



## Referral Early Consultation

**Date:** July 18, 2023

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

**From:** Kristen Anaya, Associate Planner,  
Planning and Community Development

**Subject:** STAFF APPROVAL PERMIT APPLICATION NO. PLN2023-0057 – INNOVA SEEDS

**Respond By:** August 7, 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 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:** Evan Zeff on behalf of Innova Seeds

**Project Location:** 2549 Turner Road, between North Central Avenue and Moffett Road, in the Ceres area

**APN:** 041-035-010

**Williamson Act Contract:** 85-4036

**General Plan:** Agriculture

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

**Project Description:** Request to establish a farmworker housing unit for a nursery operation on a 17.3± acre parcel in the General Agriculture (A-2-40) zoning district. The parcel is currently developed with one single-family dwelling, which is occupied by the property owner, one 2,000± square-foot shop, a 3,000± square-foot horse barn, and two 3,240± square-foot greenhouses which were constructed without building permits. Additionally, an approximately 1± acre area is fenced and dedicated for raising 100-150 goats. Innova Seeds is a seed wholesaler based in Northern California. The two existing greenhouses and balance of the property are currently utilized as a trial station to demo hybrid varieties of tomato, cucumber, melon, carrots, sweet corn, peppers, cauliflower, and cabbage. The resulting crops are observed, documented, photographed, and then

destroyed after maturation; no agricultural produce or seeds resulting from crops grown on-site are sold.

This proposal is a request to convert the existing horse barn to a second on-site dwelling unit to be used as sleeping quarters for two full-time employees and an office for use in conjunction with research and administrative duties. The employees' work duties will consist of field prep, discing, spraying, data entry, and security. If approved, a building permit for a tenant improvement will be obtained to remodel the interior. The resultant floor plan for the housing space is proposed to include two bedrooms with ensuite bathrooms, two half-bathrooms, a kitchen, and common living space. The portion converted for office uses will include a conference area and an office/breakroom. The farmworker housing is proposed to be served by its own on-site wastewater treatment system and will utilize the existing domestic well, which currently serves the existing residence.

The research and development that occurs on-site consists of observation and documentation. No lab setup, lab testing, or usage of chemicals beyond standard agricultural pesticide application is proposed as part of on-site operations. If in the future, the on-site research and development activities ever expand or intensify so as to require specialized instruments or a formal laboratory setup to be utilized, then additional land use permitting may be triggered for an. Currently, based on the facility only consisting of simple observation, notation, and data entry for on-site agricultural grown, the use is considered by-right; however, a Staff Approval Permit is required to permit the proposed farmworker housing.

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



**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

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**STAFF APPROVAL PERMIT APPLICATION NO. PLN2023-0057 – INNOVA SEEDS**

Attachment A

Distribution List

X	STAN CO BUILDING PERMITS DIVISION
x	STAN CO DER
X	STAN CO FARM BUREAU
X	STAN CO PUBLIC WORKS
X	STANISLAUS FIRE PREVENTION BUREAU
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: STAFF APPROVAL PERMIT APPLICATION NO. PLN2023-0057 – INNOVA SEEDS**

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).

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Response prepared by:

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


Name	Title	Date
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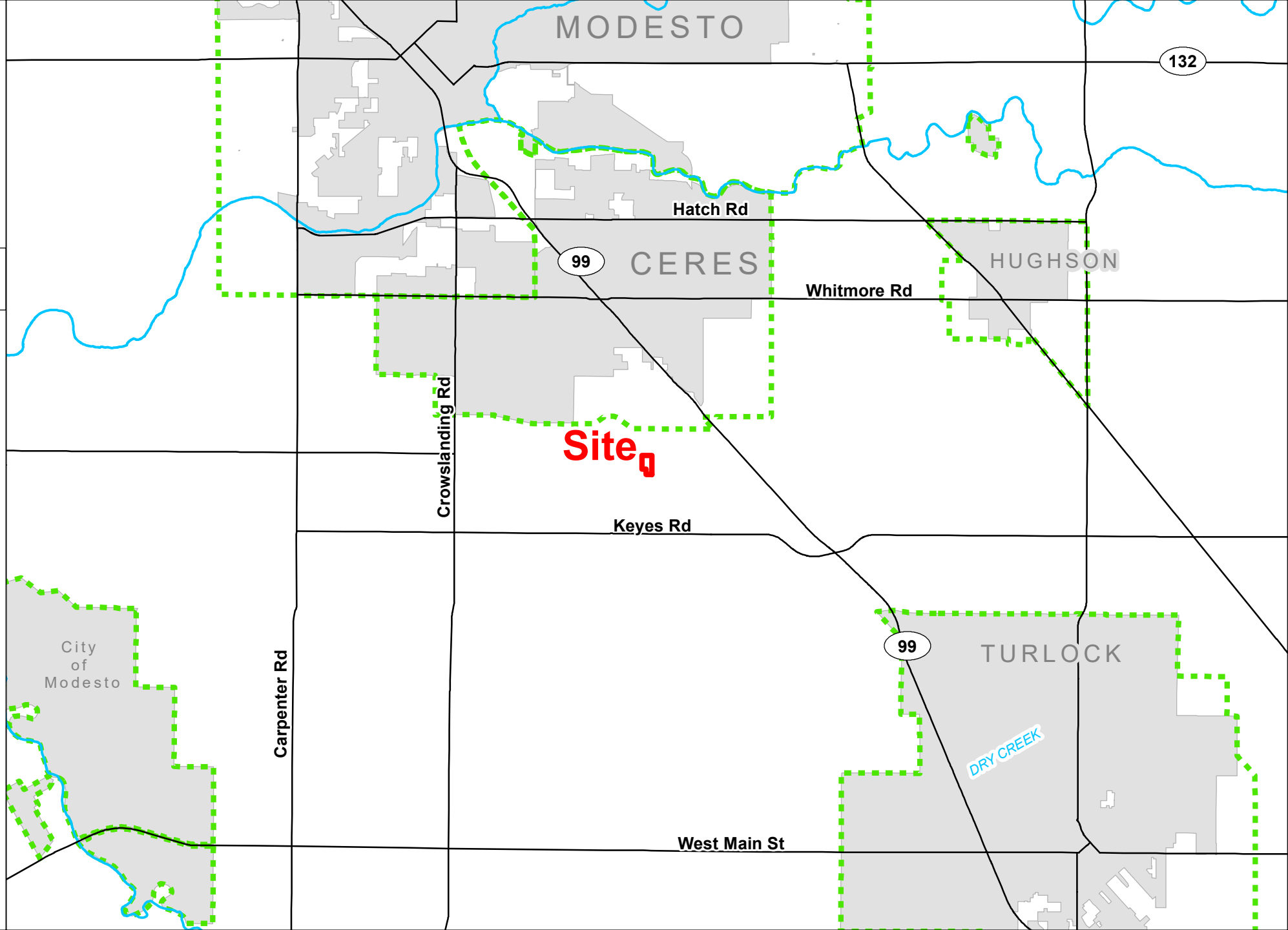
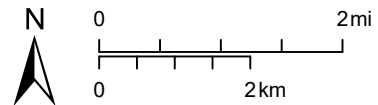
# INNOVA SEEDS

**SAA  
PLN2023-0057**

## AREA MAP

### LEGEND

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



# INNOVA SEEDS



## SAA PLN2023-0057

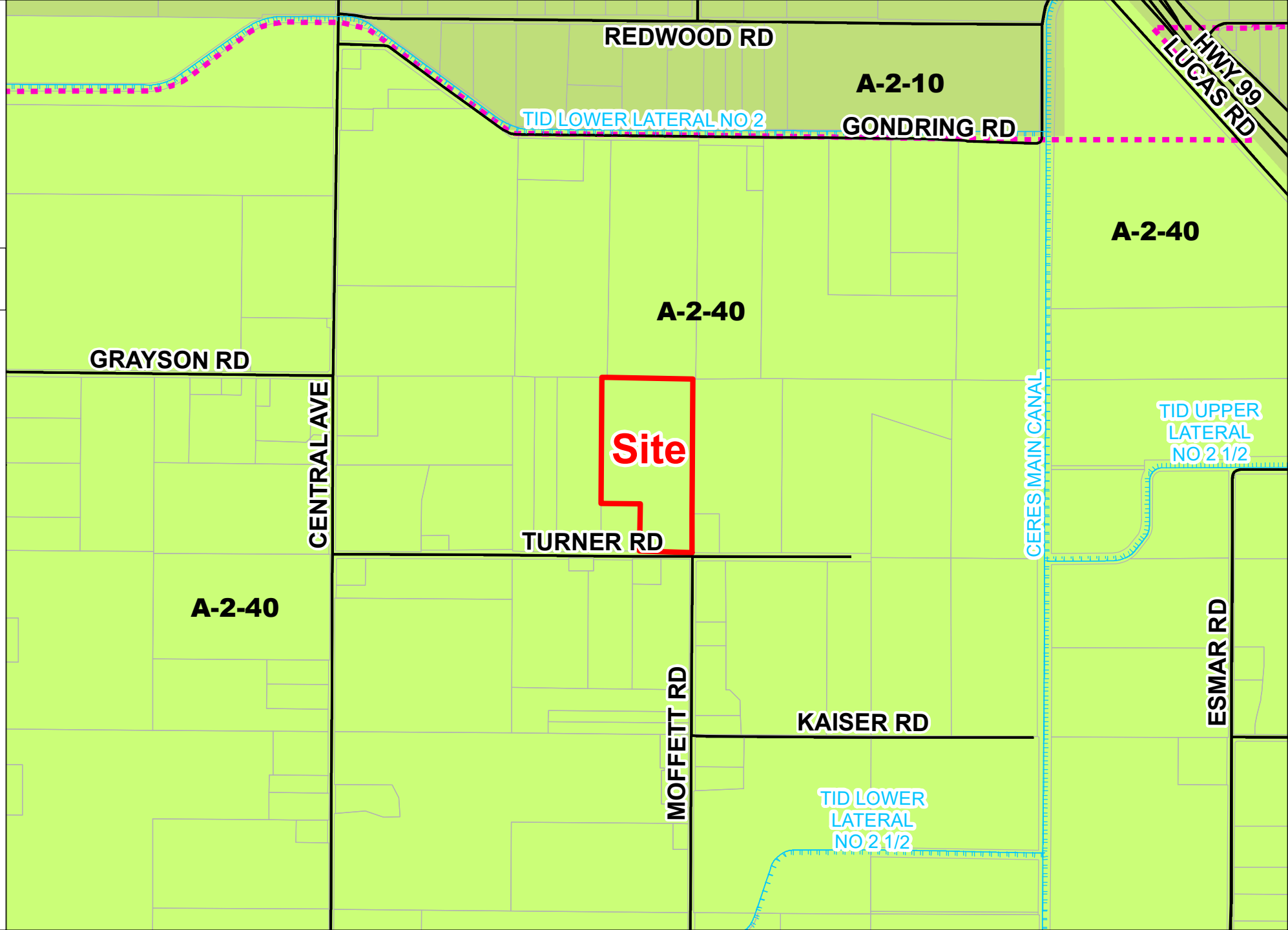
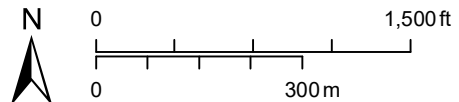
### ZONING MAP

#### LEGEND

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

#### Zoning Designation

-  General Agriculture 10 Acre
-  General Agriculture 40 Acre








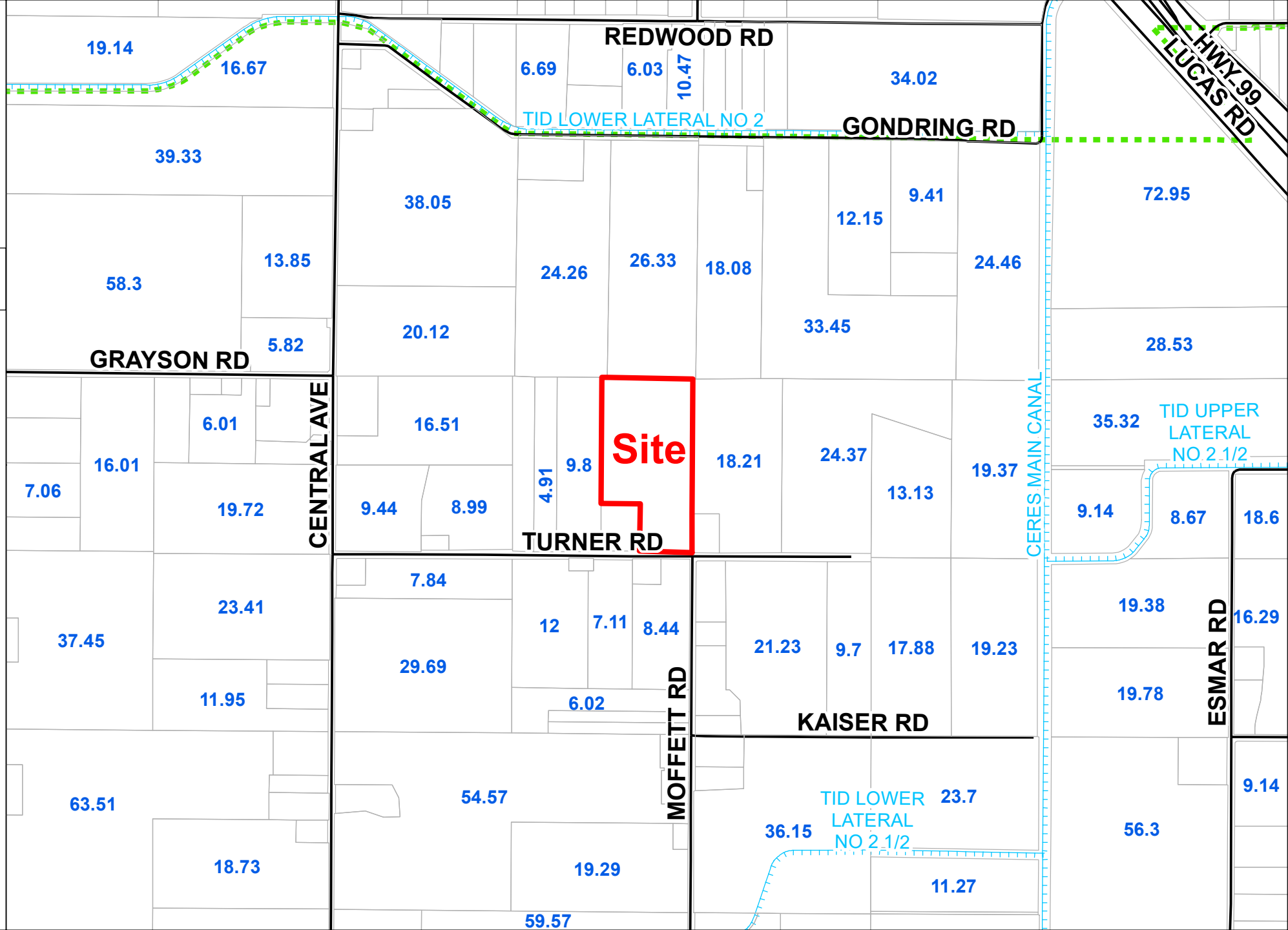
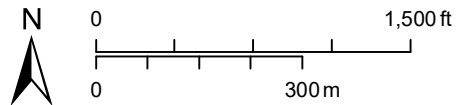
# INNOVA SEEDS

## SAA PLN2023-0057

### ACREAGE MAP

#### LEGEND

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









# INNOVA SEEDS



## SAA PLN2023-0057

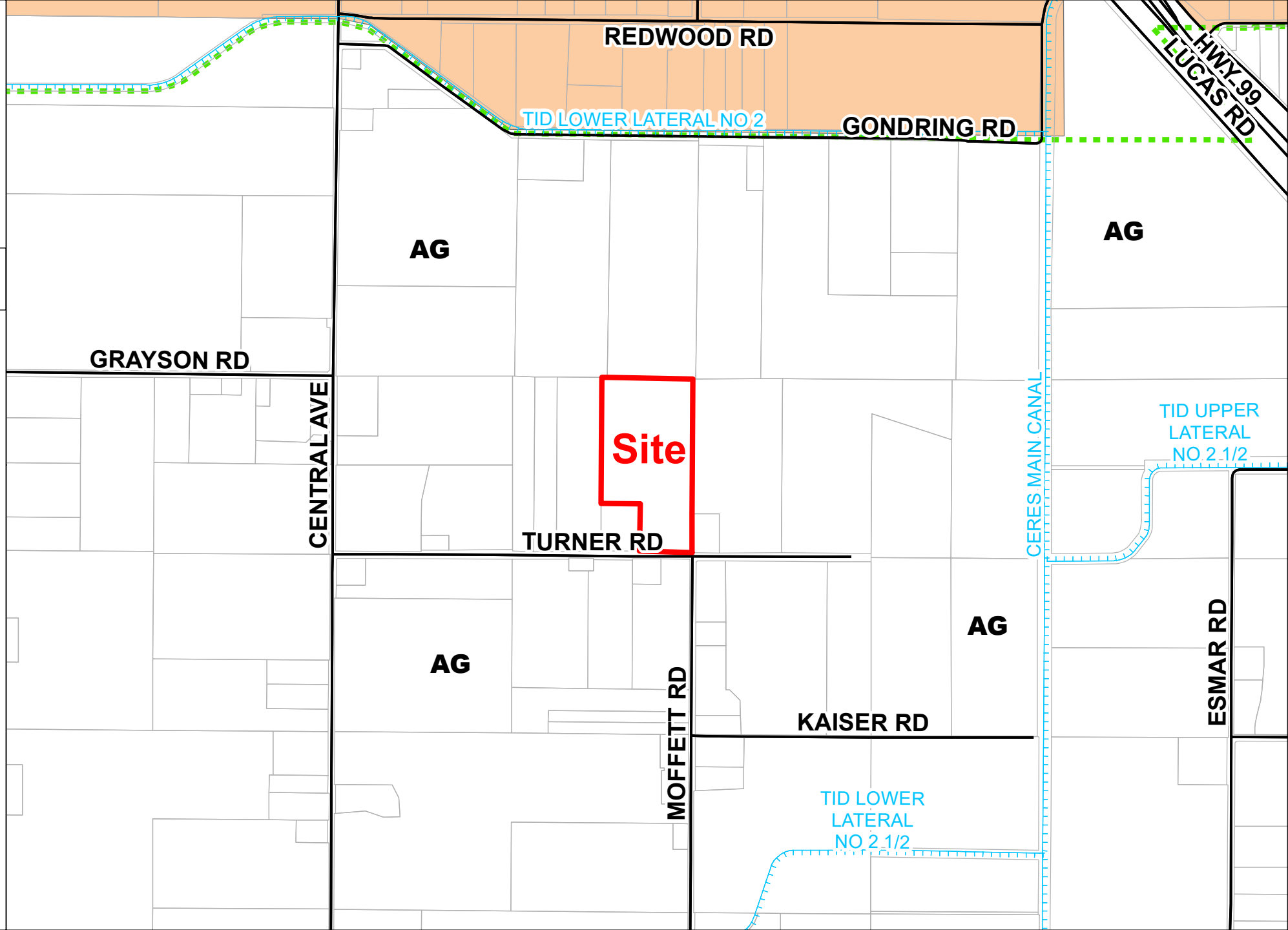
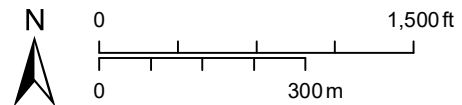
### GENERAL PLAN MAP

#### LEGEND

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

#### General Plan

-  Agriculture
-  Urban Transition









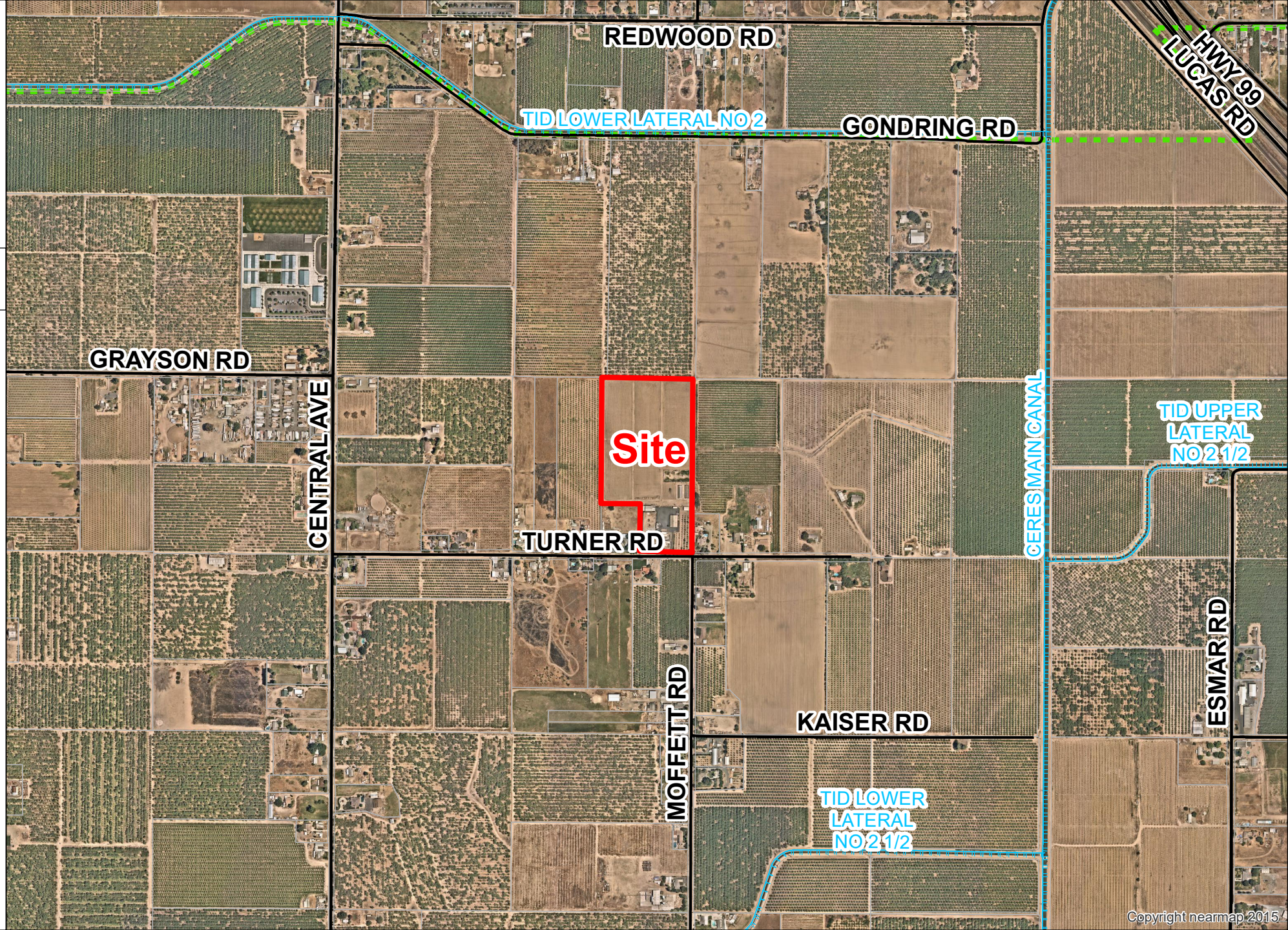
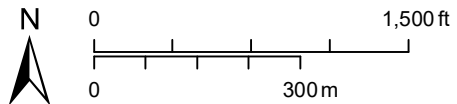
# INNOVA SEEDS

## SAA PLN2023-0057

### 2022 AERIAL AREA MAP

#### LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal



# INNOVA SEEDS

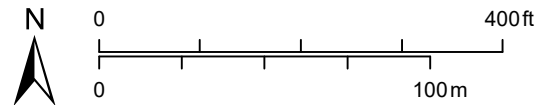
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PLN2023-0057

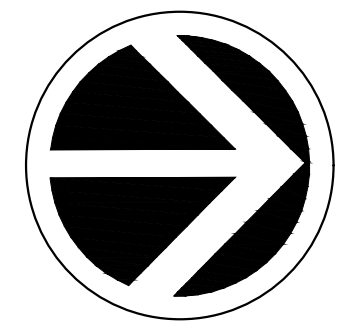
## 2022 AERIAL SITE MAP

### LEGEND

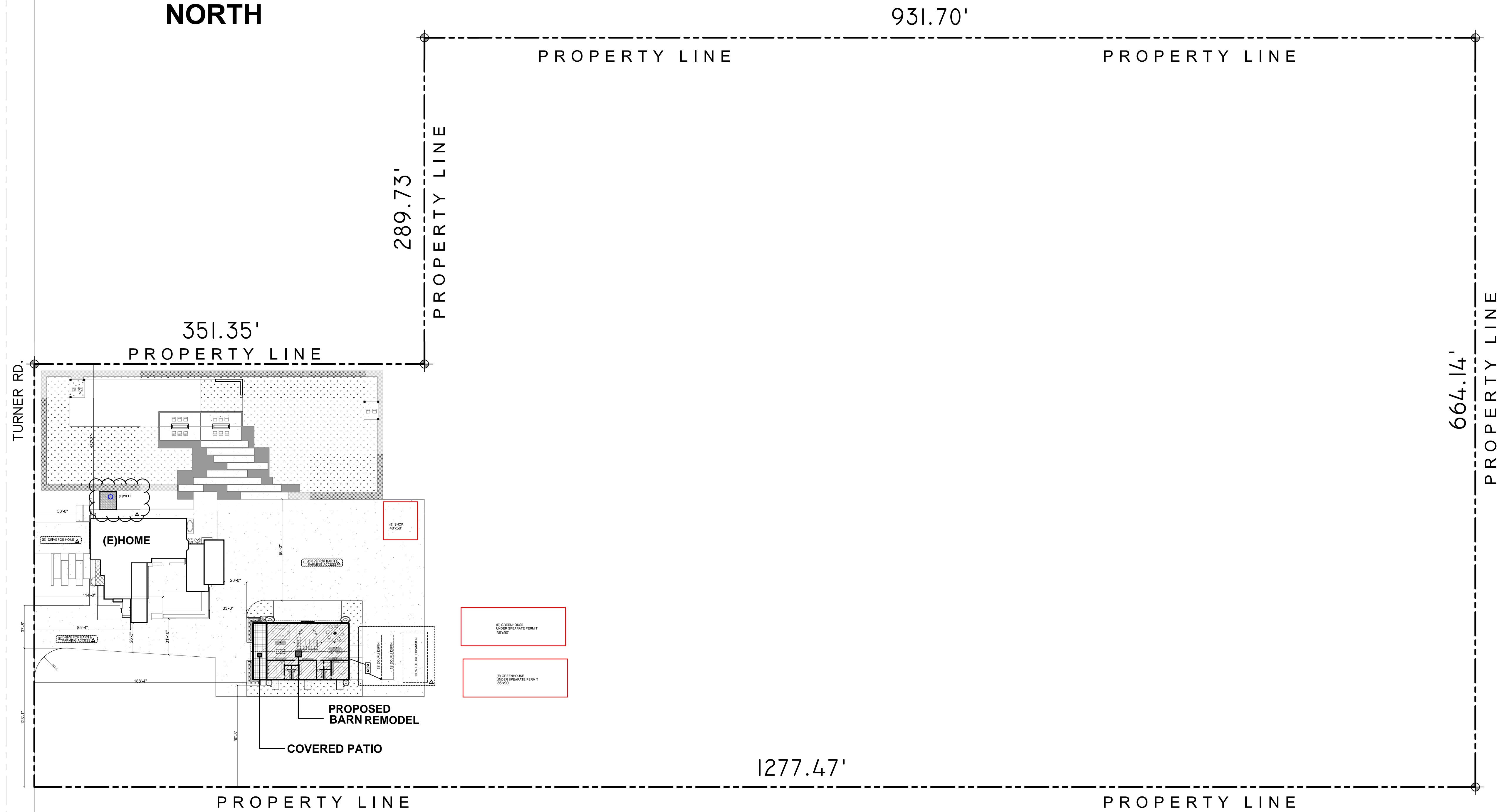
 Project Site

 Road



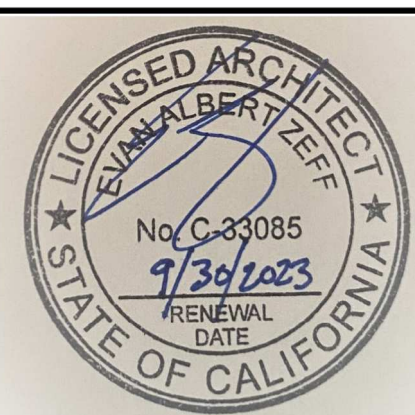


NORTH



ARCHITECT  
 EVAN ZEFF ARCHITECT  
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**KAZZAZ BARN**  
 2549 TURNER ROAD  
 CERES, CA 95307



PROJECT PHASE	
DATE	DESCRIPTION
PLAN REVISIONS	
REV #	DESCRIPTION
DRAWINGS:	WHB
CHECKED:	EAZ
PROJECT #	
DATE	

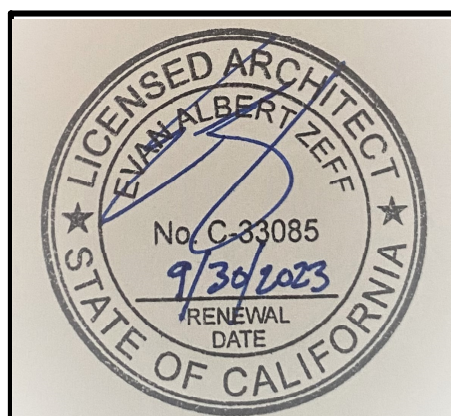
**KAZZAZ BARN**

SITE PLAN

**A 1.0**



**KAZZAZ BARN**  
 2549 TURNER ROAD  
 CERES, CA 95307



PROJECT PHASE	
DATE	DESCRIPTION

PLAN REVISIONS	
REV #	DESCRIPTION

DRAWINGS: WHB  
 CHECKED: EAZ  
 PROJECT #  
 DATE

**KAZZAZ BARN**  
 DIMENSIONING  
 PLAN

**A 21**

