

STANISLAUS COUNTY PLANNING COMMISSION

February 17, 2022

STAFF REPORT

USE PERMIT APPLICATION NO. PLN2020-0077
COIT AND HEWES, LLC

REQUEST: TO CHANGE THE USE OF A 1.91 ACRE PARCEL FROM A LEGAL NONCONFORMING GENERAL CONTRACTING BUSINESS TO A HARVESTING EQUIPMENT PARTS FABRICATION AND REPAIR BUSINESS IN THE GENERAL AGRICULTURE (A-2-40) ZONING DISTRICT.

APPLICATION INFORMATION

Applicant:	Coit and Hewes, LLC (Garry Coit and Leroy Hewes)
Property owner:	Garry Coit and Leroy Hewes
Agent:	Lorrie Silva, Beyond Boundaries
Location:	719 E Grayson Road, between Morgan Road and Crows Landing Road, in the Ceres area
Section, Township, Range:	21-4-9
Supervisory District:	Five (Supervisor C. Condit)
Assessor's Parcel:	041-007-006
Referrals:	See Exhibit G Environmental Review Referrals
Area of Parcel(s):	1.91± acres
Water Supply:	Private well
Sewage Disposal:	Private septic system
General Plan Designation:	Agriculture
Community Plan Designation:	N/A
Existing Zoning:	General Agriculture (A-2-40)
Sphere of Influence:	N/A
Williamson Act Contract No.:	N/A
Environmental Review:	Negative Declaration
Present Land Use:	Harvesting equipment parts fabrication and repair business.
Surrounding Land Use:	Orchards and scattered single-family dwellings surround the site on all sides; the City of Ceres is located to the north; the Cowan Tract ranchette subdivision to the southwest; a dairy to the east; and the Union Pacific railroad adjacent to the west property line.

RECOMMENDATION

Staff recommends the Planning Commission approve this request based on the discussion below and on the whole of the record provided to the County. If the Planning Commission decides to approve this project, Exhibit A provides an overview of all the findings required for project approval, which includes use permit findings.

PROJECT DESCRIPTION

The project is a request to change the use of a 1.91± acre parcel from a legal nonconforming (LNC) general contracting business to a harvesting equipment parts fabrication and repair business in the General Agriculture (A-2-40) zoning district. The operation consists of the fabrication and repair of parts for harvesting equipment (shakers, sweepers, conditioners, elevators, and harvesters). The request includes the construction of two awnings (1,140 and 1,680 square feet in size), to be affixed to existing buildings to cover areas used for shade and the outdoor storage of equipment, striping of an existing concrete area to provide for eight additional parking spaces, and the installation of two storm water basins adjacent to the north-eastern and south-eastern property line to maintain stormwater on-site. The business, operating as Coit and Hewes, LLC, has been operating on the site since 2020. No additional lighting or signage is proposed. A site plan, elevations, and photos of existing signage are provided in Exhibit B – *Maps, Site Plan, Elevations, and Photos*.

The project site is currently developed with a 6,408 square-foot fabrication shop, 7,361 square-foot warehouse with 420 square-foot awning, 3,440 square-foot pole barn for the storage of equipment, 20-foot-tall parking lot light pole, and concrete parking lot. Assessor records indicate the site was improved with multiple structures by 1950. Planning land use entitlement records indicate a number of businesses have operated on the project site since 1980. Uses on the project site prior to 1980 are unknown. The following is a summary of the uses:

- 1980-1993, a roofing business and a gunite contractor were permitted to operate on the property under Use Permit No. 80-07 – Vincent Magaro. Use Permit No 80-70 – Central Valley Roofing Co. permitted the construction of a 5,000 square-foot warehouse, and Staff Approval Permit No. 81-22 – Vincent C. Magaro permitted an 800 square-foot addition to the same warehouse.
- 1993-2020, the property was utilized for a general contracting business approved under Staff Approval Permit No. 93-20 – Vincent C. Magaro.

The project site was zoned as Limited Industrial (L-M) in 1971, which permitted industrial uses, such as warehousing and manufacturing. The current A-2 zoning of the property was established in 1983. As non-agricultural commercial uses were established on the project site under the L-M zoning, the continued commercial use of the project site is considered to be LNC under the current zoning.

In 2020, Coit and Hewes, LLC began operating a harvesting equipment parts fabrication and repair business out of the site without obtaining the required land use entitlements. Additionally, prior to Coit and Hewes taking over operation of the site in 2020, the 20-foot-tall parking lot light pole, pole barn, and a 19x34 foot northern portion of the fabrication shop were constructed without permits. As such, this application will legalize the change in use, allowing the existing buildings to be utilized in conjunction with the parts fabrication and repair business, and allow building permits to be obtained for the unpermitted pole barn, addition to the fabrication shop, and light pole. Although no building permits are required, approval of the request will also permit the two

existing signs affixed to the wrought iron fencing along East Grayson Road.

The proposed hours of operation for the parts fabrication and repair business are 6 a.m. to 6 p.m., Monday through Saturday with 10 employees on a maximum shift, including one shift per day, up to five (5) daily customers, and one (1) truck trip per day. Coit and Hewes, LLC serves customers in the Central Valley, including Stanislaus, San Joaquin, Merced, Madera, and Fresno County.

SITE DESCRIPTION

The 1.91± acre project site is located at 719 E Grayson Road, between Morgan Road and Crows Landing Road, in the Ceres area (see Exhibit B – *Maps, Site Plan, Elevations, and Photos*). The project site is currently improved with 17,629 square feet of building space and a concrete parking lot with 10 striped parking spaces; the remaining area is improved with either concrete, gravel, asphalt, or crushed walnut shells. Landscaping, consisting of a combination of trees, shrubs, and flowers, and six-foot-tall wrought iron fencing with two (2) two-foot by three-foot signs affixed to the fence exists along the road frontage and six-foot-tall chain-link fencing with vines for vegetative screening exists along the side and rear property lines. The site includes exterior lighting consisting of a 20-foot-tall light pole and wall lighting affixed to the existing buildings at approximately 16 feet in height. The site has access via one driveway onto County-maintained East Grayson Road.

Surrounding land uses include orchards and scattered single-family dwellings, which surround the site on all sides; the City of Ceres is located to the north; the Cowan Tract ranchette subdivision to the southwest; a dairy to the east; and the Union Pacific railroad is adjacent to the west property line.

ISSUES

This request would permit a change in use and allow the construction that occurred without a permit to obtain a building permit. As described in the project description, the project site was developed and utilized for commercial purposes prior to the establishment of the A-2 zoning district. The commercial use of the property is considered LNC and the County's Zoning Ordinance allows for a change to a different use of equal or lesser intensity than the LNC use. In this case, the proposed business will be intensifying the use, however, the use may be permitted as an agricultural service establishment in the A-2 zoning district. A discussion on the permitting of an agricultural service establishment is provided in the Zoning Ordinance Consistency section of this report.

The conditions of approval for this project reflect that the expansion has already occurred and, as such, building permits for the unpermitted structures will need to be obtained within six months and finalized within 12 months of project approval; instead of the 18 months generally provided to use permits.

Grayson Road is classified in the Stanislaus County General Plan Circulation Element as a 110-foot-wide Minor Arterial (MA) road and a portion of the existing building and the proposed awning, fencing, and landscaping along the frontage of the property are within the ultimate right-of-way. Condition of Approval Nos. 13 and 17 have been applied to the project, which will allow the improvements to remain within the ultimate right-of-way until the agency of jurisdiction over the road notifies the property owner of the need to accept the irrevocable offer of dedication (IOD) for road widening purposes. Once the IOD has been requested, the property owner will be required to work with the Planning Department to relocate the improvements so they are outside of the

ultimate right-of-way and conform to the applicable development standards.

No other issues have been identified as a part of this request.

CORRESPONDENCE

The Planning Department has received a letter of support for the project from Westport 4-H Club community leader, Catrina Ludwig, describing how Coit and Hewes, LLC has supported the Westport 4-H Club over the years. The department has also received an email from Allen Moore, the property owner of the adjacent parcel to the west, stating he has no objection to the project and the use will be an asset to the farming community (see Exhibit F – *Correspondence*).

GENERAL PLAN CONSISTENCY

The site is currently designated “Agriculture” in the Stanislaus County General Plan; this designation is consistent with the site’s General Agriculture (A-2-40) zoning district. The agricultural designation recognizes the value and importance of agriculture by acting to preclude incompatible urban development within agricultural areas and, as such, should generally be zoned with 40-acre to 160-acre minimum parcel sizes. This designation establishes agriculture as the primary use, but allows dwelling units, limited agriculturally related commercial services, agriculturally related light industrial uses, and other uses which by their unique nature are not compatible with urban uses, provided they do not conflict with the primary use.

Goal Three, Policy Twenty of the General Plan’s Land Use Element recognizes nonconforming uses as an integral part of the County’s economy and, as such, should be allowed to continue. The policy implemented through the County’s Zoning Ordinance permits replacement and expansion of nonconforming uses.

Goal One, Objective 1.2 of the General Plan’s Agricultural Element encourages vertical integration of agriculture by organizing uses requiring use permits into three tiers based on the type of uses and their relationship to agriculture. Tier Two uses include agriculture-related commercial and industrial uses such as agricultural service establishments and agricultural processing plants and facilities.

Agricultural service establishments are defined in the Agricultural Element of the Stanislaus County General Plan, and the County Zoning Ordinance, as:

“A business engaging in activities designed to aid production agriculture. Service does not include the provision of tangible goods except those sold directly to farmers and used specifically to aid in production of farm animals or crops. Nor does service industry include any business which has the primary function of manufacturing products.”

Objective 1.2 of the Agricultural Element states:

“...Agricultural service establishments designed to serve the immediate area and agricultural processing plants such as wineries and canneries are allowed when the Planning Commission finds that (1) they will not be substantially detrimental to or in conflict with the agricultural use of other property in the vicinity; (2) the establishment as proposed will not create a concentration of commercial and industrial uses in the vicinity; and (3) it is necessary and desirable for such

establishment to be located within the agricultural area as opposed to areas zoned commercial or industrial. In general, agricultural service establishments can be difficult to evaluate due to their wide diversity of service types and service areas. This diversity often leads to requests for uses which provide both agricultural and non-agricultural services and/or have a wide-spread service area. Maintaining a focus on production agriculture is key to evaluating agricultural service establishments in the agricultural area. In order to control the scale and intensity of these facilities, the County requires such facilities in the agricultural area to show a direct connection to production agriculture in Stanislaus County and applies limitations on the number of employees.”

Goal Five, Policy 27 of the General Plan’s Land Use Element requires development subject to discretionary approval, located outside the sphere of influence of cities, but within one mile of a city’s adopted sphere of influence, and within a city’s adopted general plan area, to be referred out to the city for consideration. However, the County reserves the right for final discretionary action. This project is located within one mile of the City of Ceres’ Sphere of Influence and inside of their General Plan area (designated as Industrial Reserve). Accordingly, the project was referred to the City of Ceres who responded with no comments and no request for City standards to be applied to the project.

To minimize conflicts between agricultural and non-agricultural operations, Buffer and Setback Guidelines (Appendix A of the Agricultural Element) have been adopted. The purpose of these guidelines is to protect the long-term health of local agriculture by minimizing conflicts such as spray drift and trespassing resulting from the interface of agricultural and non-agricultural uses. Appendix A states: “All projects shall incorporate a minimum 150-foot-wide buffer setback. Projects which propose people intensive outdoor activities, such as athletic fields, shall incorporate a minimum 300-foot-wide buffer setback.” Public roadways, utilities, drainage facilities, rivers and adjacent riparian areas, landscaping, parking lots, and similar low people intensive uses are permitted uses within the buffer setback area. Low people intensive Tier One and Tier Two Uses (such as nut hulling, shelling, dehydrating, grain warehousing, and agricultural processing facilities) which do not serve the general public shall not be subject to compliance with these guidelines. While the proposed project is open to the public, it is considered a Tier Two use, as an agricultural service establishment, and is proposed to operate in a manner that may be viewed as low-people intensive. As a Tier Two low people intensive use, the project would not be subject to agricultural buffers unless the Planning Commission determines that it is a people intensive use. At full build-out the facility proposes a maximum of 10 employees on-site during any one time. The decision-making body (Planning Commission) shall have the ultimate authority to determine if the proposed or expanded use is “low people intensive”. Provided the Planning Commission agrees that this project is low people intensive, Staff believes that the project is not subject to the agricultural buffer guidelines. The impact to the adjacent agricultural uses is not anticipated to be greater as a result of this project.

ZONING ORDINANCE CONSISTENCY

The site is currently zoned General Agriculture (A-2-40). Section 21.80.070 of the Zoning Ordinance allows for the enlargement, expansion, or restoration of a nonconforming use, or a change to a different use of equal or lesser intensity than the legal nonconforming use, on the same parcel as the existing use, if it finds that the enlargement, expansion, restoration, or changes:

- 1) Will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use.
- 2) Will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of persons residing or working in the neighborhood or to the general welfare of the county.
- 3) Is logically and reasonably related to the existing use and that the size or intensity of the enlargement, expansion, restoration, or changes is not such that it would be more appropriately moved to a zoning district in which it is permitted.

Approval of the project will result in an additional eight (8) employees, five (5) daily customers, and one (1) truck trip per-day, compared to the prior general contracting operation, increasing the intensity of the use and precluding it from qualifying for a use permit under the nonconforming provision of the Zoning Ordinance.

Section 21.20.030(B) of the Stanislaus County Zoning Ordinance allows agricultural service establishments with a Tier Two Use Permit. Tier Two uses are agriculture-related commercial and industrial uses, and may be allowed when the Planning Commission makes the following findings:

- 1) The establishment as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity.
- 2) The establishment as proposed will not create a concentration of commercial and industrial uses in the vicinity.
- 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.

Section 21.20.030(B)(3)(a) recognizes agricultural service establishments as a Tier Two use when primarily engaging in the provision of agricultural services to farmers and when such establishments are designed to serve the immediately surrounding area as opposed to having a widespread service area.

Staff requested documentation outlining the service area for the proposed agricultural service establishment. According to the documentation supplied by the applicant, the service area includes 303 farming operations located within Stanislaus, San Joaquin, Merced, Madera, and Fresno Counties. The majority of customers are located in Stanislaus County (77%) with remaining 23% of customers divided between the remaining counties. Per the applicant, 70% of the customers are located within 50 miles of the project site. Approximately 75% of the harvesting equipment is repaired on-site and the remaining 25% is repaired off-site on the farmer's property.

The County's Zoning Ordinance does not define "immediate surrounding area" or "widespread service area" in the context of a Tier Two use. The determination is left to the Planning Commission to make on a case-by-case basis and may vary depending on the nature of the use and service area necessary to generate a viable customer base. In this case, the change in use from a legal nonconforming use provides some added flexibility in determining the allowable service area, since a change in the legal nonconforming use would not be bound to the Tier Two service area requirements. While staff has determined that the proposed change in use is of an intensity precluding it from qualifying for a use permit under the nonconforming provision of the Zoning Ordinance, staff believes the prior legal nonconforming use should be a factor in

considering the findings required for expansion as a Tier Two use.

In this case, given the existence of a prior legal nonconforming use that has transitioned to the new use, Staff believes this expansion is consistent with the Tier Two Use Permit findings. The use has been in operation on the site since 2020 and there is no indication that this project, as proposed and conditioned, will be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the County.

ENVIRONMENTAL REVIEW

An environmental assessment for the project has been prepared in accordance with the California Environmental Quality Act (CEQA). The assessment included preparation of an Initial Study (see Exhibit D – *Initial Study*). Pursuant to CEQA, the proposed project was circulated to interested parties and responsible agencies for review and comment and no significant issues were raised (see Exhibit G - *Environmental Review Referrals*).

A Negative Declaration has been prepared for approval prior to action on the project itself as the project will not have a significant effect on the environment (see Exhibit E – *Negative Declaration*). Conditions of approval reflecting referral responses have been placed on the project (see Exhibit C – *Conditions of Approval*).

Note: Pursuant to California Fish and Game Code Section 711.4, all project applicants subject to the California Environmental Quality Act (CEQA) shall pay a filing fee for each project; therefore, the applicant will further be required to pay **\$2,605.00** for the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and the Clerk Recorder filing fees. The attached Conditions of Approval ensure that this will occur.

Contact Person: Teresa McDonald, Associate Planner, (209) 525-6330

Attachments:

- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps, Site Plan, Elevations, and Photos
- Exhibit C - Conditions of Approval
- Exhibit D - Initial Study
- Exhibit E - Negative Declaration
- Exhibit F - Correspondence
- Exhibit G - Environmental Review Referrals






Findings and Actions Required for Project Approval

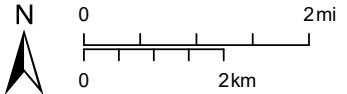
1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgment and analysis.
2. Order the filing of a Notice of Determination with Stanislaus County Clerk-Recorder pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find That:
 - a. The establishment, maintenance, and operation of the proposed use or building applied for is consistent with the General Plan and will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
 - b. The establishment as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity.
 - c. The establishment as proposed will not create a concentration of commercial and industrial uses in the vicinity.
 - d. 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.
 - e. The project will increase activities in and around the project area, and increase demands for roads and services, thereby requiring dedication and improvements.
 - f. That the proposed Tier Two use is "low people intensive" and not subject to the agricultural buffer.
4. Approve Use Permit Application No. PLN2020-0077 – Coit and Hewes, LLC subject to the attached Conditions of Approval.

COIT AND HEWES
LLC
UP
PLN2020-0077

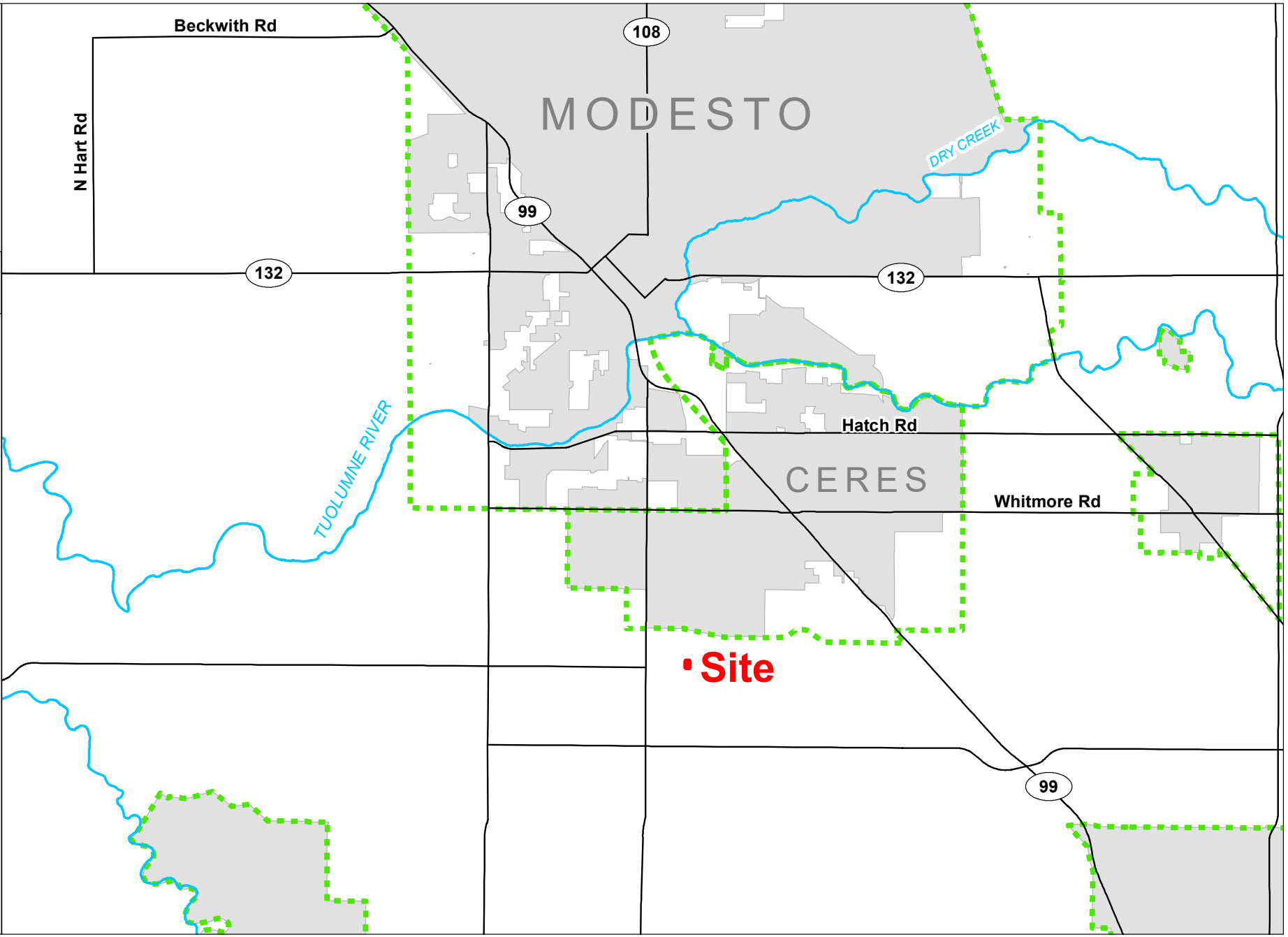
AREA MAP

LEGEND

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



Source: Planning Department GIS Date: 9/10/2020







6

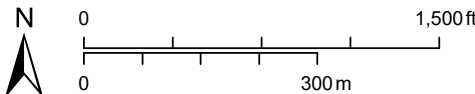
EXHIBIT B

COIT AND HEWES
LLC
UP
PLN2020-0077

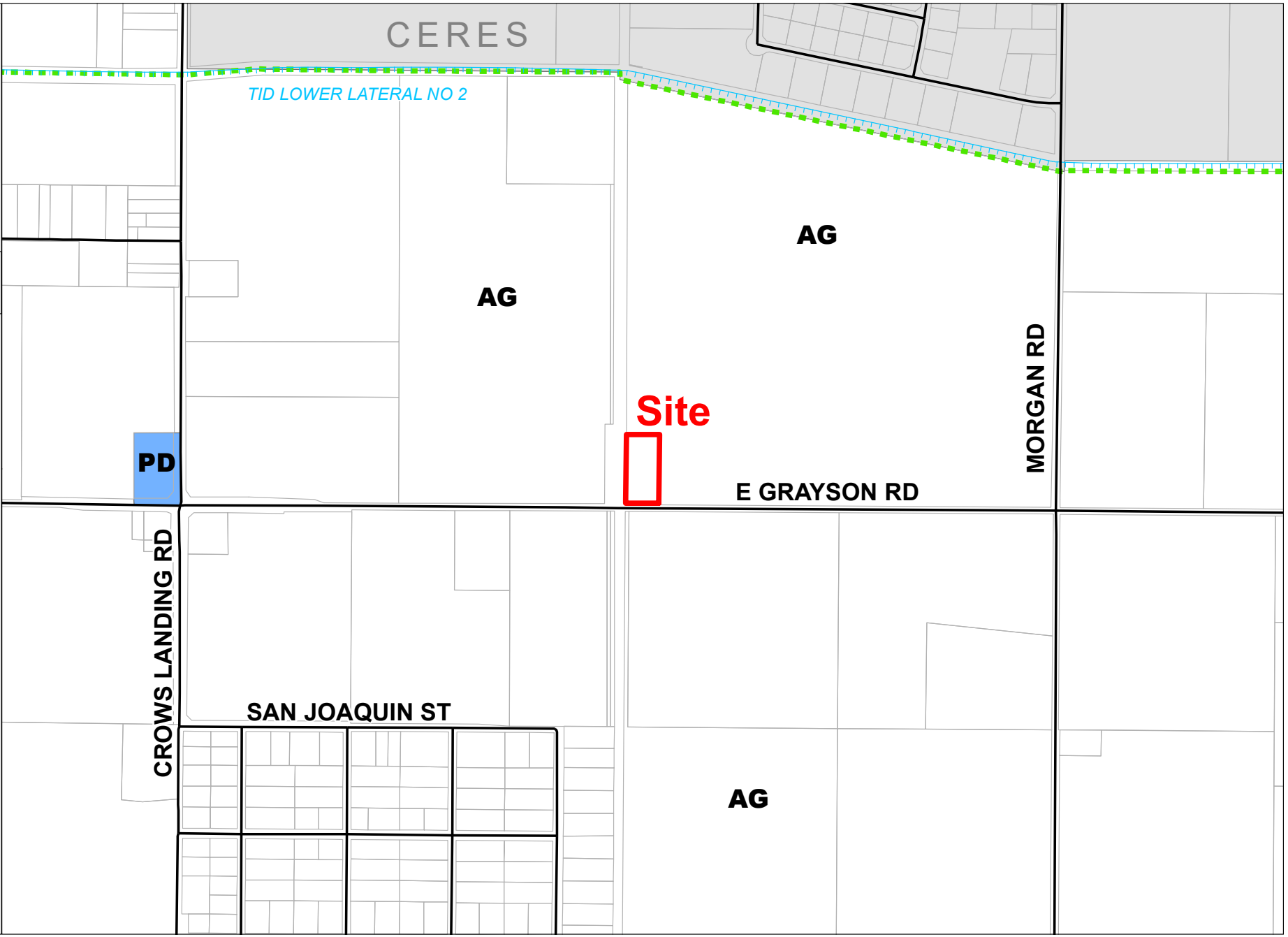
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  Road
-  Canal
- General Plan**
-  Agriculture
-  Planned Development











Source: Planning Department GIS Date: 9/10/2020

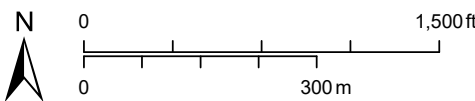


COIT AND HEWES
LLC
UP
PLN2020-0077

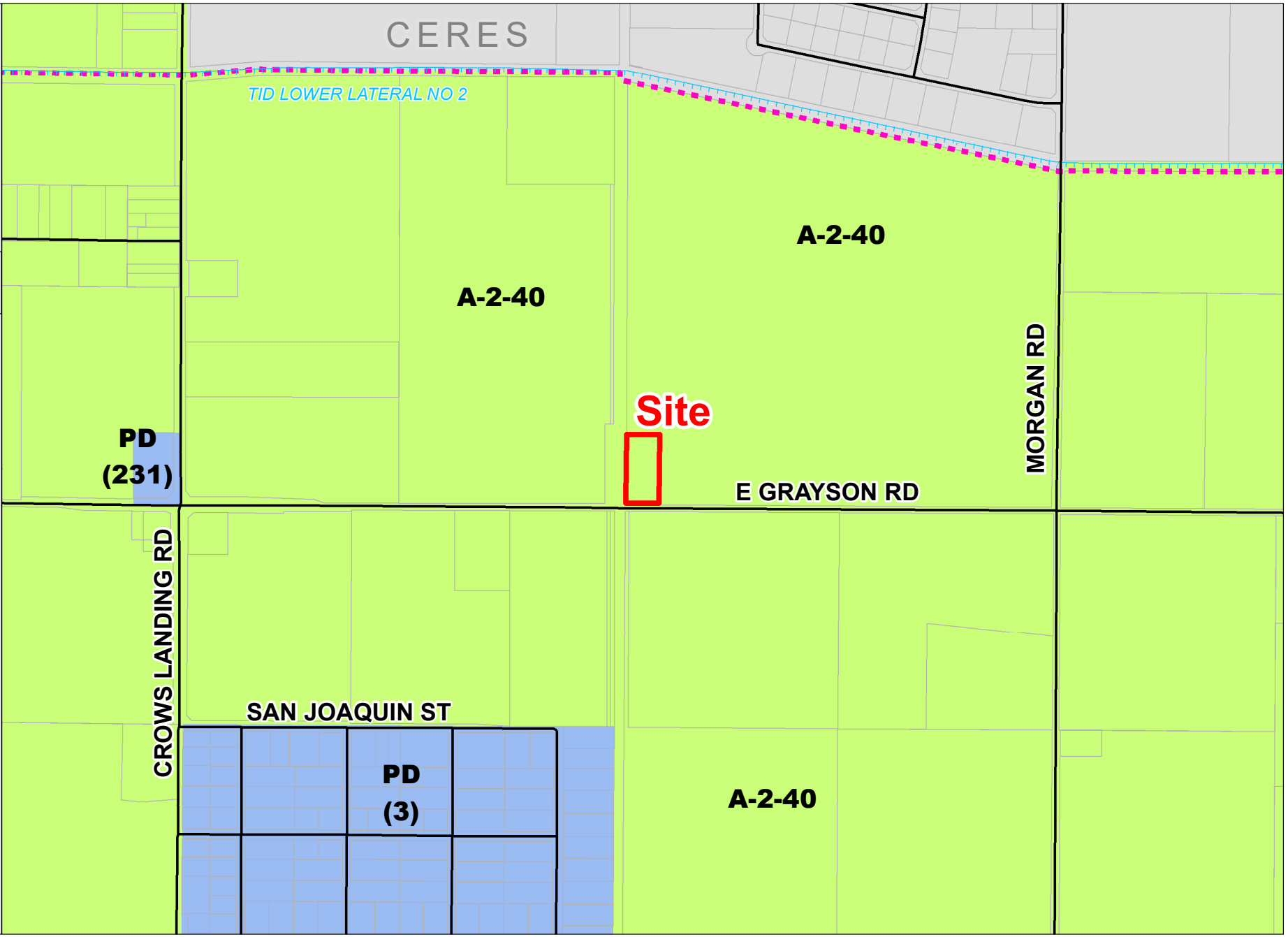
ZONING MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  Road
-  Canal
- Zoning Designation**
 -  Planned Development
 -  General Agriculture 40 Acre



Source: Planning Department GIS Date: 9/10/2020







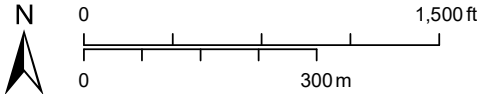
COIT AND HEWES
LLC

UP
PLN2020-0077

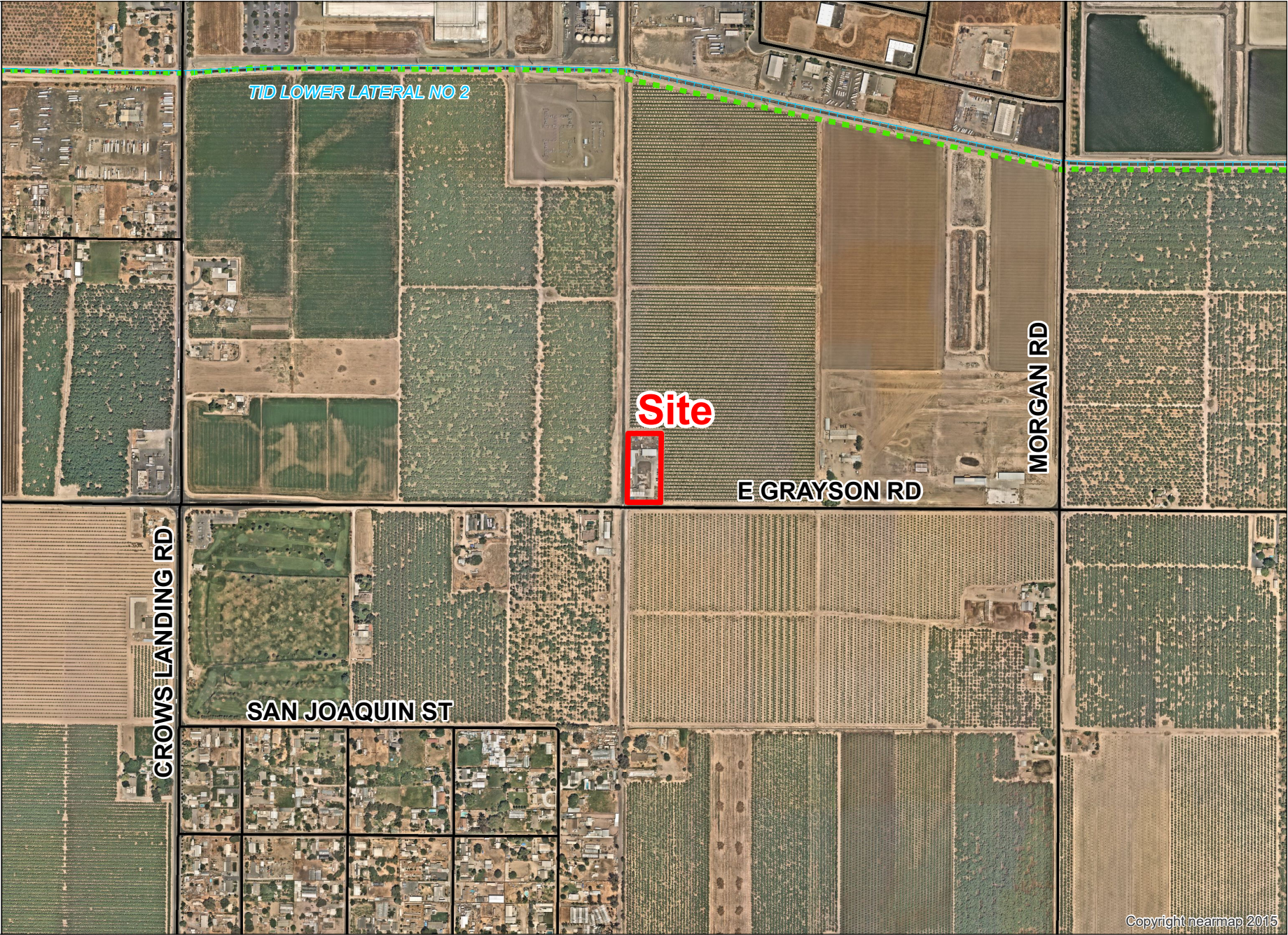
2021 AERIAL AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal



Source: Planning Department GIS Date: 2/2/2022




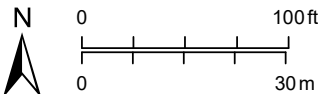
COIT AND HEWES
LLC
UP
PLN2020-0077

2021 AERIAL SITE MAP

LEGEND

 Project Site

 Road



Source: Planning Department GIS







Date: 2/2/2022

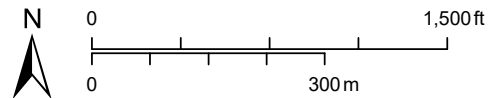


**COIT AND HEWES
LLC
UP
PLN2020-0077**

ACREAGE MAP

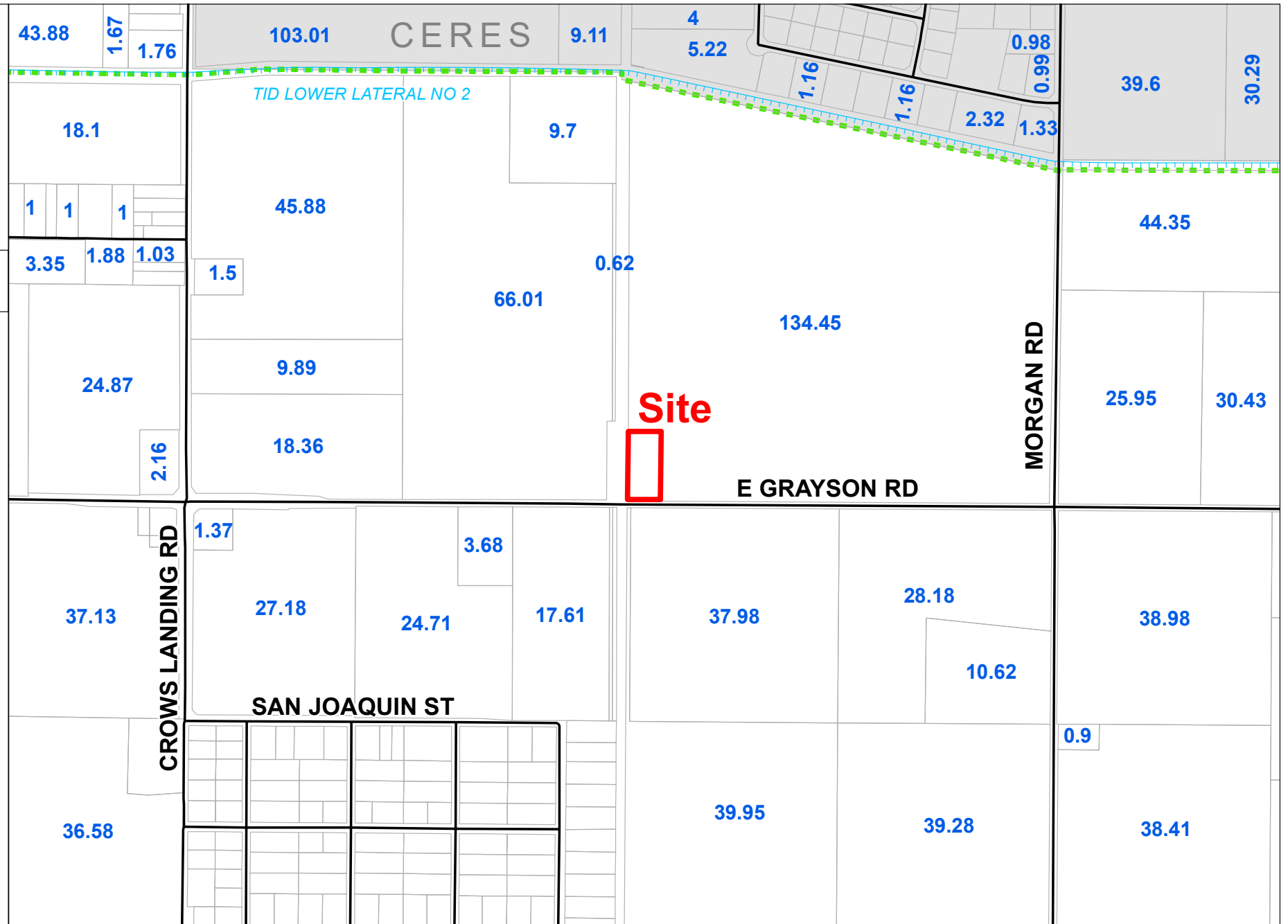
LEGEND

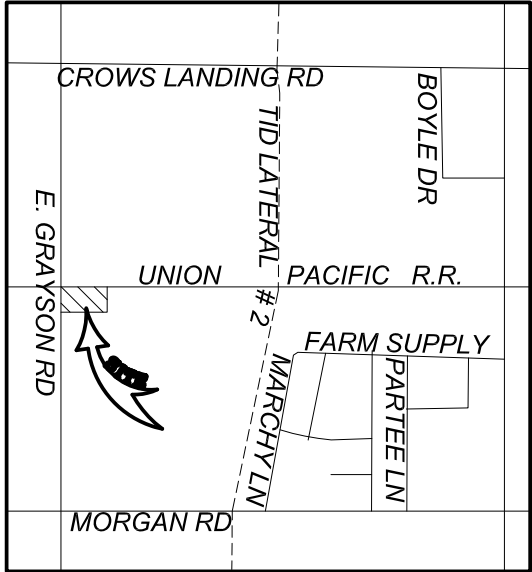
-  Project Site
-  Sphere of Influence
-  City of
-  Parcel/Acres
-  Road
-  Canal



Source: Planning Department GIS

Date: 9/10/2020





OWNER: LEROY HEWES & GARY COIT
312 E. GRAYSON ROAD
MODESTO, CA 95358
PH: (209) 531-9891

PROJECT DESCRIPTION:
TO OBTAIN A CONDITIONAL USE PERMIT ON THE "PROJECT SITE," WHICH IS AN EXISTING NON-CONFORMING 1.92+ ACRE PARCEL SITUATE IN A A-2-40 ZONE. THE GOAL IS TO UTILIZE THE EXISTING STRUCTURES TO FABRICATE AGRICULTURAL REPLACEMENT PARTS FOR NUT HARVESTORS AND SUPPLY THEM TO LOCAL FARMERS.

PROJECT ADDRESS: 719 E. GRAYSON ROAD
MODESTO, CA 95358

PROJECT SIZE: 1.92+ ACRES

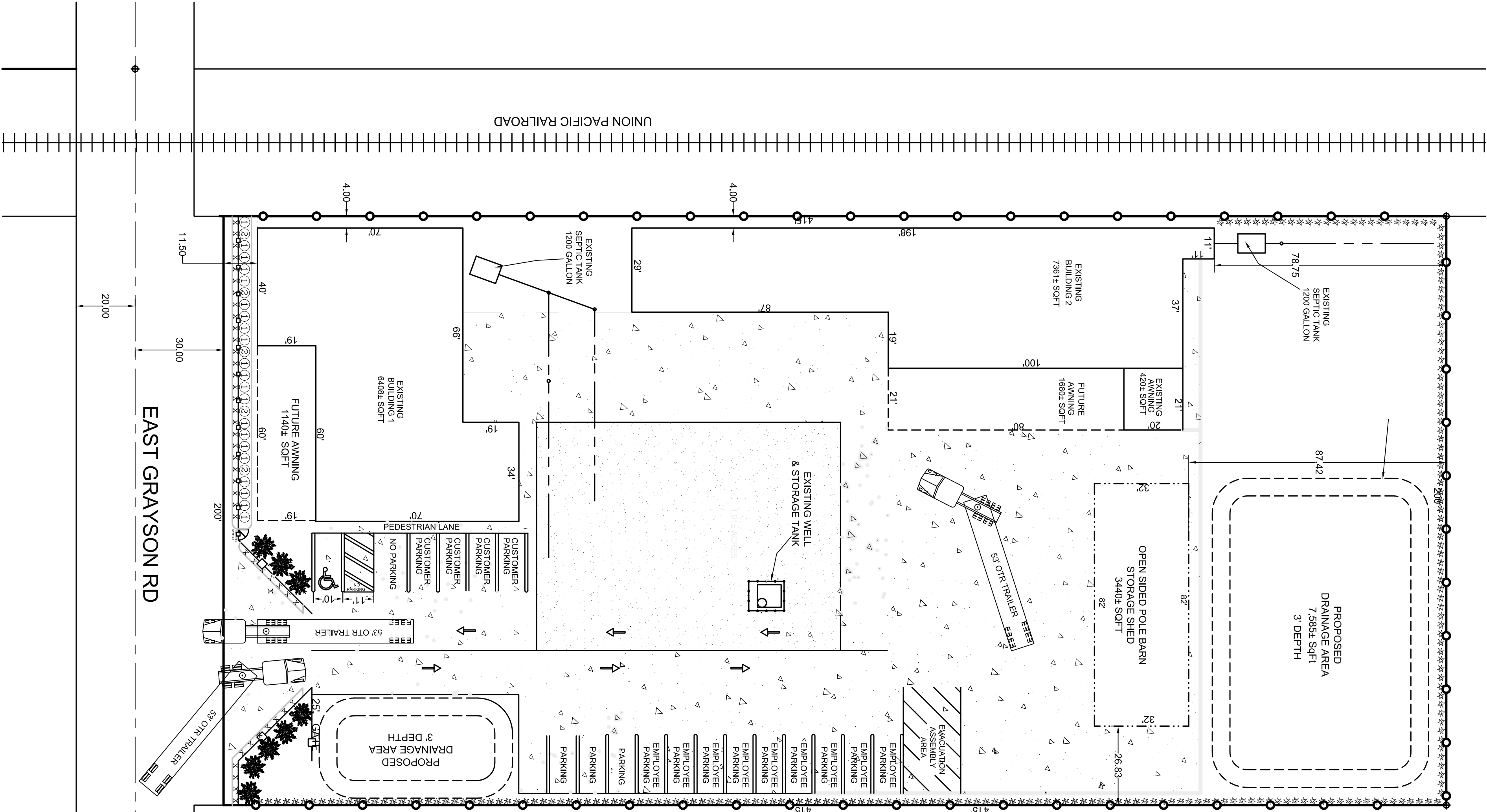
A.P.N.: 041-007-006

ZONING: A-2-40

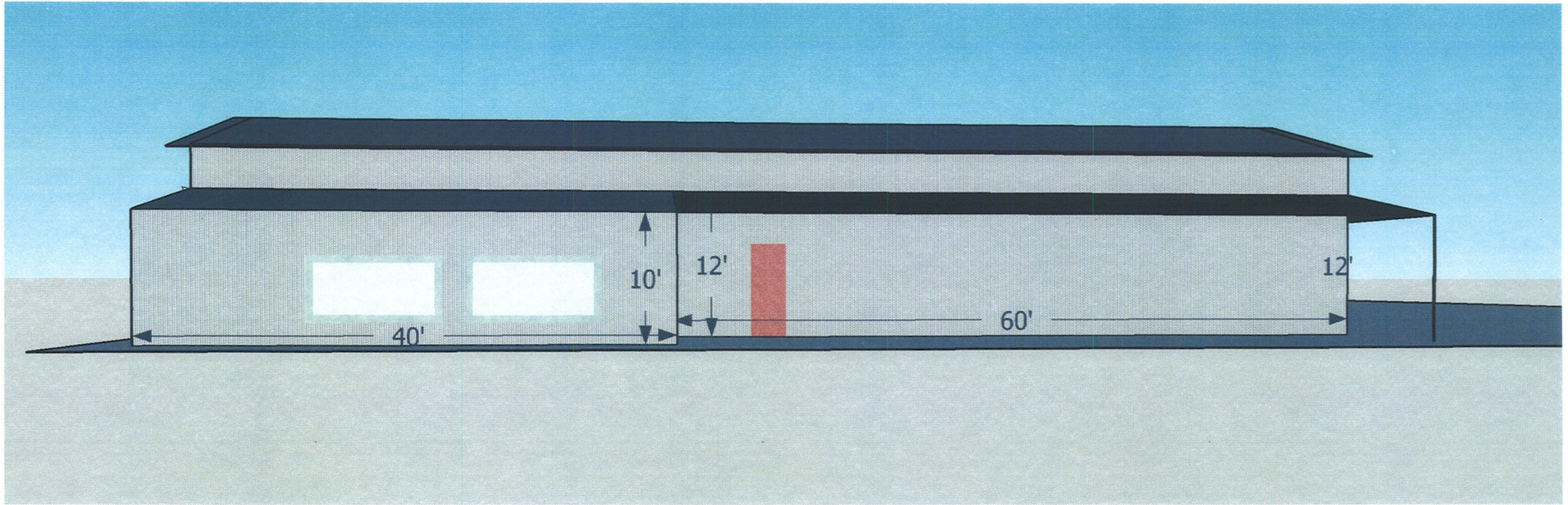
UTILITIES & FACILITIES:
WATER - PRIVATE WELL
SEWER - SEPTIC
STORM DRAIN - ON SITE
ELECTRICITY - TID
GAS - ON SITE - DELIVERED BY J.S. WEST
TELEPHONE - AT&T

- PROPOSED / FUTURE DEVELOPMENT
 - EXISTING BUILDING
 - EXISTING POLEBARN
 - EXISTING CONCRETE
 - EXISTING GRAVEL
- PARKING ANALYSIS**
A MAXIMUM OF 10 EMPLOYEES
CUSTOMERS 5 PEAK
A TOTAL OF 15 PARKING STALLS REQUIRED
A TOTAL OF 18 PARKING STALLS PROVIDED

LANDSCAPE PLAN				
#/SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING QTY
①	LIGUSTRUM japonicum	Wax Leaf Privet	6'H	4' 40
②	LAGERSTROEMIA TRACHELOSPERMUM jasminoides	Crape Myrtle Star Jasmine	12'H 6'H	20' 3' 253
x	AGAPANTHUS	Lily of the Nile	3'H	4' 50
	SEQUOIOIDEAE	Redwood	40'H	10' 8

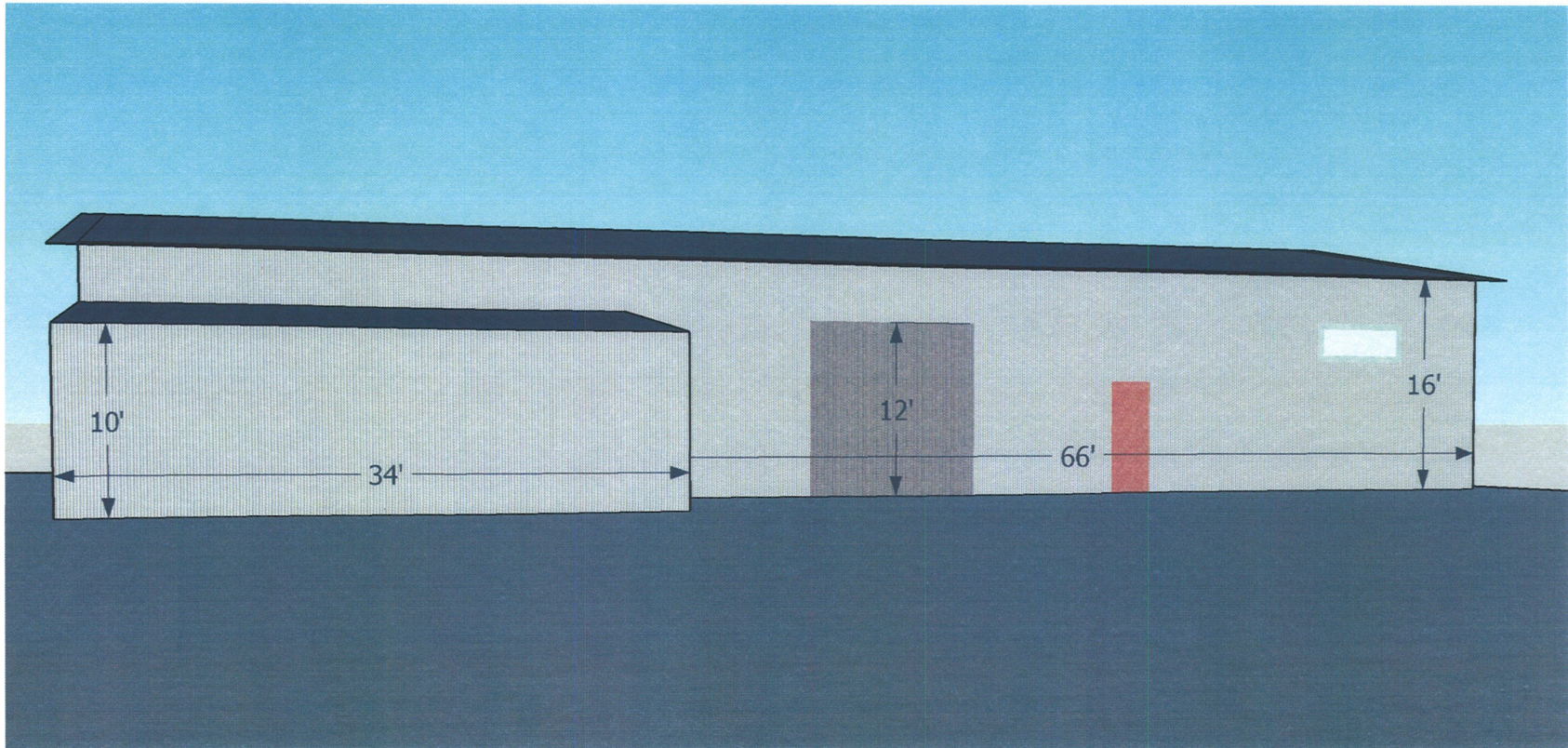


BUILDING 1



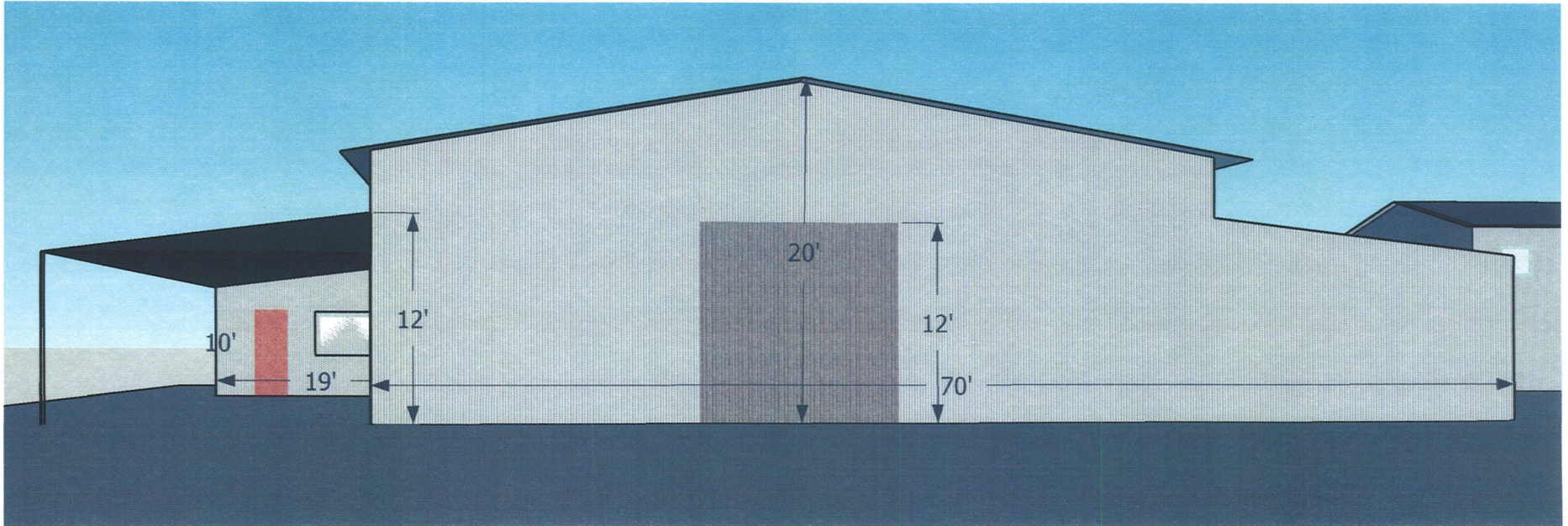
SOUTH SIDE OF BUILDING

BUILDING 1



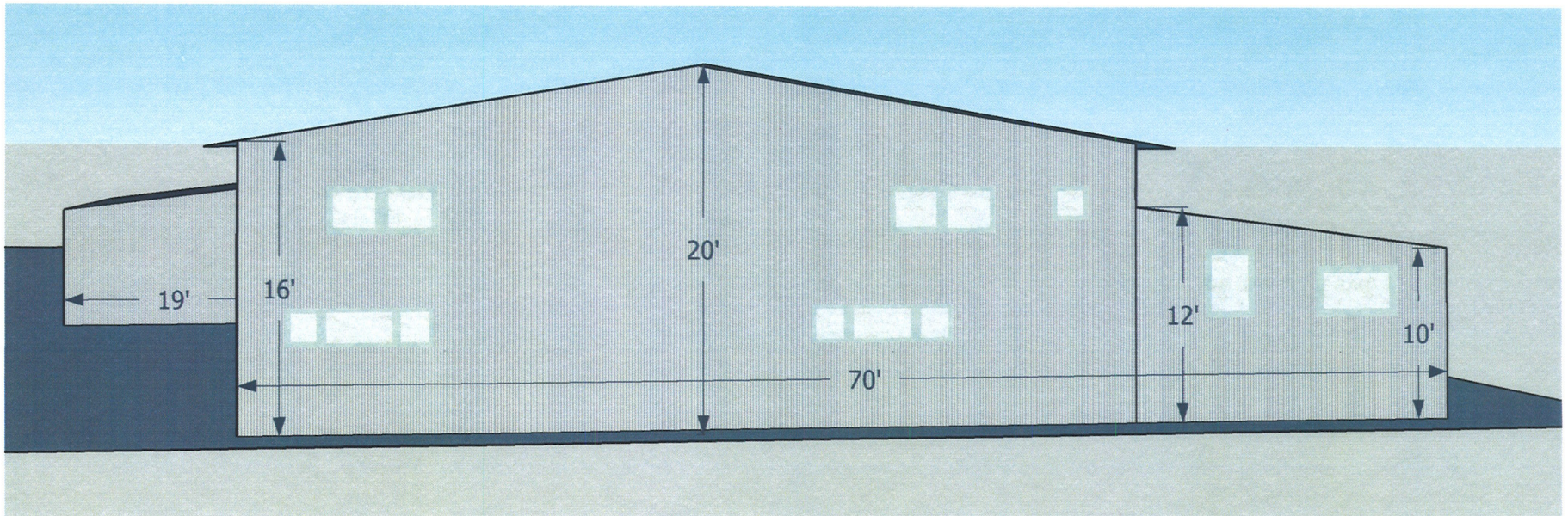
NORTH SIDE OF BUILDING

BUILDING 1



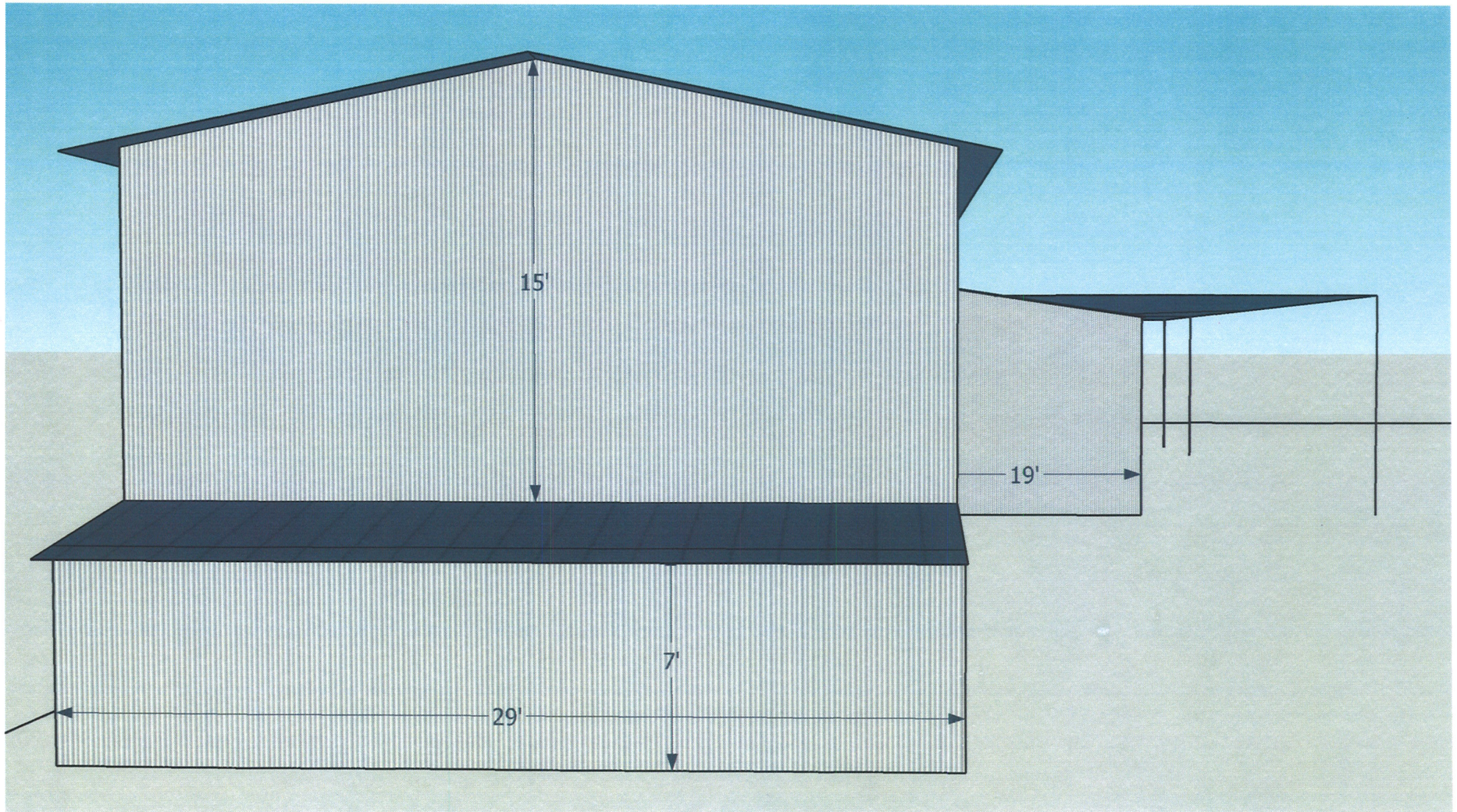
EAST SIDE OF BUILDING

BUILDING 1



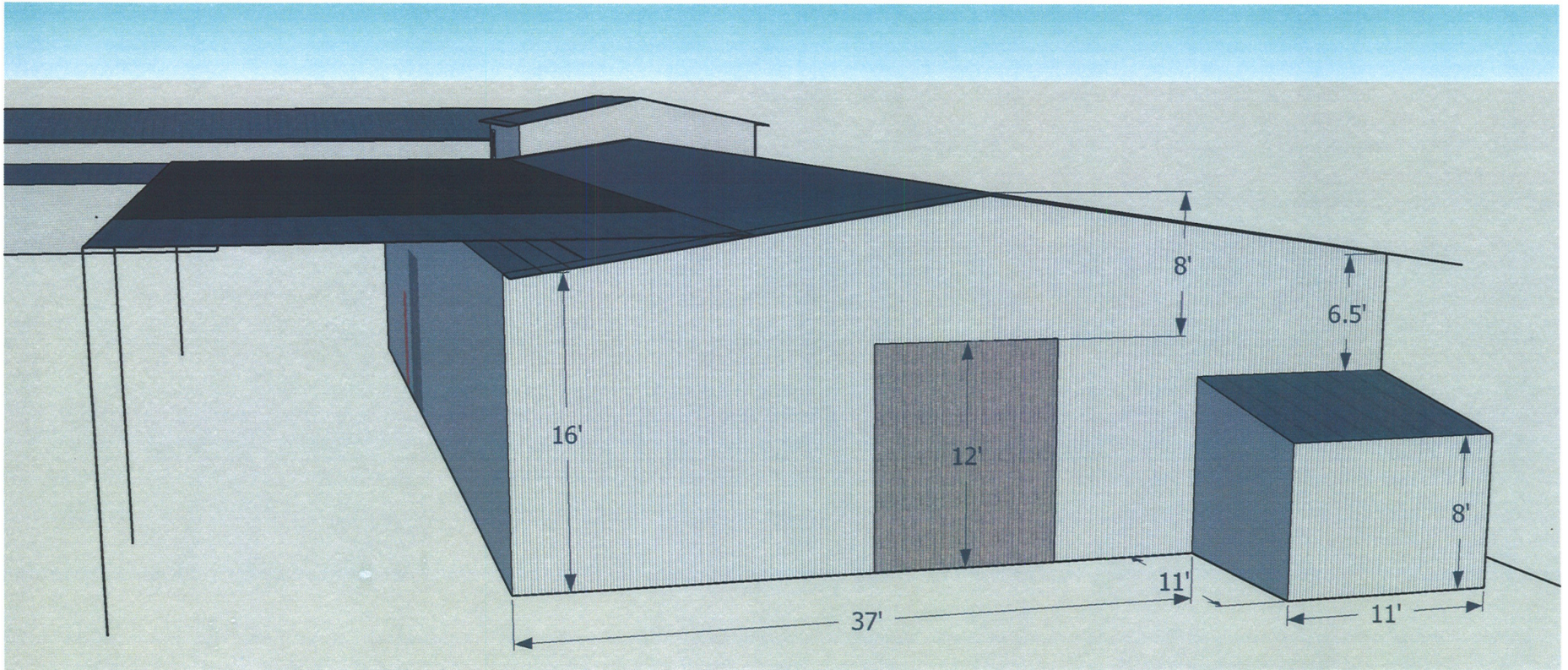
WEST SIDE OF BUILDING

BUILDING 2



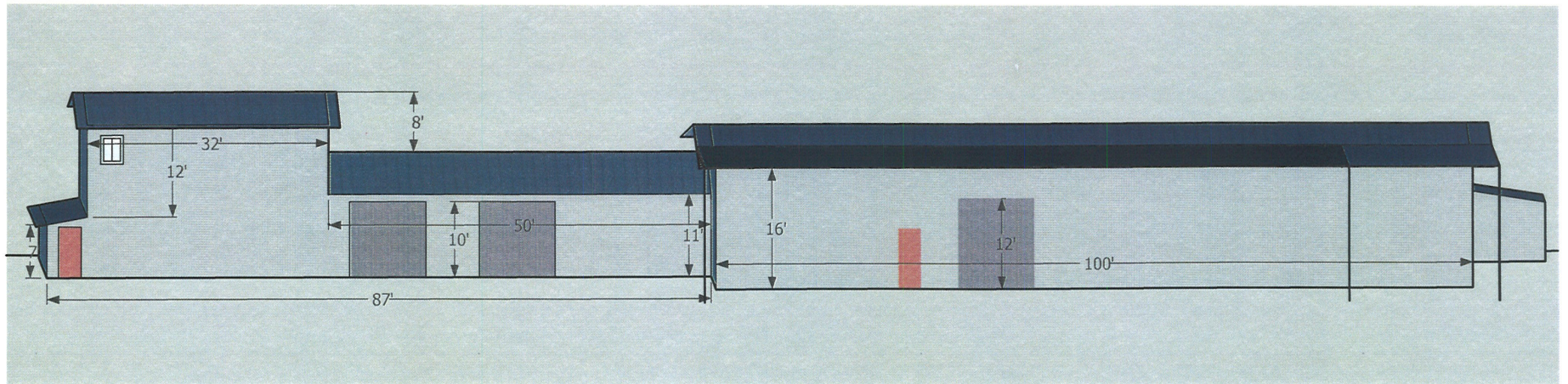
SOUTH SIDE OF BUILDING

BUILDING 2



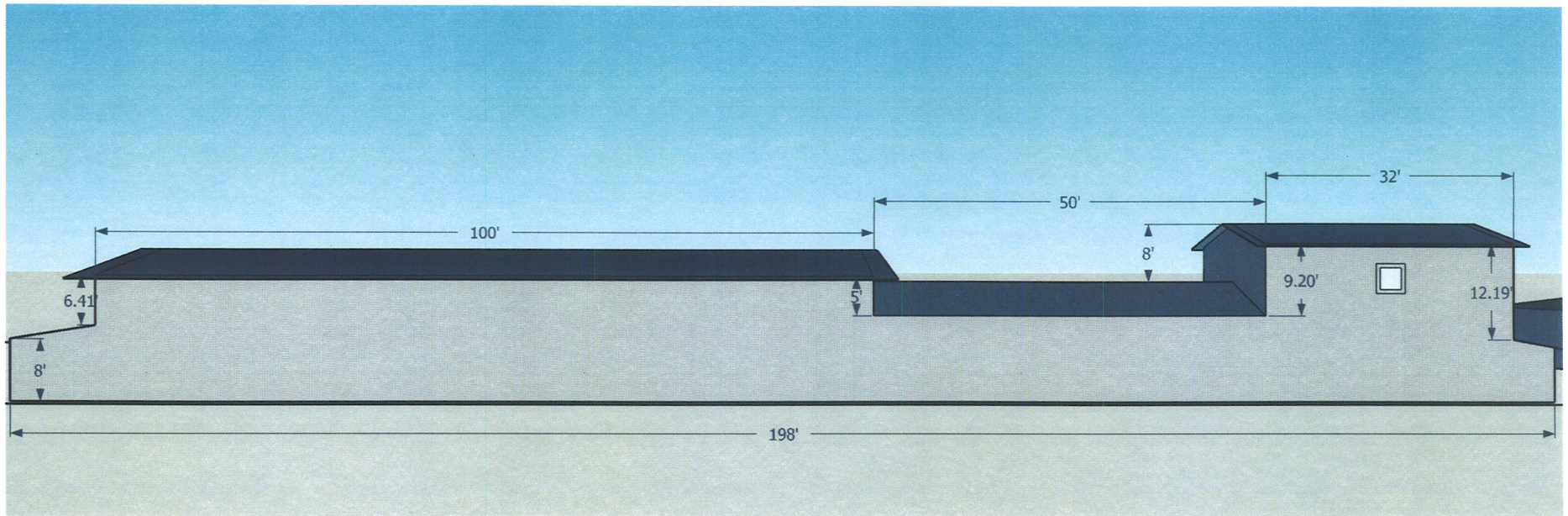
NORTH SIDE OF BUILDING

BUILDING 2



EAST SIDE OF BUILDING

BUILDING 2



WEST SIDE OF BUILDING







NOTE: Approval of this application is valid only if the following conditions are met. This permit shall expire unless activated within 18 months of the date of approval. In order to activate the permit, it must be signed by the applicant and one of the following actions must occur: (a) a valid building permit must be obtained to construct the necessary structures and appurtenances; or, (b) the property must be used for the purpose for which the permit is granted. (Stanislaus County Ordinance 21.104.030)

CONDITIONS OF APPROVAL

USE PERMIT APPLICATION NO. PLN2020-0077 COIT AND HEWES, LLC

Department of Planning and Community Development

1. Use(s) shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances. All conditions of approval of Use Permit No. 80-07 – Vincent Magaro, Use Permit No. 80-70 – Central Valley Roofing Co., Staff Approval Permit No. 81-22 – Vincent C. Magaro, and Staff Approval Permit No. 93-20 – Vincent C. Magaro, are superseded by the conditions of this Use Permit. Further alteration or expansion of either the use or the facilities on the project site shall be subject to additional land use permits.
2. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2021), the applicant is required to pay a California Department of Fish and Wildlife (formerly the Department of Fish and Game) fee at the time of filing a “Notice of Determination.” Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$2,605.00**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife and Clerk Recorder filing fees.

Pursuant to Section 711.4 (e) (3) of the California Fish and Game Code, no project shall be operative, vested, or final, nor shall local government permits for the project be valid, until the filing fees required pursuant to this section are paid.
3. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
4. The applicant/owner is required to defend, indemnify, or hold harmless the County, its officers, and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.

5. Any construction resulting from this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and may be subject to additional regulations/permits, as determined by the SJVAPCD.
6. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.
7. Within six (6) months of project approval, building permits for the existing 20-foot-tall light pole, 3,440 square-foot pole barn, and 19x34 foot addition to the 6,408 square-foot fabrication shop shall be obtained. The building permits shall be finalized within 12 months of project approval. An extension may be granted if the Planning Director finds, in its sole discretion, that both (i) the need for the extension is due to an unforeseen or unavoidable condition that was outside of the applicant's control, and (ii) that the applicant was and is diligently pursuing the satisfaction of the Development Standards. Applicant shall provide evidence or documentation of the unforeseen or unavoidable condition, and applicant shall demonstrate its diligence by providing invoices, work orders, receipts of accepted applications, or other documentation of applicant's efforts to satisfy the Conditions of Approval.
8. A photometric lighting plan shall be submitted for review and approval by the Planning Department, prior to the issuance of the building permit for the existing 20-foot-tall light pole and prior to the installation of any additional lighting. All exterior lighting shall be designed (aimed down and toward the site) to provide adequate illumination without a glare effect. This shall include, but not be limited to, the use of shielded light fixtures to prevent skyglow (light spilling into the night sky) and the installation of shielded fixtures to prevent light trespass (glare and spill light that shines onto neighboring properties). The height of the lighting fixtures should not exceed 20 feet above grade.
9. Noise levels associated with all on-site activities shall not exceed the maximum allowable noise levels as set forth in the Stanislaus County Code or the Stanislaus County General Plan. In the event of a verified noise complaint, being received by Stanislaus County, the property owner/operator shall be responsible for hiring a certified noise consultant, approved by the Stanislaus County Planning Director, to evaluate noise impacts and to identify appropriate mitigation for any identified noise impacts. The property owner/operator may arrange to pay for the County's actual costs of hiring a certified noise consultant. The property owner/operator shall implement any resulting mitigation measures required to reduce noise to allowable levels within the time frame specified by the County. The certified noise consultant's evaluation shall be completed and submitted to Stanislaus County Planning Department within 60 days of written notice being delivered to the property owner/operator. If determined necessary by the Planning Department, the property owner/operator shall pay for the County's costs to hire a third party to review the noise assessment.

10. No operations shall be conducted on any premises in such a manner as to cause an unreasonable amount of noise, odor, dust, smoke, vibration, or electrical interference detectable off the site.
11. Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated and implemented. The Central California Information Center shall be notified if the find is deemed historically or culturally significant.
12. On-site signage shall be limited to the two three-foot-wide by two-foot-tall signs affixed to the wrought iron fencing adjacent to the East Grayson Avenue road frontage. Any modifications to the approved signage shall be approved by the Planning Director or appointed designee(s) prior to installation and may require discretionary approval as determined necessary by the Planning Director.
13. Within six months of receiving notice that the Irrevocable Offer of Dedication is being accepted, as allowed by Condition of Approval No. 17, the property owner shall submit to the Planning Department building plans, a landscaping plan, sign plan, and any other plans determined necessary by the Planning Director for relocation of the existing improvements, including, but not limited to, buildings, landscaping, signs, and fencing. All required permits for the relocation of buildings shall be finalized within one year of receiving notice, and relocation of landscaping, signs, and fencing, not requiring a building permit shall be completed as approved by the Planning Department with one year of receiving notice. The relocation of the improvements shall be in conformance with the development standards of the zoning district applicable to the property at the time of relocation. If the property has been annexed, plans shall be submitted to the City of Ceres as required by the City's Planning Director.

Department of Public Works

14. No parking, loading, or unloading of vehicles will be permitted within the Stanislaus County road right-of-way.
15. The developer will be required to install or pay for the installation of any signs and/or markings, if warranted.
16. An Encroachment Permit shall be obtained for any work done in Stanislaus County road right-of-way.
17. Grayson Road is classified as a 110-foot-wide Minor Arterial (MA) road. The required ½ width of Grayson Road is 55-feet north of the centerline of the roadway. The existing right-of-way is 30-feet north of the centerline. The remaining 25-feet north of the centerline shall be dedicated as an Irrevocable Offer of Dedication (IOD). A portion of the existing building, and the proposed awning, fencing, and landscaping along the frontage of the

property are within the ultimate right-of-way. That portion of the existing building, and the proposed awning, fencing, and landscaping along the frontage of the property that are within the ultimate right-of-way can remain there until such time as the agency of jurisdiction over the road notifies the owner of the property of the need to accept the IOD for road widening purposes. Removal of any improvements and modifications to the existing building to accommodate the removal of the portion of the building and any other improvements within the ultimate right-of-way shall be the responsibility of the property owner. The agency of jurisdiction over the road shall give the property owner a minimum of one year's notice before it can accept the IOD.

18. A grading, drainage, and erosion/sediment control plan for the project site shall be submitted for any building permit that will create a larger or smaller building footprint. The grading and drainage plan shall include the following information:
 - a. The plan shall contain drainage calculations and enough information to verify that runoff from project will not flow onto adjacent properties and Stanislaus County road right-of-way. Public Works will review and approve the drainage calculations.
 - b. For projects greater than one acre in size, the grading drainage and erosion/sediment control plan shall comply with the current State of California National Pollutant Discharge Elimination System (NPDES) General Construction Permit. A Waste Discharge Identification Number (WDID) and a copy of the Notice of Intent (NOI) and the project's Storm Water Pollution Prevention Plan (SWPPP) shall be provided prior to the approval of any grading, if applicable.
 - c. The applicant of the grading permit shall pay the current Stanislaus County Public Works weighted labor rate for review of the grading plan.
 - d. The applicant of the grading permit shall pay the current Stanislaus County Public Works weighted labor rate for all on-site inspections. The Public Works inspector shall be contacted 48 hours prior to the commencement of any grading or drainage work on-site.

Department of Environmental Resources

19. It is the property owner's responsibility to notify the Department of Environment Resources (DER) if the water system ever meets the definition of a public water system as defined in California Health and Safety Code Section 116275 (h). At such time when the operation meets the definition of a regulated water system, the owner/operator shall be subject to all applicable new water system regulations, such as SB1263. The property owner shall provide to the DER an application for a water supply permit along with a full technical report demonstrating that the water system will meet all requirements of a water system: including, but not limited to, capacity, source water, treatment plant modifications, water works standards, and the California Environmental Quality Act (CEQA).

20. Any new building requiring an on-site wastewater treatment system (OWTS) shall meet all Local Agency Management Program (LAMP) standards and be designed according to type and/or maximum occupancy of the proposed structure to the estimated waste/sewage design flow rate.
21. The applicant should contact the Department of Environmental Resources (DER) regarding appropriate permitting requirements for hazardous materials and/or wastes. Applicant and/or occupants handling hazardous materials or generating hazardous wastes must notify DER relative to the following: (Calif. H&S, Division 20)
 - a. Permits for the underground or aboveground storage of hazardous materials at the facility.
 - b. Requirements for registering as a handler of hazardous materials in the County.
 - c. Submittal of hazardous materials business information into the California Electronic Reporting System (CERS) by handlers of materials in excess of 55 gallons, 500 pounds of a hazardous material, or of 200 cubic feet of compressed gas.
 - d. Generators of hazardous waste must notify the Department relative to the: (1) Quantity of waste generated; and (2) proposed waste disposal practices. Generators of hazardous waste must also use the CERS data base to submit chemical and facility information to the DER.
 - e. Generators of hazardous waste must apply for and maintain an active state or federal EPA ID number from the Department of Toxic Substances Control (DTSC).

Building Permits Division

22. Building permits are required and the project must conform with the California Code of Regulations, Title 24.

Turlock Irrigation District

23. The owner/developer must apply for a facility change for any pole or electrical facility relocation. Facility changes are performed at developer's expense.

Regional Water Quality Control Board

24. The applicant shall contact and coordinate with the Regional Water Quality Control Board to determine if any permits or Water Board requirements shall be obtained/met prior to operation.

San Joaquin Valley Air Pollution Control District

25. Prior to issuance of the first building permit, the developer shall be responsible for demonstrating compliance with District Rule 9510 (Indirect Source Review), which is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site fees. The proposed project is subject to District Rule 9510 as it will receive a project-level discretionary approval from a public agency and will equal or exceed 9,000 square feet of space. When subject to the rule, an Air Impact Assessment (AIA) application is required.
26. Prior to the start of construction, the property owner/operator shall contact the District to determine if any Air District permits or if any other District rules or permits are required, including, but not limited to, an Authority to Construct (ATC) for construction or demolition of structures. The project may also be subject to the following District rules: Regulation VIII, (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations), and District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

*Please note: If Conditions of Approval/Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right-hand corner of the Conditions of Approval/Development Standards; new wording is in **bold**, and deleted wording will have a ~~line through it~~.*



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

CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, January 1, 2020

1. **Project title:** Use Permit Application No. PLN2020-0077 – Coit and Hewes, LLC
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Teresa McDonald, Associate Planner
4. **Project location:** 719 E Grayson Road, between Morgan Road and Crows Landing Road, in the Ceres area. (APN: 041-007-006).
5. **Project sponsor's name and address:** Coit and Hewes, LLC
312 E. Grayson Road
Modesto, CA 95358
6. **General Plan designation:** Agriculture
7. **Zoning:** General Agriculture (A-2-40)
8. **Description of project:**

This is a request to change the legal nonconforming use of a 1.91± acre parcel from a general contracting business to an agricultural service establishment, consisting of a nut and tomato harvesting equipment (shakers, sweepers, conditioners, elevators, and harvesters) fabrication and repair business, in the General Agriculture (A-2-40) zoning district. The harvesting equipment fabrication and repair business, currently operating as Coit and Hewes, LLC., has been operating on the site since 2020 and approval of this application would permit the existing operation. The project serves customers in the Central Valley in Stanislaus, San Joaquin, Merced, Madera, and Fresno County, with the majority of customers located in Stanislaus County. The project site is currently improved with the following: 6,408 square-foot fabrication shop; 7,361 square-foot warehouse with 420 square-foot awning; 3,440 square-foot pole barn for the storage of equipment; concrete parking lot with 10 striped parking spaces and the remaining area improved with either concrete, gravel, asphalt, or crushed walnut shells; landscaping along the road frontage consisting of a combination of trees, shrubs, and flowers; exterior lighting affixed to the existing buildings; six-foot-tall chain-link fencing with vines for vegetative screening along the side and rear property lines; and six-foot-tall wrought iron fencing along the front property line with two two-feet by three-feet signs affixed to the fence. The project proposes to: construct two awnings 1,140 and 1,680 square-feet in size to be affixed to existing buildings to be used for storage and/or shade; stripe the existing concrete with an additional eight parking spaces; and install two storm water basins adjacent to the north-eastern and south-eastern property line. No additional signage or lighting is proposed. Proposed hours of operation are Monday through Saturday from 6:00 a.m. to 6:00 p.m., with a maximum shift of 10 employees, one shift per day, and five customers per day. Truck trips are estimated to be one per day, between the hours of 8:00 a.m. and 4:00 p.m. The site is serviced by private well and septic system and has existing access to E. Grayson Road.

The project site was granted a Use Permit (UP No. 80-07 – Vincent Magaro), approved on March 25, 1980, to expand an existing legal non-conforming roofing business by allowing a gunit contractor to operate on the property. A subsequent Use Permit (Use Permit 80-70 – Central Valley Roofing Co.), approved on December 4, 1980, permitted the construction of a 5,000 square-foot warehouse for the roofing business. Lastly, two Staff Approval Permits were granted, (Staff Approval Permit No 81-22 – Vincent C. Magaro and Staff Approval Permit No. 93-20 – Vincent C. Magaro), approved on March 30, 1981 and May 20, 1993, respectively, permitting the addition of restrooms and office space to an existing building and changing the non-conforming use from a gunit contractor to a general contractor.

9. **Surrounding land uses and setting:** Orchards and scattered single family dwellings surround the site on all sides; the City of Ceres is located to the north; the Cowan Tract ranchette subdivision to the south; a dairy exists to the east; and the Union Pacific railroad is adjacent to the west property line.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Stanislaus County Department of Public Works
Stanislaus County Department of Environmental Resources
11. **Attachments:** None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature on file

Prepared by

December 16, 2021

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, than the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a) Earlier Analysis Used. Identify and state where they are available for review.

b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

a) the significant criteria or threshold, if any, used to evaluate each question; and

b) the mitigation measure identified, if any, to reduce the impact to less than significant.

ISSUES

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, could the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion: The project site is currently improved with the following: 6,408 square-foot fabrication shop; 7,361 square-foot warehouse with 420 square-foot awning; 3,440 square-foot pole barn for the storage of equipment; concrete parking lot with 10 striped parking spaces and the remaining area improved with either concrete, gravel, asphalt, or crushed walnut shells; landscaping along the road frontage consisting of a combination of trees, shrubs, and flowers; exterior lighting affixed to the existing buildings; six-foot-tall chain-link fencing with vines for vegetative screening along the side and rear property lines; and six-foot-tall wrought iron fencing along the front property line with two two-feet by three-feet signs affixed to the fence. The project proposes to: construct two awnings 1,140 and 1,680 square-feet in size to be affixed to existing buildings to be used for storage and/or shade; stripe the existing concrete with an additional eight parking spaces; and install two storm water basins adjacent to the north-eastern and south-eastern property line. No additional signage or lighting is proposed. The only scenic designation in the County is along I-5, which is not near the project site. The site itself is not considered to be a scenic resource or a unique vista. The project will not degrade the existing visual character or quality of the site or its surroundings. Standard conditions of approval will be added to this project to address glare from any on-site lighting. No adverse impacts to the existing visual character of the site or its surroundings are anticipated.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance; the Stanislaus County General Plan; and Support Documentation¹.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Discussion: The 1.91± acre project site is classified as "Prime Farmland" by the California Department of Conservation's Farmland Mapping and Monitoring Program. The parcel is not currently enrolled in a Williamson Act Contract. The California Revised Storie Index is a rating system based on soil properties that dictate the potential for soils to be used for irrigated agricultural production in California. This rating system grades soils with an index rating of 81 and above as excellent. Grade 1 soils are deemed prime farmland by Stanislaus County's Uniform Rules. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that the property is comprised of Dinuba sandy loam, 0 to 1 percent slopes, with a grade of 1 and index rating of 86. According to Goal Two, Policy 2.5, Implementation Measure 1, of the General Plan's Agricultural Element, when defining the County's most productive agricultural areas, it is important to recognize that soil types alone should not be the determining factor. With modern management techniques, almost any soil type in Stanislaus County can be extremely productive. Although soil types should be considered, the designation of "most productive agricultural areas" also should be based on existing uses and their contributions to the agricultural sector of our economy. The project site is not currently in agricultural production and is improved with multiple buildings and parking lot.

This is a request to change the legal nonconforming use of a 1.91± acre parcel from a general contracting business to a harvesting equipment fabrication and repair business, which may also be considered an agricultural service establishment. The harvesting equipment fabrication and repair business, currently operating as Coit and Hewes, LLC., has been operating on the site since 2020 and approval of this application would permit the existing operation. The project serves customers in the Central Valley in Stanislaus, San Joaquin, Merced, Madera, and Fresno County, with the majority of customers located

in Stanislaus County. Tier Two uses, including agricultural service establishments, are uses which are agriculture-related commercial and industrial uses. Commercial type uses have been operating on the site with land use entitlements since 1980. The site is currently developed with multiple warehouse buildings and proposes to construct two awnings 1,140 and 1,680 square-feet in size, to be attached to the existing buildings and to be utilized in conjunction with the proposed harvesting equipment fabrication and repair business. As the site has already been improved with structures and the site is not being farmed, the project is not expected to perpetuate any significant conversion of farmland to non-agricultural use.

The surrounding area is comprised of orchards with scattered single-family dwellings, the City of Ceres is located to the north, a dairy exists to the east, and the Union Pacific railroad is adjacent to the west property line.

No impacts to agriculture are anticipated to occur as a result of this project as the project site is currently developed and considered topographically flat.

General Plan Amendment No. 2011-01 - Revised Agricultural Buffers was approved by the Board of Supervisors on December 20, 2011, to modify County requirements for buffers on agricultural projects. Low people intensive Tier One and Tier Two Uses (such as nut hulling, shelling, dehydrating, grain warehousing, and agricultural processing facilities) which do not serve the general public shall not be subject to compliance with these guidelines; however, conditions of approval consistent with these guidelines may be required as part of the project approval. The decision-making body shall have the ultimate authority to determine if a use is "low people intensive". The proposed harvesting equipment fabrication and repair business is a Tier Two use and is not considered to be people intensive with a total of 10 employees on a maximum shift and a maximum of five daily customers.

Impacts to agricultural resources are considered to be less than significant. No forest lands exist in Stanislaus County. Therefore, this project will have no impact to forest land or timberland.

Mitigation: None.

References: Application information; Natural Resources Conservation Service Soil Survey; Stanislaus Soil Survey (1957); California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2018; Stanislaus County Zoning Ordinance; Stanislaus County General Plan and Support Documentation¹.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. -- Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those odors adversely affecting a substantial number of people?			X	

Discussion: The proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD's most recent air quality plans are the 2007 PM₁₀ (respirable particulate matter) Maintenance Plan, the 2008 PM_{2.5} (fine particulate matter) Plan, and the 2007 Ozone Plan. These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified as "extreme non-attainment" for ozone, "attainment" for respirable particulate matter (PM₁₀), and "non-attainment" for PM_{2.5}, as defined by the Federal Clean Air Act.

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA, which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has addressed most criteria air pollutants through basin-wide programs and policies to prevent cumulative deterioration of air quality within the Basin. The proposed hours of operation for the agricultural service establishment are 6 A.M. to 6 P.M., Monday through Saturday. There will be a maximum total of 1 heavy-truck trips per day (total inbound and outbound), and a total of 15 automobile trips per-day (anticipated inbound and outbound trips by employees and customers), resulting in an increase of 13 daily automobile trips and one truck trip compared to the previous general contracting operation.

The proposed project is considered to be consistent with applicable air quality plans, as the project will be required to obtain all applicable permits through the Air District. The proposed project would not conflict with applicable regional plans or policies adopted by agencies with jurisdiction over the project.

Construction activities associated with new development can temporarily increase localized PM₁₀, PM_{2.5}, volatile organic compound (VOC), nitrogen oxides (NO_x), sulfur oxides (SO_x), and carbon monoxide (CO) concentrations within a project's vicinity. The primary source of construction-related CO, SO_x, VOC, and NO_x emission is gasoline and diesel-powered, heavy-duty mobile construction equipment. Primary sources of PM₁₀ and PM_{2.5} emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces. The operation proposes to operate out of existing buildings and proposes to construct two awnings, 1,140 and 1,680 square-feet in size, and two storm drain basins, which will be required to occur in compliance with all SJVAPCD regulations.

The project was referred to SJVAPCD, and no response has been received to date. However, the District's Small Project Analysis Level (SPAL) guidance identifies thresholds of significance for criteria pollutant emissions, which are based on the District's New Source Review (NSR) offset requirements for stationary sources. The District has pre-qualified emissions and determined a size below, which is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. Any project falling below the thresholds identified by the District are deemed to have a less than significant impact on air quality due to criteria pollutant emissions. The District's threshold of significance for industrial projects is identified as 1,506 additional trips per day. As stated previously, the project has the potential to generate 10 employee vehicle, 5 customer vehicle, and one truck trip per day, and increase of 13 vehicle trips and one truck trip compared to the prior general contractor operation. As this is below the District's threshold of significance, no significant impacts to air quality are anticipated.

Impacts to air quality are considered to be less than significant.

Mitigation: None.

References: Application information; San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) guidance; www.valleyair.org; and the Stanislaus County General Plan and Support Documentation¹.

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Discussion: The project is located within the Ceres Quad of the California Natural Diversity Database (CNDDDB). There are nine species of animals and two species of plants which are state or federally listed, threatened, or identified as species of special concern within the Ceres California Natural Diversity Database Quad. These species include the following: Swainson's hawk, tricolored blackbird, burrowing owl, riffle sculpin, hardhead, steelhead - Central Valley DPS, chinook salmon - Central Valley fall / late fall-run ESU, valley elderberry longhorn beetle, Townsend's big-eared bat, heartscale, and subtle orache. According to the CNDDDB spatial data for element occurrences, the species listed as being sited within the project area are the valley elderberry longhorn beetle, moestan blister beetle, Crotch bumble bee, and obscure bumble bee. According to the US Fish and Wildlife Service the habitat for valley elderberry longhorn beetles includes both riparian and non-riparian areas where elderberry shrubs are present. According to the California Department of Fish and Wildlife, the moestan blister beetle are often found on flowers, and while bumble bees are found in a wide variety of natural, agricultural, urban, and rural habitats, the species richness tends to peak in flower-rich meadows of forests and subalpine zones. The entire project site is developed or disturbed and prior to the installation of the current landscaping, there were no shrubs or flowers present at the project site.

The project site is developed with an existing agricultural service establishment and the area where the proposed awnings will be located is already disturbed. There are no known Waters of the United States on-site. It does not appear that this project will result in impacts to endangered species or habitats, locally designated species, wildlife dispersal, or mitigation corridors as the site is disturbed and improved. The project is anticipated to have a less than significant impact to biological resources.

The project was referred to the California Department of Fish and Wildlife, and no comments have been received to date.

Mitigation: None.

References: Application information; California Department of Fish and Wildlife's Natural Diversity Database (CNDDDB) Quad Species List; California Department of Fish and Wildlife's Natural Diversity Database spatial data for element occurrences; U.S. Fish and Wildlife Service Framework for Assessing Impacts to the Valley Elderberry Longhorn Beetle; Stanislaus County General Plan and Support Documentation¹.

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion: It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The project site is already developed and the proposed construction is within the area which has already been disturbed. However, standard conditions of approval regarding the discovery of cultural resources during the construction process will be added to the project.

Mitigation: None.

References: Application information; Stanislaus County General Plan and Support Documentation¹

VI. ENERGY. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion: The CEQA Guidelines Appendix F states that energy consuming equipment and processes, which will be used during construction or operation such as: energy requirements of the project by fuel type and end use, energy conservation equipment and design features, energy supplies that would serve the project, and total estimated daily vehicle trips to be generated by the project, and the additional energy consumed per trip by mode, which shall be taken into consideration when evaluating energy impacts. Additionally, the project's compliance with applicable state or local energy legislation, policies, and standards must be considered.

All construction activities shall be in compliance with all SJVAPCD regulations and with Title 24, Green Building Code, which includes energy efficiency requirements. The operation proposes to operate out of existing buildings and proposes to construct two awnings for which a building permit will be required. Any future construction activities will be required to occur in compliance with all SJVAPCD regulations.

Energy consuming equipment and processes include equipment, trucks, and the employee and customer vehicles. These activities would not significantly increase Vehicle Miles Traveled (VMT), due to the number of vehicle trips not exceeding a total of 110 vehicle trips per-day. There will be a maximum total of one heavy-truck trips per day (total inbound and outbound), and a total of 15 automobile trips per-day (anticipated inbound and outbound trips by employees and customers) which is an increase of one truck trip 13 automobile trips compared to the previous general contractor operation. Additionally, the trucks are the main consumers of energy associated with this project but shall be required to meet all Air District regulations, including rules and regulations that increase energy efficiency for heavy trucks. Consequently, emissions would be minimal. Therefore, consumption of energy resources would be less-than significant without mitigation for the proposed project.

The project was referred to the San Joaquin Valley Air Pollution Control District; no response has been received to date. A condition of approval will be added to the project requiring the applicant to contact the Air District to comply with any applicable Air District rules and regulations and obtain any required permits.

It does not appear that this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. Accordingly, the potential impacts to Energy are considered to be less-than significant.

Mitigation: None.

References: Application information; CEQA Guidelines; Title 16 of County Code; CA Building Code; Governor's Office of Planning and Research Technical Advisory, December 2018; Stanislaus County General Plan and Support Documentation¹.

VII. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion: The USDA Natural Resources Conservation Service's Eastern Stanislaus County Soil Survey indicates that the property is made up of Hanford sandy loam, Chualar sandy loam, and Hilmar loamy sand. As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required at building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. The proposed awnings will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. The Department of Public Works requires that a grading, drainage, and erosion/sediment control plan for the project shall be submitted for any building permit that will create a larger or smaller building footprint, subject to Public Works review and Standards and Specifications and the proposed drainage basins and awnings will be subject to Public Works' requirements, if applicable. Likewise, any future addition or expansion of a septic tank or alternative wastewater disposal system would require the approval of the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements.

The project site is not located near an active fault or within a high earthquake zone. Landslides are not likely due to the flat terrain of the area.

DER, Public Works, and the Building Permits Division review and approve any building or grading permit to ensure their standards are met. Conditions of approval regarding these standards will be applied to the project and will be triggered when a building permit is obtained for the proposed awnings.

Impacts to Geology and Soils are considered to be less-than significant.

Mitigation: None.

References: Application information; USDA – NRCS Web Soil Survey; California Building Code; Referral response from Stanislaus County Department of Public Works, dated December 14, 2020; Stanislaus County General Plan and Support Documentation¹.

VIII. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion: The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. Two additional bills, SB 350 and SB32, were passed in 2015 further amending the states Renewables Portfolio Standard (RPS) for electrical generation and amending the reduction targets to 40% of 1990 levels by 2030.

Direct emissions of GHGs from the operation of the proposed project are primarily due to truck trips. Therefore, the project would result in direct annual emissions of GHGs during operation. As required by CEQA Guidelines section 15064.3, potential impacts regarding Green House Gas Emissions should be evaluated using Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. Total vehicle trips as a result of this project will not exceed 110 trips per-day. As discussed above, the proposed project will generate a total of 1 heavy-truck trips (total inbound and outbound trips per-day) and a total of 15 automobile trips per-day (anticipated inbound and outbound trips by employees and customers).

The operation proposes to operate out of existing buildings and proposed construction includes two awnings and two drainage basins for which a building permit and grading permit will be required. During construction, the short-term emissions of GHGs during construction, primarily composed of CO₂, CH₄, and N₂O, would be the result of fuel combustion by construction equipment and motor vehicles. The other primary GHGs (HFCs, PFCs, and SF₆) are typically associated with specific industrial sources and are not expected to be emitted by future construction at this project site. As described above in Section III - Air Quality, the use of heavy-duty construction equipment would be very limited; therefore, the emissions of CO₂ from future construction would be less-than significant. Additionally, the construction of any future proposed buildings is subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11). Any future construction activities associated with this project are considered to be less-than significant as they are temporary in nature and are subject to meeting SJVAPCD standards for air quality control.

This project was referred to the San Joaquin Valley Air Pollution Control District; however, no response has been received to date. Staff will include a condition of approval requiring the applicant to comply with all appropriate District rules and regulations should future construction occur on the project site. Consequently, GHG emissions associated with this project are considered to be less-than significant.

Mitigation: None.

References: Application information; California Air Resources Board 2019 Edition, California Greenhouse Gas Emission Inventory: 2000 – 2017; Governor's Office of Planning and Research Technical Advisory, December 2018; CA Building Code; Stanislaus County General Plan and Support Documentation¹.

IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			X	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

Discussion: The County Department of Environmental Resources (DER) is responsible for overseeing hazardous materials. This project was referred to the Department of Environmental Resources – Hazardous Materials Division; however, no response has been received to date. A standard condition of approval will be added to the project requiring the applicant contact DER for any appropriate permitting requirements for hazardous materials and/or wastes. Handlers of materials for the storage of 55 gallons, 500 pounds of a hazardous material, or of 200 cubic feet of compressed gas or more must submit hazardous materials Business information into the California Electronic Reporting System (CERS). Additionally, the handling of acutely hazardous materials may require the preparation of a Risk Management Prevention Program which must be implemented prior to operation of the facility and that any discovery of underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil shall be brought to the immediate attention of the Haz Mat Division.

Pesticide exposure is a risk in areas located in the vicinity of agriculture. Sources of exposure include contaminated groundwater from drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. Additionally, agricultural buffers are intended to reduce the risk of spray exposure to surrounding people. General Plan Amendment No. 2011-01 - Revised Agricultural Buffers was approved by the Board of Supervisors on December 20, 2011, to modify County requirements for buffers on agricultural projects. As this is a Tier Two use, if not considered people intensive by the Planning Commission, the project is not subject to agricultural buffers. Additionally, the majority of the work is to occur indoors and parking lots are permitted in the buffer area. Vines have been planted along the side and rear property lines to grow on the existing chain link fence, which will function as vegetative screening. The project was referred to the Stanislaus County Agricultural Commissioner, and no comments have been received to date.

The project site is not listed on the EnviroStor database managed by the CA Department of Toxic Substances Control or within the vicinity of any airport. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Ceres Protection District. The project was referred to the District, and no comments have been received to date. The

project was referred to the Environmental Review Committee (ERC), which responded with comments unrelated to hazardous materials. The project site is not within the vicinity of any airstrip or wildlands.

No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

Mitigation: None.

References: Department of Toxic Substances Control's data management system (EnviroStar); Referral response from Stanislaus County Environmental Review Committee, dated December 22, 2020; Stanislaus County General Plan and Support Documentation¹.

X. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
(i) result in substantial erosion or siltation on – or off-site;			X	
(ii) substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
(iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Discussion: The site receives potable and irrigation water from an existing well. Current standards require that all of a project's stormwater be maintained on-site and the project includes two proposed storm drainage basins. A referral response received from the Department of Public Works indicated that a grading, drainage, and erosion/sediment control plan for the project shall be submitted prior to the issuance of the building permits for the proposed awnings or construction of the two drainage basins, and any future building permit that will create a larger or smaller building footprint. A Storm Water Pollution Prevention Plan (SWPPP) will be required for future construction prior to the approval of any grading. The submittal of the grading, drainage, erosion/sediment control plan will be made a condition of approval for this project. Accordingly, runoff associated with the construction at the proposed project site will be reviewed as part of the grading and building permit review process. No expansion to the existing septic systems are proposed as a part of this project. However, any future construction must be reviewed and approved by the Department of Environmental Resources (DER) and must adhere to current Local Agency Management Program (LAMP) standards. LAMP standards include minimum setback from wells to prevent negative impacts to groundwater quality.

The Sustainable Groundwater Management Act (SGMA) was passed in 2014 with the goal of ensuring the long-term sustainable management of California's groundwater resources. SGMA requires agencies throughout California to meet certain requirements including forming Groundwater Sustainability Agencies (GSA), developing Groundwater Sustainability Plans (GSP), and achieving balanced groundwater levels within 20 years. The site is located in the San Joaquin Valley – Turlock Sub-basin covered by the West Turlock Sub-basin GSA.

Goal Two, Policy Seven, of the Stanislaus County General Plan's Conservation/Open Space Element requires that new development that does not derive domestic water from pre-existing domestic and public water supply systems be required to have a documented water supply that does not adversely impact Stanislaus County water resources. This Policy is implemented by requiring proposals for development that will be served by new water supply systems be referred to appropriate water districts, irrigation districts, community services districts, the State Water Resources Board and any other appropriate agencies for review and comment. Additionally, all development requests shall be reviewed to ensure that sufficient evidence has been provided to document the existence of a water supply sufficient to meet the short and long-term water needs of the project without adversely impacting the quality and quantity of existing local water resources.

Stanislaus County adopted a Groundwater Ordinance in November 2014 (Chapter 9.37 of the County Code, hereinafter, the "Ordinance") that codifies requirements, prohibitions, and exemptions intended to help promote sustainable groundwater extraction in unincorporated areas of the County. The Ordinance prohibits the unsustainable extraction of groundwater and makes issuing permits for new wells, which are not exempt from this prohibition, discretionary. For unincorporated areas covered in an adopted GSP pursuant to SGMA, the County can require holders of permits for wells it reasonably concludes are withdrawing groundwater unsustainably to provide substantial evidence that continued operation of such wells does not constitute unsustainable extraction and has the authority to regulate future groundwater extraction. No additional wells are proposed; however, any future proposals for new wells will be subject to review under the County's Groundwater Ordinance and Well Permitting Program.

The California Safe Drinking Water Act (CA Health and Safety Code Section 116275(h)) defines a Public Water System as a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. A public water system includes the following:

- (1) Any collection, treatment, storage, and distribution facilities under control of the operator of the system that are used primarily in connection with the system.
- (2) Any collection or pretreatment storage facilities not under the control of the operator that are used primarily in connection with the system.
- (3) Any water system that treats water on behalf of one or more public water systems for the purpose of rendering it safe for human consumption.

The project was referred to the Environmental Review Committee (ERC), which indicated the project may constitute a new public water system which would be subject to SB1263 and could require CEQA review. Subsequently, a revised referral response was received from DER stating that based on the Water System Classification Determination dated March 1, 2021, and the Declarations dated March 31, 2021, the project does not meet the definition of a public water system as defined in California Health and Safety Code Section 116275 (h). It is the property owner's responsibility to notify the DER if the water system ever meets the definition of a public water system. At such time when the operation meets the definition of a regulated water system, the owner/operator shall be subject to all applicable new water system regulations, such as SB1263. The property owner shall provide to the Department of Environmental Resources an application for a water supply permit along with a full technical report demonstrating that the water system will meet all requirements of a water system: including, but not limited to capacity, source water, treatment plant modifications, water works standards, and the California Environmental Quality Act (CEQA). This will be added as a condition of approval.

Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains. All flood zone requirements will be addressed by the Building Permits Division during the building permit process. Any future buildings will be required to meet any prescribed measures to meet FEMA requirements during the building permit phase and will be administered the by County's Building Permits Division.

This project was referred to the Regional Water Quality Control Board (RWQCB) and no response has been received to date. A condition of approval will be added to the project that the developer contact RWQCB to determine if any permits or standards are applicable to the project that must be met prior to construction. The project site is not within the vicinity of any airstrip or wildlands. The project was referred to the Turlock Irrigation District, which responded with no comments concerning irrigation facilities.

As a result of County regulatory requirements applicable to this project, impacts associated with hydrology and water quality are expected to have a less-than significant impact.

Mitigation: None.

References: Application information; Referral response from Stanislaus County Public Works Department, dated December 14, 2020; Referral response from Stanislaus County Environmental Review Committee, dated December 22, 2020; Referral response from Stanislaus County Department of Environmental Resources, dated December 14, 2020 and revised May 6, 2021; Referral response from the Turlock Irrigation District, dated December 18, 2020; West Turlock Sub-basin GSA; Stanislaus County Code; Stanislaus County General Plan and Support Documentation¹.

XI. LAND USE AND PLANNING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Physically divide an established community?			X	
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Discussion: The project site is designated Agriculture by the Stanislaus County General Plan land use diagrams and zoned A-2-40 (General Agriculture). This is a request to change the legal nonconforming use of a 1.91± acre parcel from a general contracting business to an agricultural service establishment consisting of a harvesting equipment fabrication and repair business and would allow an existing structures and parking spaces that currently exist on-site to be utilized in conjunction with the proposed business. The project proposes to construct two awnings 1,140 and 1,680 square-feet in size to be affixed to existing buildings to be used for storage and/or shade, to stripe the existing concrete with an additional eight parking spaces, and to install two storm water basins adjacent to the north-eastern and south-eastern property line. As the site is already developed, the use is not expected to perpetuate any significant conversion of farmland to non-agricultural use as the use will support the vertical integration of the surrounding agriculture.

The proposed operation is considered a Tier Two use, which are agriculture-related commercial and industrial uses that may be allowed when the decision-making body finds:

1. The proposed operation will not be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use or that it will be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County; and
2. The establishment as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity; and
3. The establishment as proposed will not create a concentration of commercial and industrial uses in the vicinity; and
4. 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.

Goal 5, Policy 27 of the Land Use Element of the General Plan requires that development which requires discretionary approval and is outside the sphere of influence of cities, but located within one mile of a city's adopted sphere of influence, and within a city's adopted general plan area, shall be referred out to the city for consideration. However, the County

reserves the right for final discretionary action. Accordingly, the project was referred to the City of Modesto, who responded with no comments.

General Plan Amendment No. 2011-01 - *Revised Agricultural Buffers* was approved by the Board of Supervisors on December 20, 2011, to modify County requirements for buffers on agricultural projects. As this is a Tier Two use, if not considered people intensive by the Planning Commission, the project is not subject to agricultural buffers. The operation employs 10 employees, and anticipates five customer visits per day, which is an increase of eight employees and five customer visits compared to the prior operation.

There is no indication this project will interfere or conflict with other agricultural uses in the area. The project will not physically divide an established community nor conflict with any habitat conservation plans. Project impacts to land use and planning are considered to be less-than significant.

Mitigation: None.

References: Application information; Referral response from the City of Ceres, dated December 10, 2020; Stanislaus County Zoning Ordinance; Stanislaus County General Plan and Support Documentation¹.

XII. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	

Discussion: The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site, nor is the project site located in a geological area known to produce resources.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹.

XIII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion: The Stanislaus County General Plan identifies noise levels up to 55 dB Ldn (or CNEL) as the normally acceptable level of noise for residential uses. The nearest residence to the project site is approximately 265 feet to the

southwest, separated by the railroad and Grayson Road. Additionally, the site itself is impacted by the adjacent railroad, and surrounding agricultural uses, for which the acceptable noise level is up to 70 dB Ldn (or CNEL). Propose construction includes two awnings, 1,140 and 1,680 square-feet in size, to be affixed to existing buildings to be used for storage and/or shade, stripe the existing concrete with an additional eight parking spaces, and install two storm water basins adjacent to the north-eastern and south-eastern property line. On-site grading and construction resulting may result in a temporary increase in the area's ambient noise levels; however, noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise. Conditions of approval will be placed on the project to ensure compliance with the General Plan's Noise Element and Chapter 10.46 of the County Code – Noise Control.

The site is not located within an airport land use plan. Noise impacts associated with the proposed project are considered to be less-than significant.

Mitigation: None.

References: Stanislaus County Noise Control Ordinance (Title 10); Stanislaus County General Plan and Support Documentation¹.

XIV. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

Discussion: The site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5th cycle Regional Housing Needs Allocation (RHNA) for the county and will therefore not impact the County's ability to meet their RHNA. No population growth will be induced nor will any existing housing be displaced as a result of this project.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹.

XV. PUBLIC SERVICES --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project result in the substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			X	
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Discussion: The County has adopted Public Facilities Fees, as well as one for Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. Such fees are required to be paid at the time of building permit issuance. Conditions of approval will be added to the project to ensure these requirements are met prior to the issuance of a building permit for two proposed awnings. The project was referred to the appropriate public service agencies, as well as the Stanislaus County Environmental Review Committee (ERC), which includes the Sheriff's Department.

This project was circulated to all applicable school, fire, police, irrigation, and public works departments and districts during the early consultation referral period and no concerns regarding impacts to County services were identified. The Turlock Irrigation District responded stating they had no comments on irrigation facilities and that the owner/developer must apply for a facility change for any pole or electrical facility relocation. A referral response received from the Department of Public Works indicated that a grading, drainage, and erosion/sediment control plan for the project shall be submitted prior to the issuance of the building permits for the proposed awnings or construction of the two drainage basins, and any future building permit that will create a larger or smaller building footprint. A Storm Water Pollution Prevention Plan (SWPPP) will be required for future construction prior to the approval of any grading. These comments will be applied as conditions of approval.

Mitigation: None.

References: Referral response from Stanislaus County Environmental Review Committee, dated December 22, 2020; Referral response from the Turlock Irrigation District, dated December 18, 2020; Referral response from the Department of Public Works, dated December 14, 2020; Stanislaus County General Plan and Support Documentation¹.

XVI. RECREATION --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Discussion: The proposed project will not increase demands for recreational facilities, as such impacts typically are associated with residential development.

Mitigation: None.

References: Application information; Stanislaus County General Plan and Support Documentation¹.

XVII. TRANSPORTATION-- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Discussion: The site has access to County-maintained E Grayson Road which is identified as a 110-foot wide Minor Arterial Road in the circulation Element of the General Plan.

Section 15064.3 of the CEQA Guidelines establishes specific considerations for evaluating a project's transportation impacts. The CEQA Guidelines identify vehicle miles traveled (VMT), which is the amount and distance of automobile travel attributable to a project, as the most appropriate measure of transportation impacts. A technical advisory on evaluating transportation impacts in CEQA published by the Governor's Office of Planning and Research (OPR) in December of 2018 clarified the definition of automobiles as referring to on-road passenger vehicles, specifically cars and light trucks. While heavy trucks are not considered in the definition of automobiles for which VMT is calculated for, heavy-duty truck VMT could be included for modeling convenience. According to the same technical advisory from OPR, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less-than significant transportation impact. The applicant anticipates a maximum of 1 truck trip per-day, 10 employees on a maximum shift, and up to five customers per-day for a total of 15 daily automobile trips and one truck trip. The VMT increase associated with the proposed project is less-than significant as the number of vehicle trips will not exceed 110 per-day.

It is not anticipated that the project would substantially affect the level of service on E Grayson Road. The project was referred to Public Works and a referral response was received requiring an irrevocable offer of dedication for half-width of the remaining right-of-way of Grayson Road, a grading and drainage plan, and an encroachment permit for any work done in the right-of-way. These requirements will be added to the project as conditions of approval.

Mitigation: None.

References: Application information; Governor's Office of Planning and Research Technical Advisory, December 2018; Referral response from Stanislaus County Public Works Department, dated December 14, 2020; Stanislaus County General Plan and Support Documentation¹.

XVIII. TRIBAL CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is:			X	
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resource Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

Discussion: It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The project site is already improved with multiple buildings. In accordance with SB 18 and AB 52, this project was not referred to the tribes listed with the Native American Heritage Commission (NAHC) as the project is not a General Plan Amendment and no tribes have requested consultation or project referral noticing. While the site is already developed, if any resources are found during future construction of the awnings or drainage basins, construction activities would halt until a qualified survey takes place and the appropriate authorities are notified.

Mitigation: None.

References: Application information; Stanislaus County General Plan and Support Documentation¹.

XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Discussion: Limitations on providing services have not been identified. The project proposes to utilize an existing well and existing septic facilities. Any intensity of these utilities will be subject to any regulatory requirements during the building permitting phase. The Department of Public Works commented that a grading, drainage, and erosion/sediment control plan for the project shall be submitted for the proposed awnings and drainage basins and any future building permit that will create a larger or smaller building footprint. A Storm Water Pollution Prevention Plan (SWPPP) will be required for future construction prior to the approval of any grading. These comments will be applied as conditions of approval. While there are no additional wells proposed as part of this request, the project was referred to the Environmental Review Committee (ERC), which indicated the project may constitute a new public water system which would be subject to SB1263 and could require CEQA review. Subsequently a revised referral response from the Department of Environmental Resources (DER) stated the project does not meet the definition of a public water system as defined in California Health and Safety Code Section 116275 (h) and it is the property owner's responsibility to notify DER if the water system ever meets the definition of a public water system.

The project site receives power from the Turlock Irrigation District (TID). The project was referred to the District who stated the owner/developer must apply for a facility change for any pole or electrical facility relocation. This comment will be added as a condition of approval. The project was also referred to the City of Ceres who responded with no comments.

The project is not anticipated to have a significant impact to utilities and service systems.

Mitigation: None.

References: Referral response from Stanislaus County Environmental Review Committee, dated December 22, 2020; Referral response from Stanislaus County Department of Environmental Resources, dated May 6, 2021; Referral response from Stanislaus County Public Works Department, dated December 14, 2020; Referral response from Turlock Irrigation District (TID), dated December 18, 2020; Referral response from the City of Ceres, dated December 10, 2020; Stanislaus County General Plan and Support Documentation¹.

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

Discussion: The Stanislaus County Local Hazard Mitigation Plan identifies risks posed by disasters and identifies ways to minimize damage from those disasters. The terrain of the site is relatively flat, and the site has access to a County-maintained road. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Ceres Fire Protection District. The project was referred to the District, and no comments have been received to date. California Building and Fire Code establishes minimum standards for the protection of life and property by increasing the ability of a building to resist intrusion of flame and burning embers. The building permit for the proposed awnings will be reviewed by the County's Building Permits Division and Fire Prevention Bureau to ensure all State of California Building and Fire Code requirements are met prior to construction. Wildfire risk and risks associated with postfire land changes are considered to be less-than significant.

Mitigation: None.

References: Application Material; California Fire Code Title 24, Part 9; California Building Code Title 24, Part 2, Chapter 7; Stanislaus County Local Hazard Mitigation Plan; Stanislaus County General Plan and Support Documentation¹.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
---	--	--	---	--

Discussion: The 1.91± acre project site is designated Agriculture by the Stanislaus County General Plan land use diagrams and zoned A-2-40 (General Agriculture). The surrounding area is comprised of orchards with scattered single-family dwellings, the City of Ceres is located to the north, a dairy exists to the east, and the Union Pacific railroad is adjacent to the west property line. The project was referred to the City per General Plan policy who responded with no comments. The proposed use is agricultural in nature and serves the agricultural community. Any development of the surrounding area would be subject to the permitted uses of the A-2 Zoning District or would require additional land use entitlements and environmental review; a General Plan Amendment and/or Rezone is required for any non-agricultural related development; residential proposals would be subject to Measure E, which requires that residential development be approved by a majority of the voting public. Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area.

Mitigation: None.

References: Initial Study; Referral response from the City of Ceres, dated December 10, 2020; Stanislaus County Zoning Ordinance; Stanislaus County General Plan and Support Documentation¹.

¹Stanislaus County General Plan and Support Documentation adopted in August 23, 2016, as amended. **Housing Element** adopted on April 5, 2016.



NEGATIVE DECLARATION

NAME OF PROJECT: Use Permit Application No. PLN2020-0077 – Coit and Hewes, LLC

LOCATION OF PROJECT: 719 E Grayson Road, between Morgan Road and Crows Landing Road, in the Ceres area. (APN 041-007-006).

PROJECT DEVELOPERS: Coit and Hewes, LLC
312 E. Grayson Road
Modesto, CA 95358

DESCRIPTION OF PROJECT: Request to change the use of a 1.91± acre parcel from a legal nonconforming general contracting business to a harvesting equipment parts fabrication and repair business in the General Agriculture (A-2-40) zoning district.

Based upon the Initial Study, dated **December 16, 2021**, the Environmental Coordinator finds as follows:

1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The Initial Study and other environmental documents are available for public review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California.

Initial Study prepared by: Teresa McDonald, Associate Planner

Submit comments to: Stanislaus County
Planning and Community Development Department
1010 10th Street, Suite 3400
Modesto, CA 95354

1-30-2022

Catrina Ludwig
Westport 4-H Club community leader

Im writing this letter in reference to Coit and Hewes. they have been a big supporter of the Westport 4-H for more then 10 years. They have not only supported the club, but also kid individually. They have donated money to kids by buying their project animals, and have donated countless hours of community service, they are alway there to lend a helping hand when we are in need. they have lent use their facility to do projects, and to show the kids how to work with there hands in there facilities, they are a valuable company to our 4-H. They do it to help the kids of this community grow and teach them valuable life skill. To say the least without Coit and Hewes Westport 4-h may not have made it through this pandemic without their support.

Sincerely

Catrina Ludwig

Catrina Ludwig
Westport 4-H Community Leader

From: [Leroy.Hewes](#)
To: [Teresa McDonald](#)
Cc: [Mr. Allen Moore](#) [REDACTED]
Subject: PLN2020-0077 for Coit and Hewes LLC
Date: Tuesday, February 1, 2022 10:53:56 AM

***** WARNING:** This message originated from outside of **Stanislaus County**. **DO NOT** click links or open attachments unless you recognize the sender and know the content is safe *******

Teresa:

This is from one of our neighbors. He kept getting a bounced email address.

Thanks

Leroy

From: Allen Moore [REDACTED]
Sent: Monday, January 31, 2022 12:57 PM
To: Leroy.Hewes [REDACTED]
Subject: Re: County permit

To Whom It May Concern:

In regards to the Use Permit for Coit & Hewes, I own and farm the adjoining parcel to the west:
ASMT # 041-007-013

I have no objections to the county approving the Use Permit as this business has definitely improved their property and will be an asset to the farming community.

Respectfully,

Allen Moore

[REDACTED]

[REDACTED]

[REDACTED]

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

PROJECT: USE PERMIT APPLICATION NO. PLN2020-0077 - COIT AND HEWES, LLC

REFERRED TO:				RESPONDED		RESPONSE			MITIGATION MEASURES		CONDITIONS	
	2 WK	30 DAY	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF FISH & WILDLIFE	X	X	X		X							
CA OPR STATE CLEARINGHOUSE		X	X		X							
CA RWQCB CENTRAL VALLEY REGION	X	X	X	X				X		X	X	
COOPERATIVE EXTENSION	X	X	X		X							
CITY OF: CERES	X	X	X	X				X		X		X
FIRE PROTECTION DIST: CERES	X	X	X		X							
GSA: WEST TURLOCK SUBBASIN	X	X	X		X							
IRRIGATION DISTRICT: TURLOCK	X	X	X	X				X		X	X	
MOSQUITO DISTRICT: TURLOCK	X	X	X		X							
MT VALLEY EMERGENCY MEDICAL	X	X	X		X							
PACIFIC GAS & ELECTRIC	X	X	X		X							
RAILROAD: UNION PACIFIC	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X	X				X		X	X	
SCHOOL DISTRICT 1: CERES UNIFIED	X	X	X		X							
STAN CO AG COMMISSIONER	X	X	X		X							
STAN CO BUILDING PERMITS DIVISION	X	X	X		X							
STAN CO CEO	X	X	X		X							
STAN CO DER	X	X	X	X				X		X	X	
STAN CO ERC	X	X	X	X				X		X		X
STAN CO FARM BUREAU	X	X	X		X							
STAN CO HAZARDOUS MATERIALS	X	X	X	X				X		X	X	
STAN CO PARKS & RECREATION	X	X	X		X							
STAN CO PUBLIC WORKS	X	X	X	X				X		X	X	
STAN CO SHERIFF	X	X	X		X							
STAN CO SUPERVISOR DIST 5: CONDIT	X	X	X		X							
STAN COUNTY COUNSEL	X	X	X		X							
STANISLAUS FIRE PREVENTION BUREAU	X	X	X		X							
STANISLAUS LAFCO	X	X	X		X							
SURROUNDING LAND OWNERS		X	X		X							
STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10	X	X	X		X							
TELEPHONE COMPANY: AT&T	X	X	X		X							
USDA NRCS	X	X	X		X							
US FISH & WILDLIFE	X	X	X		X							