



CEQA Referral Initial Study And Notice of Intent to Adopt a Negative Declaration

Date: September 4, 2024

To: Distribution List (See Attachment A)

From: Kristen Anaya, Associate Planner
Planning and Community Development

Subject: USE PERMIT APPLICATION NO. PLN2023-0131 – LONDON TRACTOR AND TRAILER REPAIR

Comment Period: September 4, 2024 – October 7, 2024

Respond By: October 7, 2024

Public Hearing Date: November 7, 2024

Time: 6:00 P.M.

Location: Tenth Street Place
1010 10th Street, Modesto, CA 95354
Chambers – Basement Level

You may have previously received an Early Consultation Notice regarding this project, and your comments, if provided, were incorporated into the Initial Study. Based on all comments received, Stanislaus County anticipates adopting a Negative Declaration for this project. This referral provides notice of a 30-day comment period during which Responsible and Trustee Agencies and other interested parties may provide comments to this Department regarding our proposal to adopt the Negative Declaration.

All applicable project documents are available for review at: Stanislaus County Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, CA 95354. Please provide any additional comments to the above address or call us at (209) 525-6330 if you have any questions. Thank you.

Applicant: Harry Gill, London Tractor and Trailer Repair

Project Location: 342 Orange Ave, between Locust Avenue and Sycamore Avenue, in the Patterson area

APN: 048-008-007

Williamson Act Contract: N/A

General Plan: Urban Transition

Current Zoning: General Agriculture (A-2-10)

Project Description: Request to establish a farm equipment and tractor-trailer repair business on a 4.39± acre parcel in the General Agriculture (A-2-10) zoning district.

Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>



USE PERMIT APPLICATION NO. PLN2023-0131 – LONDON TRACTOR AND TRAILER REPAIR
Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation	X	STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
X	CEMETERY DISTRICT: PATTERSON	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: PATTERSON		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST # 5: C. CONDIT
X	FIRE PROTECTION DIST: WEST STANISLAUS	X	STAN COUNTY COUNSEL
X	GSA: DELTA MENDOTA		StanCOG
X	HOSPITAL DIST: DEL PUERTO HEALTHCARE	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: PATTERSON IRRIGATION DISTRICT	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	SURROUNDING LANDOWNERS
	MUNICIPAL ADVISORY COUNCIL:		INTERESTED PARTIES
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: FRONTIER
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: CALIFORNIA NORTHERN		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD	X	US FISH & WILDLIFE
X	SCHOOL DIST 1: PATTERSON JOINT UNIFIED SCHOOL DISTRICT		US MILITARY (SB 1462) (7 agencies)
	SCHOOL DIST 2:		USDA NRCS
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: USE PERMIT APPLICATION NO. PLN2023-0131 – LONDON TRACTOR AND TRAILER REPAIR

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- Will not have a significant effect on the environment.
- May have a significant effect on the environment.
- No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name Title Date



CEQA INITIAL STUDY

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

1. **Project title:** Use Permit Application No. PLN2023-0131
London Tractor and Trailer Repair
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Kristen Anaya, Associate Planner
(209) 525-6330
4. **Project location:** 342 Orange Avenue, between Locust Avenue
and Sycamore Avenue, in the Patterson area
(APN: 048-008-007).
5. **Project sponsor's name and address:** Harry Gill, London Tractor and Trailer Repair
342 Orange Avenue
Patterson, CA
6. **General Plan designation:** Urban Transition
7. **Zoning:** General Agriculture (A-2-10)
8. **Description of project:**

Request to establish a tractor, trailer, and farm equipment repair facility within a 1.5± acre area on a 4.39± acre parcel in the General Agriculture (A-2-10) zoning district. The site is currently improved with a 1,414± square-foot single-family dwelling, a 224± square-foot bunk house, a 144± square-foot utility building, and a 2,680± square-foot shop building. The equipment repair business will utilize the existing shop building to make repairs to equipment consisting of a mix of agricultural tractors, flat bed, and box trailers. Proposed hours of operation are Monday through Friday, from 9:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m. The facility will have two employees and expects two to five customer visits per-day. The project site will include a total of seven graveled parking spaces for passenger vehicles, and a graveled area surrounding the 1.5± acre developed footprint, which will also serve as a staging area for equipment that are awaiting repair or parts. The southern boundary of the staging area is proposed to be enclosed with a 6-foot-tall fence. Although not proposed, a condition of approval will be added requiring that the outdoor storage areas be adequately screened from view of the public right-of-way and adjacent properties via a 6-foot-tall solid fence or screen landscaping has been added to the project. Service and delivery vehicles are expected to make one to two visits per-week. Up to 15 vehicle trips per-day are expected. No goods will be manufactured or sold on-site. The remaining 2.89± acres of the property will remain vacant and unimproved. Six-foot-tall chain-link fencing will separate the facility from Orange Avenue in the north and an adjacent legal non-conforming (LNC) fruit drying and packaging company on the parcel to the east. Stormwater will be required to be maintained on-site and is currently proposed to be handled via overland drainage. No signage is proposed; however, a tenant improvement building permit is proposed to be applied for in order to construct an office within the existing shop. The site is served by a private well and septic system. Access to County-maintained Orange Avenue is provided via an existing 20-foot-wide asphalt driveway. The parcel is located within the adopted City of Patterson's Local Agency Formation Commissions' (LAFCO) Sphere of Influence.

9. **Surrounding land uses and setting:** A fruit drying and packaging company to the east; commercial development, the Patterson Water District Lateral "D" canal, and City of Patterson to the west; residential development

- to the north; and irrigated agriculture and scattered single-family dwellings in all directions.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Stanislaus County Department of Planning and Community Development – Building Permits Division
Stanislaus County Department of Public Works
Stanislaus County Department of Environmental Resources
11. **Attachments:** N/A

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

 Jeremy Ballard, Senior Planner on behalf of Kristen Anaya
 Prepared by Kristen Anaya, Associate Planner

August 29, 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 a 1,414± square-foot single-family dwelling, a 224± square-foot bunk house, a 144± square-foot utility building, and a 2,680± square-foot shop building composed of primarily stucco, metal, and wood materials; the balance of the property is currently vacant. The proposal includes utilizing the existing shop building for the commercial repair of tractors, trailers, and farm equipment. A building permit to install an office inside the shop building is proposed. The 1.5-acre portion of the site’s exterior will be utilized for the staging of equipment to be repaired. The only designated scenic highway in the County is along I-5, which is approximately 3 miles west of the project site but outside of line-of-sight of the project site. The site itself is not considered to be a scenic resource or a unique vista. No signage or new exterior lighting is proposed as part of the project request. Standard conditions of approval will be added to this project to address glare from any on-site lighting. Additionally, conditions of approval will be added to the project requiring any outside storage areas to be fully screened from view from the public right-of-way and adjoining properties prior to operation. The project site is located within the Local Agency Formation Commission’s (LAFCO) adopted Sphere of Influence (SOI) of the City of Patterson. The project was referred to the City who has not responded to the project to date; however, applicable standards related to signage, landscaping, parking, and screening may be applied as conditions of approval. With conditions of approval in place, the project is not expected to degrade the existing visual character or quality of the site or its surroundings. 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 Documentation¹.

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

Discussion: The 4.28± acre project site is classified as “Semi-Agricultural and Rural Commercial Land” 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 approximately two-thirds of the property is comprised of Capay clay, 0 to 1 percent slopes (MRLA 17). The remaining one-third of the property is comprised of Capay clay, wet, 0 percent slopes (MRLA 17). 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 rates the site’s soils as an index rating of 35, which equates to Grade 4 soil, which are considered poor soil to be used for irrigated agriculture. Stanislaus County considers land that meets at least one of the following requirements to be prime farmland under the Uniform Rules: parcels comprised of Grade 1 or 2 soils; irrigated pastureland which supports livestock used for the production of food and fiber; and land used for unprocessed agricultural plant production with an annual gross value of not less than eight hundred dollars per acre. The project site does not meet the definition of prime farmland under the County’s Uniform Rules. Further the project and surrounding area are designated Urban Transition in the County General Plan and are located within the Local Agency Formation Commission’s (LAFCO) adopted Sphere of Influence (SOI) of the City of Patterson. Areas within a LAFCO-adopted SOI are not considered the County’s “Most Productive Agricultural Lands”. The proposed project will not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

The project proposes to utilize the existing shop building for the commercial repair of tractors, trailers, and farm equipment. The surrounding area is comprised of a legal non-conforming (LNC) fruit drying and packaging company to the east; commercial development, the Patterson Water District Lateral “D” canal, and City of Patterson to the west; residential development to the north; and irrigated agriculture and single-family dwellings in all directions. Production agriculture exists to the north, northeast, and south of the project site. The nearest parcels enrolled in a Williamson Act Contract are parcels which abut the project site to the southeast and west. 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.

The project is not currently irrigated but is within the service boundaries of the Patterson Irrigation District (PID). The project was referred to PID; however, no comments regarding irrigation or domestic water were received. A condition of approval will be applied to the project requiring any development that impacts irrigation facilities to meet the District’s requirements.

Buffer and Setback Guidelines are applicable to new or expanding uses approved in or adjacent to the General Agriculture (A-2-40) 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 Two use, if not considered people-intensive by the Planning Commission, the project is not subject to agricultural buffers. The facility will have two employees and expects two to five customer visits per-day. Service and delivery vehicles are expected to make one to two visits per-week. Up to 15 vehicle trips per-day are expected. Proposed hours of operation are Monday through Friday, from 9:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m. The project was referred to the Stanislaus County Agricultural Commissioner, and no comments have been received to date. Therefore, staff believes the project can be considered low people-intensive, thus not subject to the County’s Agricultural Buffer requirements. However, with the exception of wheat/fodder grown on the parcel immediately to the west (Assessor Parcel Number 048-008-0006), approximately 10-feet from the proposed equipment storage areas, the project area exceeds the prescribed 150-foot distance from the next nearest parcels in production agriculture (walnut orchard located on Assessor Parcel Number 048-008-009) and is enclosed with an existing 6-foot-tall chain-link fence.

The request is not expected to result in 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 residential and accessory structures 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. No forest lands exist in Stanislaus County. The project will have less than significant impacts to Agriculture and Forest Resources.

Mitigation: None.

References: Application information; Natural Resources Conservation Service Soil Survey; United States Department of Agriculture NRCS Web Soil Survey; California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2018; Stanislaus County General Plan and Support Documentation¹.

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 District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin. The facility will have two employees and expects two to five customer visits per-day. Service and delivery vehicles are expected to make one to two visits per-week. Up to 15 vehicle trips per-day are expected. Proposed hours of operation are Monday through Friday, from 9:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m.

A comment was received from SJVAPCD in response to the Early Consultation prepared for the proposed project indicating that construction and operation-related emissions for the project would have a less than significant impact on air quality and are not expected to exceed any of the District’s annual emissions significant thresholds, including: 100 tons per-year of carbon monoxide (CO), ten tons per-year of oxides of nitrogen (NOx), ten tons per-year of reactive organic gases (ROG), 27 tons per-year of oxides of sulfur (SOx), 15 tons per-year of particulate matter of ten microns or less in size (PM10), or 15 tons per-year of particulate matter of 2.5 microns or less in size (PM2.5). Additionally, the project may be subject to the following District Rules: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 Nuisance, Rules 4601 Architectural Coatings, 4641 Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations, Rule 4550 (Conservation Management Practices), and Rule 4570 (Confined Animal Facilities). A condition of approval will be placed on the project requiring that the applicant be in compliance with the District’s rules and regulations prior to issuance of a building permit. As the project must comply with District regulations, the project’s emissions would be less than significant for all criteria pollutants, would not be inconsistent with any applicable air quality attainment plans, and would result in less than significant impacts to air quality.

Further, the Air District has published Guidance for Assessing and Mitigation Air Quality Impacts (GAMAQI) which has a Small Project Analysis Level (SPAL) screening tool. The SPAL establishes specific thresholds based on land use category with projects using various metrics corresponding to that land use type, including trips per-day, development size, number of students or dwelling units. Projects which fall under the respective threshold are presumed to have less than significant impact on air quality due to criteria pollutant emissions and are therefore excluded from quantifying criteria pollutants for CEQA purposes. For the general light industrial land use category, which is the closest category under which repair facilities would fall, a project size which is less 510,000 square feet in size would meet the screening the criteria. In this case, the project will utilize a 2,700± square-foot shop building and the overall outdoor area proposed to be utilized for outdoor storage will be approximately 1.5 acres overall, below the 510,00 square-foot threshold.

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. California Environmental 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 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. The proposed project will generate a low amount of vehicle trips with 15 truck trips per-day, for a total of 30 heavy-truck trips (inbound and outbound trips for 15 trucks). As this is below the District’s threshold of significance for vehicle and heavy truck trips, no significant impacts from vehicle and truck trips to air quality are anticipated.

Based on the response from the SJVAPCD, the proposed project is expected to have a less than significant impact on air quality.

Mitigation: None.

References: San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; Referral response from the San Joaquin Air Pollution Control District, dated March 4, 2024; www.valleyair.org; San Joaquin Valley Air Pollution Control District’s Small Project Analysis Level (SPAL) guidance, November 13, 2020; Governor’s Office of Planning and Research Technical Advisory, December 2018; and the Stanislaus County General Plan and Support Documentation¹.

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on 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 Crows Landing Quad of the California Natural Diversity Database. There are four animals, 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, tricolored blackbird, green sturgeon – southern DPS, California Ridgways rail, Crotchs bumble bee, steelhead – Central Valley DPS, and Delta button-celery. There are no reported siting’s of any of the aforementioned species on the project site; however, a Swainson’s hawk nesting site was observed in 2006 approximately 1.2± mile north of the project site in the Patterson Quad; however, the site is now presumed extant. There is a very low likelihood that these species are present on the project site as it is vacant, has already been disturbed and developed with various structures.

An Early Consultation was referred to the California Department of Fish and Wildlife and no response was received. The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors are considered to be less than significant.

Mitigation: None.

References: California Department of Fish and Wildlife’s Natural Diversity Database Quad Species List; California Natural Diversity Database, Planning and Community Development GIS; Stanislaus County General Plan and Support Documentation¹.

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource 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: It does not appear this project will result in significant impacts to any archaeological or cultural resources. The project site is improved with 1,414± square-foot single-family dwelling, a 224± square-foot bunk house, a 144± square-foot utility building, and a 2,680± square-foot shop building. No construction of new structures is proposed; however, 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 information; Stanislaus County General Plan and Support Documentation¹.

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.

As stated above in the Air Quality section, the proposal includes a request to utilize an existing shop building on the project site for the commercial repair of tractors, trailers, and farm equipment. A comment was received from SJVAPCD in response to the Early Consultation prepared for the proposed project indicating that construction and operation-related emissions for the project would have a less than significant impact on air quality and are not expected to exceed any of the District’s annual emissions significant thresholds, including: 100 tons per-year of carbon monoxide (CO), ten tons per-year of oxides of nitrogen (NOx), ten tons per-year of reactive organic gases (ROG), 27 tons per-year of oxides of sulfur (SOx), 15 tons per-year of particulate matter of ten microns or less in size (PM10), or 15 tons per-year of particulate matter of 2.5 microns or less in size (PM2.5). Additionally, the project may be subject to the following District Rules: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 Nuisance, Rules 4601 Architectural Coatings, 4641 Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations, Rule 4550 (Conservation Management Practices), and Rule 4570 (Confined Animal Facilities). Staff will include a condition of approval on the project requiring that the applicant be in compliance with the District’s rules and regulations. As the project must comply with District regulations, the project would result in less than significant impacts to energy.

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). A building permit will be required for a tenant improvement to construct an office within the existing shop building. Conditions of approval will be added to the project requiring that a building permit be obtained for the proposed office and that all building permits, for the structures to be utilized under this request, be finalized by the Stanislaus County Building Permits Division prior to operation. Additionally, any future construction activities will be required to occur in compliance with all SJVAPCD regulations.

Energy consuming equipment and processes include construction equipment, trucks, and the employee vehicle. As discussed in Section III – Air Quality, these activities would not significantly increase Vehicle Miles Traveled (VMT), due to the number of vehicle trips not exceeding a total of 110 vehicle trips per-day. The proposed project will generate a low amount of vehicle trips with 15 truck trips per-day, for a total of 30 heavy-truck trips (inbound and outbound trips for 15 trucks). 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. Therefore, consumption of energy resources would be less than significant without mitigation for the proposed project.

It does not appear that this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. Accordingly, the potential impacts to Energy are considered to be less than significant.

Mitigation: None.

References: Application information; CEQA Guidelines; San Joaquin Valley Air Pollution Control District – Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; Referral response from the San Joaquin Air Pollution Control District, dated March 4, 2024; Governor’s Office of Planning and Research Technical Advisory, December 2018; Title 16 of County Code; CA Building Code; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan and Support Documentation¹.

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:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion: The USDA Natural Resources Conservation Service’s Eastern Stanislaus County Soil Survey indicates approximately two-thirds of the property is comprised of Capay clay, 0 to 1 percent slopes (MRLA 17). The remaining one-third of the property is comprised of Capay clay, wet, 0 percent slopes (MRLA 17). As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required at building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. A referral response received from the Department of Environmental Resources required that prior to issuance of any building

permit, the applicant shall demonstrate that the existing on-site wastewater treatment system (OWTS) meet minimum required sizing and setback, and all other applicable Local Agency Management Program (LAMP) standards. Likewise, any addition or expansion 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. These requirements have been added as conditions of approval.

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.

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

Mitigation: None.

References: Application information; United States Department of Agriculture NRCS Web Soil Survey; Referral response from the Department of Environmental Resources, dated February 29, 2024; Stanislaus County General Plan and Support Documentation¹.

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 (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) 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 short-term emissions of GHGs during construction, primarily composed of CO₂, CH₄, and N₂O, would be the result of fuel combustion by construction equipment and motor vehicles. The other primary GHGs (HFCs, PFCs, and SF₆) are typically associated with specific industrial sources and are not expected to be emitted by future construction at this project site. As described above in Section III - *Air Quality*, the use of heavy-duty construction equipment would be very limited; therefore, the emissions of CO₂ from future construction would be less than significant. Additionally, the construction of the office within the shop and any necessary building permit for a change of occupancy 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) which includes minimum statewide standards to significantly reduce GHG emissions from new construction. 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 emissions.

Direct emissions of GHGs from the operation of the proposed project are primarily due to the employee vehicle trips, truck trips to transport RNG off-site and maintenance truck trips, and by the operation of the equipment. As required by California Environmental Quality Act (CEQA) Guidelines section 15064.3, potential impacts regarding Green House Gas Emissions should be evaluated using Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. Total vehicle trips as a result of this project will not exceed 110 trips per-day. As discussed above, the proposed project will generate a total of 15 one-way vehicle and truck trips per-day, below the OPR threshold.

This project was referred to the San Joaquin Valley Air Pollution Control District (SJVAPCD). As discussed in Section III – Air Quality, the project is not anticipated to significantly contribute to an exceedance of state or federal Ambient Air Quality Standards which include standards for GHGs. Based on the Air District’s referral response, the project may also be subject to other applicable Air District permits including but not limited to the following District Rules: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 Nuisance, Rules 4601 Architectural Coatings, and 4641 Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations. Staff will include a condition of approval requiring the applicant to comply with all appropriate District rules and regulations. Consequently, GHG emissions associated with this project are considered to be less than significant.

Mitigation: None.

References: Referral response from the San Joaquin Air Pollution Control District, dated March 4, 2024; San Joaquin Valley Air Pollution Control District’s Small Project Analysis Level (SPAL) guidance, November 13, 2020; Governor’s Office of Planning and Research Technical Advisory, December 2018; Stanislaus County General Plan and Support Documentation¹.

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

<p>f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>			<p>X</p>	
<p>g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?</p>			<p>X</p>	

Discussion: The County Department of Environmental Resources (DER) is responsible for overseeing hazardous materials. A referral response from the Hazardous Materials Division of the Stanislaus County Department of Environmental Resources (DER) indicated that the project is anticipated to not have a significant impact with respect to hazards and hazardous materials, and requires the applicant to contact the Hazardous Materials Division for information regarding regulatory requirements for hazardous materials and/or wastes. These comments will be reflected through the application of a condition of approval. During building permit review, the Environmental Health Division of the Department of Environmental Resources (DER) will review the on-site wastewater treatment systems (OWTS) and/or water wells and ensure that all applicable County Local Agency Management Program (LAMP) standards and required setbacks are maintained as applicable.

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.

As Stated in Section II – *Agricultural and Forest Resources*, service and delivery vehicles are expected to make one to two visits per-week. Up to 15 vehicle trips per-day are expected. Proposed hours of operation are Monday through Friday, from 9:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m. The project was referred to the Stanislaus County Agricultural Commissioner, and no comments have been received to date. Therefore, staff believes the project can be considered low people-intensive, thus not subject to the County’s Agricultural Buffer requirements. However, with the exception of wheat/fodder grown on the parcel immediately to the west (Assessor Parcel Number 048-008-0006), approximately 10-feet from the proposed equipment storage areas, the project area exceeds the prescribed 150-foot distance from the next nearest parcels in production agriculture (walnut orchard located on Assessor Parcel Number 048-008-009) and is enclosed with an existing 6-foot-tall chain-link fence.

The project site is not listed on the EnviroStor database managed by the CA Department of Toxic Substances Control or within the vicinity of any airport. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by West Stan Fire Protection District. The project was referred to the District, and no comments have been received to date. The project site is located within Review Area 2 of the Crows Landing Airport and accordingly referred to the Airport Land Use Commission, who responded that the project is subject to Federal Aviation Commission (FAA) height notification and real estate disclosures due to being within areas of the Airport Influence Area (AIA). However, as the project does not involve construction or residential development, these requirements will not apply. A condition of approval regarding FAA Height Notification will be added in the event that future construction takes place on the project site.

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 February 28, 2024; Referral response from the Airport Land Use Commission, dated May 10, 2024; Stanislaus County General Plan and Support Documentation¹.

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:			X	
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 percent annual chance floodplains. The project proposes to handle stormwater drainage overland. The project proposes the construction of an office within the existing on-site shop building, which will require a building permit. As part of the building permit review process, the Department of Environmental Resources (DER) will evaluate the existing wastewater treatment systems (OWTS), and the site’s adherence to current Local Agency Management Program (LAMP) standards. LAMP standards include minimum setback from wells to prevent negative impacts to groundwater quality. The site is currently served by a private septic system and well. No new wells are proposed as part of this request. Any future wells constructed on-site will be subject to review under the County’s Well Permitting Program, which will determine whether a new well will require environmental review. The project was referred to DER, who provided regulatory requirements regarding applicable County Local Agency Management Program (LAMP) standards and required setbacks are maintained. All applicable standards under Public Works and the DER will be addressed under the building permit review process for the office as well. These comments will be applied as conditions of approval and required prior to issuance of any building permits.

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 Patterson Irrigation District GSA. Patterson Irrigation District GSA, along with 22 other GSAs, are tasked with developing and maintaining a single coordinated GSP for the Delta-Mendota Subbasin following 6 separate GSPs prepared and submitted in 2023 being

determined by the Department of Water Resources (DWR) as inadequate. Following this determination on March 2, 2023, the GSAs are currently working on preparing a single GSP to cover the subbasin. On August 13, 2024, the Stanislaus County Board of Supervisors adopted the revised single Delta-Mendota Subbasin GSP, which will be subsequently submitted and reviewed by the DWR. Total groundwater extractions in the Delta-Mendota Subbasin during WY 2022 were approximately 562,300 acre-feet (AF). This total is based on both direct measurements by local water agencies and estimates for private agricultural and domestic pumping. The proposed project is subject to the requirements of the GSP for the region which was adopted to minimize impacts to groundwater supplies.

The Department of Environmental Resources - Groundwater Resources Division provided a referral response for the project indicating that the project will have minimal additional water use and accordingly did not have comments on the project.

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

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

The project was referred to the Department of Environmental Resources (DER) – Environmental Health Division which responded with requirements to submit a water system evaluation for the project to determine if the project would meet the definition of a public water system. After review of the submitted water system evaluation DER indicated that the private well on the project site does not currently meet the definition of a Public Water System as defined in CHSC Section 116275(h). However, DER requested that the applicant contacts DER if the water system ever meets the definition of a public water system. If the existing well is ever required to become a Public Water System, the applicant must submit an application for a water supply permit with the associated technical report to Stanislaus County DER which will determine if the well water meets State mandated standards for water quality and must also obtain concurrence from the State of California Water Resources Control Board (SWRCB), Drinking Water Division, in accordance to CHSC Section 116527 (SB1263). If the well water does not meet State standards, the applicant may need to either drill a new well or install a water treatment system for the current well.

The project site is located within the boundaries of the Patterson Irrigation District (PID). The project was referred to PID who did not respond to the project. As a result of the conditions of approval required for this project, impacts associated with drainage, water quality, and runoff are expected to have a less than significant impact.

Mitigation: None.

References: Application information; Referral response from the Department of Environmental Resources – Groundwater Division, dated February 26, 2024; Department of Environmental Resources – March 1, 2024; Stanislaus County General Plan and Support Documentation¹.

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: The project site is designated Urban Transition by the Stanislaus County General Plan land use diagrams and zoned General Agriculture (A-2-10). The applicant is requesting to establish a tractor, trailer, and farm equipment repair facility on a 4.39± acre parcel in the General Agriculture (A-2-10) zoning district.

To be considered a Tier Two use, the proposed use is required to be found related to agricultural production and necessary for a healthy agricultural economy. The County allows agriculture service establishments primarily engaging in the provision of agricultural services to farmers, by obtaining a Tier Two Use Permit if specific criteria can be met and if specific findings can be made. Those findings include that the establishment, as proposed, will not be substantially detrimental to, or in conflict with, the agricultural use of other properties in the vicinity; that the use is necessary and desirable for such establishment to be located within the agricultural area as opposed to areas zoned for commercial or industrial usage; and that it will not create a concentration of commercial and industrial uses in the vicinity. The facility proposes to repair farm tractors and tractor-trailers used to haul agricultural produce for farmers within Stanislaus County. Agricultural service establishments under a Tier Two Use Permit must also serve the immediately surrounding area, or local agriculture and customers, as opposed to having a widespread service area. In addition, the Planning Commission must find that the establishment, maintenance, and operation of the proposed use is consistent with the General Plan and will not 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. While the business is not currently operating and therefore does not have evidence to demonstrate the proposed farm tractor and tractor-trailer repair business is exclusively providing agricultural services to farmers, the applicant has submitted a business plan indicating their client base is exclusively farmers and repair will be for equipment used in the hauling or harvesting of unprocessed farm produce.

As Discussed in Section II – *Agricultural and Forest Resources*, Buffer and Setback Guidelines are applicable to new or expanding uses approved in or adjacent to the General Agriculture (A-2-40) zoning district, and are required to be designed to physically avoid conflicts between agricultural and non-agricultural uses. As the facility will have two employees and expects two to five customer visits per-day, staff believes the project can be considered low people-intensive, thus not subject to the County’s Agricultural Buffer requirements. However, with the exception of wheat/fodder grown on the parcel immediately to the west (Assessor Parcel Number 048-008-0006), approximately 10-feet from the proposed equipment storage areas, the project area exceeds the prescribed 150-foot distance from the next nearest parcels in production agriculture (walnut orchard located on Assessor Parcel Number 048-008-009) and is enclosed with an existing 6-foot-tall chain-link fence.

The project site is located 300-feet from City of Patterson city limits and is located within Patterson’s Local Agency Formation Commission (LAFCO)-adopted Sphere of Influence (SOI). The Stanislaus County General Plan Land Use Element Policy 27 requires all discretionary projects within the sphere of influence of a city gain written support of the project and be referred to that city for an application of that city’s development standards. Consequently, the project was referred to the City of Patterson who has not provided a response to date. Any applicable city standards may be applied as conditions of approval to the project.

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.

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

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan and Support Documentation¹.

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

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

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹.

XIII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) 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?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) 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?			X	

Discussion: The Stanislaus County General Plan identifies noise levels up to 75 dB Ldn (or CNEL) as the normally acceptable level of noise for industrial and agricultural uses. On-site construction resulting from this project may result in a temporary 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. Moreover, proposed operating hours are year-round Monday through Friday, from 9:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m. with the majority of operational

activities for equipment repair taking place indoors. The nearest sensitive noise receptor is a residence on a parcel located 180-feet to the northeast of the project site.

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: Stanislaus County General Plan and Support Documentation¹.

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

Discussion: The site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5th 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 Documentation¹.

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

Discussion: The project site is served by the West Stanislaus Fire Protection District for fire protection, the Stanislaus County Sheriff's Office for police protection, Patterson Joint Unified for schools, Stanislaus County for parks, and Patterson Irrigation District for irrigation services. The project was referred to these agencies and no concerns were identified with respect to the proposed project. 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 will be required to be paid at the time of building permit issuance for the tenant improvement of the shop.

The project was referred to the Regional Water Quality Control Board; however, no response was received to date.

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

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹.

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 Documentation¹.

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: The project proposes to establish an agricultural service establishment by utilizing an existing 2,680± square-foot shop building for commercial repair of equipment consisting of a mix of agricultural tractors, flat bed, and box trailers. Proposed hours of operation are Monday through Friday, from 9:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m. The facility will have two employees and expects two to five customer visits per-day.

Potential impacts to transportation 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. California Environmental 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 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. The proposed project will generate a low amount of vehicle trips with 15 truck trips per-day, for a total of 30 heavy-truck trips (inbound and outbound trips for 15 trucks). As this is below the screening threshold of significance for vehicle and heavy truck trips, no significant impacts from vehicle and truck trips to transportation are anticipated.

The project will receive access via a 20-foot-wide asphalt driveway onto Orange Avenue, a 60-foot-wide County-maintained Local Road. It is not anticipated that the project would substantially affect the level of service on Orange Road. The project was referred to Public Works, who responded to the project with requirements for installation of signage if warranted, an encroachment permit, providing adequate storage depth for trucks accessing the site, an irrevocable offer of dedication (IOD), and prohibition of parking and unloading of vehicles in the right-of-way. Specific to the IOD requirements, Public Works indicated that the existing right-of-way is 25-feet south of centerline, and that the remaining 5-feet south of the centerline of Orange Road be dedicated as an IOD. Public Works’ comments will be added to the project 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: Referral response from Public Works, dated April 24, 2024; Governor’s Office of Planning and Research Technical Advisory, December 2018; Stanislaus County General Plan and Support Documentation¹.

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:			X	

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 site is currently improved with a 1,414± square-foot single-family dwelling, a 224± square-foot bunk house, a 144± square-foot utility building, and a 2,680± square-foot shop building. 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 information; Stanislaus County General Plan and Support Documentation¹.

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	
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?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Discussion: Limitations on providing services have not been identified. The project proposes to utilize an existing private well and existing private septic facilities. There are no additional wells proposed as part of this request. A referral response received from DER requested that the applicant notify DER regarding any modifications of the on-site wastewater treatment system (OWTS) and that the existing OWTS will be subject to further review if an increase in the number of users (people on-site) or drainage fixtures occurs. All applicable County Local Agency Management Program (LAMP) standards and required setbacks are to be met. DER’s requirements will be added to the project as conditions of approval.

As discussed in Section X – Hydrology and Water Quality, DER confirmed that the private well on the project site does not currently meet the definition of a Public Water System as defined in California Health and Safety Code Section 116275(h). However, DER requested that the applicant contacts DER if the water system ever meets the definition of a public water system. If the existing well is ever required to become a Public Water System, the applicant will be subject to the process and regulations for a Public Water System as discussed in detail in Section X – Hydrology and Water Quality.

The project site does not currently receive irrigation water. No comments regarding irrigation or domestic water were received from Patterson Irrigation District (PID).

The project was referred to the Central Valley Regional Water Quality Control Board; however, no response was received to date.

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

Mitigation: None.

References: Application information; Referral response from the Department of Environmental Resources – Environmental Health Division, dated March 1, 2023; Stanislaus County General Plan and Support Documentation¹.

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
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 County-maintained Orange Avenue. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by West Stanislaus 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 construction of an office within the shop building and a change of occupancy 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 construction.

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

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹.

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: The 4.29± acre project parcel is designated Urban Transition by the Stanislaus County General Plan land use diagrams and zoned General Agriculture (A-2-10). classified as “Semi-Agricultural and Rural Commercial Land” by the California Department of Conservation’s Farmland Mapping and Monitoring Program. The project site’s soils are comprised of Capay clay, 0 to 1 percent slopes (MRLA 17) and Capay clay, wet, 0 percent slopes (MRLA 17) which have a California Revised Storie index rating of 35, Grade 4 soils, which are considered poor soil to be used for irrigated agriculture. The parcel is not enrolled in a Williamson Act Contract. The requested use will not be located on one of the County’s “most productive” agricultural areas, thus it is not considered Prime Farmland. The proposed project will not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

The proposed use is agricultural in nature and serves the agricultural community. The surrounding area is composed of a fruit drying and packaging company to the east; commercial development, the Patterson Water District Lateral “D” canal, and City of Patterson to the west; residential development to the north; and irrigated agriculture and single-family dwellings in all directions. Any development of the surrounding area would be subject to the permitted uses of the A-2 Zoning District or would require additional land use entitlements and environmental review.

The proposed project will generate a low amount of vehicle trips with 15 truck trips per-day, for a total of 30 heavy-truck trips (inbound and outbound trips for 15 trucks) and accordingly, no significant impacts from vehicle and truck trips to transportation are anticipated.

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

Mitigation: None.

References: Initial Study; Stanislaus County General Plan and Support Documentation¹.


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

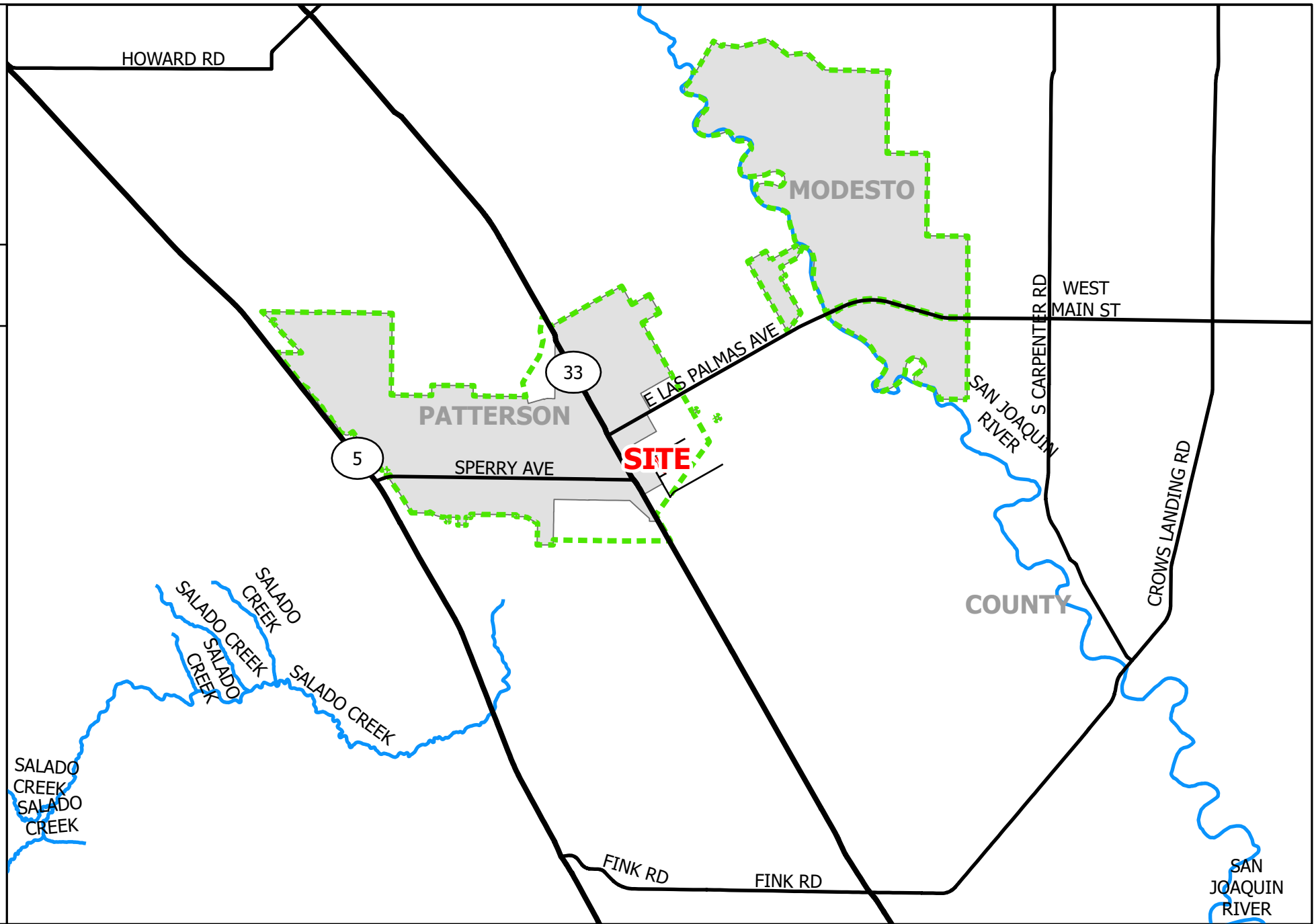
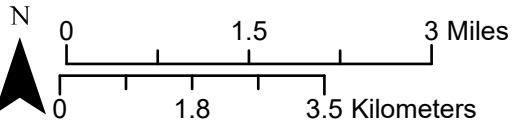
LONDON TRACTOR AND TRAILER REPAIR

UP PLN2023-0131

AREA MAP

LEGEND

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



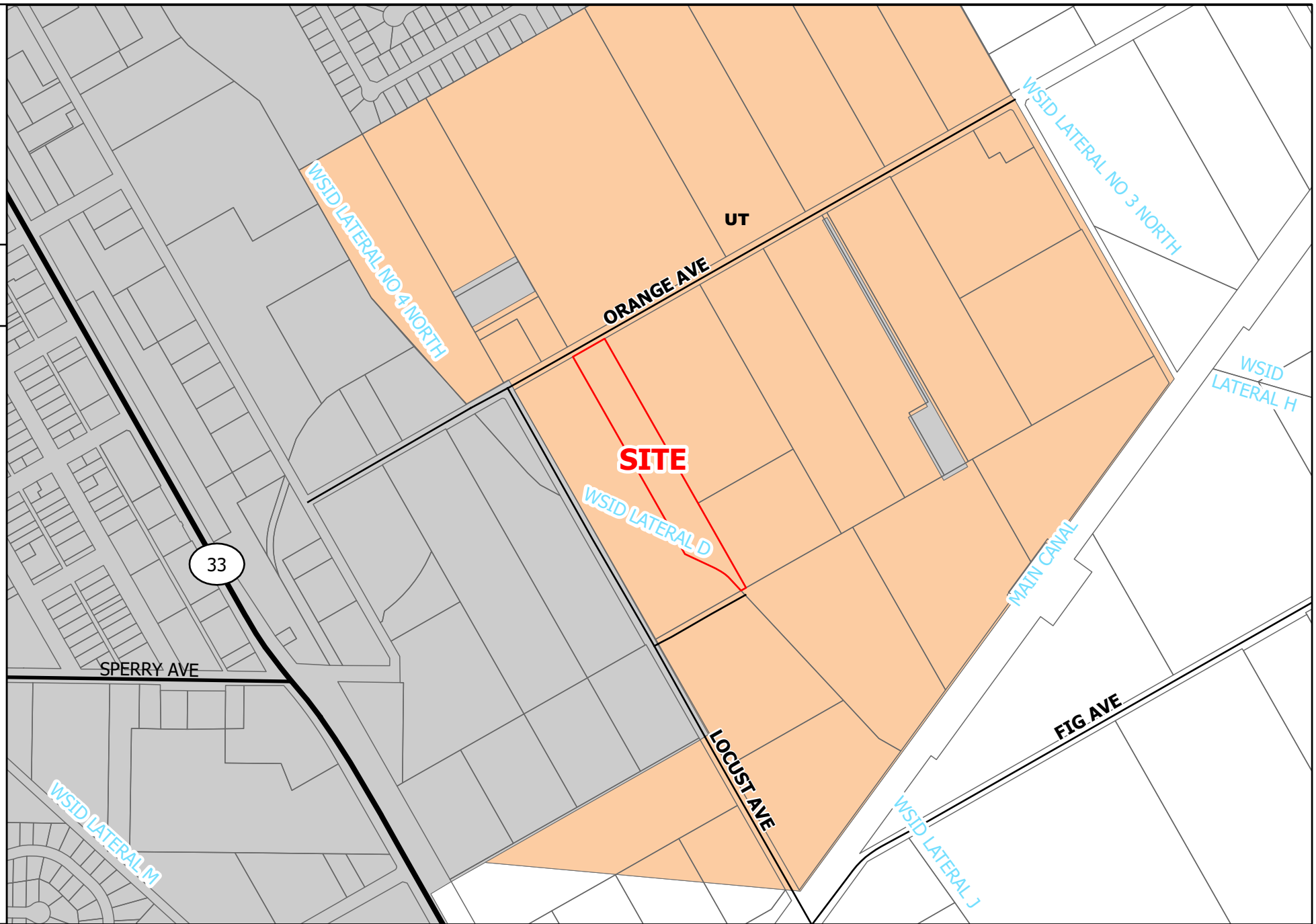
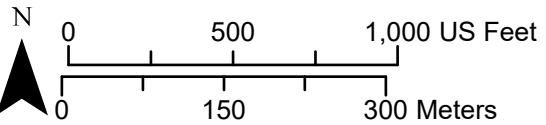
LONDON TRACTOR AND TRAILER REPAIR

UP PLN2023-0131

GENERAL PLAN MAP

LEGEND

- Project Site
- Parcel
- Highway
- Major Road
- Canal
- Agriculture
- City
- Commercial
- Estate Residential
- Highway Commercial/Planned Development
- Historical
- Industrial
- Industrial Transition
- Planned Development
- Planned Industrial
- Residential - Low Density
- Residential - Medium Density
- Residential - Medium/High Density
- Salida Community Plan A-2
- Salida Community Plan C-2
- Salida Community Plan IBP








LONDON TRACTOR AND TRAILER REPAIR





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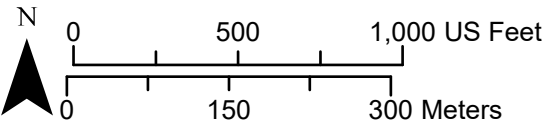
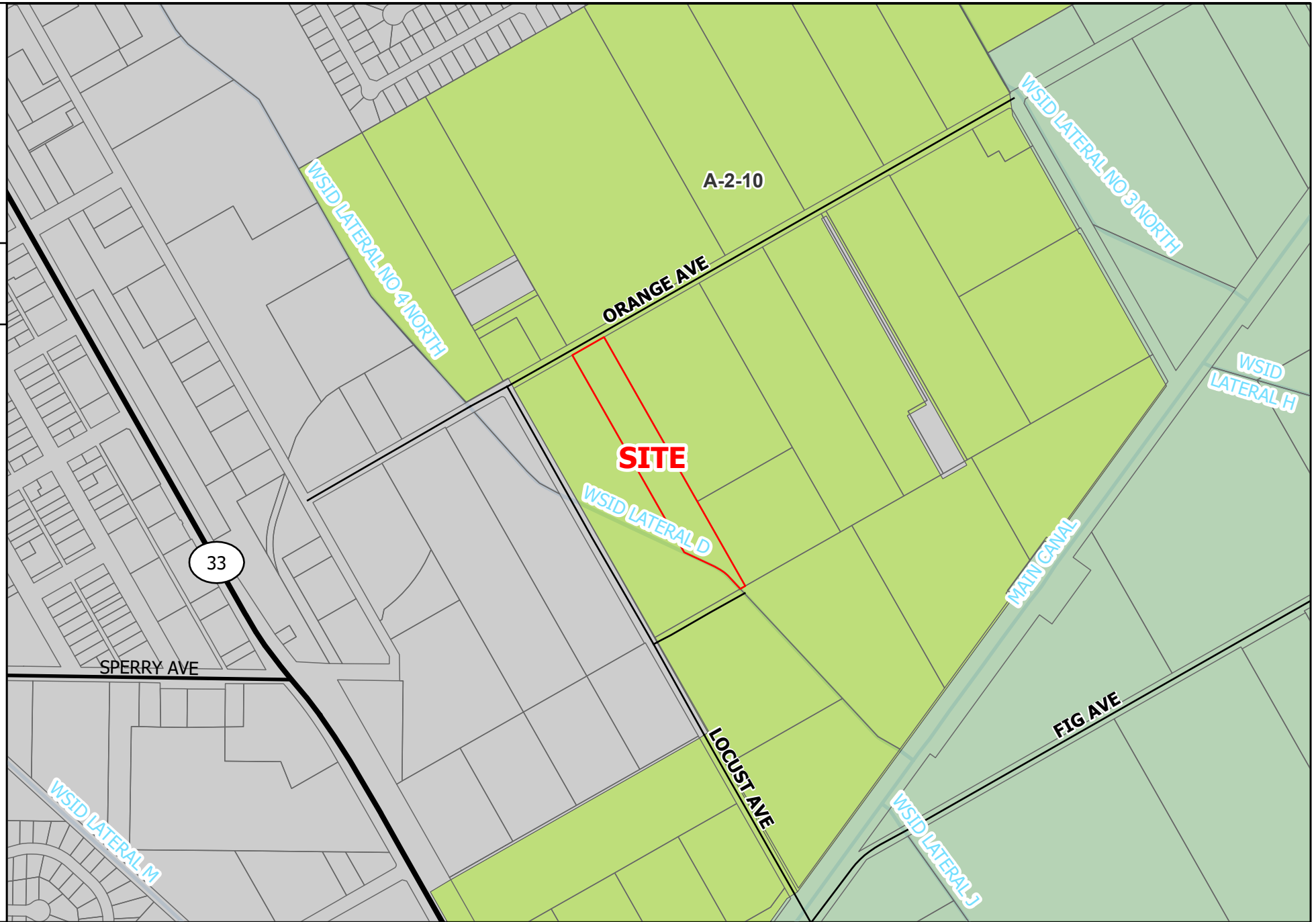
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Major Road
-  Canal

Zoning Designation

-  General Agriculture 10 Acre
-  General Agriculture 20 Acre
-  City
-  Street









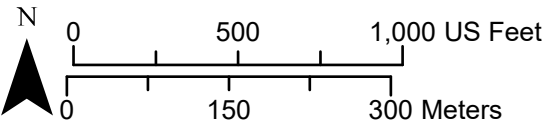
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2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Major Road
-  Canal
-  Street







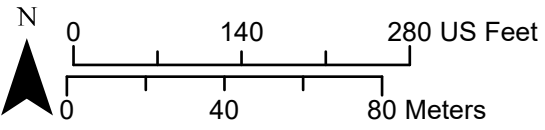
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2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel
-  Canal
-  Street










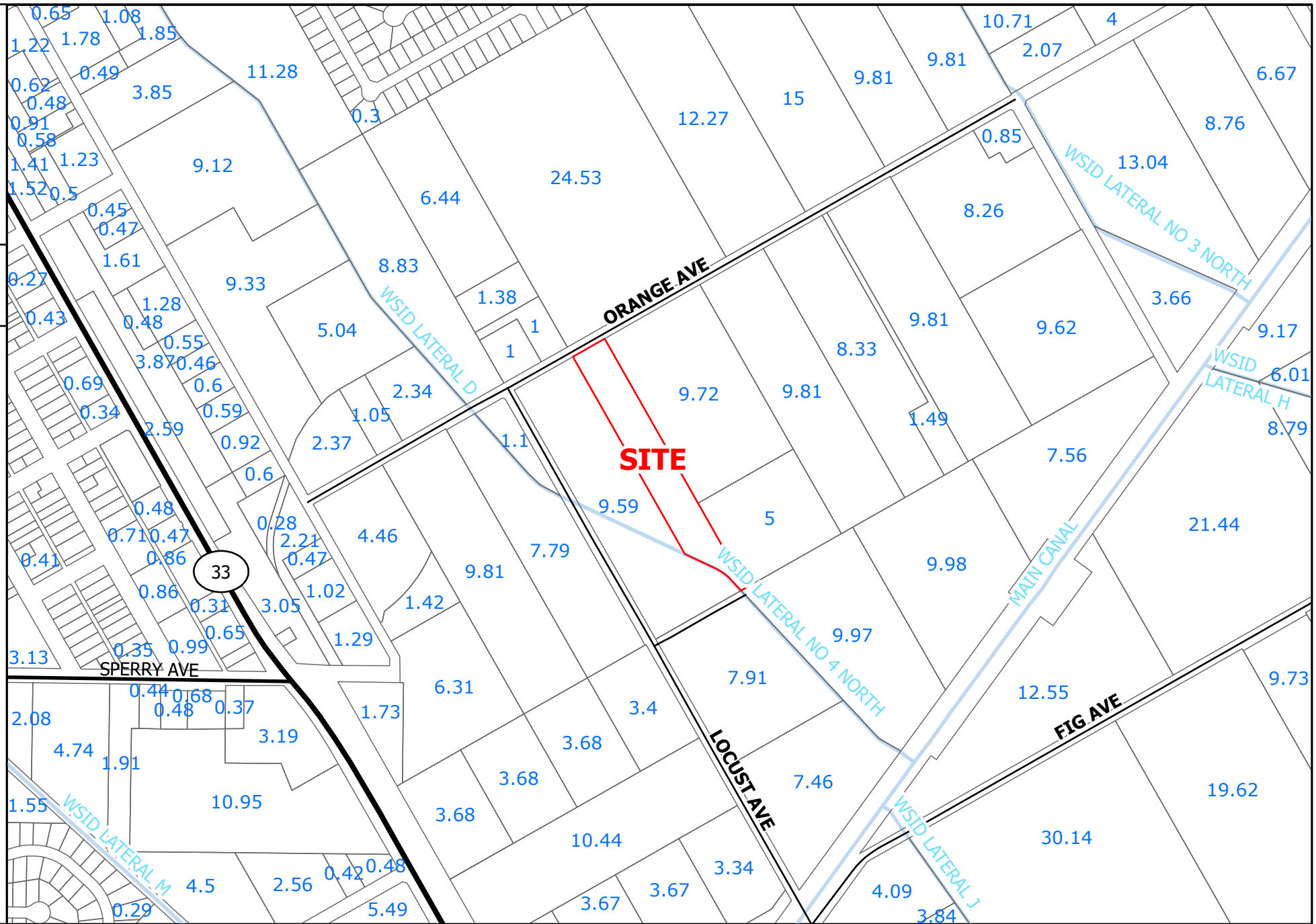
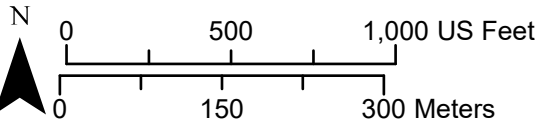
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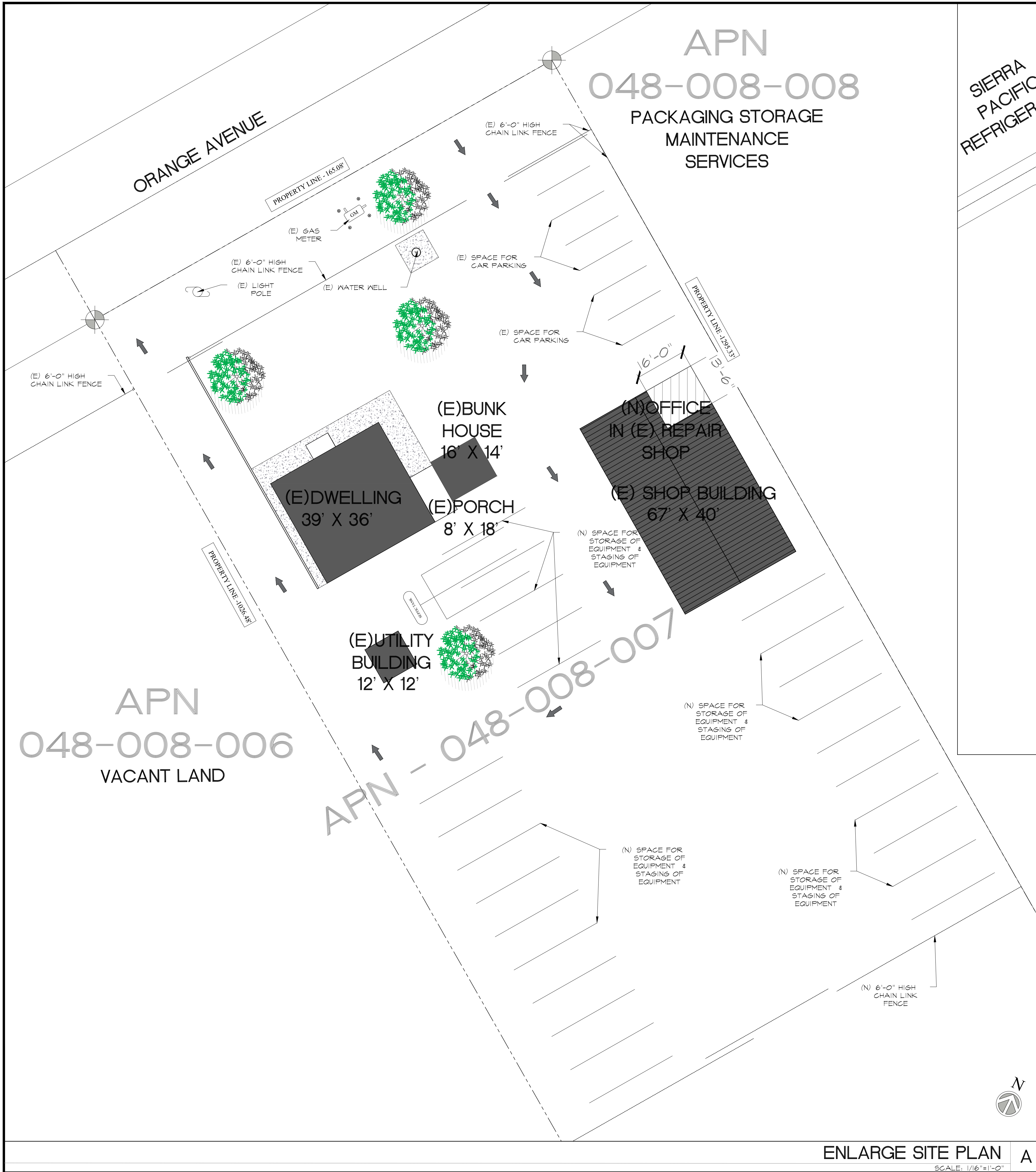
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ACREAGE MAP

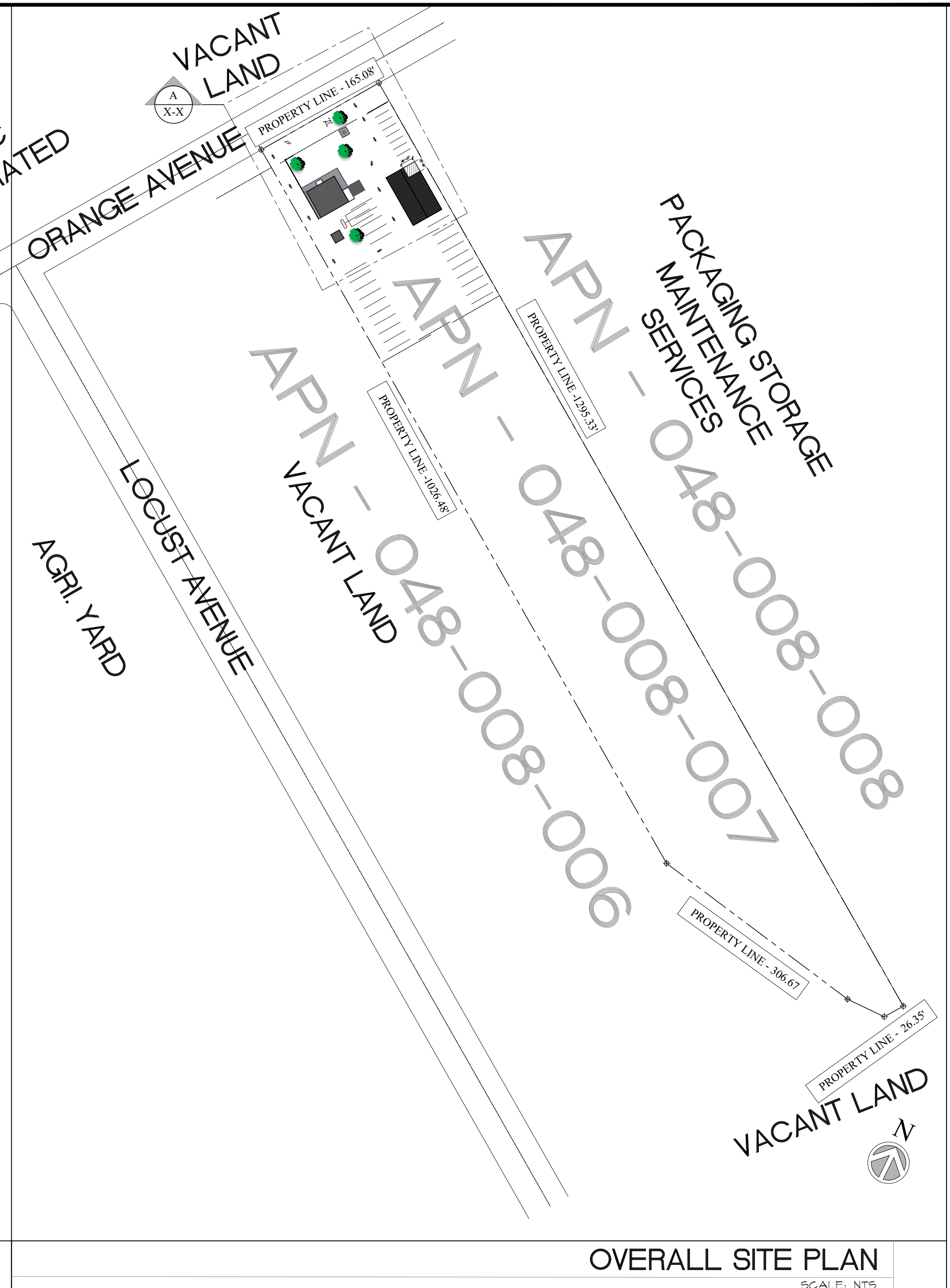
LEGEND

-  Project Site
-  Parcel
-  Acres
-  Highway
-  Major Road
-  Canal
-  Street





ENLARGE SITE PLAN A
SCALE: 1/16"=1'-0"



OVERALL SITE PLAN
SCALE: NTS



PROPERTY OWNER DATA
ANNA GILL
342 ORANGE AVENUE
PATTERSON, CA 95363

REPRESENTATIVE
RENU VAGARNAL
SMS CONSTRUCTION
280 SHAW AVE, SUITE B,
CLOVIS CA 93612
PHONE :- 554-367-8077
EMAIL :- info@renuholdings.com

PROJECT
**PROPOSED AGRI. EQUIPMENT
REPAIR SHOP
342 ORANGE AVENUE
PATTERSON, CA 95363
APN: 048-008-007**

PLANNING SUBMITTAL
PLAN CHECK SUBMITTAL

REVISION
△
△
△
△
△

PROJECT NO.	23-04
SCALE	1/16"=1'-0"
DRAWN BY:	WSM
	2023-08-12

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