



Referral Early Consultation

Date: September 14, 2020

To: Distribution List (See Attachment A)

From: Emily Basnight, Assistant Planner
Planning and Community Development

Subject: USE PERMIT APPLICATION NO. PLN2020-0065 – CAL COAST
COMMODITIES

Respond By: September 29, 2020

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Cal Coast Commodities, LLC

Project Location: North side of Crows Landing Road, between Hwy 33 and Armstrong Road in the Crows Landing area.

APN: 027-006-013

Williamson Act Contract: N/A

General Plan: Agriculture

Current Zoning: A-2-40 (General Agriculture)

Project Description: Request to construct and operate a walnut storage facility consisting of four storage buildings totaling 80,300± square feet of building space on the northwest portion of a 34.92± acre parcel in the A-2-40 (General Agriculture) zoning district. The parcel is currently planted in row crops and is not improved with any dwellings, structures, wells or septic system. The storage buildings will be constructed from prefabricated steel frames and placed on concrete pads. The applicant is proposing to lay down pavement or concrete between each building for a total building site area of 3.15± acres. Proposed hours of operation are Monday through Saturday from 6:00AM to 8:00PM from September 1 to March 15. There will be one shift per day from September 1 – 31 and November 11 – March 15 with no more than 14 employees on-site per day. From October 1 – November 10 there will be two shifts per day with a maximum of 14 employees per shift and a minimum of four. The proposed project anticipates receiving 10-20 truckloads of walnuts per day

from surrounding walnut orchards from September 1 to November 1, and 20 truckloads per week from November 1 to March 1. The applicant expects to ship an estimated 20 truckloads of walnuts per week from September 15 to March 15. No retail sales are proposed as part of this project; no customers will be permitted on-site. As part of this request, the applicant proposes to grant a shared access agreement to the project site from the adjacent applicant-owned parcel located to the west. Primary access for the walnut storage facility will be taken off County-maintained E. 5th Street via an existing improved driveway and secondary access will be taken from Crows Landing Road.

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



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

USE PERMIT APPLICATION NO. PLN2020-0065 – CAL COAST COMMODITIES

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		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
	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
X	CEMETERY DISTRICT: HILLS FERRY	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:	X	STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DIST: CROWS LANDING	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION	X	STAN CO REDEVELOPMENT AGENCY
	COUNTY OF:		STAN CO RISK MANAGEMENT
	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: W. STANISLAUS	X	STAN CO SUPERVISOR DIST 5: DEMARTINI
	GSA:	X	STAN COUNTY COUNSEL
X	HOSPITAL DIST: DEL PUERTO	X	StanCOG
X	IRRIGATION DIST: CENTRAL	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS LAFCO
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: UNION PACIFIC		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD		US FISH & WILDLIFE
X	SCHOOL DIST 1: NEWMAN-CROWS LANDING		US MILITARY (SB 1462) (7 agencies)
	SCHOOL DIST 2:		USDA NRCS
	WORKFORCE DEVELOPMENT		WATER DIST:
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. PLN2020-0065 – CAL COAST
COMMODITIES**

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
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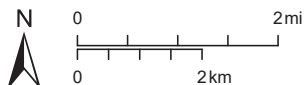
CAL COAST COMMODITIES

UP
PLN2020-0065

AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River



Source: Planning Department GIS

Date: 7/31/2020







CAL COAST COMMODITIES






UP
PLN2020-0065

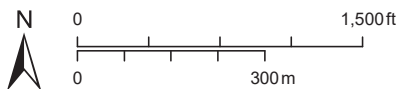
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Parcel
-  Road
-  Canal

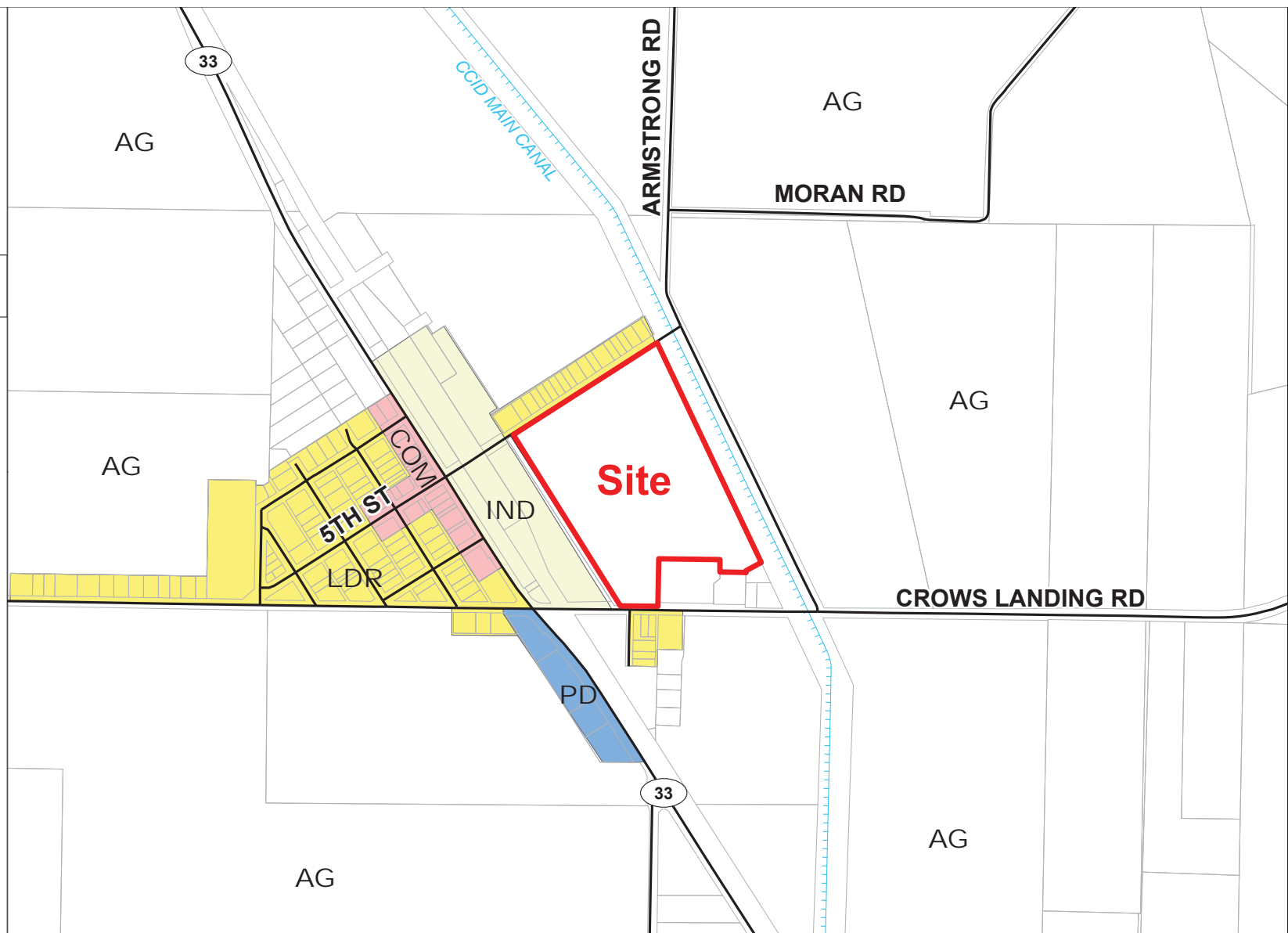
General Plan

-  Agriculture
-  Low Density Residential
-  Planned Development
-  Commercial
-  Industrial



Source: Planning Department GIS

Date: 7/31/2020






CAL COAST COMMODITIES





UP
PLN2020-0065

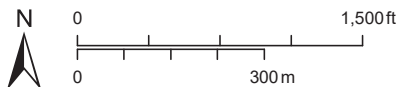
ZONING MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Parcel
-  Road
-  Canal

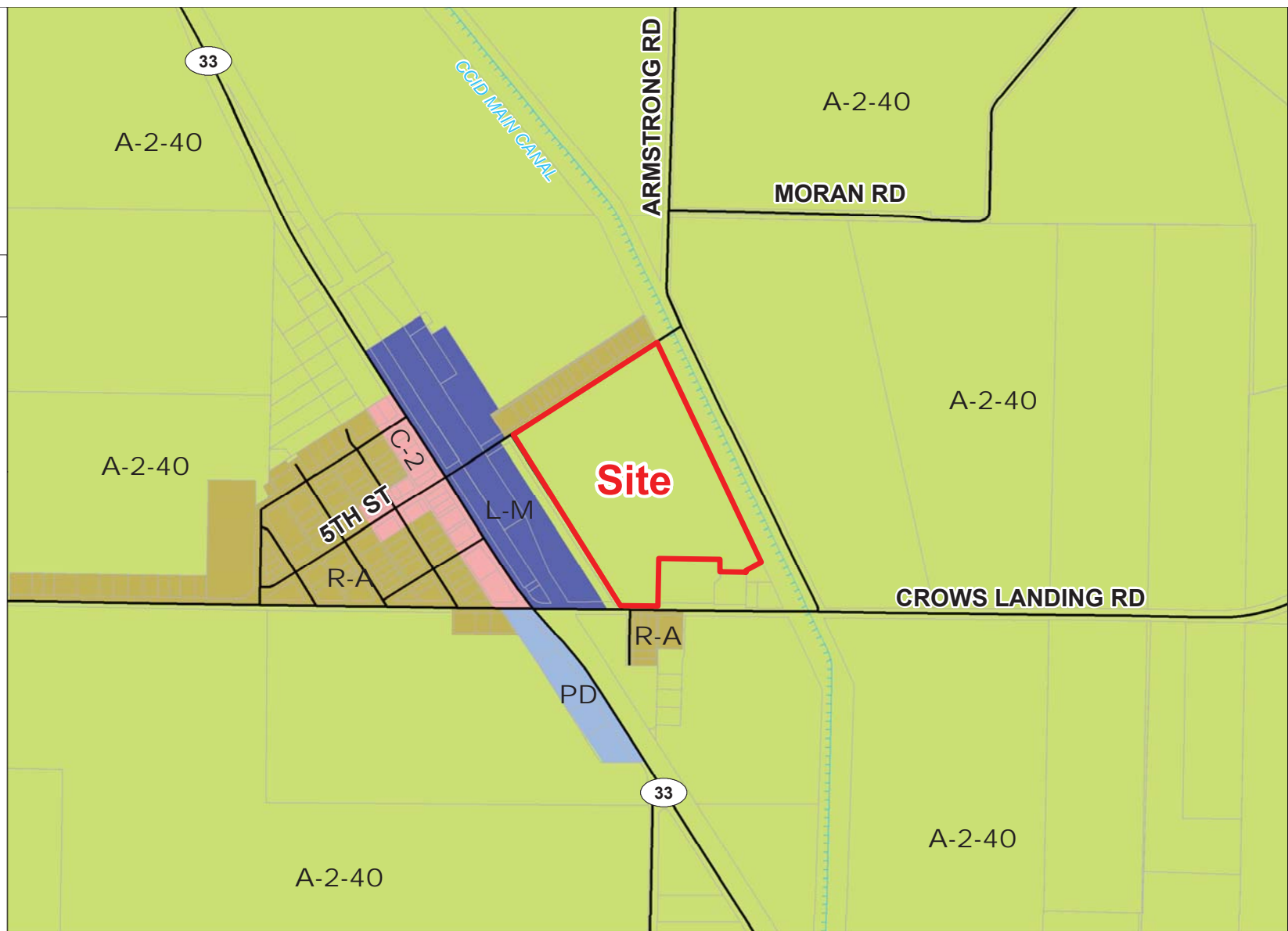
Zoning Designation

-  Planned Development
-  Limited Industrial
-  General Agriculture 40 Acre
-  General Commercial



Source: Planning Department GIS

Date: 7/31/2020



CAL COAST COMMODITIES

UP
PLN2020-0065

ACREAGE MAP

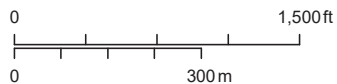
LEGEND

 Project Site

 Parcel/Acres

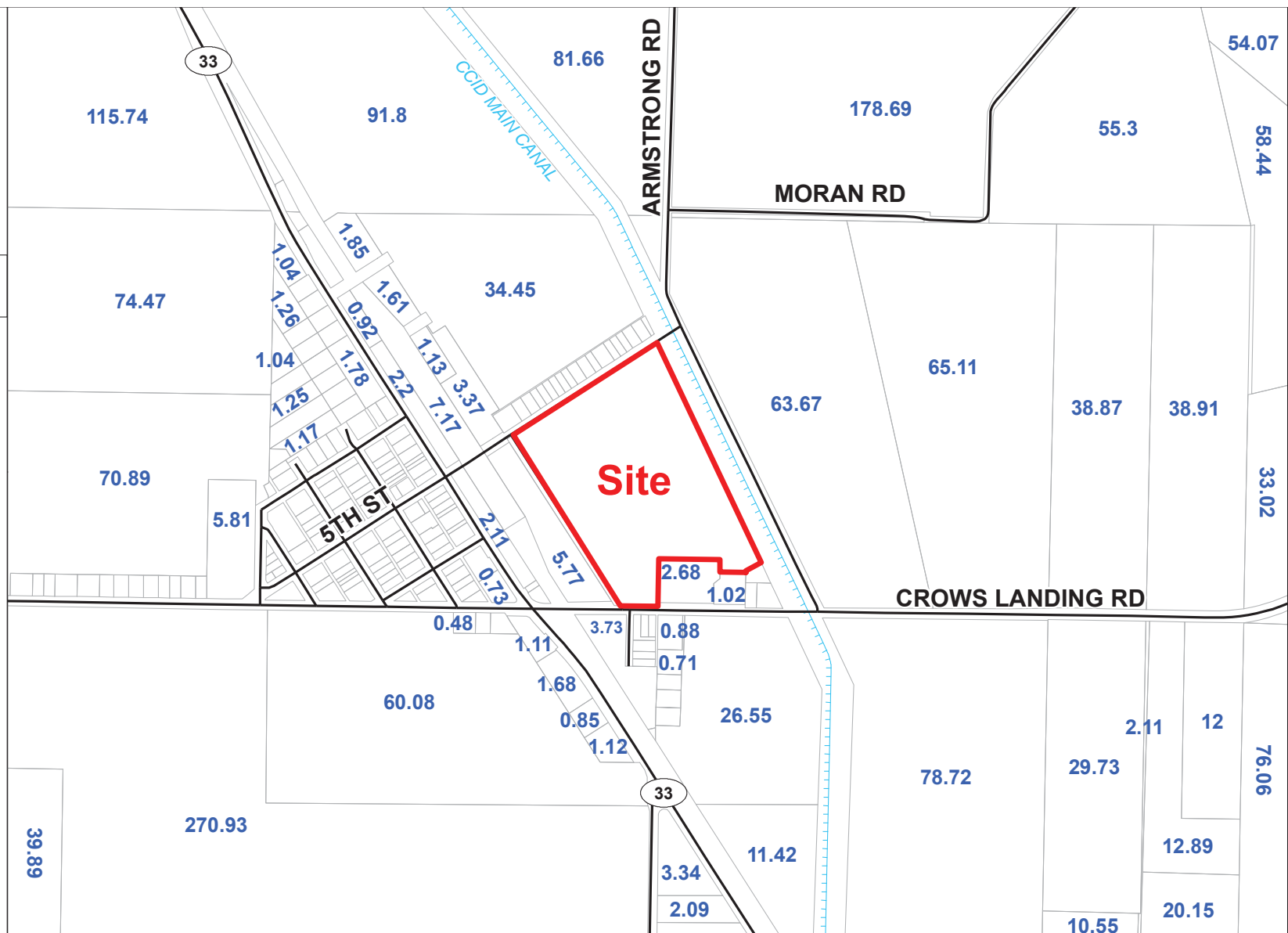
 Road

 Canal



Source: Planning Department GIS

Date: 7/31/2020








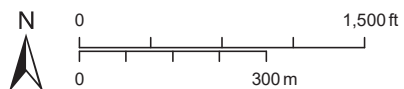
CAL COAST COMMODITIES

UP
PLN2020-0065

2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  River
-  Canal



Source: Planning Department GIS

Date: 7/31/2020






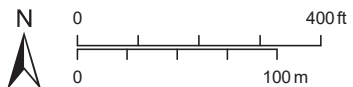
CAL COAST COMMODITIES

UP
PLN2020-0065

2017 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road
-  Canal

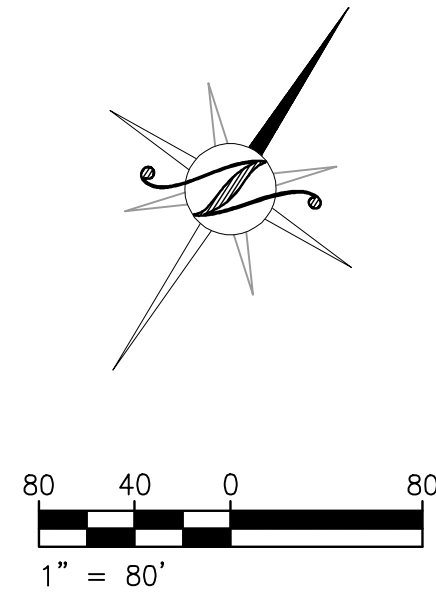
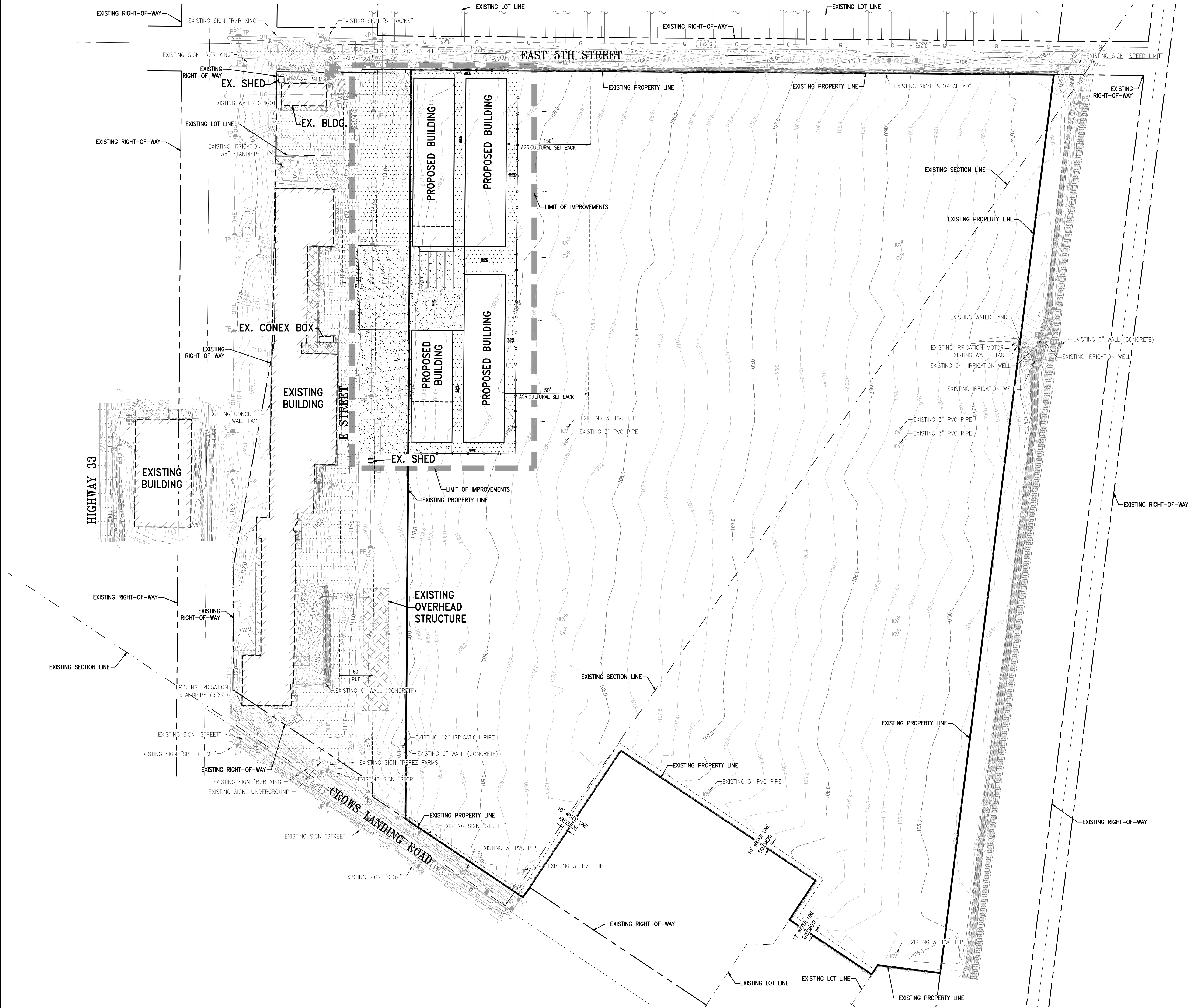


Source: Planning Department GIS

Date: 7/31/2020



DATE: 08/31/2020 16:48 PLOTTED BY: RANAKHAT
DRAWING: F:\20-2610 Cal Coast and Olam Nut Storage Civil\Conceptual Plans\C2.1 SITE.dwg



HATCH LEGEND

	EXISTING PAVEMENT
	EXISTING CONCRETE
	EXISTING DIRT ROAD
	PROPOSED CONCRETE
	PROPOSED PAVEMENT

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NO.	REVISIONS	DATE	APPROVED
	DESCRIPTIONS		

OVERALL SITE PLAN

CIVIL IMPROVEMENT PLANS FOR CAL COAST AND OLAM CROWS LANDING, CALIFORNIA

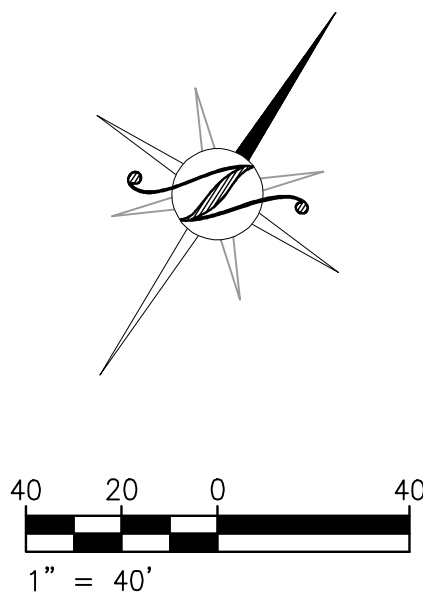
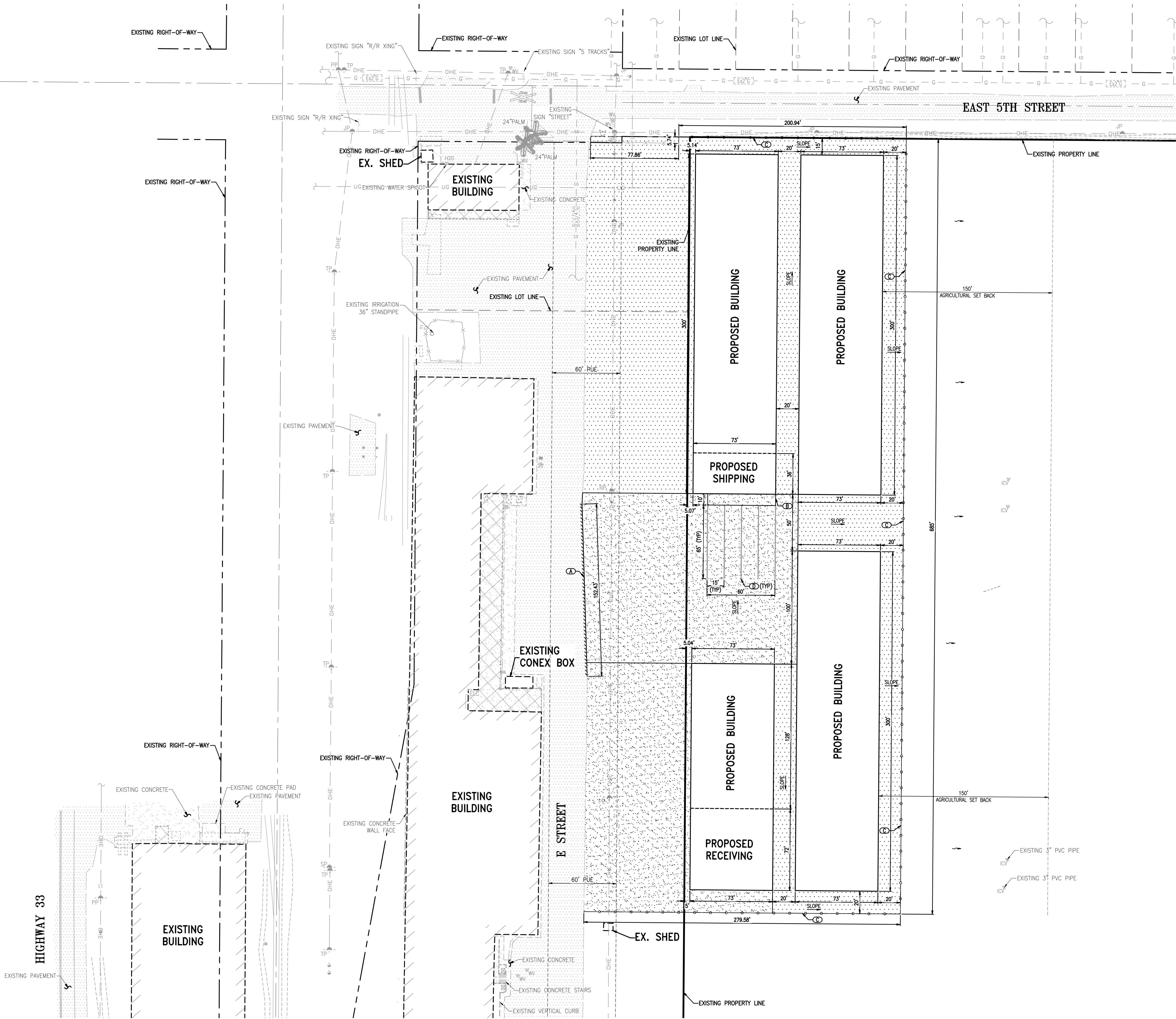
NorthStar
Engineering Group, Inc.
• CIVIL ENGINEERING • SURVEYING • PLANNING •
620 12th Street
Modesto, CA 95354
(209) 524-3526 Phone (209) 524-3526 Fax

JOB #: 20-2610
DATE: 07/01/2020
SCALE: AS SHOWN
DRAWN: INJM
DESIGN: BEC
CHK'D: JPE

SHEET
NUMBER

C2.1

PLOTTED: 08/11/2020 16:48 PLOTTED BY: Rasmussen
DRAWING: F:\20-2610 Cal Coast and Olam Nut Storage Civil\Conceptual Plans\C3.1 DM.dwg



HATCH LEGEND

	EXISTING PAVEMENT
	EXISTING CONCRETE
	PROPOSED CONCRETE
	PROPOSED PAVEMENT

KEY NOTES

- PROPOSED SAWCUT AND REMOVAL OF EXISTING PAVEMENT.
- PROPOSED LOADING DOCK LOCATION.
- PROPOSED FENCE PER STANISLAUS COUNTY STANDARDS AND SPECIFICATIONS. SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- PROPOSED LOADING DOCK STRIPING.

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NO.	REVISIONS	DATE	APPROVED

PROPOSED LAYOUT

CIVIL IMPROVEMENT PLANS FOR CAL COAST AND OLAM CROWS LANDING, CALIFORNIA



JOB #: 20-2610
DATE: 07/01/2020
SCALE: AS SHOWN
DRAWN: INJM
DESIGN: BEC
CHK'D: JPE

SHEET
NUMBER

C3.1





JUL 24 2020

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

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

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

Form Available Online: <http://www.stancounty.com/planning/applications.shtm>

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- | | |
|---|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map |
| <input type="checkbox"/> Rezone | <input type="checkbox"/> Parcel Map |
| <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Exception |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Williamson Act Cancellation |
| <input type="checkbox"/> Historic Site Permit | <input type="checkbox"/> Other _____ |

PLANNING STAFF USE ONLY:

Application No(s): PLN -2020-0065

Date: 07/24/2020

S 22 T 6 R 8

GP Designation: Agriculture

Zoning: A-2-40

Fee: \$4,592.00

Receipt No. 556146/556147

Received By: EB

Notes: _____

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

***Please note:** A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).

****See Attached Project Description****

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 027 Page 006 Parcel 013

Additional parcel numbers: _____

Project Site Address

or Physical Location: _____

Property Area: Acres: 34.92 or Square feet: _____

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

Orchard Trees

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

N/A

Existing General Plan & Zoning: Agriculture

Proposed General Plan & Zoning: Agriculture
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Agriculture

West: Industrial

North: Agriculture

South: Agriculture and Church

WILLIAMSON ACT CONTRACT:

Yes ☐ No ☒

Is the property currently under a Williamson Act Contract?

Contract Number: _____

If yes, has a Notice of Non-Renewal been filed?

Date Filed: _____

Yes ☐ No ☒

Do you propose to cancel any portion of the Contract?

Yes ☐ No ☒

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

SITE CHARACTERISTICS: (Check one or more)

Flat ☒

Rolling ☐

Steep ☐

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops ☒

Orchard ☐

Pasture/Grassland ☐

Scattered trees ☐

Shrubs ☐

Woodland ☐

River/Riparian ☐

Other ☐

Explain Other: _____

Yes ☐ No ☒

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes ☐ No ☒

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) _____

STREAMS, LAKES, & PONDS:

Yes ☐ No ☒

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes ☐ No ☒

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

Yes ☐ No ☒

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes ☐ No ☒

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

- Yes ☐ No ☒ Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)
- Yes ☐ No ☒ Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes ☒ No ☐ Do you plan to build new structures? (If yes, show location and size on plot plan.)
- Yes ☐ No ☒ Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: 0 Sq. Ft. Landscaped Area: _____ Sq. Ft.
Proposed Building Coverage: 80,300 Sq. Ft. Paved Surface Area: 56,700 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) Three (3) Buildings
at 73' by 300' and one (1) building 73' by 200'

Number of floors for each building: 1 Floor

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 12-Feet

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) N/A

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) concrete and asphalt

UTILITIES AND IRRIGATION FACILITIES:

Yes ☒ No ☐ Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: <u>Turlock Irrigation District</u>	Sewer*: <u>N/A</u>
Telephone: <u>N/A</u>	Gas/Propane: <u>N/A</u>
Water**: <u>N/A</u>	Irrigation: <u>N/A</u>

***Please Note: A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.**

****Please Note: A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.**

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

No.

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes ☒ No ☐ Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes ☐ No ☒ Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes ☒ No ☐ Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

Yes ☐ No ☒ Will the project include affordable or senior housing provisions? (If yes, please explain)

RESIDENTIAL PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: _____ Total Dwelling Units: _____ Total Acreage: _____

Net Density per Acre: _____ Gross Density per Acre: _____

<i>(complete if applicable)</i>	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/ Townhouse
Number of Units:	_____	_____	_____	_____
Acreage:	_____	_____	_____	_____

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): Three Building (3) at 73' by 300' and
one (1) building 73' by 200'

Type of use(s): Walnut storage, shipping and recieving

Days and hours of operation: 6am to 8pm

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: Recieveing: 10-20 loads/day

Sept 1 to Nov 1; Shipping: Around 20 loads/week Sept 15 - March 15

Occupancy/capacity of building: _____

Number of employees: (Maximum Shift): 0 (Minimum Shift): 0

Estimated number of daily customers/visitors on site at peak time: 1

Other occupants: _____

Estimated number of truck deliveries/loadings per day: 10-20 Per Day Sept 1 to Nov. 1; 20 per week Nov.1 to March 1

Estimated hours of truck deliveries/loadings per day: TBD

Estimated percentage of traffic to be generated by trucks: 100

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: _____ Warehouse area: _____

Sales area: _____ Storage area: 72,416

Loading area: 7884 Manufacturing area: _____

Other: (explain type of area) _____

Yes ☐ No ☒ Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

East 5th Street

- Yes ☐ No ☒ Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)
- Yes ☐ No ☒ Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)
- Yes ☐ No ☒ Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) ☐ Drainage Basin ☐ Direct Discharge ☒ Overland

☐ Other: (please explain) _____

If direct discharge is proposed, what specific waterway are you proposing to discharge to? _____

Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

Cal Coast Commodities

Walnut Storage Project

Stanislaus County Use Permit Application

Project Description

July 2020

Project Description

The Applicant, Cal Coast Commodities Inc., is requesting a Use Permit to consider a Walnut Storage area located on APN: 027-006-013, situs address: Crows Landing Road, Crows Landing, CA 95313. The proposed project site currently has a General Plan Land Use designation of Agriculture under the Stanislaus County General Plan. In addition, the Subject Property is zoned General Agriculture – 40 Acres (A-2-40).

The Applicant is proposing to construct a walnut storage area located on the northwestern portion of the APN: 027-006-013. The project will consist of four (4) buildings, 12-feet in height. Construction of the project is estimated to begin as soon as Project Permit have been secured (fall 2020). The Proposed Project will not include any extension of water and sewer services. The Proposed Project will tie into existing electrical services located adjacent to the site provided by Turlock Irrigation District (TID). The Proposed Project will discharge their storm water overland.

Primary access into the Proposed Project will be from 5th Street via an existing improved driveway. Secondary Access will be located on Crows Landing Road. The Proposed Project will be granted a shared access agreement from the neighboring property to the west.

Buildings

The Applicant is proposing to construct four (4) buildings to support a walnut storage area. Three (3) of the buildings will be 300-feet by 73-feet, or 21,900 square feet. One (1) building will be 73-feet by 200-feet, or 14,600 square feet. The buildings will be located on concrete pads and the areas between the building will be either pavement or concrete.

Each of the buildings will be constructed using prefabricated steel frames with high density polyethylene tapes that are coated on both sides with polyethylene covers. The cover will be white in color. The building will be utilized for Walnut Storage shipping and receiving.

Operation

The Proposed Project will be a Walnut Storage Facility. Deliveries of walnuts from orchards around the surrounding area will be from September 1st to November 1st. Deliveries of walnuts will be via trucks. The Proposed Project expects 10-20 loads per day inbound. Truck deliveries will from 6am to 8pm. The operation will also include shipment of walnuts from September 15th to March 15th. Truck traffic to support the shipment of the walnuts will be 1-2 loads per day. Truck shipments will occur from 6am to 8pm.

Development Schedule

The Proposed Project is scheduled to begin construction at the beginning in the Fall of 2020. The complete buildout of the Project is projected to take two (2) months with an operation date of Fall/Winter 2020.

Use Permit Findings

As stated, in Chapter 21.20.030 'Uses requiring and use permit.', Section C 'Tier Two', Subsection b 'Agricultural processing plants and facilities....' in the Stanislaus County Municipal Code, the proposed project will require a use permit.

Tier Two. The uses listed below are agriculture-related commercial and industrial uses that may be allowed when the planning commission or board of supervisors finds that, in addition to the findings required under Section 21.96.050:

1. The establishment as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity; and

While the Proposed Project will be located on farmland that is currently utilized for row crops. The Proposed Project is only located on approximately three (3) acres of the 34-acre parcel. The remainder of the property will continue to be utilized for row crops, and the Proposed Project will not affect the agriculture use of the property or property within the vicinity of the Proposed Project.

2. The establishment as proposed will not create a concentration of commercial and industrial uses in the vicinity; and

As stated above the Proposed Project includes the construction of four (4) buildings that will be utilized for walnut storage from orchards throughout Stanislaus County. The Proposed Project will not create a concentration of commercial or industrial uses.

3. It is necessary and desirable for such establishment to be located within the agricultural area as opposed to areas zoned for commercial or industrial usage.

As the Proposed Project includes agricultural product it is appropriate for the use to be located adjacent to farmland.

- a. Agricultural service establishments primarily engaging in the provision of agricultural services to farmers, including contract harvesting when not allowed under Section 21.20.020(D). Such establishments shall be designed to serve the immediately surrounding area as opposed to having a widespread service area.

The Proposed Project includes the construction of a walnut storage facility. The walnuts will be from orchards around Stanislaus County. The employees involved in the storage operation will be less than ten (10).

- b. Agricultural processing plants and facilities, such as wineries, dehydrators, canneries, and similar agriculture-related industrial uses, provided:
 - i. The plant or facility is operated in conjunction with, or as a part of, a bona fide agricultural production operation;
 - ii. At least fifty percent of the produce to be processed is grown on the premises or on property located in Stanislaus County in the same ownership or lease; and
 - iii. The number of full-time, year-round employees involved in the processing shall not exceed ten, and the number of part-time, seasonal employees shall not exceed twenty.
- c. In conjunction with an agricultural processing plant or facility, incidental retail sales, tasting rooms and/or facilities for on-site consumption of agricultural produce processed on the premises, provided:

The Proposed Project will not include any retail sales, testing rooms, and/or facilities for on-site consumption of agricultural produce processed on the premises.

- i. The primary purpose is to promote sales of the agricultural product(s) produced and processed on the premises;
- ii. The use is subordinate to the production of such product and the use of such agricultural processing facility; and
- iii. The number of full-time, year-round employees involved in the operation shall not exceed ten, and the number of part-time, seasonal employees shall not exceed twenty;
- iv. However, the total number of fulltime, year-round employees allowed under subsections (B)(3)(b)(iii) and (B)(3)(c)(iii) of this section shall not exceed ten, and the total number of part-time, seasonal employees shall not exceed twenty.

Environmental Setting

The proposed project site is approximately 34.92 gross acres in size and is bounded by an industrial use to the north, and agricultural uses to east, south, and west. Historically the proposed project site is utilized as row crop farming. The topography of the project site is generally flat and slopes from northwest (110 feet) to southeast (105 feet). There are currently no homes on the project site and no accessory buildings. No Structures will be removed as a result of buildout of the Proposed Project.

North

North of the project site is a small group of rural residences which have a General Plan Land Use Designation of Low Density Residential.

East

East of the Proposed Project Site is a Turlock Irrigation Lateral as well as Armstrong Road.

South

South of the Proposed Project Site is Rural Residences as well as Agriculture land which have General Plan Land Use Designations of Low Density Residential and Agriculture.

West

West of the Proposed Project Site is an industrial facility which has a General Plan Land Use Designation of Industrial.