

STANISLAUS COUNTY PLANNING COMMISSION

July 17, 2025

STAFF REPORT

REZONE APPLICATION NO. PLN2025-0005
WEST STANISLAUS IRRIGATION DISTRICT

REQUEST: TO REZONE THREE PARCELS, TOTALING 11,250± SQUARE FEET, FROM SINGLE-FAMILY RESIDENTIAL (R-1) TO PLANNED DEVELOPMENT (P-D), TO ALLOW FOR DEVELOPMENT OF A 3,583± SQUARE-FOOT OFFICE FOR THE WEST STANISLAUS IRRIGATION DISTRICT.

APPLICATION INFORMATION

Applicant/Property Owner	West Stanislaus Irrigation District (Bobby Pierce, General Manager)
Agent:	Don Phillips, Architect
Location:	116 E Street, between Kern Street and Highway 33, in the community of Westley.
Section, Township, Range:	33-4-7
Supervisory District:	District Five (Supervisor C. Condit)
Assessor's Parcel:	016-021-022
Referrals:	See Exhibit G Environmental Review Referrals
Area of Parcel(s):	11,250 ± square feet
Water Supply:	Westley Community Service District
Sewage Disposal:	Westley Community Service District
General Plan Designation:	Low Density Residential
Community Plan Designation:	Residential
Existing Zoning:	Single-Family Residential (R-1)
Sphere of Influence:	N/A
Williamson Act Contract No.:	N/A
Environmental Review:	Negative Declaration
Present Land Use:	Administrative office for West Stanislaus Irrigation District.
Surrounding Land Use:	Residential development to the south and southwest; commercial and Industrial development to the east, north, and northeast; the Southern Pacific Railroad is located east of the site West Stanislaus Fire Protection District station to the north; and agricultural production further north and west.

RECOMMENDATION

Staff recommends the Planning Commission provide a recommendation of approval to the Board of Supervisors, based on the discussion below and on the whole of the record provided to the County. Exhibit A provides an overview of the findings and actions required for project approval.

PROJECT DESCRIPTION

The project is a request to rezone three parcels, totaling 11,250 square feet, from Single-Family Residential (R-1) to Planned Development (P-D), to allow for the development of a 3,583± square-foot administrative office for the West Stanislaus Irrigation District (WSID) headquarters, replacing an existing District office. While facilities for public utilities are permitted in the R-1 zoning district with a use permit, the proposed development does not meet all of the standards required by the R-1 zoning district; specifically, the proposed office and a portion of the required on-site parking do not meet the minimum setback requirements from County-maintained E and Kern Streets. Accordingly, a rezone has been requested to establish a new zoning district that will allow alternative development standards consisting of reduced front and side yard setbacks for the office and parking lot.

As part of the new administrative office, the project includes development of a paved on-site parking lot, including 14 spaces, and development of 10 diagonal street parking spaces along E Street and three tandem street parking spaces along Kern Street. Curb, gutter, and sidewalks with landscaping consisting of trees, plants, and groundcover are proposed to be installed around the frontage and two landscaped bulb outs are proposed to be installed on E Street and at the intersection of Kern and E Streets on the sides of the diagonal street parking spaces. Additional landscaping also consisting of trees, plants, and groundcover will be installed around the perimeter of the building and parking lot. Landscaped swales will also be installed along the interior of the eastern and southern portions of the site (see Exhibit B-7 - *Maps, Site Plan, and Elevations*). The new administrative office is proposed to be 22 feet in height and will have a façade incorporating a mix of stucco, glass, and rock materials. The project also proposes to install up to three free standing light poles, no taller than 25 feet in height within the on-site parking lot. Additional lighting will be affixed to the proposed building. A five-foot-wide by four-foot-high monument sign along the E Street frontage and a two-foot-wide by seven-foot-long individually lettered wall signs are proposed (see Exhibit B-10 - *Maps, Site Plan, and Elevations*). Lastly, WSID proposes to develop, an eight-foot-tall masonry wall along the southern property line, and a driveway on E Street.

Operations of the new facility will be consistent with the WSID's current office operations. The hours of operation will be Monday through Friday, 8:00 a.m. to 4:30 p.m., with four office and three field employees reporting to the site daily and an average of two customers visiting the site per day.

SITE DESCRIPTION

The site is located at 116 E Street, between Kern Street and Highway 33, in the community of Westley. The project site is currently developed with a 1,398 square-foot administrative office structure which will be demolished if the project is approved (see Exhibit B - *Maps, Site Plan, and Elevations*). The western portion of the site is improved with a driveway taking access from E

Street and a fenced unimproved parking lot utilized for WSID vehicles. No on-site customer parking currently exists, requiring customers to park along the street.

The site is surrounded by residential development to the south and southwest. Commercial and Industrial development is located to the east, north, and northeast. The Southern Pacific Railroad is located east of the site. Directly to the north is a West Stanislaus Fire Protection District Station. Further to the north is agricultural production to the north and also to the west of the project site. The agricultural production to the west of the project site is located within a R-1 zoning district.

The project site itself consists of three underlying legal parcels established under the Town of Westley Township Map (01M29) in January of 1897. The lots will be required to be merged as a condition of permit issuance.

ISSUES

Aside from the necessary findings for approval of a rezone request, no issues have been identified as part of the review of the project.

Under the current R-1 zoning district facilities for public utilities are permitted provided a use permit is first obtained. The site is currently used as the administrative office for the WSID and was established in the 1929 prior to the County's adoption of a zoning ordinance. As stated in the *Project Description* section of this report, the proposed new administrative office and a portion of the required off-street parking spaces would not meet the required setbacks for E and Kern Streets under the R-1 zoning district. The P-D zoning district is intended to allow modification of requirements established by other districts and diversification of different uses, buildings, structures, lot sizes and open spaces, while ensuring compliance with, and implementation of the General Plan.

While the proposed street parking is not required to meet on-site parking requirements, the street parking will provide safety and aesthetic enhancements to the community infrastructure. The County's Department of Public Works (PW) was referred the project and did not object to the proposed street parking and provided the applicant with the appropriate County design standards for development of the parking.

GENERAL PLAN CONSISTENCY

The site is currently designated "Low-Density Residential" in the Land Use element of the Stanislaus County General Plan and "Residential" in the Westley Community Plan. The Low-Density Residential designation is intended to provide appropriate locations and adequate areas for single-family detached homes. The General Plan finds that planned development (P-D) zoning may be appropriate under the Low-Density Residential designation provided the development does not exceed the established building intensity of the designation. The site itself is already developed with the districts offices, which have been established and could be replaced subject to a use permit in the existing R-1 zoning district. The proposed rezone to a P-D zoning allows for the establishment of unique site and setback standards while maintaining a similar building intensity.

The Westley Community Plan designates the project site as “Residential” but does not provide for any specific requirements of the designation. The development potential under the Community Plan is contingent on the availability of services. The project site is already being served with public water and sewer services by the Westley Community Service District (WCSD). In accordance with the County’s Sphere of Influence (SOI) General Plan policies, discretionary projects within the SOI of a sanitary sewer district, domestic water district, or community services district, shall be forwarded to the district board for comment regarding the ability of the district to provide services. The WCSD has issued a Will Serve Letter, for both water and sewer, to the project applicant for the proposed development.

To minimize conflicts between agriculture operations and non-agricultural operations, Buffer and Setback Guidelines (Appendix A of the Agricultural Element) have been adopted. The purpose of these guidelines is to protect the long-term health of local agriculture by minimizing conflicts resulting from normal agricultural practices as a consequence of new or expanding uses approved in or adjacent to the General Agriculture (A-2) zoning district. While the project is located within 150-feet of lands in agricultural production, the lands, located to the west, are zoned R-1 or are developed with a crop dusting business and as such the buffer requirements are not applicable.

Staff believes that the proposed project is consistent with the Land Use element and Westley Community Plan’s Low-Density Residential and Residential designations. The site is currently developed with a public facility and there are commercial uses to the north and east. Approval of this project would result in a development consistent with the surrounding area.

ZONING ORDINANCE CONSISTENCY

The site is currently zoned Single-Family Residential (R-1), which identifies facilities for public utilities as a permitted use requiring a use permit. A Planned Development (P-D) zoning is being requested to provide the project flexibility in meeting building and on-site parking setback requirements. All other standards for site development in County Code, such as landscaping, off-street parking, building height, and physical separation from abutting residential uses will be met. The project is proposing an eight-foot-tall masonry wall along the southern property line abutting a residentially developed parcel. The project also includes a sign plan addressing both building and monument signage (see Exhibit B – 10 of *Maps, Site Plan, and Elevations*).

As stated in the *General Plan Consistency* section above, a P-D zoning district can be considered consistent with the sites Low-Density Residential General Plan Designation. This project will maintain zoning consistency by adhering to the uses and development standards incorporated into this project (see Exhibit C – *Development Standards*).

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the proposed project was circulated to interested parties and responsible agencies for review and comment and no significant issues were raised (see Exhibit G - *Environmental Review Referrals*). A Negative Declaration has been prepared for approval prior to action on the project itself as the project will not have a significant effect on the environment (see Exhibit F - *Negative Declaration*). Conditions of approval reflecting referral responses have been placed on the project (see Exhibit C – *Development Standards*).

Note: Pursuant to California Fish and Game Code Section 711.4, all project applicants subject to CEQA shall pay a filing fee for each project; therefore, the applicant will further be required to pay **\$3,025.75** for the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and the Clerk-Recorder filing fees. The attached Development Standards ensure that this will occur.

Contact Person: Jeremy Ballard, Senior Planner (209) 525-6330

Attachments:

- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps, Site Plans, and Elevations
- Exhibit C - Development Standards
- Exhibit D - Development Schedule
- Exhibit E - Initial Study
- Exhibit F - Negative Declaration
- Exhibit G - Environmental Review Referrals
- Exhibit H - Levine Act Disclosure Statement

I:\PLANNING\STAFF REPORTS\REZ\2025\REZ PLN2025-0005 - WEST STANISLAUS IRRIGATION DISTRICT\PLANNING COMMISSION\JULY 17, 2025\STAFF REPORT\2024 STAFF RPT.DOCX


Findings and Actions Required for Project Approval

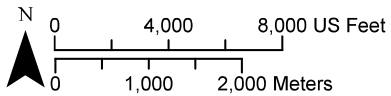
1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgment and analysis.
2. Order the filing of a Notice of Determination with the Stanislaus County Clerk-Recorder pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find that:
 - a. The project is consistent with the overall goals and policies of the County General Plan.
 - b. The proposed Planned Development zoning is consistent with the Low-Density Residential General Plan designation.
 - c. The project will increase activities in and around the project area, and increase demands for roads and services, thereby requiring dedication and improvements.
4. Approve Rezone Application No. PLN2025-0005 – West Stanislaus Irrigation District, subject to the attached Development Standards and Development Schedule.
5. Introduce, waive the reading, and adopt an ordinance for the approved Rezone Application No. PLN2025-0005 – West Stanislaus Irrigation District.

**WEST STANISLAUS
IRRIGATION
DISTRICT
REZ
PLN2025-0005**

AREA MAP

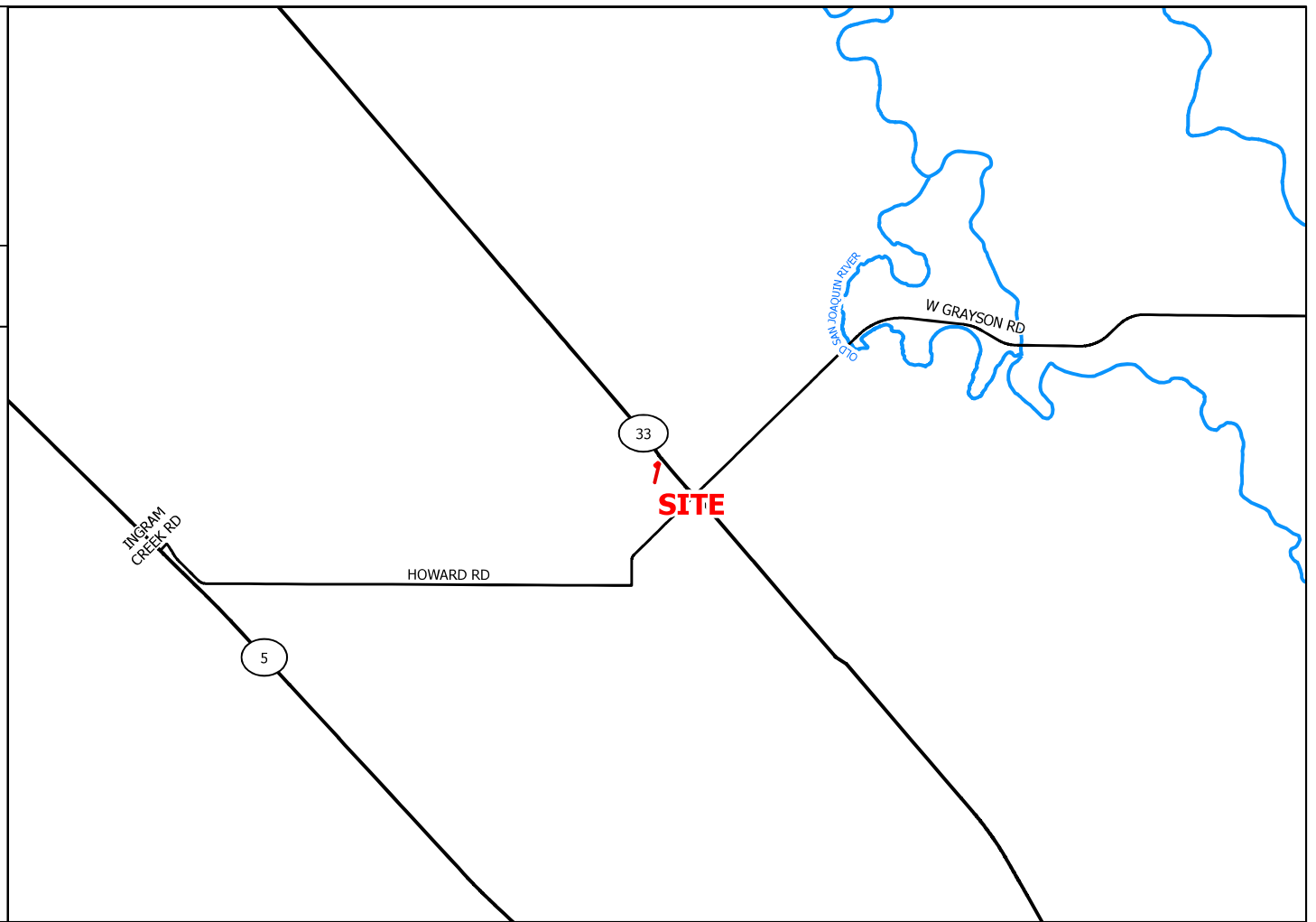
LEGEND

-  Project Site
-  Highway
-  Major Road
-  River



Source: Planning Department GIS

Date Exported: 2/7/2025



WEST STANISLAUS IRRIGATION DISTRICT REZ PLN2025-0005

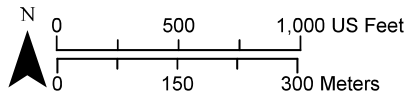
GENERAL PLAN MAP

LEGEND

- Project Site
- Parcel
- Highway
- Street
- Canal

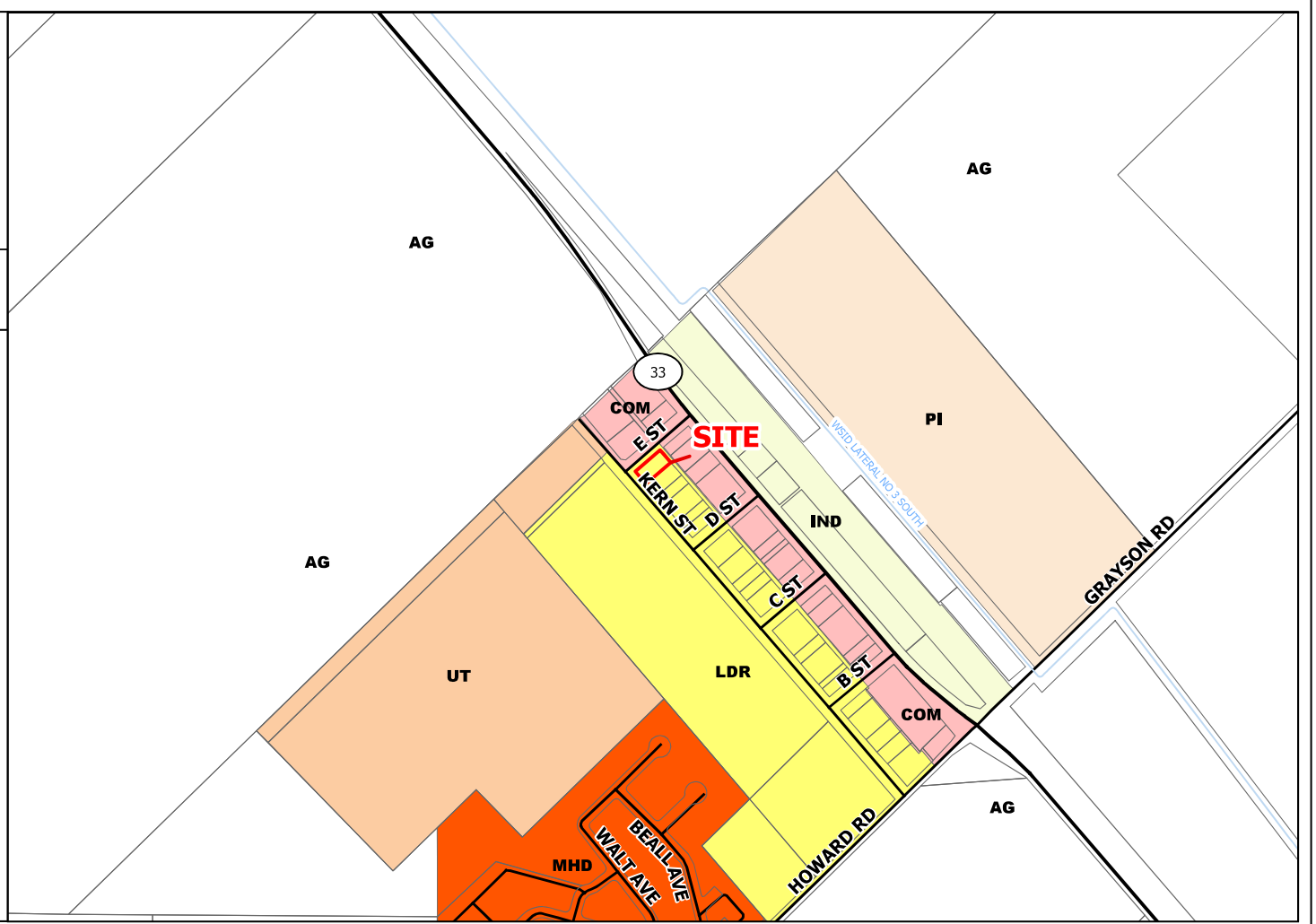
General Plan

- Agriculture (AG)
- Commercial (COM)
- Industrial (IND)
- Planned Industrial (PI)
- Residential - Low Density (LDR)
- Residential - Medium/High Density (MHD)
- Urban Transition (UT)



Source: Planning Department GIS





Date Exported: 2/7/2025





**WEST STANISLAUS
IRRIGATION
DISTRICT
REZ
PLN2025-0005**

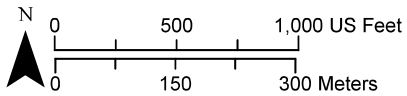
COMMUNITY PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

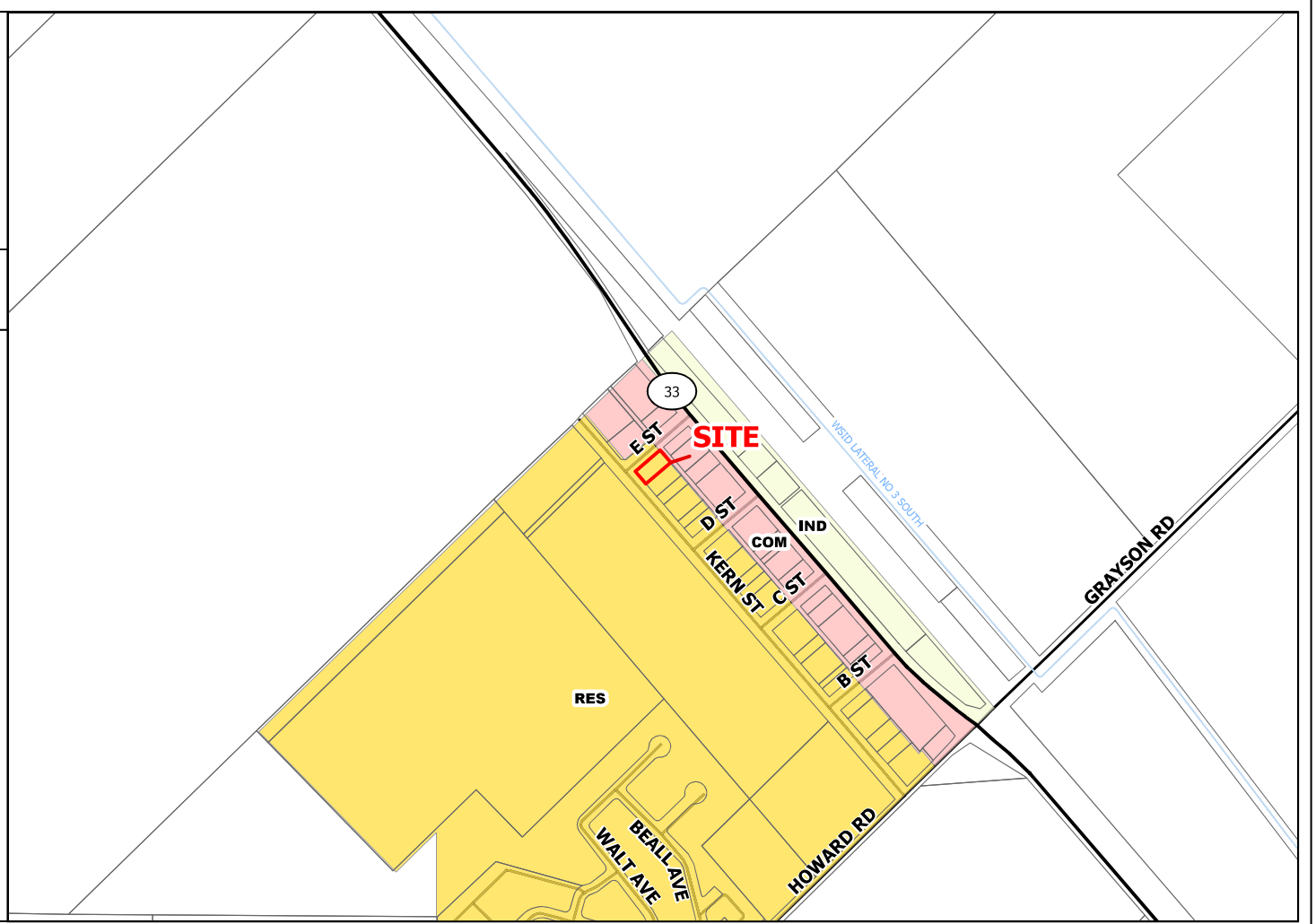
Community Plan

-  COM
-  IND
-  RES



Source: Planning Department GIS

Date Exported: 2/7/2025



WEST STANISLAUS IRRIGATION DISTRICT REZ PLN2025-0005

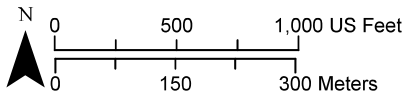
ZONING MAP

LEGEND

- Project Site
- Parcel
- Highway
- Street
- Canal

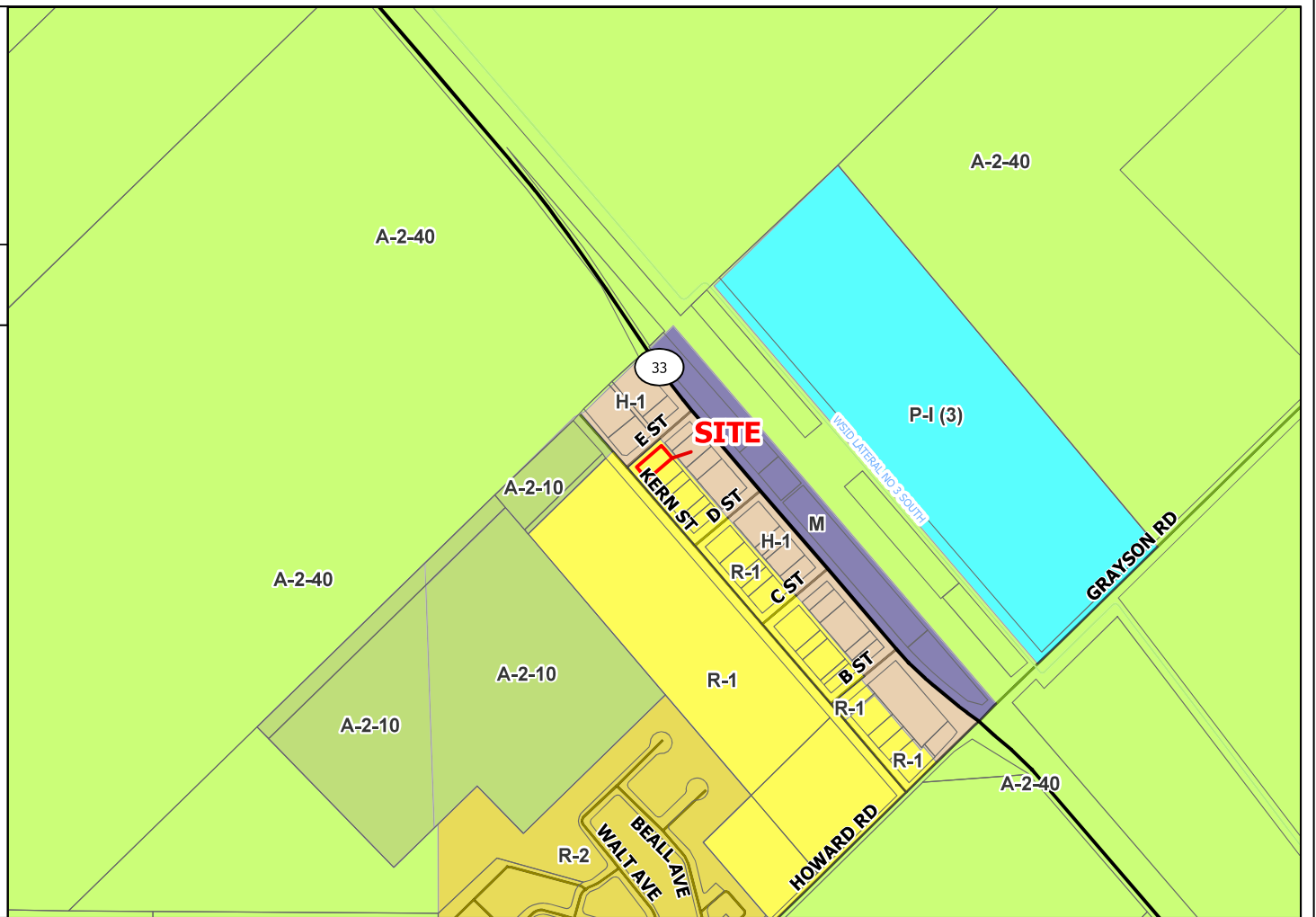
Zoning Designation

- General AG 10 Acre UT (A-2-10)
- General AG 40 Acre (A-2-40)
- Highway Frontage (H-1)
- Industrial (M)
- Medium Density Residential (R-2)
- Planned Industrial (P-I)
- Single Family Residential (R-1)



Source: Planning Department GIS





Date Exported: 2/7/2025

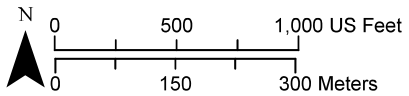


**WEST STANISLAUS
IRRIGATION
DISTRICT
REZ
PLN2025-0005**

2023 AERIAL AREA MAP

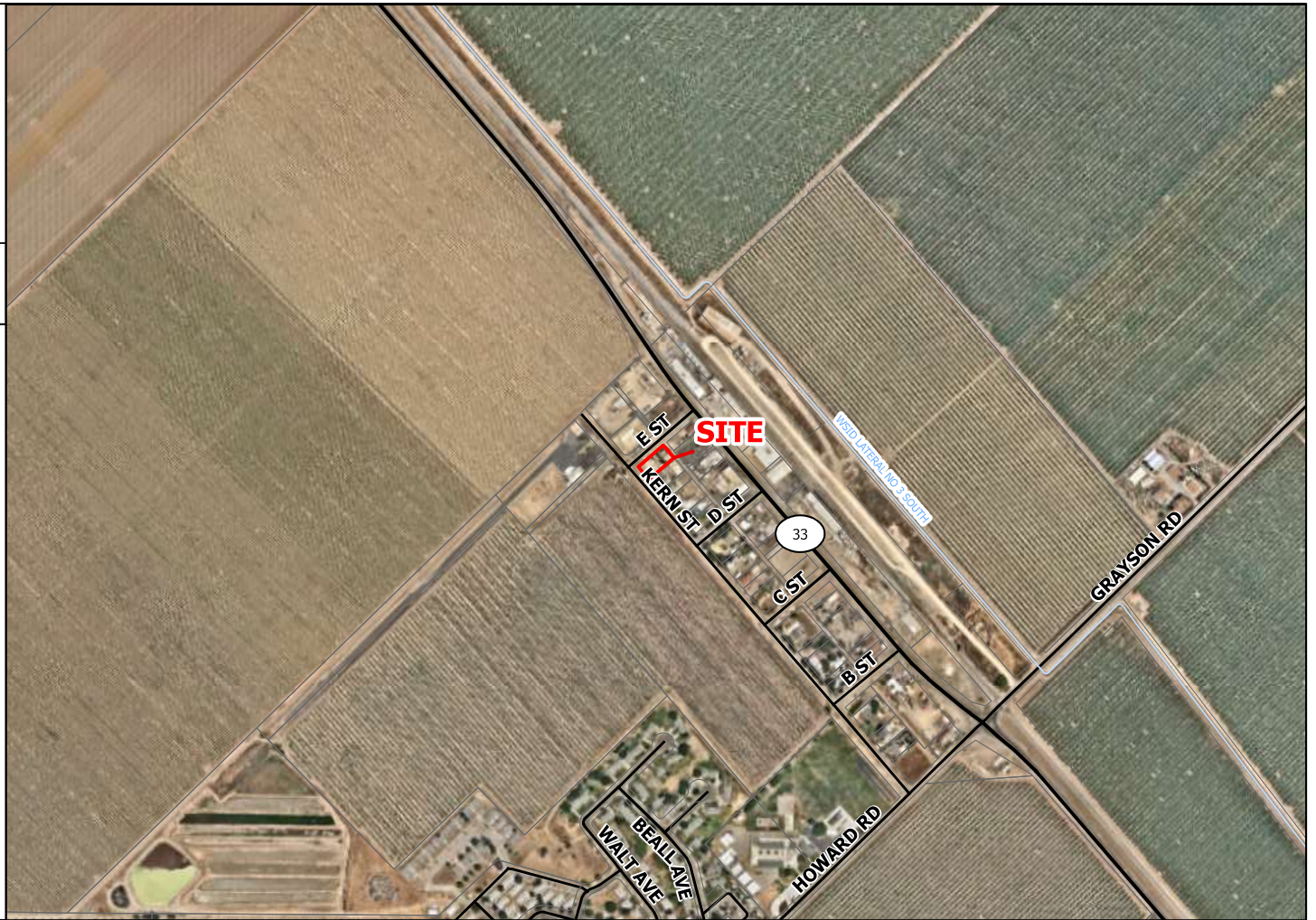
LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal



Source: Planning Department GIS




Date Exported: 2/7/2025

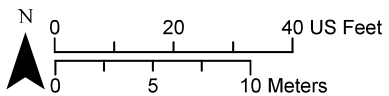


**WEST STANISLAUS
IRRIGATION
DISTRICT
REZ
PLN2025-0005**

2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel
-  Street



Source: Planning Department GIS Date Exported: 2/7/2025

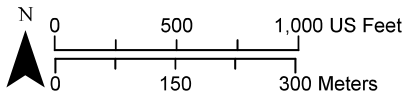


WEST STANISLAUS IRRIGATION DISTRICT REZ PLN2025-0005

ACREAGE MAP

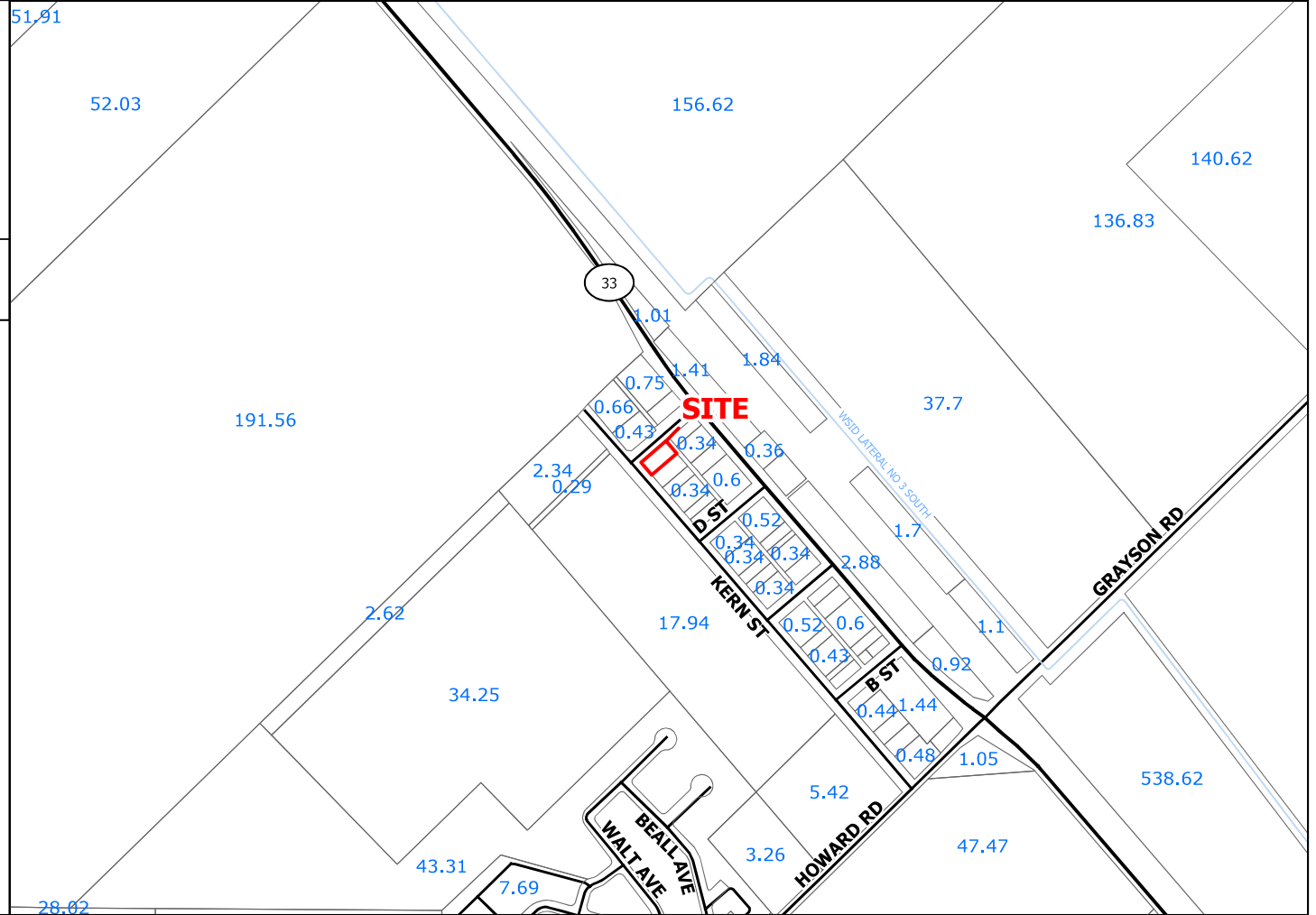
LEGEND

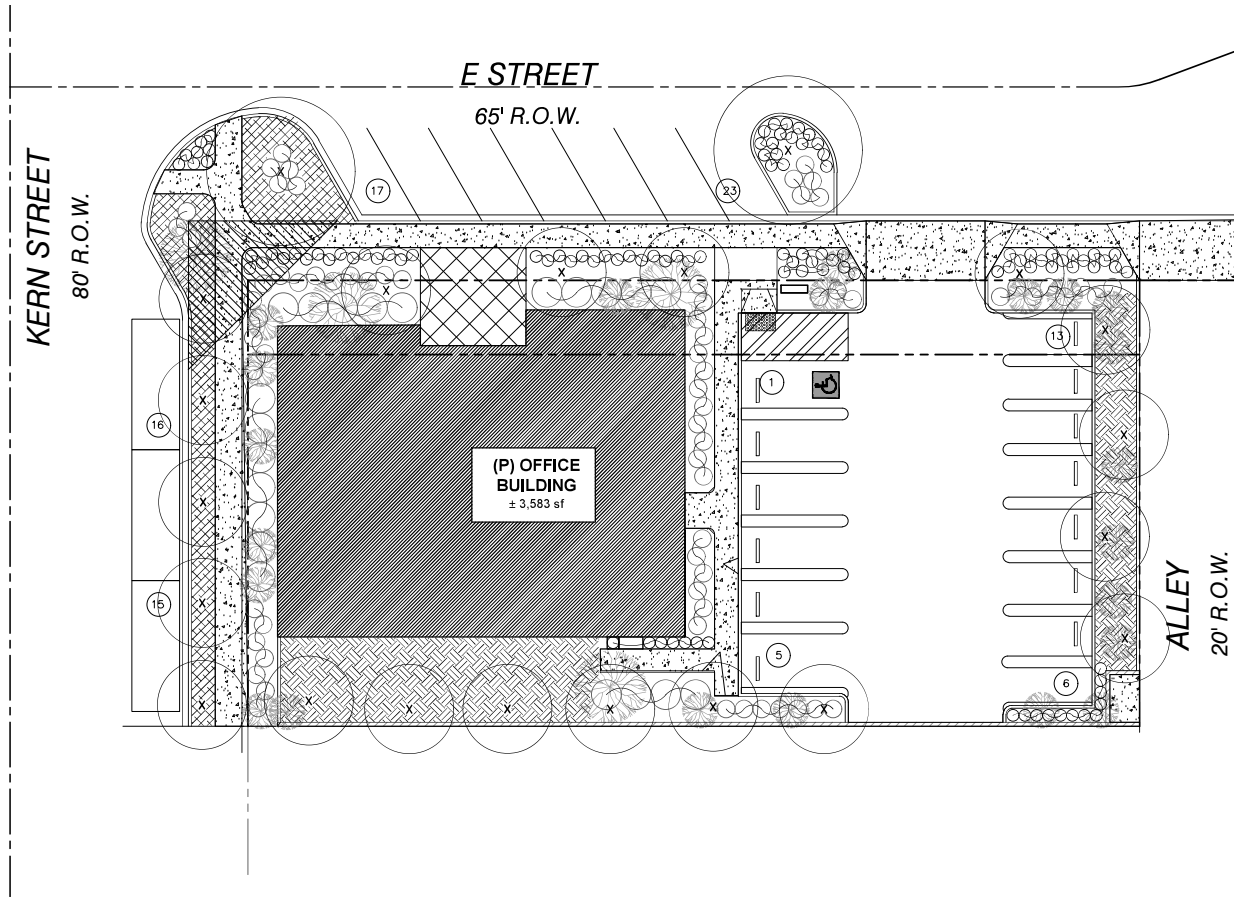
- Project Site
- Parcel
- Acres
- Highway
- Street
- Canal



Source: Planning Department GIS

Date Exported: 2/7/2025





UTOPIAN LANDSCAPES
2029 Paloma Avenue
Stockton, CA 95209
(209) 954-9065 Office
www.utopianlandscapes.net

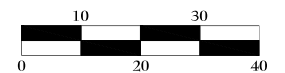
PROPOSED PLANT LIST

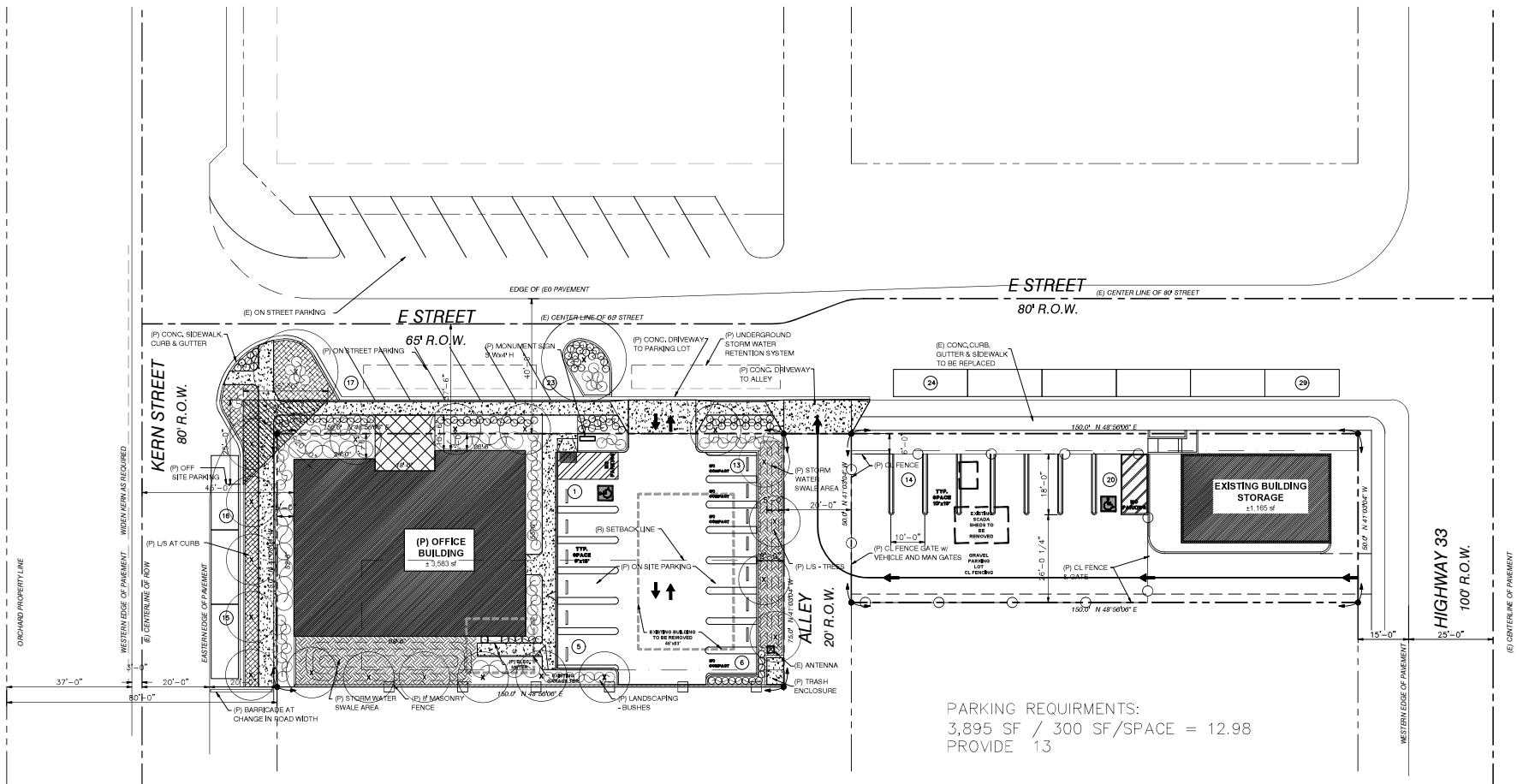
Symbol	Size	Botanical Name	Common Name	WUCOLS
TREES				
A	15 gal.	Loganstroemia l. 'Tuscarora'	Crape Myrtle	L
B	15 gal.	Pistacia Chinensis 'Keith Dawey'	Fruitless Chinese Pistache	L
C	15 gal.	Quercus Agrifolia	Coast Live Oak	L
D	15 gal.	Schinus Mole	California Pepper Tree	L
SHRUBS				
ALY HUE	5 gal.	Ayoyagie Huegeli	Blue Hibiscus	L
CIS PUR	5 gal.	Cistus Purpureus	Orchid Rockrose	L
DIE BIC	5 gal.	Dietes Grandiflora	Fortnight Lily	L
GRE NOE	5 gal.	Grevillea Noella	Grevillea	L
LEU COM	5 gal.	Leucophyllum l. Compacta	Compact Texas Ranger	L
MIM AUR	5 gal.	Mimulus Aurantiacus	Sticky Monkey Flower	L
MYR COM	5 gal.	Myrtus c. 'Compacta'	Dwarf Myrtle	L
NAN COM	5 gal.	Nandina d. Compacta	Compact Heavenly Bamboo	L
RHA CAL	5 gal.	Rhamnus Californica	Coffee Berry	L
SAL LEU	5 gal.	Salvia Leucantha	Mexican Bush Sage	L
SAN VIR	5 gal.	Santolina Viridis	Santolina	L
XYL COM	5 gal.	Xyrisma c. 'Compacta'	Compact Shiny Xyrisma	L
BEP CRA	1 gal.	Bergenia Crassifolia	Winter Blooming Bergenia	L
LAV ANG	1 gal.	Lavandula Angustifolia	Spanish Lavender	L
PHO JAC	1 gal.	Phormium t. 'Jack Spratt'	Dwarf New Zealand Flax	L
SAL GRE	1 gal.	Salvia Greggii	Autumn Sage	L
TUL VID	1 gal.	Tulbaghia Valoea	Society Garlic	L
TUL SIL	1 gal.	Tulbaghia v. 'Silver Lace'	Variegated Society Garlic	L
GROUND COVER				
	1 gal. @ 36" O.C.	Rosmarinus o. 'Prostratus'	Creeping Rosemary	L
BIO-RETENTION GROUND COVER				
	1 gal. @ 12" O.C.	Juncus p. 'Elk Blue'	Elk Blue California Gray Rush	M

Proposed Landscape Plan
Option 6



SCALE: 1"=20'-0"





DON PHILLIPS • AIA ARCHITECT

P.O. BOX 3132 MODESTO, CA 95353 209.480.3386
ARCHITECTURE PLANNING INTERIORS

DONALD W. PHILLIPS AIA

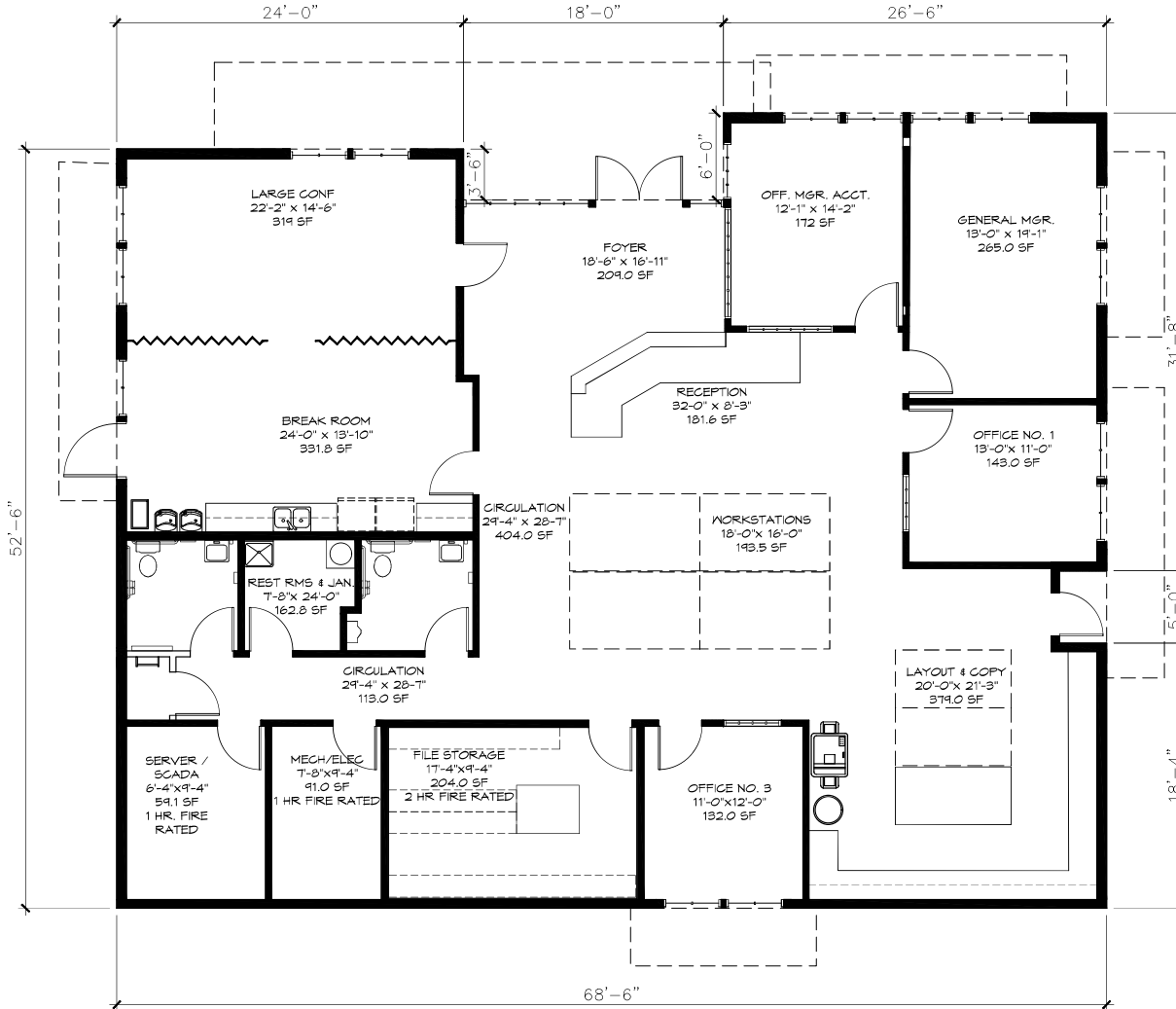
WSID : (P) Administration Facility

1/14/2025

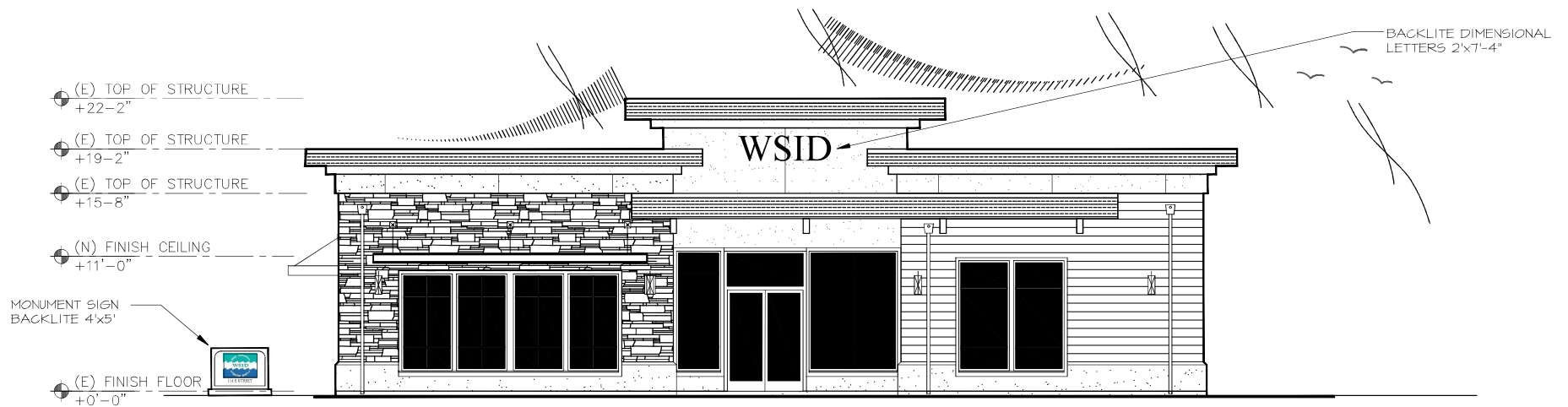
4323-1114

11x17 1"=30'

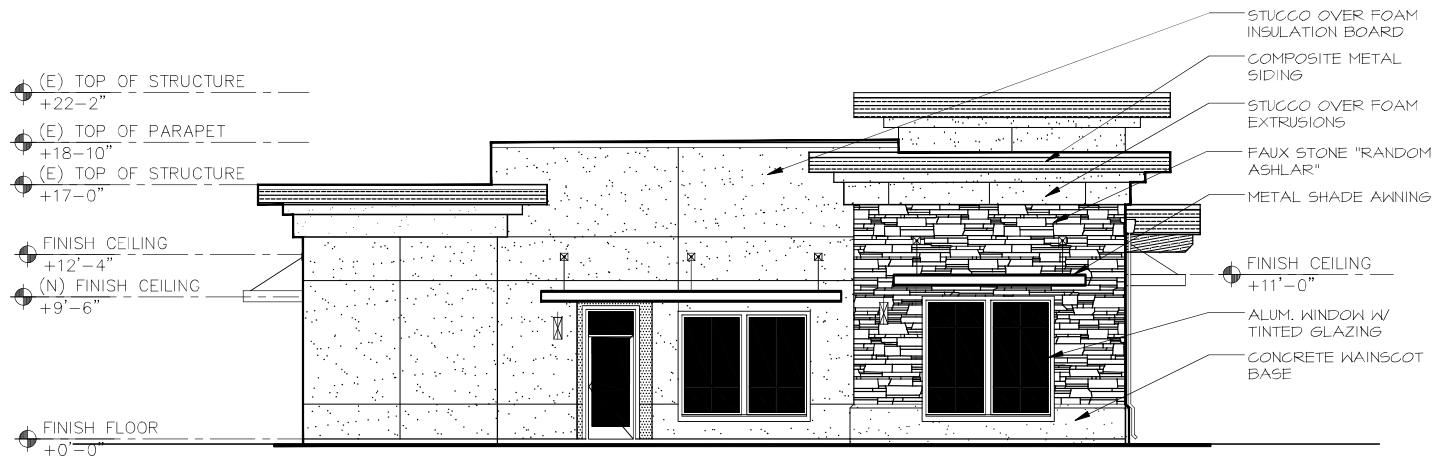
Proposed Site Plan
Option 6SCALE: 1"=30'-0"
 0 10 20 30 40



TOTAL 3,583.3 SF
OFFICE 3,583.3 SF



NORTH ELEVATION



EAST ELEVATION



CONCRETE BASE

SINGLE SIDED
ILLUMINATED BACKLITE
5' Wx 4' HIGH'
WITH WSID LOGO &
ADDRESS

MONUMENT SIGN

WSID : Administration Facility

12/27/2024

4323-1114

11x17 1/8"=1'-0"

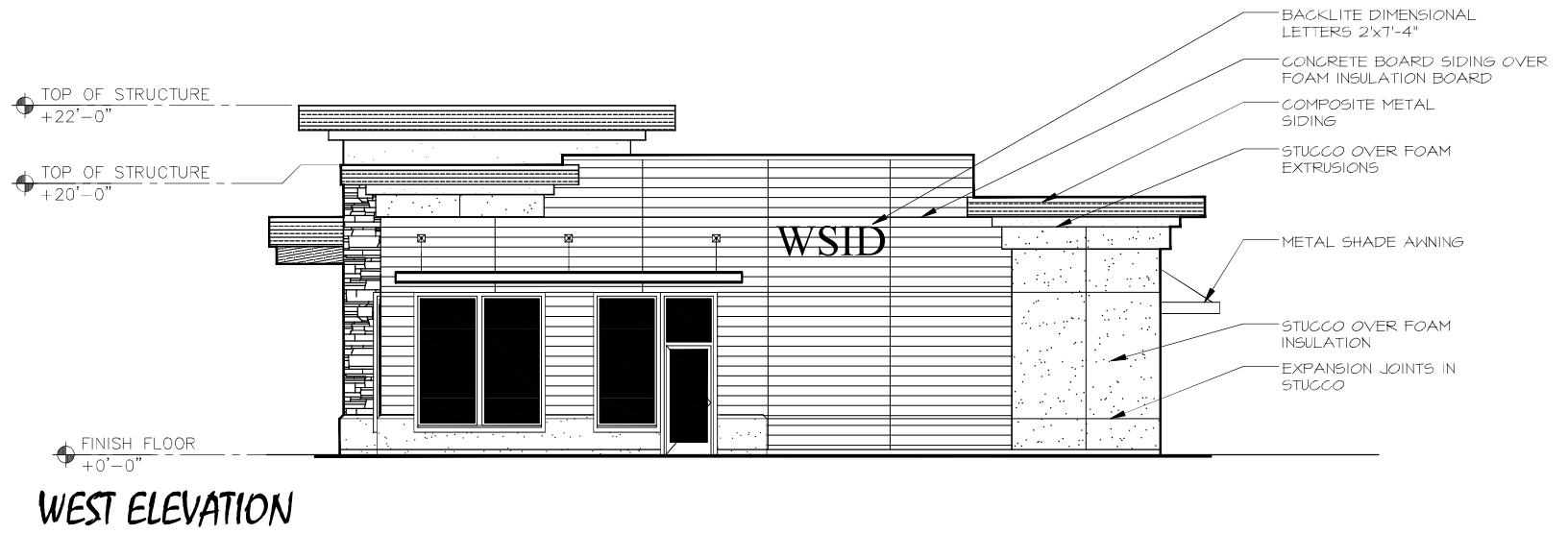
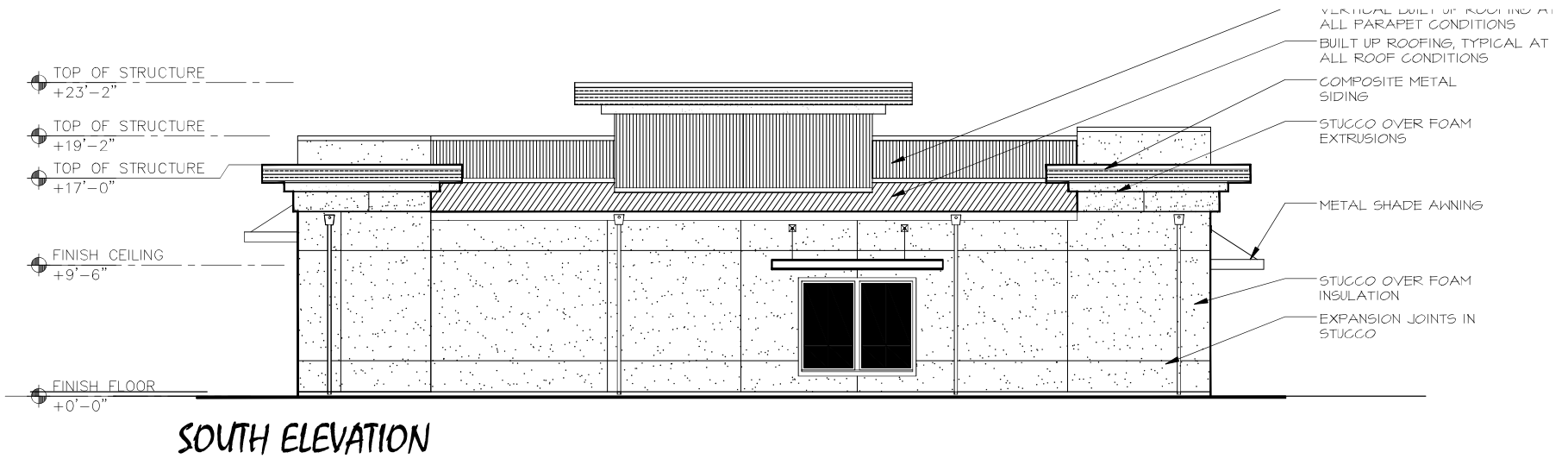
Proposed North / East Elevations

Option 6B

DON PHILLIPS • AIA ARCHITECT

P.O. BOX 3132, MODESTO, CA 95353 209.480.3386
ARCHITECTURE PLANNING INTERIORS

DONALD W. PHILLIPS AIA

**DON PHILLIPS • AIA ARCHITECT**P.O. BOX 3132 MODESTO, CA 95353 209.480.3386
ARCHITECTURE PLANNING INTERIORS

DONALD W. PHILLIPS AIA

WSID : Administration Facility

12/27/2024

4323-1114

11x17 1/8"=1'-0"

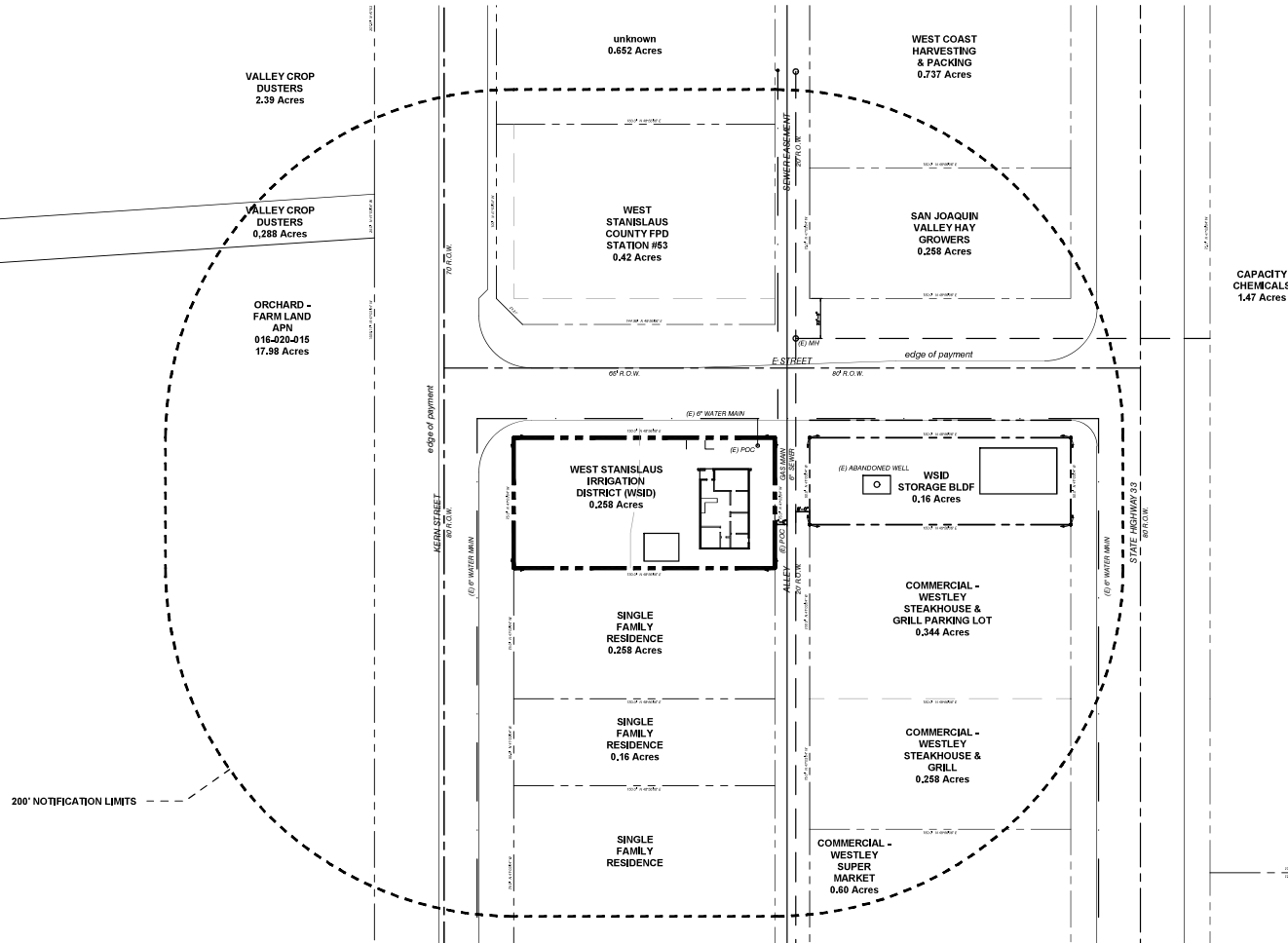
**Proposed South / East Elevations
Option 6B**



DONALD W. PHILLIPS AIA

$$11 \times 17 \text{ } 1'' = 300'$$


SCALE: 1"=300'-0"



WSID : Existing Administration Facility

07/26/2024

4323-1114

11x17 1"=800'

Existing Overall Site Plan
Option 4A4



DEVELOPMENT STANDARDS

REZONE APPLICATION NO. PLN2025-0005 WEST STANISLAUS IRRIGATION DISTRICT

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 (effective January 1, 2014), 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 **\$3,025.75**, 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/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.
6. Prior to issuance of any building permit, 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 any free-standing lighting fixtures should not exceed 25 feet above grade.

7. 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.
8. A building permit shall be obtained for the proposed monument and wall sign as illustrated in Exhibit B-10 of this report. Any future alterations to the signage shall be reviewed for the location, height, area of the sign(s), and message and must be approved by the Planning Director or appointed designee(s) prior to installation.
9. Prior to issuance of a building or grading permit, the applicant shall submit a lot merger application, and a lot merger shall be recorded to merge the project parcels.
10. Prior to issuance of any grading, encroachment, or building permit, the applicant shall submit Landscape and Irrigation Plans that meet current State of California and Stanislaus County Code for review and approval by the Stanislaus County Planning Director, or designee. Landscape and Irrigation design shall meet State of California AB1881 water use standards with regard for irrigation water use and runoff.
11. Landscaping pursuant to the approved landscape plan shall be maintained at all times. Dead or dying plants shall be replaced with materials of equal size and similar variety. Any dead trees shall be replaced with a similar variety of a 15-gallon size or larger.
12. No operations shall be conducted on any premises in such a manner as to cause an unreasonable amount of noise, odor, dust, smoke, vibration, or electrical interference detectable off the site.
13. Trash bins shall be kept in trash enclosures constructed of materials compatible with the architecture of the development. Trash enclosures shall be placed in locations as approved by the refuse collecting agency and the Planning Director.

Department of Public Works

14. Prior to the issuance of any building or grading permit, a signage and striping plan shall be reviewed and approved by the Department of Public Works. The developer will be required to install or pay for the installation of any signs and/or markings, if warranted.
15. All driveways, alleys, and parking areas shall be paved and stripped per County standards.
16. Prior to the final of any building or grading permit, an Encroachment Permit shall be obtained for any work in the County right-of-way including, but not limited to, concrete curbs and gutters, concrete sidewalks and bulb-out, concrete driveways approaches, concrete alley approach, offsite drainage facilities, on street parking modifications, alley pavement, minor road widening, and matching pavement as part of the proposed construction.

- a. A complete set of improvement plans shall be submitted to the Public Works Department for review and approval.
17. No grading shall be performed without first obtaining a Grading permit. An application for a grading permit shall be submitted to the Building Permits Division prior to the commencement of any grading, clearing, excavating, filling or other disturbances of natural terrain.
- a. New Development and re-development projects shall contain all storm drainage on-site.
 - b. Storm drain facilities shall be designed using a 100-year, 24-hour storm. The drainage facility shall be capable of dewatering the 100-year, 24-hour storm within 48 hours. Calculations for the storm drainage capacity and dewatering shall be submitted to the engineer for approval.
 - i. A comprehensive soils report shall be submitted for the proposed project. The soils report shall be prepared, stamped, and signed by a licensed geotechnical engineer experience in soil. It shall include R-values taken at the site with a map showing the locations and depths of the test samples.
 - ii. A completed Regulated Project Worksheet per the Stanislaus County 2015 Post-Construction Standards Plan shall be submitted.
 - iii. Regulated Project Volume Reduction Calculations, signed and stamped by a registered civil engineer licensed to practice in California, shall be submitted for each drainage management area and must include any control measure(s) that meet the volumetric sizing criteria.
 - iv. An operation and Maintenance Plan and owner-signed and notarized Statement of Responsibility is required for all proposed treatment control measures.
 - c. Dischargers of stormwater associated with construction activity that result in the disturbance of one acre or more of land area shall apply for and obtain coverage under 2022 Construction General Permit.

Department of Environmental Resources (DER) – Environmental Health Division

- 18. If any previously used on-site well and/or septic tank remain on the property they shall be destroyed under a permit from DER Environmental Health Division in accordance with all laws and policies of Stanislaus County and the State of California.
- 19. A “Will Serve” letter is required for water and sewer service provided by the Westley Community Service District.

Department of Environmental Resources (DER) – Hazardous Materials Division

20. Prior to issuance of a grading or building permit, a site investigation shall be conducted to the satisfaction of DER Hazardous Materials Division staff through a Phase I study, and, if determined necessary, a Phase II study. Any discovery of underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil shall be brought to the immediate attention of DER Hazardous Materials Division.

Building Permits Division

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

State of California Department of Toxic Substances Control (DTSC)

22. Any demolition of buildings shall be conducted in accordance with DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual.
23. Any imported soil and fill material for the project shall be tested to assess any containments of concern and meet screening levels as outlined in the DTSC PEA Guidance Manual.

San Joaquin Valley Air Pollution Control District (SJVAPCD)

24. Any construction resulting from this project shall comply with standardized dust control adopted by the SJVAPCD and may be subject to additional regulations/permits, as determined by the SJVAPCD.
25. The proposed project shall be subject to SJVAPCD Rules and Regulations in place at the time of grading or building permit issuance. Prior to issuance of a grading or building permit, the applicant shall contact the SJVAPCD's Small Business Assistance Office to determine if any SJVAPCD permits are required, including but not limited to an Authority to Construct (ATC).

Central Valley Regional Water Quality Control Board (CVRWQCB)

26. Prior to issuance of a building permit, applicant/developer shall be responsible for contacting the CVRWQCB and obtaining any necessary permits.

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.

DEVELOPMENT SCHEDULE

**REZONE APPLICATION NO. PLN2025-0005
WEST STANISLAUS IRRIGATION DISTRICT**

- Construction of the project site shall begin within 12 months of project approval.
- An extension of this development schedule may be granted by the Planning Director subject to the issuance of a staff approval permit to allow modification to Development Standards/Schedule.



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:** Rezone Application No. PLN2025-0005 – West Stanislaus Irrigation District
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Jeremy Ballard, Senior Planner
(209) 525-6330
4. **Project location:** 116 E Street, between Kern Street and Highway 33, in the Community of Westley (APN:016-021-022).
5. **Project sponsor's name and address:** Bobby Pierce
West Stanislaus Irrigation District
P.O. Box 37
Westley, CA 95387
6. **General Plan designation:** Low-Density Residential
7. **Community Plan designation:** Residential
8. **Zoning:** Single-Family Residential (R-1)

9. **Description of project:**

This is a request to rezone a parcel, 11,250 square-foot in size, from Single-Family Residential (R-1) to Planned Development (P-D), to allow for the development of a 3,583± square-foot office for the West Stanislaus Irrigation District (WSID) headquarters. While facilities for public utilities are permitted in the R-1 zoning district with a use permit, the proposed office will not meet the minimum front yard setback of 15 feet from County-maintained E and Kern Streets, as required in the R-1 zoning district. Accordingly, a rezone has been requested to establish a new zoning district that will allow a reduced front and side yard setback of five feet. The new P-D district would include development of a fourteen-space paved parking lot, which exceeds their required parking of 12 parking spaces based on a requirement of one space per 300 square feet of office space, and development of ten off-site parking spaces, which will provide seven diagonal spaces on both E St. and three tandem spaces on Kern Street. Landscaping is proposed to be installed around the perimeter of the site with landscaped storm drainage swales along the eastern and southern property lines. The proposed project also proposes to install up to three free standing lighting poles, no taller than 25 feet in height within the on-site parking lot. Additional lighting will be affixed to the proposed building, which will be approximately 23 feet in height. A five-foot-wide by 4-foot-high monument sign adjacent to E Street, an eight-foot-tall masonry wall along the southern property line, and one driveway on E Street are also proposed to be developed. The existing 1,302± square-foot office will be demolished as part of the project. The hours of operation for the office are Monday through Friday from 8:00 a.m. to 4:30 p.m., with four office and three field employees with an average of two customers visiting the site per-day.

10. **Surrounding land uses and setting:** Single-Family Residential development to the south and southwest; Commercial and Industrial development to the east; and agricultural production to the north and west;

- 11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**

Westley Community Service District
Stanislaus County Department of Planning and Community Development – Building Permits Division
San Joaquin Valley Air Pollution Control District
Stanislaus County Department of Public Works
- 12. Attachments:**

 - I. Records Search, conducted by the Central California Information Center, dated December 12, 2024

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Signature on File

Prepared by Jeremy Ballard, Senior Planner

May 21, 2025

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 itself is not considered to be a scenic resource or unique scenic vista. The only scenic designation in the County is along Interstate 5 which is approximately three miles to the west of the project site and not within view. The project site, currently develop with a converted district office, will be demolished and replaced with a new 3,583± square-foot office, which include development of the rest of the site with a paved parking on and off-site, with perimeter landscaping and a masonry wall along the rear property line. The project will also install curb, gutter, and sidewalk along the property frontage on E and Kern Streets. The proposed office building will be visually and characteristically consistent with the existing commercial and industrial uses within the Community of Westley. The proposed project is not anticipated to degrade the existing visual character or quality of the site or its surroundings. The proposed project also proposes to install up to three free standing lighting poles, no taller than 25 feet in height within the on-site parking lot. Additional lighting will be affixed to the proposed building, which will be approximately 23 feet in height. Development standards will be added to this project to require a photometric lighting plan, and require all lighting fixtures to be shielded and aimed downward to reduce potential for creation of a new source of glare or sky-glow affecting the day or nighttime views of the area. Development Standards for landscaping will also be include in the project to ensure installation and continued maintenance.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance; 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 project proposes to establish a Planned Development (P-D) zoning district to allow the development of a 3,583± square-foot office for the West Stanislaus Irrigation District (WSID) headquarters. The project site is presently zoned Single-Family Residential (R-1) and is not enrolled in a Williamson Act Contract. The project site and surrounding area is made up of residential, commercial, agricultural, industrial uses and is classified as "Urban and Built-Up Land" by the California Department of Conservation's 2020 Farmland Mapping and Monitoring Program. The California Revised Storie Index is a rating system based on soil properties that dictate the potential for soils to be used for irrigated agricultural production in California. This rating system grades soils with an index rating of 80 and above as excellent. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that the property is comprised of entirely Capay clay, 0 to 1 percent slopes, with a Storie Index rating of 35 and Grade of four, which is considered not to be prime soils to be used for farming purposes. The project site is currently developed with a 1,302± square-foot office and gravel driveway, which will be demolished as part of the project. The project site is located within the Community of Westley, which includes single-family residential development to the south and southwest, commercial and industrial development to the east, and agricultural production to the north and west. The agricultural production to the west is zoned Single-Family Residential (R-1) and is designated as Residential in the Westley Community Plan. The re-development of the current office is not anticipated to have an impact on agricultural resources in the vicinity.

The project site is in the service boundary of the West Stanislaus Irrigation District, the applicant of the project. The project site does not include any irrigation facilities, thus they did not have a response to the project referral.

The project will have no impact to forest land or timberland. The project is located within an residential zoning district and does not appear to conflict with any agricultural activities in the area and/or lands enrolled in the Williamson Act. 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.

Mitigation: None.

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

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

Discussion: The proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD's most recent air quality plans are the 2007 PM₁₀ (respirable particulate matter) Maintenance Plan, the 2008 PM_{2.5} (fine particulate matter) Plan, and the 2007 Ozone Plan. These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified as "extreme non-attainment" for ozone, "attainment" for respirable particulate matter (PM-10), and "non-attainment" for PM 2.5, as defined by the Federal Clean Air Act.

The project will consist of demolishing the existing office and rebuilding a new office as well as developing the site with paved parking, landscaping, and pedestrian improvements along the property frontages.

Grading and construction activities associated with the new development can temporarily increase localized PM₁₀, PM_{2.5}, volatile organic compound (VOC), nitrogen oxides (NOX), sulfur oxides (SOX), and carbon monoxide (CO) concentrations within a project's vicinity. The primary source of construction-related CO, SOX, VOC, and NOX emission is gasoline and diesel-powered, heavy-duty mobile construction equipment. Primary sources of PM₁₀ and PM_{2.5} emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces. Any construction will be required to occur in compliance with all SJVAPCD regulations.

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 SJVAPCD has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the SJVAB.

The hours of operation for the office are Monday through Friday from 8:00 a.m. to 4:30 p.m., with four office and three field Employees with up to two customers on average visiting the site per-day. There are no other trips associated with the delivery of supplies.

As required by CEQA Guidelines Section 15064.3, potential impacts regarding Air Quality should be evaluated using Vehicle Miles Traveled (VMT). Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. One of the guidelines, presented in the December 2018 document Technical Advisory on Evaluating Transportation Impacts in CEQA, identifies projects and areas presumed to have a less than significant, which includes, 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 as generally assumed to cause a less-than significant transportation impact. As mentioned, the approved project is anticipated to generate between 18 vehicle trips per-day and therefore not considered to generate any significant impacts.

A referral was sent to the SJVAPCD with no response received to date. A development standard requiring the applicant to comply with all appropriate SJVAPCD rules and regulations and California Green Building Code will be incorporated into the project. The proposed project is considered to be consistent with all applicable air quality plans and is not anticipated to exceed any thresholds associated with health risk or air impacts, or conflict with any policies or adopted plans regulating air quality.

Mitigation: None.

References: Application information; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; Governor's Office of Planning and Research Technical Advisory, December 2018; Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) Guidance, November 13, 2020; 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: It does not appear this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. There is no known sensitive or protected species or natural community located on the site. The project is located within the Westley Quad of the California Natural Diversity Database. According to the California Natural Diversity Database (CNDDB) Quad Species List, there are 16 animal or botanical species which are state or federally listed as endangered or threatened, or proposed threatened species, that have been recorded to either occur or have occurred within the Quad. These species include: least Bells vireo, San Joaquin Kit Fox, Riparian Woodrat, Riparian Brush Rabbit, Swainsons Hawk, Greater Sandhill Crane, Tricolored Blackbird, Willow Flycatcher, Delta Button Celery, Northwestern Pond Turtle; Central California DPS California Tiger Salamander, Vernal Pool Fairy Shrimp, Green Sturgeon – Southern DPS, Steelhead – Central Valley DPS, Central Valley Spring Run ESU – Chinook Salmon, and the Valley Elderberry Longhorn Beetle. According to the CNDDB, one species and one plant life was known to naturally occur in the Westley Quad, Moestan Blister Beetle and the Big Tarplant, which are now both presumed extinct.

The proposed project will demolish an existing office building to build a new office building and develop the remaining balance of the site with pavement, landscaping, pedestrian improvements, and a block wall. The site is located in a residential area and already considered disturbed. 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 is considered to be less than significant.

An Early Consultation was referred to the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and no response was received.

Impacts to biological resources are considered to be less than significant.

Mitigation: None.

References: California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; United States Geological Survey 7.5-minute quadrangle series; 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: As this project does not include a General Plan Amendment the project is not subject to SB18, nor is subject to the notification process of AB 52, as Stanislaus County has not received any requests for consultation from the tribes listed with the Native American Heritage Commission (NAHC). A records search conducted by the Central California Information Center for the project site indicated that there are no historical, cultural, or archeological resources recorded on-site and that the site has a low sensitivity for the discovery of such resources. It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The project site is already developed and the proposed construction is within the area which has already been disturbed. However, standard conditions of approval regarding the discovery of cultural resources during the construction process will be added to the project.

Mitigation: None.

References: Central California Information Center Report for the project site, dated December 12, 2024; Stanislaus County General Plan and Support Documentation¹.

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

Discussion: The CEQA Guidelines Appendix F states that energy consuming equipment and processes, which will be used during construction or operation such as: energy requirements of the project by fuel type and end use, energy conservation equipment and design features, energy supplies that would serve the project, 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.

The project will consist of demolishing the existing office and rebuilding a new office as well as developing the site with paved parking, landscaping, and pedestrian improvements along the property frontages. The hours of operation for the office are Monday through Friday from 8:00 a.m. to 4:30 p.m., with four office and three field employees with an average of two customers visiting the site per-day.

All construction must meet California Green Building Standards Code (CALGreen Code), which includes mandatory provisions applicable to all new residential, commercial, and school buildings. The intent of the CALGreen Code is to establish minimum statewide standards to significantly reduce the greenhouse gas emissions from new construction. The Code includes provisions to reduce water use, wastewater generation, and solid waste generation, as well as requirements for bicycle parking and designated parking for fuel-efficient and carpool/vanpool vehicles in commercial development. It is the intent of the CALGreen Code that buildings constructed pursuant to the Code achieve at least a 15 percent reduction in energy usage when compared to the State's mandatory energy efficiency standards contained in Title 24. The Code also sets limits on VOCs (volatile organic compounds) and formaldehyde content of various building materials, architectural coatings, and adhesives. A development standard will be placed on the project requiring all construction activities be in compliance with all SJVAPCD regulations and with Title 24, Green Building Code, which includes energy efficiency requirements.

The project site is in the service area of Pacific Gas & Electric (PG&E) for electrical services. A referral was sent to PG&E and no response has been received to date.

As required by CEQA Guidelines Section 15064.3, potential impacts regarding Air Quality should be evaluated using Vehicle Miles Traveled (VMT). Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. One of the guidelines, presented in the December 2018 document Technical Advisory on Evaluating Transportation Impacts in CEQA, identifies projects and areas presumed to have a less than significant, which includes, 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 as generally assumed to cause a less-than significant transportation impact. As mentioned, the approved project is anticipated to generate between 18 vehicle trips per-day and therefore not considered to generate any significant impacts.

The project will be required to meet all applicable Air District standards and to obtain any applicable Air District permits. The proposed project would be consistent with all applicable renewable energy or energy efficiency requirements. Impacts related to Energy are considered to be less-than significant.

Mitigation: None.

References: Application information; CEQA Guidelines; Title 16 of County Code; CA Building Code; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Governor's Office of Planning and Research Technical Advisory, December 2018; Stanislaus County General Plan and Support Documentation¹.

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

Discussion: The USDA Natural Resources Conservation Service's Western Stanislaus County Soil Survey indicates the project site is totally comprised of entirely Capay clay, 0 to 1 percent slopes, with a Storie Index rating of 35 and Grade of four, which is considered not to be prime soils to be used for farming purposes. As contained in Chapter five of the General Plan and Support Documentation¹, 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 along with the building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency.

The project will consist of demolishing the existing office and rebuilding a new office as well as developing the site with paved parking, landscaping, and pedestrian improvements along the property frontages. The hours of operation for the office are Monday through Friday from 8:00 a.m. to 4:30 p.m., with four office and three field employees with an average of two customers visiting the site per-day.

The project was referred to Stanislaus County Department of Public Works, and a referral response was received reiterating requiring that a grading and drainage plan be prepared in conformance with County Standards and Specifications, reviewed, and approved by Public Works. This requirement will be added to the project as a development standard.

The project site is located within Westley Community Service District for public water and sewer services. The existing office currently receives those services, and the resulting new office building will be connected as well. A Will Serve Letter from the Community Service District was received as part of the application. A referral response received from Stanislaus County Department of Environmental Resources (DER) indicated that prior to destruction of any existing on-site wastewater treatment systems (OWTS), that necessary permits be obtained. These requirements will be added to the project as development standards.

It does not appear that this project will result in significant impacts to any paleontological resources or unique geologic features. Development standards applicable to development of the parcels regarding the discovery of such resources during the construction process will be added to the project. 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. Impacts to Geology and Soils are considered to be less than significant.

The project site is not located near an active fault or within a high earthquake zone. Any future structures will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. 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.

Mitigation: None.

References: Referral response from the Department of Environmental Resources (DER), dated March 11, 2025; Referral response from the Stanislaus County Department of Public Works dated April 21, 2025; Will Serve Letter – Westley Community Service District, dated February 19, 2025; Stanislaus Soil Survey (1957); 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 potentials 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 percent of 1990 levels by 2030.

The project will consist of demolishing the existing office and rebuilding a new office as well as developing the site with paved parking, landscaping, and pedestrian improvements along the property frontages. The hours of operation for the office are Monday through Friday from 8:00 a.m. to 4:30 p.m., with four office and three field employees with an average of two customers visiting the site per-day.

As required by CEQA Guidelines Section 15064.3, potential impacts regarding Green House Gas Emissions should be evaluated using Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. One of the guidelines, presented in the December 2018 document Technical Advisory on Evaluating Transportation Impacts in CEQA, identifies projects and areas presumed to have a less than significant, which includes, 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 as generally assumed to cause a less-than significant transportation impact. As mentioned, the project is anticipated to generate up to 18 vehicle trips per-day. Accordingly, VMT impacts are anticipated to be less than significant.

The project was referred to the SJVAPCD who did not respond to the Early Consultation. As mentioned in Section III – *Air Quality* of this Initial Study, the project is not expected to exceed significance thresholds for impacts on ambient air quality or health risk.

A development standard requiring the applicant to comply with all appropriate SJVAPCD rules and regulations and California Green Building Code will be incorporated into the project. Consequently, GHG emissions associated with this project are considered to be less than significant.

Mitigation: None.

References: Application information; 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 project will consist of demolishing the existing office and rebuilding a new office as well as developing the site with paved parking, landscaping, and pedestrian improvements along the property frontages. The hours of operation for the office are Monday through Friday from 8:00 a.m. to 4:30 p.m., with four office and three field employees with an average of two customers visiting the site per-day.

The Stanislaus County Department of Environmental Resources (DER) is responsible for overseeing hazardous materials. A referral response from the Hazardous Materials Division of DER is requiring the developer conduct a Phase I or Phase II study prior to the issuance of a grading permit to determine if organic pesticides or metals exist on the project site. The Hazardous Materials Division requested that they be contacted should any underground storage tanks, buried chemicals, buried refuse, or contaminated soil be discovered during grading or construction. These comments will be reflected through the application of development standards. The proposed use is not recognized as a generator and/or consumer of hazardous materials, therefore, no significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project. However, in the event that the proposed storage facility becomes a regulated facility in the future, the operator will be required to fill out a Hazardous Materials Business Plan, including registration and reporting to the California Environmental Reporting System (CERS).

A referral response was received from the State of California Department of Toxic Substances (DTSC), which did not indicate that the proposed project would have any significant impacts in relation to hazardous materials. However, DTSC did provide regulatory requirements for the demolition of the existing building due to the possible presence of lead based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Additionally, DTSC stated that if any imported soil and fill material are used for construction that it be tested to prevent usage of any containments of concern. These standards will be placed on the project.

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. The project site is not within the vicinity of any airstrip or wildlands.

Mitigation: None.

References: Application information; Referral response received from the State of California Department of Toxic Substances dated February 24, 2025; Referral response received from the Department of Environmental Resources, Hazardous Materials Division, dated March 10, 2025; 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 site is proposed to be paved, with an on and off-site positive storm drainage detainment basin installed at the southwestern and eastern section of the project site. A referral response received from Stanislaus County Department of Public Works requested a grading plan be submitted, in accordance with all Standards and Specifications.

The project will consist of demolishing the existing office and rebuilding a new office as well as developing the site with paved parking, landscaping, and pedestrian improvements along the property frontages. The existing site has previously had service connections to the Westley Community Service District for municipal water and sewer service. The Community Service District has provided a Will Serve letter for the proposed new building for both services. The project was referred to the Department of Environmental Resources (DER) Environmental Health Division who responded indicating that all necessary permits would be necessary for the destruction of any on-site wastewater treatment system (OWTS) impacted by the project, in accordance with DER review and approval and that an executed Will Serve Letter is required before issuance of any building permit. The project was also referred to DER Groundwater Divisions and that there was no comment regarding groundwater, respectively.

The Sustainable Groundwater Management Act (SGMA), passed in 2014 requires the formation of local Groundwater Sustainability Agencies (GSAs) to oversee the development and implementation of Groundwater Sustainability Plans (GSPs), with the ultimate goal of achieving sustainable management of the state's groundwater basins. Stanislaus County is a participating member in five GSAs across four groundwater subbasins, including: the Eastern San Joaquin Groundwater Subbasin, which covers a portion of Stanislaus County occurring north of the Stanislaus River; commonly referred to as the "northern triangle"; the Modesto Groundwater Subbasin, which covers an area of land located between the Stanislaus and Tuolumne rivers, occurring west of the Sierra Nevada foothills and east of the San Joaquin River; the East Turlock Groundwater Subbasin which covers an area of land located between the Tuolumne and Merced rivers, occurring west of the Sierra Nevada Foothills; the West Turlock Groundwater Subbasin, which covers an area of land located between the Tuolumne and Merced rivers, occurring east of the San Joaquin River; and the Delta-Mendota Groundwater Subbasin which covers an area of land within Stanislaus County located west of the San Joaquin River and east of the basement rock of the Coast Range. Public and private water agencies and user groups within each of the four groundwater subbasins work together as GSAs to implement SGMA. The project site is located in the Delta-Mendota Groundwater Subbasin, which is administered by the West Stanislaus Irrigation District.

The Central Valley Regional Water Quality Control Board (CVRWQCB) provided an Early Consultation referral response requesting that the applicant coordinate with their agency to determine if any permits or Water Board requirements be obtained/met prior to operation. Development standards will be added to the project requiring the applicant comply with this request prior to issuance of a building or grading permit.

The project site is in the service boundary of the West Stanislaus Irrigation District, the applicant of the project. The project site does not include any irrigation facilities thus they did not have a response to the project referral.

As a result of the project details, 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 Stanislaus County Department of Public Works dated April 21, 2025; Referral response from Department of Environmental Resources, Groundwater Resources Division, dated February 21, 2025; Referral Response from Central Valley Regional Water Quality Control Board, dated March 11, 2025; Referral response received from the Department of Environmental Resources, Environmental Health Division, dated March 11, 2025; 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: This is a request to rezone a parcel, 11,250 square feet in size, from Single-Family Residential (R-1) to Planned Development (P-D) to allow for the development of a 3,583± square-foot office for the West Stanislaus Irrigation District (WSID) headquarters. While facilities for public utilities are permitted in the R-1 zoning district with a use permit, the proposed office will not meet the minimum front yard setback of 15 feet from County-maintained E and Kern Streets, as required in the R-1 zoning district. Accordingly, a rezone has been requested to establish a new zoning district that will allow a reduced front and side yard setback of five feet. The new P-D district would include development of a fourteen-space paved parking lot, which exceeds their required parking of 12 parking spaces based on a requirement of one space per 300 square feet of office space, and development of ten off-site parking spaces, which will provide seven diagonal spaces on both E St. and three tandem spaces on Kern Street. Landscaping is proposed to be installed around the perimeter of the site with landscaped storm drainage swales along the eastern and southern property lines. The proposed project also proposes to install up to three free standing lighting poles, no taller than 25 feet in height within the on-site parking lot. Additionally lighting will be affixed to the proposed building, which will be approximately 23 feet in height. A five-foot-wide by 4-foot-high monument sign adjacent to E street, an eight-foot-tall masonry wall along the southern property line, and one driveway on E Street are also proposed to be developed. The existing 1,302± square-foot office will be demolished as part of the project. The hours of operation for the office are Monday through Friday from 8:00 a.m. to 4:30 p.m., with four office and three field employees with an average of two customers visiting the site per-day. The proposed office building for the District will be served by the Westley Community Service District for both public water and sewer services.

To approve a Rezone, the Planning Commission must find that it is consistent with the General Plan. Pursuant to the General Plan and Community Plan, land within a Low-Density Residential designation should provide appropriate locations and adequate areas for single-family detached homes in either conventional or clustered configurations. Single-family detached dwellings are the predominant housing type in areas so designated and would remain so under this designation. The Land Use Element describes the Planned Development designation as a designation intended for land which, because of demonstrably unique characteristics, may be suitable for a variety of uses without detrimental effects on other property. It further states that a Planned Development zoning designation may be appropriate provided the development does not exceed the established building intensity of this designation.

The project site is located within the Community of Westley, which includes single-family residential development to the south and southwest, commercial and industrial development to the east, and agricultural production to the north and west. The agricultural production to the west is included in the community plan and has been designated as Residential with the parcel located directly to the west of the project site being zoned Single-Family Residential (R-1). The re-development of the current office is not anticipated to have an impact on agricultural resources in the vicinity. As a result of the project, no population growth will be induced. Additionally, the project area is not in a designated residential urban cluster and therefore not subject to the residential density replacement provisions of SB330.

As stated in the Land Use Element of the General Plan, the proposed P-D zoning district would be consistent with the General Plan and Community Plan designation of Low Density Residential, as the district office would be permitted in a R-1 zoning district as the new P-D would not alter the allowable building intensity of the site. The proposed project is consistent with the General Plan and Community Plan designations of Residential and would be consistent with the character of the mix of residential and commercial uses in the vicinity. The adoption of the new Planned Development would be necessary to accommodate unique development standards of the site for a use that could be allowed under the R-1 uses.

The project will not physically divide an established community nor conflict with any habitat conservation plans. Project impacts related to land use and planning are considered to be less than significant.

Mitigation: None.

References: Application information; 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 proposed project shall comply with the noise standards included in the General Plan and Noise Control Ordinance. The area surrounding the project site consists of the State Route 33 and the commercial and industrial development to the east; residential development to the south; and agricultural production to the west and north.

The Stanislaus County General Plan identifies noise levels up to 55 dB Ldn (or CNEL) as the normally acceptable level of noise for industrial and agricultural uses. The site itself is impacted by noise generated from State Route 33, which the Noise Element of the General Plan included an ambient noise level between 65 to 69 Ldn. On-site grading and 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.

The site is not located within an airport land use plan.

Mitigation: None.

References: Application information; 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 or the draft sites inventory for the 6th 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. The project site consists of existing converted office building, which will be demolished and replaced with a new office building for the District. Although the General Plan, Community Plan and zoning designation of the project site is currently residential, the proposed facilities for public utilities are permitted in the R-1 zoning district with a use permit, the proposed office will not meet the minimum front yard setback of 15 feet from County-maintained E and Kern Streets, as required in the R-1 zoning district. Accordingly, a rezone has been requested to establish a new Planned Development (P-D) zoning district that will allow a reduced setback of five feet from the front and side property lines, from E and Kern Street. As stated in the Land Use Element of the General Plan, the proposed P-D zoning district would be consistent with the General Plan and Community Plan designation of Residential, as the district office would be permitted in a Residential zoning district as the new P-D would not alter the allowable building intensity of the site. Additionally, the project area is not in a designated residential urban cluster and therefore not subject to the residential density replacement provisions of SB330.

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:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Discussion: The County has adopted Public Facilities Fees, as well as Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. County adopted Public Facilities Fees, as well as fire and school fees are required to be paid based on the development type prior to issuance of a building permit.

This project site is located within the Patterson Joint Unified District for school services, the West Stanislaus Fire Protection District for fire protection, West Stanislaus Irrigation District for irrigation, Pacific Gas & Electric (PG&E) for electrical services, and is served by the Stanislaus County Sheriff's Department for police protection and Stanislaus County Parks and Recreation for parks. The project was referred to each, with no comments received to date.

The existing site is served by Westley Community Service District for public sewer and water service, which will continue to serve the proposed office building. The project was referred to the Department of Environmental Resources (DER) Environmental Health requested that development standards be added to the project to require that all necessary permits for the destruction of any on-site wastewater treatment system (OWTS) impacted by the project, be reviewed and approved by DER. The Groundwater Division of DER stated that they did not have any comment regarding groundwater.

The project was referred to Stanislaus County Department of Public Works, and a referral response was received requesting: that review and approval by Public Works of an encroachment permit be obtained for any work done in the Stanislaus County road right-of-way including the proposed pedestrian improvements, driveway approaches, on street parking modifications, road widening, off-site drainage facilities, matching pavement, and any alley approaches or paving; that the developer will be required to install or pay for the installation of any signs and/or markings; and that a grading and drainage plan be prepared in conformance with Stanislaus County Public Works Standards and Specifications and be reviewed and approved by the Public Works. All of Public Works' comments will be added to the project as development standards.

The project is not anticipated to have any significant adverse impact on County services.

Mitigation: None.

References: Application information; Referral response from the Stanislaus County Department of Public Works dated April 21, 2025; Referral response from Department of Environmental Resources, Groundwater Resources Division, dated February 21, 2025; Referral response received from the Department of Environmental Resources, Environmental Health Division, dated March 11, 2025; 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. Public Facility Fees will be required to be paid with any building permit issuance, which includes fees for County Parks and Recreation facilities.

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 hours of operation for the office are Monday through Friday from 8:00 a.m. to 4:30 p.m., with four office and three field employees with an average of two customers visiting the site per-day, for a total of 18 anticipated vehicle trips per-day. No delivery of supplies are expected, as a result of the proposed project. The new P-D district would include development of a fourteen space paved parking lot, which exceeds their required parking of 12 parking spaces based on a requirement of one space per 300 square feet of office space, and development of ten off-site parking spaces, which will provide seven diagonal spaces on both E St. and three tandem spaces on Kern Street. The project proposes to develop landscaped storm drainage swales along the eastern and southern property lines, an eight-foot-tall masonry wall along the southern property line, and a driveway taking access from E Street.

This project was referred to the Department of Public Works and the California Department of Transportation (Caltrans). Caltrans has not provided a comment on the project to date. The Department of Public Works provided a referral response requesting: that review and approval by Public Works of an encroachment permit be obtained for any work done in the Stanislaus County road right-of-way including the proposed pedestrian improvements, driveway approaches, on street parking modifications, road widening, off-site drainage facilities, matching pavement, and any alley approaches or paving; that the developer will be required to install or pay for the installation of any signs and/or markings; and that a grading and drainage plan be prepared in conformance with Stanislaus County Public Works Standards and Specifications and be reviewed and approved by the Public Works. All of Public Works' comments will be added to the project as development standards.

As required by CEQA Guidelines Section 15064.3, potential impacts regarding Green House Gas Emissions should be evaluated using Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. One of the guidelines, presented in the December 2018 document Technical Advisory on Evaluating Transportation Impacts in CEQA, identifies projects and areas presumed to have a less than significant, which includes, 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 as generally assumed to cause a less-than significant transportation impact. As mentioned, the project is anticipated to generate up to 18 vehicle trips per-day. Accordingly, VMT impacts are anticipated to be less than significant.

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

Mitigation: None.

References: Application information; Referral response from the Stanislaus County Department of Public Works dated April 21, 2025; 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: As this project does not include a General Plan Amendment the project is not subject to SB18, nor is subject to the notification process of AB 52, as Stanislaus County has not received any requests for consultation from the tribes listed with the Native American Heritage Commission (NAHC). A records search conducted by the Central California Information Center for the project site indicated that there are no historical, cultural, or archeological resources recorded on-site and that the site has a low sensitivity for the discovery of such resources. It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The project site is already developed and the proposed construction is within the area which has already been disturbed. However, standard conditions of approval regarding the discovery of cultural resources during the construction process will be added to the project.

Mitigation: None.

References: Central California Information Center Report for the project site, dated December 12, 2024; 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 will allow for improved services to be provided by the West Stanislaus Irrigation District; the project consists of demolishing the existing West Stanislaus Irrigation District office and rebuilding a new office as well as developing the site with paved parking, landscaping, and pedestrian improvements along the property frontages.

The existing site has previously had service connections to the Westley Community Service District for municipal water and sewer service. The Community Service District has provided a Will Serve letter for the proposed new building for both services. The project was referred to the Department of Environmental Resources (DER) Environmental Health Division who responded indicating that all necessary permits would be necessary for the destruction of any on-site wastewater treatment system (OWTS) impacted by the project, in accordance with DER review and approval and that a executed Will Serve Letter is required before issuance of any building permit. The project was also referred to DER Groundwater Divisions and that there was no comment regarding groundwater, respectively.

The project site is in the service area of Pacific Gas & Electric (PG&E) for electrical services. A referral was sent to PG&E and no response has been received to date.

The project was referred to Stanislaus County Department of Public Works, and a referral response was received requesting: that review and approval by Public Works of an encroachment permit be obtained for any work done in the Stanislaus County road right-of-way including the proposed pedestrian improvements, driveway approaches, on street parking modifications, road widening, off-site drainage facilities, matching pavement, and any alley approaches or paving; that the developer will be required to install or pay for the installation of any signs and/or markings; and that a grading and drainage plan be prepared in conformance with Stanislaus County Public Works Standards and Specifications and be reviewed and approved by the Public Works. All of Public Works' comments will be added to the project as development standards.

The Central Valley Regional Water Quality Control Board (CVRWQCB) provided an Early Consultation referral response requesting that the applicant coordinate with their agency to determine if any permits or Water Board requirements be obtained/met prior to operation. Development standards will be added to the project requiring the applicant comply with this request prior to issuance of a building or grading permit.

No significant impacts related to Utilities and Services Systems have been identified.

Mitigation: None.

References: Application information; Referral response from the Stanislaus County Department of Public Works dated April 21, 2025; Referral response from Department of Environmental Resources, Groundwater Resources Division, dated February 21, 2025; Referral Response from Central Valley Regional Water Quality Control Board, dated March 11, 2025; Referral response received from the Department of Environmental Resources, Environmental Health Division, dated March 11, 2025; 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. With the Wildfire Hazard Mitigation Activities of this plan in place, impacts to an adopted emergency response plan or emergency evacuation plan are anticipated to be less than significant. The terrain of the site is relatively flat, and the site has access to a County-maintained road. The site is located in a Local Responsibility Area (LRA) for fire protection, the parcel is designated as nonurban and is served by West Stanislaus Fire Protection District. The project was referred to the District, but no response was received. Building and grading permits will be required for the improvements and will be required to meet fire code, which will be verified through the building permit review process. At that time, fire protection and emergency vehicle access standards will be required to be met. These requirements will be applied as development standards for the project.

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 project site, currently development with a converted district office will be demolished and replaced with a new 3,583± square-foot office, which include development of the rest of the site with a paved parking on and off-site, with perimeter landscaping and a masonry wall along the rear property line. The project will also install curb, gutter, and sidewalk along the property frontage on E and Kern Streets. The hours of operation for the office are Monday through Friday from 8:00 a.m. to 4:30 p.m., with four office and three field employees with an average of two customers visiting the site per-day.

The project site is located within the Community of Westley, which includes single-family residential development to the south and southwest, commercial and industrial development to the east, and agricultural production to the north and west. The agricultural production to the west is included in the community plan and has been designated as Residential with the parcel located directly to the west of the project site being zoned Single-Family Residential (R-1). The re-development of the current office is not anticipated to have an impact on agricultural resources in the vicinity. As a result of the project, no population growth will be induced. Additionally, the project area is not in a designated residential urban cluster and therefore not subject to the residential density replacement provisions of SB330. The proposed project is consistent with the General Plan and Community Plan designations of Residential and would be consistent with the character of the mix of residential and commercial uses in the vicinity.

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. The project will not physically divide an established community. Development standards regarding the discovery of cultural resources during any future construction resulting from this request will be added to the project. 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.



CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System
Department of Anthropology – California State University, Stanislaus
One University Circle, Turlock, California 95382
(209) 667-3307

Alpine, Calaveras, Mariposa, Merced, Mono, San Joaquin, Stanislaus & Tuolumne Counties

Date: 12/12/2024

Records Search File #: 13147N

Project: West Stanislaus Irrigation
District Office Design and
Construction, Westley

Robert Pierce, General Manager
West Stanislaus Irrigation District
116 E Street
Westley, CA 95387
209-894-3091

wsidoffice@weststanislausid.org

Dear Mr. Pierce:

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on the Westley USGS 7.5-minute quadrangle map in Stanislaus County.

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the following:

National Register of Historic Places (NRHP)
California Register of Historical Resources (CRHR)
California Inventory of Historic Resources (1976)
California Historical Landmarks
California Points of Historical Interest listing
Office of Historic Preservation Built Environment Resource Directory (BERD) and the
Archaeological Resources Directory (ARD)
Survey of Surveys (1989)
Caltrans State and Local Bridges Inventory
General Land Office Plats
Other pertinent historic data available at the CCalIC for each specific county

The following details the results of the records search:

Prehistoric or historic resources within the project area:

- There are no formally recorded prehistoric or historic archaeological resources or historic buildings or structure within the project area.
- The General Land Office survey plat for T4S R7E (1855) does not reference any historic features within Section 3.

- The 1915 and 1952 editions of the Westley 7.5' quadrangle reference the town of Westley just west of the historic El Pescadero land grant.

Prehistoric or historic resources within the immediate vicinity of the project area: The following three linear historical resources have been recorded and evaluated as not meeting the criteria for listing in the California Register of Historical Resources:

State Highway 33 documented as P-50-002319

E Street and Kern Street documented (on one Primary Record) as P-50-002317

Resources that are known to have value to local cultural groups: None has been formally reported to the Information Center.

Previous investigations within the project area: None has been formally reported to the Information Center.

Recommendations/Comments:

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the subject project area has not been subject to previous investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. If ground disturbance is considered a part of the current project, we recommend further review for the possibility of identifying prehistoric or historic-era archaeological resources.

If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resource/s be assessed by a professional familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive.

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

If archaeological resources are encountered during project-related activities, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Thank you for submitting the *Access Agreement Short Form*. **Note:** Billing will be transmitted separately via email from the Financial Services office (\$150.00), payable within 60 days of receipt of the invoice.

If you wish to include payment by Credit Card, you must wait to receive the official invoice from Financial Services so that you can reference the CMP # (Invoice Number), and then contact the link below:

<https://commerce.cashnet.com/ANTHROPOLOGY>

Sincerely,

E. A. Greathouse

E. A. Greathouse, Coordinator
Central California Information Center
California Historical Resources Information System

* Invoice Request sent to: ARBilling@csustan.edu, CSU Stanislaus Financial Services



NEGATIVE DECLARATION

NAME OF PROJECT: Rezone Application No. PLN2025-0005 – West Stanislaus Irrigation District

LOCATION OF PROJECT: 116 E Street, between Kern Street and Highway 33, in the community of Westley. APN: 016-021-022.

PROJECT DEVELOPERS: Bobby Pierce, West Stanislaus Irrigation District
P.O. Box 37
Westley, CA 95387

DESCRIPTION OF PROJECT: Request to rezone to rezone three parcels, totaling 11,250 square feet, from Single-Family Residential (R-1) to Planned Development (P-D), to allow for the development of a 3,583± square-foot administrative office for the West Stanislaus Irrigation District.

Based upon the Initial Study, dated **May 21, 2025**, 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: Jeremy Ballard, 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: REZONE APPLICATION NO. PLN2025-0005 - WEST STANISLAUS IRRIGATION DISTRICT												
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 DEPT OF TRANSPORTATION DIST 10	X	X	X		X							
CA OPR STATE CLEARINGHOUSE	X	X	X	X				X		X		X
CA RWQCB CENTRAL VALLEY REGION	X	X	X	X				X		X	X	
CEMETERY DISTRICT	X	X	X		X							
COMMUNITY SERVICES / SANITARY DIST: WESTLEY	X	X	X		X							
COOPERATIVE EXTENSION	X	X	X		X							
DISPOSAL DIST: BERTOLOTTI	X	X	X	X				X		X		X
FIRE PROTECTION DIST: WEST STAN	X	X	X		X							
GSA: WEST STAN	X	X	X		X							
IRRIGATION DISTRICT: WEST STAN	X	X	X	X				X		X		X
MOSQUITO DISTRICT: TURLOCK	X	X	X		X							
STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	X	X		X							
PACIFIC GAS & ELECTRIC	X	X	X		X							
RAILROAD: SPRR	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X	X				X		X	X	
SCHOOL DISTRICT 1: PATTERSON JOINT	X	X	X		X							
STAN CO AG COMMISSIONER	X	X	X		X							
STAN CO BUILDING PERMITS DIVISION	X	X	X	X				X		X	X	
STAN CO CEO	X	X	X		X							
STAN CO DER	X	X	X	X				X		X	X	
STAN CO HAZARDOUS MATERIALS	X	X	X	X				X		X	X	
STAN CO PARKS & RECREATION	X	X	X		X							
STAN CO PUBLIC WORKS	X	X	X	X				X		X	X	
STAN CO SHERIFF	X	X	X		X							
STAN CO SUPERVISOR DIST #5: C. CONDIT	X	X	X		X							
STAN COUNTY COUNSEL	X	X	X		X							
STANISLAUS FIRE PREVENTION BUREAU	X	X	X		X							
STANISLAUS LAFCO	X	X	X		X							
SURROUNDING LAND OWNERS		X	X		X							
TELEPHONE COMPANY: ATT	X	X	X		X							

\\ITCDFS-PL\planning\Planning\Staff Reports\REZ\2025\REZ PLN2025-0005 - West Stanislaus Irrigation District\Planning Commission\July 17, 2025\Staff Report\Exhibit G- Summary of Responses - Environmental Review Referrals.xls

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN2025-0005
Application Title: West Stanislaus Irrigation District
Application Address: 1116 E Street, Westley, CA
Application APN: 016-021-022

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes ☐ No ☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant

Yes ☐ No ☐

The Property Owner

Yes ☐ No ☐

The Subcontractor

Yes ☐ No ☐

The Applicant's Agent/ Lobbyist

Yes ☐ No ☒

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)


By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

July 3, 2025

Date

West Stanislaus Irrigation District

Print Firm Name if applicable


Signature of Applicant

Robert Pierce

Print Name of Applicant

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN2025-0005
Application Title: West Stanislaus Irrigation District
Application Address: 1116 E Street, Westley, CA
Application APN: 016-021-022

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes ☐ No ☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Property Owner	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Subcontractor	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

07-03-2025
Date

Don Phillips AIA, Architect
Print Firm Name if applicable

Signature of Applicant

Donald Phillips
Print Name of Applicant