

STANISLAUS COUNTY PLANNING COMMISSION

November 7, 2024

STAFF REPORT

USE PERMIT APPLICATION NO. PLN2023-0131 LONDON TRACTOR AND TRAILER REPAIR

REQUEST: REQUEST TO ESTABLISH A FARM EQUIPMENT AND TRAILER REPAIR BUSINESS WITHIN A 1.5± ACRE AREA OF A 4.39± ACRE PARCEL IN THE GENERAL AGRICULTURE (A-2-10) ZONING DISTRICT.

APPLICATION INFORMATION

Applicant:	Harry Gill, London Tractor and Trailer Repair
Property owner:	Anna Gill
Agent:	N/A
Location:	342 Orange Avenue, between Locust Avenue and Sycamore Avenue, in the Patterson area.
Section, Township, Range:	29-5-8
Supervisory District:	Five (Supervisor C. Condit)
Assessor's Parcel:	048-008-007
Referrals:	See Exhibit H Environmental Review Referrals
Area of Parcel(s):	4.39± acres
Water Supply:	Private well
Sewage Disposal:	Private septic system
General Plan Designation:	Agriculture
Community Plan Designation:	N/A
Existing Zoning:	General Agriculture (A-2-10)
Sphere of Influence:	City of Patterson
Williamson Act Contract No.:	N/A
Environmental Review:	Negative Declaration
Present Land Use:	Single-family dwelling, a bunk house, a residential storage building, and a shop building.
Surrounding Land Use:	A fruit drying and packaging company to the east; commercial development, the Patterson Water District Lateral "D" canal, and City of Patterson to the west; residential development to the north; and irrigated agriculture and scattered single-family dwellings in all directions.

RECOMMENDATION

If the Planning Commission decides to approve the project, Exhibit A provides an overview of all of the findings required for project approval.

PROJECT DESCRIPTION

The project is a request to establish a farm equipment and trailer repair business within a 1.5± acre area of a 4.39± acre parcel in the General Agriculture (A-2-10) zoning district.

The equipment repair business will utilize an existing 2,680± square-foot shop building to make repairs to equipment consisting of a mix of tractors, flat bed trailers, and box trailers utilized by local farmers within the surrounding area. The applicant proposes that 50% of their business will consist of the repair of tractors and 50% of the repair of trailers; however, 100% of the equipment repaired will include equipment used in farming or in the provision of services directly to farmers, such as for hauling raw produce. The project proposes to develop a total of seven graveled parking spaces for passenger vehicles, and a 1.5± acre graveled area which will serve as an outdoor staging area for storage of equipment awaiting repair. No goods will be manufactured or sold on-site. The remaining 2.89± acres of the property will remain vacant and unimproved. The parcel is currently bound along the east and north property lines with an existing six-foot-tall chain link fence, with slats installed in the fence along the road right-of-way frontage; however, the applicant proposes to enclose the equipment staging area on the southern and western boundary by installing a new six-foot-tall chain-link fence. No lighting or signage is proposed. Building permits for the change of occupancy of the shop building, and construction of an office and restrooms within the shop, will be required as a condition of approval.

Proposed hours of operation are Monday through Friday, from 9:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m. The facility will have up to two employees per shift, with one shift per day, and expects two to five customer visits per-day. Service and delivery vehicles are expected to make one to two visits per-week. However, up to 15 vehicle trips per-day are expected, which includes daily trips made by the employees to pick up parts and to pick up and drop off the customers equipment and trailers. Stormwater will be maintained on-site and is currently proposed to be handled via overland drainage.

SITE DESCRIPTION

The 4.39± acre project site is located at 342 Orange Ave, between Locust Avenue and Sycamore Avenue, within the City of Patterson's Local Agency Formation Commission's (LAFCO)-adopted Sphere of Influence (SOI) (see Exhibit B – *Maps and Site Plan*). The project site is currently improved with a 1,414± square-foot single-family dwelling, a 224± square-foot bunk house, a 144± square-foot residential storage building, and a 2,680± square-foot shop building. The balance of the property is currently vacant and unimproved. The project site is currently served by an existing private well and septic system.

The project site currently receives access to County-maintained Orange Avenue via an existing 20-foot-wide asphalt horse-shoe shaped driveway.

Surrounding land uses include a fruit drying and packaging company to the east; commercial development, the Patterson Water District Lateral “D” canal, and City of Patterson to the west; residential development to the north; and irrigated agriculture and scattered single-family dwellings in all directions.

ISSUES

In order to approve this project, the Planning Commission will need to find that the proposed use is an agricultural service establishment meeting the requirements for location within the General Agriculture (A-2) zoning district. Agricultural service establishments are considered to be a Tier Two use, agriculturally related commercial and industrial uses, defined by the County’s General Plan and 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 include any business which has the primary function of manufacturing products...”

Findings required for approval of an agricultural service establishment include that such establishments primarily engage in the provision of agricultural services to farmers and are designed to serve the immediately surrounding area as opposed to having a widespread service area. In this case, the proposed business is not yet in operation and, as such, there is not yet a known client base upon which to assess service needs and the service area. The applicant has stated the facility will meet the criteria of primarily providing agricultural services to farmers as they will repair agricultural tractors and trailers (flat bed and box trailers) that are used in conjunction with farming practices and the hauling of raw farm produce. The applicant also states the project will meet the criteria for serving the immediately surrounding area as their potential client base will be located in Patterson, Newman, Westley, Grayson, and Crows Landing. Staff believes the County’s Zoning Ordinance provides flexibility to allow the Planning Commission to determine whether the project meets the necessary criteria for approval of the request; accordingly, staff is seeking guidance from the Planning Commission rather than recommending approval or denial of this request. A detailed discussion on the required findings is provided in the *Zoning Ordinance Consistency* section of this report. It is ultimately up to the Planning Commission to determine if the proposed use qualifies as an agricultural service establishment.

The applicant submitted six letters of support from individuals living in the Patterson area (see Exhibit E – *Letters of Support*).

GENERAL PLAN CONSISTENCY

The site is currently designated “Urban Transition” in the Stanislaus County General Plan. The purpose of the Urban Transition designation is to ensure that land remains in agricultural usage until urban development consistent with a city’s (or unincorporated community’s) general plan designation is approved. Generally, urban development will only occur upon annexation to a city, but such development may be appropriate prior to annexation provided the development is not inconsistent with the land use designation of the General Plan of the affected city. In this case, the project site lies within the Local Agency Formation Commission (LAFCO) adopted Sphere of

Influence (SOI) for the City of Patterson and is designated Estate Residential in the City's General Plan land use diagrams. The County General Plan identifies the General Agriculture zoning as consistent with the Urban Transition designation until such a time as the property is annexed.

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 services establishments. Agricultural service establishments are allowed in the A-2 zoning district when the Planning Commission finds that the operation will not be substantially detrimental to or in conflict with the agricultural use of other property in the vicinity; the establishment as proposed will not create a concentration of commercial and industrial uses in the vicinity; and it is necessary and desirable for such establishment to be located within the agricultural area as opposed to areas zoned commercial or industrial. An assessment of the proposed use's compliance with the findings required for approval of a Tier Two use is provided in the *Zoning Ordinance Consistency* section of this report.

The Sphere of Influence policy of the Stanislaus County General Plan Land Use Element states that development, other than agricultural uses and churches, which requires discretionary approval shall be referred to the city for preliminary approval. The project shall not be approved by the County unless written communication is received from the city memorializing their approval. If approved by the city, the city should specify what development standards are necessary to ensure that development will comply with city development standards. Approval from a city does not preclude the County's decision-making bodies from exercising discretion, and it may either approve or deny the project. The project was referred to the City of Patterson, who responded with a written request that any development meet the City's development standards. The City's response raised no concerns with the proposed use itself.

Appendix A of the Stanislaus County General Plan Agricultural Element includes guidelines for the implementation of agricultural buffers applicable to new and expanding non-agricultural uses within or adjacent to the A-2 zoning district. The purpose of these guidelines is to protect the long-term health of agriculture by minimizing conflicts such as spray drift and trespassing resulting from the interaction of agricultural and non-agricultural uses. These guidelines state that 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. 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 facility will have two employees and expects two to five customer visits per-day. All repair activities are proposed to take place indoors. The project was referred to the Stanislaus County Agricultural Commissioner, and no comments have been received to date. Therefore, staff believes the project can be considered low people-intensive, thus not subject to the County's Agricultural Buffer requirements. If the project were to be considered people intensive, the project meets the 150-foot setback to the parcels to the north, south, and east, includes a reduced buffer of 10-feet to the west, and will provide the necessary fencing for compliance with the buffer standards.

Staff believes that the proposed use can be found to be consistent with the General Plan if the Planning Commission can make the necessary findings to approve the request, as outlined in the *Zoning Ordinance Consistency* section of this report.

ZONING ORDINANCE CONSISTENCY

The site is currently zoned General Agriculture (A-2-10). In accordance with Section 21.20.020(B) of the Stanislaus County Zoning Ordinance, Tier Two uses, agriculture-related commercial and industrial uses, 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; and
- 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 for commercial or industrial usage.

An Agricultural Service Establishment is defined by Section 21.12.030 of the Stanislaus County Zoning Ordinance as meaning “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 include any business which has the primary function of manufacturing products.” Production agriculture is defined by Section 21.12.495 as meaning “agriculture for the purpose of producing any and all plant and animal commodities for commercial purposes.” 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.

As stated in the *Issues* section of this report, the proposed business is not yet in operation and, as such, there is not yet an established client base upon which to assess service needs and the service area of the facility, unlike relocated or currently established businesses. At the request of staff, the applicant provided a business plan which indicates their general intent to service and repair trailers and tractors that are used exclusively by/for farmers in the Patterson, Newman, Westley, Grayson, and Crows Landing areas (see Exhibit D – *Applicant’s Business Plan*). Neither the County’s General Plan nor Zoning Ordinance define the appropriate service area for an agricultural service establishment and, as such, each proposed use must be individually assessed. It is staff’s belief that the stated service area could meet the requirement of serving the immediately surrounding area. Additionally, it is staff’s belief that in order to state that the repair of trailers is “designed to aid production agriculture,” the trailers would need to be exclusively or primarily used in conjunction with the hauling of raw farm produce. Per the applicant, they are proposing to repair farm tractors and flat bed and box trailers that are used in conjunction with farming practices and the hauling of raw farm produce.

Given that agricultural service establishments in general can be difficult to evaluate, staff is seeking guidance from the Planning Commission rather than providing a recommendation of approval or denial of this request.

In addition to the findings outlined above, the following finding is required for approval of any use permit:

- 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.

Staff believes the establishment may be operated in a manner that is not detrimental to or in conflict with agricultural use of other property in the vicinity, nor be detrimental to the health, safety, property or improvements and the general welfare of persons within the surrounding area of use and the County as a whole. If approved, Conditions of Approval Nos. 7 and 12 have been added to the project to address potential visual or aesthetic concerns of outdoor storage areas, requiring that the outdoor storage areas be adequately screened from view of the public right-of-way and adjacent properties and that frontage landscaping be installed. If the Planning Commission determines that the proposed facility qualifies as a Tier Two use, then staff believes it can be found to meet all of the required findings. The proposed use will not create a concentration of commercial or industrial uses in the vicinity as the project site is located on the eastern edge of the City of Patterson, adjacent to an existing cluster of commercial businesses along Orange Avenue. The City raised no concerns with respect to the proposed project and requested a condition of approval be added that all public improvements be designed to City standards.

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 F – *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 H – *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 G – *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 **\$2,973.75** 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: Kristen Anaya, Senior Planner, (209) 525-6330

Attachments:

Exhibit A – Findings and Actions Required for Project Approval
Exhibit B – Maps and Site Plan

Exhibit C – Conditions of Approval
Exhibit D – Applicant's Business Plan
Exhibit E – Letters of Support
Exhibit F – Initial Study
Exhibit G – Negative Declaration
Exhibit H – Environmental Review Referrals

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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's Office 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. The proposed Tier Two use is "low people-intensive" and not subject to the agricultural buffer.
4. Approve Use Permit Application No. PLN2023-0131 – London Tractor and Trailer Repair.

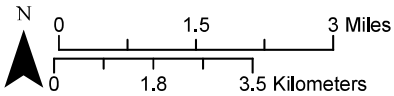
LONDON TRACTOR AND TRAILER REPAIR

**UP
PLN2023-0131**

AREA MAP

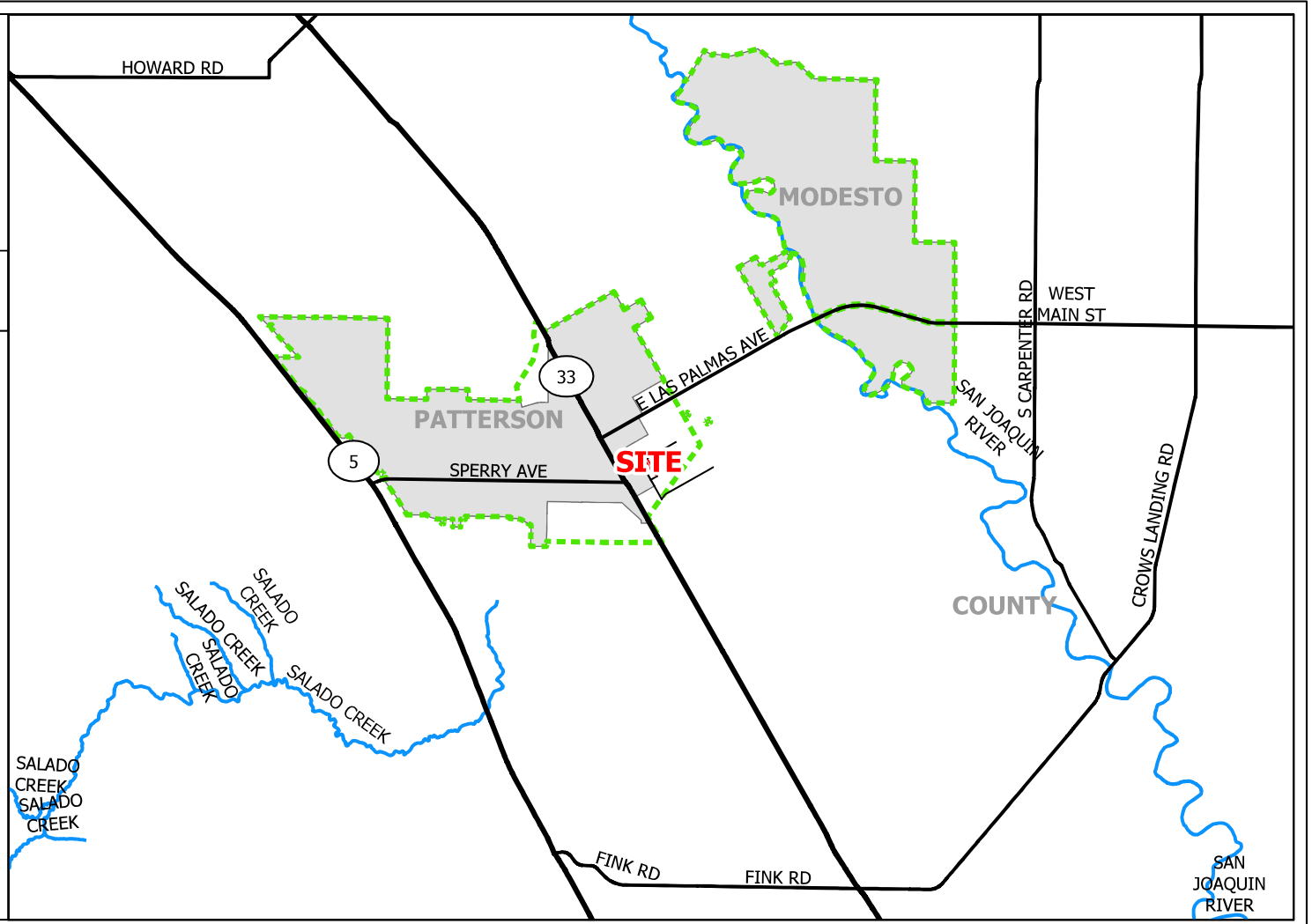
LEGEND

-  Project Site
-  Highway
-  Major Road
-  River
-  Sphere of Influence
-  Street



Source: Planning Department GIS

Date Exported: 2/12/2024



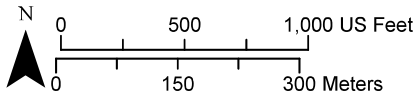
LONDON TRACTOR AND TRAILER REPAIR

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GENERAL PLAN MAP

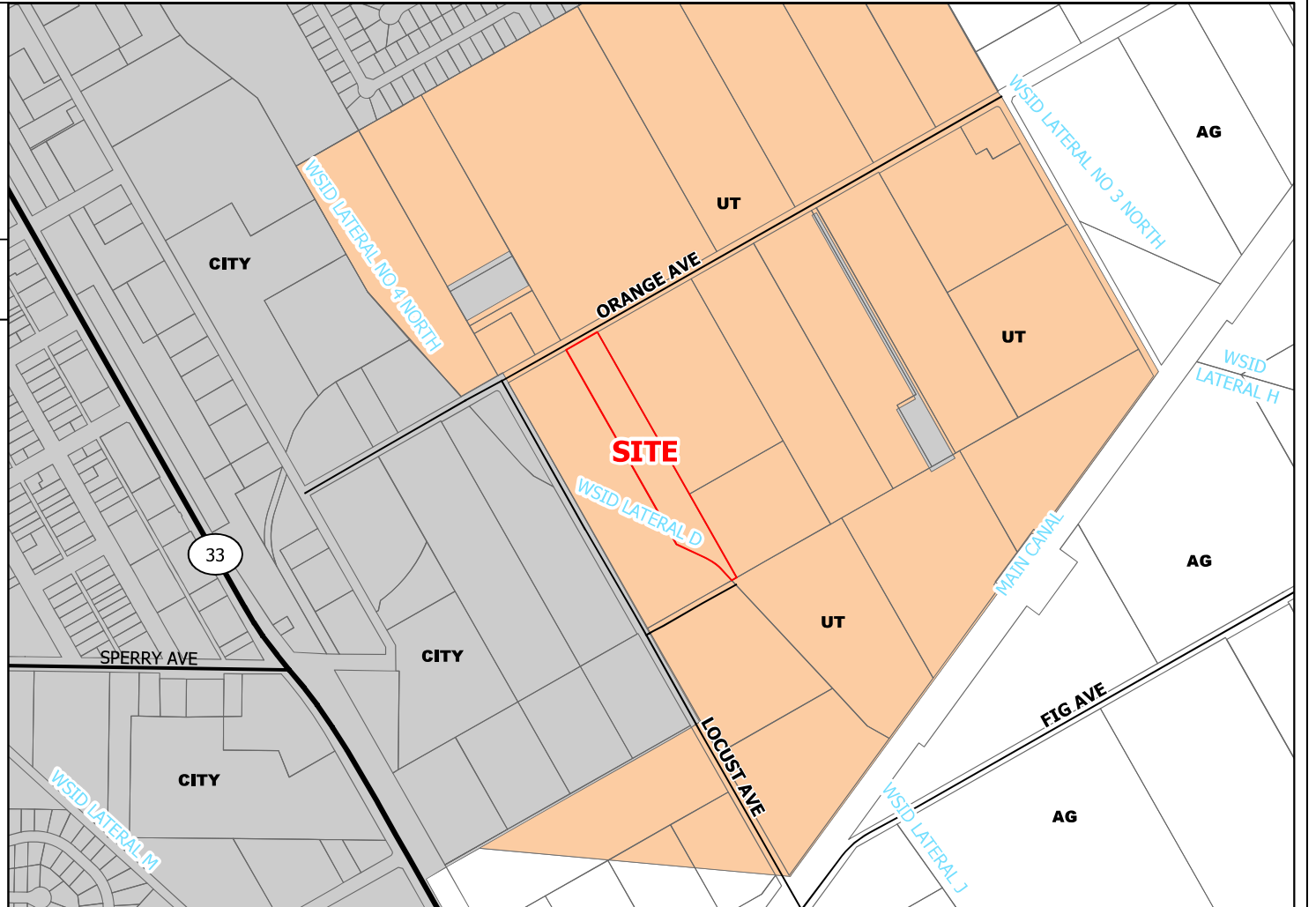
LEGEND

- Project Site
- Parcel
- Highway
- Major Road
- Canal
- Agriculture (AG)
- City of Patterson
- Urban Transition (UT)



Source: Planning Department GIS

Date Exported: 2/12/2024








LONDON TRACTOR AND TRAILER REPAIR



**UP
PLN2023-0131**

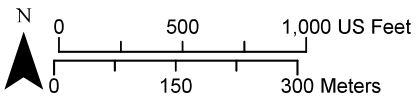
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Major Road
-  Canal

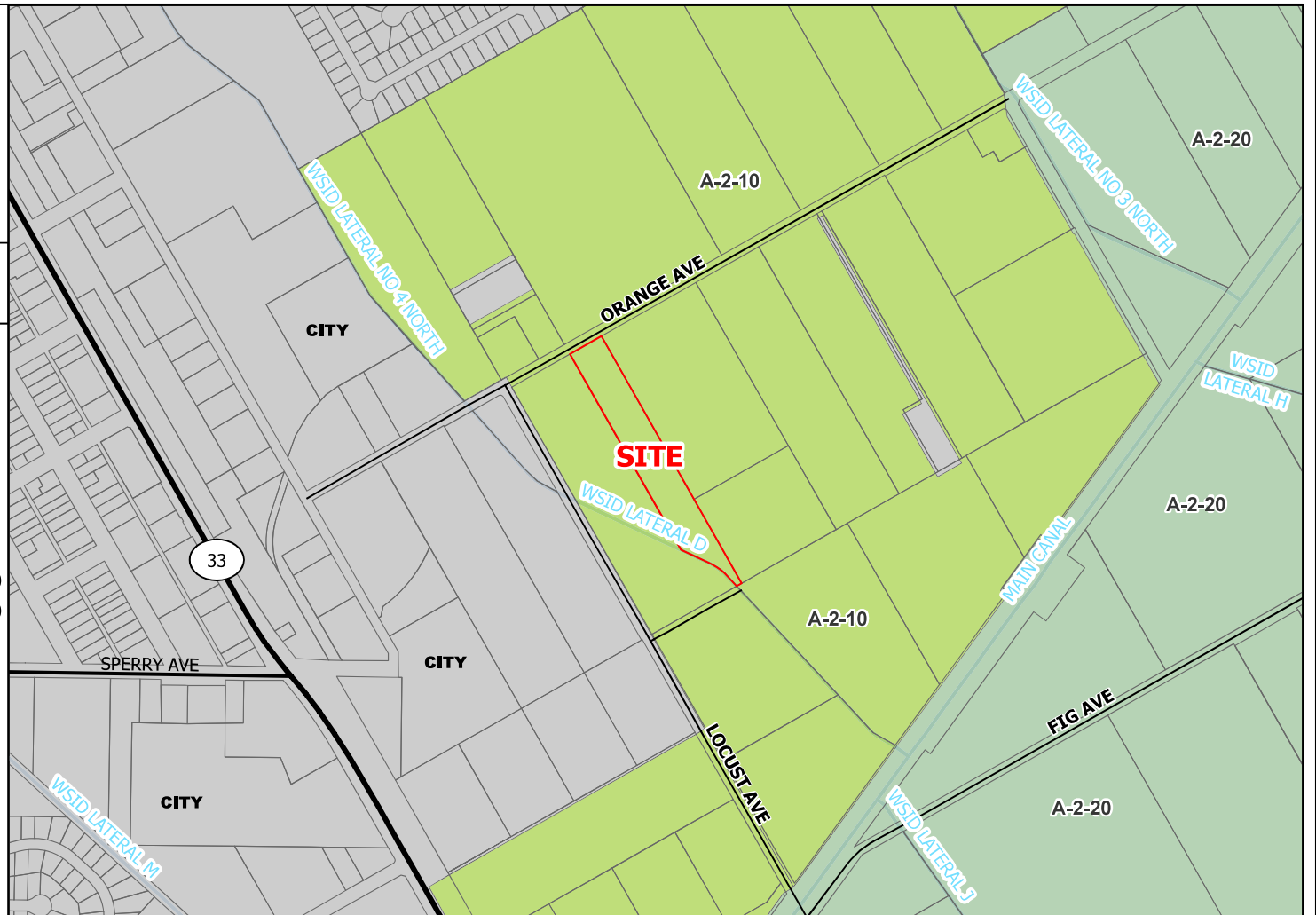
Zoning Designation

-  General Agriculture 10 Acre (A-2-10)
-  General Agriculture 20 Acre (A-2-20)
-  City of Patterson
-  Street



Source: Planning Department GIS

Date Exported: 2/12/2024









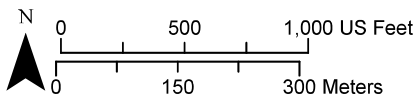
LONDON TRACTOR AND TRAILER REPAIR

UP
PLN2023-0131

2023 AERIAL AREA MAP

LEGEND

-  Project Site
 Parcel
 Highway
 Major Road
 Canal
 Street



Source: Planning Department GIS

Date Exported: 2/12/2024







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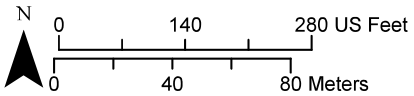
LONDON TRACTOR AND TRAILER REPAIR

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PLN2023-0131

2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel
-  Canal
-  Street



Source: Planning Department GIS

Date Exported: 2/12/2024









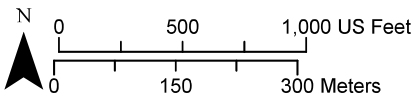
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ACREAGE MAP

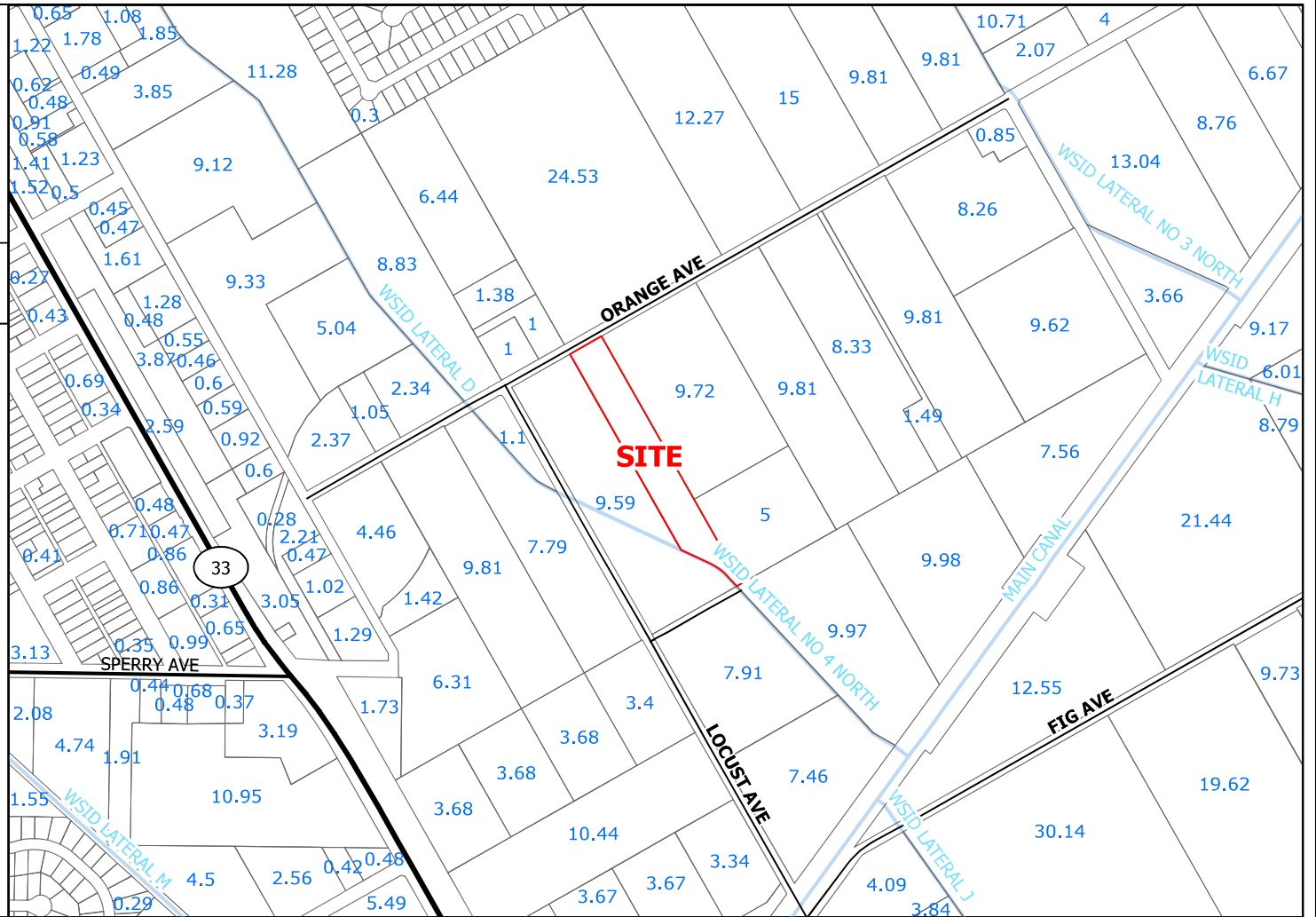
LEGEND

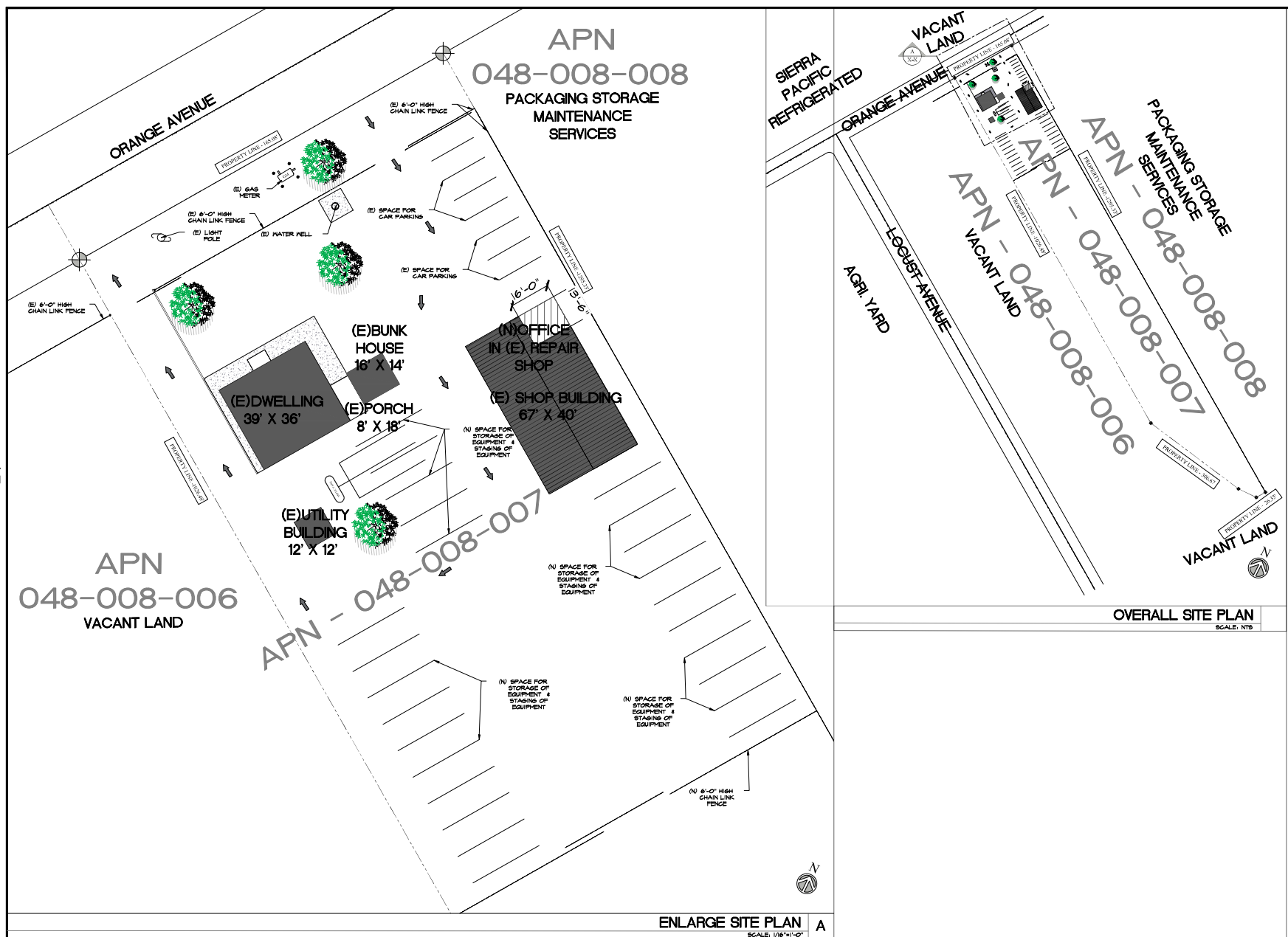
-  Project Site
-  Parcel
-  Acres
-  Highway
-  Major Road
-  Canal
-  Street



Source: Planning Department GIS

Date Exported: 2/12/2024





ANNA GILL
342 ORANGE AVENUE
PATTERSON CA 95863

RENU VAGARWAL
SMS CONSTRUCTION
280 SHAW AVE, SUITE B,
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PHONE 1- 559-367-8077
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PROJECT
PROPOSED AGR. EQUIPMENT
REPAIR SHOP
342 ORANGE AVENUE
PATTERSON, CA 95363
APN: 048-008-007

PLANNING SUBMITTAL

PLAN CHECK SUBMITTAL

REVISION

PROJECT NO.

SCALE 1/16"=1'-0"

DRAWN BY: WSM 2023-06-12

A1.1

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. PLN2023-0131
LONDON TRACTOR AND TRAILER REPAIR**

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.
2. Pursuant to Section 711.4 of the California Fish and Game Code, 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 **\$2,973.75**, 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. 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; and a project area map.
6. 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.

7. The storage of outdoor equipment and trailers shall be limited to the proposed 1.5± acre graveled storage area. The proposed storage area shall be adequately screened from view of the public right-of-way prior to use. Screening shall consist of a six-foot-tall solid fence, including chain-line with slats rated for 98% privacy, or six-foot-tall screen landscaping, installed not closer than 45 feet from centerline of Orange Avenue. Screening shall be installed prior to final of any building permit associated with the proposed use.
8. The applicant/business operator shall obtain and maintain at all times a valid Stanislaus County Business License prior to operation.
9. Prior to operation or within 18-months of project approval, whichever comes first, a building permit for the change of occupancy of the 2,680± square-foot shop building shall be obtained and finalized.
10. A building permit shall be required to install an office and restroom within the existing shop building.
11. The use shall not be conducted on the premises in such a manner as to cause an unreasonable amount of noise, odor, dust, smoke, vibration, electrical interference, or other nuisance condition detectable off the site.
12. Landscaping shall be installed within the 15-foot setback area along the project site frontage, beginning 30 feet south of centerline of Orange Avenue. Prior to issuance of a grading or building permit, a landscaping and irrigation plan indicating type of plants, initial plant size, location and method of irrigation shall be submitted to the County Planning Department, and the City of Patterson unless otherwise specified, for approval. Landscaping shall consist of a combination of ornamental trees, shrubs, and groundcover. Landscaping and Irrigation plans shall meet current City of Patterson and Model Water Efficient Landscape Ordinance (MWELO) at the time of submittal. The review of the landscape and irrigation plan shall be subject to applicable County or City landscape review and inspection fees in effect at the time of review and inspection. Landscaping shall be installed and inspected prior to final of a building permit. Any existing or proposed parking shall be setback as needed to accommodate required setbacks and landscaping.
13. If signage is proposed in the future, a sign plan for all proposed on-site signs indicating the location, height, area of the sign(s), and message must be approved by the City of Patterson and a building permit shall be obtained prior to installation. On-site signage shall be non-flashing and non-animated.
14. Prior to installation of any new exterior lighting fixtures, a photometric lighting plan shall be submitted for review and approval by the Planning Department. 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 new lighting fixtures shall not exceed 15 feet above grade.

Department of Public Works

15. No parking, loading or unloading of vehicles will be permitted within the County road right-of-way.
16. The developer will be required to install or pay for the installation of any street signs and/or markings, if necessary.
17. An Encroachment Permit shall be obtained for driveway approaches at all points of ingress and egress on the project site and any other work done in the County right-of-way.
18. Orange Avenue is classified as a 60-foot Local Road. The required $\frac{1}{2}$ width of Orange Avenue is 30 feet south of the centerline of the roadway. The existing right-of-way is 25 feet south of the centerline. The remaining five feet south of the centerline shall be dedicated as an Irrevocable Offer of Dedication prior to issuance of a building permit or operation, whichever comes first.
19. The storage depth outside of any gate shall be adequate for trucks coming off the road. The entry vehicles shall not block any travel lane or shoulder. If the storage depth is inadequate, the fence shall be moved further into the property if determined necessary by the Department of Public Works.

Department of Environmental Resources

20. Prior to issuance of any grading or building permit, the applicant shall submit a site plan that includes the location, layout and design of all-existing and proposed on-site wastewater treatment systems (OWTS) and the Future 100% Expansion (Replacement) Areas.
21. Prior to the issuance of any new building permit, the applicant shall submit to the Department of Environmental Resources evidence that the existing on-site wastewater treatment system (OWTS) meets minimum sizing standards and setback requirements, as required by the County's Local Agency Management Program (LAMP).
22. Prior to the issuance of any building permit, the applicant shall submit to the Department of Environmental Resources (DER) evidence that the existing and/or proposed on-site wastewater treatment system (OWTS) meets conditions and guidelines, as established by Measure X, regarding Primary and Secondary wastewater treatment.
23. Any new building requiring an on-site wastewater treatment system (OWTS), shall be designed according to type and/or maximum occupancy of the proposed structure to the estimated waste/sewage design flow rate.

24. The applicant shall demonstrate and secure any necessary permits for the destruction/relocation of all on-site wastewater treatment systems (OWTS) and/or water wells impacted or proposed by this project, under the direction of the Stanislaus County Department of Environmental Resources (DER).
25. All applicable County Local Agency Management Program (LAMP) standards and required setbacks shall be met.

Department of Environmental Resources – Hazardous Materials Division

26. Prior to operation, applicant/operator shall contact Department of Environmental Resources Hazardous Materials Division to determine if any permits or hazmat regulatory requirements shall be obtained/met.

San Joaquin Valley Air Pollution Control District

27. The proposed project may be subject to District Rules and Regulations, including Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving, and Maintenance Operations). The above list of rules is neither exhaustive nor exclusive. Prior to issuance of a building permit, the applicant shall contact the San Joaquin Valley Air Pollution Control District Small Business Assistance office and obtain all applicable permits.

Airport Land Use Commission

28. Federal Airport Regulation (FAR) Part 77 Obstruction Surfaces and Federal Aviation Administration (FAA) Height Notification requires that the FAA be notified of any proposed construction or alteration a height greater than an imaginary surface extending 100 feet outward and one foot upward (slope of 100 to 1) for a distance of 20,000 feet from the nearest point of any runway. Beyond the FAA Height Notification Area boundary, any object taller than 200 feet requires FAA notification.

City of Patterson

29. Signage, landscaping, and public improvements shall be constructed or designed to City of Patterson standards. Review and approval of signage, landscaping, and public improvements shall occur prior to issuance of any permit or plan approval for installation and/or construction, unless otherwise allowed by the City of Patterson.

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 will be in bold font and deleted wording will be in strikethrough text.

London Tractor and Trailer Repair Business Plan

342 Orange Ave. Patterson, CA 95363

Applicant/Owner: Harry S. Gill

Ph. [REDACTED]

Email: [REDACTED]



I. Business Plan Summary

London Tractor and Trailer Repair Business is a small-scale, tractor & agricultural trailer repair shop and owned and operated by Harry S. Gill. This business will be located at 342 Orange Ave. Patterson, CA 95363. This business will serve farmland owners in the surrounding areas with repairs to their tractor and agricultural related trailers and equipment.

II. Business Overview

London Tractor and Trailer Repair Business is uniquely located in heartland of California's agricultural economy. After conducting our market research, we are the only agricultural repair shop located on West Side of Stanislaus County. As referenced by the nearly two dozen letters of support for farmers in support of seeing this service come to the West Side we are confident in our starting revenue stream as well as its expansion in the future.

We are aware of Stanislaus County Planning Departments concern the property has to potential for uses other then what it is zoned for. The letters of support provided to the department clearly states at the top of the document "Agricultural Tractor and Trailer Repair Shop." Furthermore, the document also clearly states, "Patterson would benefit from the repair shop due to the abundance of *farmland* owners." This document was prepared and signed with the purpose of fulfilling the zoning requirement of agricultural use. It is our hope that this solidifies Planning Staff's opinion that this business can be recommended to the Planning Commission & Board of Supervisors.

III.Target Market

Stanislaus County's farmland owners and operators in the West Side towns of: Patterson, Newman, Westley, Grayson, & Crows Landing. Offering the service of local convenience for agricultural tractor & trailer repair.

Agricultural Tractor and Trailer Repair Shop

To whom it may concern,

I, HARKANWAL SARKH of [REDACTED] and [REDACTED]

writing this letter to pursue a permit for the building of an Agricultural Tractor and Trailer Repair Shop in 342 Orange Avenue, Patterson, CA, 95363. This establishment will create a convenience to the community as there are no near repair shops close-by. Patterson would benefit from the repair shop due to the abundance of farmland owners and the convenience of the location. The repair shop would offer convenience and quick service to the people of the town and gives ease towards transportation.

I appreciate your concern and assistance in this particular matter. Thank you for your time and consideration.

Sincerely yours,

Signature: [REDACTED]

Date: _____

PATTERSON, CALIFORNIA [REDACTED]

Agricultural Tractor and Trailer Repair Shop

To whom it may concern,

I, Gurpal Singh Maany of [REDACTED] am

writing this letter to pursue a permit for the building of an Agricultural Tractor and Trailer Repair Shop in 342 Orange Avenue, Patterson, CA, 95363. This establishment will create a convenience to the community as there are no near repair shops close-by. Patterson would benefit from the repair shop due to the abundance of farmland owners and the convenience of the location. The repair shop would offer convenience and quick service to the people of the town and gives ease towards transportation.

I appreciate your concern and assistance in this particular matter. Thank you for your time and consideration.

Sincerely yours,

Signature: [REDACTED]

Date: _____

PATTERSON, CALIFORNIA [REDACTED]

Agricultural Tractor and Trailer Repair Shop

To whom it may concern,

I, Anshul Bhargava of [REDACTED] am

writing this letter to pursue a permit for the building of an Agricultural Tractor and Trailer Repair Shop in 342 Orange Avenue, Patterson, CA, 95363. This establishment will create a convenience to the community as there are no near repair shops close-by. Patterson would benefit from the repair shop due to the abundance of farmland owners and the convenience of the location. The repair shop would offer convenience and quick service to the people of the town and gives ease towards transportation.

I appreciate your concern and assistance in this particular matter. Thank you for your time and consideration.

Sincerely yours,

Signature: [REDACTED]

Date: 4/27/2023

PATTERSON, CALIFORNIA [REDACTED]

Agricultural Tractor and Trailer Repair Shop

To whom it may concern,

I, Grecia Medina of [REDACTED] am writing this letter to pursue a permit for the building of an Agricultural Tractor and Trailer Repair Shop in 342 Orange Avenue, Patterson, CA, 95363. This establishment will create a convenience to the community as there are no near repair shops close-by. Patterson would benefit from the repair shop due to the abundance of farmland owners and the convenience of the location. The repair shop would offer convenience and quick service to the people of the town and gives ease towards transportation.

I appreciate your concern and assistance in this particular matter. Thank you for your time and consideration.

Sincerely yours,


Signature [REDACTED]

Date: 4-27-23

PATTERSON, CALIFORNIA [REDACTED]

Agricultural Tractor and Trailer Repair Shop


To whom it may concern,

I, Anshul Bhargava 


writing this letter to pursue a permit for the building of an Agricultural Tractor and Trailer Repair Shop in 342 Orange Avenue, Patterson, CA, 95363. This establishment will create a convenience to the community as there are no near repair shops close-by. Patterson would benefit from the repair shop due to the abundance of farmland owners and the convenience of the location. The repair shop would offer convenience and quick service to the people of the town and gives ease towards transportation.

I appreciate your concern and assistance in this particular matter. Thank you for your time and consideration.

Sincerely yours,

Signature: 

Date: 4/27/2023

PATTERSON, CALIFORNIA 

Agricultural Tractor and Trailer Repair Shop

To whom it may concern,

I, Manjinder Singh of [REDACTED]

writing this letter to pursue a permit for the building of an Agricultural Tractor and Trailer Repair Shop in 342 Orange Avenue, Patterson, CA, 95363. This establishment will create a convenience to the community as there are no near repair shops close-by. Patterson would benefit from the repair shop due to the abundance of farmland owners and the convenience of the location. The repair shop would offer convenience and quick service to the people of the town and gives ease towards transportation.

I appreciate your concern and assistance in this particular matter. Thank you for your time and consideration.

Sincerely yours,

Signature: [REDACTED]

Date: 4/27/2023

PATTERSON, CALIFORNIA [REDACTED]



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. PLN2023-0131
London Tractor and Trailer Repair
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Kristen Anaya, Associate Planner
(209) 525-6330
4. **Project location:** 342 Orange Avenue, between Locust Avenue
and Sycamore Avenue, in the Patterson area
(APN: 048-008-007).
5. **Project sponsor's name and address:** Harry Gill, London Tractor and Trailer Repair
342 Orange Avenue
Patterson, CA
6. **General Plan designation:** Urban Transition
7. **Zoning:** General Agriculture (A-2-10)
8. **Description of project:**

Request to establish a tractor, trailer, and farm equipment repair facility within a 1.5± acre area on a 4.39± acre parcel in the General Agriculture (A-2-10) zoning district. The site is currently improved with a 1,414± square-foot single-family dwelling, a 224± square-foot bunk house, a 144± square-foot utility building, and a 2,680± square-foot shop building. The equipment repair business will utilize the existing shop building to make repairs to equipment consisting of a mix of agricultural tractors, flat bed, and box trailers. Proposed hours of operation are Monday through Friday, from 9:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m. The facility will have two employees and expects two to five customer visits per-day. The project site will include a total of seven graveled parking spaces for passenger vehicles, and a graveled area surrounding the 1.5± acre developed footprint, which will also serve as a staging area for equipment that are awaiting repair or parts. The southern boundary of the staging area is proposed to be enclosed with a 6-foot-tall fence. Although not proposed, a condition of approval will be added requiring that the outdoor storage areas be adequately screened from view of the public right-of-way and adjacent properties via a 6-foot-tall solid fence or screen landscaping has been added to the project. Service and delivery vehicles are expected to make one to two visits per-week. Up to 15 vehicle trips per-day are expected. No goods will be manufactured or sold on-site. The remaining 2.89± acres of the property will remain vacant and unimproved. Six-foot-tall chain-link fencing will separate the facility from Orange Avenue in the north and an adjacent legal non-conforming (LNC) fruit drying and packaging company on the parcel to the east. Stormwater will be required to be maintained on-site and is currently proposed to be handled via overland drainage. No signage is proposed; however, a tenant improvement building permit is proposed to be applied for in order to construct an office within the existing shop. The site is served by a private well and septic system. Access to County-maintained Orange Avenue is provided via an existing 20-foot-wide asphalt driveway. The parcel is located within the adopted City of Patterson's Local Agency Formation Commissions' (LAFCO) Sphere of Influence.

9. **Surrounding land uses and setting:** A fruit drying and packaging company to the east; commercial development, the Patterson Water District Lateral "D" canal, and City of Patterson to the west; residential development

-
- to the north; and irrigated agriculture and scattered single-family dwellings in all directions.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Stanislaus County Department of Planning and Community Development – Building Permits Division
Stanislaus County Department of Public Works
Stanislaus County Department of Environmental Resources
11. **Attachments:** N/A

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

Jeremy Ballard, Senior Planner on behalf of Kristen Anaya
Prepared by Kristen Anaya, Associate Planner

August 29, 2024

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, then 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 site is currently improved with a 1,414± square-foot single-family dwelling, a 224± square-foot bunk house, a 144± square-foot utility building, and a 2,680± square-foot shop building composed of primarily stucco, metal, and wood materials; the balance of the property is currently vacant. The proposal includes utilizing the existing shop building for the commercial repair of tractors, trailers, and farm equipment. A building permit to install an office inside the shop building is proposed. The 1.5-acre portion of the site's exterior will be utilized for the staging of equipment to be repaired. The only designated scenic highway in the County is along I-5, which is approximately 3 miles west of the project site but outside of line-of-sight of the project site. The site itself is not considered to be a scenic resource or a unique vista. No signage or new exterior lighting is proposed as part of the project request. Standard conditions of approval will be added to this project to address glare from any on-site lighting. Additionally, conditions of approval will be added to the project requiring any outside storage areas to be fully screened from view from the public right-of-way and adjoining properties prior to operation. The project site is located within the Local Agency Formation Commission's (LAFCO) adopted Sphere of Influence (SOI) of the City of Patterson. The project was referred to the City who has not responded to the project to date; however, applicable standards related to signage, landscaping, parking, and screening may be applied as conditions of approval. With conditions of approval in place, the project is not expected to degrade the existing visual character or quality of the site or its surroundings. 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 4.28± acre project site is classified as "Semi-Agricultural and Rural Commercial Land" by the California Department of Conservation's Farmland Mapping and Monitoring Program. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that approximately two-thirds of the property is comprised of Capay clay, 0 to 1 percent slopes (MRLA 17). The remaining one-third of the property is comprised of Capay clay, wet, 0 percent slopes (MRLA 17). 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 rates the site's soils as an index rating of 35, which equates to Grade 4 soil, which are considered poor soil to be used for irrigated agriculture. Stanislaus County considers land that meets at least one of the following requirements to be prime farmland under the Uniform Rules: parcels comprised of Grade 1 or 2 soils; irrigated pastureland which supports livestock used for the production of food and fiber; and land used for unprocessed agricultural plant production with an annual gross value of not less than eight hundred dollars per acre. The project site does not meet the definition of prime farmland under the County's Uniform Rules. Further the project and surrounding area are designed Urban Transition in the County General Plan and are located within the Local Agency Formation Commission's (LAFCO) adopted Sphere of Influence (SOI) of the City of Patterson. Areas within a LAFCO-adopted SOI are not considered the County's "Most Productive Agricultural Lands". The proposed project will not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

The project proposes to utilize the existing shop building for the commercial repair of tractors, trailers, and farm equipment. The surrounding area is comprised of a legal non-conforming (LNC) fruit drying and packaging company to the east; commercial development, the Patterson Water District Lateral "D" canal, and City of Patterson to the west; residential development to the north; and irrigated agriculture and single-family dwellings in all directions. Production agriculture exists to the north, northeast, and south of the project site. The nearest parcels enrolled in a Williamson Act Contract are parcels which abut the project site to the southeast and west. During project review, this application was referred to the Department of Conservation (DOC) for review and input and no response has been received to date.

The project is not currently irrigated but is within the service boundaries of the Patterson Irrigation District (PID). The project was referred to PID; however, no comments regarding irrigation or domestic water were received. A condition of approval will be applied to the project requiring any development that impacts irrigation facilities to meet the District's requirements.

Buffer and Setback Guidelines are applicable to new or expanding uses approved in or adjacent to the General Agriculture (A-2-40) zoning district and are required to be designed to physically avoid conflicts between agricultural and non-agricultural uses. 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 facility will have two employees and expects two to five customer visits per-day. Service and delivery vehicles are expected to make one to two visits per-week. Up to 15 vehicle trips per-day are expected. Proposed hours of operation are Monday through Friday, from 9:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m. The project was referred to the Stanislaus County Agricultural Commissioner, and no comments have been received to date. Therefore, staff believes the project can be considered low people-intensive, thus not subject to the County's Agricultural Buffer requirements. However, with the exception of wheat/fodder grown on the parcel immediately to the west (Assessor Parcel Number 048-008-0006), approximately 10-feet from the proposed equipment storage areas, the project area exceeds the prescribed 150-foot distance from the next nearest parcels in production agriculture (walnut orchard located on Assessor Parcel Number 048-008-009) and is enclosed with an existing 6-foot-tall chain-link fence.

The request is not expected to result in any significant conversion of farmland to non-agriculture use. No impacts to agriculture are anticipated to occur as a result of this project as the project site is currently developed with residential and accessory structures and considered topographically flat.

Based on the specific features and design of this project, it does not appear this project will impact the long-term productive agricultural capability of surrounding contracted lands in the A-2 zoning district. There is no indication this project will result in the removal of adjacent contracted land from agricultural use. No forest lands exist in Stanislaus County. The project will have less than significant impacts to Agriculture and Forest Resources.

Mitigation: None.

References: Application information; Natural Resources Conservation Service Soil Survey; United States Department of Agriculture NRCS Web Soil Survey; California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2018; 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 PM2.5 (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 (PM-10), 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 facility will have two employees and expects two to five customer visits per-day. Service and delivery vehicles are expected to make one to two visits per-week. Up to 15 vehicle trips per-day are expected. Proposed hours of operation are Monday through Friday, from 9:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m.

A comment was received from SJVAPCD in response to the Early Consultation prepared for the proposed project indicating that construction and operation-related emissions for the project would have a less than significant impact on air quality and are not expected to exceed any of the District's annual emissions significant thresholds, including: 100 tons per-year of carbon monoxide (CO), ten tons per-year of oxides of nitrogen (NOx), ten tons per-year of reactive organic gases (ROG), 27 tons per-year of oxides of sulfur (SOx), 15 tons per-year of particulate matter of ten microns or less in size (PM10), or 15 tons per-year of particulate matter of 2.5 microns or less in size (PM2.5). Additionally, the project may be subject to the following District Rules: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 Nuisance, Rules 4601 Architectural Coatings, 4641 Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations, Rule 4550 (Conservation Management Practices), and Rule 4570 (Confined Animal Facilities). A condition of approval will be placed on the project requiring that the applicant be in compliance with the District's rules and regulations prior to issuance of a building permit. As the project must comply with District regulations, the project's emissions would be less than significant for all criteria pollutants, would not be inconsistent with any applicable air quality attainment plans, and would result in less than significant impacts to air quality.

Further, the Air District has published Guidance for Assessing and Mitigation Air Quality Impacts (GAMAQI) which has a Small Project Analysis Level (SPAL) screening tool. The SPAL establishes specific thresholds based on land use category with projects using various metrics corresponding to that land use type, including trips per-day, development size, number of students or dwelling units. Projects which fall under the respective threshold are presumed to have less than significant impact on air quality due to criteria pollutant emissions and are therefore excluded from quantifying criteria pollutants for CEQA purposes. For the general light industrial land use category, which is the closest category under which repair facilities would fall, a project size which is less 510,000 square feet in size would meet the screening the criteria. In this case, the project will utilize a 2,700± square-foot shop building and the overall outdoor area proposed to be utilized for outdoor storage will be approximately 1.5 acres overall, below the 510,00 square-foot threshold.

Potential impacts to air quality from the proposed project are also evaluated by Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (a), defines VMT as the amount and distance of automobile travel attributable to a project. 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 OPR technical advisory, many local agencies have developed a screening threshold of VMT to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less than significant transportation impact. The proposed project will generate a low amount of vehicle trips with 15 truck trips per-day, for a total of 30 heavy-truck trips (inbound and outbound trips for 15 trucks). As this is below the District's threshold of significance for vehicle and heavy truck trips, no significant impacts from vehicle and truck trips to air quality are anticipated.

Based on the response from the SJVAPCD, the proposed project is expected to have a less than significant impact on air quality.

Mitigation: None.

References: San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; Referral response from the San Joaquin Air Pollution Control District, dated March 4, 2024; www.valleyair.org; San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) guidance, November 13, 2020; Governor's Office of Planning and Research Technical Advisory, December 2018; 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 Crows Landing Quad of the California Natural Diversity Database. There are four animals, which are state or federally listed, threatened, or identified as species of special concern or a candidate of special concern within this quad. These species include the Swainson's hawk, tricolored blackbird, green sturgeon – southern DPS, California Ridgways rail, Crotch's bumble bee, steelhead – Central Valley DPS, and Delta button-celery. There are no reported siting's of any of the aforementioned species on the project site; however, a Swainson's hawk nesting site was observed in 2006 approximately 1.2± mile north of the project site in the Patterson Quad; however, the site is now presumed extant. There is a very low likelihood that these species are present on the project site as it is vacant, has already been disturbed and developed with various structures.

An Early Consultation was referred to the California Department of Fish and Wildlife and no response was received. The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors are considered to be less than significant.

Mitigation: None.

References: California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; California Natural Diversity Database, Planning and Community Development GIS; 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 this project will result in significant impacts to any archaeological or cultural resources. The project site is improved with 1,414± square-foot single-family dwelling, a 224± square-foot bunk house, a 144± square-foot utility building, and a 2,680± square-foot shop building. No construction of new structures is proposed; however, conditions of approval will be placed on the project, requiring that any construction activities shall be halted, if any resources are found, until appropriate agencies are contacted, and an archaeological survey is completed.

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 California Environmental Quality Act (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, total estimated daily vehicle trips to be generated by the project, and the additional energy consumed per trip by mode, 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.

As stated above in the Air Quality section, the proposal includes a request to utilize an existing shop building on the project site for the commercial repair of tractors, trailers, and farm equipment. A comment was received from SJVAPCD in response to the Early Consultation prepared for the proposed project indicating that construction and operation-related emissions for the project would have a less than significant impact on air quality and are not expected to exceed any of the District's annual emissions significant thresholds, including: 100 tons per-year of carbon monoxide (CO), ten tons per-year of oxides of nitrogen (NOx), ten tons per-year of reactive organic gases (ROG), 27 tons per-year of oxides of sulfur (SOx), 15 tons per-year of particulate matter of ten microns or less in size (PM10), or 15 tons per-year of particulate matter of 2.5 microns or less in size (PM2.5). Additionally, the project may be subject to the following District Rules: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 Nuisance, Rules 4601 Architectural Coatings, 4641 Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations, Rule 4550 (Conservation Management Practices), and Rule 4570 (Confined Animal Facilities). Staff will include a condition of approval on the project requiring that the applicant be in compliance with the District's rules and regulations. As the project must comply with District regulations, the project would result in less than significant impacts to energy.

The proposed structures are 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). A building permit will be required for a tenant improvement to construct an office within the existing shop building. Conditions of approval will be added to the project requiring that a building permit be obtained for the proposed office and that all building permits, for the structures to be utilized under this request, be finalized by the Stanislaus County Building Permits Division prior to operation. Additionally, any future construction activities will be required to occur in compliance with all SJVAPCD regulations.

Energy consuming equipment and processes include construction equipment, trucks, and the employee vehicle. As discussed in Section III – Air Quality, 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. The proposed project will generate a low amount of vehicle trips with 15 truck trips per-day, for a total of 30 heavy-truck trips (inbound and outbound trips for 15 trucks). The trucks are the main consumers of energy associated with this project but will be subject to applicable Air District regulations, including rules and regulations that increase energy efficiency. Therefore, consumption of energy resources would be less than significant without mitigation for the proposed project.

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; San Joaquin Valley Air Pollution Control District – Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; Referral response from the San Joaquin Air Pollution Control District, dated March 4, 2024; Governor’s Office of Planning and Research Technical Advisory, December 2018; Title 16 of County Code; CA Building Code; Stanislaus County Zoning Ordinance (Title 21); 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 wastewater?			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 approximately two-thirds of the property is comprised of Capay clay, 0 to 1 percent slopes (MRLA 17). The remaining one-third of the property is comprised of Capay clay, wet, 0 percent slopes (MRLA 17). 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. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. A referral response received from the Department of Environmental Resources required that prior to issuance of any building

permit, the applicant shall demonstrate that the existing on-site wastewater treatment system (OWTS) meet minimum required sizing and setback, and all other applicable Local Agency Management Program (LAMP) standards. Likewise, any 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. These requirements have been added as conditions of approval.

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 requested.

Mitigation: None.

References: Application information; United States Department of Agriculture NRCS Web Soil Survey; Referral response from the Department of Environmental Resources, dated February 29, 2024; 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.

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 the office within the shop and any necessary building permit for a change of occupancy are 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) which includes minimum statewide standards to significantly reduce GHG emissions from new construction. Construction activities associated with this project are considered to be less than significant as they are temporary in nature and are subject to meeting San Joaquin Valley Air Pollution Control District (SJVAPCD) standards for emissions.

Direct emissions of GHGs from the operation of the proposed project are primarily due to the employee vehicle trips, truck trips to transport RNG off-site and maintenance truck trips, and by the operation of the equipment. As required by California Environmental Quality Act (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 15 one-way vehicle and truck trips per-day, below the OPR threshold.

This project was referred to the San Joaquin Valley Air Pollution Control District (SJVAPCD). As discussed in Section III – *Air Quality*, the project is not anticipated to significantly contribute to an exceedance of state or federal Ambient Air Quality Standards which include standards for GHGs. Based on the Air District's referral response, the project may also be subject to other applicable Air District permits including but not limited to the following District Rules: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 Nuisance, Rules 4601 Architectural Coatings, and 4641 Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations. Staff will include a condition of approval requiring the applicant to comply with all appropriate District rules and regulations. Consequently, GHG emissions associated with this project are considered to be less than significant.

Mitigation: None.

References: Referral response from the San Joaquin Air Pollution Control District, dated March 4, 2024; San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) guidance, November 13, 2020; Governor's Office of Planning and Research Technical Advisory, December 2018; 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. A referral response from the Hazardous Materials Division of the Stanislaus County Department of Environmental Resources (DER) indicated that the project is anticipated to not have a significant impact with respect to hazards and hazardous materials, and requires the applicant to contact the Hazardous Materials Division for information regarding regulatory requirements for hazardous materials and/or wastes. These comments will be reflected through the application of a condition of approval. During building permit review, the Environmental Health Division of the Department of Environmental Resources (DER) will review the on-site wastewater treatment systems (OWTS) and/or water wells and ensure that all applicable County Local Agency Management Program (LAMP) standards and required setbacks are maintained as applicable.

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.

As Stated in Section II – *Agricultural and Forest Resources*, service and delivery vehicles are expected to make one to two visits per-week. Up to 15 vehicle trips per-day are expected. Proposed hours of operation are Monday through Friday, from 9:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m. The project was referred to the Stanislaus County Agricultural Commissioner, and no comments have been received to date. Therefore, staff believes the project can be considered low people-intensive, thus not subject to the County's Agricultural Buffer requirements. However, with the exception of wheat/fodder grown on the parcel immediately to the west (Assessor Parcel Number 048-008-0006), approximately 10-feet from the proposed equipment storage areas, the project area exceeds the prescribed 150-foot distance from the next nearest parcels in production agriculture (walnut orchard located on Assessor Parcel Number 048-008-009) and is enclosed with an existing 6-foot-tall chain-link fence.

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 West Stan Fire Protection District. The project was referred to the District, and no comments have been received to date. The project site is located within Review Area 2 of the Crows Landing Airport and accordingly referred to the Airport Land Use Commission, who responded that the project is subject to Federal Aviation Commission (FAA) height notification and real estate disclosures due to being within areas of the Airport Influence Area (AIA). However, as the project does not involve construction or residential development, these requirements will not apply. A condition of approval regarding FAA Height Notification will be added in the event that future construction takes place on the project site.

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

Mitigation: None.

References: Application information; Referral response from the Department of Environmental Resources – Hazardous Materials Division, dated February 28, 2024; Referral response from the Airport Land Use Commission, dated May 10, 2024; 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: 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 percent annual chance floodplains. The project proposes to handle stormwater drainage overland. The project proposes the construction of an office within the existing on-site shop building, which will require a building permit. As part of the building permit review process, the Department of Environmental Resources (DER) will evaluate the existing wastewater treatment systems (OWTS), and the site's adherence to current Local Agency Management Program (LAMP) standards. LAMP standards include minimum setback from wells to prevent negative impacts to groundwater quality. The site is currently served by a private septic system and well. No new wells are proposed as part of this request. Any future wells constructed on-site will be subject to review under the County's Well Permitting Program, which will determine whether a new well will require environmental review. The project was referred to DER, who provided regulatory requirements regarding applicable County Local Agency Management Program (LAMP) standards and required setbacks are maintained. All applicable standards under Public Works and the DER will be addressed under the building permit review process for the office as well. These comments will be applied as conditions of approval and required prior to issuance of any building permits.

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 Patterson Irrigation District GSA. Patterson Irrigation District GSA, along with 22 other GSAs, are tasked with developing and maintaining a single coordinated GSP for the Delta-Mendota Subbasin following 6 separate GSPs prepared and submitted in 2023 being

determined by the Department of Water Resources (DWR) as inadequate. Following this determination on March 2, 2023, the GSAs are currently working on preparing a single GSP to cover the subbasin. On August 13, 2024, the Stanislaus County Board of Supervisors adopted the revised single Delta-Mendota Subbasin GSP, which will be subsequently submitted and reviewed by the DWR. Total groundwater extractions in the Delta-Mendota Subbasin during WY 2022 were approximately 562,300 acre-feet (AF). This total is based on both direct measurements by local water agencies and estimates for private agricultural and domestic pumping. The proposed project is subject to the requirements of the GSP for the region which was adopted to minimize impacts to groundwater supplies.

The Department of Environmental Resources - Groundwater Resources Division provided a referral response for the project indicating that the project will have minimal additional water use and accordingly did not have comments on the project.

The California Safe Drinking Water Act (California Health and Safety Code (CHSC) 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 Department of Environmental Resources (DER) – Environmental Health Division which responded with requirements to submit a water system evaluation for the project to determine if the project would meet the definition of a public water system. After review of the submitted water system evaluation DER indicated that the private well on the project site does not currently meet the definition of a Public Water System as defined in CHSC Section 116275(h). However, DER requested that the applicant contacts DER if the water system ever meets the definition of a public water system. If the existing well is ever required to become a Public Water System, the applicant must submit an application for a water supply permit with the associated technical report to Stanislaus County DER which will determine if the well water meets State mandated standards for water quality and must also obtain concurrence from the State of California Water Resources Control Board (SWRCB), Drinking Water Division, in accordance to CHSC Section 116527 (SB1263). If the well water does not meet State standards, the applicant may need to either drill a new well or install a water treatment system for the current well.

The project site is located within the boundaries of the Patterson Irrigation District (PID). The project was referred to PID who did not respond to the project. As a result of the conditions of approval required for this project, impacts associated with drainage, water quality, and runoff are expected to have a less than significant impact.

Mitigation: None.

References: Application information; Referral response from the Department of Environmental Resources – Groundwater Division, dated February 26, 2024; Department of Environmental Resources – March 1, 2024; 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 Urban Transition by the Stanislaus County General Plan land use diagrams and zoned General Agriculture (A-2-10). The applicant is requesting to establish a tractor, trailer, and farm equipment repair facility on a 4.39± acre parcel in the General Agriculture (A-2-10) zoning district.

To be considered a Tier Two use, the proposed use is required to be found related to agricultural production and necessary for a healthy agricultural economy. The County allows agriculture service establishments primarily engaging in the provision of agricultural services to farmers, by obtaining a Tier Two Use Permit if specific criteria can be met and if specific findings can be made. Those findings include that the establishment, as proposed, will not be substantially detrimental to, or in conflict with, the agricultural use of other properties in the vicinity; that the use is necessary and desirable for such establishment to be located within the agricultural area as opposed to areas zoned for commercial or industrial usage; and that it will not create a concentration of commercial and industrial uses in the vicinity. The facility proposes to repair farm tractors and tractor-trailers used to haul agricultural produce for farmers within Stanislaus County. Agricultural service establishments under a Tier Two Use Permit must also serve the immediately surrounding area, or local agriculture and customers, as opposed to having a widespread service area. In addition, the Planning Commission must find that the establishment, maintenance, and operation of the proposed use is consistent with the General Plan and will not 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. While the business is not currently operating and therefore does not have evidence to demonstrate the proposed farm tractor and tractor-trailer repair business is exclusively providing agricultural services to farmers, the applicant has submitted a business plan indicating their client base is exclusively farmers and repair will be for equipment used in the hauling or harvesting of unprocessed farm produce.

As Discussed in Section II – *Agricultural and Forest Resources*, Buffer and Setback Guidelines are applicable to new or expanding uses approved in or adjacent to the General Agriculture (A-2-40) zoning district, and are required to be designed to physically avoid conflicts between agricultural and non-agricultural uses. As the facility will have two employees and expects two to five customer visits per-day, staff believes the project can be considered low people-intensive, thus not subject to the County's Agricultural Buffer requirements. However, with the exception of wheat/fodder grown on the parcel immediately to the west (Assessor Parcel Number 048-008-0006), approximately 10-feet from the proposed equipment storage areas, the project area exceeds the prescribed 150-foot distance from the next nearest parcels in production agriculture (walnut orchard located on Assessor Parcel Number 048-008-009) and is enclosed with an existing 6-foot-tall chain-link fence.

The project site is located 300-feet from City of Patterson city limits and is located within Patterson's Local Agency Formation Commission (LAFCO)-adopted Sphere of Influence (SOI). The Stanislaus County General Plan Land Use Element Policy 27 requires all discretionary projects within the sphere of influence of a city gain written support of the project and be referred to that city for an application of that city's development standards. Consequently, the project was referred to the City of Patterson who has not provided a response to date. Any applicable city standards may be applied as conditions of approval to the project.

With the application of conditions of approval, there is no indication that, under the circumstances of this particular case, the proposed operation will 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.

The project will not physically divide an established community nor conflict with any habitat conservation plans.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance (Title 21); 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 75 dB Ldn (or CNEL) as the normally acceptable level of noise for industrial and agricultural uses. On-site construction resulting from this project 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. Moreover, proposed operating hours are year-round Monday through Friday, from 9:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m. with the majority of operational

activities for equipment repair taking place indoors. The nearest sensitive noise receptor is a residence on a parcel located 180-feet to the northeast of the project site.

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 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 project site is served by the West Stanislaus Fire Protection District for fire protection, the Stanislaus County Sheriff's Office for police protection, Patterson Joint Unified for schools, Stanislaus County for parks, and Patterson Irrigation District for irrigation services. The project was referred to these agencies and no concerns were identified with respect to the proposed project. The County has adopted Public Facilities Fees, as well as Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. School Districts also have their own adopted fees. All facility fees will be required to be paid at the time of building permit issuance for the tenant improvement of the shop.

The project was referred to the Regional Water Quality Control Board; however, no response was received to date.

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 or limitations were identified with regard to public services.

Mitigation: None.

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

Mitigation: None.

References: 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 project proposes to establish an agricultural service establishment by utilizing an existing 2,680± square-foot shop building for commercial repair of equipment consisting of a mix of agricultural tractors, flat bed, and box trailers. Proposed hours of operation are Monday through Friday, from 9:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m. The facility will have two employees and expects two to five customer visits per-day.

Potential impacts to transportation from the proposed project are also evaluated by Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. California Environmental Quality Act (CEQA) Guidelines Section 15064.3, subdivision (a), defines VMT as the amount and distance of automobile travel attributable to a project. 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 OPR technical advisory, many local agencies have developed a screening threshold of VMT to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less than significant transportation impact. The proposed project will generate a low amount of vehicle trips with 15 truck trips per-day, for a total of 30 heavy-truck trips (inbound and outbound trips for 15 trucks). As this is below the screening threshold of significance for vehicle and heavy truck trips, no significant impacts from vehicle and truck trips to transportation are anticipated.

The project will receive access via a 20-foot-wide asphalt driveway onto Orange Avenue, a 60-foot-wide County-maintained Local Road. It is not anticipated that the project would substantially affect the level of service on Orange Road. The project was referred to Public Works, who responded to the project with requirements for installation of signage if warranted, an encroachment permit, providing adequate storage depth for trucks accessing the site, an irrevocable offer of dedication (IOD), and prohibition of parking and unloading of vehicles in the right-of-way. Specific to the IOD requirements, Public Works indicated that the existing right-of-way is 25-feet south of centerline, and that the remaining 5-feet south of the centerline of Orange Road be dedicated as an IOD. Public Works' comments will be added to the project as conditions of approval.

All development on-site will be required to pay applicable County public facility fees (PFF) fees, which will be utilized for maintenance and traffic congestion improvements to all County roadways.

The proposed project is not anticipated to conflict with any transportation program, plan, ordinance, or policy.

Mitigation: None.

References: Referral response from Public Works, dated April 24, 2024; Governor's Office of Planning and Research Technical Advisory, December 2018; 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 site is currently improved with a 1,414± square-foot single-family dwelling, a 224± square-foot bunk house, a 144± square-foot utility building, and a 2,680± square-foot shop building. 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. A condition 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.

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 private well and existing private septic facilities. There are no additional wells proposed as part of this request. A referral response received from DER requested that the applicant notify DER regarding any modifications of the on-site wastewater treatment system (OWTS) and that the existing OWTS will be subject to further review if an increase in the number of users (people on-site) or drainage fixtures occurs. All applicable County Local Agency Management Program (LAMP) standards and required setbacks are to be met. DER's requirements will be added to the project as conditions of approval.

As discussed in Section X – Hydrology and Water Quality, DER confirmed that the private well on the project site does not currently meet the definition of a Public Water System as defined in California Health and Safety Code Section 116275(h). However, DER requested that the applicant contacts DER if the water system ever meets the definition of a public water system. If the existing well is ever required to become a Public Water System, the applicant will be subject to the process and regulations for a Public Water System as discussed in detail in Section X – Hydrology and Water Quality.

The project site does not currently receive irrigation water. No comments regarding irrigation or domestic water were received from Patterson Irrigation District (PID).

The project was referred to the Central Valley Regional Water Quality Control Board; however, no response was received to date.

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

Mitigation: None.

References: Application information; Referral response from the Department of Environmental Resources – Environmental Health Division, dated March 1, 2023; 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 County-maintained Orange Avenue. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by West Stanislaus 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. Building permits for the construction of an office within the shop building and a change of occupancy will be required as conditions of approval for the project and 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: 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 4.29± acre project parcel is designated Urban Transition by the Stanislaus County General Plan land use diagrams and zoned General Agriculture (A-2-10). classified as "Semi-Agricultural and Rural Commercial Land" by the California Department of Conservation's Farmland Mapping and Monitoring Program. The project site's soils are comprised of Capay clay, 0 to 1 percent slopes (MRLA 17) and Capay clay, wet, 0 percent slopes (MRLA 17) which have a California Revised Storie index rating of 35, Grade 4 soils, which are considered poor soil to be used for irrigated agriculture. The parcel is not enrolled in a Williamson Act Contract. The requested use will not be located on one of the County's "most productive" agricultural areas, thus it is not considered Prime Farmland. The proposed project will not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

The proposed use is agricultural in nature and serves the agricultural community. The surrounding area is composed of a fruit drying and packaging company to the east; commercial development, the Patterson Water District Lateral "D" canal, and City of Patterson to the west; residential development to the north; and irrigated agriculture and single-family dwellings in all directions. 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.

The proposed project will generate a low amount of vehicle trips with 15 truck trips per-day, for a total of 30 heavy-truck trips (inbound and outbound trips for 15 trucks) and accordingly, no significant impacts from vehicle and truck trips to transportation are anticipated.

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; 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. PLN2023-0131 – London Tractor and Trailer Repair

LOCATION OF PROJECT: 342 Orange Avenue, between Locust Avenue and Sycamore Avenue, in the Patterson area.

PROJECT DEVELOPERS: Harry Gill, London Tractor and Trailer Repair
342 Orange Avenue, Patterson, CA 95363

DESCRIPTION OF PROJECT: Request to establish a farm equipment and trailer repair business within a 1.5± acre area of a 4.39± acre parcel in the General Agriculture (A-2-10) zoning district.

Based upon the Initial Study, dated **September 4, 2024**, 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: Kristen Anaya, Senior Planner

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

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS												
PROJECT: USE PERMIT APPLICATION NO. PLN2023-0131 - LONDON TRACTOR AND TRAILER REPAIR												
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 CLEARING HOUSE	X	X	X		X							
STATE OF CA SWRBC - DIV OF DRINKING WATER DIST: 10	X	X	X		X							
CEMETERY DISTRICT: PATTERSON	X	X	X		X							
CA RWQCB CENTRAL VALLEY REGION	X	X	X	X				X		X	X	
COOPERATIVE EXTENSION	X	X	X		X							
DER GROUNDWATER RESOURCES DIVISION	X	X	X		X							
FIRE PROTECTION DIST: WEST STAN.	X	X	X		X							
CITY: PATTERSON	X	X	X	X				X		X	X	
GSA: DELTA MENDOTA	X	X	X		X							
IRRIGATION DISTRICT: PATTERSON	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							
SAN JOAQUIN VALLEY APCD	X	X	X		X			X		X	X	
SCHOOL DISTRICT 1: PATTERSON JOINT 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 FARM BUREAU	X	X	X		X							
STAN CO HAZARDOUS MATERIALS	X	X	X	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: C. CONDIT	X	X	X		X							
STAN COUNTY COUNSEL	X	X	X		X							
STANISLAUS FIRE PREVENTION BUREAU	X	X	X		X							
RAILROAD: CALIFORNIA NORTHERN	X	X	X		X							
STANISLAUS LAFCO	X	X	X		X							
TELEPHONE COMPANY: FRONTIER	X	X	X		X							
SURROUNDING LAND OWNERS		X	X		X							

UP PLN2023-0131

LONDON TRACTOR AND TRAILER REPAIR

**Planning Commission
November 7, 2024**

Overview

- Tier Two Use Permit to establish an agricultural service establishment
- Utilize an existing 2,700 square-foot shop for repair of trailers and farm tractors within a 1.5± acre area

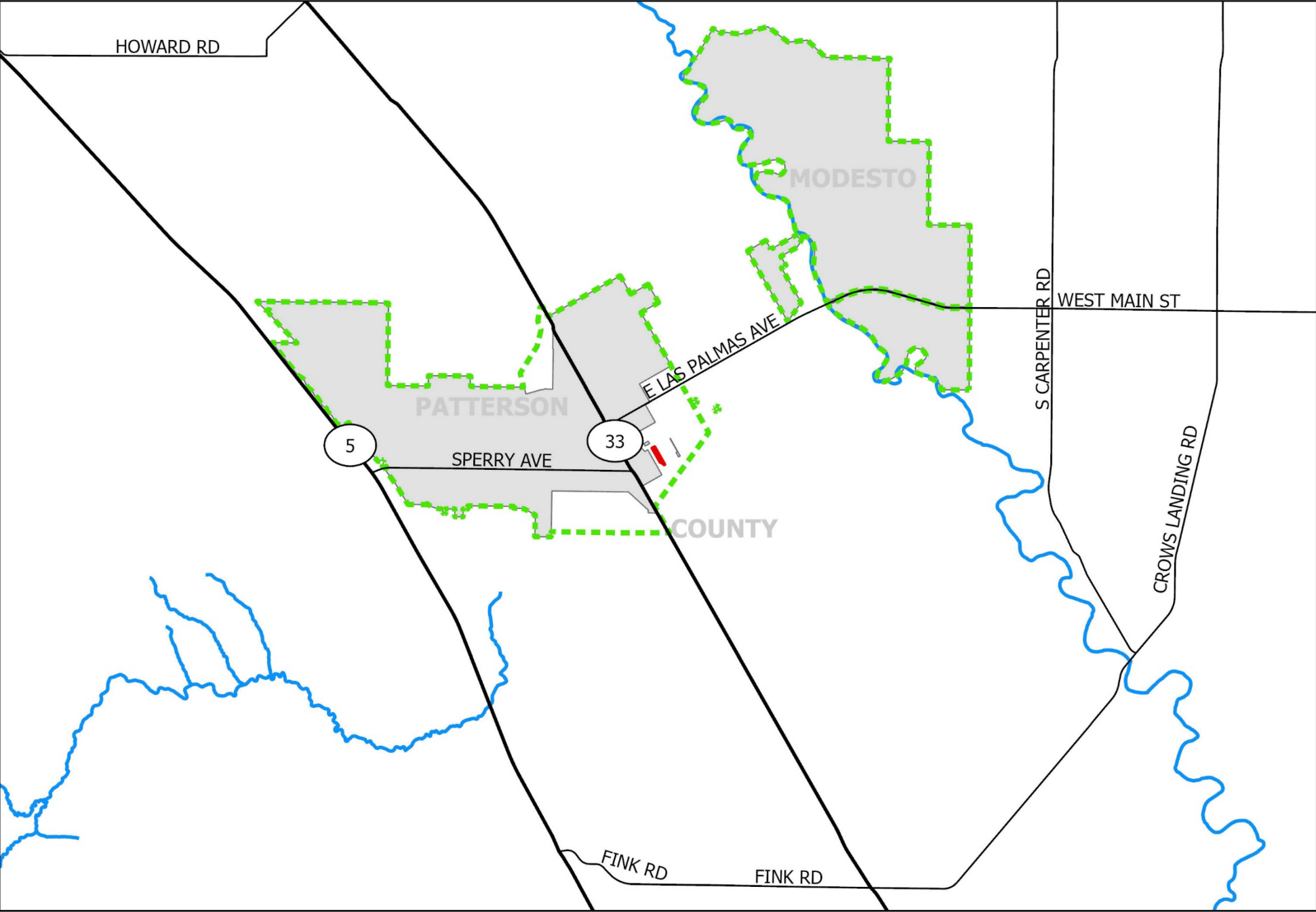
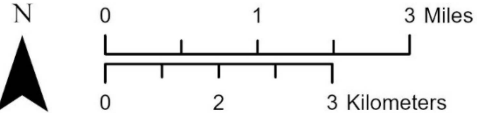
London Tractor and Trailer Repair

UP
PLN2023-0131

AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Highway
-  Major Road
-  Rivers



London Tractor and Trailer Repair

UP
PLN2023-0131

GENERAL PLAN

LEGEND

 Project Site

 Parcels


 Highway

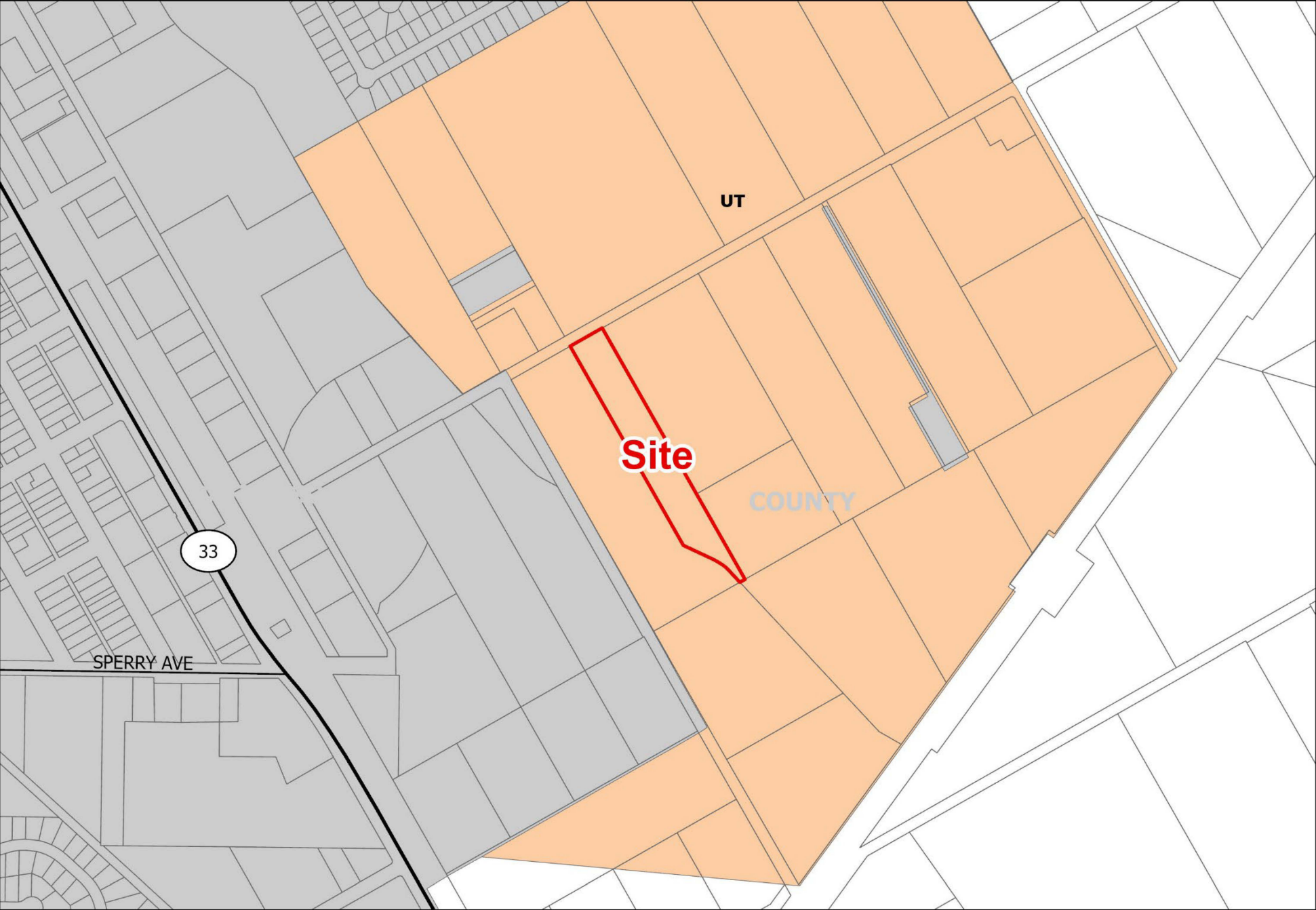
 Major Road

General Plan

 Agriculture

 City

 Urban Transition



London Tractor and Trailer Repair




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PLN2023-0131

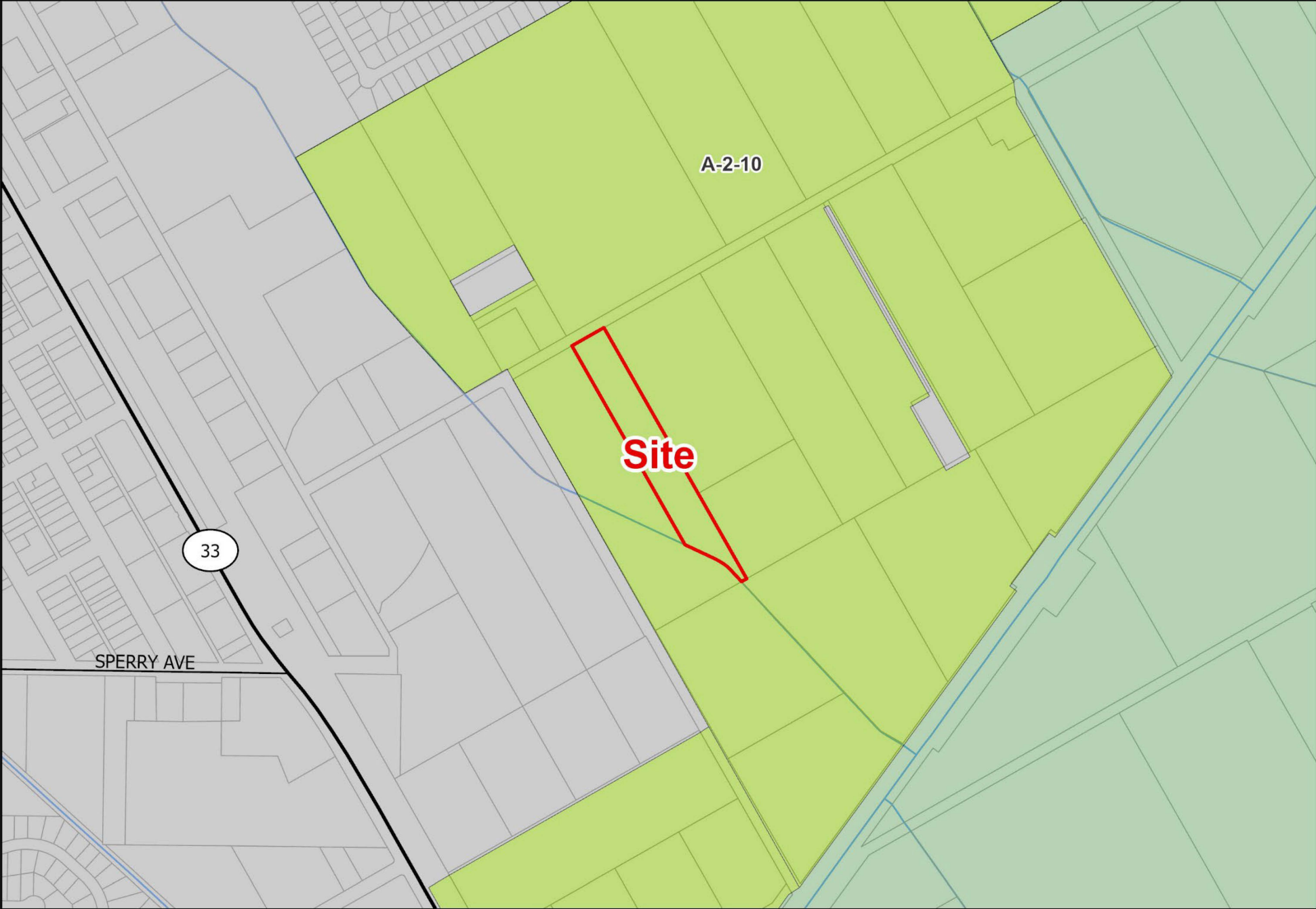
ZONING

LEGEND

-  Project Site
-  Parcels
-  Highway
-  Major Road
-  Canals

Zoning Designation

-  General Agriculture 10 Acre
-  General Agriculture 20 Acre
-  City



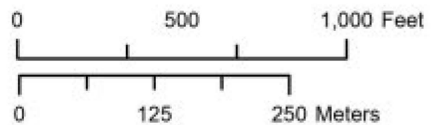
London Tractor and Trailer Repair

UP
PLN2023-0131

2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcels
-  Highway
-  Major Road
-  Canals




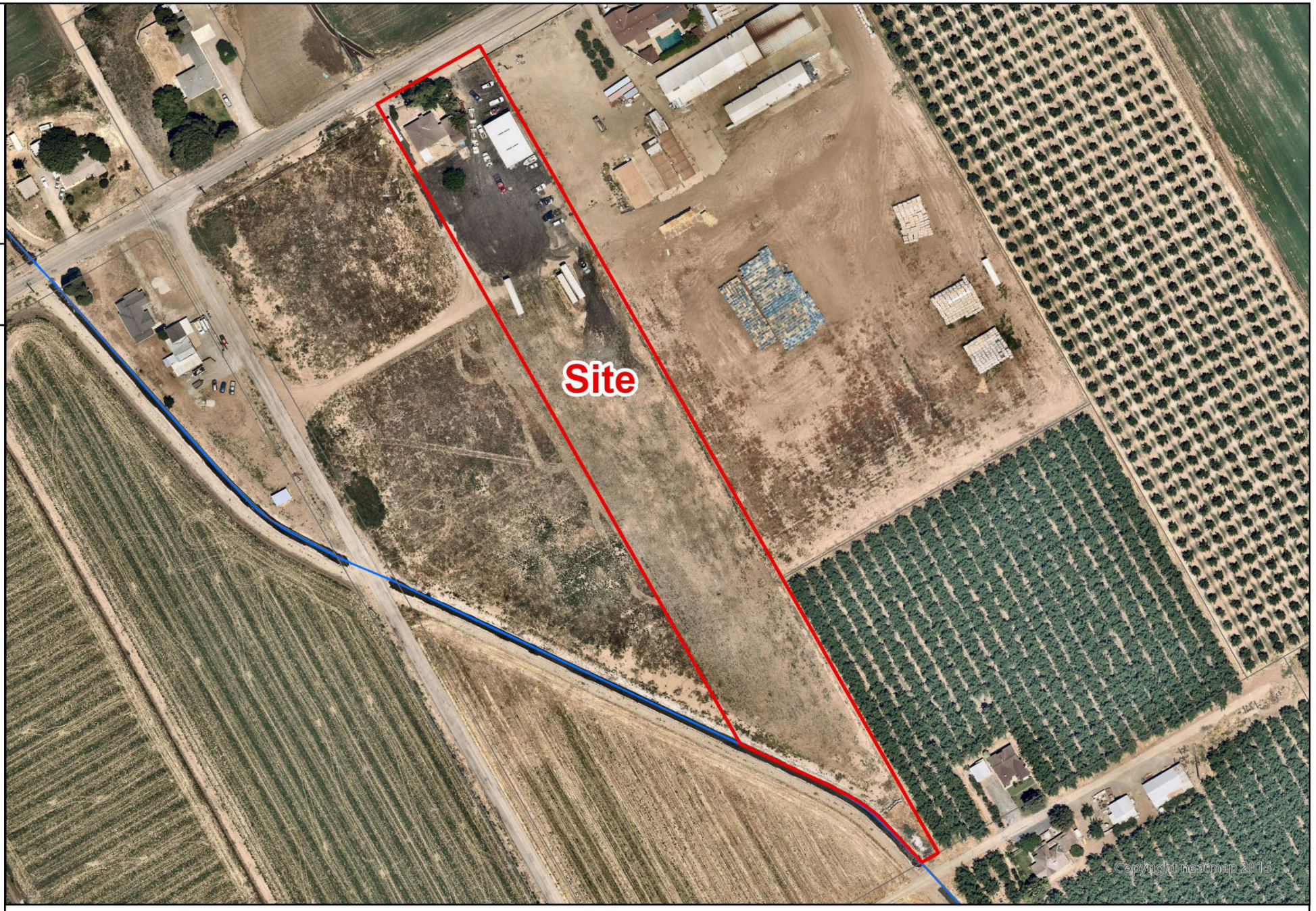
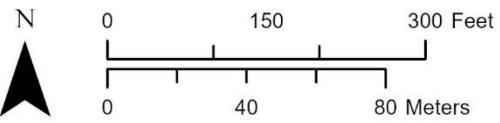
London Tractor and Trailer Repair

UP
PLN2023-0131

2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcels
-  Highway
-  Major Road
-  Canals



Issues

- Agricultural (Ag) Service Establishment definition
 - “...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 include any business which has the primary function of manufacturing products....”
 - Designed to serve immediately surrounding area rather than a widespread area

Issues – Ag. Service Establishments Criteria

- Agricultural Service Establishment definition
 - “...a business engaging in activities designed to aid production agriculture...”
 - Per Applicant, not operating and no established clientele
 - Submitted Business Plan (Attachment D)
 - Intends to repair farm tractors, and trailers used to haul agricultural products for farmers exclusively
 - Clientele will be in Patterson, Newman, Westley, Grayson, and Crows Landing

General Plan and Zoning Consistency

General Plan

- Land Use Element designation
 - Urban Transition
- Agricultural Element
 - Policy 1.10 – Agricultural Buffers – Met
- Sphere of Influence
 - City of Patterson – No objection; COA No. 29

Zoning

- General Agriculture (A-2-40)
 - Tier Two Use Permit



Environmental Review

- CEQA
 - Negative Declaration
 - Conditions of Approval

Planning Commissioner Inquiry

- Condition of Approval (COA) No. 7 – Screening requirement
 - Purpose of its inclusion in COAs
 - Comparison to fencing on neighboring property to the east (currently operating as a fruit drying and packaging plant)
 - Request to provide view of property from street
 - % opacity of existing fence

Planning Commission Inquiry

Google Streetview (2022)

John Potter Specialty Food

London Tractor & Trailer Repair Site

Property Line

Proposed outdoor storage area



View from Orange Avenue right-of-way (2022)

Planning Commission Inquiry

Staff Site Visit – Nov 7, 2024



Proposed outdoor storage area & area needing screening



Planning Commission Inquiry

Staff Site Visit – Nov 7, 2024



Planning Commission Determination

- Findings – Exhibit A
 - Environmental Review
 - Use Permit finding
 - Agricultural buffer
 - Road dedication
 - Project Approval

Questions?

