

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH# **2018032049**

Lead Agency: STANISLAUS COUNTY

Project Title: PLN2018-0001 - PACIFIC COAST COMMODITIES

Project Location: CERES STANISLAUS
City County

Please provide a Project Description (Proposed Actions, location, and/or consequences).

Request to establish an almond and walnut storage facility on a 9.35± acre parcel in the A-2-40 (General Agriculture) zoning district. The proposed operation will utilize three existing barn structures totaling 61,560 square feet for sizing, shelling, sorting, bulk packaging, and storage of almonds, walnuts, cashews, pistachios and macadamias from local growers, hullers and shellers. A 2,000 square foot cement pad is proposed to be used for portable storage, and two structures totaling 1,600 square feet for an office and breakroom. The project site is improved with the aforementioned structures, as well as a manufactured home, a personal shop, garage, and pasture. A section of one of the three barns contains 20 horse stalls and a tack room as the site has historically been used for horse training and boarding without an approved Use Permit. The property owner currently utilizes 4 stalls for his personal horses. If approved, a condition of approval requiring reduction of the number of stalls and removal of any training equipment will be added to the project.

The facility will employ up to seven employees and operate year-round from 8 a.m. to 5 p.m., Monday through Friday. A maximum of one truck trip per day during business hours is proposed for 5 total per week for a total of 20 per month. The site is served by private domestic well and septic system with leach field, and takes access off County-maintained Faith Home Road via two driveways. Stormwater runoff is handled by an existing drainage basin located on the project site. The project site is enrolled in an active Williamson Act contract; however, a non-renewal has been filed and the project will remain under contract for a period of ten years until December 31, 2028.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area. Consequently, no mitigation measures have been incorporated into the project.

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Upon a site visit and review of various online advertisements indicated that the subject property has been utilized for public horse boarding and dressage training of horses. The project site is enrolled in California Land Conservation ("Williamson Act") Contract No. 1978-3536. Commercial horse boarding and a horse training facility of any kind are not permitted without a valid Use Permit issued and environmental impacts of such uses reviewed. These uses require a Williamson Act Cancellation according to the County's uniform rules, due to their impacts to the long-term agricultural use of the parcel, and given the project site's status of "Prime Agriculture" based on the Storie Index rating of the on-site soils. A condition of approval has been added to the project requiring cessation of horse training, commercial boarding, and related activities until such a time that the property is no longer enrolled in a Williamson Act contract and a valid Tier III Use Permit is obtained.

Please provide a list of the responsible or trustee agencies for the project.

CA Dept Of Conservation Land Conservation, CA Dept Of Fish & Wildlife, CA Dept Of Transportation Dist 10, CA OPR State Clearinghouse, CA RWQCB Central Valley Region, City Of: Turlock, Cooperative Extension, Fire Protection Dist: Keyes Fire, Irrigation Dist: Turlock, Mosquito Dist: Turlock Mosquito, Mountain Valley Emergency Medical Services, Pacific Gas & Electric, Railroad: Union Pacific, San Joaquin Valley Apcd, School Dist 1: Keyes Union, School Dist 2: Turlock Joint Union High, Stan Co Ag Commissioner, Stan Co Building Permits Division, Stan Co Der, Stan Co Farm Bureau, Stan Co Hazardous Materials, Stan Co Public Works, Stan Co Sheriff, Stanislaus LAFCO, Telephone Company: AT&T, US Fish & Wildlife