



## CEQA Referral Initial Study And Notice of Intent to Adopt a Negative Declaration

**Date:** March 19, 2025

**To:** Distribution List (See Attachment A)

**From:** Jeremy Ballard, Senior Planner, Planning and Community Development

**Subject:** USE PERMIT APPLICATION NO. PLN2019-0132 – LA FAVORITA RADIO STATION

**Comment Period:** March 19, 2025 – April 23, 2025

**Respond By:** April 23, 2025

**Public Hearing Date:** Not yet scheduled. A separate notice will be sent to you when a hearing is scheduled.

You may have previously received an Early Consultation Notice regarding this project, and your comments, if provided, were incorporated into the Initial Study. Based on all comments received, Stanislaus County anticipates adopting a Negative Declaration for this project. This referral provides notice of a 30-day comment period during which Responsible and Trustee Agencies and other interested parties may provide comments to this Department regarding our proposal to adopt the Negative Declaration.

All applicable project documents are available for review at: Stanislaus County Department of Planning and Community Development, 1010 10<sup>th</sup> Street, Suite 3400, Modesto, CA 95354. Please provide any additional comments to the above address or call us at (209) 525-6330 if you have any questions. Thank you.

**Applicant:** Nelson Gomez, La Favorita Radio Station

**Project Location:** 4043 Geer Road, south of E. Service Road, between Geer Road and S. Santa Fe Avenue, in the Hughson area

**APN:** 045-007-038

**Williamson Act Contract:** N/A

**General Plan:** Planned Development

**Current Zoning:** Planned Development (P-D)(28)

**Project Description:** Request to amend the development plan of Plan Development (P-D)(28), to allow for a 7,410 square-foot expansion of a radio station facility and to permit an existing seven-foot-tall, 44-square-foot electronic reader board sign on a 3.35 acre parcel.

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



# USE PERMIT APPLICATION NO. PLN2019-0132 – LA FAVORITA RADIO STATION

Attachment A

## Distribution List

	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: HUGHSON		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES/SANITARY DIST	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	DER - GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	DISPOSAL DIST: TURLOCK SCANVENER	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	FIRE PROTECTION DIST: HUGHSON	X	STAN COUNTY COUNSEL
X	GSA: WEST TURLOCK SUBBASIN		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	STATE OF CA SWRCB – DIV OF DRINKING WATER DIST. 10
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:		INTERESTED PARTIES
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: BNSF		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD	X	US FISH & WILDLIFE
X	SCHOOL DIST 1: HUGHSON UNIFIED		US MILITARY (SB 1462)
	SCHOOL DIST 2:		USDA NRCS
	WORKFORCE DEVELOPMENT		WATER DIST:
X	STAN CO AG COMMISSIONER		

## STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

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

**SUBJECT: USE PERMIT APPLICATION NO. PLN2019-0132 – LA FAVORITA RADIO  
STATION**

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- \_\_\_\_\_ Will not have a significant effect on the environment.  
\_\_\_\_\_ May have a significant effect on the environment.  
\_\_\_\_\_ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

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

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

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

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

\_\_\_\_\_  
\_\_\_\_\_

Response prepared by:

Name	Title	Date
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**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
Building Phone: (209) 525-6557 Fax: (209) 525-7759

## CEQA INITIAL STUDY

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

1. **Project title:** Use Permit Application No. PLN2019-0132 – La Favorita Radio Station
2. **Lead agency name and address:** Stanislaus County  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354
3. **Contact person and phone number:** Jeremy Ballard, Senior Planner  
(209) 525-6330
4. **Project location:** 4043 Geer Road, between E. Service Road and Santa Fe Avenue, in the Hughson area (APN:045-007-038).
5. **Project sponsor's name and address:** Nelson and Debbie Gomez  
4043 Geer Road  
Hughson, CA 95326
6. **General Plan designation:** Planned Development
7. **Zoning:** Planned Development (P-D) (28)
8. **Description of project:**

Request to amend the development plan of P-D (28), to allow for construction of a 1,250-square-foot addition to an existing storage building, two 2,240-square-foot carports with solar panels over an existing parking lot, installation of a 1,680-square-foot manufactured home, to be utilized as a caretaker quarters, and replacement of an existing monument sign with a digital reader board. The proposed improvements will be accessory to the operation of the existing radio station on a 3.35± acre parcel. The site is currently improved with a 4,524-square-foot commercial building, 403-foot-tall radio transmission antenna, 775-square-foot detached storage building, landscaping, and a parking lot that includes 25 spaces and seven light poles, 20 feet in height. The proposed digital sign will be 7'9" in height and 10'7" wide with a two metal poles and a 44-square-foot LED screen, and will have the capability to advertise both text and images. Advertising will include station identification but will also be open to anyone seeking to place an advertisement. The project site is currently developed with a 4,524 square-foot broadcast studio and office and 775 square-foot storage building. The current hours of operation for the broadcasting studio are Monday-Friday from 6:00 a.m. to 10:00 p.m. with one or two employees on air, and the administrative and sales team hours are Monday-Friday from 9:00 a.m. to 5:00 p.m., with two to eight employees on-site at one time, and a maximum of one customer per-day. The number of employees and customers are not anticipated to increase as the proposed caretaker is an existing employee. The site is served by private well and septic services and has access to County-maintained Geer Road.

The original legal parcel, consisting of 9.6± acres was rezoned from General Agriculture (A-2-10) to Planned Development (P-D) (28) in 1976, under Rezone Application No. 76-17 – John M. Hall, to establish a radio broadcasting office and studio. Prior to the rezone, two separate use permits were approved on the legal parcel, the first was to expand an existing agricultural chemical business on the western portion of the parcel, and the second, to allow installation of a 403-foot transmitting antenna on the eastern portion of the parcel. The parcel was designated as Planned Development by the County, and the subsequent rezone established development of the radio broadcasting studio and office. In 1977, a parcel map was recorded, splitting the radio broadcasting operation and agricultural chemical business, resulting in the project sites 3.35± acres and the adjacent 5.95± acre parcel. A subsequent staff

approval was approved on the site in 2012, allowing for the development of a 775 square-foot storage building. P-D (28) is considered active and as such, the Development Plan must be amended to allow for further construction to occur.

- |            |   |  |
|------------|---|--|
| <b>9.</b>  | <b>Surrounding land uses and setting:</b>   | An orchard and produce market to the north; ranchettes to the east; expired P-D (313) to the south; and additional commercial use within P-D (28) on the parcel to the west. |
| <b>10.</b> | <b>Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):</b> | Caltrans<br>City of Hughson<br>Stanislaus County Department of Public Works<br>Department of Environmental Resources   |
| <b>11.</b> | <b>Attachments:</b>   | None   |

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of this initial evaluation:

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

**Signature on File**

Prepared by Jeremy Ballard, Senior Planner

**March 19, 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 I-5, which is not near the project site. The proposed buildings will be of similar nature as the existing buildings. The proposed electronic reader board will be similar in size of a traditional monument sign and will be conditioned to require automatic dimming technology to adjust the brightness of the sign relative to ambient light so that at no time shall a sign exceed a brightness level of three-tenths (0.3) foot candles above ambient light, as measured using a foot candle (Lux) meter.

Due to the location of the project site within the City of Hughson's sphere of influence, the County's General Plan requires that City sign standards govern. Additionally, by County policy, any requested discretionary action is required to receive support from the City in question. The project was referred to the City of Hughson, and although initially was not in support of the project due to electronic signs being prohibited within the City, was able to support the project, provided an agreement is finalized between the City and applicant to remove the sign upon the project sites annexation into the City of Hughson. This will be added as a condition of approval.

With restrictions on the signs brightness, no adverse impacts to the existing visual character of the site or its surroundings are anticipated.

**Mitigation:** None.

**References:** Application information; Stanislaus County Zoning Ordinance; Referral Responses from the City of Hughson dated September 17, 2020 and October 8, 2020 and Email Communication from the City of Hughson, dated January 27, 2025; Stanislaus County General Plan and Support Documentation<sup>1</sup>.



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 site was rezoned from General Agriculture to Planned Development (28) in 1977. Although developed with a radio station, the balance of the site has been planted in row crops, historically. The site is classified as and is classified as "Prime Farmland" by the California Department of Conservation's 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 81 and 90 as excellent. Grade 1 soils are deemed prime farmland by Stanislaus County's Uniform Rules. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that property is primarily comprised of Hanford sandy loam, 0 to 3 percent slopes with an index rating of 95 and a grade of 1, however, the site has been zoned Planned Development (28) for over 30 years with the balance of the property continuing to be planted in row crops.

Pesticide exposure is a risk in areas located in the vicinity of agriculture. Sources of exposure include contaminated groundwater, which is consumed, and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. Additionally, agricultural buffers are intended to reduce the risk of spray exposure to surrounding people. General Plan Amendment No. 2011-01 - Revised

Agricultural Buffers was approved by the Board of Supervisors on December 20, 2011, to modify County requirements for buffers on agricultural projects, and requires a minimum 150-foot-wide buffer setback. The nearest agriculturally zoned parcels are approximately 100 feet north and east of the project site, and separated by E Service Road and Geer Road. Additionally, public roadways and parking lots are permitted within a buffer area.

Surrounding land uses include an orchard and produce market to the north and south, ranchettes to the east across Geer Road, P-D (313) to the south, and P-D (28) to the west. No impacts to agriculture are anticipated to occur as a result of this project as the project site is currently developed and considered topographically flat.

As the project will include a minor expansion on a previously developed P-D, it is not anticipated the project will result in significant impacts to Agricultural resources. No forest lands exist in Stanislaus County. Therefore, this project will have no impact to forest land or timberland.

**Mitigation:** None.

**References:** Application information; Natural Resources Conservation Service Soil Survey; Stanislaus Soil Survey (1957); California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2018; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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

**Discussion:** The proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD's most recent air quality plans are the 2007 PM10 (respirable particulate matter) Maintenance Plan, the 2008 PM2.5 (fine particulate matter) Plan, and the 2007 Ozone Plan. These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified as "extreme non-attainment" for ozone, "attainment" for respirable particulate matter (PM-10), and "non-attainment" for PM 2.5, as defined by the Federal Clean Air Act.

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin. The number of vehicle trips is not expected to increase as a result of this project as the proposed caretaker is an existing employee.

Potential impacts to air quality from the proposed project are also evaluated by Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. CEQA Guidelines Section 15064.3, subdivision (a), defines VMT as the amount and distance of automobile travel attributable to a project. A technical advisory on evaluating transportation impacts in CEQA published by the Governor's Office of Planning and

Research (OPR) in December of 2018 clarified the definition of automobiles as referring to on-road passenger vehicles, specifically cars and light trucks. While heavy trucks are not considered in the definition of automobiles for which VMT is calculated for, heavy-duty truck VMT could be included for modeling convenience. According to the same OPR technical advisory, many local agencies have developed a screening threshold of VMT to indicate when detailed analysis is needed. Absent substantial evidence indicating that a project would generate a potentially significant level of VMT, or inconsistency with a Sustainable Communities Strategy (SCS) or general plan, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less-than significant transportation impact. The proposed project will not generate any additional vehicle trips.

Construction activities associated with new development can temporarily increase localized PM<sub>10</sub>, PM<sub>2.5</sub>, volatile organic compound (VOC), nitrogen oxides (NOX), sulfur oxides (SOX), and carbon monoxide (CO) concentrations 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 PM<sub>10</sub> and PM<sub>2.5</sub> emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces. Initial activities for the proposed project would consist primarily of constructing the addition to an existing storage building, two carports with solar panels over an existing parking lot, and installation of a manufactured home for caretaker quarters. These activities would not require any substantial use of heavy-duty construction equipment and would require little or no demolition or grading as the project site is considered to be topographically flat. Furthermore, all construction activities would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less-than significant without mitigation.

Potential impacts on local and regional air quality are anticipated to be less than significant, falling below SJVAPCD thresholds, as a result of the nature of the proposed project and project's operation after construction. Implementation of the proposed project would fall below the SJVAPCD significance thresholds for both short-term construction and long-term operational emissions. Because construction and operation of the project would not exceed the SJVAPCD significance thresholds, the proposed project would not increase the frequency or severity of existing air quality standards or the interim emission reductions specified in the air plans. A referral response received from the District confirmed that they would not have any comments on the project.

For these reasons, the proposed project is considered to be consistent with all the applicable air quality plans. Also, the proposed project would not conflict with applicable regional plans or policies adopted by agencies with jurisdiction over the project and would be considered to have a less-than significant impact.

**Mitigation:** None.

**References:** San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; Referral response from the San Joaquin Valley Air Pollution Control District, dated April 28, 2021; [www.valleyair.org](http://www.valleyair.org); Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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

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

**Discussion:** The project is located within the Denair Quad based on the U.S. Geographical Survey's topographic quadrangle map series. According to aerial imagery and application materials, the surrounding area is a mixture of agricultural and urban uses.

Based on results from the California Natural Diversity Database (CNDDDB), there are five plant, animal, and insect species which are state or federally listed, threatened, or identified as species of special concern or a candidate of special concern within the Denair California Natural Diversity Database Quad. These species include the Swainson's hawk, steelhead – Central Valley DPS, Crotch bumble bee, valley elderberry longhorn beetle, and San Joaquin Valley Orcutt grass. There is a very low likelihood that these species are present on the project site as it is already developed with multiple structures. Additionally, there have been no sightings of any threatened species within proximate to the project, the closest sighting being over two miles away.

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.

An Early Consultation was referred to the California Department of Fish and Wildlife and no response has been received to date.

**Mitigation:** None.

**References:** California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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

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

**Mitigation:** None.

**References:** Application information; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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.

All construction activities shall be in compliance with all SJVAPCD regulations and with Title 24, Green Building Code, which includes energy efficiency. Energy consuming equipment and processes include construction equipment, trucks, and the employee vehicles. These activities would not significantly increase Vehicle Miles Traveled (VMT), due to the number of vehicle trips not exceeding a total of 110 vehicle trips per-day. The proposed project will not generate any additional vehicle trips per-day.

Therefore, consumption of energy resources would be less than significant without mitigation for the proposed project.

The project was also referred to the San Joaquin Valley Air Pollution Control District, who replied that they would not have a comment on the project.

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

**Mitigation:** None.

**References:** Application information; CEQA Guidelines; Title 16 of County Code; CA Building Code; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; San Joaquin Valley Air Pollution Control District Email Correspondence, dated April 28, 2021; Governor's Office of Planning and Research Technical Advisory, December 2018; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

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

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



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

**Mitigation:** None.

**References:** Referral response from the Department of Environmental Resources (DER), dated July 27, 2020; Referral response from the Stanislaus County Department of Public Works dated July 14, 2020; Referral response received from the Stanislaus County Department of Planning and Community Development – Building Division, dated July 16, 2020; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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 (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), sulfur hexafluoride (SF<sub>6</sub>), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H<sub>2</sub>O). CO<sub>2</sub> is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO<sub>2</sub> equivalents (CO<sub>2</sub>e). 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.

The current hours of operation for the broadcasting studio are Monday-Friday from 6:00 a.m. to 10:00 p.m. with one or two employees on air, and the administrative and sales team hours are Monday-Friday from 9:00 a.m. to 5:00 p.m., with two to eight employees on-site at one time, and a maximum of one customer per-day. The number of employees, customers, and vehicle trips are not anticipated to increase as the proposed caretaker is an existing employee. Direct emissions of GHGs from the operation of the proposed project are primarily due to passenger vehicle trips. Therefore, the project would result in direct annual emissions of GHGs during operation. As required by CEQA Guidelines section 15064.3, potential impacts regarding Green House Gas Emissions should be evaluated using Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. Total vehicle trips as a result of this project will not exceed 110 trips per-day.

The proposed project will result in short-term emissions of GHGs during construction. These emissions, primarily CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O, are the result of fuel combustion by construction equipment and motor vehicles. The other primary GHGs (HFCs, PFCs, and SF<sub>6</sub>) are typically associated with specific industrial sources and are not expected to be emitted by the proposed project. As described above in Section III - *Air Quality*, the use of heavy-duty construction equipment would be very limited; therefore, the emissions of CO<sub>2</sub> from construction would be less-than significant. Additionally, the construction of the proposed buildings is subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11). All proposed construction activities associated with this project are considered to be less than significant as they are temporary in nature and are subject to meeting SJVAPCD standards for air quality control.

The project was also referred to the San Joaquin Valley Air Pollution Control District, who replied that they would not have a comment on the project. Consequently, GHG emissions associated with this project are considered to be less than significant.

**Mitigation:** None.

**References:** San Joaquin Valley Air Pollution Control District referral response, dated April 28, 2021; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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

**Discussion:** The County Department of Environmental Resources (DER) is responsible for overseeing hazardous materials. This project was referred to the Department of Environmental Resources – Hazardous Materials Division, who responded that the project will not have a significant effect on the environment, and is requiring a permit should there be any installation of groundwater monitoring wells or exploratory borings to the Hazardous Materials Division within DER. This comment will be added as a condition of approval. 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.

Pesticide exposure is a risk in areas located in the vicinity of agriculture. Sources of exposure include contaminated groundwater, which is consumed, and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. Additionally, agricultural buffers are intended to reduce the risk of spray exposure to surrounding people. General Plan Amendment No. 2011-01 - Revised Agricultural Buffers was approved by the Board of Supervisors on December 20, 2011, to modify County requirements for buffers on agricultural projects. P-D (28) was adopted prior to the adoption of the Agricultural buffer requirement. The nearest agriculturally zoned parcels are approximately 100 feet north and east of the project site and separated by E. Service Road and Geer Road. Additionally, public roadways and parking lots are permitted within a buffer area. The project



does not propose any new people intensive units, with the majority of the project consisting of unoccupied structures, therefore it is not anticipated impacts will be significant.

The project was referred to the Stanislaus County Agricultural Commissioner, who responded with no comment.

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

The project site is not located within any airport land use plan or a wildlands area.

**Mitigation:** None.

**References:** Application information; Referral response from the Department of Environmental Resources, Hazardous Materials Division, dated August 12, 2020; Referral response from the Stanislaus County Agricultural Commissioner, dated July 22, 2020; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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

**Discussion:** The site currently receives potable water from a private well, and wastewater is handled by a private septic system. With the exception of the proposed mobile home for a caretaker, the proposed structures will not include any new connection to the domestic well system, and thus the proposed project is not anticipated to utilize a significant amount of groundwater.

Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains. It is adjacent to but not within the 100-year flood-plain of the San Joaquin River. FEMA classifies this area as a moderate flood hazard; however, the site is not within the 100-year flood plain. All flood zone requirements will be addressed by the Building Permits Division during the building permit process. The proposed buildings are required to meet any prescribed measures to meet FEMA requirements during the building permit phase and will be administered by the County's Building Permits Division.

By virtue of the proposed construction, the current absorption patterns of water upon this property will be altered; however, current standards require that all of a project's stormwater be maintained on-site. A referral response received from the Department of Public Works indicated that a grading, drainage, and erosion/sediment control plan for the project shall be submitted for any building permit that will create a larger or smaller building footprint as well as the submittal of a Storm Water Pollution Prevention Plan (SWPPP) prior to the approval of any grading. The submittal of the grading, drainage, erosion/sediment control plan and SWPPP will be made conditions of approval for this project. Accordingly, runoff associated with the construction at the proposed project site will be reviewed as part of the grading and building permit review process. Additionally, the construction must be reviewed and approved by DER and must adhere to current Local Agency Management Program (LAMP) standards. LAMP standards include minimum setback from wells to prevent negative impacts to groundwater quality. No expansion to the existing septic systems or additional wells are being proposed as a part of this project. However, any future proposals for new wells will be subject to review under the County's Well Permitting Program, which will determine whether a new well will require environmental review.

The Sustainable Groundwater Management Act (SGMA) was passed in 2014 with the goal of ensuring the long-term sustainable management of California's groundwater resources. SGMA requires agencies throughout California to meet certain requirements including forming Groundwater Sustainability Agencies (GSA), developing Groundwater Sustainability Plans (GSP), and achieving balanced groundwater levels within 20 years. The site is located in the San Joaquin Valley - Turlock Sub-basin under the jurisdiction of the West Turlock Subbasin GSA. The West Turlock Subbasin GSA (consisting of 12 public agencies) and the East Turlock Subbasin GSA (five agencies) are jointly developing a single GSP to manage groundwater sustainably through at least 2042. The GSP was submitted to DWR but determined to be in complete on January 18, 2024. A final revised GSP was submitted and is currently going through the review process.

Stanislaus County adopted a Groundwater Ordinance in November 2014 (Chapter 9.37 of the County Code, hereinafter, the "Ordinance") that codifies requirements, prohibitions, and exemptions intended to help promote sustainable groundwater extraction in unincorporated areas of the County. The Ordinance prohibits the unsustainable extraction of groundwater and makes issuing permits for new wells, which are not exempt from this prohibition, discretionary. For unincorporated areas covered in an adopted GSP pursuant to SGMA, the County can require holders of permits for wells it reasonably concludes are withdrawing groundwater unsustainably to provide substantial evidence that continued operation of such wells does not constitute unsustainable extraction and has the authority to regulate future groundwater extraction. The site has an existing private well and septic system. There are no additional wells or employees proposed as part of this request.

A condition of approval will be added to the project that the developer contact RWQCB to determine if any permits or standards are applicable to the project that must be met prior to construction.

As a result of the development standards required for this project, impacts associated with drainage, water quality, and runoff are expected to have a less than significant impact.

**Mitigation:** None.

**References:** Referral response from the Department of Public Works, dated July 14, 2020; Referral Response from The Department of Environmental Resources (DER) Environmental Health Division dated July 27, 2020; Sustainable Groundwater Management Act; Stanislaus County Code Title 9 Chapter 9.37 Groundwater; Turlock Subbasin Groundwater Sustainability Plan, revised July 2024; Stanislaus County General Plan and Support Documentation<sup>1</sup>

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

**Discussion:** The project site is designated Planned Development by the Stanislaus County General Plan land use diagrams and zoned Planned Development (P-D) (28). In accordance with Section 21.40.080 of the Zoning Ordinance, the Development Plan for a Planned Development may be amended under a Conditional Use Permit. Accordingly, the applicant is requesting to amend the development plan of P-D (28), to allow for construction of a 1,250-square-foot addition to an existing storage building, two 2,240-square-foot carports with solar panels over an existing parking lot, installation of a 1,680-square-foot manufactured home, to be utilized as a caretaker quarters, and replacement of an existing monument sign with a digital reader board. The proposed improvements will be accessory to the operation of the existing radio station on a 3.35± acre parcel.

The site is currently improved with a 4,524-square-foot commercial building, 403-foot-tall radio transmission antenna, 775-square-foot detached storage building, landscaping, and a parking lot that includes 25 spaces and seven light poles, 20 feet in height. The proposed digital sign will be 7'9" in height and 10'7" wide with a two metal poles and a 44-square-foot LED screen, and will have the capability to advertise both text and images. Advertising will include station identification but will also be open to anyone seeking to place an advertisement. The current hours of operation for the broadcasting studio are Monday-Friday from 6:00 a.m. to 10:00 p.m. with one or two employees on air, and the administrative and sales team hours are Monday-Friday from 9:00 a.m. to 5:00 p.m., with two to eight employees on-site at one time, and a maximum of one customer per-day. The number of employees and customers are not anticipated to increase as the proposed caretaker is an existing employee. The site is served by private well and septic services and has access to County-maintained Geer Road.

The original legal parcel, consisting of 9.6± acres was rezoned from General Agriculture (A-2-10) to Planned Development (P-D) (28) in 1976, under Rezone Application No. 76-17 – John M. Hall, to establish a radio broadcasting office and studio. Prior to the rezone, two separate use permits were approved on the legal parcel, the first was to expand an existing agricultural chemical business on the western portion of the parcel, and the second, to allow installation of a 403-foot transmitting antenna on the eastern portion of the parcel. The parcel was designated as Planned Development by the County, and the subsequent rezone established development of the radio broadcasting studio and office. In 1977, a parcel map was recorded, splitting the radio broadcasting operation and agricultural chemical business, resulting in the project sites 3.35± acres and the adjacent 5.95± acre parcel. A subsequent staff approval was approved on the site in 2012, allowing for the development of a 775 square-foot storage building. P-D (28) is considered active and as such, the Development Plan must be amended to allow for further construction to occur.

As discussed in Section I – Aesthetics the site falls within the LAFCO adopted Sphere of Influence of the City of Hughson, and accordingly, per the County Sphere of Influence Policy, a referral was sent to the City of Hughson. The City originally responded with no objection to the 1,250 square-foot addition to the existing storage building, the two 2,240 square-foot carports with solar panels, or the 1,680 square-foot manufactured home, but did oppose the proposed digital sign as the City code prohibits signs that flash or blink or otherwise have animated components. However, after discussing the project with the applicant, the City revised their position. The City is not opposed to the sign, provided it is removed when the parcel of land is annexed to the City of Hughson, without monetary compensation to the applicant. The City requested an agreement for removal of the sign, which will be applied as a condition of approval. The applicant has agreed to the City's request.

Additionally, the Development Standards require that proposed on-site lighting be designed to provide adequate illumination while preventing glare.

The project will not physically divide an established community nor conflict with any habitat conservation plans. Impacts to Land Use and Planning is considered to be less-than significant.

**Mitigation:** None.

**References:** Referral Responses from the City of Hughson dated September 17, 2020 and October 8, 2020 and Email Communication from the City of Hughson, dated January 27, 2025; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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 Documentation<sup>1</sup>.

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

**Discussion:** The Stanislaus County General Plan Noise Element identifies the daytime (7:00 a.m. to 10:00 p.m.) maximum allowable average noise exposure for stationary noise sources to be an hourly average of 55 decibels for residentially zoned districts and maximum level of 75 decibels for industrial, manufacturing, utilities, and agriculture districts, with nighttime (10:00 p.m. to 7:00 a.m.) to be an hourly average of 45 decibels and maximum of 65 decibels, measured at residential or other noise-sensitive land use on neighboring properties. The nearest sensitive receptor is a dwelling located approximately 570-feet to the east of the project site. The site itself is impacted by the noise generated from the Union Pacific rail line, Geer Road and Santa Fe Avenue. All construction activities will be required to meet the noise ordinance

and Noise Element standards. The site is not located within an airport land use plan. The area's ambient noise level may temporarily increase during grading/construction, however, noise impacts are considered to be less-than significant.

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

**Mitigation:** None.

**References:** Application information; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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

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

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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

**Discussion:** The County has adopted Public Facilities Fees, as well as Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. The proposed buildings will be subject to both fee types prior to issuance of a building permit.

This project was circulated to all applicable school, fire, police, irrigation, and public works departments and districts during the early consultation referral period and no concerns were identified with regard to public services.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>

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

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

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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

**Discussion:** The project site currently receives direct access to County maintained Geer Road. No increase in employees or customers are expected as result of the minor expansion of the sites development. Hours of operation and anticipated deliveries will remain the same as previously approved.

This project was referred to the Department of Public Works, which stated that Geer Road is classified as a 135-foot Principal Arterial (OPA), with the required half width of Geer Road is 67.5-feet west of the centerline of the roadway. The current right-of-way is 50-feet west of the centerline and the applicant will be responsible for dedication of the remaining 17.5-feet west of the centerline as an Irrevocable Offer of Dedication. Additionally, the Department stated that the proposed sign is required to be maintained outside of the County's ultimate right-of-way, which may require relocation as the sign has already been installed. The applicant has acknowledged these requirements. Conditions of approval will be placed on the project to ensure they are met prior to issuance of any building permit.



As discussed in Section VIII – *Greenhouse Gas Emissions*, the project does not meet the threshold for further VMT analysis and is expected to have a less than significant impact.

All development on-site will be required to pay applicable County PFF fees, which will be utilized for maintenance and traffic congestion improvements to all County roadways. The proposed project is not anticipated to conflict with any transportation program, plan, ordinance or policy.

**Mitigation:** None.

**References:** Application information Referral response from Stanislaus County Department of Public Works dated July 14, 2020; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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

**Discussion:** It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The project does not include any construction or ground-disturbance. In accordance with SB 18 and AB 52, this project was not referred to the tribes listed with the Native American Heritage Commission (NAHC) as the project is not a General Plan Amendment and no tribes have requested consultation or project referral noticing. A condition of approval regarding the discovery of cultural resources during any future construction process will be added to the project.

**Mitigation:** None.

**References:** Application information; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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

**Discussion:** Limitations on providing services have not been identified. The project proposes to utilize an existing private well for water and an existing septic system for wastewater service. No new construction, wells or septic systems are proposed. The project was referred to the Department of Environmental Resources (DER) Environmental Health, Groundwater Resources, and Hazardous Materials Divisions. Hazardous Materials and Environmental Health responded with requests for conditions of approval, which will be placed on the project.

DER, Public Works, and the Building Permits Division will review and approve all required building or grading permit to ensure their standards are met. Conditions of approval regarding these standards will be applied to the project and will be triggered when a building permit is requested. Stormwater is proposed to be maintained on-site.

A referral response received from Public Works, stating the applicant will be responsible for dedication of the remaining 17.5-feet west of the centerline of Geer Road as an Irrevocable Offer of Dedication. Additionally, the Department stated that the proposed sign is required to be maintained outside of the County's ultimate right-of-way, which may require relocation as the sign has already been installed. The applicant has acknowledged these requirements. Conditions of approval will be placed on the project to ensure they are met prior to issuance of any building permit.

The project was referred to the Central Valley Regional Water Quality Control Board (CVRWQCB), and no response has been received to date. The project is not anticipated to have a significant impact to utilities and service systems.

**Mitigation:** None.

**References:** Referral response from the Department of Public Works, dated July 14, 2020; Referral Response from The Department of Environmental Resources (DER) Environmental Health Division dated July 27, 2020; Stanislaus County General Plan and Support Documentation<sup>1</sup>.



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 County-maintained Geer Road. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by the Hughson Fire Protection District. California Building and Fire Code establishes minimum standards for the protection of life and property by increasing the ability of a building to resist intrusion of flame and burning embers. Proposed construction will be minimal and be subject to building permits and will be reviewed by the County's Building Permits Division and Fire Prevention Bureau to ensure all State of California Building and Fire Code requirements are met prior to construction. Wildfire risk and risks associated with postfire land changes are considered to be less than significant.

**Mitigation:** None.

**References:** Application information; California Fire Code Title 24, Part 9; California Building Code Title 24, Part 2, Chapter 7; Stanislaus County Local Hazard Mitigation Plan; Stanislaus County General Plan and Support Documentation; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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 is located on Geer Road, south of E. Service Road, between Geer Road and S. Santa Fe Avenue, in the Hughson area and is surrounded by orchards, a produce market to the north and south; ranchettes to the east; expired P-D (313) to the south; and additional commercial use within P-D (28) on the parcel to the west.

The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that property is primarily comprised of Hanford sandy loam, 0 to 3 percent slopes with an index rating of 95 and a grade of 1, however, the site has been zoned Planned Development 28 for over 30 years.

The project proposes to be served by an existing well and septic system; however, no new impacts with respect to either are expected. The project proposes no addition to the number of employees, nor will the hours of operation be alerted. The proposed project is minor in nature.

A recent analysis of the current or recently approved discretionary projects in the vicinity found Use Permit No. PLN2022-0148 – Juan M Torres Trucking, Inc., which was approved by the Planning Commission on December 19, 2024, for the parking of up 12- tractor-trailer combinations on a two-acre parcel in the General Agricultural zoning district. The project is located at 6130 East Service Road approximately, 1.75 miles to the west of the project. As both projects are not anticipated to result in a significant increase of vehicle and truck trips to transportation, cumulative impacts are not anticipated.

Thus, review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area or contribute to cumulatively significant impacts.

**Mitigation:** None.

**References:** Initial Study; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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


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

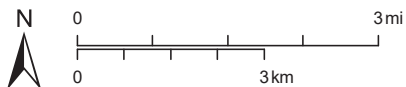
# LA FAVORITA RADIO STATION

UP  
PLN2019-0132

## AREA MAP

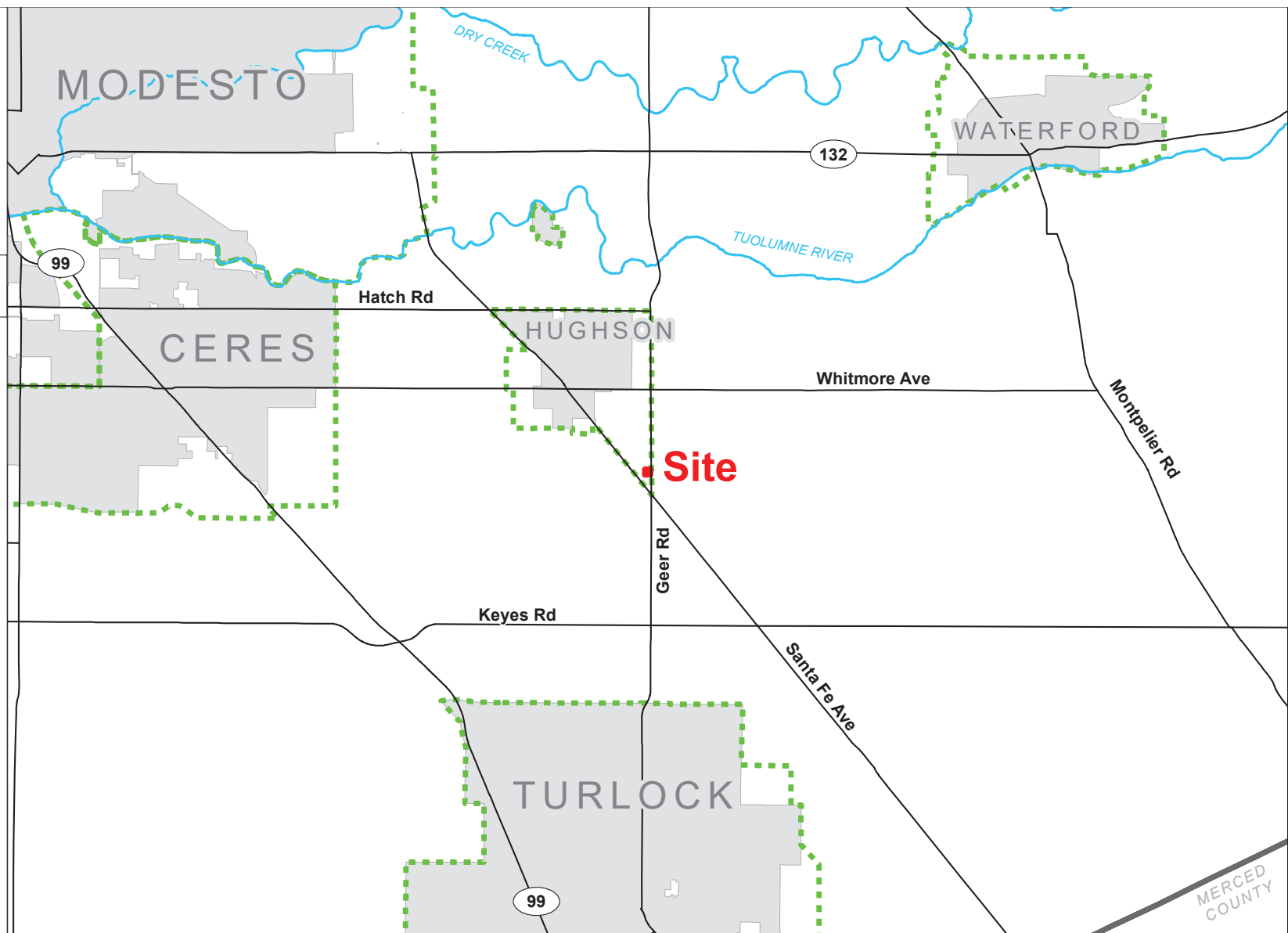
### LEGEND

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



Source: Planning Department GIS

Date: 1/3/2020








# LA FAVORITA RADIO STATION



UP  
PLN2019-0132

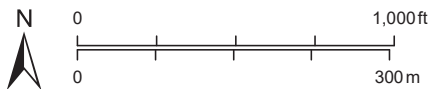
## GENERAL PLAN MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  Parcel
-  Road
-  Canal

### General Plan

-  Agriculture
-  Planned Development



Source: Planning Department GIS

Date: 1/3/2020



# LA FAVORITA RADIO STATION

UP  
PLN2019-0132

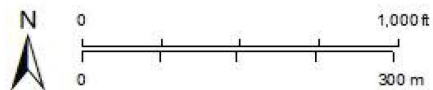
## ZONING MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  Parcel
-  Road
-  Canal

### Zoning Designation

-  Planned Development
-  General Agriculture 40 Acre



Source: Planning Department GIS

Date: 1/3/2020









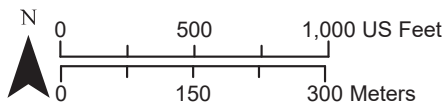
# LA FAVORITA

## UP PLN2019-0132

### 2023 AERIAL AREA MAP

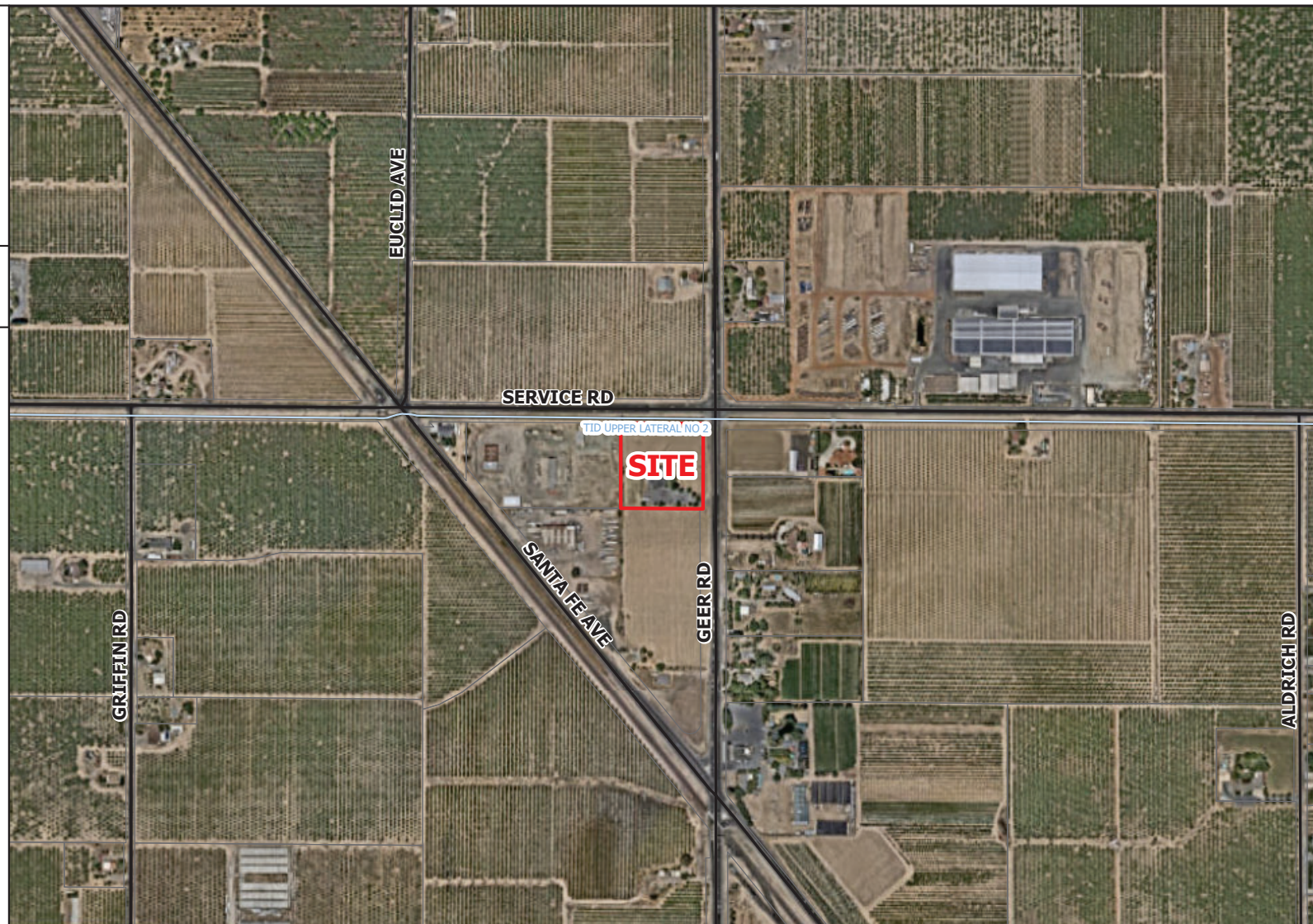
#### LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal



Source: Planning Department GIS

Date Exported: 3/17/2025









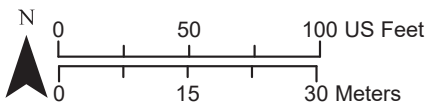
**LA FAVORITA**

**UP  
PLN2019-0132**

*2023 AERIAL SITE MAP*

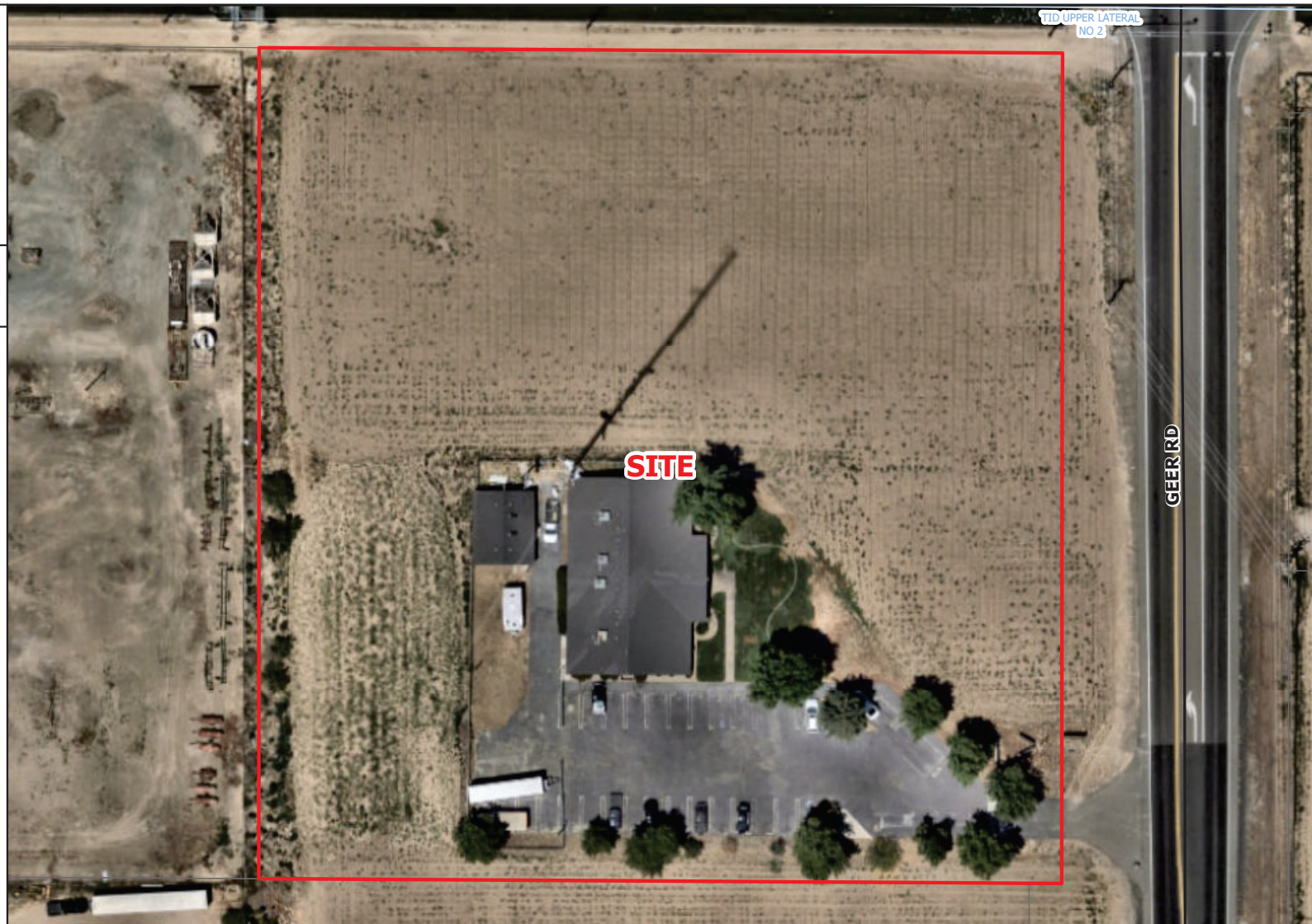
LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal



Source: Planning Department GIS





Date Exported: 3/17/2025

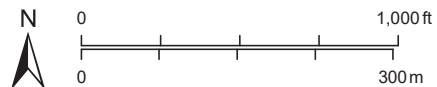


# LA FAVORITA RADIO STATION UP PLN2019-0132

## ACREAGE MAP

### LEGEND

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

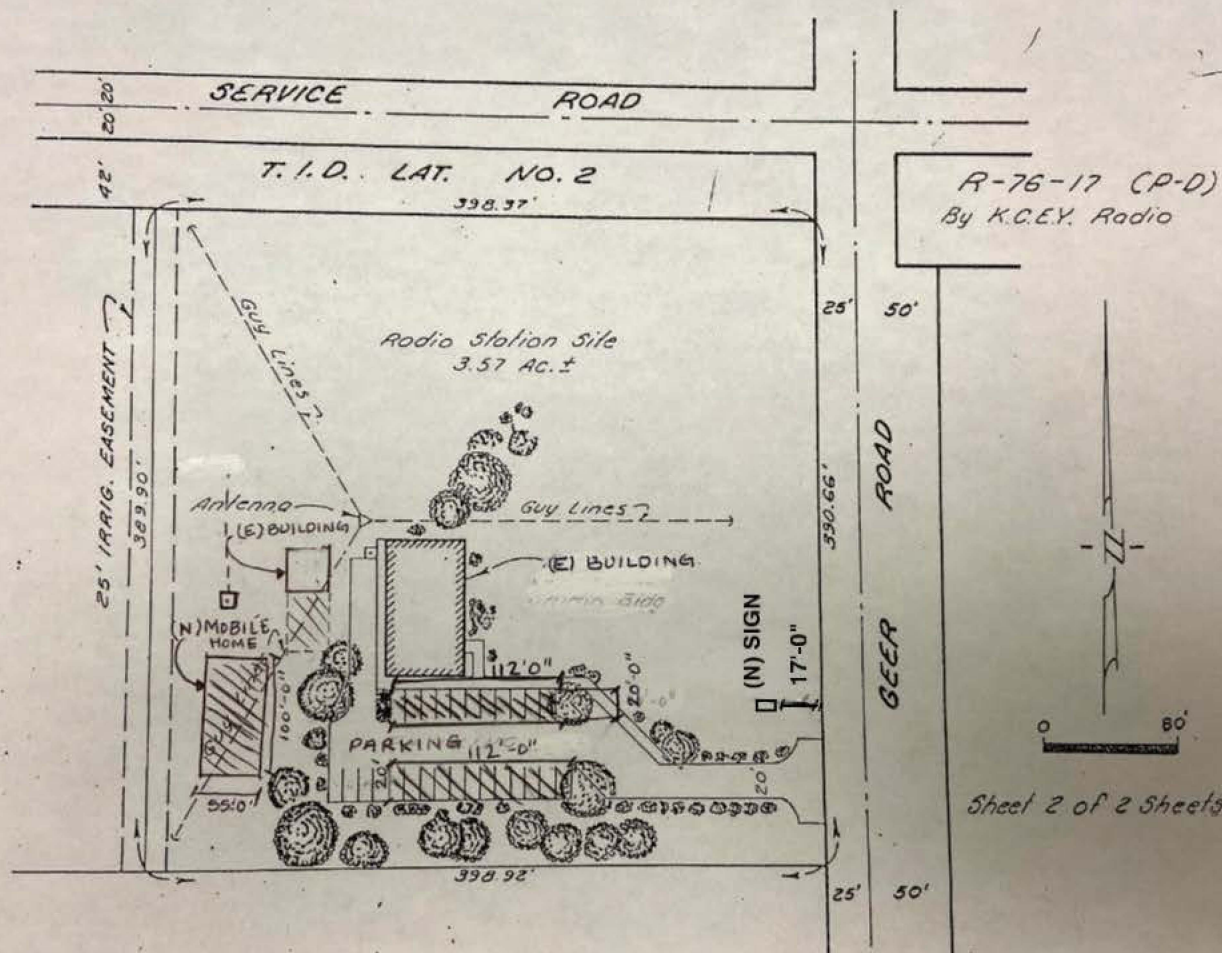


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Date: 1/3/2020



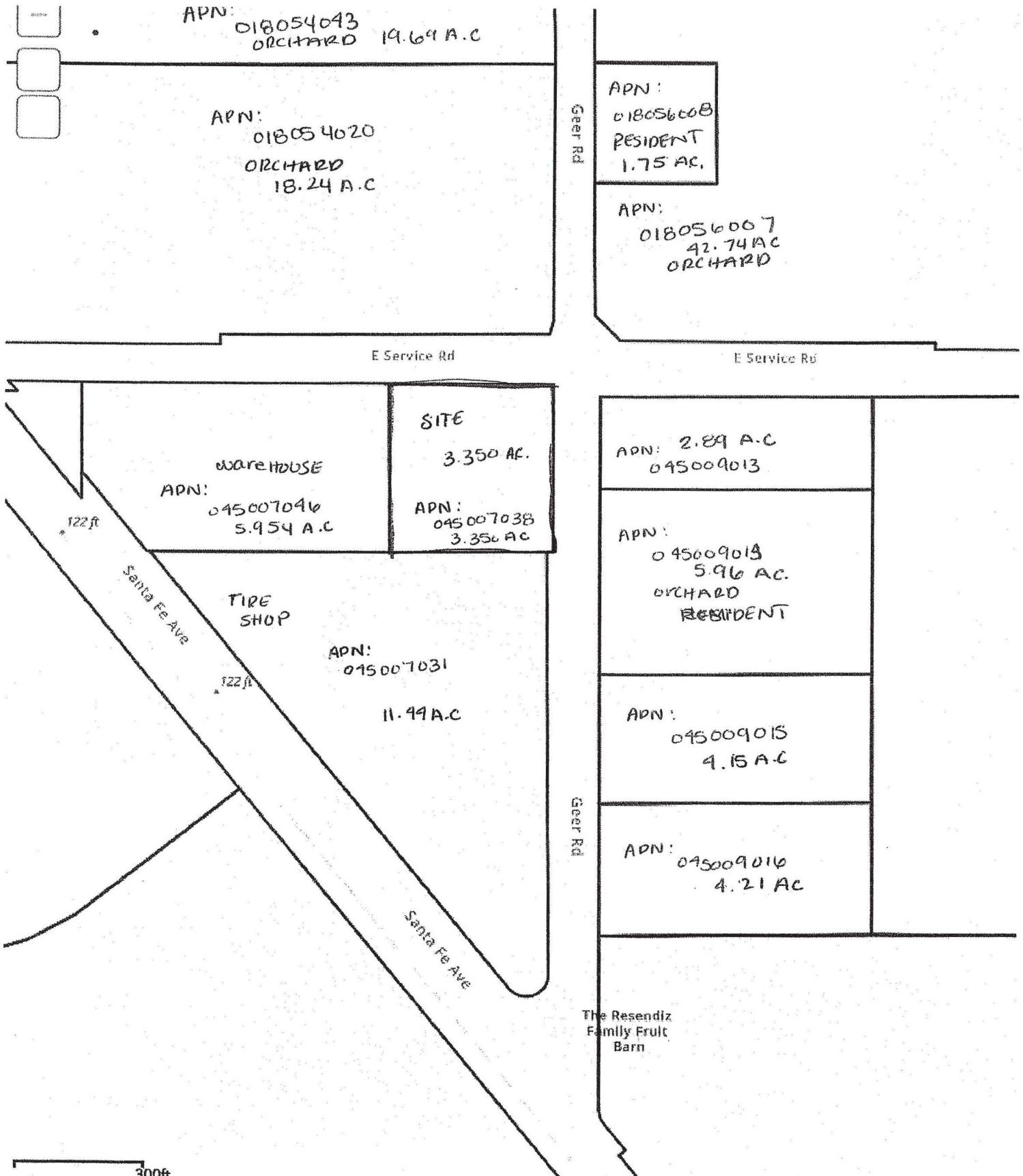




Sheet 2 of 2 Sheets

4, NOV. 76

Sec. 22-4-10







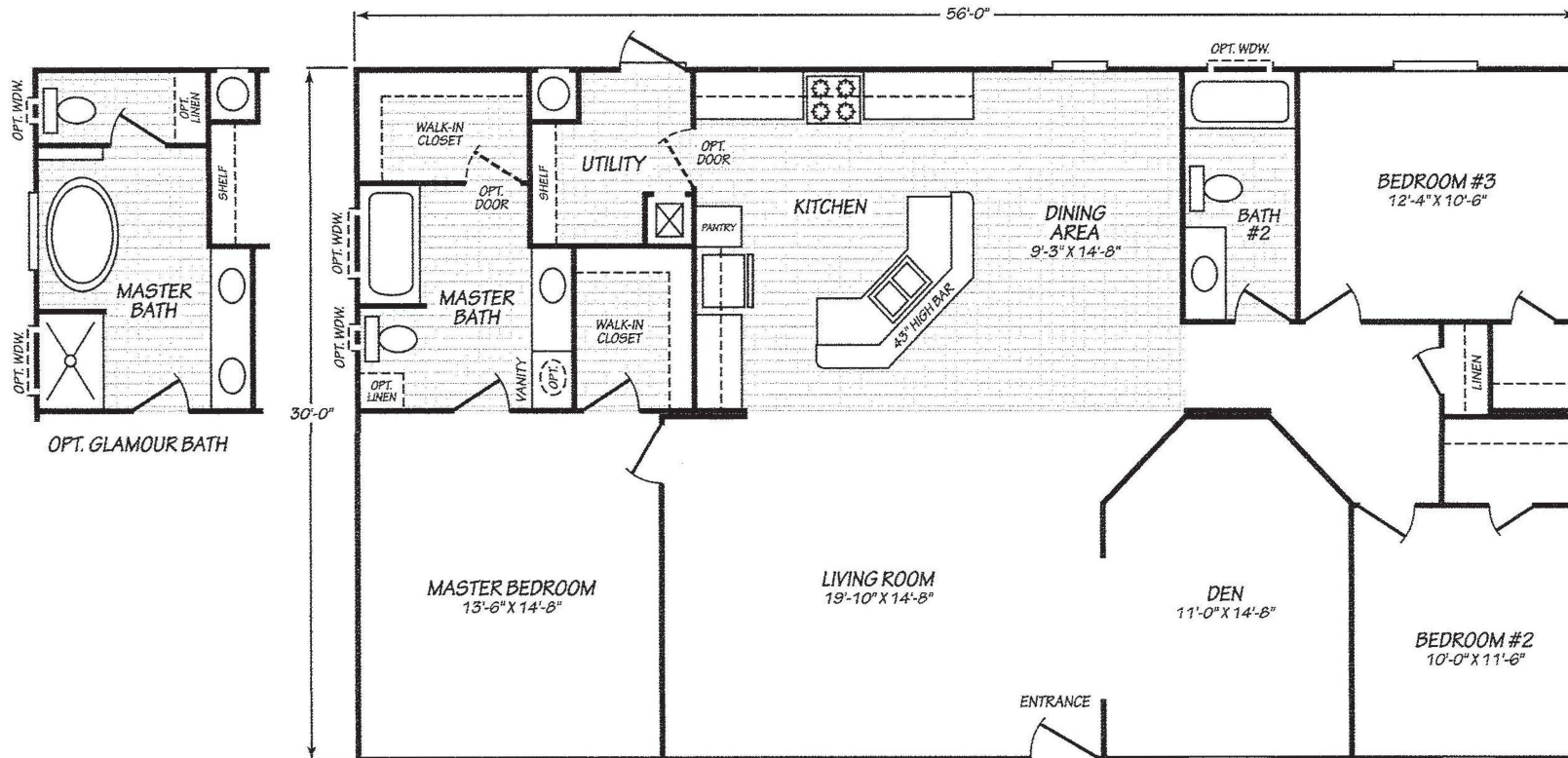
# Vail

Canyon Lake Series



3 Bedrooms, 2 Baths  
Approx. 1,680 Sq. Ft.

Last Updated: 8-22-19



**Factory Expo**  
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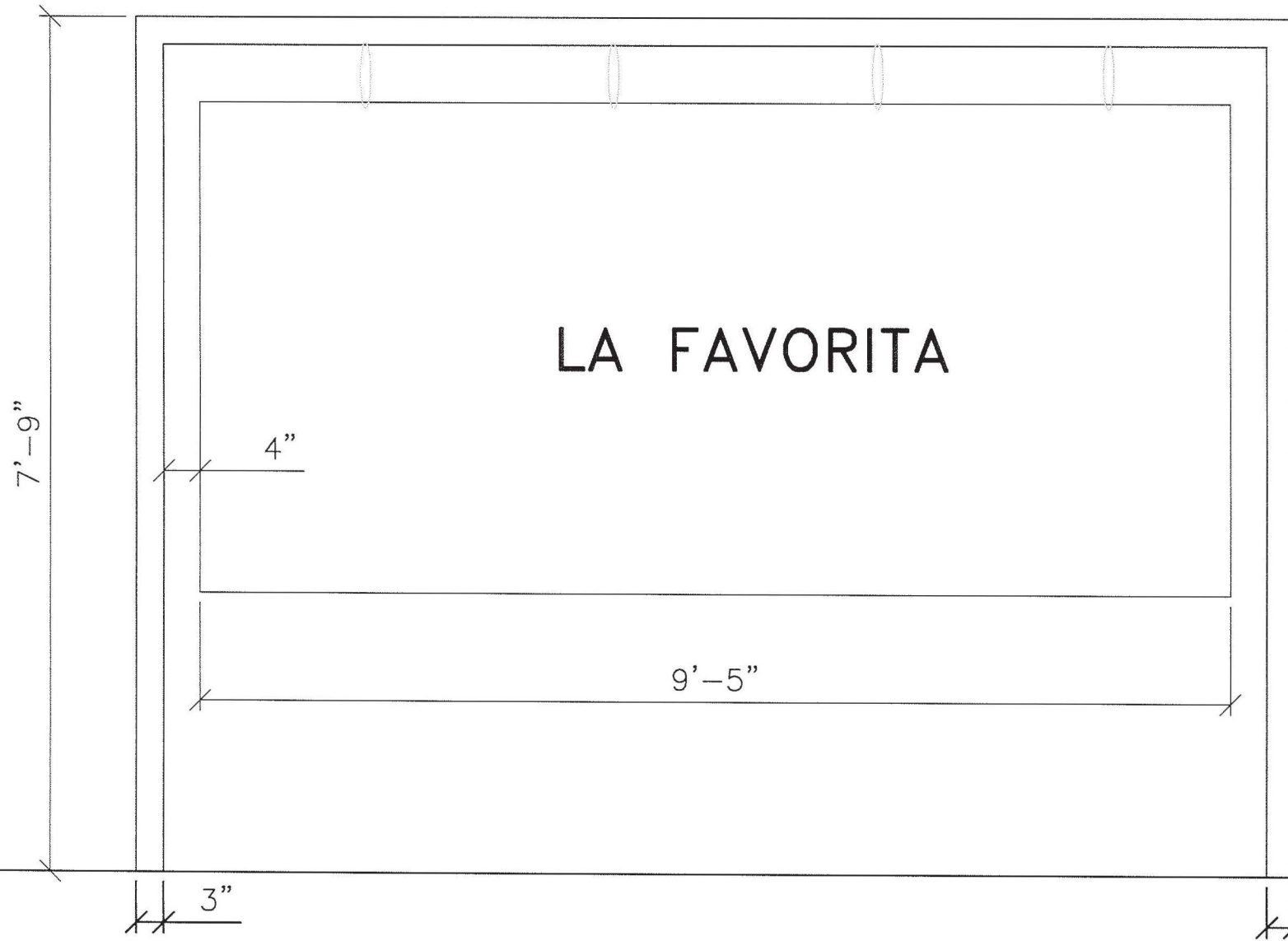
I authorize Factory Expo Outlet Center to build my house, per this plan.

X

Customer Signature/Date

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1-800-965-2781



LA FAVORITA

7'-9"

4"

9'-5"

3"

3"

F.F.