



## CEQA Exempt Referral Staff Approval Permit

**Date:** September 9, 2016  
**To:** Distribution List (See Attachment A)  
**From:** Timothy Vertino, Assistant Planner, Planning and Community Development  
**Subject:** STAFF APPROVAL APPLICATION NO. PLN2016-0076 – DB EQUIPMENT  
**Respond By:** September 26, 2016

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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.

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**Applicant:** Darin Beacher, DB Equipment  
**Project Location:** 5561 Stoddard Road, at the north-western corner of the Stoddard Road, and Pirrone Road intersection, in the Salida area.  
**APN:** 136-032-035  
**Williamson Act Contract:** N/A  
**General Plan:** IBP (Industrial Business Park) / PI (Planned Industrial)  
**Current Zoning:** SCP-IBP (Salida Community Plan Industrial Business Park) / SCP-PI (Salida Community Plan Planned Industrial)

**Project Description:** Request to establish an orchard tractor cab assembly and installation business on a legal non-conforming (LNC) property, in two phases. Phase 1 includes the reuse of two existing buildings (identified as Buildings 5 & 8 on the site plan) for shipping, receiving, and general office work. Phase 2 includes the construction of a 10,000 square foot metal building, which will be used for the assembly of the orchard tractor cabs. The 10,000 square foot building will be constructed in place of square footage that has been previously demolished.

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

**STAFF APPROVAL APPLICATION NO. PLN2016-0076 – DB EQUIPMENT**

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation	X	STAN CO AG COMMISSIONER
X	CA DEPT OF FISH & WILDLIFE		STAN CO ALUC
	CA DEPT OF FORESTRY (CAL FIRE)		STAN CO ANIMAL SERVICES
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO BUILDING PERMITS DIVISION
	CA OPR STATE CLEARINGHOUSE	X	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
X	CITY OF: MODESTO	X	STAN CO HAZARDOUS MATERIALS
X	SANITARY DISTICT: SALIDA		STAN CO PARKS & RECREATION
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	FIRE PROTECTION DIST: SALIDA FIRE	X	STAN CO SHERIFF
	HOSPITAL DIST:	X	STAN CO SUPERVISOR DIST 3: WITHROW
X	IRRIGATION DIST: MODESTO	X	STAN COUNTY COUNSEL
X	STANISLAUS FIRE PREVENTION BUREAU		StanCOG
X	MOSQUITO DIST: EASTSIDE	X	STANISLAUS LAFCO
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
X	MUNICIPAL ADVISORY COUNCIL: SALIDA	X	TELEPHONE COMPANY: AT&T
X	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
X	SCHOOL DIST 1: SALIDA UNION ELEMENTARY		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 2: MODESTO UNION HIGH		USDA NRCS
	STAN ALLIANCE	X	WATER DIST: MODESTO

**STANISLAUS COUNTY  
CEQA REFERRAL RESPONSE FORM**

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT: STAFF APPROVAL APPLICATION NO. PLN2016-0076 – DB EQUIPMENT**

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

## **DB Equipment Staff Approval**

### **Enea Property – 5561 Stoddard Road**

#### **Project Description**

DB Equipment proposes to move its operation to part of the former Shell Lab facility located at 5561 Stoddard Road (APN 136-032-035) consisting of approximately 19.44 acres. The property in question was developed and used as part of the Shell Lab facility for many years. The project site contained structures consisting of about 43,828 square feet at its most intense use (see attached building summary and original Shell Lab facility plot plan). The buildings were connected to Del Este Water (now the City of Modesto), and the Salida Sanitary District for sewer. Today, about 18,239 square feet of building still remain at the site, and water and sewer service continues to be provided by the City of Modesto and the Salida Sanitary District.

DB Equipment assembles and installs low profile tractor cabs for use in an orchard environment on John Deere tractors. This business is exclusive to John Deere, and the need for orchard style tractor cabs is unique to our area. The purpose of these cabs is to protect the operator from dust, chemical exposure, and tree branches. Based upon the proliferation of permanent orchard crops in Stanislaus County and the surrounding areas, orchard cabs are a highly sought after addition to standard tractors.

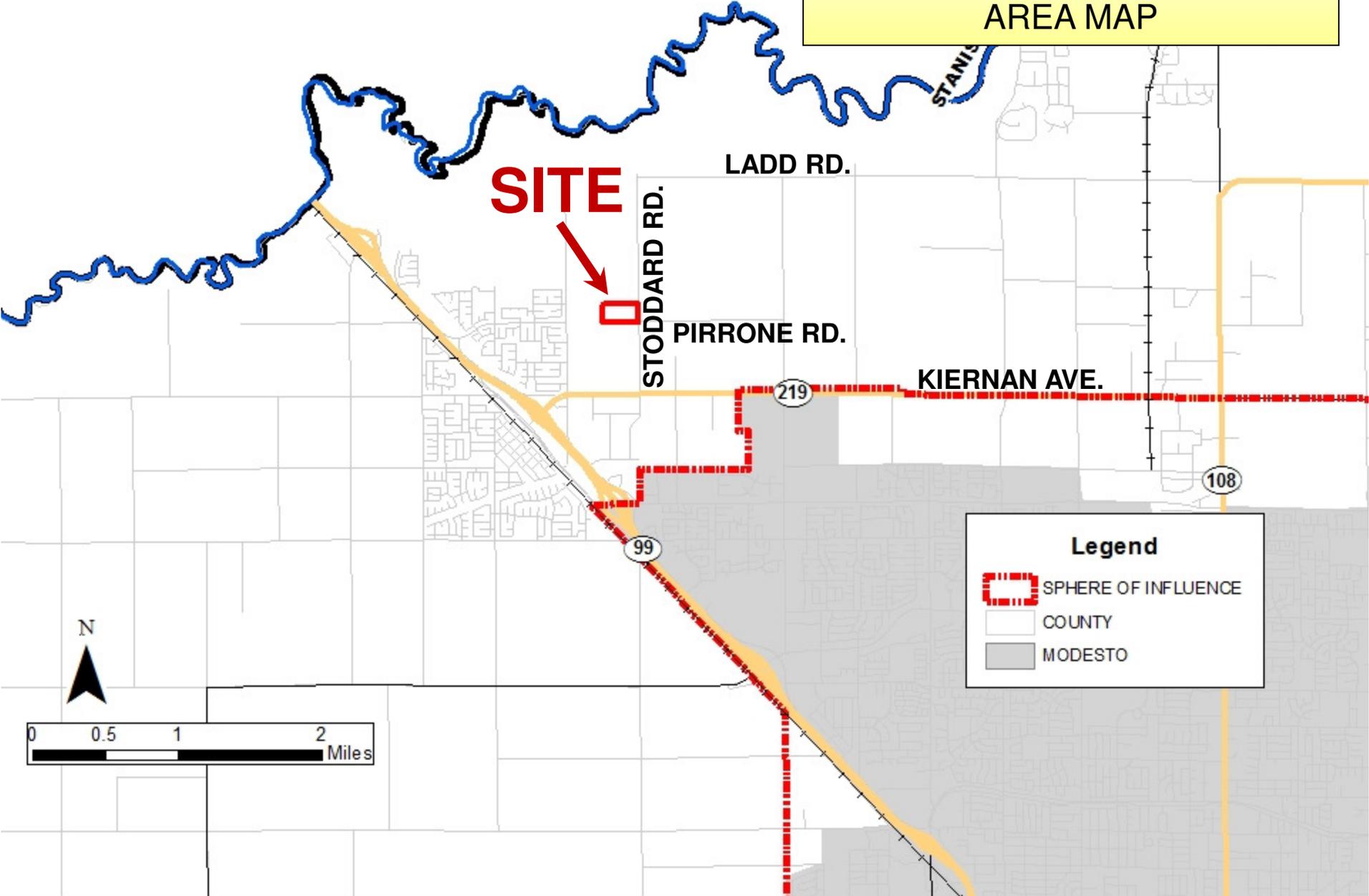
DB Equipment desires to move its business to the site in 2 phases. The first phase would move the shipping, receiving and parts inventory to the site and utilize existing buildings 5 and 8 as shown on the attached colored Site Plan. Site employees would be 2 to 4 people to receive, organize and ship parts. There would be 2-4 deliveries or pickups at the site each day.

The second phase would be to construct a 10,000 sq ft. building (approximately 100' by 100'). This would be built as replacement for historic building square footage at the site. Within this building, assembly and installation of the tractor cabs would occur. The location of this new building is identified on the Site Plan as Building 11. About 10 to 15 people would be employed in the cab assembly and installation process, and an average month would consist of the assembly and installation of about 15 to 20 tractor cabs. Hours of operation will be 6:00 a.m. to 4:30 p.m., Monday through Friday. Tractors would be delivered (without cabs) and picked up (with cabs) around 2 to 3 times per week.

### Stoddard Road property - Existing & Non-Existing Buildings - Square footage analysis

Building Number	Description	Dimensions	Sq. Footage	Date Completed	Status	On 20 acre parcel
HS	Horticultural Store Room	30 x 30	900.0		EXISTING	YES
SR	Seed Room	30 x 30	900.0		EXISTING	YES
51	Cottage #1	36 x 48	1,728.0	7/1/1944	EXISTING	YES
52	Cottage #2	29 x 35	1,015.0	12/1/1944	NOT EXISTING	YES
54	Implement Building	30 x 240	7,200.0	12/1/1974	EXISTING	YES
55	Cutting Shed	30 x 40	1,200.0	12/2/1974	EXISTING	YES
56	Sulfur House	14 x 20	280.0	12/3/1974	EXISTING	YES
57	Drum Storage Shed	28 x 57	1,596.0	10/1/1952	EXISTING	YES
58	Storage Bldg.	32 x 120	3,840.0	11/1/1963	NOT EXISTING	YES
59	Field Res. Facility	30 x 100	3,000.0	11/1/1965	NOT EXISTING	YES
60	Storage	25 x 50	1,250.0	9/1/1966	NOT EXISTING	YES
60	Storage-1971 Addition	19 x 24	456.0	9/1/1971	NOT EXISTING	YES
61	Large Animal Res.	70 x 88	6,160.0	12/1/1967	NOT EXISTING	YES
62	Mechanical	20 x 30	600.0	12/1/1967	EXISTING	YES
68	Eng. Storage	36 x 48	1,728.0	10/1/1971	NOT EXISTING	YES
72	Hay Storage Pole Bldg.	23 x 80	1,840.0	10/1/1969	EXISTING	YES
73	Implement Storage	15 x 100	1,500.0	10/1/1969	EXISTING	YES
73	1975 Addition	15 x 33	495.0	12/1/1975	EXISTING	YES
74	Cattle Pen Pole Building	50 x 86	4,300.0	4/1/1967	NOT EXISTING	YES
76	Hay Storage Pole Bldg.	26 x 80	2,080.0	6/1/1974	NOT EXISTING	YES
81	Hobart paper-Pulper enclosure	12 x 80	960.0	10/1/1974	NOT EXISTING	YES
82	Storage Building	20 x 40	800.0	2/1/1977	NOT EXISTING	YES
<b>Total Square Footage:</b>			<b>43,828.0</b>			

**SAA PLN 2016-0076  
DB EQUIPMENT  
AREA MAP**



**SITE**

LADD RD.

STODDARD RD.

PIRRONE RD.

KIERNAN AVE.

219

108

99

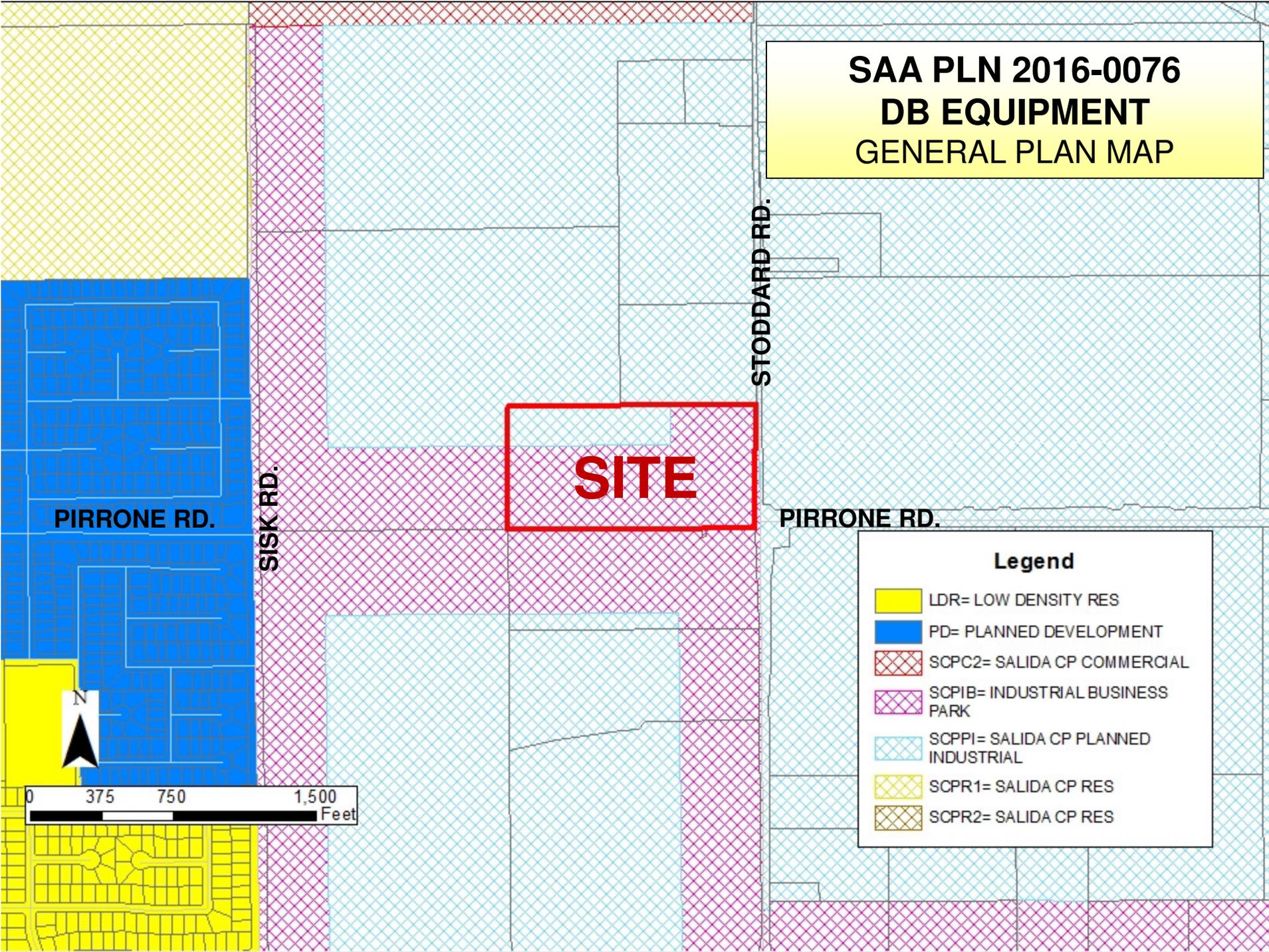
**Legend**

-  SPHERE OF INFLUENCE
-  COUNTY
-  MODESTO

N

0 0.5 1 2 Miles

**SAA PLN 2016-0076  
DB EQUIPMENT  
GENERAL PLAN MAP**



**SITE**

STODDARD RD.

SISK RD.

PIRRONE RD.

PIRRONE RD.

**Legend**

-  LDR= LOW DENSITY RES
-  PD= PLANNED DEVELOPMENT
-  SCPC2= SALIDA CP COMMERCIAL
-  SCPIB= INDUSTRIAL BUSINESS PARK
-  SCPPI= SALIDA CP PLANNED INDUSTRIAL
-  SCPR1= SALIDA CP RES
-  SCPR2= SALIDA CP RES



**SAA PLN 2016-0076  
DB EQUIPMENT  
ZONING MAP**

**SITE**

PIRRONE RD.

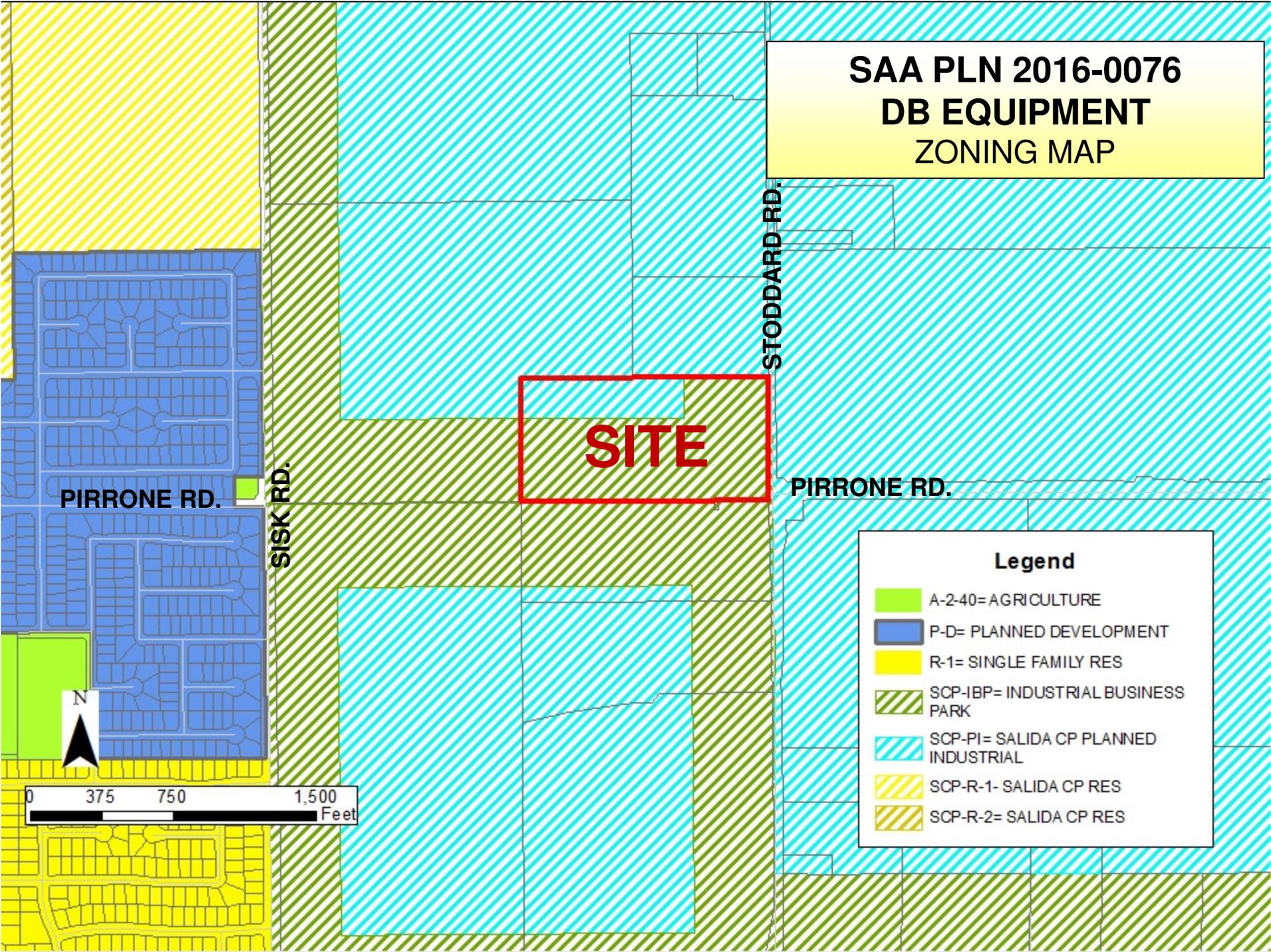
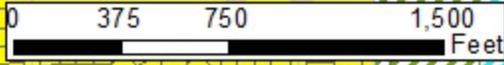
SISK RD.

STODDARD RD.

PIRRONE RD.

**Legend**

- A-2-40= AGRICULTURE
- P-D= PLANNED DEVELOPMENT
- R-1= SINGLE FAMILY RES
- SCP-IBP= INDUSTRIAL BUSINESS PARK
- SCP-PI= SALIDA CP PLANNED INDUSTRIAL
- SCP-R-1- SALIDA CP RES
- SCP-R-2= SALIDA CP RES



**SAA PLN 2016-0076  
DB EQUIPMENT  
SALIDA COMMUNITY PLAN MAP**

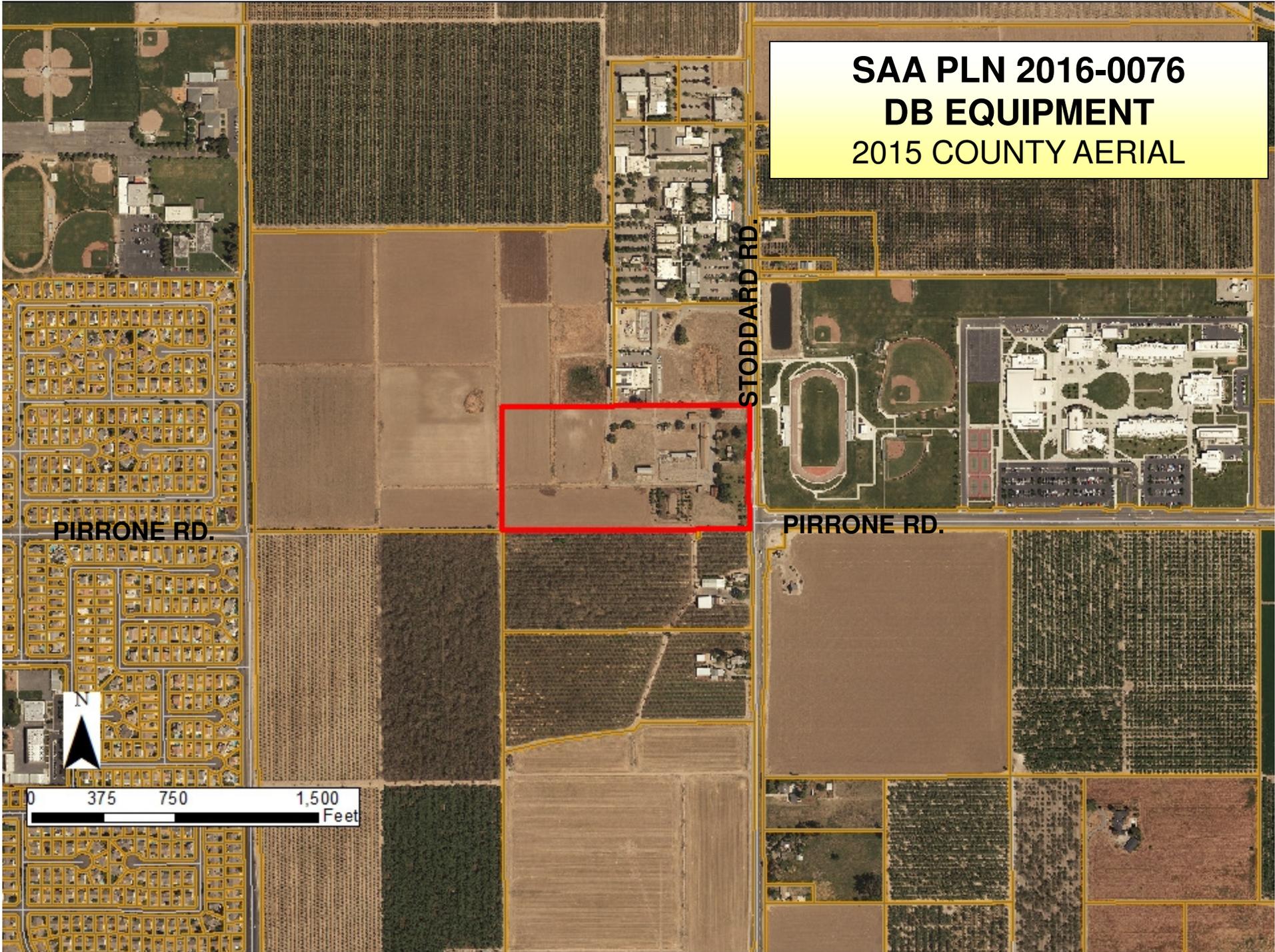


**LEGEND**

Description	Description
Business Park	Public Uses
High Visibility Business Park	Private School
Commercial	Parks & Open Spaces
Planned Industrial	LDR
PI Reserve	MDR
Existing Salida Community	MHDR

**SALIDA COMMUNITY PLAN**  
SALIDA, CA  
ILLUSTRATION 1

**SAA PLN 2016-0076  
DB EQUIPMENT  
2015 COUNTY AERIAL**



STODDARD RD.

PIRRONE RD.

PIRRONE RD.



0 375 750 1,500 Feet

**SAA PLN 2016-0076  
DB EQUIPMENT  
2015 COUNTY AERIAL**

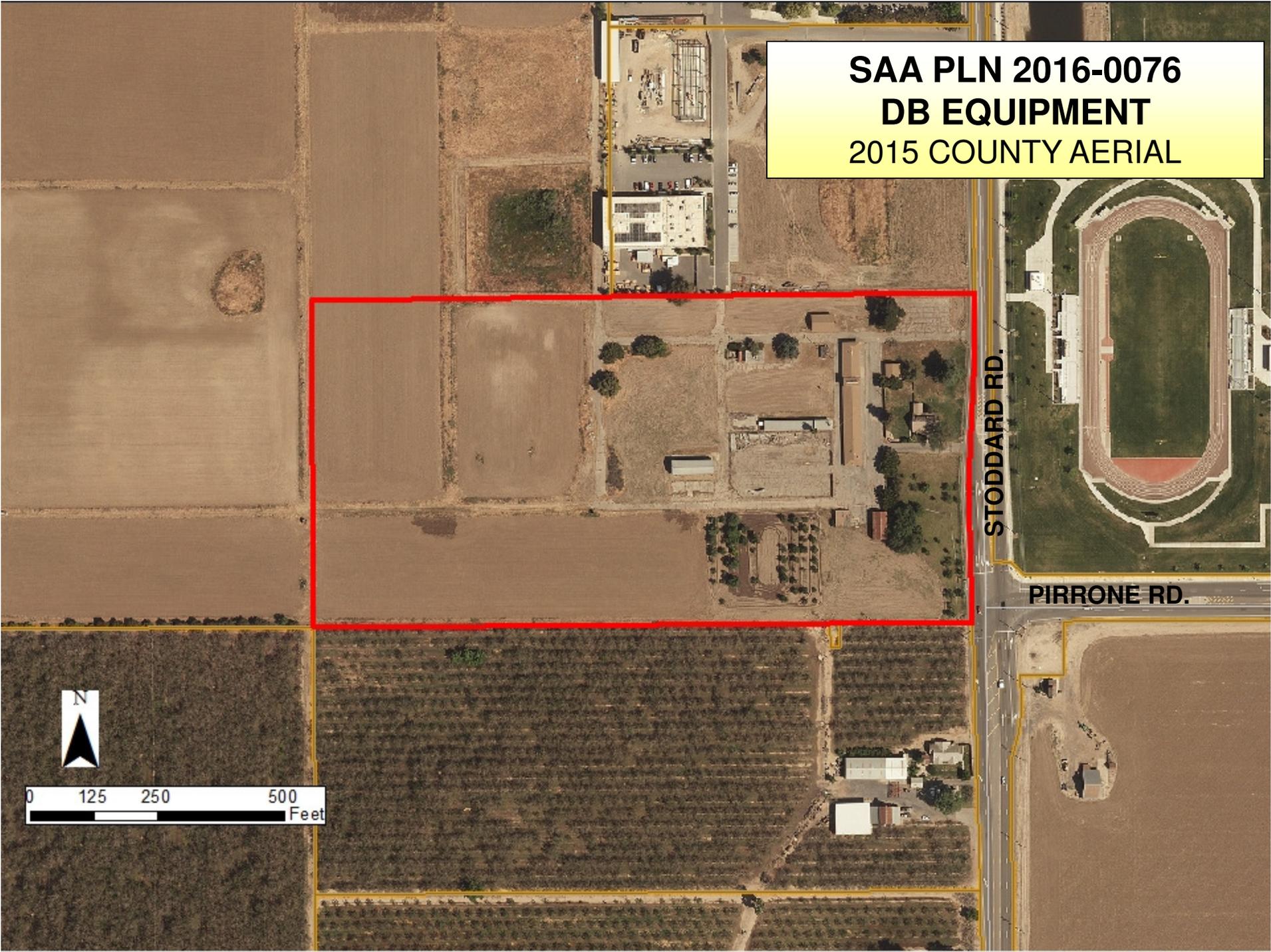


**STODDARD RD.**

**PIRRONE RD.**



0 125 250 500 Feet



5501 Stoddard Rd., Modesto, CA 95350 PH  
APN: 136-032-023

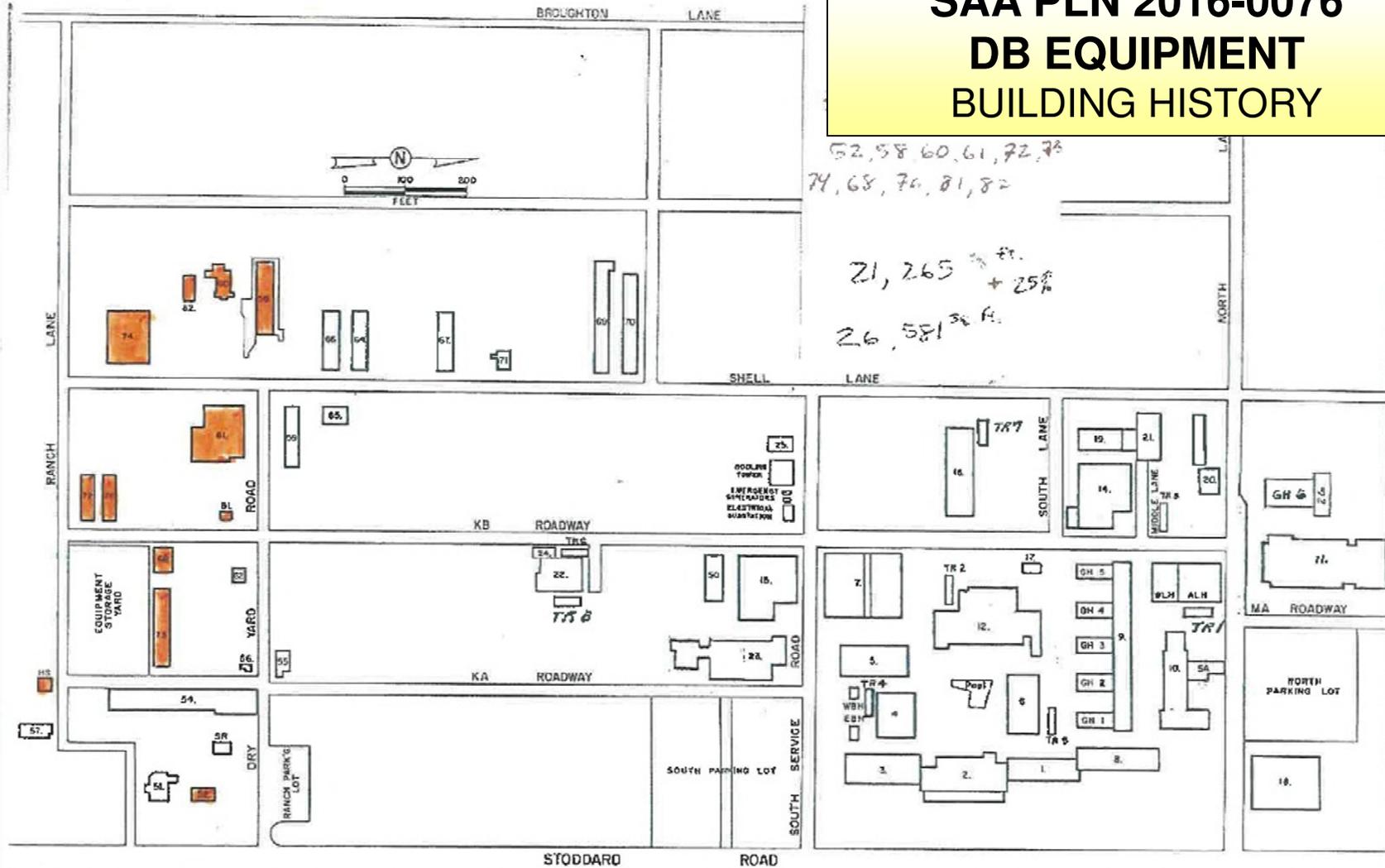
**SAA PLN 2016-0076  
DB EQUIPMENT  
SITE PLAN**

**Building Legend:**

- 1.) Existing House
- 2.) Existing Building
- 3.) Existing Building
- 4.) Existing Building
- 5.) Existing Building
- 6.) Existing Building
- 7.) Existing Building
- 8.) Existing Building
- 9.) Existing Building
- 10.) Existing Building
- 11.) Planned 100' x 100' Assembly Building
- 12.) Future 100' x 100' Assembly Building



# SAA PLN 2016-0076 DB EQUIPMENT BUILDING HISTORY



- EBH East Work Room
- GH Green Houses
- SA Shop Annex
- WBH West Block House
- 1. Acclimation Building
- 2. Library & Cafeteria
- 3. Phys. & Analyt. Chemistry
- 4. Service Building
- 5. Organic Chemistry
- 6. Entomology
- 7. Formulations
- 8. Biological Sciences
- 9. Head House
- 10. Shop & Engineering
- 11. Plant Sciences
- 12. Health & Nutrition
- 13. Herbicides

- 15. Large Soils Preparation
- 18. Pharmacology
- 17. Environmental Growth Bldg.
- 19. Stores
- 16. Residue/Analytical
- 20. Envir. Resid. Fac.
- 21. Residue/Analytical
- 22. Sample Preparation Facility
- 23. Biological Chemistry
- 24. Storage Building
- 25. Storage Building
- 52. Formulation Storage
- TR 1 Trailer No. 1
- TR 2 Trailer No. 2
- TR 3 Trailer No. 3
- TR 4 Trailer No. 4

- TR 5 Trailer No. 5
- TR 6 Trailer No. 6
- TR 7 Trailer No. 7
- TR 8 Trailer No. 8
- HE Horticultural Store Room
- SR Seed Room
- 31. Residence No. 1
- 32. Residence No. 2
- 53.
- 54. Implement Building
- 55. Equipment Central
- 56. Residue, Mol. Storage
- 57. Green Storage Shed
- 58. Storage Building
- 59. Field Application Lab.
- 60. Isotope Building
- 61. Large Anim. Research
- 62. Mach. Equipment
- 63.
- 64. Central Sample Handling Bldg.
- 65. Storage Building

- 66. Engineering Storage
- 67. Sheep Growth
- 68. Engineering Storage
- 69. Cattle Growth
- 70. Cattle Growth
- 71. Milking Barn
- 72. Hay Storage & Litter Stg. Pals Barn
- 73. Equipment Storage
- 74. Feeding Pals Barn
- 75. Hay Storage Pals Barn
- 64. Paper Pulper
- 67. Storage

- 1. Large Soils Preparation
- 2. Environmental Growth Bldg.
- 3. Residue/Analytical
- 4. Envir. Resid. Fac.
- 5. Residue/Analytical
- 6. Sample Preparation Facility
- 7. Biological Chemistry
- 8. Storage Building
- 9. Storage Building
- 10. Formulation Storage
- 11. Trailer No. 1
- 12. Trailer No. 2
- 13. Trailer No. 3
- 14. Trailer No. 4
- 15. Horticultural Store Room
- 16. Seed Room
- 17. Residence No. 1
- 18. Residence No. 2
- 19.
- 20. Implement Building
- 21. Equipment Central
- 22. Residue, Mol. Storage
- 23. Green Storage Shed
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- 39. Equipment Storage
- 40. Feeding Pals Barn
- 41. Hay Storage Pals Barn
- 42. Paper Pulper
- 43. Storage

BIOLOGICAL SCIENCES RESEARCH CENTER  
SHELL DEVELOPMENT COMPANY  
P.O. BOX 4248, MODESTO, CALIF. 95352

REVISED TO 3-28-84  
WM 750-A  
L.S. 7-1-74