



CEQA Exempt Referral Staff Approval Permit

Date: June 17, 2016
To: Distribution List (See Attachment A)
From: Timothy Vertino, Assistant Planner, Planning and Community Development
Subject: STAFF APPROVAL APPLICATION NO. PLN2016-0052 – DANIEL PROPERTIES
Respond By: July 2, 2016

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: Jeff Camarena, Justin W. Capp, Inc.
Project Location: 11900 Monte Vista Avenue, east of Hall Road, west of Montpelier Road in the Denair area.
APN: 024-005-022
Williamson Act Contract: 71-0027
General Plan: AG (Agriculture)
Current Zoning: A-2-40 (General Agriculture)

Project Description: Request to expand an existing almond huller (UP PLN2006-0034) by constructing a 3,200 square foot cold storage building. The site is currently developed with a single family dwelling, a 20,000 square foot enclosed almond huller, and a 2,800 square foot cold storage building. This request will not remove any land from agricultural production.

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

STAFF APPROVAL APPLICATION NO. PLN2016-0052 – DANIEL PROPERTIES

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		STAN CO CEO
X	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 FARM BUREAU
	CITY OF:	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: DENAIR		STAN CO SHERIFF
	HOSPITAL DIST:		STAN CO SUPERVISOR DIST
X	IRRIGATION DIST: TURLOCK		STAN COUNTY COUNSEL
X	STANISLAUS FIRE PREVENTION BUREAU		StanCOG
	MOSQUITO DIST:		STANISLAUS LAFCO
X	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
X	SAN JOAQUIN VALLEY APCD		US FISH & WILDLIFE
	SCHOOL DIST 1:		US MILITARY (SB 1462) (7 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. PLN2016-0052 - DANIEL PROPERTIES

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.

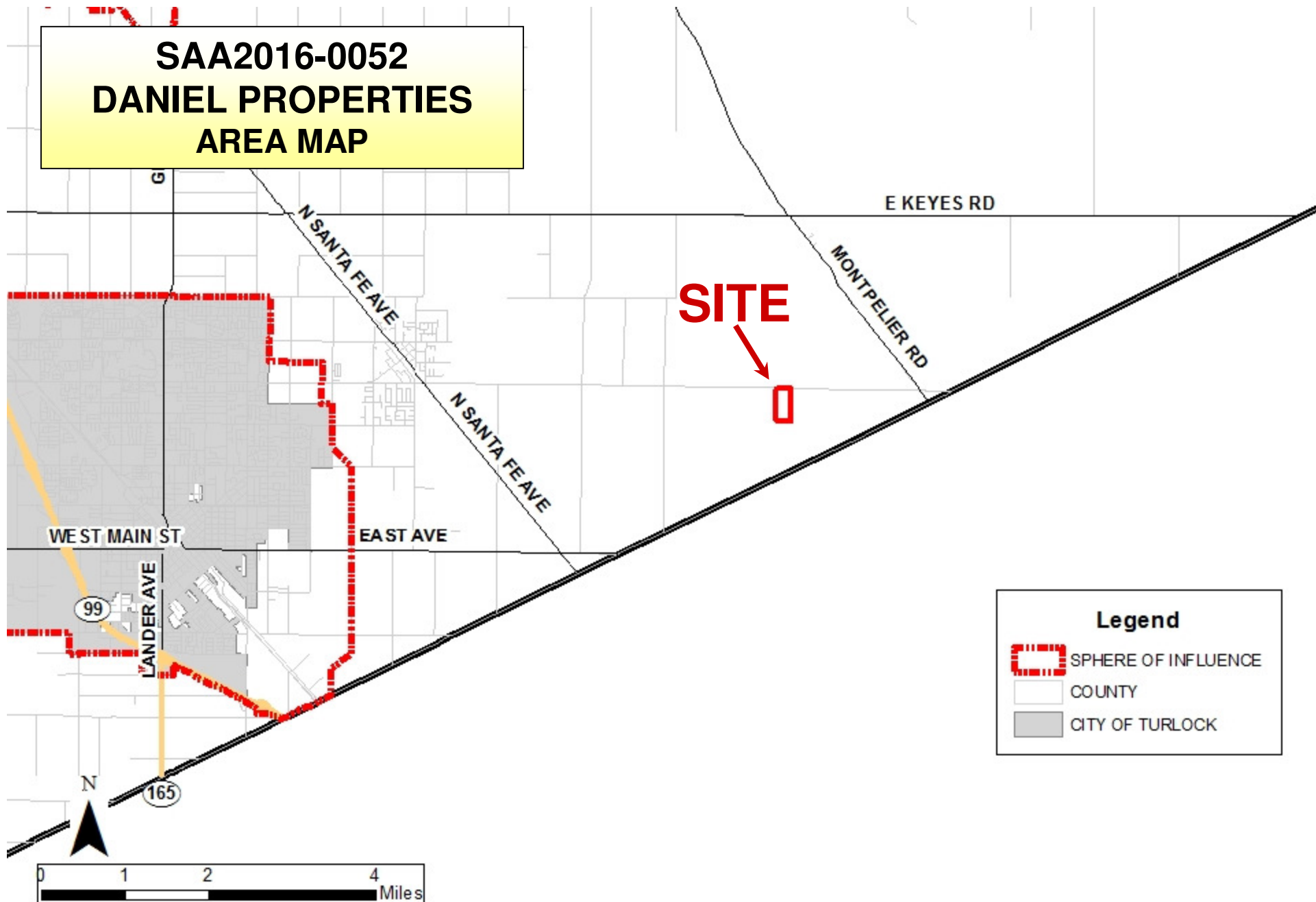
In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name	Title	Date
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**SAA2016-0052
DANIEL PROPERTIES
AREA MAP**



**SAA2016-0052
DANIEL PROPERTIES
GENERAL PLAN MAP**

SITE




E MONTE-VISTA AVE

MONTPELIER RD

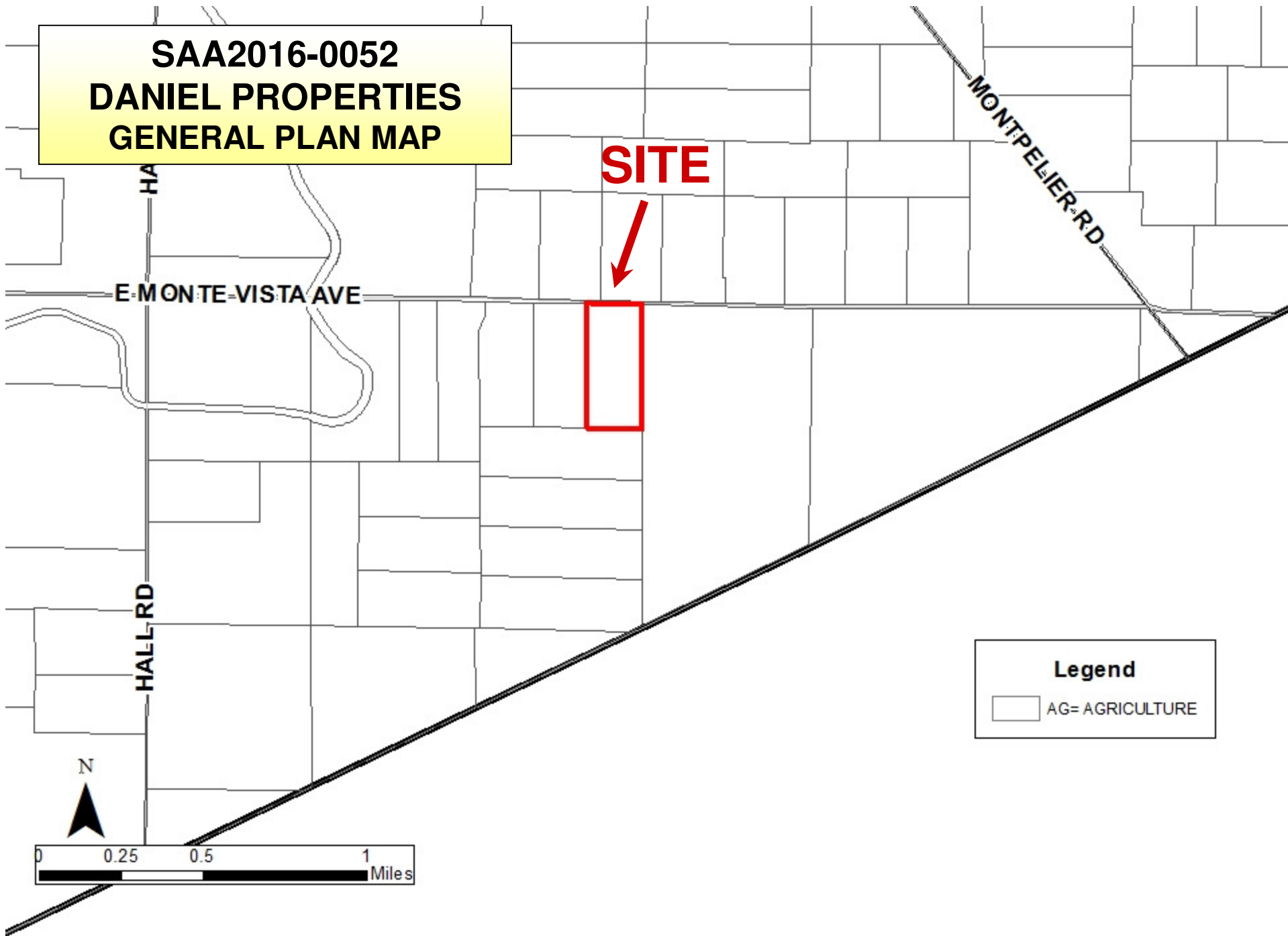
HALL RD

Legend

 AG= AGRICULTURE

N

0 0.25 0.5 1 Miles



**SAA2016-0052
DANIEL PROPERTIES
ZONING MAP**

SITE



E MONTE VISTA AVE


MONTPELIER RD

HALL RD



0 0.25 0.5 1 Miles

Legend

 A-2-40= AGRICULTURE

**SAA2016-0052
DANIEL PROPERTIES
ACREAGE MAP**

39.53

39.82

39.45

E MONTE VISTA AVE

39.55

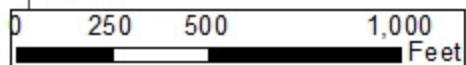
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280.4

41.3

N



48.87

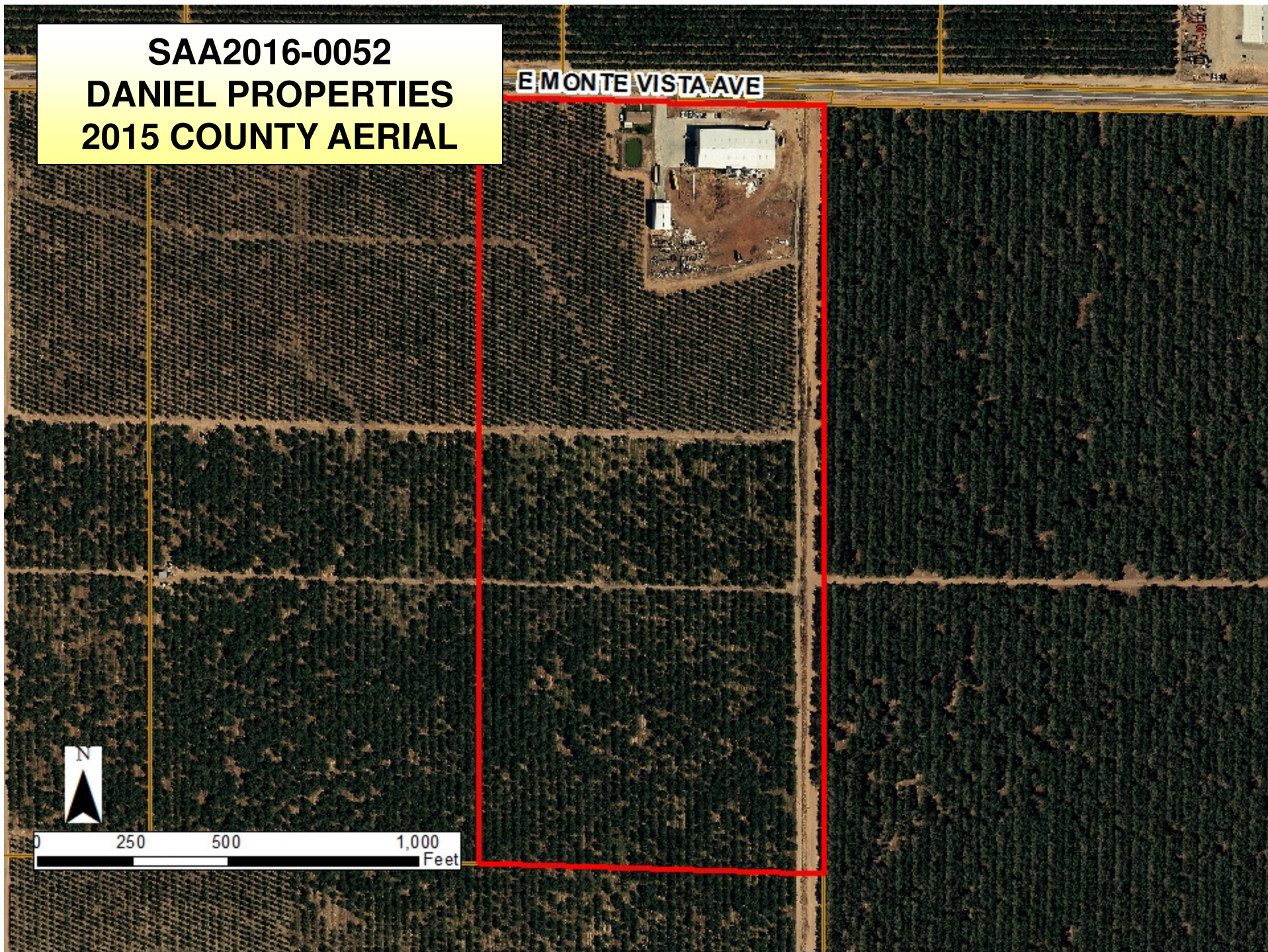
39.96

**SAA2016-0052
DANIEL PROPERTIES
2015 COUNTY AERIAL**

E MONTE VISTA AVE



0 250 500 1,000
Feet



SAA2016-0052
DANIEL PROPERTIES
2015 COUNTY AERIAL

E MONTE VISTA AVE



0 62.5 125 250
Feet

