



Referral Early Consultation

Date: September 06, 2023

To: Distribution List (See Attachment A)

From: Daniel Burk, Assistant Planner - Trainee
Planning and Community Development

Subject: USE PERMIT & LOT LINE ADJUSTMENT APPLICATION NO. PLN2023-0056
– CALIFORNIA NUT COMPANY

Respond By: September 21, 2023

******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 a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission 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: George Tavernas (Trustee of the G & D Tavernas 2016 Trust)

Project Location: 5166 Sperry Road, between East Grayson and Hamlow Roads, in the Denair area

APN: 019-031-018 and 019-031-019

Williamson Act Contract: 1972-0745

General Plan: Agriculture

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

Project Description: Request to expand an existing almond processing facility permitted under Use Permit No. 2007-14, by constructing five nut storage buildings in the General Agriculture (A-2-40) zoning district. The request includes an application for a Lot Line Adjustment to increase the nut processing facility from 10.28± acres to 20.12± acres accommodating the new buildings and encompassing an area of previously unpermitted expansion. The adjacent parcel will decrease from 28.52± acres to 18.68± acres and remain in agricultural production. The proposed nut storage buildings will include one 110,000 and four 25,000 square-foot dry storage buildings. While each building will be utilized for dry storage, they each will have the ability to be used for cold storage as well. The expansion is necessary to comply with changes in food safety handling requirements,

that no longer allow outdoor storage of commodities. The facility operates Monday through Thursday from 6:00 a.m. to 10:30 p.m. and Friday from 6:00 a.m. to 6:00 p.m. Currently the facility has 30 employees on a maximum shift, with two shifts per-day during the peak season. There are currently four truck deliveries per-day between the hours of 8:00 a.m. and 3:00 p.m. The proposed nut storage buildings are not expected to result in any additional employees, truck trips, or hours of operation. Nut processing consists of boxing, sizing, grading, and pasteurization, which will take place seasonally for approximately nine months out of the year, while the nut storage takes place year-round. The balance of the parcel has been developed with eight agricultural storage buildings, six fumigation chambers, a steam dryer and cooler elevator building, and an office for a total of 153,398± square feet. The site is served by a private well and septic system. No amendment to the existing Williamson Act Contract will take place as a result of the proposed lot line adjustment.

The existing facility, approved under Use Permit 2007-14 - CA Nut Company in 2007, established the use of 10.28± acre parcel with buildings totaling 151,698± square feet. Subsequent Staff Approval Application (SAA) 2012-28, allowed the expansion of the office by 1,700± square feet. The proposed expansion requests an increase in parcel size to 20.12± acres and a total of 363,398 square feet of building space. In accordance with Subsection A of Section 21.100.050 of the Stanislaus County Code, minor changes to a use permit are allowed by staff approval provided there is not a change to the nature of, or added new uses to, the legally established use and no expansion to the area of the building or use by more than 25%. The current request will exceed the 25% allowance thus a new use permit is required for the proposed expansion.

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

USE PERMIT & LOT LINE ADJUSTMENT APPLICATION NO. PLN2023-0056 – CALIFORNIA NUT COMPANY

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		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
	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
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES 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	FIRE PROTECTION DIST: DENAIR	X	STAN CO SUPERVISOR DIST #2: CHIESA
X	GSA: TURLOCK SUBBASIN (EAST)	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:		StanCOG
X	IRRIGATION DIST: TID	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MUNICIPAL ADVISORY COUNCIL: DENAIR		SURROUNDING LANDOWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: BURLINGTON NORTHERN SANTA FE		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: GRATTON SCHOOL DISTRCT	X	US FISH & WILDLIFE
X	SCHOOL DIST 2: HUGHSON UNIFIED		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

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

FROM: _____

SUBJECT: USE PERMIT & LOT LINE ADJUSTMENT APPLICATION NO. PLN2023-0056 – CALIFORNIA NUT COMPANY

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

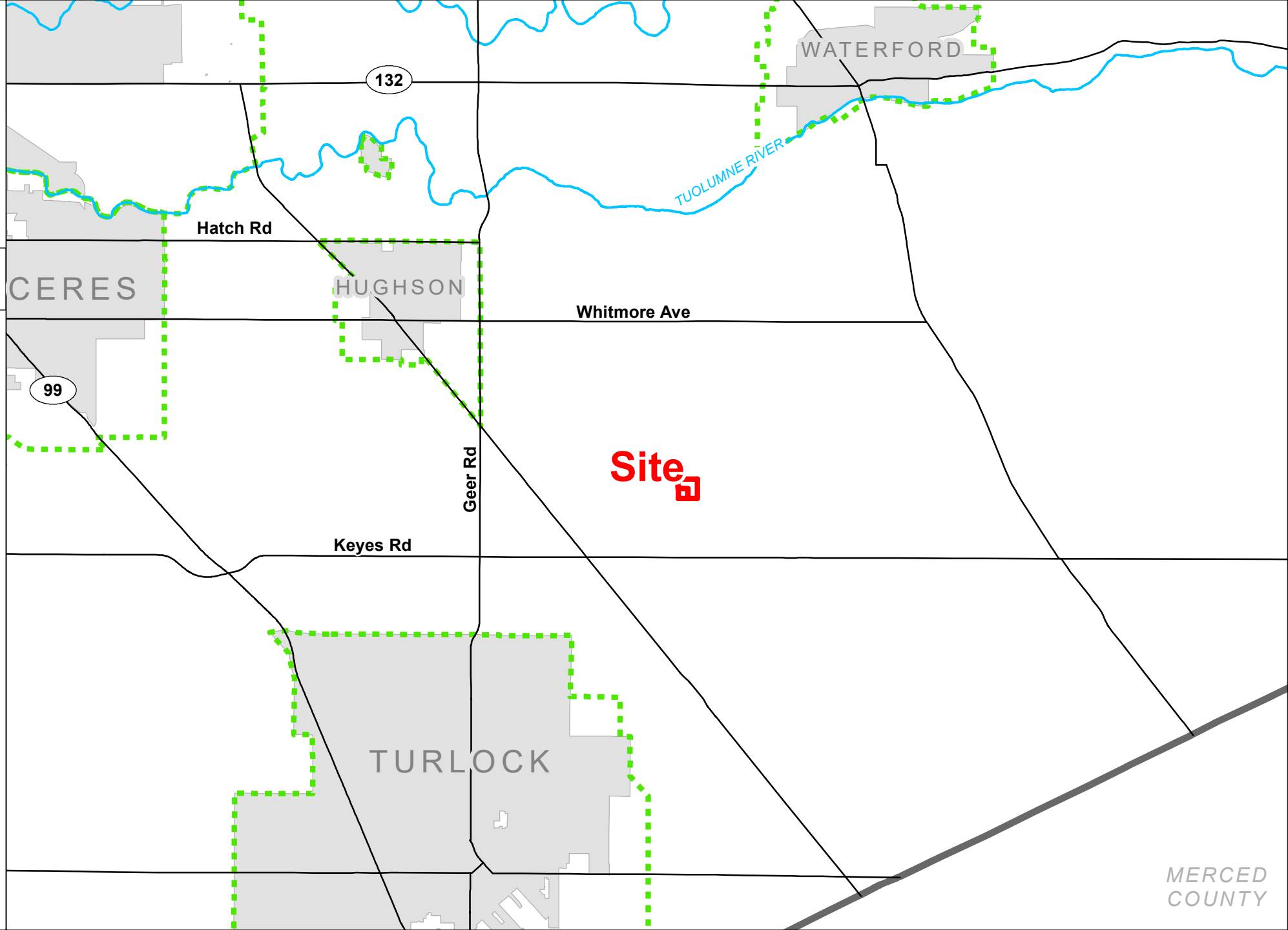
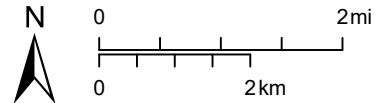
CALIFORNIA NUT COMPANY

UP LLA 2023-0056

AREA MAP

LEGEND

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



CALIFORNIA NUT COMPANY

UP LLA 2023-0056

GENERAL PLAN MAP

LEGEND

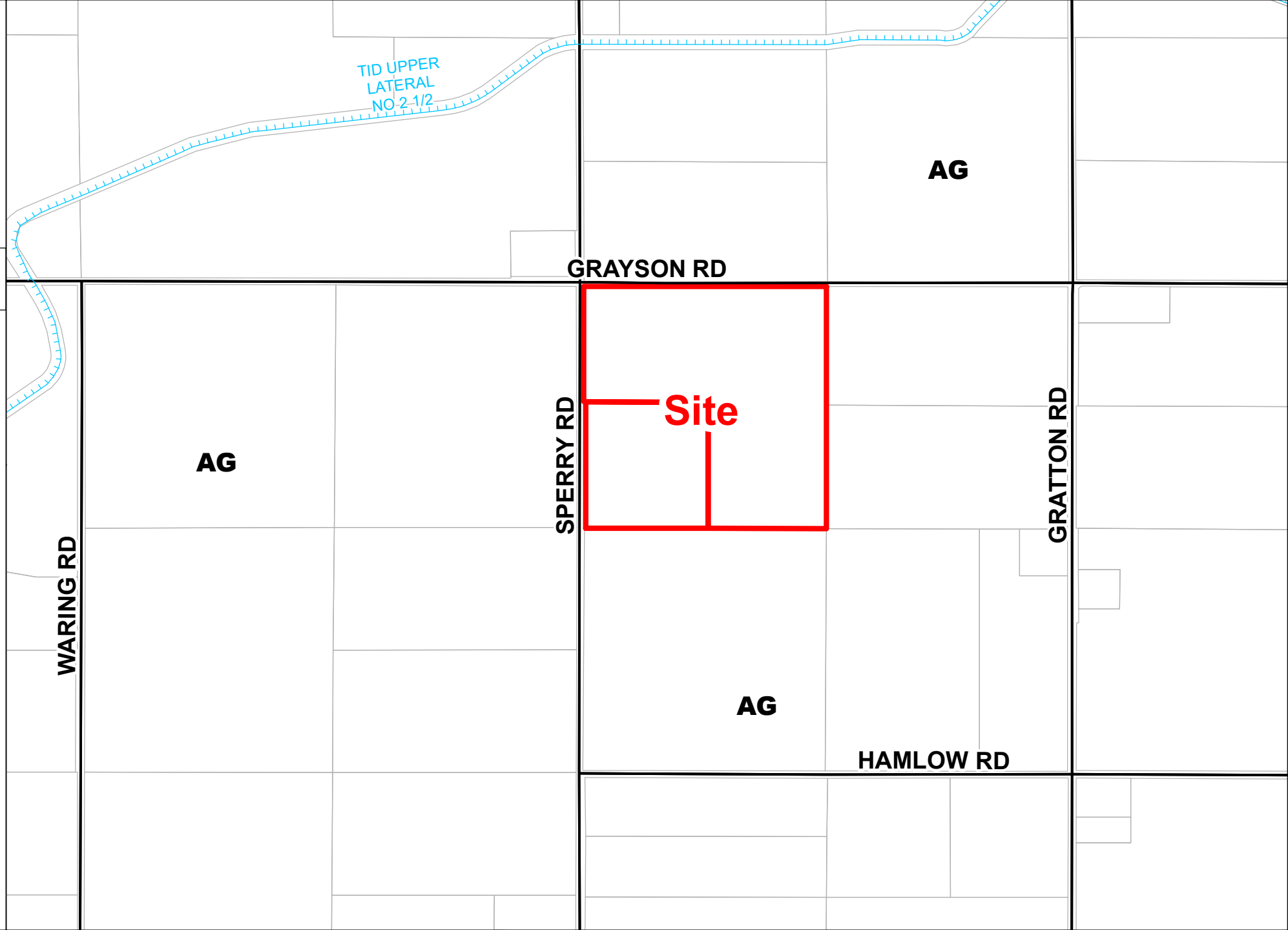
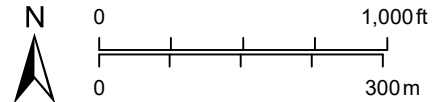
 Project Site

 Parcel

 Road  Canal

General Plan

 Agriculture



CALIFORNIA NUT COMPANY

UP LLA 2023-0056

ZONING MAP

LEGEND

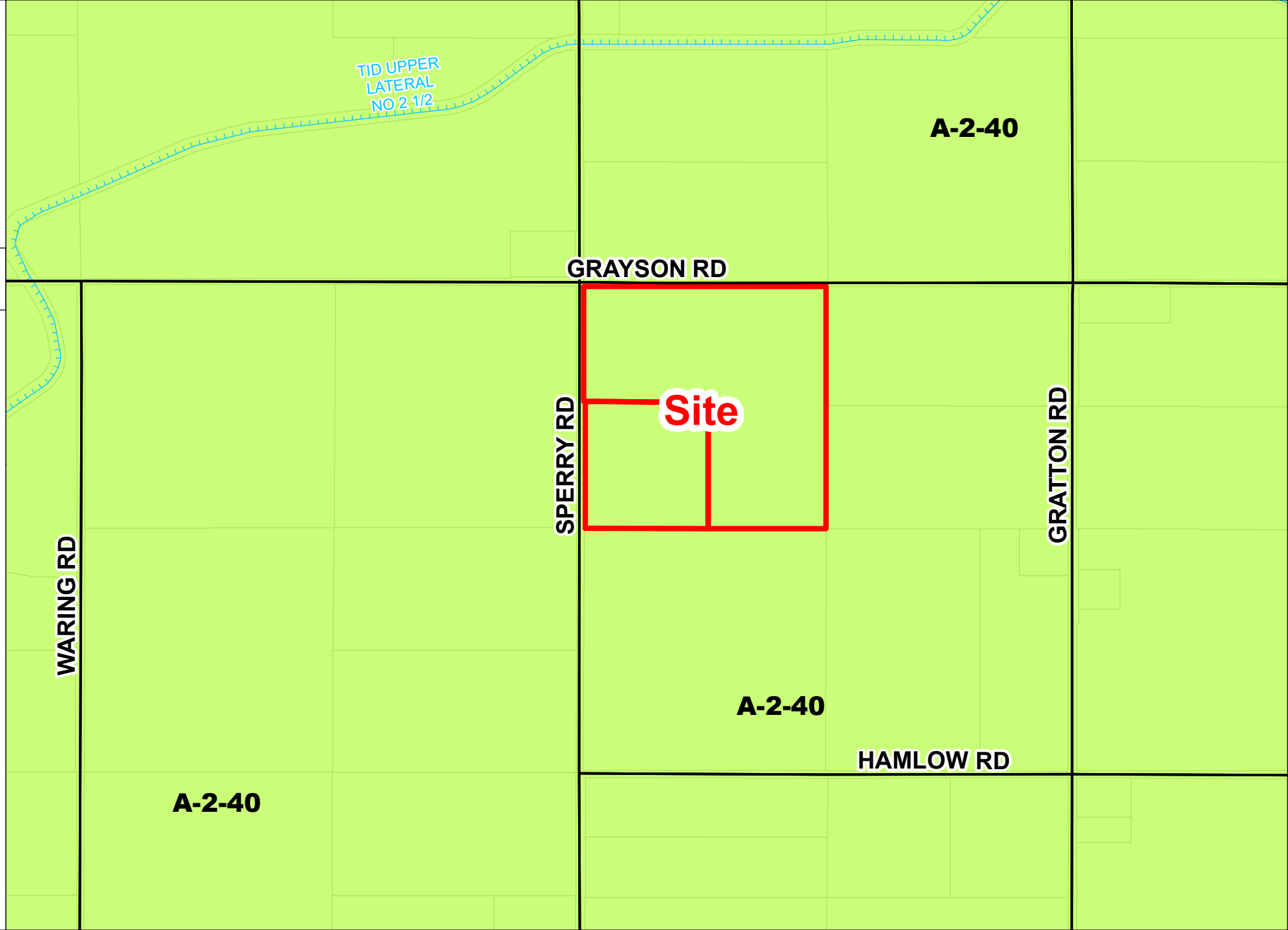
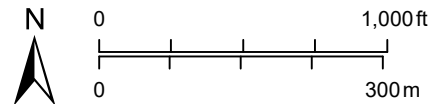
 Project Site

 Parcel

 Road  Canal

Zoning Designation

 General Agriculture 40 Acre






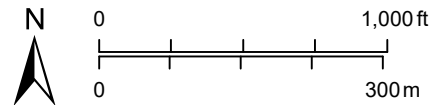
CALIFORNIA NUT COMPANY

UP LLA 2023-0056

2022 AERIAL AREA MAP

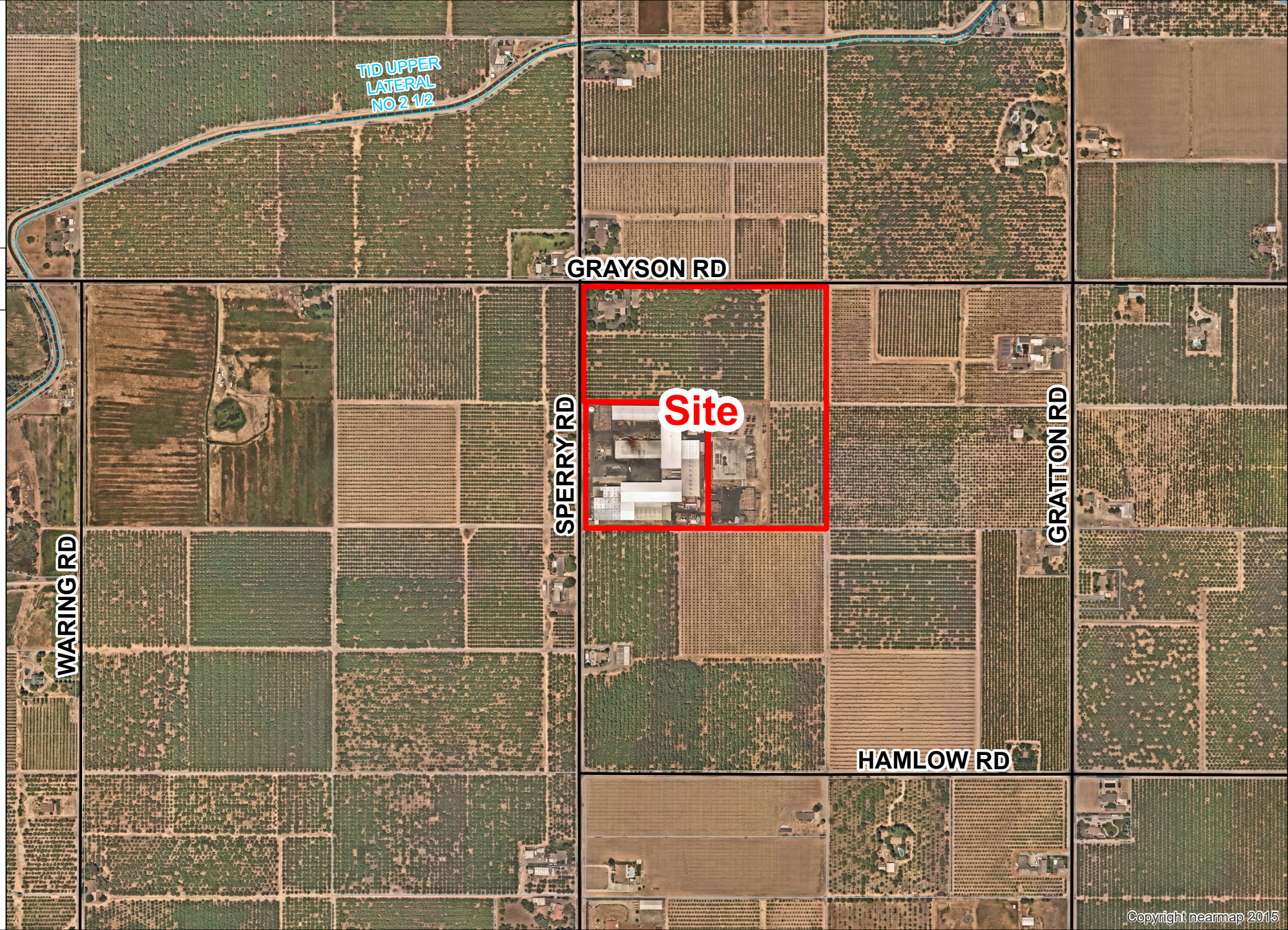
LEGEND

-  Project Site
-  Road
-  Canal



Source: Planning Department GIS

Date: 8/30/2023



CALIFORNIA NUT COMPANY

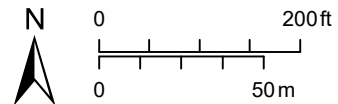
UP LLA 2023-0056

2022 AERIAL SITE MAP

LEGEND

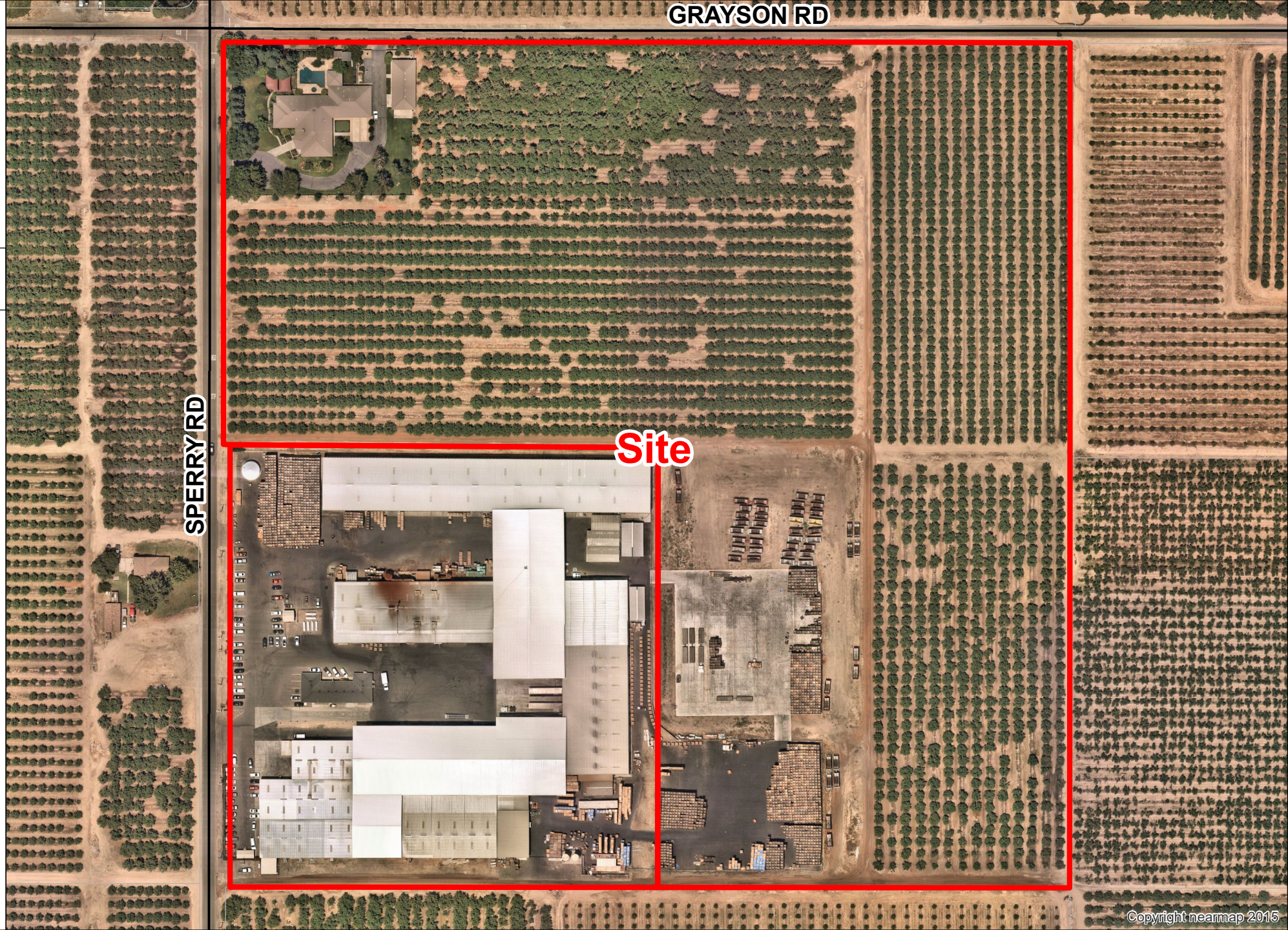
 Project Site

 Road



Source: Planning Department GIS

Date: 8/30/2023



CALIFORNIA NUT COMPANY

UP LLA 2023-0056

ACREAGE MAP

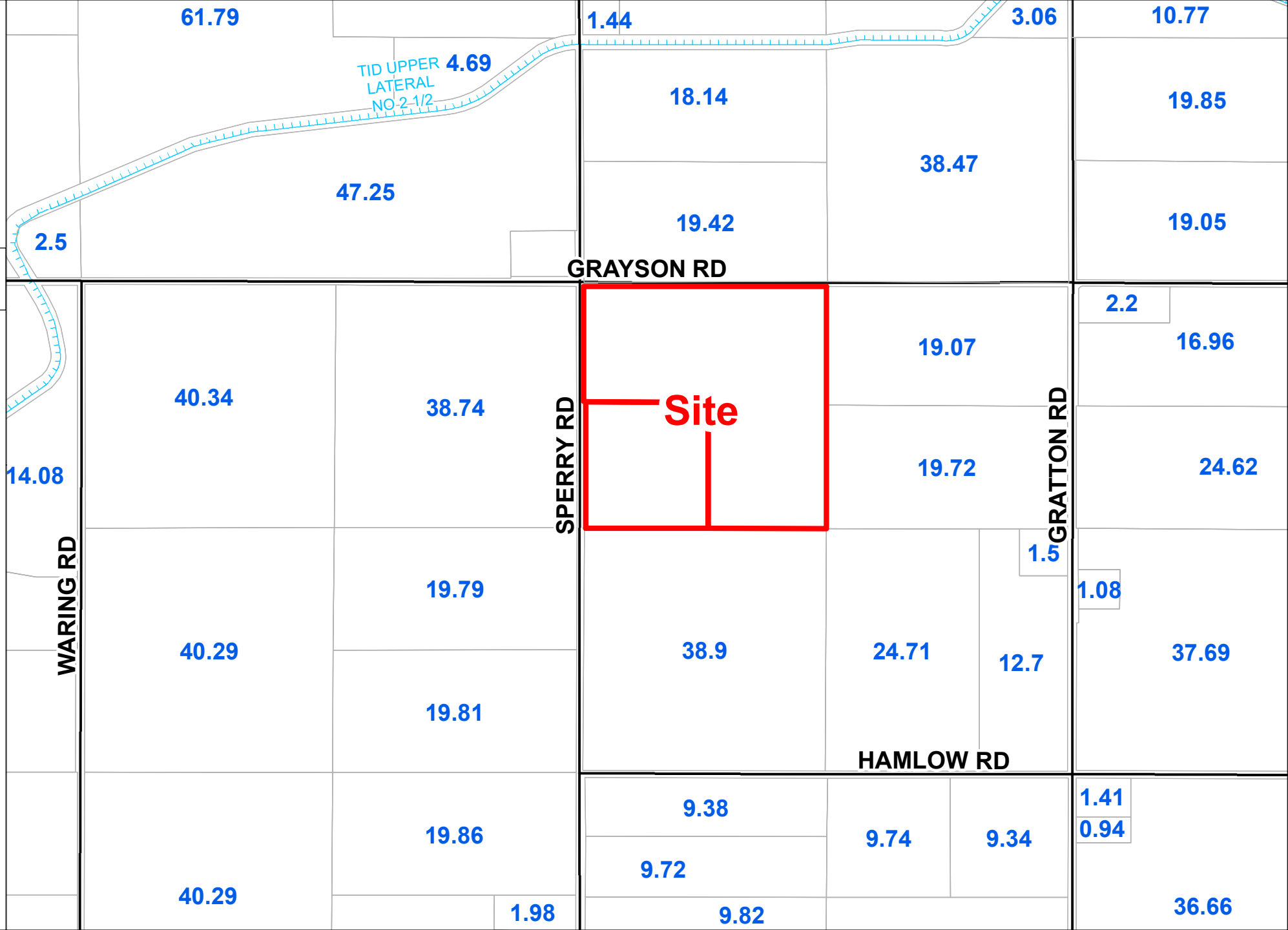
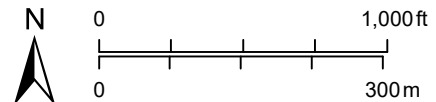
LEGEND

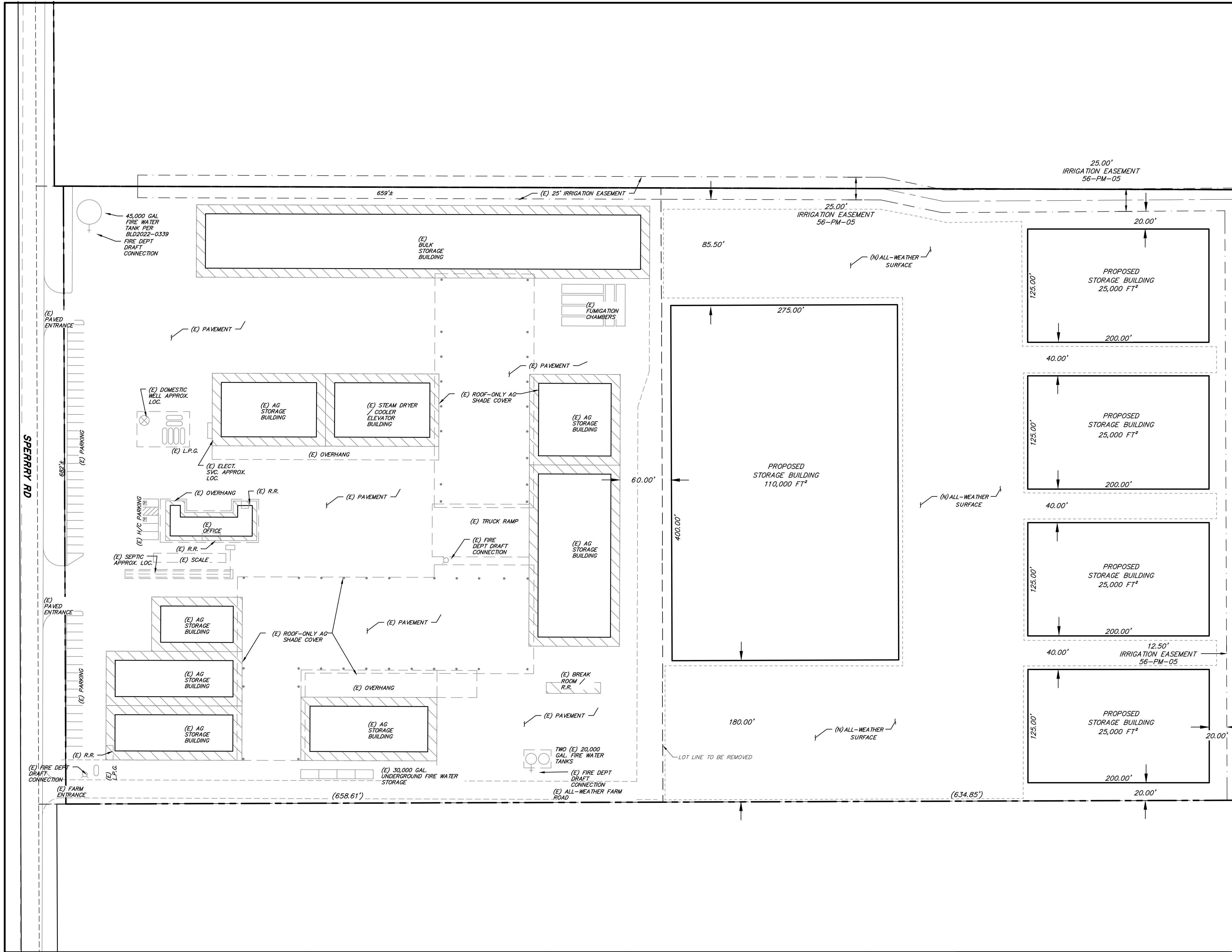
 Project Site

 Parcel/Acres

 Road

 Canal



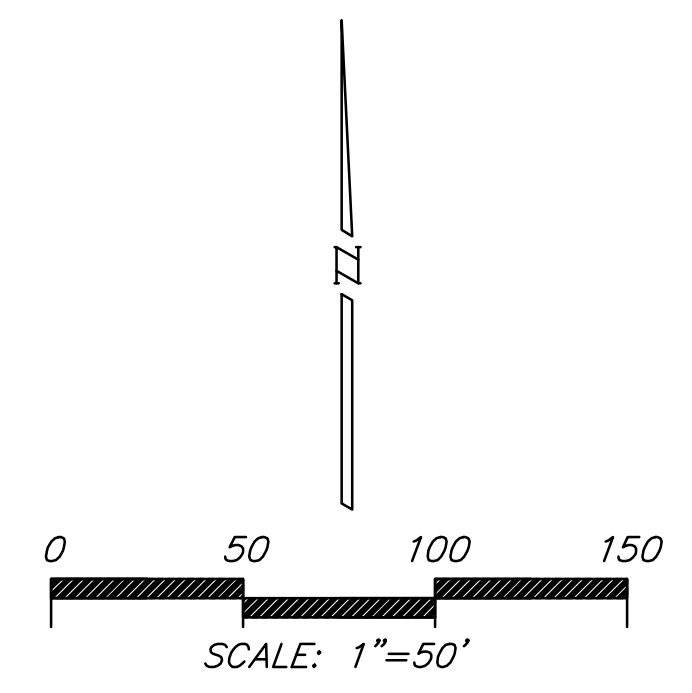


PROJECT INFORMATION

- A. REGULATORY AGENCY: STANISLAUS COUNTY
1010 10TH STREET
MODESTO, CA 95354
- B. OWNER: G&D TAVERNAS 2016 TRUST, ET AL.
(CAL-NUT CO.)
- C. EXISTING GP: AGRICULTURE
- D. EXISTING ZONING: A-2-40 (AGRICULTURE)
- E. TOTAL AREA: 20.12 ± ACRES
- F. APN: 019-031-018, -019
- G. ADDRESS: 5166 SPERRY ROAD
DENAIR, CA

ENGINEER

MVE, INC.
1117 L STREET
MODESTO, CA 95354
PHONE: (209) 526-64214
CONTACT: JOSHUA MANN



811
Know what's below.
Call before you dig.

UNAUTHORIZED CHANGES & USES
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

REVISIONS				
NO.	DATE	ISSUED FOR	BY	

Drawn By: AB
Issue Date: 5/15/23
Job No.: NC21264
Checked: DAM
Design By: AB

MVE Inc.
1117 L Street, Modesto, CA 95354 | 866.526.4214 | www.mve.net
Northern California | Southern California | Nevada

CALIFORNIA NUT CO.
5166 SPERRY ROAD
SITE PLAN

Plot May 16, 2023 at 3:23 PM X:\CIVIL\3D\Civil\3D\Progress\2023\2726-Cal Nut Co\PLANS\MASTER DRAWING\NC21264-117PN.dwg



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

Form Available Online: <http://www.stancounty.com/planning/applications.shtm>

APPLICATION QUESTIONNAIRE

<p>Please Check all applicable boxes APPLICATION FOR: <i>Staff is available to assist you with determining which applications are necessary</i></p> <table border="0"> <tr> <td><input type="checkbox"/> General Plan Amendment</td> <td><input type="checkbox"/> Subdivision Map</td> </tr> <tr> <td><input type="checkbox"/> Rezone</td> <td><input type="checkbox"/> Parcel Map</td> </tr> <tr> <td><input checked="" type="checkbox"/> Use Permit</td> <td><input type="checkbox"/> Exception</td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td><input type="checkbox"/> Williamson Act Cancellation</td> </tr> <tr> <td><input type="checkbox"/> Historic Site Permit</td> <td><input checked="" type="checkbox"/> Other <u>Lot Line Adj.</u></td> </tr> </table>	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map	<input type="checkbox"/> Rezone	<input type="checkbox"/> Parcel Map	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Exception	<input type="checkbox"/> Variance	<input type="checkbox"/> Williamson Act Cancellation	<input type="checkbox"/> Historic Site Permit	<input checked="" type="checkbox"/> Other <u>Lot Line Adj.</u>	<p>PLANNING STAFF USE ONLY: Application No(s): <u>UP LLA PLN2023-0056</u> Date: <u>5/30/23</u> S <u>30</u> T <u>4</u> R <u>11</u> GP Designation: <u>Agriculture</u> Zoning: <u>A-2-40</u> Fee: <u>\$16000 (UP+LLA)</u> Receipt No. <u>572148</u> Received By: <u>KA</u> Notes: _____</p>
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map										
<input type="checkbox"/> Rezone	<input type="checkbox"/> Parcel Map										
<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Exception										
<input type="checkbox"/> Variance	<input type="checkbox"/> Williamson Act Cancellation										
<input type="checkbox"/> Historic Site Permit	<input checked="" type="checkbox"/> Other <u>Lot Line Adj.</u>										

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

***Please note:** A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).

Request to allow additional storage buildings at the existing California Nut facility. A concurrent application for a Lot Line Adjustment is also being provided that will adjust the existing site to approximately 20.12± acres. Site expansion will include a 110,000 sq.ft and four (4) 25,000 sq.ft cold / dry storage buildings. The proposed site optimization is not expected to result in any additional employees or truck trips from what currently exists.

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 019 Page 031 Parcel 18*

Additional parcel numbers: *This application includes a LLA which will adjust land from APN: 019-031-019 into APN: 019-031-018

Project Site Address or Physical Location: 5166 Sperry Road

Denair, California 95316

Property Area: Acres: 20.12± (after LLA) or Square feet: 876,427± (after LLA)

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

California Nut Company - originally permitted under Use Permit 89-33

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

Previous permits include the following: SAA 90-36, SAA 91-37, SAA 2004-119, UP 89-33, UP 93-03, UP 2007-14 &

PM 2007-29. The site history also includes various non-discretionary building permits.

Existing General Plan & Zoning: General Plan: Agriculture Zoning: A-2-40

Proposed General Plan & Zoning: ~ N/A ~
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Agricultural Land & Scattered Single-Family Dwellings / Ranchettes

West: Agricultural Land & Scattered Single-Family Dwellings / Ranchettes

North: Agricultural Land & Scattered Single-Family Dwellings / Ranchettes

South: Agricultural Land & Scattered Single-Family Dwellings / Ranchettes

WILLIAMSON ACT CONTRACT:

Yes No

Is the property currently under a Williamson Act Contract?

Contract Number: 1972-0745

If yes, has a Notice of Non-Renewal been filed?

Date Filed: _____

Yes No

Do you propose to cancel any portion of the Contract?

Yes No

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

SITE CHARACTERISTICS: (Check one or more)

Flat

Rolling

Steep

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops

Orchard

Pasture/Grassland

Scattered trees

Shrubs

Woodland

River/Riparian

Other

Explain Other: Site is home to California Nut Company processing/storage facility

Yes No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) Future building pads are expected to be

graded / compacted as needed, there is not expected to be any import/export of material.

STREAMS, LAKES, & PONDS:

Yes No

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes No

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

Yes No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

Yes No Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)

Yes No Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes No Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes No Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: 152,000± Sq. Ft. Landscaped Area: N/A Sq. Ft.

Proposed Building Coverage: 210,000± Sq. Ft. Paved Surface Area: N/A Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) Proposal includes five (5) new buildings that will total 210,000 sq.ft.

Number of floors for each building: Single-story buildings are proposed, although loft areas within the buildings may be installed if needed for site efficiency and/or additional storage space.

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 35± feet

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) Existing buildings at the California Nut Company facility are similar to the current proposal and approximately 35-feet ± in height.

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) Existing parking areas are paved with asphalt.

UTILITIES AND IRRIGATION FACILITIES:

Yes No Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: Turlock Irrigation District (TID) Sewer*: Septic System (private)

Telephone: AT & T Gas/Propane: Propane

Water**: Water Well (private) Irrigation: Turlock Irrigation District (TID)

***Please Note: A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.**

****Please Note: A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.**

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

No special or unique sewage wastes are expected to be generated by this development.

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes No Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes No Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes No Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

Yes No Will the project include affordable or senior housing provisions? (If yes, please explain)

RESIDENTIAL PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: N/A Total Dwelling Units: ~ Total Acreage: ~

Net Density per Acre: ~ Gross Density per Acre: ~

<i>(complete if applicable)</i>	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/ Townhouse
Number of Units:	<u>~</u>	<u>~</u>	<u>~</u>	<u>~</u>
Acreage:	<u>~</u>	<u>~</u>	<u>~</u>	<u>~</u>

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): (1) 110,000 sq.ft. Cold / Dry Storage Building &

(4) 25,000 sq.ft. Cold / Dry Storage Buildings for a total of 210,000 sq.ft. of new proposed buildings.

Type of use(s): Agricultural Storage

Days and hours of operation: Monday - Thursday 6:00am to 10:30pm

Friday 6:00am to 6:00pm

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: Processing activities take place approx. 9 months out of the year and the storage activities occur year round.

Occupancy/capacity of building: Proposed Agricultural Storage Buildings

Number of employees: (Maximum Shift): 30 (Minimum Shift): 5

Estimated number of daily customers/visitors on site at peak time: 0

Other occupants: None

Estimated number of truck deliveries/loadings per day: 4

Estimated hours of truck deliveries/loadings per day: 8:00am to 3:00pm

Estimated percentage of traffic to be generated by trucks: 10%

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: 5,500± sq.ft.

Warehouse area: ~see "Storage Area" below ~

Sales area: 0

Storage area: 125,898± sq.ft.

Loading area: 2,000± sq.ft.

Manufacturing area: 20,000± sq.ft.

Other: (explain type of area) proposed 110,000 sq.ft. & (4) 25,000 sq.ft storage buildings

Yes No Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

Previously approved / existing fumigation chamber

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

Sperry Road

Yes No Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes No Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes No Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) Drainage Basin Direct Discharge Overland

Other: (please explain) _____

If direct discharge is proposed, what specific waterway are you proposing to discharge to? _____

Please Note: If direct discharge is proposed, you will be required to obtain an NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

Majority of existing site is paved with asphalt.

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

~ N/A ~

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS

Storm water discharges associated with construction activity are a potentially significant source of pollutants. The most common pollutant associated with construction is sediment. Sediment and other construction related wastes can degrade water quality in creeks, rivers, lakes, and other water bodies. In 1992, the State Water Resources Control Board adopted a statewide General Permit for all storm water discharges associated with construction activity that disturbs five or more acres of land. Effective March 10, 2003, all construction sites disturbing one or more acres of land will be required to obtain permit coverage. The General Permit is intended to ensure that construction activity does not impact water quality.

You need to obtain General Permit coverage if storm water discharges from your site and either of the following apply:

- Construction activities result in one or more acres of land disturbance, including clearing, grading, excavating, staging areas, and stockpiles or;
- The project is part of a larger common plan of development or sale (e.g., subdivisions, group of lots with or without a homeowner's association, some lot line adjustments) that result in one or more acres of land disturbance.

It is the applicants responsibility to obtain any necessary permit directly from the California Regional Water Quality Control Board. The applicant(s) signature on this application form signifies an acknowledgment that this statement has been read and understood.

STATE OF CALIFORNIA HAZARDOUS WASTE AND SUBSTANCES SITES LIST (C.G.C. § 65962.5)

Pursuant to California Government Code Section 65962.5(e), before a local agency accepts as complete an application for any development project, the applicant shall consult the latest State of California Hazardous Waste and Substances Sites List on file with the Planning Department and submit a signed statement indicating whether the project is located on a site which is included on the List. The List may be obtained on the California State Department of Toxic Substances Control web site (<http://www.envirostor.dtsc.ca.gov/public>).

The applicant(s) signature on this application form signifies that they have consulted the latest State of California Hazardous Waste and Substances List on file with the Planning Department, and have determined that the project site is or is not included on the List.

Date of List consulted: May 22, 2023

Source of the listing: _____
(To be completed only if the site is included on the List)

ASSESSOR'S INFORMATION WAIVER

The property owner(s) signature on this application authorizes the Stanislaus County Assessor's Office to make any information relating to the current owners assessed value and pursuant to R&T Code Sec. 408, available to the Stanislaus County Department of Planning and Community Development.