



CEQA Exempt Referral Staff Approval Permit

Date: May 27, 2016

To: Distribution List (See Attachment A)

From: Jeremy Ballard, Assistant Planner, Planning and Community Development

Subject: STAFF APPROVAL APPLICATION NO. PLN2016-0044 – JENSEN BROS.

Respond By: June 13, 2016

Public Hearing Date: None

Under the California Environmental Quality Act of 1970, the project described herein is **exempt** from CEQA review (Section 15061(b)(3)); however, the Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies to determine if specific conditions should be placed upon project approval. Therefore, please contact this office within **15 days** 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 to recommend for approval or denial and/or apply conditions of approval to the requested staff approval; therefore, please list any conditions that you wish to have included 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: Mark Jensen, Jensen Bros Co.

Project Location: 100 Bartch Avenue, Between State Route 33 and Mistletoe Avenue, South of the City of Patterson.

APN: 048-036-021

Williamson Act Contract: N/A

General Plan: AG

Current Zoning: A-2-20

Project Description: This is a request to construct a 7,800 square foot agricultural storage building for an existing walnut huller operation. The storage building will be used for the storage of walnut bins. There is not an anticipated increase in the number of employees.

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

STAFF APPROVAL APPLICATION NO. PLN2016-0044 – JENSEN BROS.

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation	X	STAN CO AG COMMISSIONER
	CA DEPT OF FISH & WILDLIFE		STAN CO ALUC
	CA DEPT OF FORESTRY (CAL FIRE)		STAN CO ANIMAL SERVICES
	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO BUILDING PERMITS DIVISION
	CA OPR STATE CLEARINGHOUSE	X	STAN CO CEO
	CA RWQCB CENTRAL VALLEY REGION		STAN CO CSA
	CA STATE LANDS COMMISSION	X	STAN CO DER
	CEMETERY DISTRICT		STAN CO ERC
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO FIRE PREVENTION BUREAU
X	CITY OF: PATTERSON	X	STAN CO HAZARDOUS MATERIALS
	COMMUNITY SERVICES/SANITARY DIST		STAN CO PARKS & RECREATION
	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	FIRE PROTECTION DIST: WEST STANISLAUS FIRE		STAN CO SHERIFF
	HOSPITAL DIST:		STAN CO SUPERVISOR DIST #:
	IRRIGATION DIST:		STAN COUNTY COUNSEL
			StanCOG
	MOSQUITO DIST:	X	STANISLAUS LAFCO
	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
	MUNICIPAL ADVISORY COUNCIL:		TELEPHONE COMPANY:
	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		TUOLUMNE RIVER TRUST
	RAILROAD:		US ARMY CORPS OF ENGINEERS
	SAN JOAQUIN VALLEY APCD		US FISH & WILDLIFE
	SCHOOL DIST 1:		US MILITARY (SB 1462) (5 agencies)
	SCHOOL DIST 2:		USDA NRCS
	STAN ALLIANCE		WATER DIST:

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STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: STAFF APPROVAL APPLICATION NO. PLN2016-0044 – JENSEN BROS

Based on this agencies 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.):*

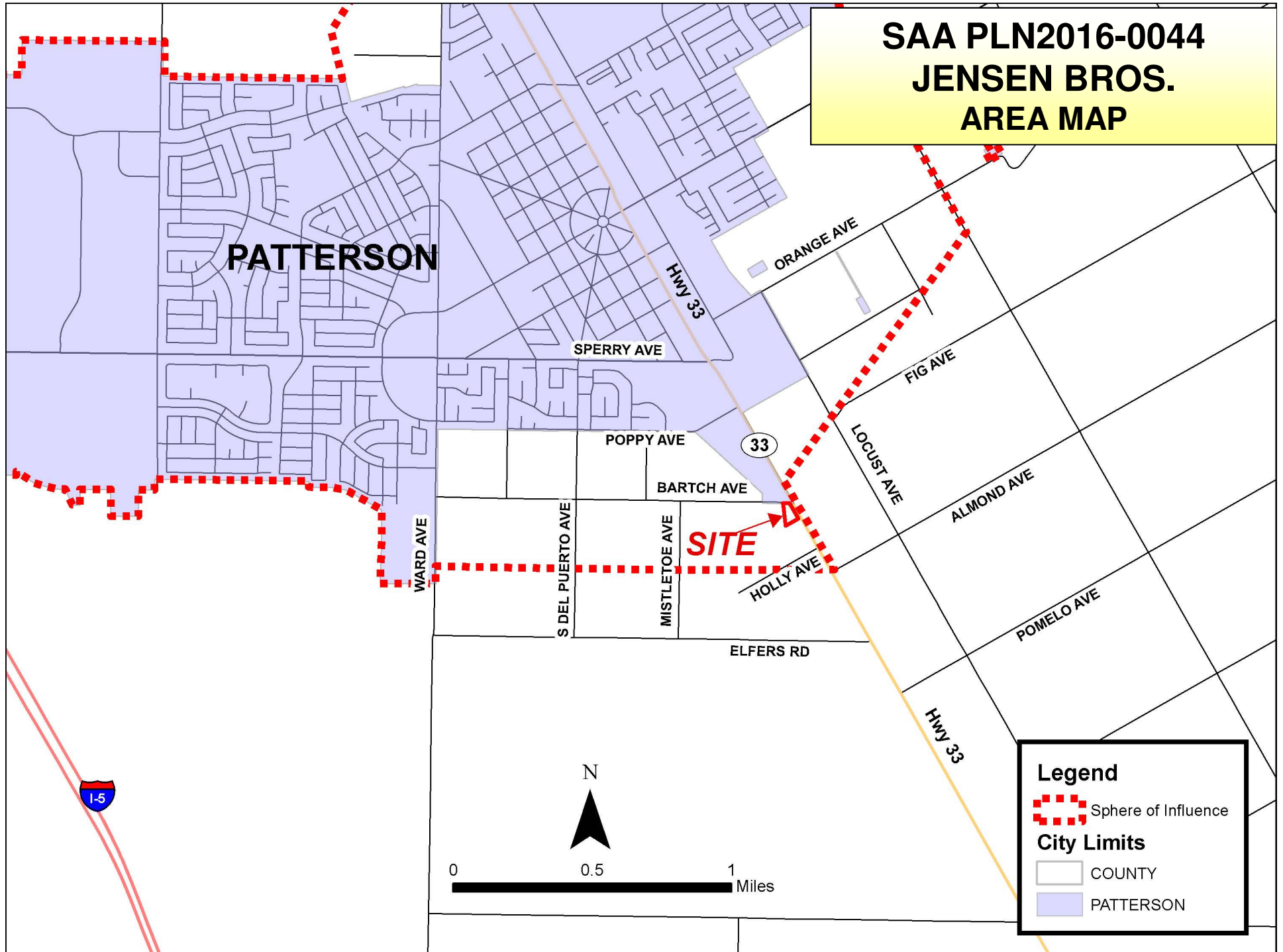
- 1.
- 2.
- 3.
- 4.

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

Response prepared by:

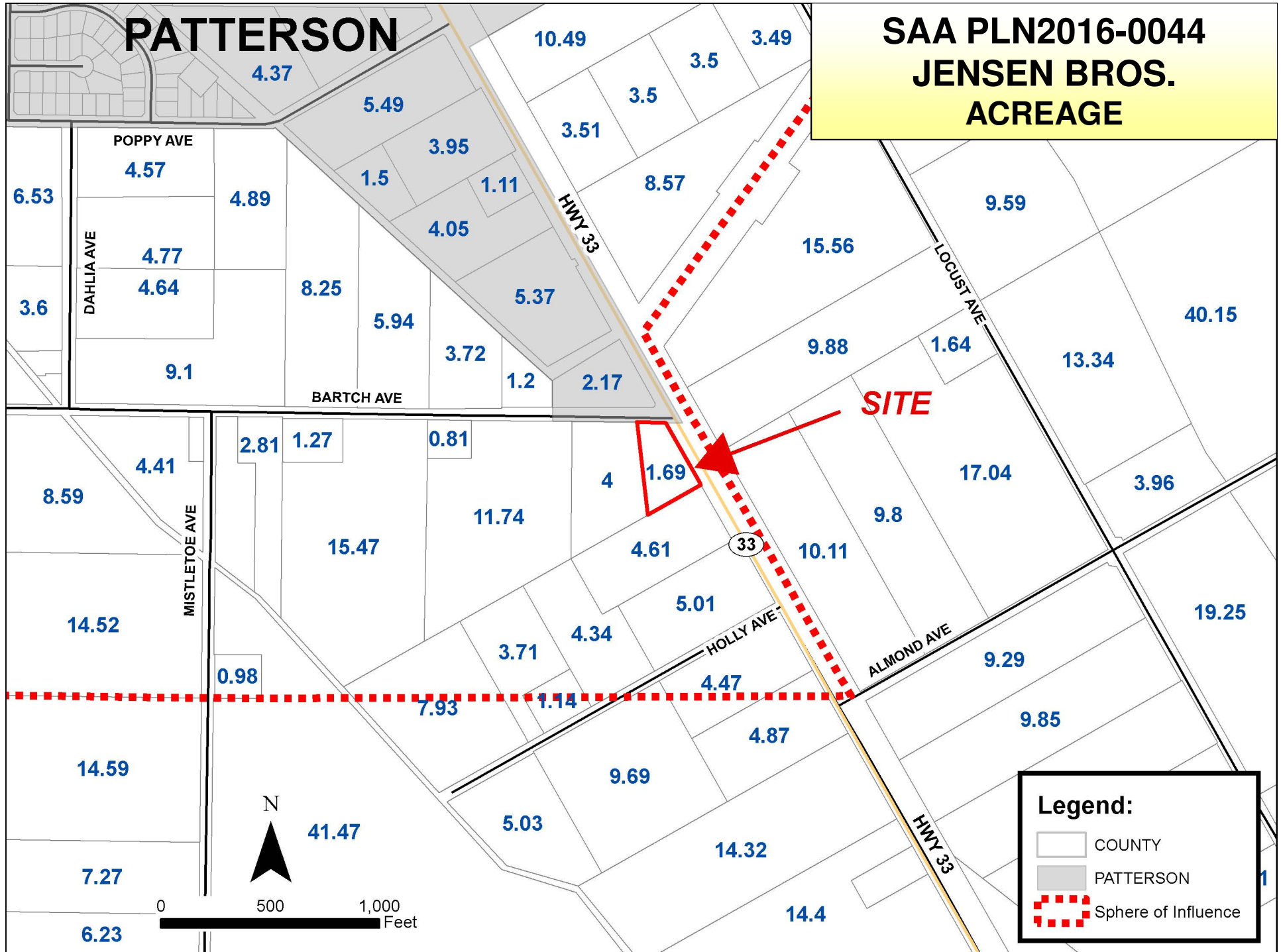
Name	Title	Date
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**SAA PLN2016-0044
JENSEN BROS.
AREA MAP**



PATTERSON

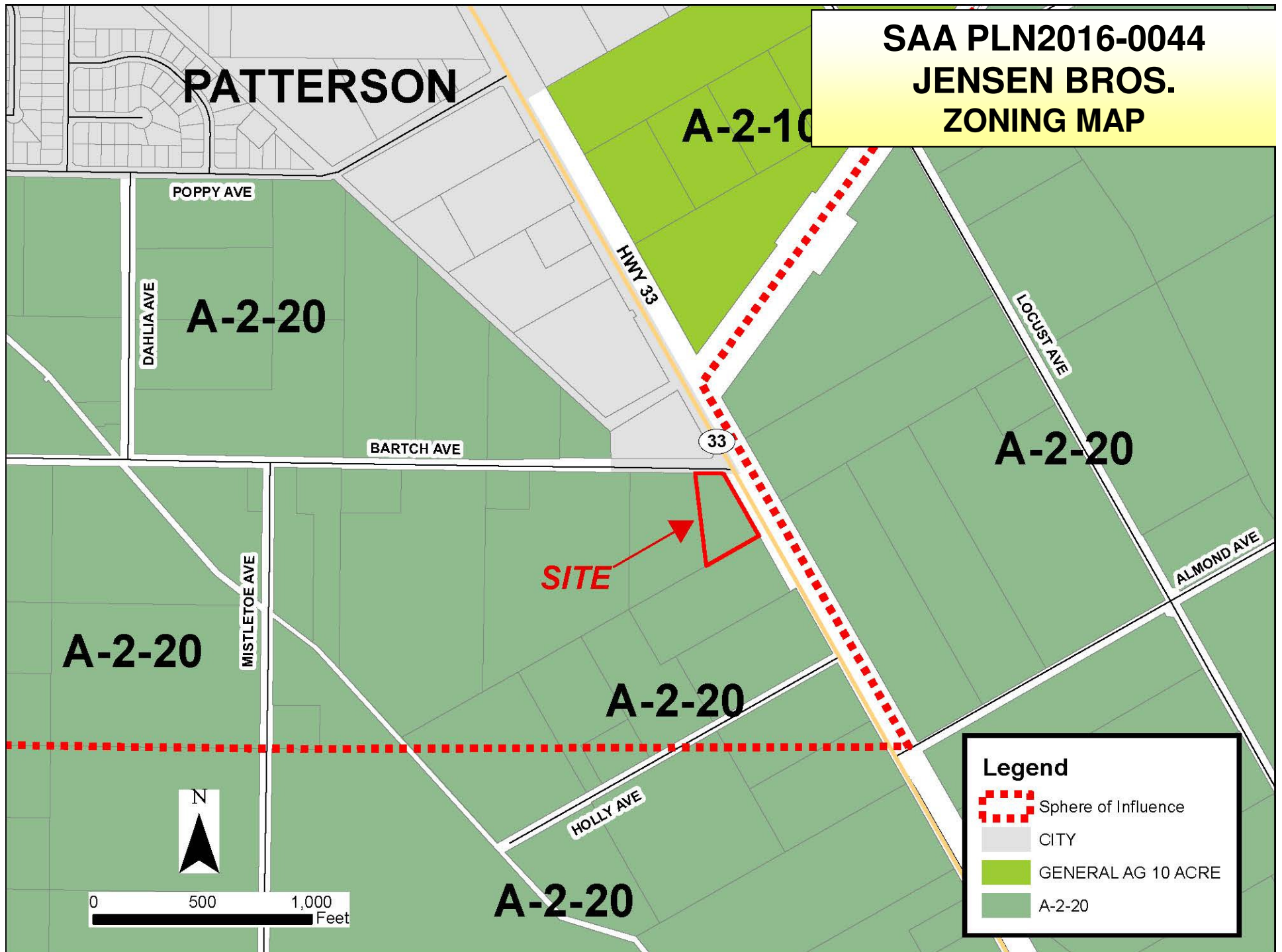
**SAA PLN2016-0044
JENSEN BROS.
ACREAGE**



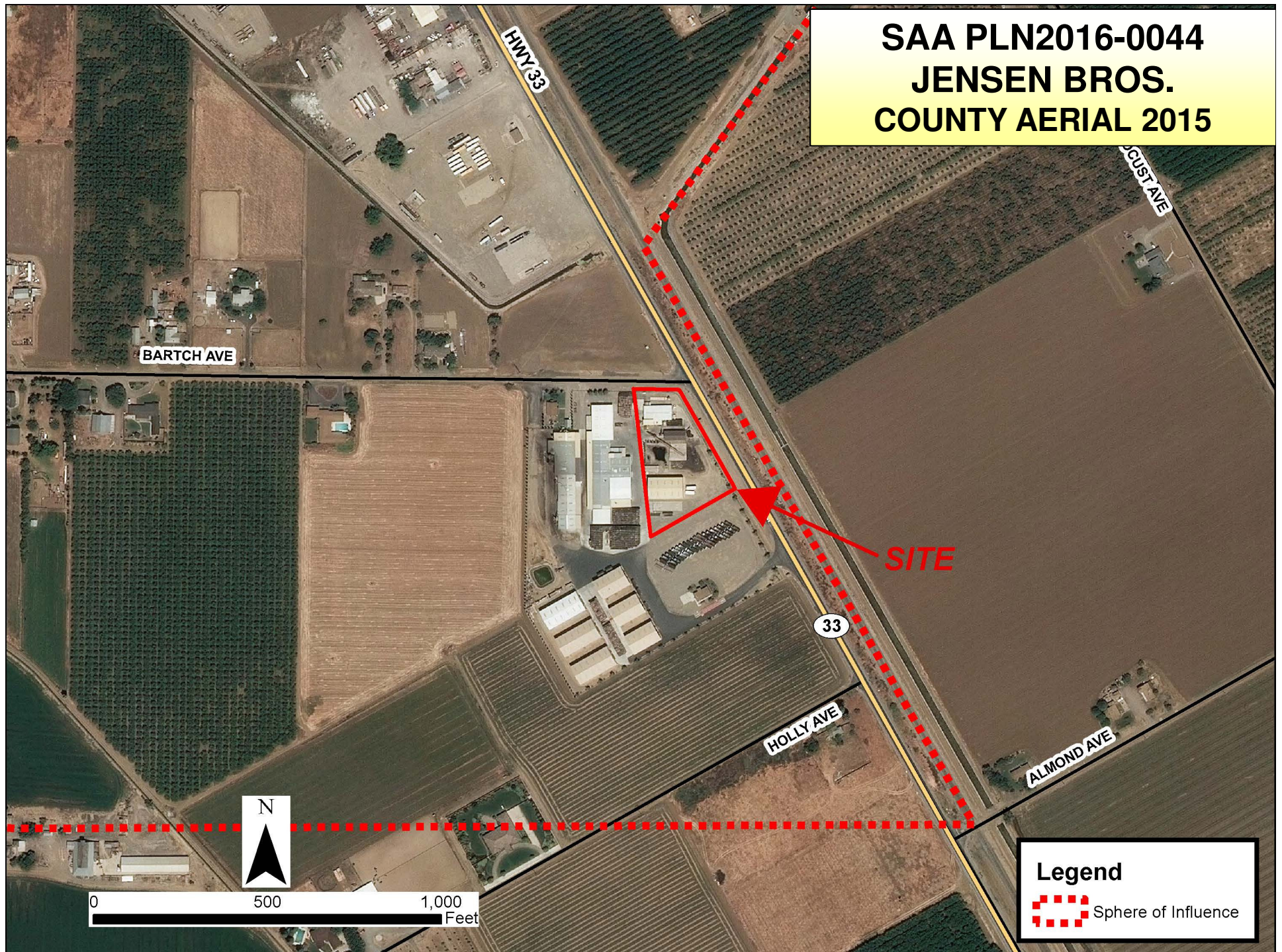
[illegible]

 AG = AGRICULTURE
 CITY
 UT = URBAN TRANSITION
 Sphere of Influence

**SAA PLN2016-0044
JENSEN BROS.
ZONING MAP**

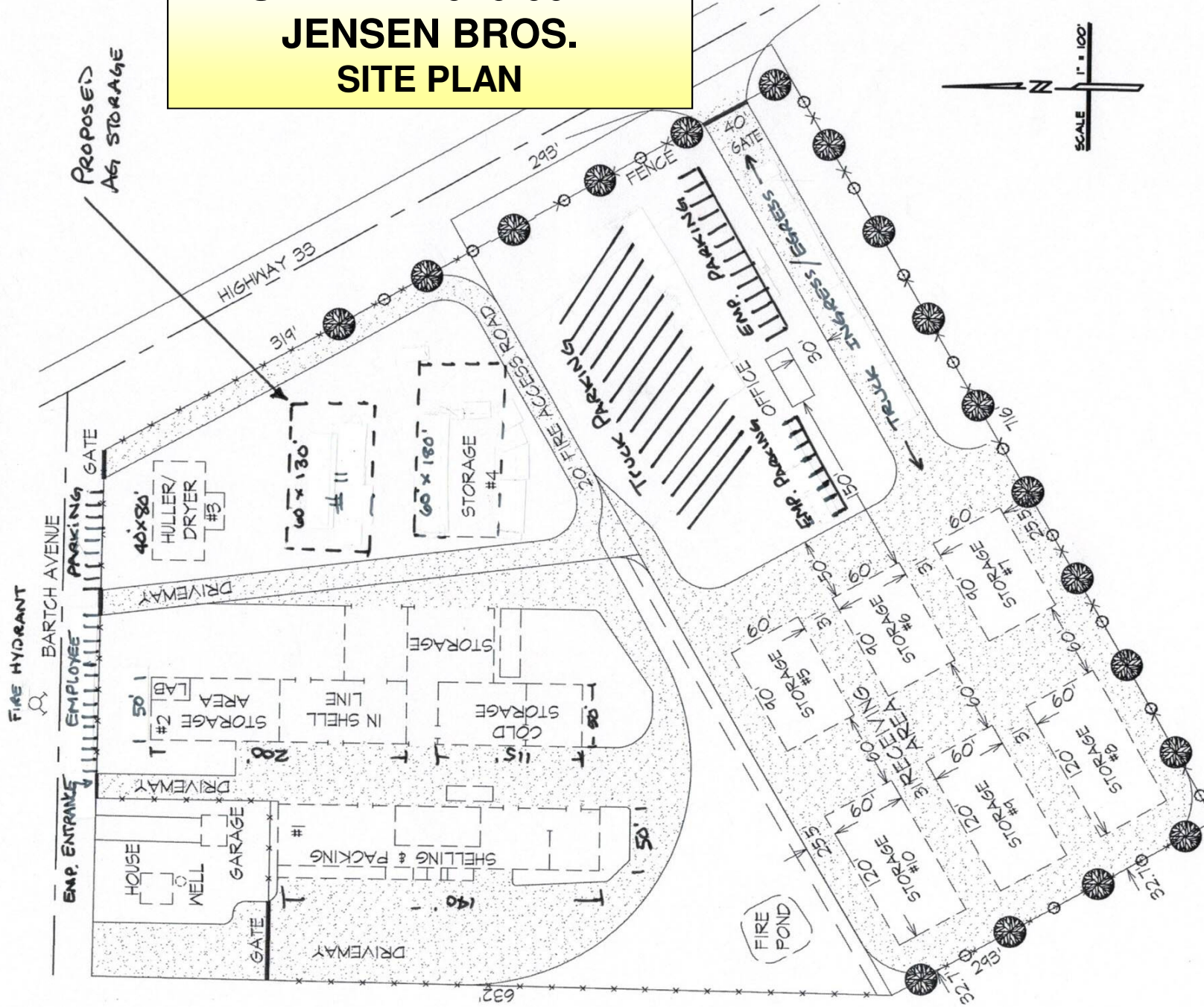


**SAA PLN2016-0044
JENSEN BROS.
COUNTY AERIAL 2015**



PLOT PLAN **PATTERSON NUT CO., INC**

SAA PLN2016-0044 **JENSEN BROS.** **SITE PLAN**





DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

Phone: 209.525.6330 Fax: 209.525-5911

S	32	T	58	R	8E
ZONE					
RECEIVED					
APPLICATION NO. <u>PLN2016-0044</u>					
RECEIPT NO. _____					

STAFF APPROVAL APPLICATION

The undersigned hereby makes application for a Staff Approval in accordance with the provisions of the Stanislaus County Code, Chapter 21.100 and any amendments to the same, and submits the following information for consideration:

1. NAME OF APPLICANT: (a) Mark Jensen
Name of firm or person
(b) 1514 H Street (c) Modesto, Ca 95354 (d) 209-529-0791
Address City, Zip Phone
(e) mjensen@jensenandjensen.com
Email address
2. NAME OF PROPERTY OWNER: (a) Jensen Bros.
Name of firm or person
(b) 1514 H Street (c) Modesto, Ca 95354 (d) 209-529-0791
Address City, Zip Phone
3. LOCATION OF PROPERTY: 100 Bartch Ave. Patterson, Ca 95363
Address
4. A DETAILED WRITTEN DESCRIPTION OF USE REQUESTED: 7800 square foot Ag Storage building for bins/sacks - No electricity or plumbing
5. ASSESSMENT NO. & ACREAGE OF PROPERTY: 048 - 036 - 021 1.70 acres
6. LIST THE NUMBER AND USE OF ALL EXISTING STRUCTURES ON PROPERTY:
2 Ag storage buildings on Parcel 048-036-021 See attached plot plan for additional detail
7. A DETAILED SKETCH SHOWING THE APPROXIMATE LOCATION OF ANY PROPOSED AND EXISTING STRUCTURES ON PROPERTY OR LAND IMPROVEMENTS WITH RESPECT TO ROAD INTERSECTIONS, EXISTING BUILDINGS AND/OR SIGNS.
- 8a. IF THE STAFF APPROVAL NEEDS TO BE REFERRED OUT TO OTHER AGENCIES, A FILING FEE IN THE AMOUNT OF EIGHT HUNDRED FIFTEEN DOLLARS (\$815.00).
- 8b. IF THE STAFF APPROVAL IS FOR A SINGLE FAMILY RESIDENCE IN THE AG ZONE, OR THE STAFF APPROVAL DOES NOT NEED TO BE REFERRED TO OTHER AGENCIES, A FILING FEE IN THE AMOUNT OF THREE HUNDRED SEVENTY-ONE DOLLARS (\$371.00).
9. A COPY OF THE DEED OR A LEGAL DESCRIPTION OF THE PROPERTY.