



Referral Early Consultation

Date: May 13, 2022

To: Distribution List (See Attachment A)

From: Kristen Anaya, Assistant Planner, Planning and Community Development

Subject: STAFF APPROVAL PERMIT APPLICATION NO. PLN2022-0044 – DUARTE NURSERY

Respond By: May 31, 2022

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing the conditions for a Staff Approval. Therefore, please list any conditions that you wish to have included as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Duarte Nursery, Inc.

Project Location: 1555 Baldwin Road, between East Hatch Road and East Whitmore Avenue, in the Hughson area.

APN: 018-016-031

Williamson Act Contract: 85-3980

General Plan: Agriculture

Current Zoning: General Agriculture (A-2-40)

Project Description: Request to modify Use Permit No. 97-33 – Duarte Nursery, Inc., which permitted an existing wholesale nursery and research laboratory facility, currently operating as Duarte Nursery, Inc. and a subsidiary California Winelands LLC, on six contiguous parcels (APNs: 018-015-031, 018-015-029, 018-015-039, 018-016-019, 018-016-031, 018-016-039, & 018-016-019) in the General Agriculture (A-2-40) zoning district. This proposal is a request to replace an existing 5,200 square-foot modular office with two modular offices totaling 6,720 square feet on the 35.8± acre parcel, further identified as Assessor Parcel Number 018-016-031. The remaining five parcels associated with the operation will not be impacted by this request. The site currently has 27 employees working in the existing office. The replacement offices will not lead to additional administrative employees on-site. No changes to daily customer or truck trips will occur in conjunction with this request as the proposed modular offices are for administrative, clerical, and managerial work related to the facility. The new offices will be located within the footprint of the existing office and surrounding parking lot. Forty-four parking stalls will be restriped and relocated

within the existing parking lot to accommodate the orientation of the new buildings. While greenhouses and wholesale nurseries are by-right permitted use in the A-2 zoning district and no longer need Use Permits, the research laboratory and administrative uses are still authorized and governed by the existing Use Permit for the site. Consequently, modification to the existing offices require a Staff Approval Permit in accordance with County Code Section 21.100.050(A).

The site is served by a well for domestic water purposes and a septic tank with leach field system for wastewater service. Vehicular traffic for the site takes access off Baldwin Road via two existing paved driveways. The parcel is entered into Williamson Act Contract No. 85-3980 and will remain enrolled if this request is approved.

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



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

STAFF APPROVAL PERMIT APPLICATION NO. PLN2022-0044 – DUARTE NURSERY

Attachment A

Distribution List

X	STAN CO BUILDING PERMITS DIVISION
X	STAN CO DER
X	STAN CO PUBLIC WORKS
X	STANISLAUS FIRE PREVENTION DISTRICT

STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: STAFF APPROVAL PERMIT APPLICATION NO. PLN2022-0044 – DUARTE NURSERY

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:

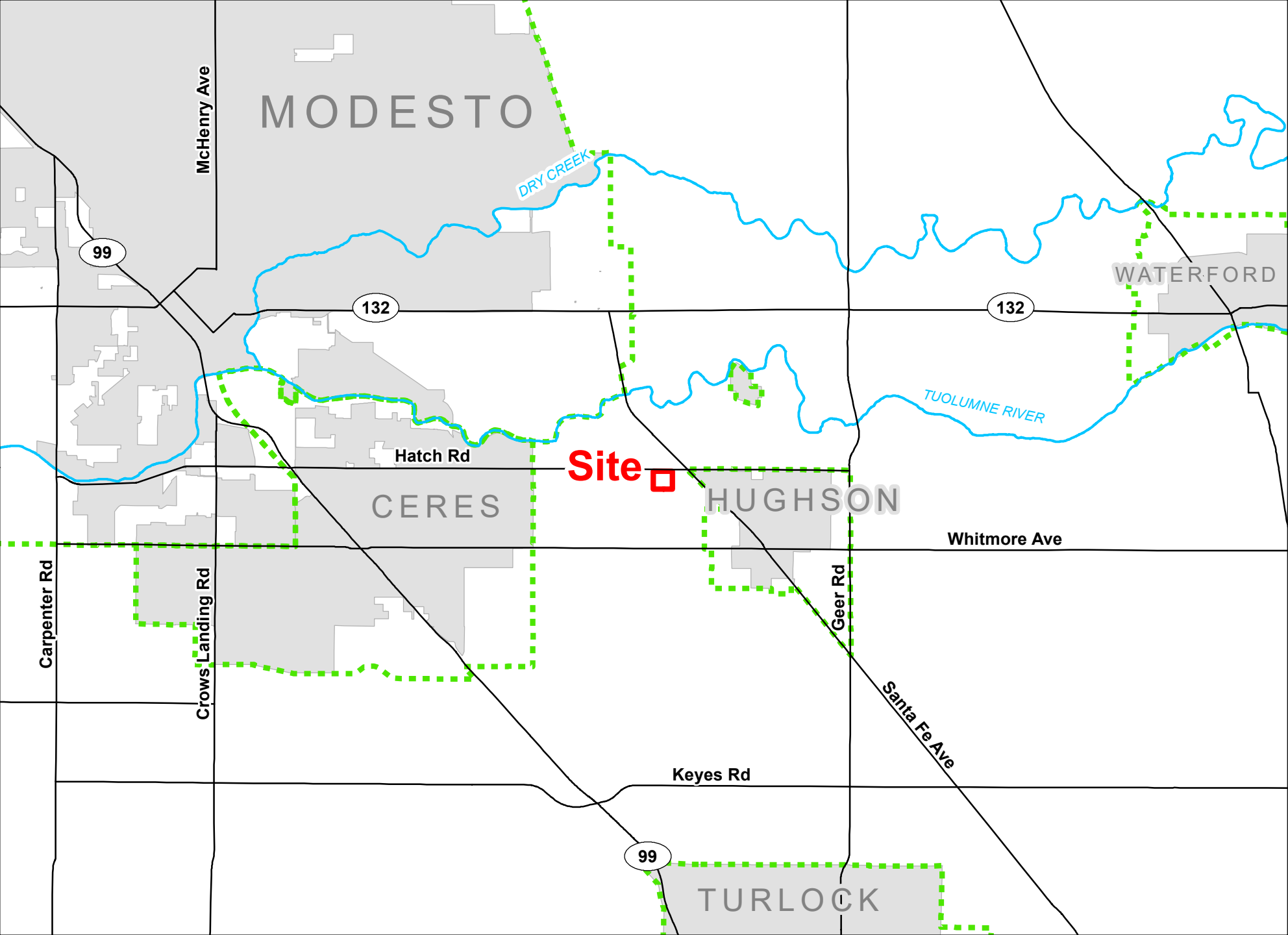
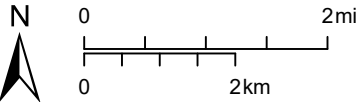
Name	Title	Date
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DUARTE NURSERY
SAA
PLN2022-0044

AREA MAP

LEGEND

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



DUARTE NURSERY

SAA
PLN2022-0044

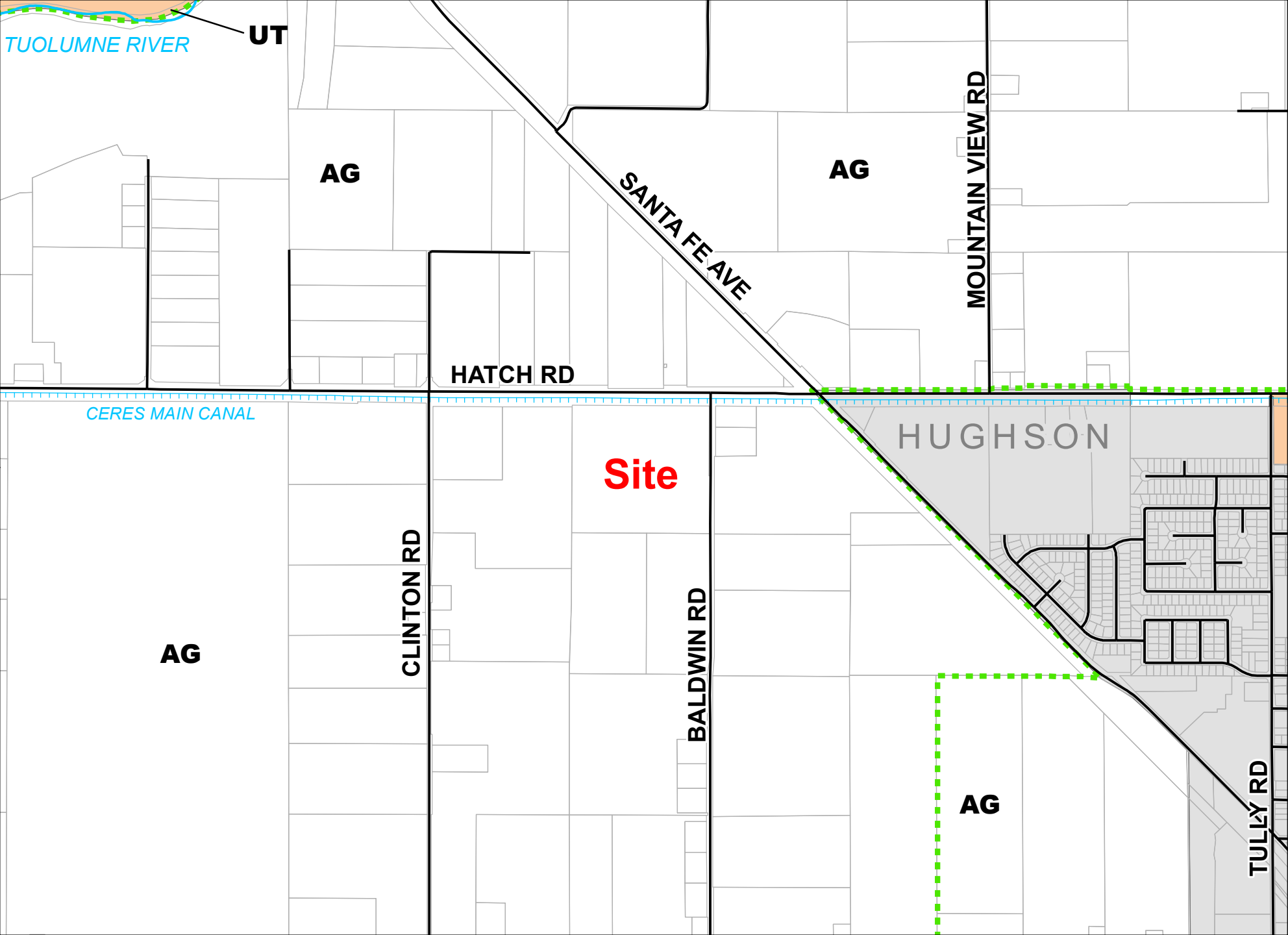
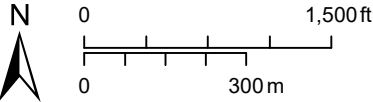
GENERAL PLAN MAP

LEGEND

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

General Plan

-  Agriculture
-  Urban Transition



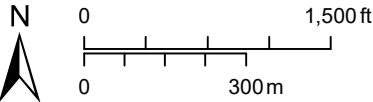
DUARTE NURSERY

SAA
PLN2022-0044

ZONING MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  River
-  Road
-  Canal
- Zoning Designation**
-  General Agriculture 10 Acre
-  General Agriculture 40 Acre



DUARTE NURSERY

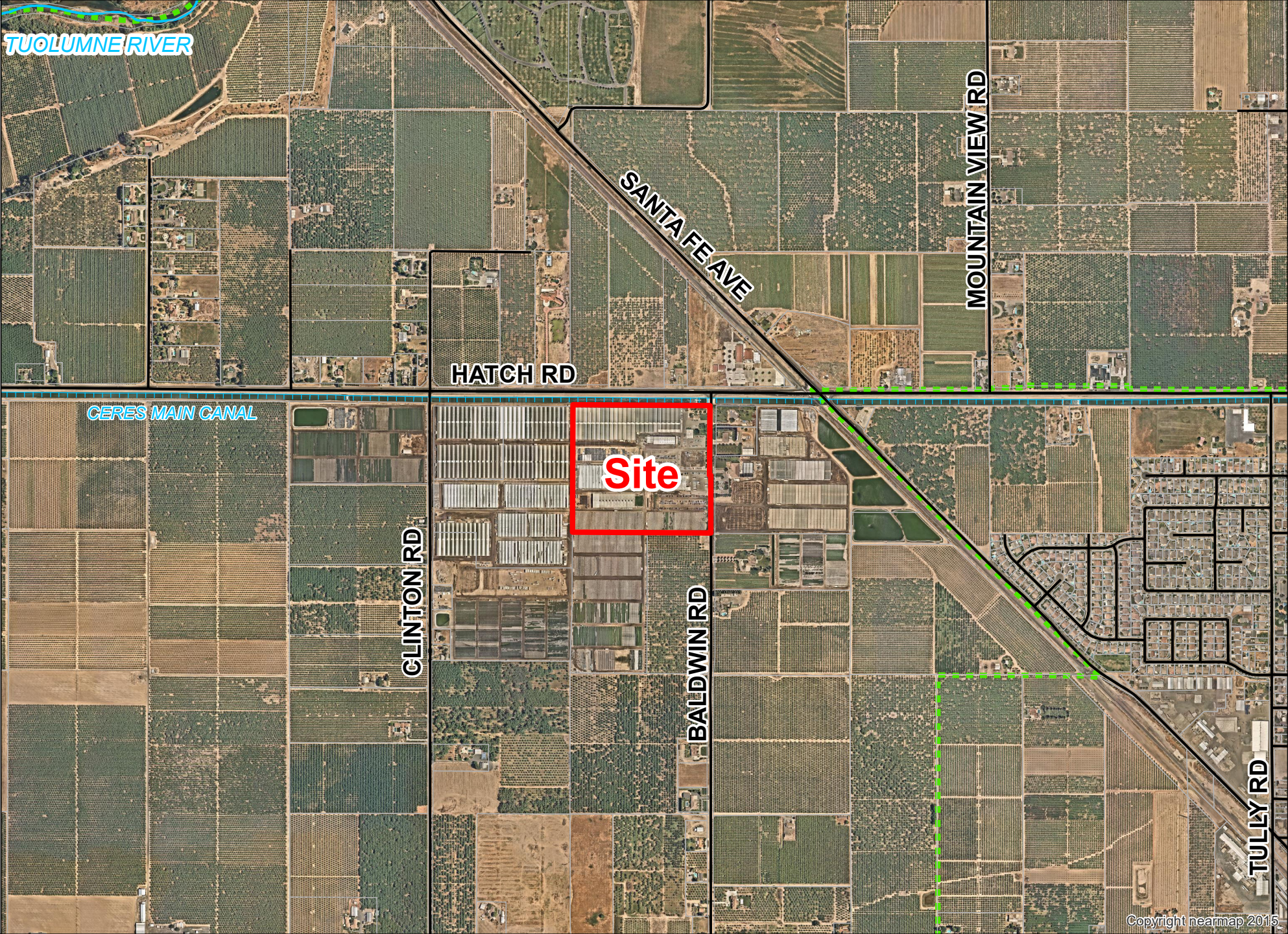
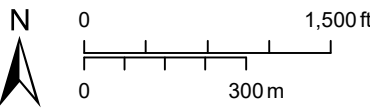
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PLN2022-0044

2021 AERIAL AREA MAP

LEGEND

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



DUARTE NURSERY

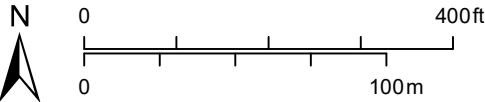
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PLN2022-0044

2021 AERIAL SITE MAP

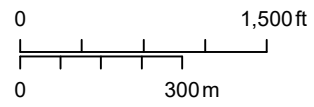
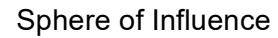
LEGEND

-  Project Site
-  Road
-  Canal

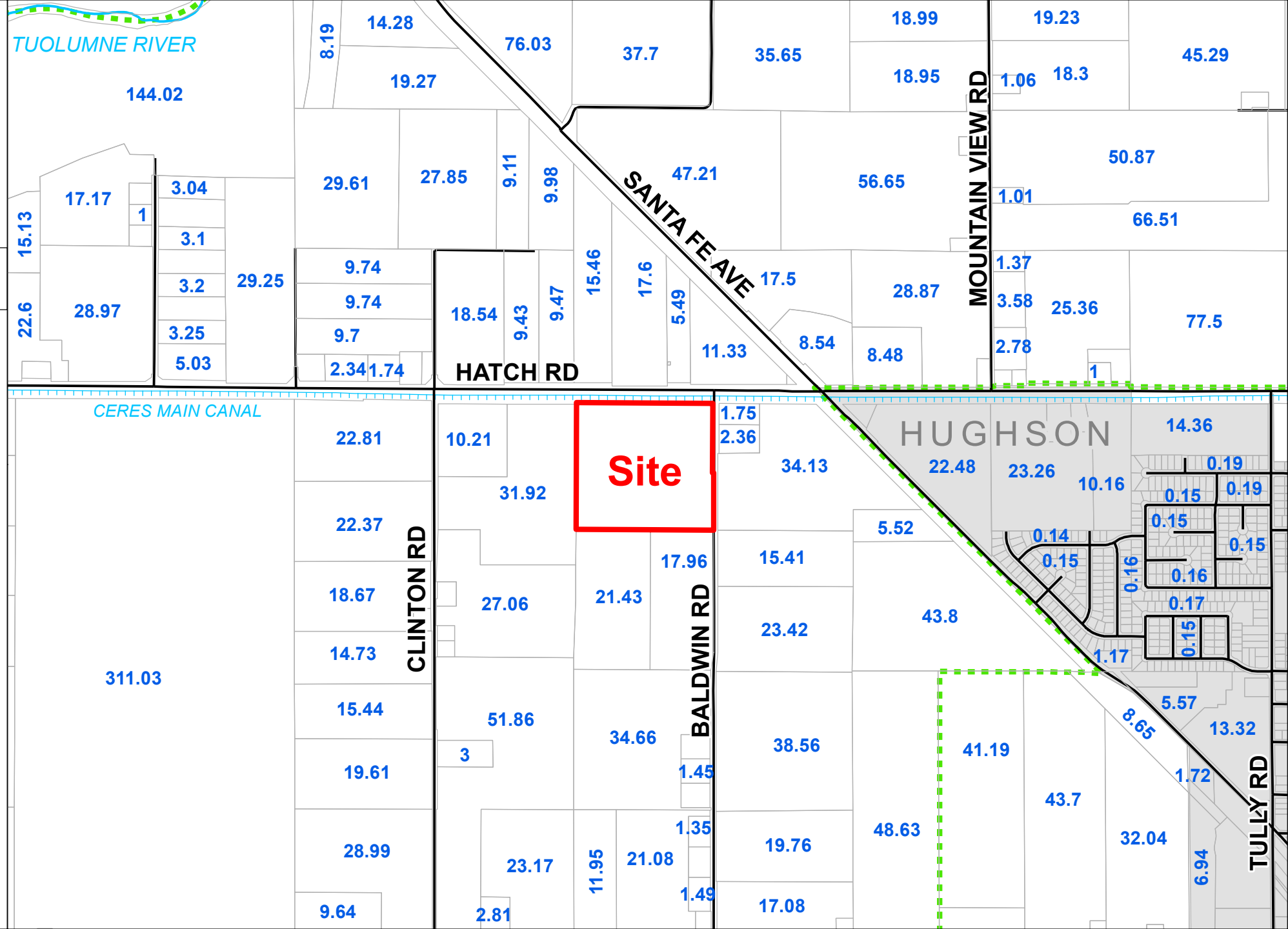


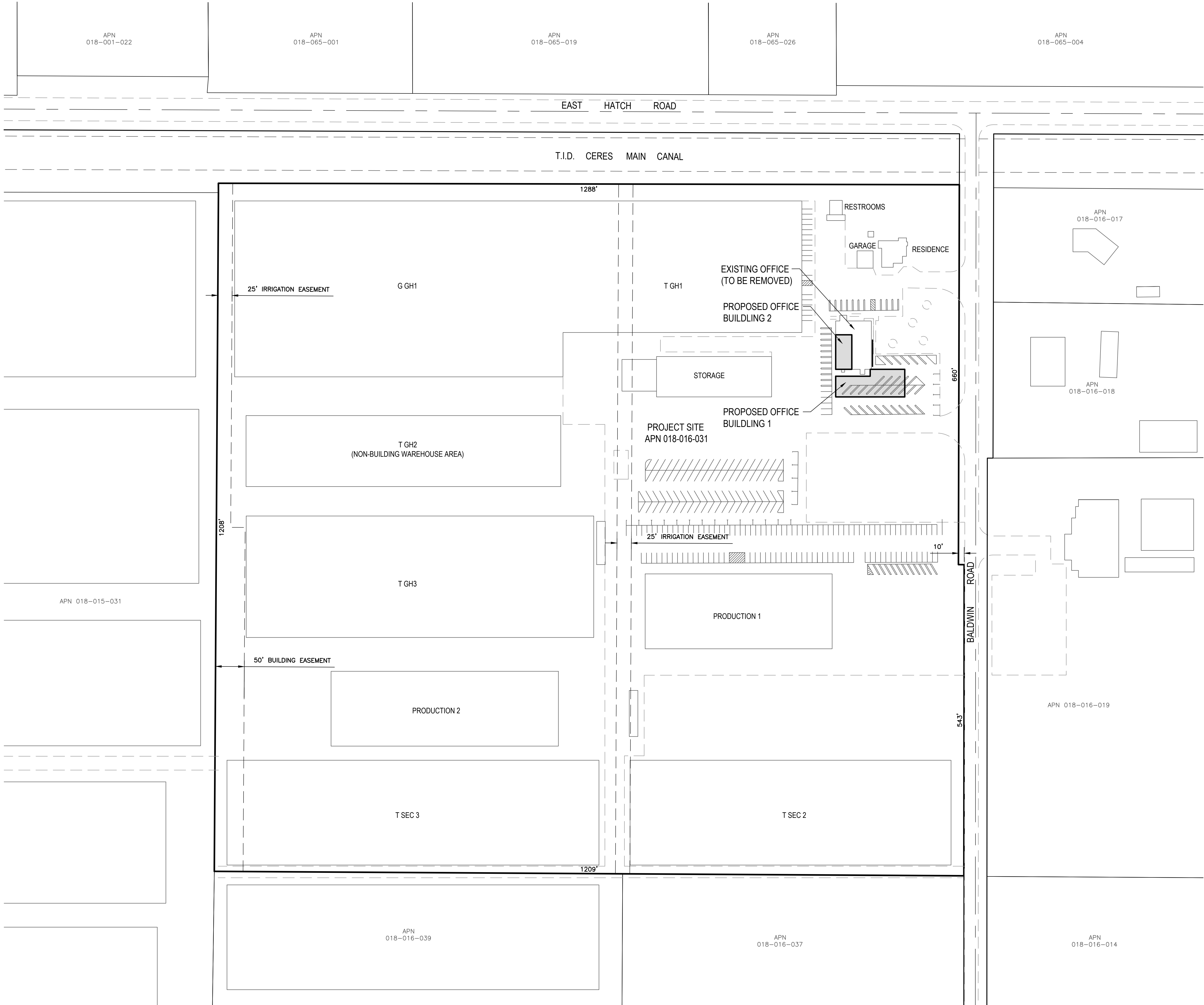
SAA
PLN2022-0044

LEGEND



Date: 4/6/2022





VICINITY MAP

PROJECT SITE INFORMATION

APPLICANT: DUARTE NURSERY
1555 BALDWIN ROAD
HUGHSON, CA 95326

PROPERTY OWNER: DUARTE NURSERY
1555 BALDWIN ROAD
HUGHSON, CA 95326

PROPERTY ADDRESS: 1555 BALDWIN ROAD
HUGHSON, CA 95326

PROPERTY ASSESSOR'S PARCEL NUMBER: 018-016-031

PROPERTY GENERAL PLAN DESIGNATION: AGRICULTURE

PROPERTY ZONING: A2-40

PROPOSED BUILDING SQUARE FOOTAGE: 6,720 S.F.

PROPOSED BUILDING SQUARE FOOTAGE TO BE REMOVED/REPLACED: 5,208 S.F.

THE PROJECT SITE IS LOCATED IN ZONE X PER FEMA FLOOD INSURANCE RATE MAP 06099C0560E. ZONE X IS DEFINED AS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE PROJECT SITE IS LOCATED BETWEEN THE 110' AND 120' CONTOURS ACCORDING TO USGS TOPOGRAPHIC MAPS (NAVD88 DATUM).

LEGEND

PROPOSED STRUCTURE OR IMPROVEMENT

FACILITY BUILDING DIMENSIONS

BUILDING	LENGTH (FT.)	WIDTH (FT.)	AREA (SQ. FT.)
RESTROOMS	25	22	550
RESIDENCE	IRREG.	IRREG.	1,900
GARAGE	30	28	840
OFFICE (EX.)	84	62	5,208
OFFICE 1(P)	120	IRREG.	5,040
OFFICE 2(P)	60	28	1,680
G GH1/T GH1	985	IRREG.	269,000
STORAGE	IRREG.	IRREG.	17,300
T GH3	605	210	127,050
PRODUCTION1	325	130	42,250
PRODUCTION2	395	130	51,350
T SEC2	555	180	99,900
T SEC3	645	180	116,100

SCALE: 1" = 80'

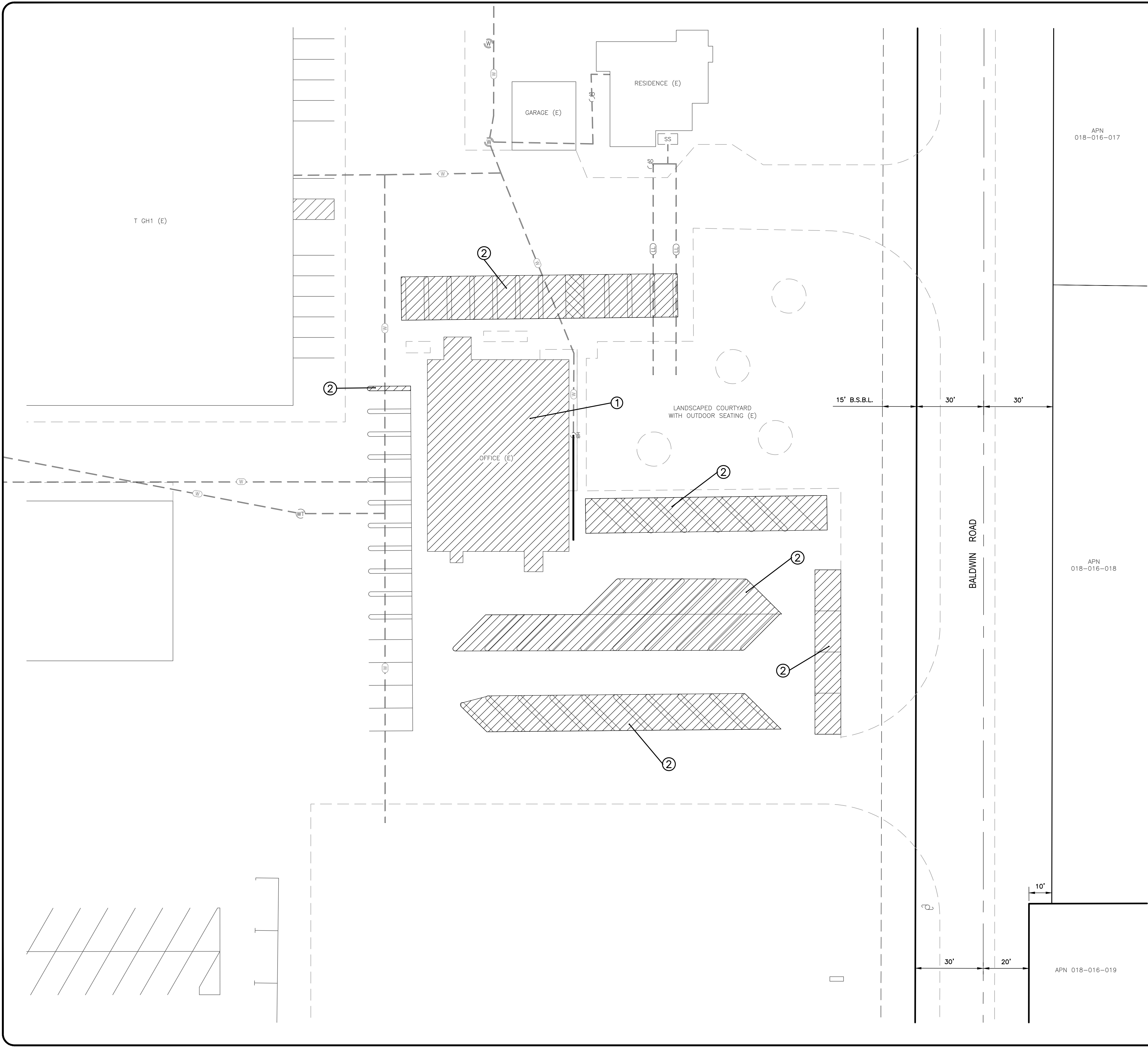
SHEET **1** OF **3**

Sousa
ENGINEERING
INFRASTRUCTURE - DEVELOPMENT - AGRICULTURE

PH: (209)238-3151
WWW.SOUSAENG.COM

LOCATION PLAN
TO ACCOMPANY STAFF APPROVAL
PERMIT APPLICATION
DUARTE NURSERY OFFICE
REPLACEMENT
STANISLAUS COUNTY, CA

DRAWN BY: MS	DATE: 3/7/2022	FILE: 01_LOCATION.dwg	JOB NO.: 2022-006	REVISIONS		APPD.
				SYMBOL	DESCRIPTION	



LEGEND

OFFICE (E)

RESIDENCE (E)

W

SS

WT

W

LL

EXISTING STRUCTURE OR IMPROVEMENT TO BE REMOVED

EXISTING FACILITY IMPROVEMENT

EXISTING FENCE

EXISTING WELL

APPROXIMATE LOCATION OF EXISTING SEPTIC TANK AND LEACH FIELD

EXISTING WATER TANK

EXISTING WATER LINE

EXISTING SANITARY SEWER LEACH LINE

NOTES

NO.	DESCRIPTION
-----	-------------

- 1

EXISTING OFFICE BUILDING TO BE REMOVED
- 2

EXISTING PARKING LOT STRIPING TO BE GROUND/REMOVED.

N

SCALE: 1" = 20'

0

10

20

40

S

Sousa Engineering

INFRASTRUCTURE - DEVELOPMENT - AGRICULTURE

PO BOX 1613

OAKDALE, CA 95361

PH: (209) 238-3151

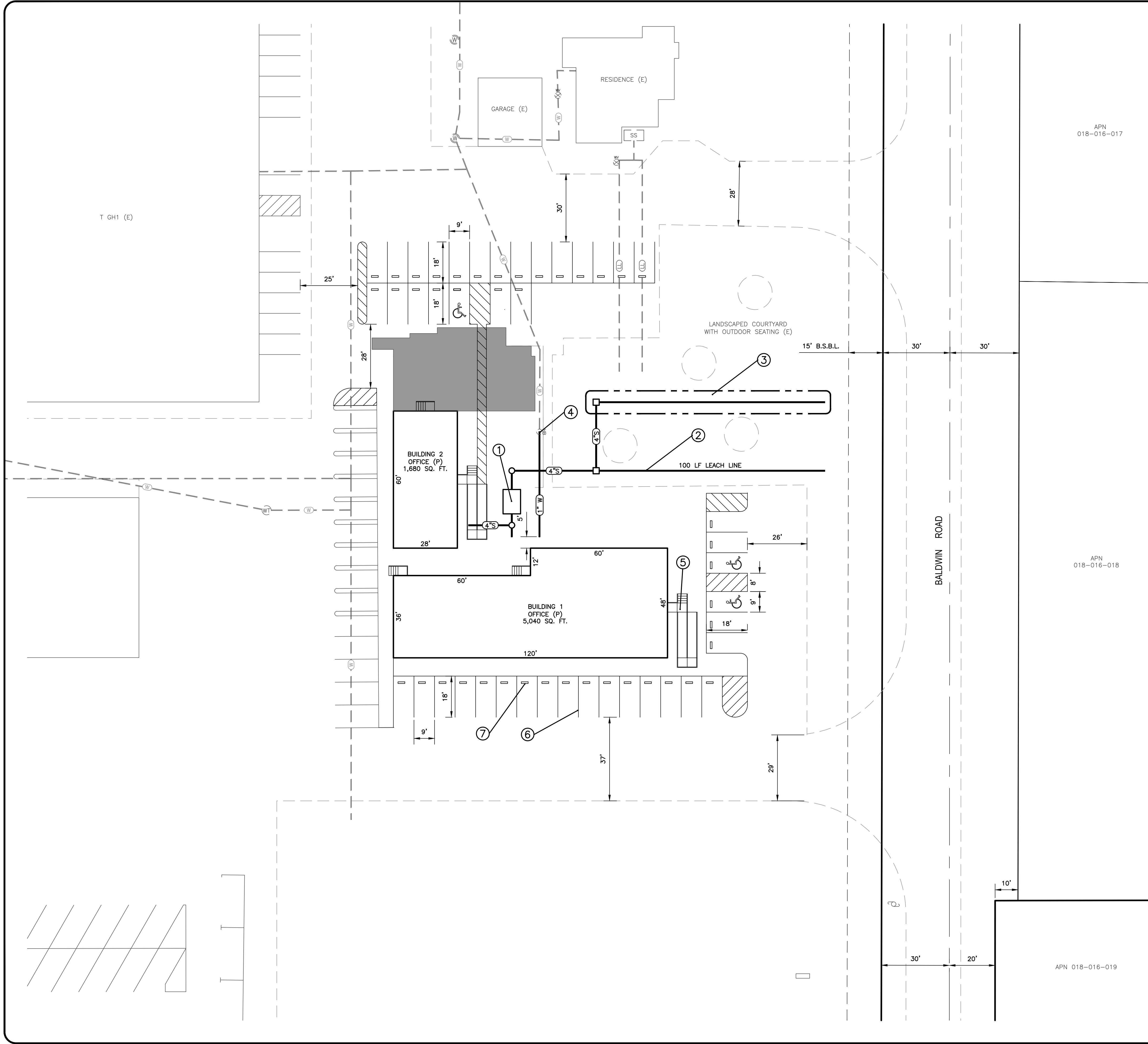
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SITE PLAN - EXISTING IMPROVEMENTS AND DEMOLITION

DUARTE NURSERY OFFICE REPLACEMENT

STANISLAUS COUNTY, CA

DRAWN BY: MS			
DATE: 3/7/2022			
FILE: 02_SITE.dwg			
JOB NO.: 2022-006			
REVISIONS			
SYMBOL	DESCRIPTION		APPD.



LEGEND

OFFICE (E)

RESIDENCE (E)

EXISTING STRUCTURE OR IMPROVEMENT TO BE REMOVED

EXISTING FACILITY IMPROVEMENT

EXISTING FENCE

EXISTING WELL

APPROXIMATE LOCATION OF EXISTING SEPTIC TANK AND LEACH FIELD

EXISTING WATER TANK

EXISTING WATER LINE

EXISTING SANITARY SEWER LEACH LINE

WATER LINE

SANITARY SEWER LINE

PROPOSED ASPHALT OR PORTLAND CEMENT CONCRETE AREA

NOTES

NO.	DESCRIPTION
1	SEPTIC TANK MEETING STANISLAUS COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCE REQUIREMENTS, CAPACITY TO BE 750 GALLONS MINIMUM
2	SEPTIC LEACH FIELD TO INCLUDE 100 LF OF LEACH LINE AS SHOWN
3	100% LEACH FIELD EXPANSION AREA (SHOWN FOR REFERENCE ONLY AND TO BE INSTALLED IN THE FUTURE ONLY IN THE EVENT OF FAILURE OF LEACH FIELD UNDER PARKING AREA)
4	CONNECT TO EXISTING WATER LINE AND EXTEND 1" WATER SERVICE TO NEW MODULAR OFFICE BUILDING AS SHOWN.
5	ACCESSIBLE RAMP TO BE FURNISHED AND INSTALLED BY MODULAR BUILDING PROVIDER.
6	PARKING LOT STRIPING TO BE APPLIED AFTER INSTALLATION OF NEW MODULAR BUILDING AND COMPLETION OF UNDERGROUND AND PAVING IMPROVEMENTS.
7	WHEELSTOP, TYPICAL AT ALL NEWLY STRIPED PARKING STALLS

N

SCALE: 1" = 20'

0

10

20

40

DRAWN BY: MS

DATE: 3/7/2022

FILE: 03_UTIL.dwg

JOB NO.: 2022-006

REVISIONS

SYMBOL	DESCRIPTION	APPD.

SHEET 3 OF 3

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INFRASTRUCTURE - DEVELOPMENT - AGRICULTURE

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OAKDALE, CA 95361

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SITE PLAN - PROPOSED IMPROVEMENTS

DUARTE NURSERY OFFICE REPLACEMENT

STANISLAUS COUNTY, CA

DRAWN BY: MS	DATE: 3/7/2022	FILE: 03_UTIL.dwg	JOB NO.: 2022-006
SYMBOL	DESCRIPTION	APPD.	