



CEQA Exempt Referral Staff Approval Permit

Date: February 24, 2017

To: Distribution List (See Attachment A)

From: Denzel Henderson, Assistant Planner, Planning and Community Development

Subject: STAFF APPROVAL APPLICATION NO. PLN2017-0017 – APB PARTNERS, LLC

Respond By: March 13, 2017

Public Hearing Date: N/A

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: APB PARTNERS, LLC

Project Location: 6049 Leedom Road, east of Charles Street north of E. Hatch Road in the Hughson area.

APN: 018-063-026
Williamson Act Contract: 1981-3749

General Plan: Agriculture

Current Zoning: A-2-40

Project Description: This is a request to construct a new 14,432 square foot cold storage warehouse building with bay recessed truck doors. The new building will connect to an existing 8,200 square foot warehouse for a more efficient indoor operation. To accommodate the new structure the applicant proposes to remove two (2) structures, a 3,880 square foot office building and a 17,220 square foot outdated almond storage warehouse.

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

STAFF APPROVAL APPLICATION NO. PLN2017-0017 – APB PARTNERS, LLC

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		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
	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		STAN CO FARM BUREAU
	CITY OF:		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: HUGHSON FIRE		STAN CO SHERIFF
	HOSPITAL DIST:		STAN CO SUPERVISOR DIST #:
	IRRIGATION DIST:		STAN COUNTY COUNSEL
	STANISLAUS FIRE PREVENTION BUREAU		StanCOG
	MOSQUITO DIST:		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:		TRIBAL CONTACT – Torres Martinez Desert Cahuilla Indians (All)
	RAILROAD:		US ARMY CORPS OF ENGINEERS
	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:
	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: STAFF APPROVAL APPLICATION NO. PLN2017-0017 – APB PARTNERS, LLC

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.

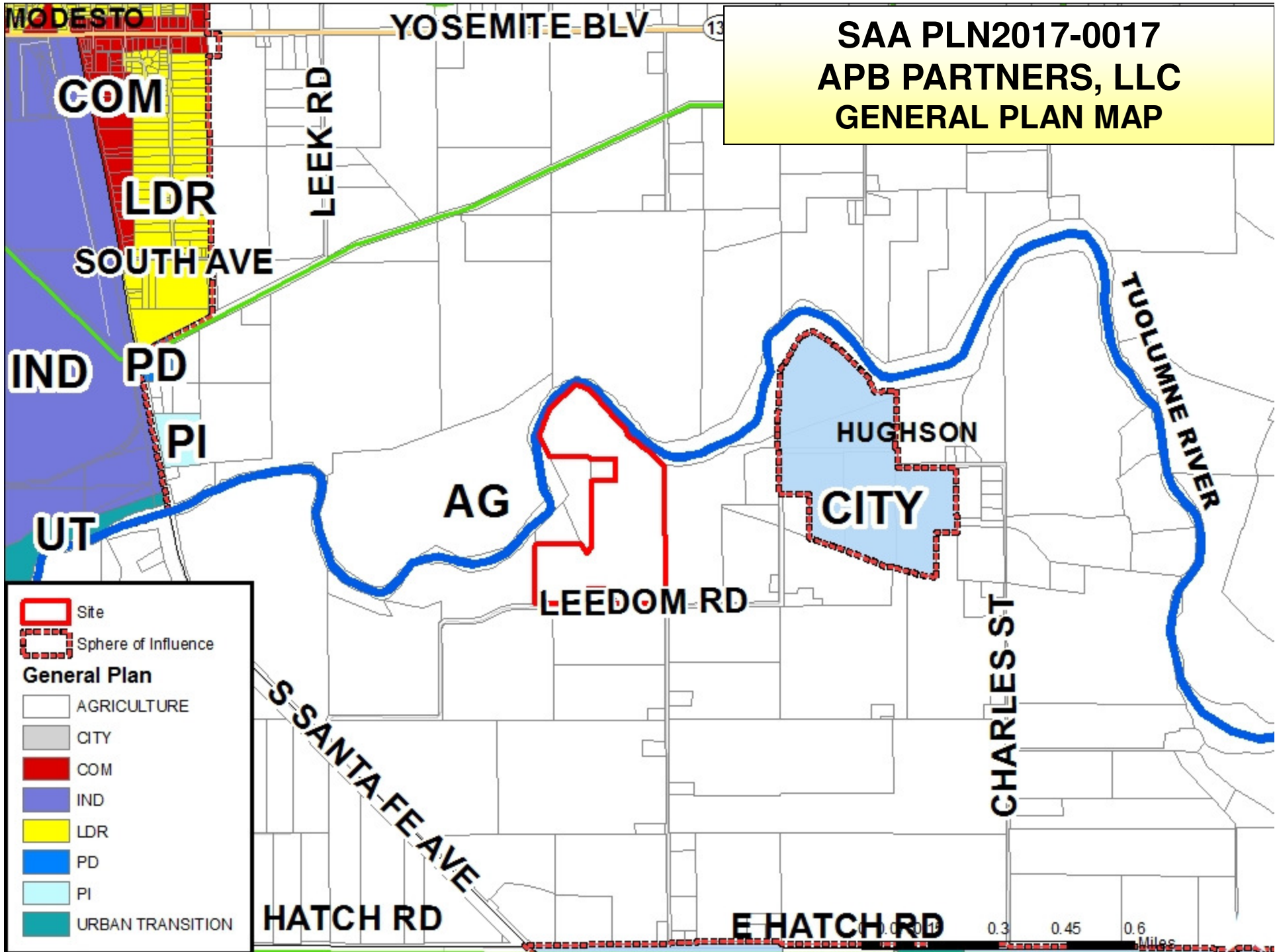
Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

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

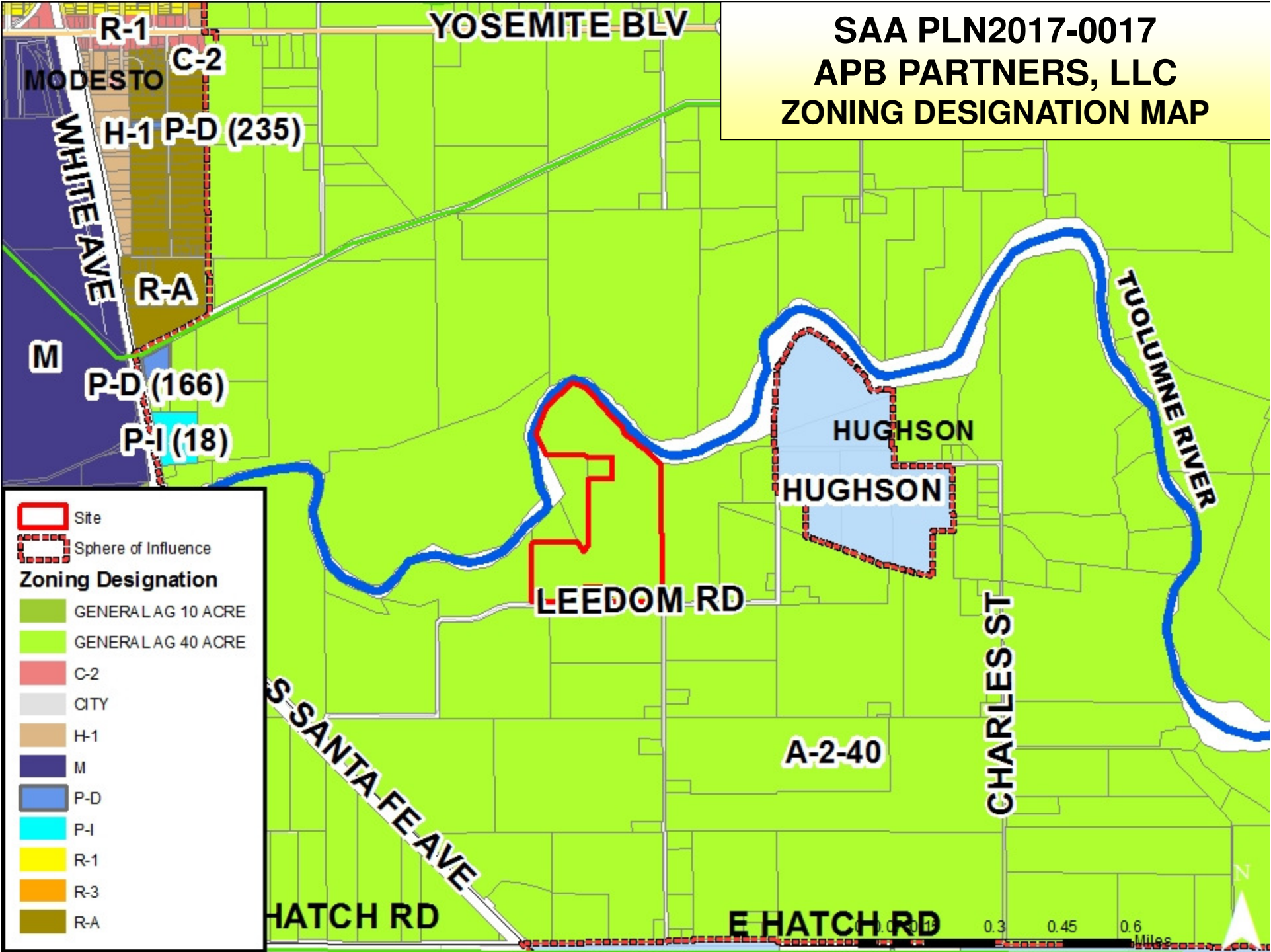
In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name Title Date



**SAA PLN2017-0017
 APB PARTNERS, LLC
 ZONING DESIGNATION MAP**

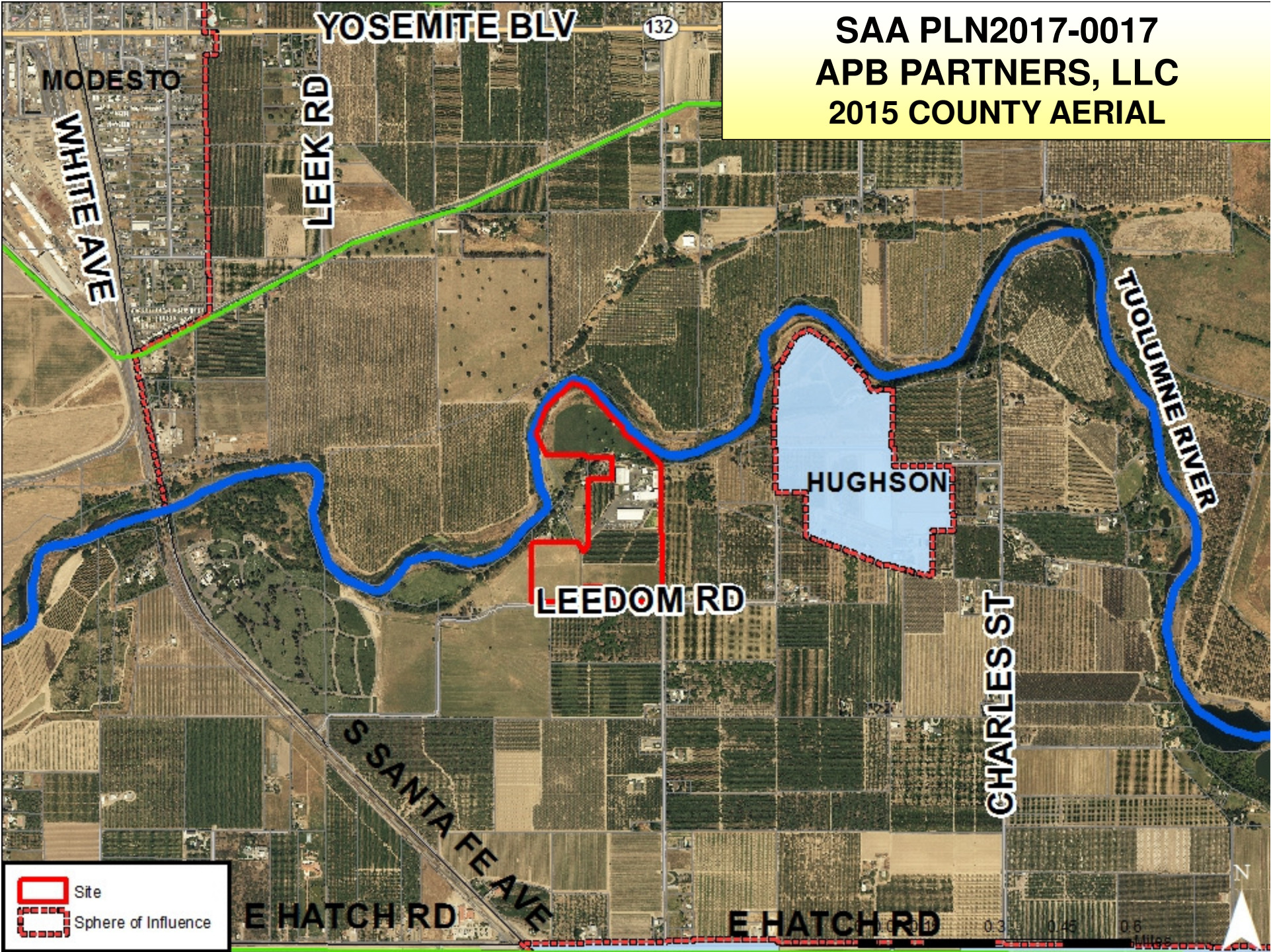



Site
 [Red outline] Site
 [Dashed red outline] Sphere of Influence

Zoning Designation

- [Green box] GENERAL AG 10 ACRE
- [Light green box] GENERAL AG 40 ACRE
- [Red box] C-2
- [Grey box] CITY
- [Brown box] H-1
- [Dark blue box] M
- [Blue box] P-D
- [Cyan box] P-I
- [Yellow box] R-1
- [Orange box] R-3
- [Olive box] R-A

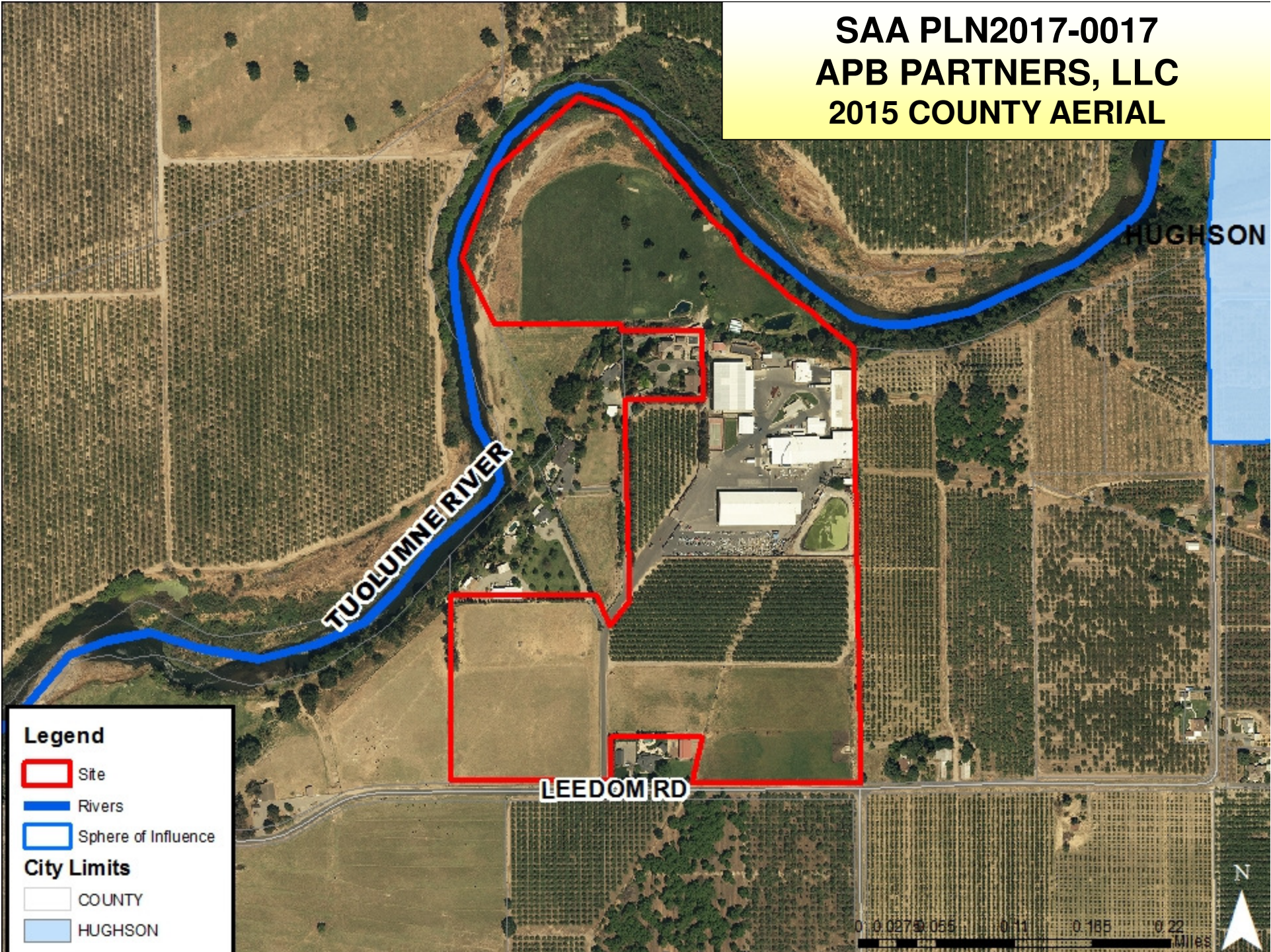
**SAA PLN2017-0017
APB PARTNERS, LLC
2015 COUNTY AERIAL**




 Site
 Sphere of Influence

0.3 0.45 0.6 Miles

**SAA PLN2017-0017
APB PARTNERS, LLC
2015 COUNTY AERIAL**



Legend

-  Site
-  Rivers
-  Sphere of Influence
- City Limits**
-  COUNTY
-  HUGHSON

0 0.0275 0.055 0.11 0.165 0.22 Miles



