto a 9.84± acre portion of an adjoining 28.52± acre parcel, identified as APN: 019-031-019. The applicant owns both parcels and this request includes a lot line adjustment to adjust the parcels from 10.28± and 28.52± acres to 20.12± and 18.68± acres respectively, to accommodate the proposed expansion (see Exhibits B-6 and B-7 of Exhibit B - *Maps, Site Plan, and Elevations*).

The existing facility was approved by the Planning Commission on August 3, 1989 (Use Permit No. 89-33 – George Tavernas), to allow for a 6,000 square-foot packing and storage building, constructed in 1989. Staff Approval Nos. 90-36 and 91-37 – California Nut Company, George Tavernas approved the construction of a 3,000 square-foot addition and a 9,000 square-foot canopy in 1990 and 1991, respectively. Three nut storage buildings totaling 35,000 square feet, and a 5,000 square-foot fumigation chamber were approved in 1993 under Use Permit No. 93-03 – California Nut Company. In 2004, Staff Approval No. 2004-119 – California Nut Co. changed the use of the building approved as a fumigation chamber to a steam pressurization system, revised the location of the buildings approved under Use Permit No. 93-03, relocated an existing office, and approved the construction of a 25,000 square-foot pasteurization building, and a truck scale. Two additional storage buildings, totaling 60,000 square feet, were approved in 2007 (Use Permit No. 2007-14 – California Nut Company). While some of the previous land use entitlements have referred to the facility as an almond processing facility, no processing occurs on site. Accordingly, the facility is more correctly described as an almond storage facility.

The existing facility has already expanded the outdoor storage of equipment and almond bins onto 1.5± acres of the adjoining 28.52± parcel, without obtaining any land use entitlement. This request will legalize the expansion onto the 1.5± acre area and allow for construction of five almond storage buildings totaling 210,000 square feet. The proposed almond storage buildings will include one 110,000 and four 25,000 square-foot storage buildings. Each building will be capable of being utilized for dry and cold storage; however, they will be utilized primarily for dry storage. The expansion is necessary to comply with changes in food safety handling requirements that no longer allow outdoor storage of commodities. Equipment and empty almond bins will continue to be stored outdoors as needed. In addition to nut storage, the on-site uses include boxing, sizing, grading, and pasteurization. Almonds arrive hulled and shelled from local suppliers, primarily coming from Grower Direct, located in the Hughson area approximately five miles to the northwest. A limited number of almonds may arrive unshelled, which are bagged and shipped off-site. The facility operates Monday through Thursday from 6:00 a.m. to 10:30 p.m. and Friday from 6:00 a.m. to 6:00 p.m. Currently the facility has 30 employees on a maximum shift, with two shifts per day during the peak season (for a total of 120 automobile trips per day). There are currently four truck deliveries per day between the hours of 8:00 a.m. and 3:00 p.m.

(for a total of eight daily truck trips). The proposed storage buildings are not expected to result in any additional employees, truck trips, or hours of operation.

## **SITE DESCRIPTION**

The existing almond storage facility, on the 10.28± acre parcel identified as APN 019-031-018, is located at 5166 Sperry Road, between East Grayson and Hamlow Roads, in the Denair area (see Exhibit B – *Maps, Site Plan, and Elevations*). The facility is improved with 153,398± square feet of building space, including: eight agricultural storage buildings, six fumigation chambers, a steam dryer and cooler elevator building, office, and break room. The facility has a paved parking lot with 49 spaces, lighting affixed to the exterior of the buildings, six-foot-tall chain link fencing along the western property line, and landscaping consisting of a variety of shrubs along the road frontage. The existing facility has three driveways from South Sperry Road. Existing signage consists of one 4-foot-tall by 8-foot-wide sign affixed to one of the existing buildings and one 4-foot-tall by 8-foot-wide sign, mounted on posts approximately three feet off ground level, located next to the middle driveway. The adjacent 28.52± acre parcel, identified as APN 019-031-019, is currently improved with a single-family dwelling, accessory structures, and almond orchard. The orchard is irrigated via existing sprinklers/ drip system, and no changes irrigation infrastructure or methods will occur as a result of the project. Approximately 1.5± acres are being utilized for the outdoor storage of equipment and almond bins by the adjacent almond storage facility. An existing irrigation easement runs along a portion of the eastern property line of APN 019-031-019 and then turns west running along the northern property line of APN 019-031-018, which will be required to be protected as a condition of approval requested by the Turlock Irrigation District (TID). The site is served by a private well and septic system. Orchards and scattered single-family dwellings are located to the north, east, south, and west.

## **ISSUES**

Three issues have been identified as part of the review of the project, including: (1) the existing facility expanding onto an adjacent parcel without first obtaining land use entitlements, (2) concerns from a surrounding landowner, and (3) comments received from the San Joaquin Valley Air Pollution Control District (Air District) in response to the environmental review circulated for the project.

Approximately 1.5 acres of the adjacent parcel to the east, has been utilized for the storage of equipment without entitlements. The applicant stated that they were unaware there was a need to consult the County regarding the use of additional area and unknowingly expanded onto the adjacent parcel. Condition of Approval No. 13 requires the lot line adjustment included as part of this project to be recorded prior to issuance of any new building permits associated with the expansion.

A letter has been received from Mike and Beth Perona, a surrounding landowner located at 11043 E Grayson Road, approximately .3 miles northeast of the project site, in response to the environmental review prepared and circulated in accordance with the California Environmental Quality Act (CEQA) (see Exhibit D – *Letter of Opposition and Community Response Map*). The letter raises concerns regarding (1) increased traffic from additional employees, trucks, and processing, (2) the loss of farmland, and (3) the impact to the rural character of the area resulting in a decrease in property values.

Regarding traffic concerns, the project does not include a request for any additional employees, truck trips, or throughput. The additional buildings are being requested to store the existing volume of nuts indoors due to regulatory changes. Regarding the loss of farmland, the project site is enrolled in Williamson Act Contract No. 1972-0745. County and Government Code require that uses on land in the Williamson Act be compatible with the principles of the Williamson Act. Tier One uses, which this is, are considered compatible unless the Planning Commission finds otherwise. A more detailed discussion on Tier One uses and the Williamson Act principles of compatibility may be found in the *Zoning Ordinance Consistency* section of this report. Regarding aesthetic impacts associated with the proposed buildings, they are proposed to be 35 feet in height, which is consistent with the existing buildings on the project site. Additionally, while no additional exterior lighting is currently proposed, Condition of Approval No. 5 requires a photometric lighting plan to be submitted for any proposed exterior lighting to prevent glare and spill light that shines onto neighboring properties.

In response to the environmental review prepared and circulated for the project, the Air District responded recommending that a more detailed preliminary review of the project be conducted for the project's construction and operational emissions. The environmental document has been amended to address the Air District's comments and additional discussion may be found in the *Environmental Review* section of this report.

No other issues have been identified as a part of this request. Standard conditions of approval, along with conditions of approval applied to the existing facility as part of previous land use entitlements, have been added to the project.

### **GENERAL PLAN CONSISTENCY**

The site is currently designated Agriculture in the Stanislaus County General Plan. The agricultural designation recognizes the value and importance of agriculture by acting to preclude incompatible urban development within agricultural areas and, as such, should generally be zoned with 40- to 160-acre minimum parcel sizes. This designation establishes agriculture as the primary use, 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.

Goal One, Objective 1.2 of the General Plan's Agricultural Element encourages vertical integration of agriculture by organizing uses requiring use permits into three tiers based on the type of uses and their relationship to agriculture. Tier One uses include agriculture-related commercial and industrial uses, such as nut hulling and drying and warehouses for storage of grain and other farm produce.

An assessment of the proposed use's compliance with the findings required for approval of a nut storage facility is provided in the *Zoning Ordinance Consistency* section of this report.

To minimize conflicts between agricultural 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 zoning district. Appendix A of these guidelines states that all projects shall

incorporate a minimum 150-foot-wide buffer setback for low people intensive uses. 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. The proposed buildings meet the 150-foot agricultural buffer to the west as that area is already developed with the existing storage facility. The proposed buildings are setback 45 feet from the northern property line, 32.5 feet from the eastern property line, and 20 feet from the southern property line. As a Tier One use, the project is not subject to agricultural buffers, unless the Planning Commission determines that it is a people intensive use. The facility currently operates with 30 employees on a maximum shift during harvest season and this request is not anticipated to increase the number of employees. The existing facility was entitled prior to the County's adoption of Buffer and Setback Guidelines and is allowed under the 2007 use permit to operate with up to eight full time employees and two shifts of 25 additional employees during the peak season, for a total of 33 employees on a maximum shift. As this project will not be increasing the number of employees, staff believes the project can be considered a low people intensive use.

### **ZONING ORDINANCE CONSISTENCY**

The site is currently zoned General Agriculture (A-2-40). In accordance with Section 21.20.030(A) of the Stanislaus County Zoning Ordinance, Tier One uses, including nut hulling, shelling, drying, and storage of agriculture products, may be allowed by use permit when the Planning Commission makes the following findings:

1. The establishment, maintenance, and operation of the proposed use or building applied for is consistent with the General Plan designation of "Agriculture" and will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
2. The use as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity.

Staff believes the establishment as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity. There is no indication that this project, as proposed and conditioned, will 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 the general welfare of the County. This is an expansion of an existing permitted facility to comply with changes in requirements regarding the storage and handling of the nuts.

The project site is enrolled under Williamson Act Contract No. 1972-0745. County Code Section 21.20.045, in compliance with Government Code Section 51238.1, specifies that uses approved on contracted lands shall be consistent with three principles of compatibility. Those principles state that the proposed use shall be consistent with the following principles of compatibility:

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

Within the A-2 zoning district, pursuant to Section 21.20.045(B)(3), the County has determined that unless the Planning Commission and/or Board of Supervisors make a finding to the contrary, Tier One uses shall be determined to be consistent with the principles of compatibility. As designed, the request is not expected to significantly compromise the long-term productive agricultural capability of the subject contracted parcel or other contracted parcels in the A-2 zoning district. While the project will displace 8.5± acres of the existing almond orchard located on APN: 019-031-019, the use is directly in support of the agricultural productivity of the surrounding area and the remaining 18.68± acres will remain in production. There is no indication this project will result in the removal of adjacent contracted land from agricultural use. During project review, this application was referred to the Department of Conservation (DOC) for review and input and no response has been received to date.

Section 21.21.060(E) of the Zoning Ordinance permits a lot line adjustment between two or more adjacent parcels where one of the parcels is already below the minimum lot area of the zone in which it is located, provided a greater number of nonconforming parcels, in terms of parcel size and permitted dwelling(s), is not created, and if the parcels are enrolled in the Williamson Act, they are not reduced to a size below 10 acres. In this case, the 10.28± acre parcel identified as APN 019-031-018 and the adjacent 28.52± acre parcel identified as APN 019-031-019 are already under the 40-acre-minimum required by the zoning district, the adjustment will correct for the existing physical improvement crossing the property line, and both parcels will remain over 10 acres in size. While APN 019-031-019 can currently be developed with a second dwelling with no size limit restriction, after the adjustment, development of a second dwelling will be restricted to an Accessory Dwelling Unit limited to 1,200 square feet of living space, as the parcel will have been adjusted to a size under 20 acres.

### **ENVIRONMENTAL REVIEW**

Pursuant to California Environmental Quality Act (CEQA), the proposed project was circulated to interested parties and responsible agencies for review and comment and no significant issues related to environmental concerns, aside from those discussed below, were raised (see Exhibit G – *Environmental Review Referrals*).

As previously mentioned in the *Issues* section of this report, a comment was received from the San Joaquin Valley Air Pollution Control District (Air District) in response to the environmental assessment prepared and circulated for the project. The Air District recommended a more detailed review of the project's construction and operational emissions. The Air District also requested that emissions generated by the proposed project be further studied via a California Emission Estimator Model (CalEEMod) analysis and Health Risk Assessment (HRA) to evaluate the project's health-related impacts. Additionally, the Air District requested that an Ambient Air Quality Analysis (AAQA) be included if emissions of any pollutant exceeds 100 pounds per day. The applicant submitted additional project information to the Air District in response to the comments, including a CalEEMod analysis, and health risk prioritization calculations. The analysis indicated the project's emissions and health risk would be less than significant. Additionally, the results did not exceed 100 pounds per day and accordingly, an AAQA was not required. The Air District reviewed the analysis and did not have any comments or concerns with the findings. Accordingly, Section III – *Air Quality* and Section VIII – *Greenhouse Gas Emissions*, of the Initial Study (IS) have been amended to include the additional information.

As permitted by CEQA Guidelines, amendments to an IS may be made without recirculation provided they are providing clarifying information only. The amendments made to the IS are considered to be clarifying in nature and will not create new significant impacts. Accordingly, the amended IS is not required to be re-circulated (see Exhibit E – *Amended Initial Study, dated August 14, 2024*).

A Negative Declaration has been prepared for approval prior to action on the project 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*).

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**Note:** Pursuant to California Fish and Game Code Section 711.4, all project applicants subject to the California Environmental Quality Act (CEQA) shall pay a filing fee for each project; therefore, the applicant will further be required to pay **\$2,973.75** 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: Teresa McDonald, Associate Planner, (209) 525-6330

Attachments:

- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps, Site Plan, and Elevations
- Exhibit C - Conditions of Approval
- Exhibit D - Letter of Opposition and Community Response Map
- Exhibit E - Amended Initial Study, dated August 14, 2024
- Exhibit F - Negative Declaration
- Exhibit G - Environmental Review Referrals
- Exhibit H - Levine Act Disclosure Statement

## 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. 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 use as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity;
  - c. The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district;
  - d. The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing, or shipping;
  - e. The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use; and
3. Approve Use Permit Application No. PLN2023-0056 – California Nut Company, subject to the attached Conditions of Approval.




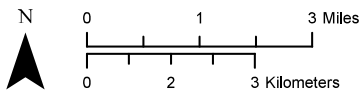
# CALIFORNIA NUT COMPANY

## UP PLN2023-0056

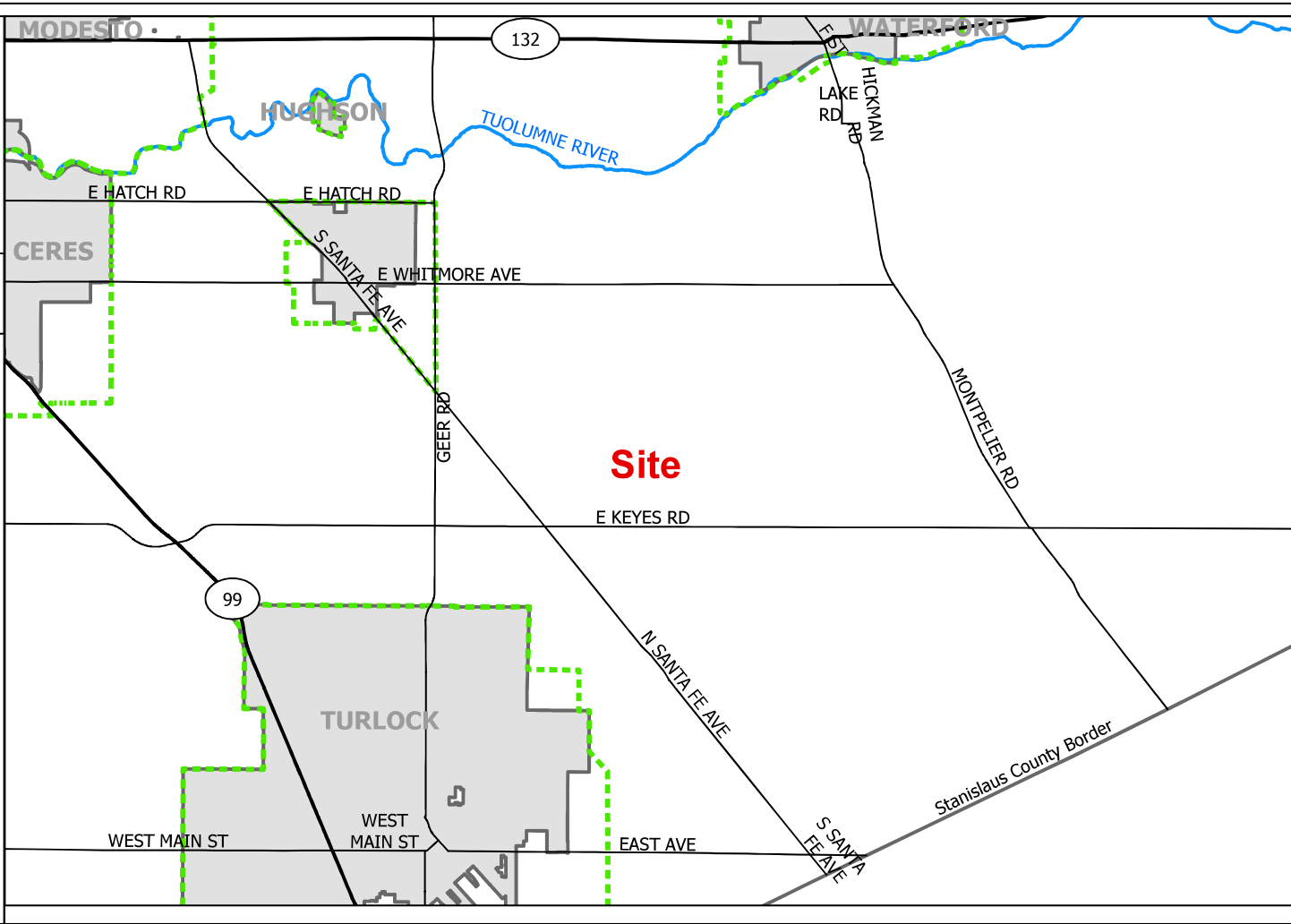
### AREA MAP

#### LEGEND

-  Project Site
-  Sphere of Influence
-  Highway
-  Major Road
-  River



Source: Planning Department GIS Date Exported: 8/26/2024



# CALIFORNIA NUT COMPANY

## UP PLN2023-0056

### GENERAL PLAN

#### LEGEND

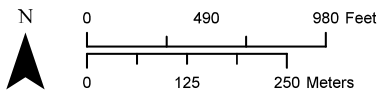
 Project Site

 Parcel

 Canal

#### General Plan

 Agriculture



Source: Planning Department GIS

Date Exported: 8/26/2024







# CALIFORNIA NUT COMPANY

## UP PLN2023-0056

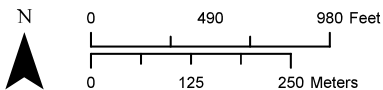
### ZONING

#### LEGEND

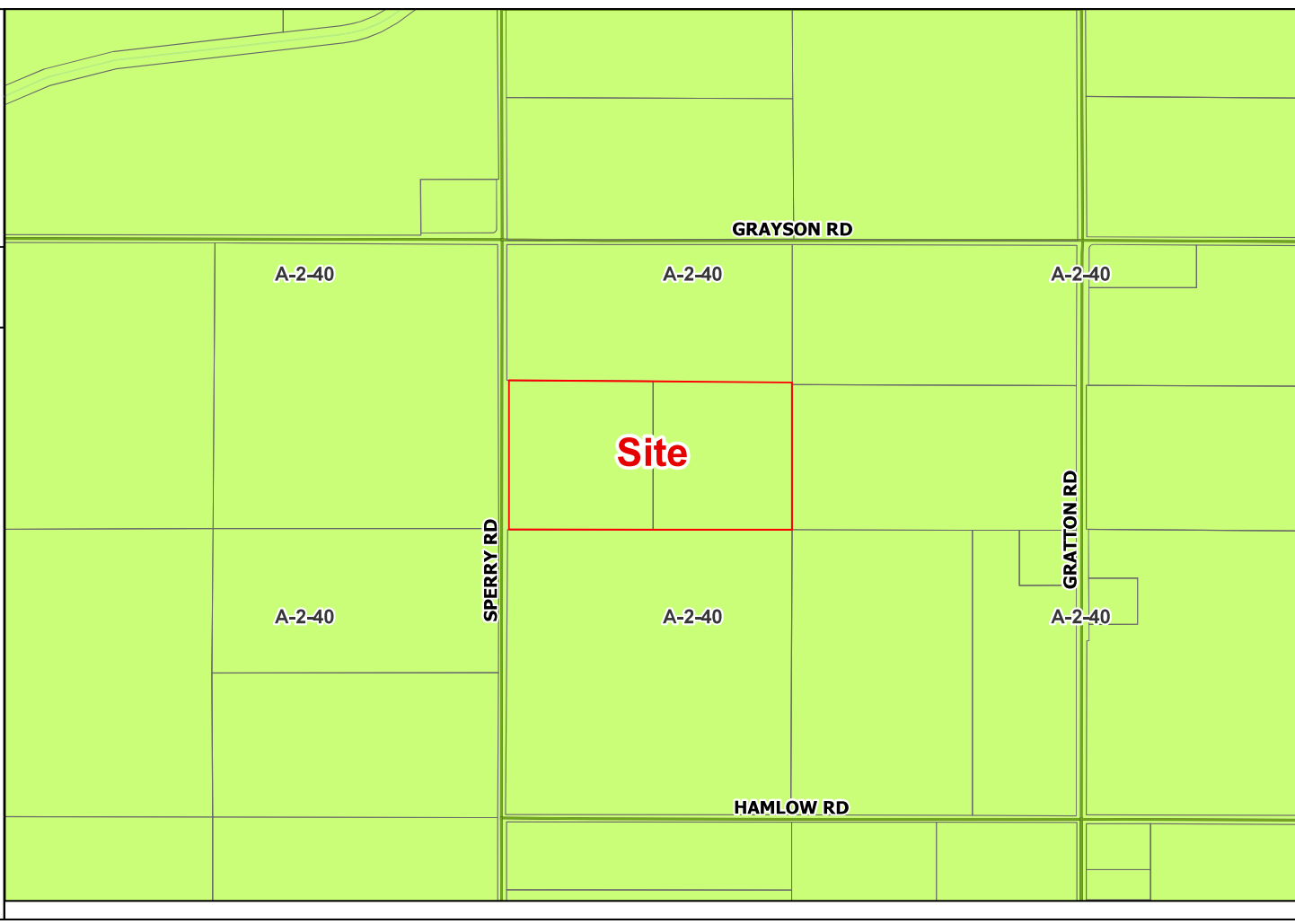
-  Project Site
-  Parcel
-  Street
-  Canal

#### Zoning Designation

-  General Agriculture 40 Acre



Source: Planning Department GIS Date Exported: 8/26/2024







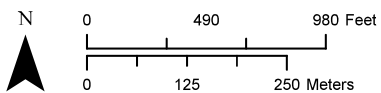
# CALIFORNIA NUT COMPANY

## UP PLN2023-0056

2023 AERIAL AREA MAP

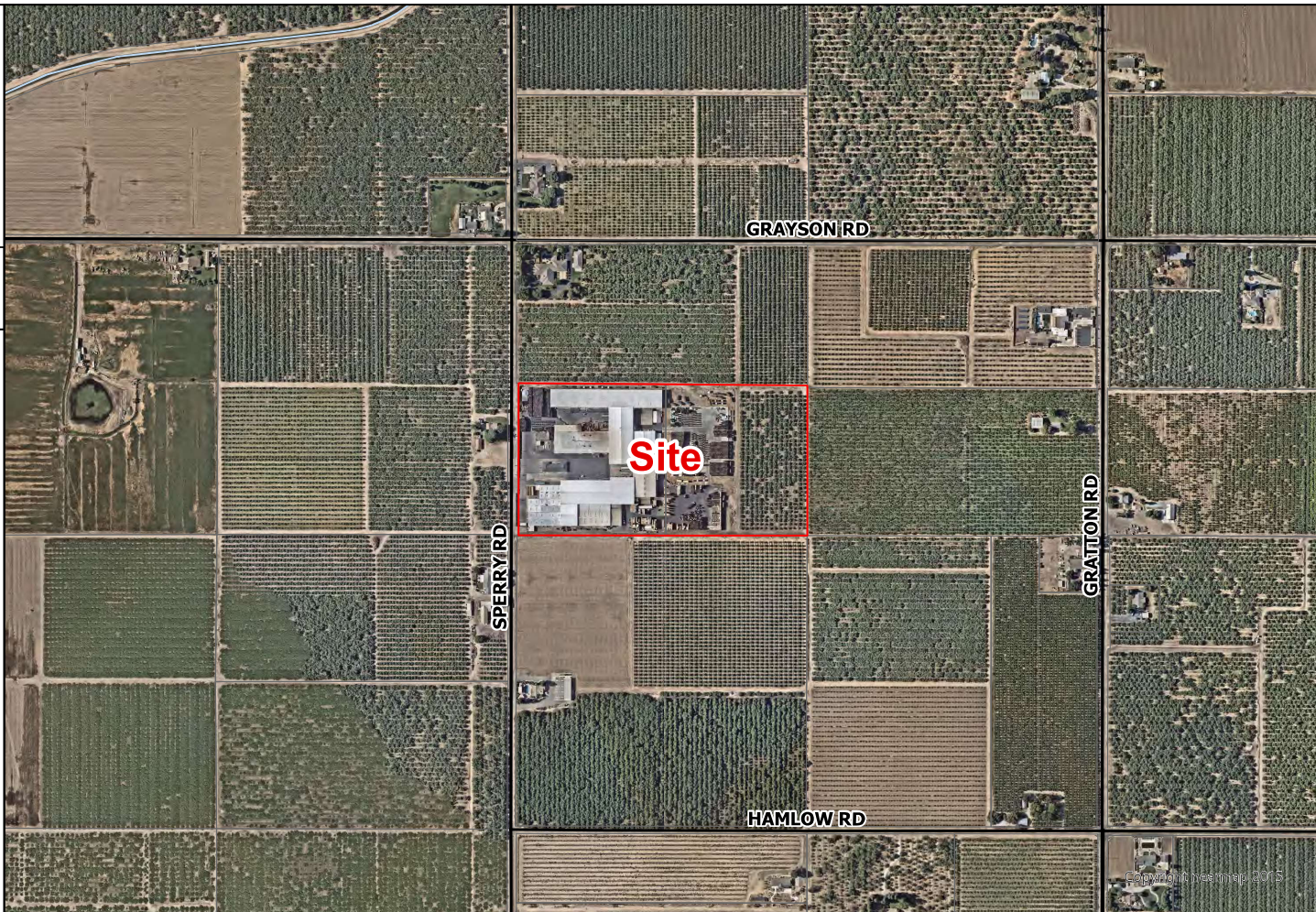
### LEGEND

-  Project Site
-  Parcel
-  Canal
-  Street



Source: Planning Department GIS

Date Exported: 8/26/2024






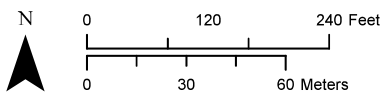
# CALIFORNIA NUT COMPANY

## UP PLN2023-0056

2023 AERIAL SITE MAP

### LEGEND

-  Project Site
-  Parcel
-  Street



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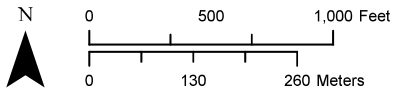
# CALIFORNIA NUT COMPANY

## UP PLN2023-0056

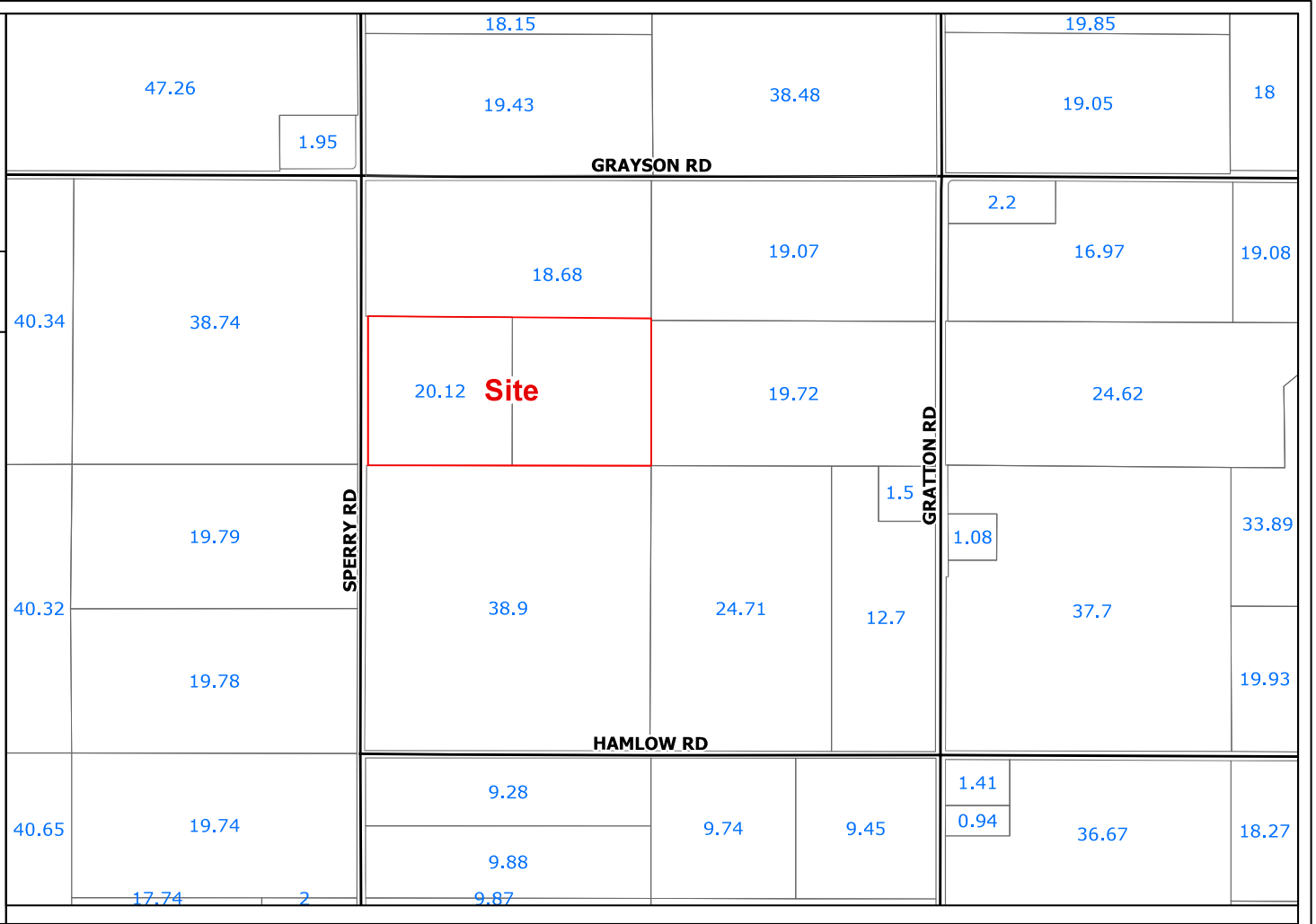
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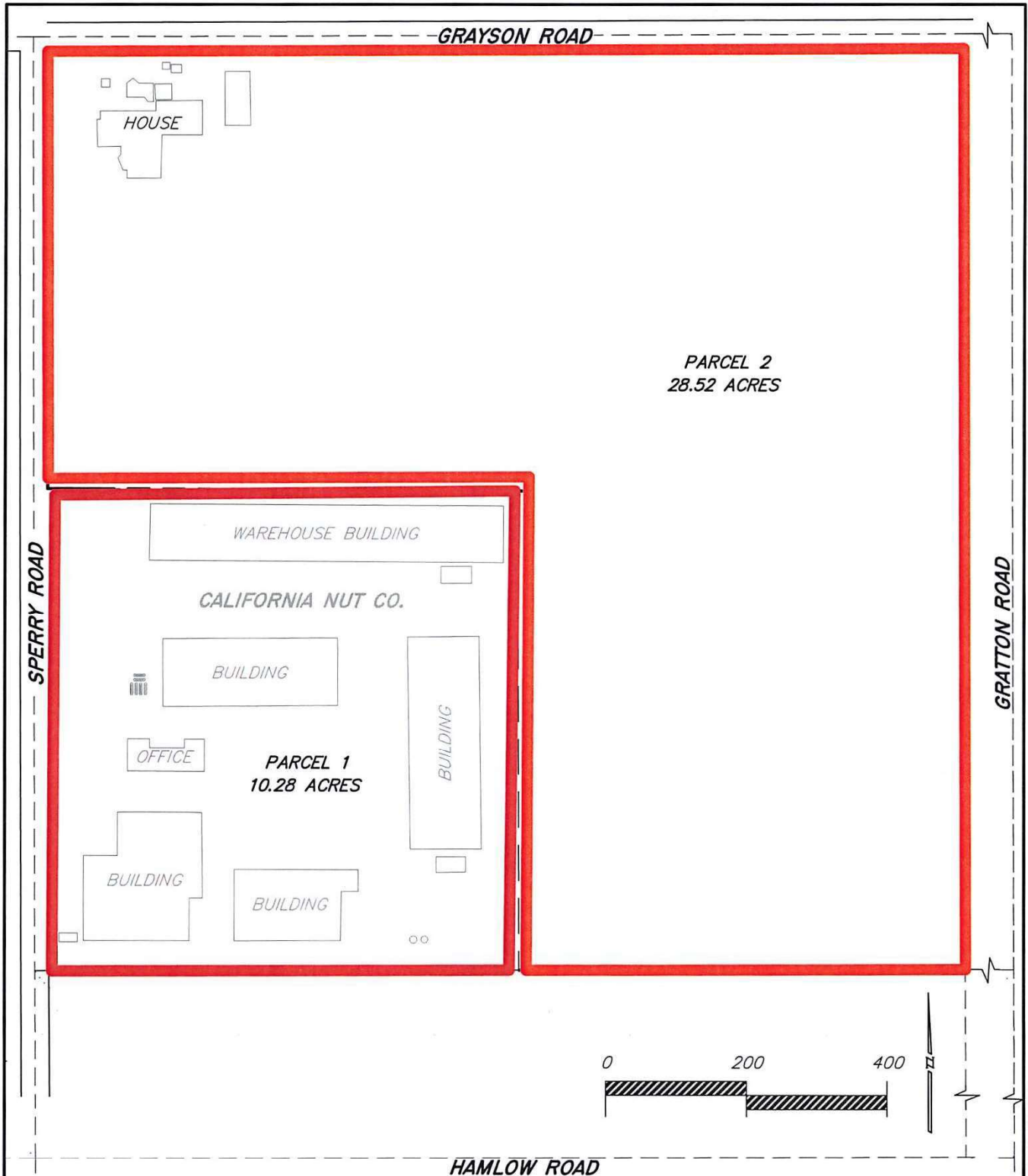
#### LEGEND

-  Project Site
-  Parcel
-  Acres
-  Street



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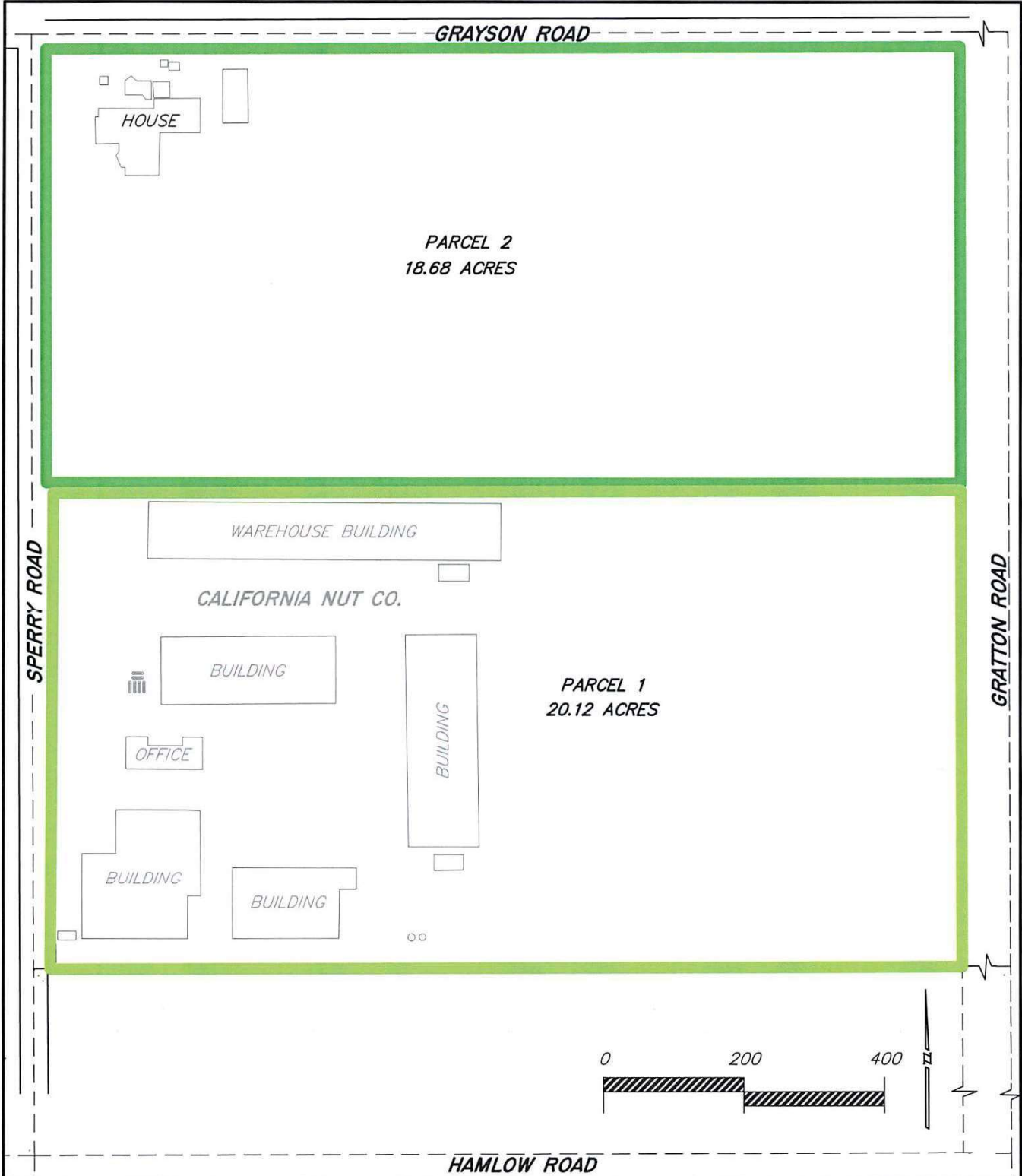
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 Date: 05/22/23  
 Scale: 1"=200'  
 Job No.: NC21264  
 Phone: 866.526.4214

**BEFORE**  
**LOT LINE ADJUSTMENT**  
 DENAIR, CALIFORNIA

**MVE**  
 MVE Inc.  
 1117 L Street, Modesto, CA 95354  
 866.526.4214 | www.mve.net  
 Northern California | Southern California | Nevada

SHEET  
**1**  
 OF **1**

P:\CAD\NC21264\MAP\NC21264-BNDY.dwg  
 Plot March 22, 2023 at 9:31 AM



Drawn By: JM  
 Date: 05/22/23  
 Scale: 1"=200'  
 Job No.: NC21264  
 Phone: 866.526.4214

**AFTER**  
**LOT LINE ADJUSTMENT**

DENAIR, CALIFORNIA

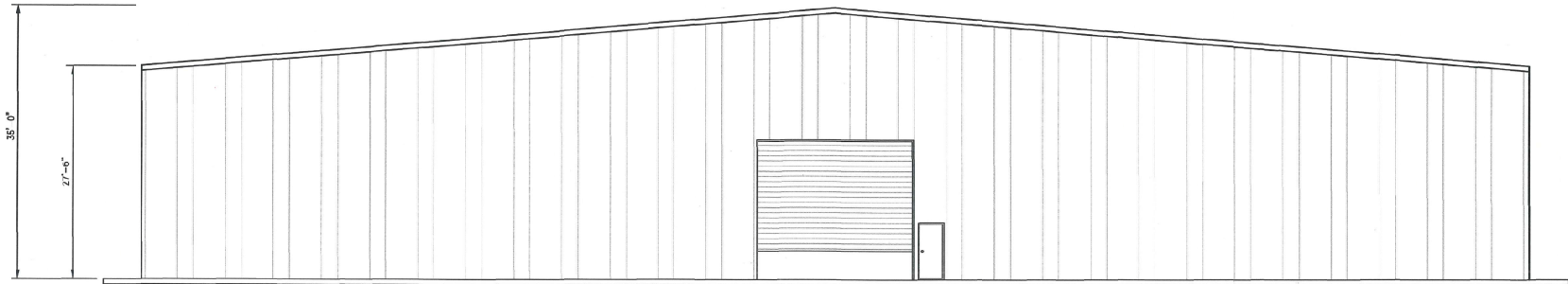
**MVE**  
 MVE Inc.  
 1117 L Street, Modesto, CA 95354  
 866.526.4214 | www.mve.net  
 Northern California | Southern California | Nevada

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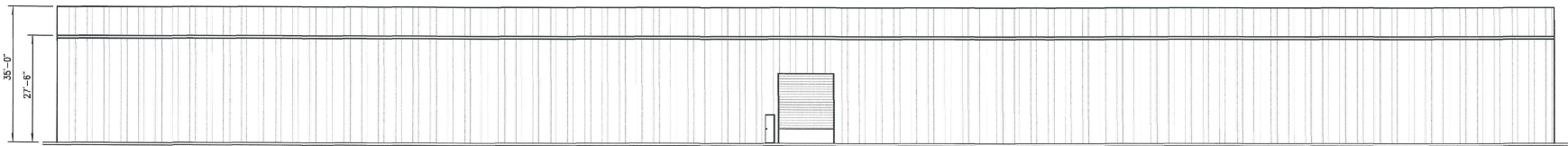
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○ TYPICAL NORTH-SOUTH ELEVATIONS



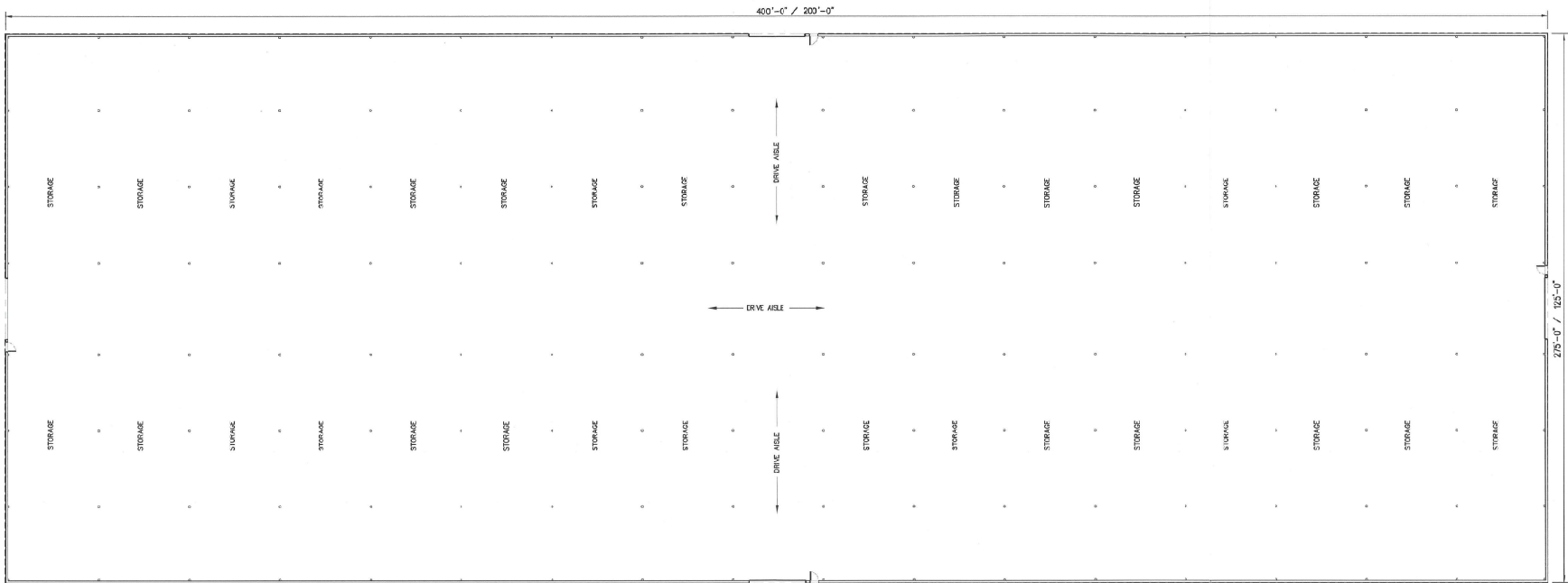
○ TYPICAL EAST-WEST ELEVATIONS

NOTE: The plans shown on this page are conceptual and are intended to be for illustrative purposes

<p>05.25.2023</p>	 <p>1117 L Street Modesto, CA 95354 856.5264214 www.mve.net</p>	<p><b>CALIFORNIA NUT CO. - TYPICAL BUILDING ELEVATIONS</b> <b>DENAIR, CALIFORNIA</b></p>	
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Project Management • Civil/Structural Engineering • Urban Design • Land Planning • Entitlements • Right-of-Way/Permitting • Surveying • Construction Staking • Graphics

PROVIDING SERVICES IN CALIFORNIA • NEVADA • OREGON • WASHINGTON



NOTE: The plans shown on this page are conceptual and are intended to be for illustrative purposes

05.25.2023



1177 L Street  
 Modesto CA 95354  
 866.526.4214  
 www.mve.net

## CALIFORNIA NUT CO. - TYPICAL BUILDING FLOOR PLAN

### DENAIR, CALIFORNIA



Project Management • Civil/Structural Engineering • Urban Design • Land Planning • Entitlements • Right-of-Way/Permitting • Surveying • Construction Staking • Graphics

PROVIDING SERVICES IN CALIFORNIA + NEVADA + OREGON + WASHINGTON

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

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## **CONDITIONS OF APPROVAL**

### **USE PERMIT APPLICATION NO. PLN2023-0056 CALIFORNIA NUT COMPANY**

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

1. Use(s) shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances. All conditions of approvals from prior land use entitlements shall be superseded by the conditions of approval applied to the project.
  
2. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2014), 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 **\$2,973.75**, 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. Prior to issuance of any building permit, a photometric lighting plan shall be submitted for review and approval by the Planning Department for any additional exterior lighting. 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). The height of the lighting fixtures should not exceed 15 feet above grade.
6. Any construction resulting from this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and may be subject to additional regulations/permits, as determined by the SJVAPCD.
  7. Signage shall be limited to the following:
    - The 4-foot-tall by 8-foot-wide freestanding sign located next to the existing driveway.
      - The existing freestanding sign may be replaced or relocated on the project site with a monument sign up to six (6) feet in height provided the sign does not exceed 32 square feet in area.
    - The 32 square-foot wall sign affixed to the building at the time of project approval.
      - The existing wall sign may be replaced or relocated on the project site provided the sign does not exceed 32 square feet in area.
    - Prior to replacement or relocation of any on-site signage, 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). A building permit shall be obtained prior to installation.
  8. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval; and a project area map.
  9. Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated and implemented. The Central California Information Center shall be notified if the find is deemed historically or culturally significant.
  10. The applicant and subsequent operators shall maintain a valid business license.
  11. Lot Line Adjustment Application No. PLN2023-0056 – California Nut Company, adjusting the 10.28 and 28.52 acre parcels to 20.12 and 18.68 acres, shall be recorded prior to issuance of any grading or building permit for any new structures located on the 20.12 acre project site.
  12. Noise levels associated with all on-site activities shall not exceed the maximum allowable noise levels as set forth in the Stanislaus County Code or the Stanislaus County General Plan.

13. The hours of construction on the project site shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday, with no construction allowed on holidays.

**Building Permits Division**

14. All required building permits shall conform to the California Code of Regulations, Title 24, and any other applicable standards.

**Department of Public Works**

15. No parking, loading or unloading of vehicles will be permitted within the County road right-of-way.
16. The developer will be required to install or pay for the installation of any street signs and/or markings, if warranted.
17. Prior to the issuance of a grading or building permit, an Encroachment Permit shall be obtained for driveway approaches at all points of ingress and egress on the project site and any other work done within the County right-of-way. The applicant shall meet Stanislaus County standards for a commercial driveway.
18. A grading, drainage, and erosion/sediment control plan for the project site shall be submitted for any building permit that will create a larger or smaller building footprint. The grading and drainage plan shall include the following information:
  - a. The plan shall contain drainage calculations and enough information to verify that runoff from project will not flow onto adjacent properties and Stanislaus County road right-of-way. Public Works will review and approve the drainage calculations.
  - b. For projects greater than one acre in size, the grading drainage and erosion/sediment control plan shall comply with the current State of California National Pollutant Discharge Elimination System (NPDES) General Construction Permit. A Waste Discharge Identification Number (WDID) and a copy of the Notice of Intent (NOI) and the project's Storm Water Pollution Prevention Plan (SWPPP) shall be provided prior to the approval of any grading, if applicable.
  - c. The applicant of the grading permit shall pay the current Stanislaus County Public Works weighted labor rate for review of the grading plan.
  - d. The applicant of the grading permit shall pay the current Stanislaus County Public Works weighted labor rate for all on-site inspections. The Public Works inspector shall be contacted 48 hours prior to the commencement of any grading or drainage work on-site.

**Department of Environmental Resources – Hazardous Materials Division**

19. 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 if necessary, Phase II study) prior to the issuance of a grading permit. Any discovery of underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil shall be brought to the immediate attention of DER.
20. The applicant shall contact the Department of Environmental Resources – Hazardous Materials Division regarding regulatory requirements for hazardous materials and/or wastes prior to operation.

**Department of Environmental Resources – Environmental Health Division**

21. Prior to final inspection of any building permit for the expansion, the applicant(s) shall demonstrate and secure any necessary permits for the destruction and/or relocation of all on-site wastewater treatment systems (OWTS) and/or water wells impacted or proposed by this project, under the direction of the Stanislaus County Department of Environmental Resources (DER).
22. Prior to issuance of any grading or building permit for the expansion, the applicant(s) shall submit a site plan that includes the location, layout and design of all-existing and proposed on-site wastewater treatment systems (OWTS) and the Future 100% Expansion (Replacement) Areas.
23. All applicable County Local Agency Management Program (LAMP) standards and required setbacks are to be met.
24. Any new building requiring an on-site wastewater treatment system (OWTS), shall be designed according to type and/or maximum occupancy of the proposed structure to the estimated waste/sewage design flow rate.

**Turlock Irrigation District (TID)**

25. There is an existing irrigation pipeline and easement along the east side of the property belonging to Improvement District 1046. This pipeline shall be protected at all times during construction.
26. A new electric line will be required in order to serve the expansion. Electrical plans for the expansion shall be submitted to TID Electrical Engineering Department.
27. The owner/developer must apply for a facility change for any pole or electrical facility relocation. Facility changes are performed at developer's expense.
28. TID's electric utility has an existing underground power line within the 10-foot Public Utility Easement. Underground Service Alert must be notified before digging.

29. The front building setback is to be a minimum of 15 feet from the property line and a minimum of 15 feet from the back-of-sidewalk to enable the safe placement of utilities.

**San Joaquin Valley Air Pollution Control District (SJVAPCD)**

30. The proposed project is subject to District Rule (9510). Prior to issuance of a grading or building permit for the expansion, the applicant shall contact the SJVAPCD to determine if any other SJVAPCD rules or permits are required.

**Central Valley Regional Water Quality Control Board**

31. Prior to issuance of a building permit, applicant/developer shall be responsible for contacting the Central Valley Regional Water Quality Control Board and obtaining any necessary permits.

\*\*\*\*\*

*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 will be in bold font and deleted wording will be in strikethrough.*



Mike & Beth Perona

Phone: [REDACTED]

11 February 2024

Planning & Community Development Department  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

Attn: Teresa McDonald, Associate Planner

Dear Ms. McDonald,

This is regarding your letter of 7<sup>th</sup> February 2024 about the use permit application # PLN2023-0056--- California Nut Company. The Travernas are a very old and respected family in our Gratton community. Their farmlands are very well maintained and are always pleasant to drive by. However, my husband and I do not support their decision to build another structure for their almond processing business on the ten plus acres mentioned in the letter we received from the county. Here are some of our reasons we do not support this addition to their current business.

The proposed expansion will have undesirable consequences including:

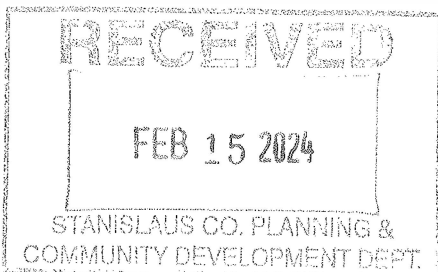
- 1.) Increased traffic with trucks, cars, and other equipment due to more employees and processing on unsuitable narrow rural roads.
- 2.) Encroachment upon more valuable farmland in our area which is already at risk due to increasing urbanization.
- 3.) A negative impact on the our area's rural character, and the consequent decrease in the value of properties within the area, especially those neighboring this business.

Thank you for this opportunity to comment on this very important issue.

Sincerely,

[REDACTED]

Mike and Beth Perona








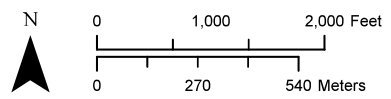
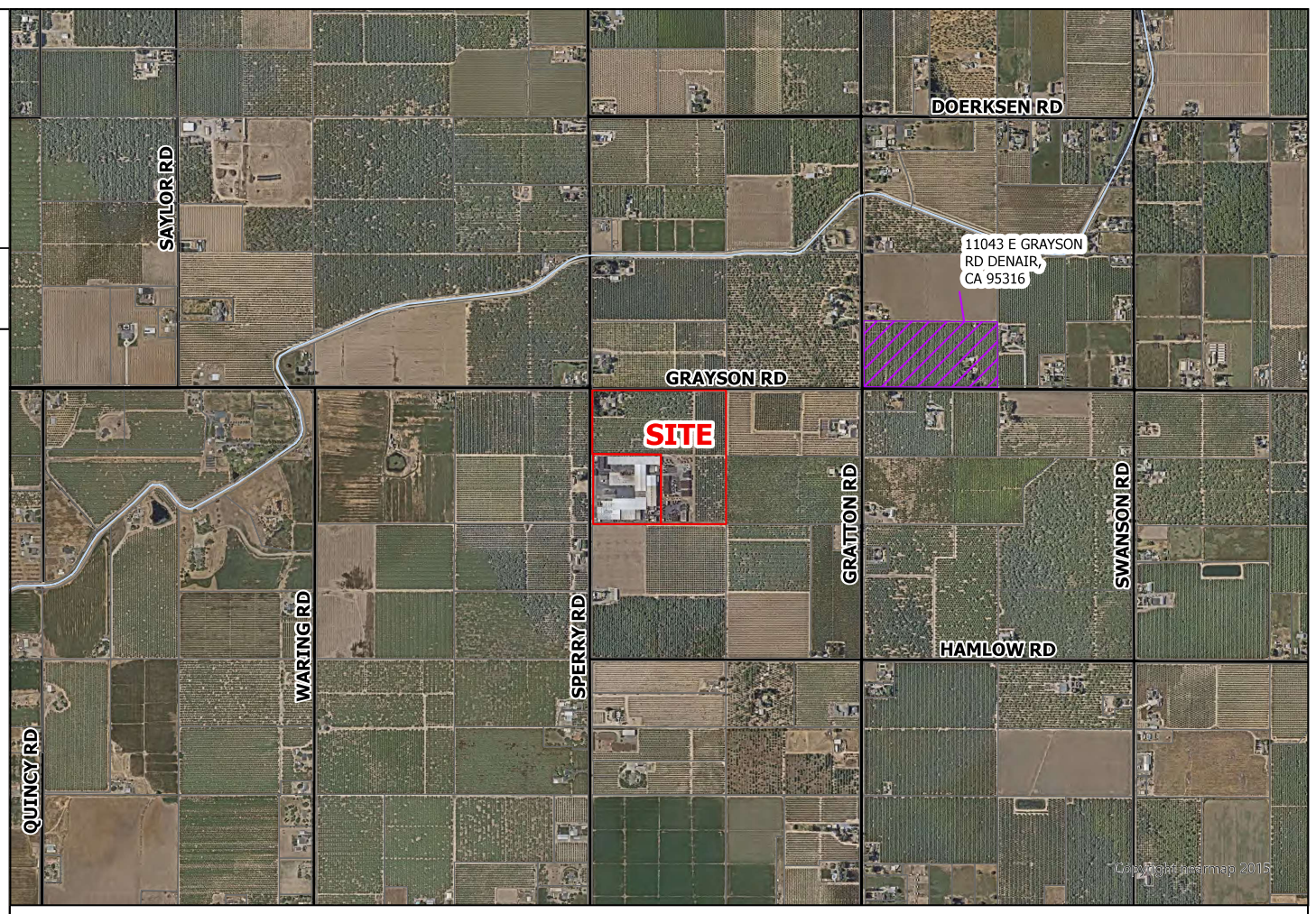
# California Nut Company

## UP PLN2023-0056

Community Response Map

### LEGEND

-  Responder Location
-  Project Site
-  Parcel
-  Canal
-  Street



Source: Planning Department GIS Date Exported: 8/14/2024

Copyright map 2015



## AMENDED CEQA INITIAL STUDY

(New text is in bold and deleted text is in strikethrough)

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, January 1, 2020

- 1. **Project title:** Use Permit Application No. PLN2023-0056 – California Nut Company
- 2. **Lead agency name and address:** Stanislaus County  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354
- 3. **Contact person and phone number:** Teresa McDonald, Associate Planner  
(209) 525-6330
- 4. **Project location:** 5166 Sperry Road between East Grayson and Hamlow Roads, in the Denair area (APN: 019-031-018 and 019-031-019).
- 5. **Project sponsor’s name and address:** George Tavernas, Trustee of the G&D Tavernas 2016 Trust  
5166 Sperry Road  
Denair, CA 95316
- 6. **General Plan designation:** Agriculture
- 7. **Zoning:** General Agriculture (A-2-40)
- 8. **Description of project:**

Request to expand an existing almond processing and storage facility by permitting an area of illegal expansion and constructing five almond storage buildings totaling 210,000 square feet, in the General Agriculture (A-2-40) zoning district. The request also includes a lot line adjustment to increase the 10.28± acre parcel to 20.12± acres in size to accommodate the proposed expansion. The adjacent parcel will decrease from 28.52± acres to 18.68± acres and remain in agricultural production, removing 9.84± acres of agricultural production. The proposed almond storage buildings will include one 110,000 and four 25,000 square-foot dry storage buildings. Each building will be capable to be utilized for dry and cold storage, however, they will be utilized primarily for dry storage. The expansion is necessary to comply with changes in food safety handling requirements, that no longer allow outdoor storage of commodities. The facility operates Monday through Thursday from 6:00 a.m. to 10:30 p.m. and Friday from 6:00 a.m. to 6:00 p.m. Currently the facility has 30 employees on a maximum shift, with two shifts per day during the peak season (for a total of 120 automobile trips per day). There are currently four truck deliveries per day between the hours of 8:00 a.m. and 3:00 p.m. (for a total of eight daily truck trips). The proposed storage buildings are not expected to result in any additional employees, truck trips, or hours of operation. The balance of the parcel has been previously developed with eight agricultural storage buildings, six fumigation chambers, a steam dryer and cooler elevator building, and an office for a total of 153,398± square feet of building space, originally approved under Use Permit No. 89-33 and expanded under Use Permit Nos. 93-03 and 2007-14. The existing operation is also utilizing 1.5± acres of the adjacent parcel to the east, also identified as Assessor Parcel Number (APN): 019-031-019, for the storage of equipment, without obtaining any land use entitlement. The nut processing on-site consists of boxing, sizing, grading, and pasteurization, which take place seasonally for approximately nine months out of the year, while the nut storage takes place year-round. Almonds arrive hulled and shelled. A limited number of almonds may arrive unshelled, which are bagged and shipped off-site. The site is served by a private well and septic system.

- 9. **Surrounding land uses and setting:** Irrigated orchards and scattered ranchettes in all directions.

- 
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Stanislaus County Department of Public Works, Department of Environmental Resources, San Joaquin Valley Air Pollution Control District, California Department of Conservation.
11. **Attachments:**
- I. **Response to SJVAPCD March 13, 2024 request, with CalEEMod analysis and risk prioritization calculations**

**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"/> Energy                             |
| <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                   | <input type="checkbox"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire                         | <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  
Prepared by Teresa McDonald, Associate Planner

January 11, 2024 August 14, 2024  
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, then 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 – Except as provided in Public Resources Code Section 21099, could 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) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			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 is currently improved with eight agricultural storage buildings, six fumigation chambers, a steam dryer and cooler elevator building, and an office for a total of 153,398± square feet of building space on Assessor Parcel Number (APN): 019-031-018. If approved, the proposed storage buildings will be located on a portion of what is currently APN: 019-031-019. APN: 019-031-019 is currently planted in almonds, receiving irrigation water from Turlock Irrigation District. The remaining 18.68 acres of APN: 019-031-019 will remain in production if the project is approved. The only scenic designation in the County is along I-5, which is not near the project site. The site itself is not considered to be a scenic resource or a unique vista. The project will not degrade the existing visual character or quality of the site or its surroundings. Standard conditions of approval will be added to this project to address glare from any on-site lighting. Conditions of approval will be added to the project requiring building permits for the storage buildings, to be obtained from the Stanislaus County Building Permits Division prior to operation. No adverse impacts to the existing visual character of the site or its surroundings are anticipated.

**Mitigation:** None.

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

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			X	
d) Result in the loss of forest land or conversion of forest land to non-forest use?			X	
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

**Discussion:** The project site, Assessor Parcel Numbers (APNs): 019-031-018 and -019, are enrolled in Williamson Act Contract No. 1972-0745. The existing facility located on APN: 019-031-018 is classified as “Urban and Built-Up Land”, and APN: 019-031-019 is classified as “Prime Farmland” by the California Department of Conservation’s Farmland Mapping and Monitoring Program. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that the property is 82.5% underlain by Grade 2 Tujunga loamy sand, 0 to 3 percent slopes (California Revised Storie Index Rating: 67); 8.4% underlain by Grade 3 Dinuba sandy loam, deep, 0 to 1 percent slopes (California Revised Storie Index Rating: 47); 8.1% underlain by Greenfield sandy loam, 0 to 3 percent slopes (California Revised Storie Index Rating: 98); and 1% underlain by Dinuba sandy loam, 0 to 1 percent slopes (California Revised Storie Index Rating: 86). The California Revised Storie Index is a rating system based on soil properties that dictate the potential for soils to be used for irrigated agricultural production in California. This rating system grades soils with an index rating of 86 and 98 as excellent, areas of 67 as good, and areas of 47 as fair. Grade 1 and 2 soils are deemed prime farmland by Stanislaus County’s Uniform Rules, which comprises a 91.6% of the project site.

County Code Section 21.20.045, in compliance with Government Code Section 51238.1, specifies that uses approved on contracted lands shall be consistent with three principles of compatibility. Those principles state that the proposed use shall not significantly compromise, displace, impair, or remove current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in the General Agriculture (A-2) zoning district. Pursuant to Section 21.20.045(F) of the Stanislaus County Zoning Code, all other uses requiring use permits on contracted lands, except those specified in subsections B, C, D and E of the subject section, shall be evaluated on a case-by-case basis by the planning commission and/or board of supervisors to determine whether they are consistent with the principles of compatibility set forth in Government Code Section 51238.1. Those principles state that the proposed use shall not significantly compromise, displace, impair, or remove current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district. Pursuant to Section 21.20.045(F) of the Stanislaus County Zoning Code, compatibility with the Williamson Act shall be evaluated on a case-by-case basis by the planning commission set forth in Government Code Section 51238.1.

This project is considered to be a Tier One use. Within the A-2 zoning district, the County has determined that certain uses related to agricultural production, such as Tier One uses, are “necessary for a healthy agricultural economy,” provided it is found that the proposed use “will not be substantially detrimental to or in conflict with the agricultural use of other property in the vicinity.” Pursuant to Section 21.20.045(B)(3) of the Stanislaus County Zoning Ordinance, Tier One uses are determined to be consistent with the Principles of Compatibility and may be approved on contracted land unless a finding to the contrary is made. During project review, this application was referred to the Department of Conservation (DOC) for review and input; no response has been received to date.

The site has been developed with 153,398± square feet of building space. The developed area consists of agricultural processing, storage, and fumigation chambers. The five proposed storage buildings will be located on the southern 10± acres of APN: 019-031-019, which will result in the removal of approximately 8.5± acres of orchard. While the proposed



expansion will result in a decrease in production agriculture, the remaining 18.68± acre of APN: 019-031-019 will remain in production. Additionally, the use is directly in support of the agricultural productivity of the surrounding area.

The surrounding area is composed of irrigated orchards and scattered ranchettes in all directions. Surrounding parcels are primarily ten to 40 acres in size, in active agricultural production, and mostly enrolled in Williamson Act Contracts. There is no indication this project will result in the removal of adjacent contracted land from agricultural use. To minimize conflicts between agriculture operations and non-agricultural operations Buffer and Setback Guidelines (Appendix A of the Agricultural Element) will be adopted for this project. Policy 1.10, Buffer and Setback Guidelines is applicable to new or expanding uses approved in or adjacent to the A-2 (General Agriculture) zoning district. Appendix A states: "All projects shall incorporate a minimum 150-foot-wide buffer setback. Projects which propose people intensive outdoor activities, such as athletic fields, shall incorporate a minimum 300-foot-wide buffer setback. Permitted uses within a buffer area shall include landscaping, parking lots, and similar low-people intensive uses." General Plan Amendment No. 2011-01 - Revised Agricultural Buffers was approved by the Board of Supervisors on December 20, 2011, to modify County requirements for buffers on agricultural projects. As this is a Tier One use, if not considered people intensive by the Planning Commission and is not subject to agricultural buffers.

The project is anticipated to have less than significant impacts to Agriculture Resources. No forest or timberland exist in Stanislaus County. Therefore, this project is not anticipated to have impact to forest land or timberland.

**Mitigation:** None.

**References:** Application Information; Natural Resources Conservation Service Soil Survey; California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2022; Stanislaus County Zoning Ordinance (Title 22); Stanislaus County General Plan and Support Documentation<sup>1</sup>.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district 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) 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?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those odors adversely affecting a substantial number of people?			X	

**Discussion:** The proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD's most recent air quality plans are the 2007 PM10 (respirable particulate matter) Maintenance Plan, the 2008 PM2.5 (fine particulate matter) Plan, and the 2007 Ozone Plan. These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified as "extreme non-attainment" for ozone, "attainment" for respirable particulate matter (PM-10), and "non-attainment" for PM 2.5, as defined by the Federal Clean Air Act.

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the SJVAPCD has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin. The project will not substantially increase traffic in the area and, thereby, impact air quality. The facility operates Monday through Thursday from 6:00 a.m. to 10:30 p.m. and Friday from 6:00 a.m. to 6:00 p.m. The applicant is not anticipating an increase in the existing 30 employees on a maximum shift with two shifts per day during the peak season. There are currently four truck

deliveries per day between the hours of 8:00 a.m. and 3:00 p.m. No additional truck trips per day are anticipated as part of this project. During the peak season there are a maximum of up to eight heavy-truck trips per day (total inbound and outbound), and a total of 120 automobile trips per day (anticipated inbound and outbound trips by employees), for a total of 128 trips per day. The project was referred to the SJVAPCD and the **SJVAPCD recommended a more detailed review of the project's construction and operational emissions be completed. The SJVAPCD also requested that emissions generated by the proposed project be further studied via a California Emission Estimator Model (CalEEMod) analysis and Health Risk Assessment (HRA) to evaluate the project's health-related impacts. Additionally, the SJVAPCD requested that an Ambient Air Quality Analysis (AAQA) be included if emissions of any pollutant exceeds 100 pounds per day. In response to the SJVAPCD's comments, the applicant provided a response that included a CalEEMod analysis and risk prioritization calculations.** ~~and no response has been received to date. However, the SJVAPCD's Small Project Analysis Level (SPAL) guidance identifies thresholds of significance for criteria pollutant emissions, which are based on the SJCAPCD's New Source Review (NSR) offset requirements for stationary sources. The SJVAPCD has pre-qualified emissions and determined a size below, which is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. Any project falling below the thresholds identified by the SJVAPCD are deemed to have a less-than-significant impact on air quality due to criteria pollutant emissions. The SJVAPCD's threshold of significance for industrial projects is identified as 1,506 additional trips per day. As stated previously, the project currently generates 120 employee vehicle trips and eight truck trips per day, and no additional trips will be generated as part of this request. As this is below the SJVAPCD's threshold of significance, no significant impacts to air quality are anticipated.~~

Construction activities associated with new development can temporarily increase localized PM10, PM2.5, volatile organic compound (VOC), nitrogen oxides (NOX), sulfur oxides (SOX), and carbon monoxide (CO) concentrations a project's vicinity. The primary source of construction-related CO, SOX, VOC, and NOX emission is gasoline and diesel-powered, heavy-duty mobile construction equipment. Primary sources of PM10 and PM2.5 emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces. Construction activities for the proposed project would consist primarily of constructing the single 110,000 and four 25,000 square-foot storage buildings. These activities may require temporary use of heavy-duty construction equipment associated with the removal of 8.5± acres of orchard. **The applicant has provided a CalEEMod analysis finding that construction emissions are not expected to exceed the SJVAPCD's thresholds of significance.** Furthermore, all construction activities would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less than significant without mitigation.

**The main toxic air contaminant (TAC) associated with the construction phase is diesel particulate matter. DPM would be released on-site from construction equipment and off-site from diesel trucks. On-site DPM emissions are reported as combustion particulate matter (PM10E) in the CalEEMod emissions report provided by the applicant. This report indicates that the total on-site and offsite annual PM10E emissions would be negligible (below 0.005 tons/yr). The report assumed an annual emission rate of 0.0025 tons/year to calculate the screening level cancer risk. The applicant provided risk prioritization calculations and the results show the cancer risk score for various distances from the construction site. The results show that the cancer risk score varies between 11.6 to less than 0.01. The risk score at the nearest home is estimate to be 2.89 which is considered medium priority. Accordingly, a HRA is not required.**

**As the maximum daily emissions were found to be below 100 pounds per day, an AAQA is not triggered. The SJVAPCD reviewed the CalEEMod analysis and risk prioritization calculations provided by the applicant and had no comments or concerns with the findings.**

Potential impacts to air quality from the proposed project are also evaluated by Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. CEQA Guidelines Section 15064.3, subdivision (a), defines VMT as the amount and distance of automobile travel attributable to a project. A technical advisory on evaluating transportation impacts in CEQA published by the Governor's Office of Planning and Research (OPR) in December of 2018 clarified the definition of automobiles as referring to on-road passenger vehicles, specifically cars and light trucks. While heavy trucks are not considered in the definition of automobiles for which VMT is calculated for, heavy-duty truck VMT could be included for modeling convenience. According to the same OPR technical advisory, many local agencies have developed a screening threshold of VMT to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than significant transportation impact. Employee and truck trips for the existing operation were previously evaluated under the environmental document completed for Use Permit Nos. 89-33 and

2007-14, which were listed as 30 employees on a maximum shift and four truck deliveries per day. As no additional trips will be created as part of this request, impacts to VMT are expected to be less than significant.

For these reasons, potential impacts on local and regional air quality are anticipated to be less than significant, falling below SJVAPCD thresholds, as a result of the nature of the proposed project and project’s operation after construction. Implementation of the proposed project would fall below the SJVAPCD significance thresholds for both short-term construction and long-term operational emissions, as discussed below. Because construction and operation of the project would not exceed the SJVAPCD significance thresholds, the proposed project would not increase the frequency or severity of existing air quality standards or the interim emission reductions specified in the air plans. Additionally, the proposed project would be consistent with the applicable air quality plans, nor would it conflict with applicable regional plans or policies adopted by agencies with jurisdiction over the project, thus it would be considered to have a less than significant impact.

**Mitigation:** None.

**References:** Application information; **Referral response from the San Joaquin Valley Air Pollution Control District (SJVAPCD), dated March 13, 2024, and revised June 25, 2024; Email from the SJVAPCD, dated June 21, 2024; Response to SJVAPCD March 13, 2024 request with CalEEMod analysis and risk prioritization calculations;** San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; [www.valleyair.org](http://www.valleyair.org); San Joaquin Valley Air Pollution Control District’s Small Project Analysis Level (SPAL) Guidance dated November 13, 2020; and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on state or federally protected wetlands (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 project is located within the Denair Quad of the California Natural Diversity Database (CNDDDB). There are 12 animal species and four plant species, which are state or federally listed, threatened, or identified as species of special concern or a candidate of special concern within this quad. These species include the Swainson’s hawk, burrowing owl, riffle sculpin, Sacramento hitch, hardhead, Pacific lamprey, steelhead (Central Valley DPS), chinook salmon (Central

Valley fall / late fall-run ESU), Crotch bumble bee, valley elderberry longhorn beetle, American badger, Northern California legless lizard, heartscale, subtle orache, stinkbells, and San Joaquin Valley Orcutt grass. There are no reported sightings of any of the aforementioned species on the project site, however, according to the CNDDDB, a Swainson’s hawk nesting site was observed in 1994, approximately 2± miles southeast of the project, located within the Denair Quad.

An Early Consultation was referred to the California Department of Fish and Wildlife and no response has been received to date.

There is a very low likelihood that these species are present on the project site as it has already been disturbed for agricultural purposes and developed with various residential and agricultural structures. It does not appear this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. There are no known sensitive or protected species or natural communities located on the site. Therefore, the project is considered to be less than significant.

**Mitigation:** None.

**References:** California Department of Fish and Wildlife’s Natural Diversity Database Quad Species List; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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

**Discussion:** A referral response received from the California Native American Heritage Commission (NAHC) provided an overview of the requirements for tribal consultation under CA Assembly Bill 52 and Senate Bill 18. This project was not referred to the tribes listed with the NAHC as the request does not include a General Plan Amendment. It does not appear this project will result in significant impacts to any archaeological or cultural resources. The existing facility located on Assessor Parcel Number (APN): 019-031-018 is fully developed with multiple structures, well, and septic system. The proposed expansion area located on APN: 019-031-019 is currently planted in an almond orchard, and 1.5± acres of overflow storage area for the existing facility. Conditions of approval will be placed on the project, requiring that any construction activities shall be halted if any resources are found, until appropriate agencies are contacted, and an archaeological survey is completed.

**Mitigation:** None.

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

VI. ENERGY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

**Discussion:** The California Environmental Quality Act (CEQA) Guidelines Appendix F states that energy consuming equipment and processes, which will be used during construction or operation such as: energy requirements of the project by fuel type and end use, energy conservation equipment and design features, energy supplies that would serve the project, total estimated daily vehicle trips to be generated by the project, and the additional energy consumed per trip by mode, shall be taken into consideration when evaluating energy impacts. Additionally, the project’s compliance with applicable state or local energy legislation, policies, and standards must be considered.

Energy consuming equipment and processes include construction equipment, trucks, and the employee and customer vehicles. As discussed in Section III – Air Quality, these activities would not significantly increase Vehicle Miles Traveled (VMT), as the number of vehicle or truck trips are not expected to increase as part of the request. Employee and truck trips for the existing operation were previously evaluated under the environmental document completed for Use Permit Nos. 89-33 and 2007-14 and were listed as 30 employees on a maximum shift and four truck deliveries (for a total of eight trips) per day. Additionally, the trucks are the main consumers of energy associated with this project but will be subject to applicable Air District regulations, including rules and regulations that increase energy efficiency for trucks. Consequently, emissions would be minimal. Therefore, consumption of energy resources would be less than significant without mitigation for the proposed project.

The proposed structures are subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11). Conditions of approval will be added to the project requiring building permits for the four storage structures, to be obtained from the Stanislaus County Building Permits Division prior to issuance of a business license. The project site is served by the Turlock Irrigation District (TID) for electricity. TID was provided an Early Consultation referral and responded with a comment stating that a new electric line back to the expansion area will be required to serve the new load, that the owner/developer must apply for a facility change for any pole or electrical facility relocation, that the electric utility has an existing underground power line within the ten-foot Public Utility Easement. Applicable comments will be applied as conditions of approval.

**Mitigation:** None.

**References:** Application information; Referral response from the Turlock Irrigation District (TID), dated September 21, 2023; CEQA Guidelines; Title 16 of County Code; CA Building Code; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan and Support Documentation<sup>1</sup>.

VII. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	

<p>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?</p>			<p>X</p>	
<p>d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?</p>			<p>X</p>	
<p>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?</p>			<p>X</p>	
<p>f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>			<p>X</p>	

**Discussion:** The California Revised Storie Index is a rating system based on soil properties that dictate the potential for soils to be used for irrigated agricultural production in California. This rating system grades soils with an index rating of 85 as excellent. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that the property is 82.5% underlain by Grade 2 Tujunga loamy sand, 0 to 3 percent slopes (California Revised Storie Index Rating: 67); 8.4% underlain by Grade 3 Dinuba sandy loam, deep, 0 to 1 percent slopes (California Revised Storie Index Rating: 47); 8.1% underlain by Greenfield sandy loam, 0 to 3 percent slopes (California Revised Storie Index Rating: 98); and 1% underlain by Dinuba sandy loam, 0 to 1 percent slopes (California Revised Storie Index Rating: 86). 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 the time of the 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. The structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. An Early Consultation referral response received from the Department of Public Works indicated that a grading, drainage, erosion, and sediment control plan for the project will be required, subject to Public Works review and Standards and Specifications. Storm water is proposed to be managed on-site by utilizing a either drainage basin, overland discharge, or a type of French drain system, depending on construction costs. A method will be required to be determined prior to issuance of any building permits. The proposed project does not include any water or wastewater facilities as the proposed buildings will only be used for storage of nuts. Any future development of a septic tank or alternative wastewater 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 responded to the Early Consultation with comments requiring a permit for any on-site wastewater treatment systems (OWTS) that will be destroyed, that a site plan be submitted that includes the location, layout, and design of all-existing and proposed OWTS and expansion area, that any new building requiring OTWS are designed according to type and/or maximum occupancy of the proposed structure to the estimated waste/sewage design flow rate, that all applicable County Local Agency Management Program (LAMP) standards and required setbacks are to be met and that the existing OWTS serving the existing developments are to be contained within the boundaries of the project site. Conditions of approval regarding these standards will be applied to the project and will be triggered when a building permit is requested.

The project site is not located near an active fault or within a high earthquake zone. Landslides are not likely due to the flat terrain of the area.

**Mitigation:** None.

**References:** Application information; Referral response from the Stanislaus County Department of Public Works, dated October 4, 2023; Referral response from the Department of Environmental Resources, dated January 22, 2024; Natural Resources Conservation Service Soil Survey; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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

**Discussion:** The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), sulfur hexafluoride (SF<sub>6</sub>), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H<sub>2</sub>O). CO<sub>2</sub> is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO<sub>2</sub> equivalents (CO<sub>2</sub>e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. Two additional bills, SB 350 and SB32, were passed in 2015 further amending the states Renewables Portfolio Standard (RPS) for electrical generation and amending the reduction targets to 40% of 1990 levels by 2030.

The request is to construct five storage buildings at an existing nut processing facility, totaling 210,000± square feet in size. The facility operates Monday through Thursday from 6:00 a.m. to 10:30 p.m. and Friday from 6:00 a.m. to 6:00 p.m. The applicant is not anticipating an increase to the existing 30 employees on a maximum shift with two shifts per day during the peak season. There are currently four truck deliveries per day between the hours of 8:00 a.m. and 3:00 p.m. No additional truck trips per day are anticipated as part of this project. During the peak season there are a maximum of up to eight heavy-truck trips per day (total inbound and outbound), and a total of 120 automobile trips per day.

The short-term emissions of GHGs during construction, primarily composed of CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O, would be the result of fuel combustion by construction equipment and motor vehicles. The other primary GHGs (HFCs, PFCs, and SF<sub>6</sub>) are typically associated with specific industrial sources and are not expected to be emitted by future construction at this project site. As described above in Section III - Air Quality, construction activities may require the temporary substantial use of heavy-duty construction equipment associated with the removal of 8.5± acres of orchard. Furthermore, all construction activities would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less than significant without mitigation. Additionally, the construction of any future proposed buildings is subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11). Construction activities associated with this project are considered to be less than significant as they are temporary in nature and are subject to meeting San Joaquin Valley Air Pollution Control District (SJVAPCD) standards for air quality control.

Potential impacts to air quality from the proposed project are also evaluated by Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. CEQA Guidelines Section 15064.3, subdivision (a), defines VMT as the amount and distance of automobile travel attributable to a project. A technical advisory on evaluating transportation impacts in CEQA published by the Governor’s Office of Planning and Research (OPR) in December of 2018 clarified the definition of automobiles as referring to on-road passenger vehicles, specifically cars and light trucks. While heavy trucks are not considered in the definition of automobiles for which VMT is calculated for, heavy-duty truck VMT could be included for modeling convenience. According to the same OPR technical advisory, many local agencies have developed a screening threshold of VMT to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less-than significant transportation impact. Employee and truck trips for the existing operation were previously evaluated under the environmental document completed for Use Permit Nos. 89-33 and 2007-14 and were listed as 30 employees on a maximum shift and four truck deliveries (for a total of eight trips) per day. As no additional trips will be created as part of this request, impacts to VMT are expected to be less than significant.

The project was referred to the San Joaquin Valley Air Pollution Control District, however, no response has been received to date. The project was referred to the SJVAPCD and the SJVAPCD recommended a more detailed review of the project’s emissions be completed. Accordingly, the applicant provided a CalEEMod analysis finding that construction emissions are not expected to exceed the SJVAPCD’s thresholds of significance. The SJVAPCD reviewed the analysis and did not have any comments on the findings.

Based on project details, GHG emissions are considered to be less than significant for the project.

**Mitigation:** None.

**References:** Application information; Referral response from the San Joaquin Valley Air Pollution Control District (SJVAPCD), dated March 13, 2024, and revised June 25, 2024; Email from the SJVAPCD, dated June 21, 2024; Response to SJVAPCD March 13, 2024 request with CalEEMod analysis and risk prioritization calculations; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

IX. 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 or excessive noise for people residing or working in the project area?			X	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

**Discussion:** The project does not interfere with the Stanislaus County Local Hazard Mitigation Plan, which identifies risks posed by disasters and identifies ways to minimize damage from those disasters. The County Department of Environmental Resources (DER) is responsible for overseeing hazardous materials. This project was referred to the Department of Environmental Resources – Hazardous Materials Division, which responded that the project will not have a significant effect on the environment but did request standard conditions of approval be added to the project, requiring the applicant contact DER for any appropriate permitting requirements for hazardous materials and/or wastes and that the applicant complete a Phase I study, and if necessary, Phase II study prior to the issuance of any grading permit. The proposed use is not recognized as a generator and/or consumer of hazardous materials, therefore no significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.



Pesticide exposure is a risk in areas located in the vicinity of agriculture. Sources of exposure include contaminated groundwater from drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. Additionally, agricultural buffers are intended to reduce the risk of spray exposure to surrounding people.

Buffer and Setback Guidelines are applicable to new or expanding uses approved in or adjacent to the General Agriculture (A-2) zoning district and are required to be designed to physically avoid conflicts between agricultural and non-agricultural uses. General Plan Amendment No. 2011-01 – *Revised Agricultural Buffers* was approved by the Board of Supervisors on December 20, 2011, to modify County requirements for buffers on agricultural projects. As this is a Tier One use and is not considered people-intensive by the Planning Commission, the project is not subject to agricultural buffers. The request will not result in an increase in the number of employees on-site at one time. The project was referred to the Stanislaus County Agricultural Commissioner, and no comments have been received to date.

The project site is not listed on the EnviroStor database managed by the CA Department of Toxic Substances Control and is not within the vicinity of an airport. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Denair Protection District. The project was referred to the District, and no comments have been received to date. As stated previously, the project site will not include any water or wastewater facilities as the building will only be storing nuts.

No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

**Mitigation:** None.

**References:** Application information; Referral response from the Department of Environmental Resources, Hazardous Materials Division, dated January 24, 2024; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

X. 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 or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			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 or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;			X	
ii) substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site.			X	
iii) 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; or			X	
iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

**Discussion:** Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains. The project proposes to handle stormwater drainage overland into the existing orchard. An Early Consultation referral response received from the Department of Public Works indicated that a grading, drainage, and erosion and sediment control plan for the project will be required, subject to Public Works review and Standards and Specifications. Storm water is proposed to be managed on-site by utilizing a drainage basin, overland discharge, or a type of French drain system, depending on construction costs. A method will be required to be determined prior to issuance of any building permits. Accordingly, runoff associated with the construction at the proposed project site will be reviewed as part of the grading review process and be required to be maintained on-site.

The project site is operating under an existing public water system and the proposed expansion does not include any water or wastewater facilities as the proposed buildings will only be used for storage of nuts. However, if any future new wells are to be constructed on-site, they will be subject to review under the County’s Well Permitting Program, which will determine whether a new well will require environmental review. DER responded to the Early Consultation with comments requiring a permit for any on-site wastewater treatment systems (OWTS) that will be destroyed, that a site plan be submitted that includes the location, layout and design of all-existing and proposed OWTS and expansion area, that any new building requiring OTWS are designed according to type and/or maximum occupancy of the proposed structure to the estimated waste/sewage design flow rate, that all applicable County Local Agency Management Program (LAMP) standards and required setbacks are to be met and that the existing OWTS serving the existing developments are to be contained within the boundaries of the project site. These comments will be applied as conditions of approval. No comments from DER regarding groundwater were received.

The Sustainable Groundwater Management Act (SGMA) was passed in 2014 with the goal of ensuring the long-term sustainable management of California’s groundwater resources. SGMA requires agencies throughout California to meet certain requirements including forming Groundwater Sustainability Agencies (GSA), developing Groundwater Sustainability Plans (GSP), and achieving balanced groundwater levels within 20 years. The site is located in the West Turlock Subbasin GSA, which together with the East Turlock Subbasin GSA, cover the Turlock Subbasin. The GSAs adopted the Turlock Subbasin GSP at a January 6, 2022 public hearing. The GSAs developed the GSP to comply with the Sustainable Groundwater Management Act (SGMA) of 2014 and achieve long-term sustainability of the Turlock Subbasin. While California’s Department of Water Resources DWR has through the end of 2024 to review the plan, the GSAs are preparing for GSP implementation. The project was referred to the GSA and no response has been received to date. A referral response received from the Central Valley Regional Water Quality Control Board (RWQCB) provided a list of the Board’s permits and programs that may be applicable to the proposed project. The developer will be required to contact RWQCB to determine which permits/standards must be met prior to construction as a condition of approval.

As a result of the project details, impacts associated with drainage, water quality, and runoff are expected to have a less than significant impact.

**Mitigation:** None.

**References:** Application information; Turlock Subbasin Groundwater Sustainability Plan (GSP); Referral response from the Central Valley Regional Water Quality Control Board (CVRWQCB), dated September 21, 2023; Referral response from the Stanislaus County Department of Public Works, dated October 4, 2023; Referral response from the Department of Environmental Resources, dated January 22, 2024; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

XI. 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) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

**Discussion:** This is a request to expand an existing almond processing and storage facility by permitting an area of illegal expansion and constructing five almond storage buildings totaling 210,000 square feet, in the General Agriculture (A-2-40) zoning district. The request also includes a lot line adjustment to increase the 10.28± acre parcel to 20.12± acres in size to accommodate the proposed expansion. The adjacent parcel will decrease from 28.52± acres to 18.68± acres and remain in agricultural production, removing 9.84± acres of agricultural production. The proposed almond storage buildings will include one 110,000 and four 25,000 square-foot dry storage buildings. Each building will be capable to be utilized for dry and cold storage, however, they will be utilized primarily for dry storage. The expansion is necessary to comply with changes in food safety handling requirements, that no longer allow outdoor storage of commodities. The facility operates Monday through Thursday from 6:00 a.m. to 10:30 p.m. and Friday from 6:00 a.m. to 6:00 p.m. Currently the facility has 30 employees on a maximum shift, with two shifts per day during the peak season (for a total of 120 automobile trips per day). There are currently four truck deliveries per day between the hours of 8:00 a.m. and 3:00 p.m. (for a total of eight daily truck trips). The proposed storage buildings are not expected to result in any additional employees, truck trips, or hours of operation. The balance of the parcel has been previously developed with eight agricultural storage buildings, six fumigation chambers, a steam dryer and cooler elevator building, and an office for a total of 153,398± square feet of building space, originally approved under Use Permit No. 89-33 and expanded under Use Permit Nos. 93-03 and 2007-14. The existing operation is also utilizing 1.5± acres of the adjacent parcel to the east, also identified as Assessor Parcel Number (APN): 019-031-019, for the storage of equipment, without obtaining any land use entitlement. The nut processing on-site consists of boxing, sizing, grading, and pasteurization, which take place seasonally for approximately nine months out of the year, while the nut storage takes place year-round. Almonds arrive hulled and shelled. A limited number of almonds may arrive unshelled, which are bagged and shipped off-site. The site is served by a private well and septic system.

In accordance with Subsection A of Section 21.100.050 of the Stanislaus County Code, minor changes to a use permit are allowed by staff approval provided there is not a change to the nature of, or added new uses to, the legally established use and no expansion to the area of the building or use by more than 25%. The current request will exceed the 25% allowance thus a new use permit is required for the proposed expansion.

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

1. The use as proposed will not be substantially detrimental to or in conflict with agricultural use of other properties in the vicinity; and
2. The establishment, maintenance, and operation of the proposed use or building applied for is consistent with the General Plan designation of "Agriculture" and will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

The project site is currently enrolled in California Land Conservation Act ("Williamson Act") Contract No. 1972-0745. County Code Section 21.20.045, in compliance with Government Code Section 51238.1, specifies that uses approved on contracted lands shall be consistent with three principles of compatibility. Those principles state that the proposed use shall not significantly compromise, displace, impair, or remove current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district. The project as proposed is considered a Tier One use. Within the A-2 zoning district, the County has determined that unless the Planning Commission and/or the Board of Supervisors makes a finding to the contrary, Tier One uses are consistent with the principles of compatibility set forth in Section 21.20.045 of the County Code. The request is not expected to perpetuate any significant conversion of farmland to non-agriculture use. No impacts to agriculture are anticipated to occur as a result of this project, as the project site is currently developed with an existing almond processing facility and considered topographically flat. Based on the specific features and design of this project, it does not appear this project will impact the long-term productive agricultural capability of surrounding contracted lands in the A-2 zoning district. There is no indication this project will result in the removal of adjacent contracted land from agricultural use. During project review, this application was referred to the Department of Conservation (DOC) for review and input and no response has been received to date.

With the application of conditions of approval, there is no indication that, under the circumstances of this particular case, the proposed operation 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.

General Plan Amendment No. 2011-01 - Revised Agricultural Buffers was approved by the Board of Supervisors on December 20, 2011, to modify County requirements for buffers on agricultural projects. As stated in Section II – Agriculture and Forest Resources, as this is a Tier One use, if not considered people intensive by the Planning Commission, the project is not subject to agricultural buffers. The request is not expected to increase the number of employees on-site.

The project will not physically divide an established community nor conflict with any habitat conservation plans.

**Mitigation:** None.

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

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

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

**Mitigation:** None.

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

<b>XIII. NOISE -- Would the project result in:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) <b>Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</b>			X	
b) <b>Generation of excessive groundborne vibration or groundborne noise levels?</b>			X	
c) <b>For a project located within the vicinity of a private airstrip or 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?</b>			X	

**Discussion:** The proposed project shall comply with the noise standards included in the General Plan and Noise Control Ordinance. The Stanislaus County General Plan identifies noise levels up to 75 dB Ldn (or CNEL) as the normally acceptable level of noise for industrial and agricultural uses. Additionally, agricultural activity is exempt from the Stanislaus County Noise Control Ordinance (Ord. CS 1070 §2, 2010). The construction of the proposed structures may temporarily increase in the area’s ambient noise levels; however, noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise, as the storage of nuts will take place indoors. No heavy machinery is included as part of the proposed project. The facility operates Monday through Thursday from 6:00 a.m. to 10:30 p.m. and Friday from 6:00 a.m. to 6:00 p.m. Currently the facility has 30 employees on a maximum shift, with two

shifts per day during the peak season. There are currently four truck deliveries per day between the hours of 8:00 a.m. and 3:00 p.m. (for a total of eight daily truck trips). The proposed storage buildings are not expected to result in any changes to the hours of operation. The nearest sensitive noise receptor is a single-family residence approximately 200 feet to the southwest of the facility across Sperry Road.

The site is not located within an airport land use plan. Noise impacts associated with the proposed project are considered to be less than significant.

**Mitigation:** None.

**References:** Application information; Stanislaus County Noise Control Ordinance (Title 10); Stanislaus County General Plan, Chapter IV – Noise Element, and Support Documentation<sup>1</sup>.

<b>XIV. POPULATION AND HOUSING -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) Induce substantial unplanned 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)?</b>			<b>X</b>	
<b>b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?</b>			<b>X</b>	

**Discussion:** The site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5<sup>th</sup> Cycle Regional Housing Needs Allocation (RHNA) for the County and will therefore not impact the County’s ability to meet their RHNA. No population growth will be induced, nor will any existing housing be displaced as a result of this project.

**Mitigation:** None.

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

<b>XV. PUBLIC SERVICES --</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) 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:</b>				
<b>Fire protection?</b>			<b>X</b>	
<b>Police protection?</b>			<b>X</b>	
<b>Schools?</b>			<b>X</b>	
<b>Parks?</b>			<b>X</b>	
<b>Other public facilities?</b>			<b>X</b>	

**Discussion:** The County has adopted Public Facilities Fees, as well as Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. School Districts also have their own adopted fees. All facility fees are required to be paid at the time of building permit issuance.

The project site is served by Turlock Irrigation District (TID) for electrical and irrigation service. TID provided a referral response stating that an existing irrigation pipeline shall be protected at all times during construction, a new electric line will need to be built back to the expansion area to serve the new load, the owner/developer must apply for a facility change for any pole or electrical facility relocation, the electric utility has an existing underground power line within the ten-foot Public Utility Easement and the District must be notified prior to any digging. These comments will be applied as conditions of approval.

Storm water is proposed to be managed on-site by utilizing either a drainage basin, overland discharge, or a type of French drain system, depending on construction costs. An Early Consultation referral response received from the Department of Public Works indicated that a grading, drainage, and erosion and sediment control plan for the project will be required, subject to Public Works review and Standards and Specifications, which will be added as a condition of approval.

A referral response received from the Central Valley Regional Water Quality Control Board (RWQCB) provided a list of the Board's permits and programs that may be applicable to the proposed project. The developer will be required to contact RWQCB to determine which permits/standards must be met prior to construction as a condition of approval.

This project was circulated to the Denair Fire Protection District, Gratton School District, Hughson Unified School District, and Stanislaus County Sheriff during the Early Consultation referral period and no concerns were identified with regard to public services.

**Mitigation:** None.

**References:** Application information; Referral response from the Turlock Irrigation District (TID), dated September 21, 2023; Referral response from the Central Valley Regional Water Quality Control Board (CVRWQCB), dated September 21, 2023; Referral response from the Stanislaus County Department of Public Works, dated October 4, 2023; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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

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

**Mitigation:** None.

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

XVII. TRANSPORTATION -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

**Discussion:** Potential impacts to transportation from the proposed project are evaluated by Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars or trucks multiplied by the distance traveled by each car or truck. California Environment Quality Act (CEQA) Guidelines Section 15064.3, subdivision (a), defines VMT as the amount and distance of automobile travel attributable to a project. A technical advisory on evaluating transportation impacts in CEQA published by the Governor’s Office of Planning and Research (OPR) in December of 2018 clarified the definition of automobiles as referring to on-road passenger vehicles, specifically cars and light trucks. While heavy-duty trucks are not considered in the definition of automobiles for which VMT is calculated for, heavy-duty truck VMT could be included for modeling convenience. According to the same OPR technical advisory, many local agencies have developed a screening threshold of VMT to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per day generally may be assumed to cause a less than significant transportation impact. No additional truck trips per day are anticipated as part of this project. During the peak season there are a maximum of up to eight heavy-truck trips per day (total inbound and outbound), and a total of 120 automobile trips per day (anticipated inbound and outbound trips by employees), for a total of 128 trips per day. As there will be no additional trips generated as part of this request, the overall VMT is not increasing. Employee and truck trips for the existing operation were previously evaluated under the environmental document completed for Use Permit Nos. 89-33 and 2007-14, which were listed as 30 employees on a maximum shift and eight truck deliveries (for a total of eight truck trips) per day. Accordingly, no significant impacts from vehicle and heavy-duty truck trips to transportation are anticipated.

The facility has existing access to County-Maintained South Sperry Road and no new driveways are proposed as part of this request. The proposed expansion area is directly adjacent to the east of the existing facility and there will be internal circulation throughout the existing facility and proposed expansion area. The project was referred to Public Works, and a referral response was received requiring that an encroachment permit be obtained for any work done within the County right-of-way and that a grading, drainage, and erosion and sediment control plan for the project will be required, subject to Public Works review and Standards and Specifications, which will be added as conditions of approval.

All development on-site will be required to pay applicable County public facility fees (PFF) fees, which will be utilized for maintenance and traffic congestion improvements to all County roadways.

The proposed project is not anticipated to conflict with any transportation program, plan, ordinance, or policy.

**Mitigation:** None.

**References:** Application information; Governor’s Office of Planning and Research Technical Advisory, December 2018; Referral response from the Stanislaus County Department of Public Works, dated October 4, 2023; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

XVIII. TRIBAL 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 tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resource Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

**Discussion:** It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The parcel is already improved with an existing almond processing facility and the area where the proposed storage buildings will be constructed has already been disturbed. In accordance with SB 18 and AB 52, this project was not referred to the tribes listed with the Native American Heritage Commission (NAHC) as the project is not a General Plan Amendment and no tribes have requested consultation or project referral noticing. A condition of approval regarding the discovery of cultural resources during the construction process will be added to the project.

**Mitigation:** None.

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

XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) 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	



<p><b>d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?</b></p>			<p>X</p>	
<p><b>e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?</b></p>			<p>X</p>	

**Discussion:** Limitations on providing services have not been identified. As stated in Sections VII – Geology and Soils and X – Hydrology and Water Quality, the proposed project will not include any water or wastewater facilities, as the project will only include the construction of storage buildings for the storage of almonds. However, if any future new wells are to be constructed on-site, they will be subject to review under the County’s Well Permitting Program, which will determine whether a new well will require environmental review. Additionally, any future development of a septic tank or alternative wastewater 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 responded to the Early Consultation with comments requiring a permit for any on-site wastewater treatment systems (OWTS) that will be destroyed, that a site plan be submitted that includes the location, layout and design of all-existing and proposed OWTS and expansion area, that any new building requiring OTWS are designed according to type and/or maximum occupancy of the proposed structure to the estimated waste/sewage design flow rate, that all applicable County Local Agency Management Program (LAMP) standards and required setbacks are to be met and that the existing OWTS serving the existing developments are to be contained within the boundaries of the project site. These comments will be applied as conditions of approval. No comments from DER regarding groundwater were received.

Storm water is proposed to be managed on-site by utilizing either a drainage basin, overland discharge, or a type of French drain system, depending on construction costs. An Early Consultation referral response received from the Department of Public Works indicated that a grading, drainage, and erosion and sediment control plan for the project will be required, subject to Public Works review and Standards and Specifications. Accordingly, runoff associated with the construction will be reviewed as part of the grading review process and be required to be maintained on-site.

The project site is served by Turlock Irrigation District (TID) for electrical and irrigation service. TID provided a referral response stating that an existing irrigation pipeline shall be protected at all times during construction, a new electric line will need to be built back to the expansion area to serve the new load, the owner/developer must apply for a facility change for any pole or electrical facility relocation, the electric utility has an existing underground power line within the ten-foot Public Utility Easement and the District must be notified prior to any digging. These comments will be applied as conditions of approval.

A referral response received from the Central Valley Regional Water Quality Control Board (RWQCB) provided a list of the Board's permits and programs that may be applicable to the proposed project. The developer will be required to contact RWQCB to determine which permits/standards must be met prior to construction as a condition of approval.

The project is not anticipated to have a significant impact to utilities and service systems.

**Mitigation:** None.

**References:** Application material; Referral response from the Stanislaus County Department of Public Works, dated October 4, 2023; Referral response from the Turlock Irrigation District (TID), dated September 21, 2023; Referral response from the Central Valley Regional Water Quality Control Board (CVRWQCB), dated September 21, 2023; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<p><b>XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:</b></p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant With Mitigation Included</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p><b>a) Substantially impair an adopted emergency response plan or emergency evacuation plan?</b></p>			<p>X</p>	

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

**Discussion:** The Stanislaus County Local Hazard Mitigation Plan identifies risks posed by disasters and identifies ways to minimize damage from those disasters. The terrain of the site is relatively flat, and the site has access to a County-maintained Road, S Sperry Road. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by the Denair Fire Protection District. The project was referred to the District, and no comments have been received to date. California Building and Fire Code establishes minimum standards for the protection of life and property by increasing the ability of a building to resist intrusion of flame and burning embers. Building permits for the storage buildings will be required as conditions of approval for the project and will be reviewed by the County’s Building Permits Division and Fire Prevention Bureau to ensure all State of California Building and Fire Code requirements are met prior to issuance of a building permit.

Wildfire risk and risks associated with postfire land changes are considered to be less than significant.

**Mitigation:** None.

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

XXI. 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 substantially 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, substantially 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:** This is a request to expand an existing almond processing and storage facility by permitting an area of illegal expansion and constructing five almond storage buildings totaling 210,000 square feet, in the General Agriculture (A-2-40) zoning district. The request also includes a lot line adjustment to increase the 10.28± acre parcel to 20.12± acres in size to accommodate the proposed expansion. The existing facility located on APN: 019-031-018 is classified as “Urban and Built-Up Land”, and APN: 019-031-019 is southwest quarter of the project site is classified as “Urban and Built-Up Land” while the remaining three-quarters are classified as “Prime Farmland” by the California Department of Conservation’s Farmland Mapping and Monitoring Program. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that the property is 82.5% underlain by Grade 2 Tujunga loamy sand, 0 to 3 percent slopes (California Revised Storie Index Rating: 67); 8.4% underlain by Grade 3 Dinuba sandy loam, deep, 0 to 1 percent slopes (California Revised Storie Index Rating: 47); 8.1% underlain by Greenfield sandy loam, 0 to 3 percent slopes (California Revised Storie Index Rating: 98); and 1% underlain by Dinuba sandy loam, 0 to 1 percent slopes (California Revised Storie Index Rating: 86). The proposed project will not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area. With implementation of the conditions of approval recommended in this document, compliance with Stanislaus County requirements for Use Permits, and application of standard practices, project-related impacts are not anticipated to degrade the quality of the environment, substantially reduce the habitat of plant or wildlife species, cause a 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 plants or animals; or, eliminate important examples of the major periods of California history or prehistory. Impacts are anticipated to be less than significant.

All the parcels immediately surrounding the project site are in agricultural production, enrolled in Williamson Act Contracts, and are all zoned General Agriculture (A-2). Any future unrelated new or expanding development of parcels located in the A-2 zoning district in the vicinity of the project site would be subject to the uses permitted by the A-2 zoning district or would require discretionary land use permits that are subject to CEQA review and the public hearing process. Rezoning parcels to another designation that would create islands or disregard infilling are not consistent with the General Plan and would likely not be approved.

The project will not generate environmental impacts that will directly or indirectly cause substantial adverse effects on human beings. Where potential impacts occur, standard project measures have been implemented to ensure direct and indirect impacts to human beings do not occur. Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area and accordingly, impacts associated with the project are considered to be less than significant.

**Mitigation:** None.

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

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

California Nut Company  
Denair, CA  
Response to SJVAPCD March 13, 2024 Request

Project Description

The project involves the construction of 5 cold/dry storage buildings. No additional employees or vehicular traffic will be generated. Construction would take place at the existing nut processing facility located at 5166 Sperry Road in Denair. The site is already graded and would require minimal site preparation. All utilities are already in place.

The actual construction involves assembling pre-fabricated and pre-finished components. This would be completed using hand tools. No electric generators would be required and on-site electrical power is available. The project would use on-site solar power, therefore no additional grid power would be used.

Construction emissions would be associated with site preparation and minimal grading. No operational (occupancy phase) emissions would occur and the project would not increase vehicular traffic or require additional utilities.

Responses to Item # 1,2,3 and 9 are provided below.

Item # 1 Project Emissions

Project emissions were calculated using the CalEEMod emissions model Version 2022.1. The calculations assume construction would take 3 months starting July 1, 2024. If construction is delayed or extends beyond 3 months, the emissions estimates presented in this report would not be affected.

The CalEEMod summary and detailed emissions reports are provided as attachments 1 and 2 and summarized below. Electronic copy of the CalEEMod run file is attached.

Pollutant	Construction Emissions (tons/year)	Thresholds of Significance (tons/year)
ROG	0.13	10
NOx	0.09	10
CO	0.31	100
PM10	0.04	15
PM2.5	0.02	15
SOx	<0.005	27
CO <sub>2</sub> (e)	37.3 Mt/yr	No Threshold

*Note: The thresholds of significance appear in SJVAPCD March 15, 2015 CEQA Guidelines.*

### Item # 2 Health Risk Screening Risk Assessment

The main toxic air contaminant (TAC) associated with the construction phase is diesel particulate matter. DPM would be released on-site from construction equipment and off-site from diesel trucks. On-site DPM emissions are reported as combustion particulate matter (PM10E) in the CalEEMod emissions report. This report indicates that the total on-site and off-site annual PM10E emissions would be negligible (below 0.005 tons/yr). We conservatively assumed an annual emission rate of 0.0025 tons/year to calculate the screening level cancer risk.

The results of the screening level calculations are provided in Attachment 3. The results show the cancer risk score for various distances from the construction site. The results show that the cancer risk score varies between 11.6 to less than 0.01. The risk score at the nearest home is estimate to be 2.89 which is considered medium priority. See Attachment 3 for the location of the nearest home located 200 meters southwest of the construction area.

An electronic copy of the risk calculations is attached.

### Item # 3 Air Quality Impact Analysis (AQIA)

The AQIA is not triggered as maximum daily emissions are below 100 pounds per day.

### Item # 9 (a-f) District Rules and Regulations

- (a) Compliance with District Rules 2010 and 2201 (Permitting of Stationary Sources)  
The proposed project would not construct or operate any new stationary sources subject to Rules 2010 and 2201.
- (b) Compliance with District Rules 9510 (Indirect Source Review)  
This rule applies to projects in excess of 2 tons per year have the potential to emit NOx and PM10. As noted in response to Item # 1, annual emissions are well below 2 tons per year.
- (c) Compliance with District Rule 4002 (National Emission standards for Hazardous Air Pollutants)  
The proposed project would not use or involve asbestos or other hazardous pollutants. Therefore, this project is not subject to Rule 4002.
- (d) Compliance with District Rule 4601 (Architectural Coatings)  
The project would use pre-fabricated construction materials that require minimal use of architectural coatings. Therefore, the VOC content of architectural coatings is not applicable to this project.

(e) Compliance with District Regulation XIII (Fugitive PM10 Prohibitions)

The proposed project is subject to Rule 8021 and will comply to the requirements of this rule.

(f) Compliance with Other District Rules

The project is subject to Rule 4102 (Nuisance) and will comply with its requirements.

The project may be subject to Rule 4641 (Asphalt Paving). Should this be the case, the project will comply with the requirements of Rule 4641.

# ATTACHMENTS

1. CalEEMod Summary Report
2. CalEEMod Detailed Report
3. Risk Prioritization Calculations

# 1. CalEEMOD Summary Report



# CA Nut Company Summary Report

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# 1. Basic Project Information

## 1.1. Basic Project Information

Data Field	Value
Project Name	CA Nut Company
Construction Start Date	7/1/2024
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.10
Precipitation (days)	29.0
Location	5300 Sperry Rd, Denair, CA 95316, USA
County	Stanislaus
City	Unincorporated
Air District	San Joaquin Valley APCD
Air Basin	San Joaquin Valley
TAZ	2225
EDFZ	14
Electric Utility	Turlock Irrigation District
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.22

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## 1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
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Manufacturing	210	1000sqft	9.84	210,000	1.00	—	—	—
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### 1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

## 2. Emissions Summary

### 2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.57	3.05	14.8	0.01	0.18	3.30	3.47	0.16	1.69	1.85	1,819	1,819	0.06	0.15	1,870
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	60.9	0.07	0.79	0.00	0.00	0.13	0.13	0.00	0.03	0.03	132	132	0.01	0.01	134
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.74	0.47	1.70	< 0.005	0.01	0.23	0.24	0.01	0.09	0.10	219	219	0.01	0.02	225
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.13	0.09	0.31	< 0.005	< 0.005	0.04	0.04	< 0.005	0.02	0.02	36.3	36.3	< 0.005	< 0.005	37.3

### 2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	NBCO2	CO2T	CH4	N2O	CO2e
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Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

## 6. Climate Risk Detailed Report

### 6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	0	0	0	N/A
Drought	0	0	0	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

### 6.3. Adjusted Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	1	1	3
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	1	1	1	2
Drought	1	1	1	2
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

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The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

## 7. Health and Equity Details

### 7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	59.0
Healthy Places Index Score for Project Location (b)	41.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No
Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

## 7.5. Evaluation Scorecard

Health & Equity Evaluation Scorecard not completed.

## 2. CalEEMOD Detailed Report

# CA Nut Company Detailed Report

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# 1. Basic Project Information

## 1.1. Basic Project Information

Data Field	Value
Project Name	CA Nut Company
Construction Start Date	7/1/2024
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	3.10
Precipitation (days)	29.0
Location	5300 Sperry Rd, Denair, CA 95316, USA
County	Stanislaus
City	Unincorporated
Air District	San Joaquin Valley APCD
Air Basin	San Joaquin Valley
TAZ	2225
EDFZ	14
Electric Utility	Turlock Irrigation District
Gas Utility	Pacific Gas & Electric
App Version	2022.1.1.22

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## 1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
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Manufacturing	210	1000sqft	9.84	210,000	1.00	—	—	—
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1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.57	3.05	14.8	0.01	0.18	3.30	3.47	0.16	1.69	1.85	1,819	1,819	0.06	0.15	1,870
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	60.9	0.07	0.79	0.00	0.00	0.13	0.13	0.00	0.03	0.03	132	132	0.01	0.01	134
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.74	0.47	1.70	< 0.005	0.01	0.23	0.24	0.01	0.09	0.10	219	219	0.01	0.02	225
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.13	0.09	0.31	< 0.005	< 0.005	0.04	0.04	< 0.005	0.02	0.02	36.3	36.3	< 0.005	< 0.005	37.3

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2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	NBCO2	CO2T	CH4	N2O	CO2e
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Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.57	3.05	14.8	0.01	0.18	3.30	3.47	0.16	1.69	1.85	1,819	1,819	0.06	0.15	1,870
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	60.9	0.07	0.79	0.00	0.00	0.13	0.13	0.00	0.03	0.03	132	132	0.01	0.01	134
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.74	0.47	1.70	< 0.005	0.01	0.23	0.24	0.01	0.09	0.10	219	219	0.01	0.02	225
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	0.13	0.09	0.31	< 0.005	< 0.005	0.04	0.04	< 0.005	0.02	0.02	36.3	36.3	< 0.005	< 0.005	37.3

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area	4.56	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Water	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00
Waste	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00
Total	4.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area	4.56	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Water	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00
Waste	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00
Total	4.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area	4.56	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Water	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00
Waste	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00
Total	4.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Area	0.83	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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Water	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00
Waste	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00
Total	0.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

### 3. Construction Emissions Details

#### 3.1. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	NBCO2	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.26	2.28	1.66	< 0.005	0.15	—	0.15	0.14	—	0.14	233	233	0.01	< 0.005	234
Dust From Material Movement	—	—	—	—	—	3.28	3.28	—	1.68	1.68	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.04	0.03	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	4.47	4.47	< 0.005	< 0.005	4.48
Dust From Material Movement	—	—	—	—	—	0.06	0.06	—	0.03	0.03	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.74	0.74	< 0.005	< 0.005	0.74
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	0.01	0.01	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.15	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	20.9	20.9	< 0.005	< 0.005	21.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.37	0.37	< 0.005	< 0.005	0.37
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.06	0.06	< 0.005	< 0.005	0.06
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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3.3. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

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Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	NBCO2	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.31	2.73	1.99	< 0.005	0.18	—	0.18	0.16	—	0.16	279	279	0.01	< 0.005	280
Dust From Material Movement	—	—	—	—	—	3.28	3.28	—	1.68	1.68	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.05	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	5.36	5.36	< 0.005	< 0.005	5.38
Dust From Material Movement	—	—	—	—	—	0.06	0.06	—	0.03	0.03	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	0.89	0.89	< 0.005	< 0.005	0.89
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	0.01	0.01	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.15	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	20.9	20.9	< 0.005	< 0.005	21.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.37	0.37	< 0.005	< 0.005	0.37
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.06	0.06	< 0.005	< 0.005	0.06
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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3.5. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	NBCO2	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.09	1.67	9.19	< 0.005	0.05	—	0.05	0.05	—	0.05	288	288	0.01	< 0.005	289
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

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Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.20	1.08	< 0.005	0.01	—	0.01	0.01	—	0.01	34.0	34.0	< 0.005	< 0.005	34.0
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.04	0.20	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	5.62	5.62	< 0.005	< 0.005	5.63
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.45	0.28	5.17	0.00	0.00	0.67	0.67	0.00	0.16	0.16	738	738	0.04	0.03	750
Vendor	0.03	1.09	0.39	0.01	0.01	0.21	0.22	0.01	0.06	0.07	793	793	0.02	0.12	831
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.48	0.00	0.00	0.08	0.08	0.00	0.02	0.02	79.9	79.9	< 0.005	< 0.005	81.2
Vendor	< 0.005	0.13	0.05	< 0.005	< 0.005	0.02	0.03	< 0.005	0.01	0.01	93.4	93.4	< 0.005	0.01	97.8
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.09	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	13.2	13.2	< 0.005	< 0.005	13.4
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	15.5	15.5	< 0.005	< 0.005	16.2

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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3.7. Architectural Coating (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	NBCO2	CO2T	CH4	N2O	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coatings	60.9	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coatings	0.67	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

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Architectural Coatings	0.12	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.79	0.00	0.00	0.13	0.13	0.00	0.03	0.03	132	132	0.01	0.01	134
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	1.49	1.49	< 0.005	< 0.005	1.51
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.25	0.25	< 0.005	< 0.005	0.25
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

## 4. Operations Emissions Details

### 4.1. Mobile Emissions by Land Use

#### 4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.



4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	4.49	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.07	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	4.56	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	4.49	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.07	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	4.56	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.82	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	0.83	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Manufacturing	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Manufacturing	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Manufacturing	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00

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4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Manufacturing	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Manufacturing	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Manufacturing	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00
Total	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

84 Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

∞ 4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

87 4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	NBCO2	CO2T	CH4	N2O	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

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## 5. Activity Data

### 5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Site Preparation	Site Preparation	7/1/2024	7/9/2024	5.00	7.00	—
Grading	Grading	7/15/2024	7/29/2024	3.00	7.00	—
Building Construction	Building Construction	8/1/2024	9/30/2024	5.00	43.0	—



Architectural Coating	Architectural Coating	10/1/2024	10/8/2024	3.00	4.00	—
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## 5.2. Off-Road Equipment

### 5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Site Preparation	Rubber Tired Dozers	Diesel	Average	1.00	4.00	125	0.40
Grading	Rubber Tired Dozers	Diesel	Average	1.00	4.00	150	0.40
Building Construction	Cranes	Diesel	Average	1.00	4.00	75.0	0.29
Building Construction	Forklifts	CNG	Average	1.00	6.00	70.0	0.30
Architectural Coating	Air Compressors	Electric	Average	1.00	6.00	10.0	0.48

## 5.3. Construction Vehicles

### 5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Site Preparation	—	—	—	—
Site Preparation	Worker	2.50	10.8	LDA,LDT1,LDT2
Site Preparation	Vendor	—	7.17	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	2.50	10.8	LDA,LDT1,LDT2
Grading	Vendor	—	7.17	HHDT,MHDT
Grading	Hauling	0.00	20.0	HHDT
Grading	Onsite truck	—	—	HHDT
Building Construction	—	—	—	—

Building Construction	Worker	88.2	10.8	LDA,LDT1,LDT2
Building Construction	Vendor	34.4	7.17	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	17.6	10.8	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	7.17	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

06 Non-applicable. No control strategies activated by user.

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00	0.00	0.00	105,000	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (cy)	Material Exported (cy)	Acres Graded (acres)	Material Demolished (sq. ft.)	Acres Paved (acres)
Site Preparation	—	—	1.75	0.00	—
Grading	—	—	1.75	0.00	—

5.6.2. Construction Earthmoving Control Strategies

Non-applicable. No control strategies activated by user.

**5.7. Construction Paving**

Land Use	Area Paved (acres)	% Asphalt
Manufacturing	0.00	0%

**5.8. Construction Electricity Consumption and Emissions Factors**

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	21.5	609	0.24	0.34

**5.9. Operational Mobile Sources**

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**5.9.1. Unmitigated**

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**5.10. Operational Area Sources**

**5.10.1. Hearths**

**5.10.1.1. Unmitigated**

**5.10.2. Architectural Coatings**

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	0.00	105,000	—

5.10.3. Landscape Equipment

Equipment Type	Fuel Type	Number Per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
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5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
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5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

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Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
Manufacturing	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
Manufacturing	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
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5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
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5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
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5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)
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5.17. User Defined

Equipment Type	Fuel Type
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5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres
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5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres
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### 5.18.2. Sequestration

#### 5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)
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## 6. Climate Risk Detailed Report

### 6.1. Climate Risk Summary

Cal-Adapt midcentury 2040–2059 average projections for four hazards are reported below for your project location. These are under Representation Concentration Pathway (RCP) 8.5 which assumes GHG emissions will continue to rise strongly through 2050 and then plateau around 2100.

Climate Hazard	Result for Project Location	Unit
Temperature and Extreme Heat	24.1	annual days of extreme heat
Extreme Precipitation	2.25	annual days with precipitation above 20 mm
Sea Level Rise	—	meters of inundation depth
Wildfire	0.00	annual hectares burned

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Temperature and Extreme Heat data are for grid cell in which your project are located. The projection is based on the 98th historical percentile of daily maximum/minimum temperatures from observed historical data (32 climate model ensemble from Cal-Adapt, 2040–2059 average under RCP 8.5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Extreme Precipitation data are for the grid cell in which your project are located. The threshold of 20 mm is equivalent to about ¾ an inch of rain, which would be light to moderate rainfall if received over a full day or heavy rain if received over a period of 2 to 4 hours. Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

Sea Level Rise data are for the grid cell in which your project are located. The projections are from Radke et al. (2017), as reported in Cal-Adapt (Radke et al., 2017, CEC-500-2017-008), and consider inundation location and depth for the San Francisco Bay, the Sacramento–San Joaquin River Delta and California coast resulting different increments of sea level rise coupled with extreme storm events. Users may select from four scenarios to view the range in potential inundation depth for the grid cell. The four scenarios are: No rise, 0.5 meter, 1.0 meter, 1.41 meters

Wildfire data are for the grid cell in which your project are located. The projections are from UC Davis, as reported in Cal-Adapt (2040–2059 average under RCP 8.5), and consider historical data of climate, vegetation, population density, and large (> 400 ha) fire history. Users may select from four model simulations to view the range in potential wildfire probabilities for the grid cell. The four simulations make different assumptions about expected rainfall and temperature are: Warmer/drier (HadGEM2-ES), Cooler/wetter (CNRM-CM5), Average conditions (CanESM2), Range of different rainfall and temperature possibilities (MIROC5). Each grid cell is 6 kilometers (km) by 6 km, or 3.7 miles (mi) by 3.7 mi.

### 6.2. Initial Climate Risk Scores

Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
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Temperature and Extreme Heat	2	0	0	N/A
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	0	0	0	N/A
Drought	0	0	0	N/A
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	0	0	0	N/A

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores do not include implementation of climate risk reduction measures.

### 6.3. Adjusted Climate Risk Scores

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Climate Hazard	Exposure Score	Sensitivity Score	Adaptive Capacity Score	Vulnerability Score
Temperature and Extreme Heat	2	1	1	3
Extreme Precipitation	N/A	N/A	N/A	N/A
Sea Level Rise	N/A	N/A	N/A	N/A
Wildfire	N/A	N/A	N/A	N/A
Flooding	1	1	1	2
Drought	1	1	1	2
Snowpack Reduction	N/A	N/A	N/A	N/A
Air Quality Degradation	1	1	1	2

The sensitivity score reflects the extent to which a project would be adversely affected by exposure to a climate hazard. Exposure is rated on a scale of 1 to 5, with a score of 5 representing the greatest exposure.

The adaptive capacity of a project refers to its ability to manage and reduce vulnerabilities from projected climate hazards. Adaptive capacity is rated on a scale of 1 to 5, with a score of 5 representing the greatest ability to adapt.

The overall vulnerability scores are calculated based on the potential impacts and adaptive capacity assessments for each hazard. Scores include implementation of climate risk reduction measures.

6.4. Climate Risk Reduction Measures

7. Health and Equity Details

7.1. CalEnviroScreen 4.0 Scores

The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Exposure Indicators	—
AQ-Ozone	74.1
AQ-PM	56.9
AQ-DPM	14.8
Drinking Water	97.3
Lead Risk Housing	54.7
Pesticides	95.0
Toxic Releases	27.7
Traffic	2.44
Effect Indicators	—
CleanUp Sites	20.5
Groundwater	92.6
Haz Waste Facilities/Generators	16.6
Impaired Water Bodies	66.7
Solid Waste	63.7
Sensitive Population	—
Asthma	25.3
Cardio-vascular	58.0
Low Birth Weights	40.9
Socioeconomic Factor Indicators	—

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Education	60.3
Housing	17.9
Linguistic	33.3
Poverty	51.1
Unemployment	81.0

### 7.2. Healthy Places Index Scores

The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

Indicator	Result for Project Census Tract
Economic	—
Above Poverty	46.59309637
Employed	29.51366611
Median HI	45.88733479
Education	—
Bachelor's or higher	31.19466188
High school enrollment	10.27845502
Preschool enrollment	44.15501091
Transportation	—
Auto Access	58.09059412
Active commuting	67.03451816
Social	—
2-parent households	49.03118183
Voting	63.27473374
Neighborhood	—
Alcohol availability	84.10111639
Park access	6.185037854
Retail density	1.219042731

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Supermarket access	16.51482099
Tree canopy	75.47799307
Housing	—
Homeownership	67.43231105
Housing habitability	78.91697677
Low-inc homeowner severe housing cost burden	86.82150648
Low-inc renter severe housing cost burden	60.50301553
Uncrowded housing	58.11625818
Health Outcomes	—
Insured adults	62.50481201
Arthritis	0.0
Asthma ER Admissions	74.2
High Blood Pressure	0.0
Cancer (excluding skin)	0.0
Asthma	0.0
Coronary Heart Disease	0.0
Chronic Obstructive Pulmonary Disease	0.0
Diagnosed Diabetes	0.0
Life Expectancy at Birth	49.5
Cognitively Disabled	10.2
Physically Disabled	22.7
Heart Attack ER Admissions	48.6
Mental Health Not Good	0.0
Chronic Kidney Disease	0.0
Obesity	0.0
Pedestrian Injuries	19.6
Physical Health Not Good	0.0

Stroke	0.0
Health Risk Behaviors	—
Binge Drinking	0.0
Current Smoker	0.0
No Leisure Time for Physical Activity	0.0
Climate Change Exposures	—
Wildfire Risk	0.0
SLR Inundation Area	0.0
Children	44.4
Elderly	33.9
English Speaking	43.7
Foreign-born	16.0
Outdoor Workers	12.0
Climate Change Adaptive Capacity	—
Impervious Surface Cover	97.6
Traffic Density	1.9
Traffic Access	0.0
Other Indices	—
Hardship	57.6
Other Decision Support	—
2016 Voting	74.0

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7.3. Overall Health & Equity Scores

Metric	Result for Project Census Tract
CalEnviroScreen 4.0 Score for Project Location (a)	59.0
Healthy Places Index Score for Project Location (b)	41.0
Project Located in a Designated Disadvantaged Community (Senate Bill 535)	No

Project Located in a Low-Income Community (Assembly Bill 1550)	No
Project Located in a Community Air Protection Program Community (Assembly Bill 617)	No

a: The maximum CalEnviroScreen score is 100. A high score (i.e., greater than 50) reflects a higher pollution burden compared to other census tracts in the state.  
 b: The maximum Health Places Index score is 100. A high score (i.e., greater than 50) reflects healthier community conditions compared to other census tracts in the state.

**7.4. Health & Equity Measures**

No Health & Equity Measures selected.

**7.5. Evaluation Scorecard**

Health & Equity Evaluation Scorecard not completed.

**7.6. Health & Equity Custom Measures**

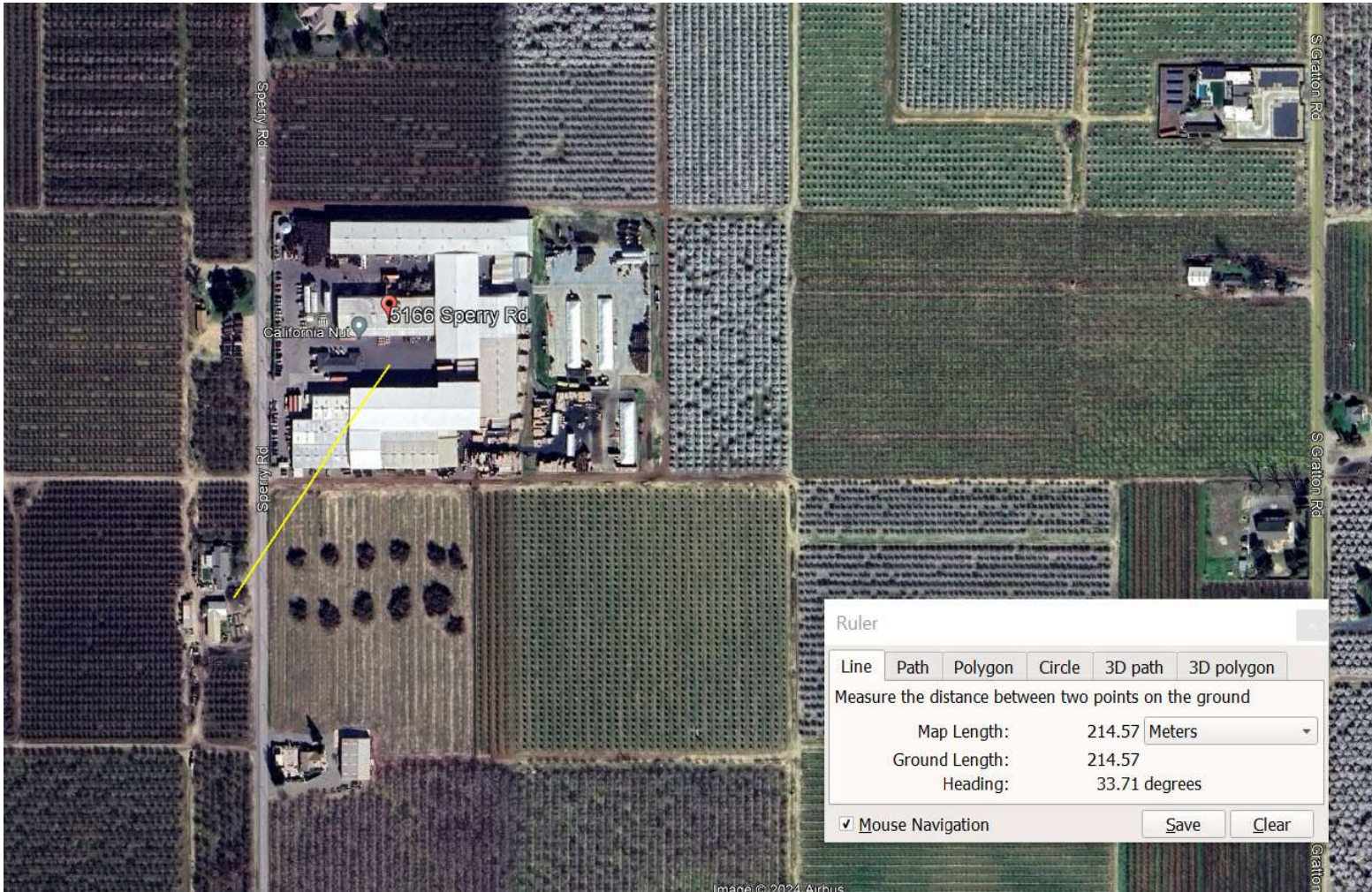
No Health & Equity Custom Measures created.

**8. User Changes to Default Data**

100

Screen	Justification
Land Use	Per project design and specifications
Construction: Construction Phases	Per project design
Construction: Off-Road Equipment	Per project specs
Construction: Architectural Coatings	No interior painting
Operations: Architectural Coatings	Per project specs
Operations: Energy Use	All electricity generated on-site using solar panels
Operations: Water and Waste Water	No water/wastewater used or generated
Operations: Solid Waste	No solid waste generated
Operations: Refrigerants	No refrigerants used or required

### 3. Risk Prioritization Calculations



Name: California Nut Company, Den: **Air Toxics Hot Spots Facility Prioritization Score Calculator**

Applicability		Use to provide a Prioritization score for facility emissions according to Toxic Hot Spots guidelines. Entries required in yellow areas, output in gray areas.			
Author or updater	Ray Kapahi	Last Update	April 14, 2024		
Facility:	California Nut Company Screening Risk Calculation				
Project #:	Toxic emissions from Construction Equipment				
Data Entered by:	< 0.005 tons/yr				
Data Reviewed by:	Ref: CalEEMod Emissions Model				
Location					

Operating Hours hr/yr	8,760.00	Stack Height m	46
-----------------------	----------	----------------	----

Receptor Proximity and Proximity Factors	Emissions Potency Method			Dispersion Adjustment Method		
	Cancer Score	Non-Cancer Score	Facility Ranking Priority	Cancer Score	Non-Cancer Score	Facility Ranking Priority
0< R<100 1.000	1.16E+01	1.71E-02	High	1.92E-01	2.85E-04	Medium
100≤R<250 0.250	2.89E+00	4.28E-03	Medium	1.92E-01	2.85E-04	Medium
250≤R<500 0.040	4.62E-01	6.85E-04	Low	1.73E-01	2.57E-04	Low
500≤R<1000 0.011	1.27E-01	1.88E-04	Low	7.68E-02	1.14E-04	Low
1000≤R<1500 0.003	3.47E-02	5.14E-05	Low	2.50E-02	3.71E-05	Low
1500≤R<2000 0.002	2.31E-02	3.42E-05	Low	1.27E-02	1.27E-02	Low
2000<R 0.001	1.16E-02	1.71E-05	Low	8.06E-03	8.06E-03	Low

Receptor proximity is in meters scores are calculated by multiplying scores summed below by the height factors. Emissions Potency does not take height into account. Dispersion adjustment method used for individual stacks and approximation.

Height Adjustment	<100m	<250m	<500m	<1000m	<1500m	<2000m	>=2000m
<20m	60	1	0.25	0.04	0.011	0.003	0.001
20m<= <45m	9	1	0.85	0.22	0.064	0.018	0.006
=>45m	1	1	1	0.9	0.4	0.13	0.066

Substance	Enter the unit's CAS# of the substances emitted and their amounts.				Corrected Annual Emissions (lbs/yr)	Corrected Maximum Hourly (lbs/hr)	Average Hourly (lbs/hr)	Prioritization generated
	CAS#	MW Correction	Annual Emissions (lbs/yr)	Maximum Hourly (lbs/hr)				
Diesel engine exhaust, particulate matter (Diesel PM)	9901	1.0000	5.00E+00		5.00E+00	0.00E+00	5.71E-04	1.16E+01
		0.0000			0.00E+00	0.00E+00	0.00E+00	0.00E+00
		0.0000			0.00E+00	0.00E+00	0.00E+00	0.00E+00



## NEGATIVE DECLARATION

**NAME OF PROJECT:** Use Permit Application No. PLN2023-0056 – California Nut Company

**LOCATION OF PROJECT:** 5166 Sperry Road, between East Grayson and Hamlow Roads, in the Denair area. APNs: 019-031-018 and 019-031-019.

**PROJECT DEVELOPERS:** George Tavernas  
5024 Sperry Road  
Denair, CA 95316

**DESCRIPTION OF PROJECT:** Request to expand an existing almond storage facility on a 20.12± acre parcel in the General Agriculture (A-2-40) zoning district.

Based upon the Initial Study, dated January 11, 2024 (amended on **August 14, 2024**), 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: Teresa McDonald, Associate Planner

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



**SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS**

**PROJECT: UP APP NO. PLN2023-0056 - CALIFORNIA NUT COMPANY**

REFERRED TO:	RESPONDED			RESPONSE			MITIGATION MEASURES		CONDITIONS			
	2 WK	30 DAY	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF CONSERVATION: Land Resources	X	X	X		X			X		X		X
CA DEPT OF FISH & WILDLIFE	X	X	X		X			X		X		X
CA OPR STATE CLEARINGHOUSE	X	X	X		X			X		X		X
CA RWQCB CENTRAL VALLEY REGION	X	X	X	X				X		X	X	
COOPERATIVE EXTENSION	X	X	X		X			X		X		X
FIRE PROTECTION DIST: DENAIR	X	X	X		X			X		X		X
GSA: EAST TURLOCK SUBBASIN	X	X	X		X			X		X		X
IRRIGATION DISTRICT: TURLOCK	X	X	X	X	X			X		X	X	
MOSQUITO DISTRICT: TURLOCK	X	X	X		X			X		X		X
STAN COUNTY EMERGENCY MEDICAL	X	X	X		X			X		X		X
MUNICIPAL ADVISORY COUNCIL: DENAIR	X	X	X		X			X		X		X
PACIFIC GAS & ELECTRIC	X	X	X		X			X		X		X
SAN JOAQUIN VALLEY APCD	X	X	X	X		X				X	X	
RAILROAD: BURLINGTON NORTHERN SANTA FE	X	X	X		X			X		X		X
SCHOOL DISTRICT 1: GRATTON	X	X	X		X			X		X		X
SCHOOL DIST 2: HUGHSON UNIFIED	X	X	X		X			X		X		X
STAN CO AG COMMISSIONER	X	X	X		X			X		X		X
STAN CO BUILDING PERMITS DIVISION	X	X	X		X			X		X		X
STAN CO CEO	X	X	X		X			X		X		X
STAN CO DER	X	X	X	X		X				X	X	
STAN CO FARM BUREAU	X	X	X		X			X		X		X
STAN CO HAZARDOUS MATERIALS	X	X	X	X		X				X	X	
STAN CO PUBLIC WORKS	X	X	X	X				X		X	X	
STAN CO SUPERVISOR DIST 2: CHIESA	X	X	X		X			X		X		X
STAN COUNTY COUNSEL	X	X	X		X			X		X		X
STANISLAUS FIRE PREVENTION BUREAU	X	X	X		X			X		X		X
STANISLAUS LAFCO	X	X	X		X			X		X		X
STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10	X	X	X		X			X		X		X
SURROUNDING LAND OWNERS		X	X	X				X		X		X
TELEPHONE COMPANY: AT&T	X	X	X		X			X		X		X
US FISH & WILDLIFE	X	X	X		X			X		X		X

I:\Planning\Staff Reports\UP\2023\UP LLA PLN2023-0056 - California Nut Company\Planning Commission\September 5, 2024\Staff Report\Exhibit G - Summary of Responses - Environmental Review Referrals.xls

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN2023-0056  
 Application Title: California Nut Company  
 Application Address: 5166 Sperry Road, Denair, CA  
 Application APN: 019-031-018

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes  No

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: \_\_\_\_\_

Contributor or Contributor Firm's Name: \_\_\_\_\_

Contributor or Contributor Firm's Address: \_\_\_\_\_

Is the Contributor:

The Applicant	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Property Owner	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Subcontractor	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

**Note:** Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: \_\_\_\_\_  
 Name of Contributor: \_\_\_\_\_  
 Date(s) of Contribution(s): \_\_\_\_\_  
 Amount(s): \_\_\_\_\_

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

8/12/2024  
 Date

  
 Signature of Applicant

MVE, Inc.  
 Print Firm Name if applicable

Derek Martis  
 Print Name of Applicant

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

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 Application APN: \_\_\_\_\_

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8/12/2024  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature of Applicant

California Nat Co.  
 \_\_\_\_\_  
 Print Firm Name if applicable

George Tavernas  
 \_\_\_\_\_  
 Print Name of Applicant

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM  
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: \_\_\_\_\_  
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8/15/24  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
 Signature of Applicant

\_\_\_\_\_  
 Print Firm Name if applicable

Doris Taveras  
 \_\_\_\_\_  
 Print Name of Applicant

**UP PLN2023-0056**

# **CALIFORNIA NUT COMPANY**

**Planning Commission**  
**September 5, 2024**



# Overview

- Use Permit
  - Request to expand an existing almond storage facility on a 20.12± acre parcel, in the General Agriculture (A-2-40) zoning district
  - Includes a lot line adjustment to accommodate the expansion

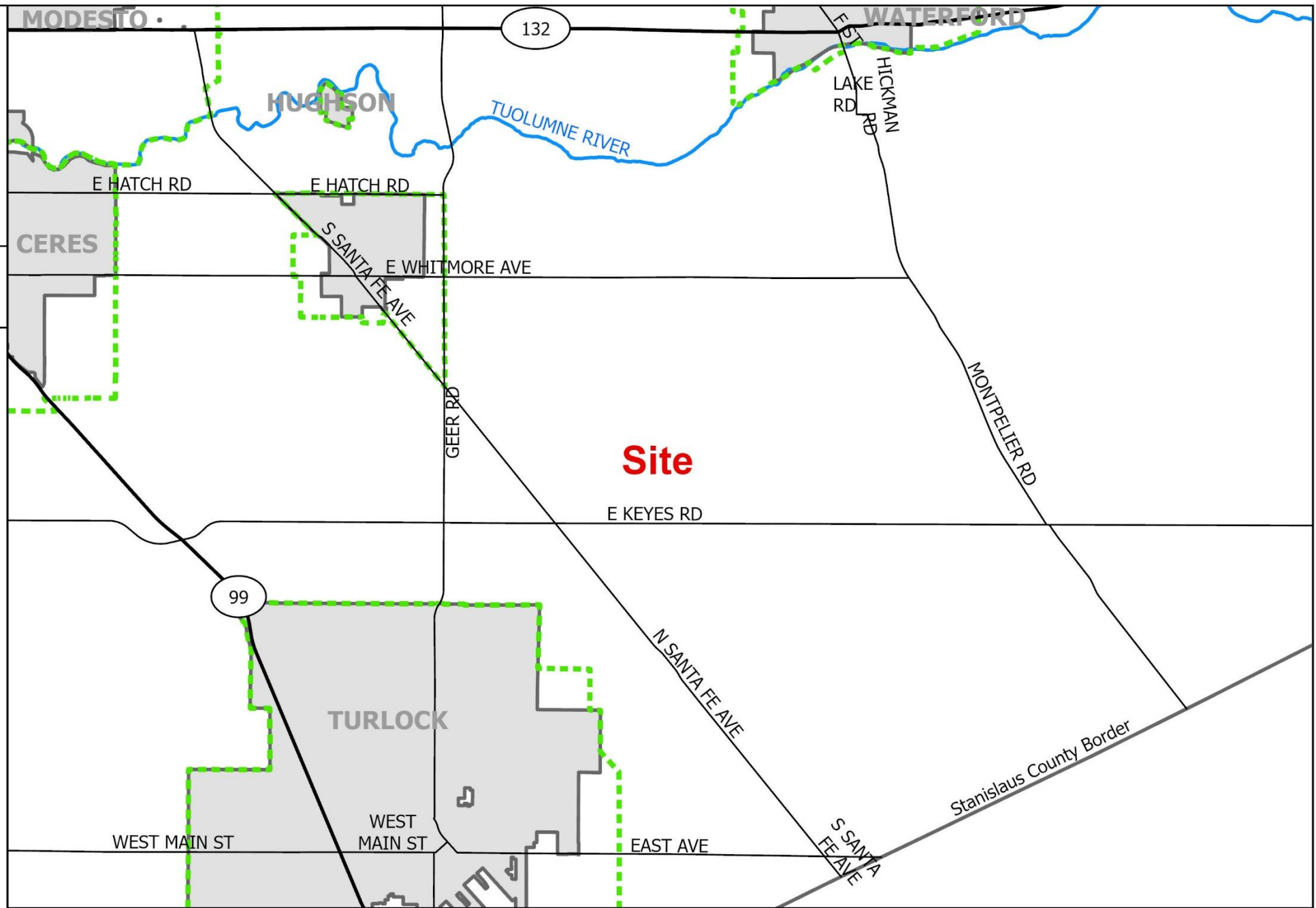
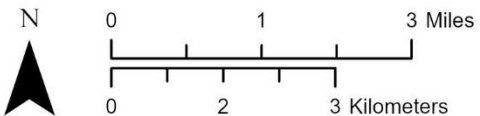
# CALIFORNIA NUT COMPANY

## UP PLN2023-0056

### AREA MAP

#### LEGEND

-  Project Site
-  Sphere of Influence
-  Highway
-  Major Road
-  River







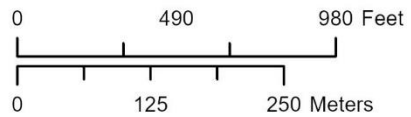
# CALIFORNIA NUT COMPANY

## UP PLN2023-0056

### GENERAL PLAN

#### LEGEND

-  Project Site
-  Parcel
-  Canal
- General Plan**
-  Agriculture









# CALIFORNIA NUT COMPANY

## UP PLN2023-0056

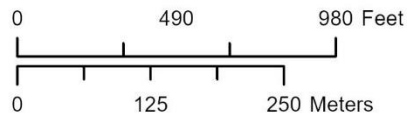
### ZONING

#### LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal

#### Zoning Designation

-  General Agriculture 40 Acre







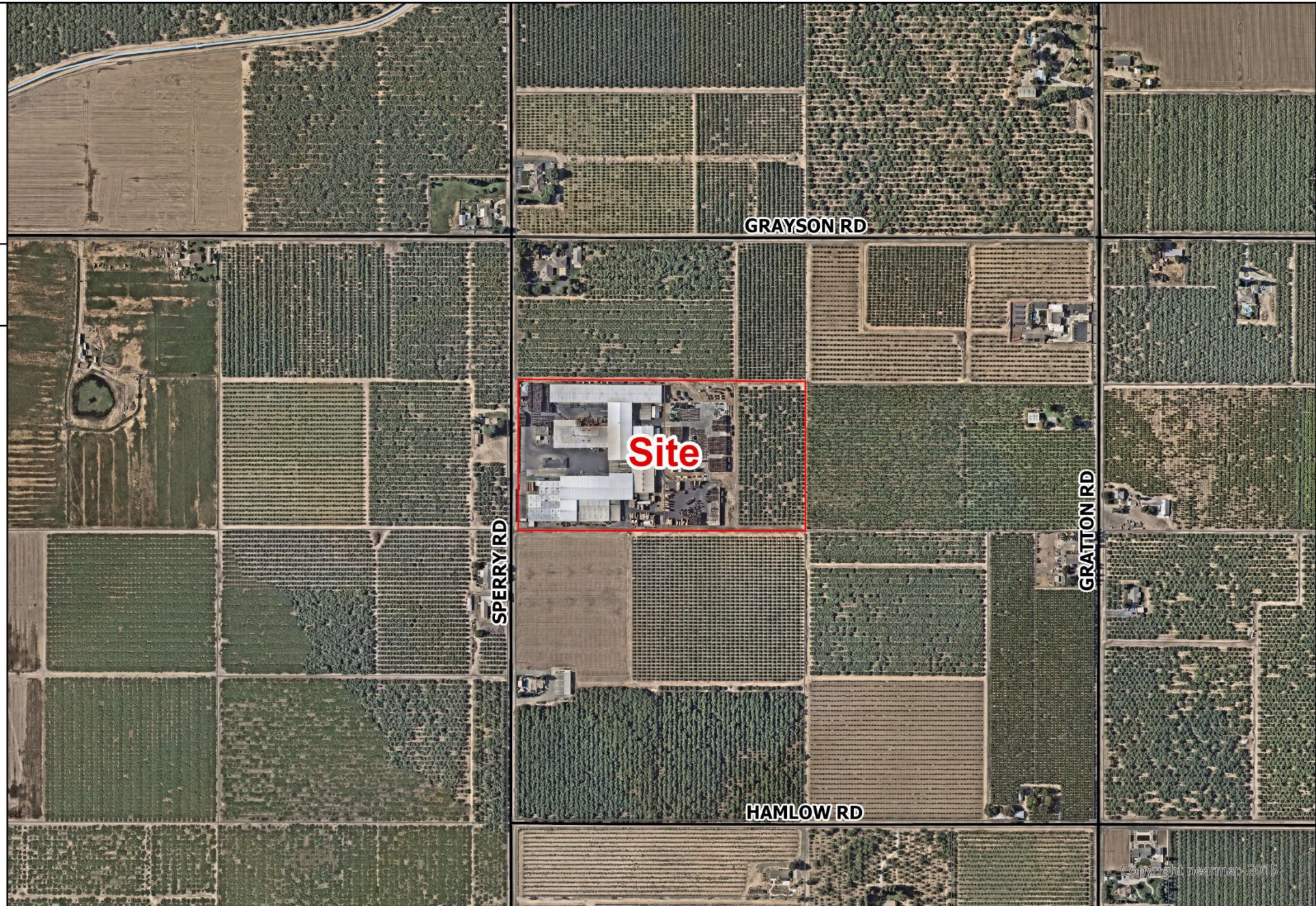
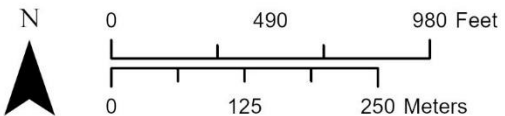
# CALIFORNIA NUT COMPANY

## UP PLN2023-0056

### 2023 AERIAL AREA MAP

#### LEGEND

-  Project Site
-  Parcel
-  Canal
-  Street



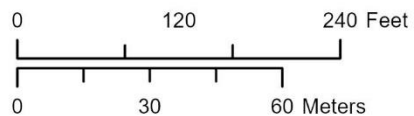
# CALIFORNIA NUT COMPANY

## UP PLN2023-0056

### 2023 AERIAL SITE MAP

#### LEGEND

-  Project Site
-  Parcel
-  Street
-  Existing facility
-  Expansion area

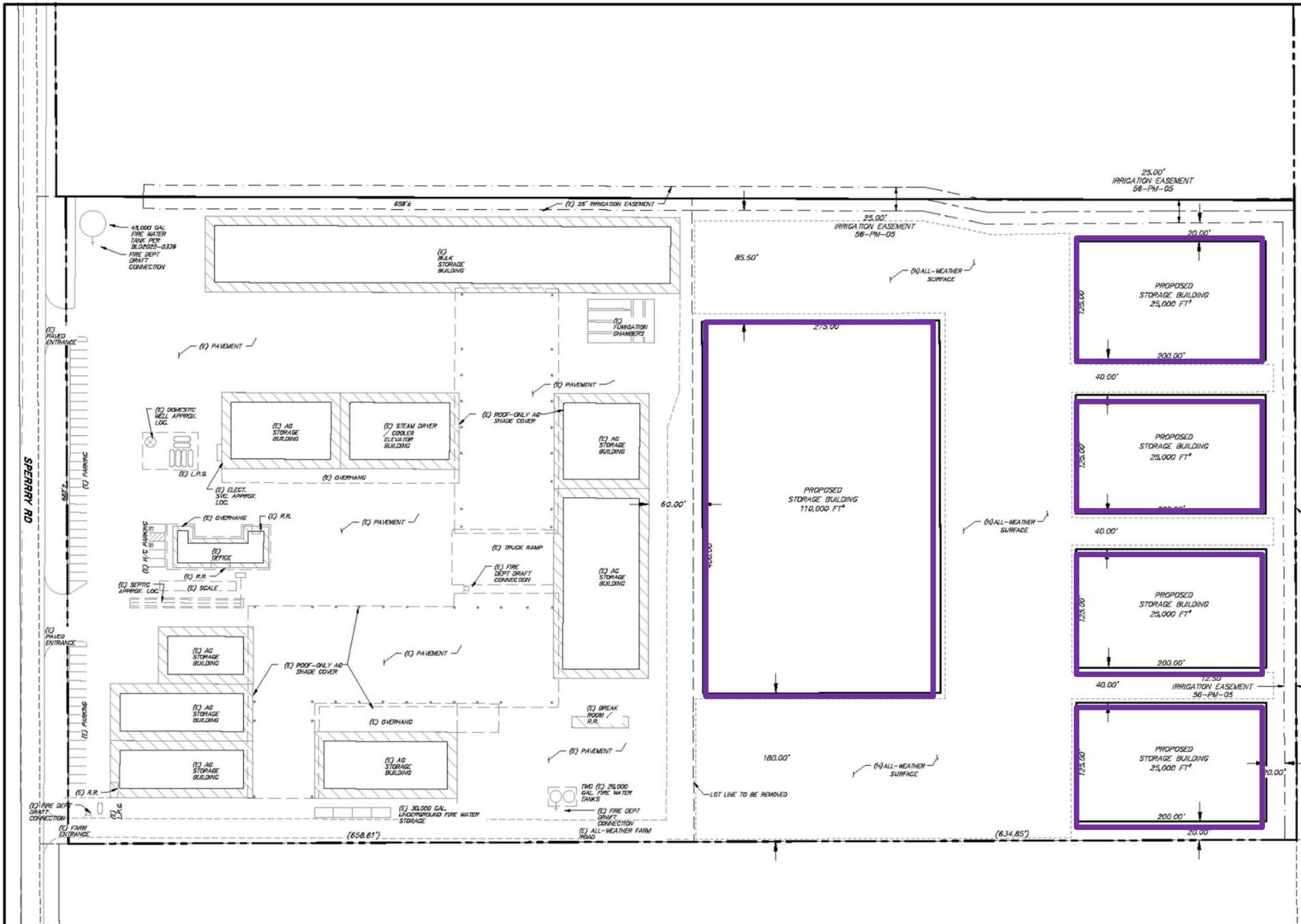


# CALIFORNIA NUT COMPANY

## UP PLN2023-0056

### SITE PLAN

 Proposed buildings



# CALIFORNIA NUT COMPANY

UP  
PLN2023-0056

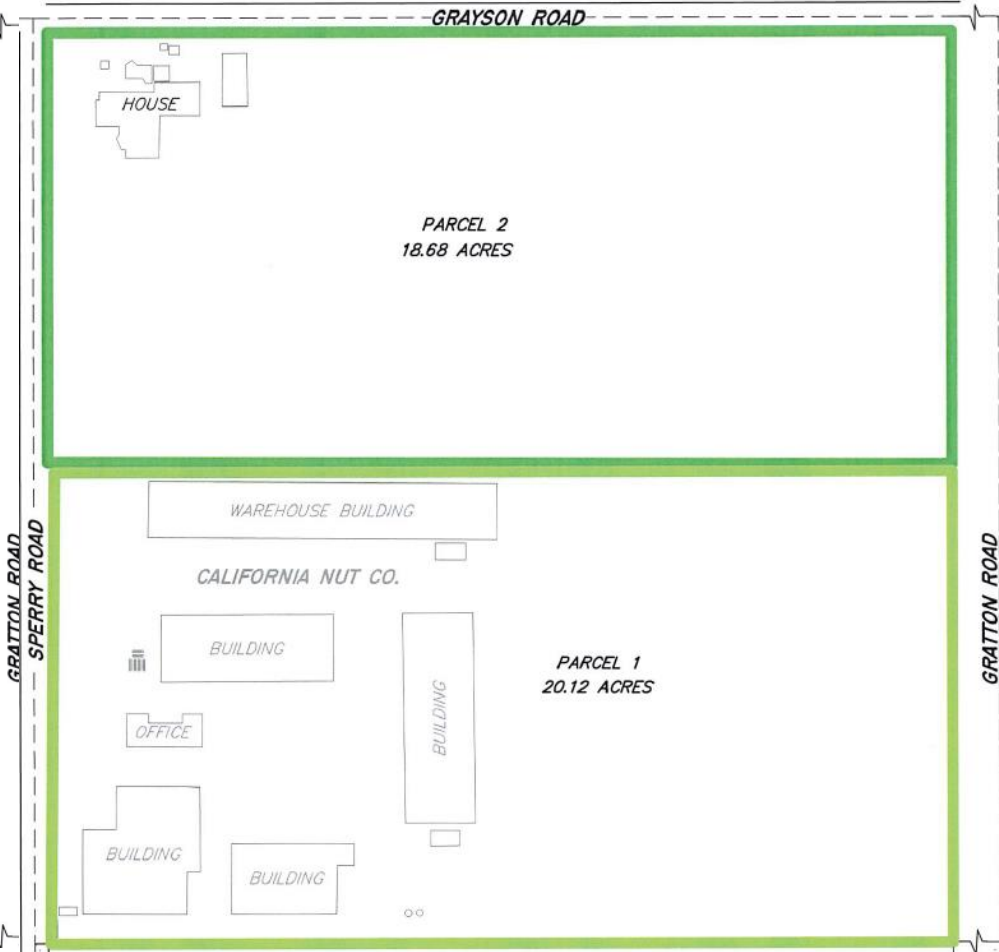
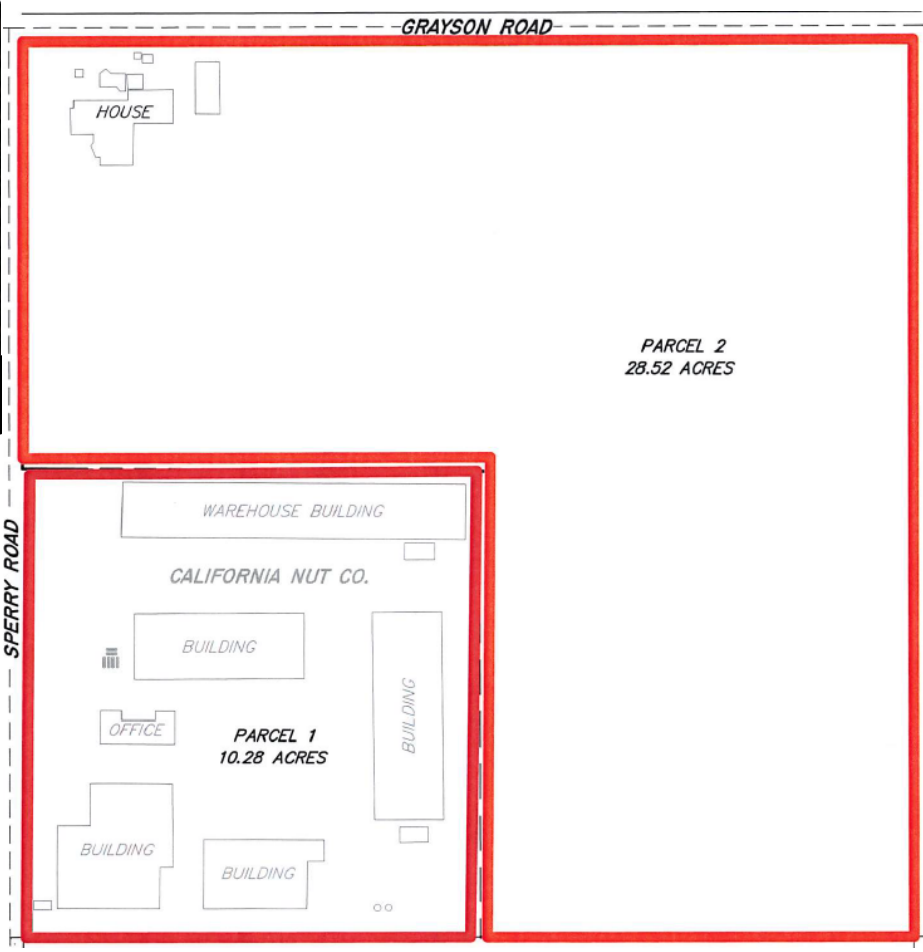
LOT LINE ADJUSTMENT



Existing Parcels



Proposed Parcels



# Issues

- Expanding onto adjacent parcel without land use entitlements
- Concerns from surrounding landowners
- Comments received from the San Joaquin Valley Air Pollution Control District (Air District)

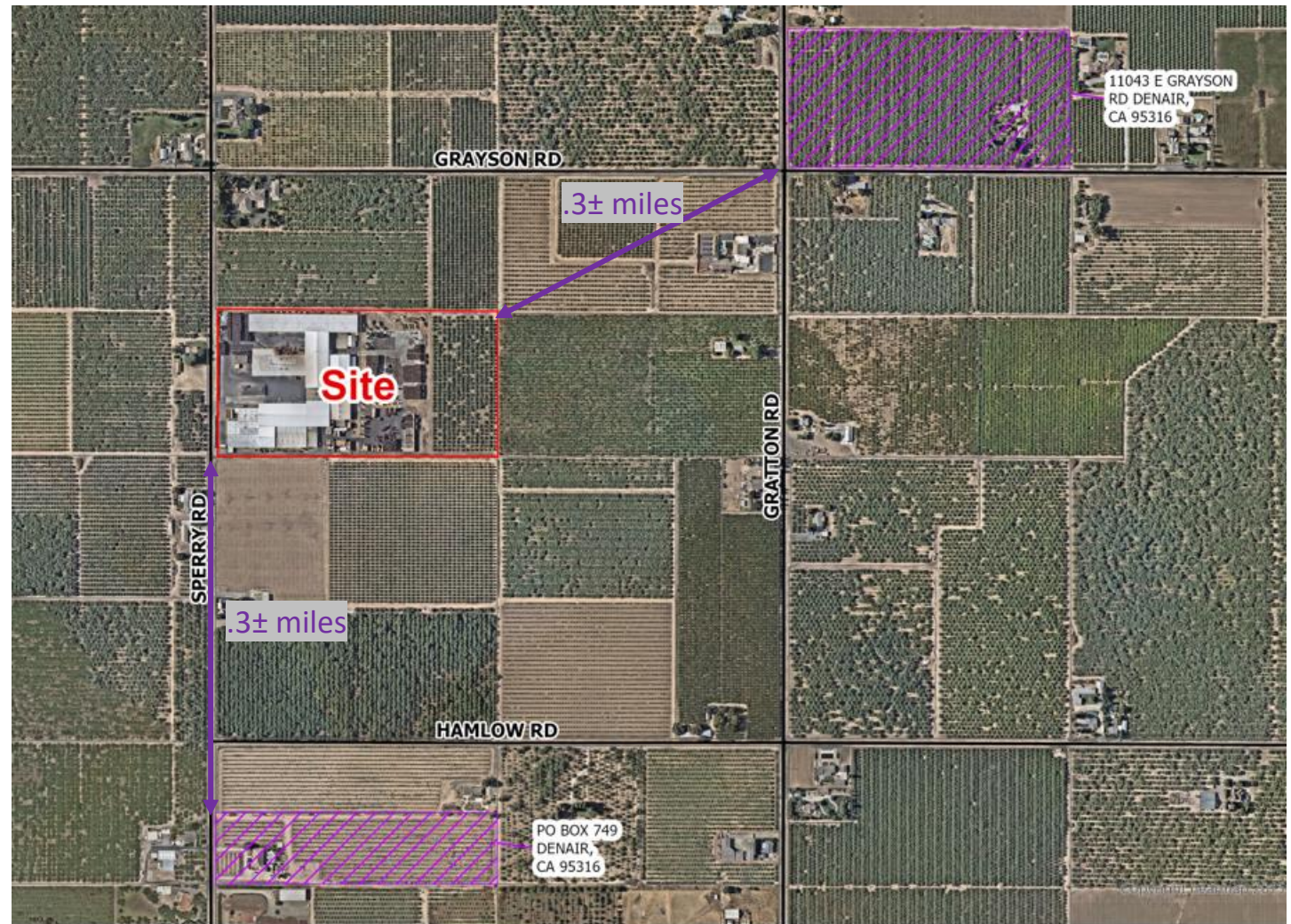
# Issues

- Expanding onto adjacent parcel without land use entitlements
  - 1.5 acres of the adjacent parcel, outlined in green, utilized for storage
  - Condition of Approval No. 13 requires lot line adjustment



# Issues

- Concerns from surrounding landowners
  - Increased traffic
  - Existing traffic exceeding what is listed
  - Loss of farmland
  - Impact to character of area and decrease in property values





# Issues

- Comments received from the San Joaquin Valley Air Pollution Control District (Air District)
  - Air District recommended that a more detailed preliminary review be conducted for the project's construction and operational emissions.



**San Joaquin Valley**  
AIR POLLUTION CONTROL DISTRICT

# General Plan and Zoning Consistency

## General Plan

- Land Use Element
- Agricultural Element
  - Tier One use
  - Agricultural Buffer
    - Tier One uses not subject unless Planning Commission determines otherwise

## Zoning

- General Agriculture (A-2-40)
  - Tier One Use Permit - Storage of agriculture products
  - Williamson Act compatibility
    - Tier One uses consistent unless the Planning Commission determines otherwise



# Environmental Review

- CEQA
  - San Joaquin Valley Air Pollution Control District (Air District) requested that emissions generated by the proposed project be further studied
    - Applicant submitted additional project information to the Air District including a CalEEMod analysis and health risk prioritization calculations
    - Initial Study amended to include additional information – not recirculated since it was clarifying information
  - Negative Declaration
- Conditions of Approval



# Recommendation

- Staff recommendation
  - Approval
- Findings – Exhibit A
  - Environmental Review
  - Use Permit
  - Agricultural Buffer
  - Williamson Act Principles of Compatibility
  - Project Approval



# Questions?

# Photos



# Photos

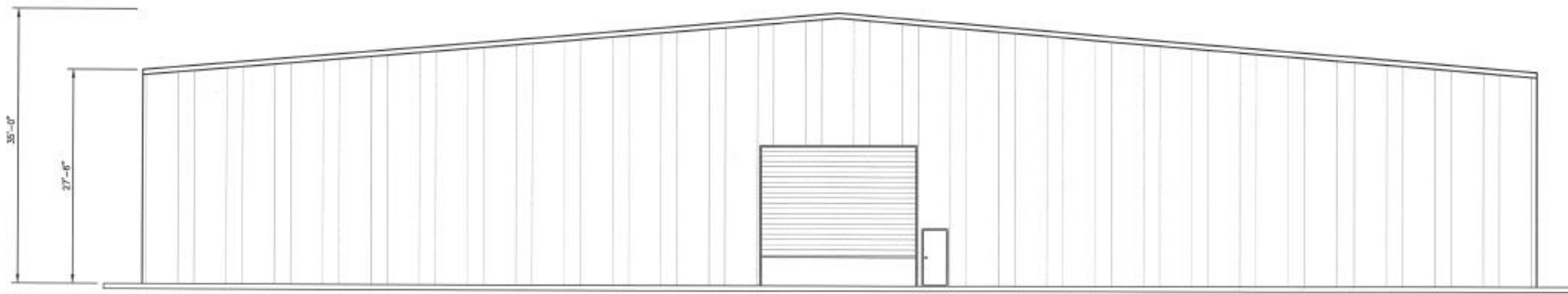


# Photos





# Proposed Elevations



○ TYPICAL NORTH-SOUTH ELEVATIONS



○ TYPICAL EAST-WEST ELEVATIONS