



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

**Date:** April 23, 2025

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

**From:** Marcus Ruddicks, Assistant Planner  
Planning and Community Development

**Subject:** USE PERMIT APPLICATION NO. PLN2024-0120- RUMBLE

**Comment Period:** April 23, 2025 – May 29, 2025

**Respond By:** May 29, 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:** Phyllis L. Rumble, Trustee of The Ward B. Rumble and Phyllis L. Rumble 1995 Trust

**Project Location:** 4124 Kiernan Avenue, between Sisk and Stoddard Roads, in the community of Salida.

**APN:** 135-044-025

**Williamson Act Contract:** N/A

**General Plan:** Planned Industrial

**Community Plan:** Planned Industrial

**Current Zoning:** General Agriculture (A-2-10)

**Project Description:** Request to operate an agricultural equipment rental facility on a 3± acre parcel in the General Agriculture (A-2-10) zoning district.

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



**USE PERMIT APPLICATION NO. PLN2024-0120- RUMBLE**

Attachment A

Distribution List

	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
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
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: MODESTO		STAN CO PARKS & RECREATION
X	SANITARY DIST: SALIDA	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO PUBLIC WORKS - SURVEY
X	DISPOSAL DISTRICT: BERTOLOTTI MANDATORY AREA 1		STAN CO RISK MANAGEMENT
X	DER - GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: SALIDA	X	STAN CO SUPERVISOR DIST 3: WITHROW
X	GSA: STANISLAUS AND TUOLUMNE RIVERS	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:		StanCOG
X	IRRIGATION DIST: MODESTO	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: EASTSIDE	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	STATE OF CA SWRCB – DIV OF DRINKING WATER DIST. 10
X	MUNICIPAL ADVISORY COUNCIL: SALIDA	X	SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: UNION PACIFIC		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: SALIDA UNION	X	US FISH & WILDLIFE
X	SCHOOL DIST 2: MODESTO UNION		US MILITARY (SB 1462)
	WORKFORCE DEVELOPMENT	X	USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:

# 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. PLN2024-0120 - RUMBLE**

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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**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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## CEQA INITIAL STUDY

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

1. **Project title:** Use Permit Application No. PLN 2024-0120-Rumble
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:** Marcus Ruddicks, Assistant Planner  
(209) 525-6330
4. **Project location:** 4124 Kiernan Avenue, between Sisk and Stoddard Roads, in the community of Salida (APN: 135-044-025).
5. **Project sponsor's name and address:** Dave Rumble  
4443 Chapman Road  
Modesto, CA 95356
6. **General Plan designation:** Planned Industrial
7. **Community Plan designation:** Planned Industrial
8. **Zoning:** General Agriculture (A-2-10)
9. **Description of project:**

Request to operate an agricultural equipment storage yard associated with an off-site agricultural consulting and equipment rental company, on a 3± acre parcel in the General Agriculture (A-2-10) zoning district. The agricultural consulting and equipment rental business, Salida Ag Chem, is located .15 miles to the west of the project site at 4825 Nutcracker Lane (APN 135-044-045). The business provides agricultural operators within the Counties of Stanislaus, Merced, and San Joaquin harvesting and spray equipment rentals. Equipment to be stored on-site will include fertilizer spreaders, tank sprayers, tanks and a tractor-trailer combination. The project site is currently improved with a 2,890± square-foot single-family dwelling with an attached carport, a 7,585± square-foot barn, and a 1.76± fenced-in gravel area to be used for the outdoor storage of the harvesting and spray equipment. No construction is proposed as part of this request. Most of the equipment will be stored within the 1.76± acre graveled area, and if needed, surplus packaged fertilizers will be stored within the existing barn. Existing fencing surrounding the graveled storage area consists of a chain link fence with vinyl slats and an existing seven-foot-tall masonry wall located abutting the adjacent light industrial development. Proposed hours of operation are Monday through Saturday from 6:00 a.m. to 6:00 p.m. Equipment to be stored will be dropped off and picked-up by employees via 10-15 truck trips per-day. No customers will be onsite. No restroom facilities are proposed to be used on-site as part of this request. No signage is proposed under this request. Existing exterior lighting on-site consists of a 24-foot-tall light pole along the western property line and three security lights attached to the barn at a height of 18-feet. The site is served by private well and septic system and has existing access to Kiernan Avenue (State Route 219). There will be no change to stormwater drainage, which will be maintained via overland runoff. This use permit application was submitted in response to an active Code Enforcement case for the storage of overflow agricultural equipment for the off-site consulting company without securing the necessary land use entitlements (CE 24-0270).

10. **Surrounding land uses and setting:** State Route 219 (Kiernan Avenue) and irrigated cropland to the north; light industrial uses to the east, south and west; State Route 99 to the west; and City of Modesto to the southeast.
11. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Caltrans  
Stanislaus County Department of Public Works  
Department of Environmental Resources
12. **Attachments:** 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.

- Aesthetics
- Agriculture & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire
- 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 Marcus Ruddicks, Assistant Planner

April 23, 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 is currently improved with a 2,890± square-foot single-family dwelling with an attached carport, a 7,585± square-foot barn, and a 1.76± fenced-in gravel area to be used for the outdoor storage of the harvesting and spray equipment. No construction is proposed as part of this request. No signage is proposed under this request. Existing exterior lighting on-site consists of a 24-foot-tall light pole along the western property line and three security lights attached to the barn at a height of 18-feet. Standard conditions of approval will be added to this project to address glare from any on-site lighting. Existing fencing surrounding the graveled storage area consists of a chain link fence with vinyl slats and an existing seven-foot-tall masonry wall located abutting the adjacent light industrial development.

The only scenic designation in the County is along Interstate 5, which is not near the project site. The site itself is not considered to be a scenic resource or unique scenic vista. State Route 219 (Kiernan Avenue) and irrigated cropland are located to the north of the site. Light industrial uses are located to the south, east, and west of the project site. State Route 99 is located to the west, and the City of Modesto is located to the southeast. Structures within the surrounding area consist primarily of metal agricultural and industrial buildings, and residential and accessory structures with stucco, metal, and wood facades. 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 (Title 21); Stanislaus County General Plan and Support Documentation<sup>1</sup>.



<b>II. AGRICULTURE AND FOREST RESOURCES:</b> 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 site is 3 acres in size and is classified as “Urban and Built-Up Land” by the California Department of Conservation’s Farmland Mapping and Monitoring Program. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that approximately 85.4 percent of the project site is comprised of Grade 1 Dinuba fine sandy loam 0 to 1 percent slopes (DmA), which has a California Revised Storie Index Rating of 85. The remaining 14.6 percent of the project site is comprised of Grade 1 Hanford sandy loamy 0 to 3 percent slopes (HdA), which also has a California Revised Storie Index Rating of 85. 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 85 as excellent. According to Goal Two, Policy 2.5, Implementation Measure 1, of the General Plan’s Agricultural Element, when defining the County’s most productive agricultural areas, it is important to recognize that soil types alone should not be the determining factor. With modern management techniques, almost any soil type in Stanislaus County can be extremely productive. Although soil types should be taken into account when determining most productive agricultural areas, the designation of "most productive agricultural areas" also should be based on existing uses and their contributions to the agricultural sector of our economy. The project site is not currently improved with production agriculture and has not been farmed for many years. The proposed project will not permanently convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

The surrounding area is comprised of irrigated cropland and State Route 219 (Kiernan Avenue) to the north, State Route 99 to the west, the City of Modesto to the southeast, and light industrial uses to the south, east, and west of the project site.

The project site itself is not enrolled in a Williamson Act Contract; however, the nearest parcel enrolled in a Williamson Act Contract is a 20± acre farmed parcel located approximately 0.21 miles away from the project site under the same ownership as the applicant. Staff believes that the proposed project will not conflict with any agriculturally zoned land or Williamson Act Contracted land in the vicinity. Non-contracted production agriculture exists to the north and east of the project site.

The project site has General Plan designation of Planned Industrial and zoning designation of General Agriculture (A-2-10). Within the A-2 zoning district, the County has determined that certain uses related to agricultural production are “necessary for a healthy agricultural economy.” The County allows agriculture service establishments, which are agriculture-related commercial and industrial uses, by obtaining a Tier Two Use Permit if specific criteria can be met and if specific findings can be made. Those findings include that the establishment, as proposed, will not be substantially detrimental to, or in conflict with, the agricultural use of other property in the vicinity; that the use is necessary and desirable for such establishment to be located within the agricultural area as opposed to areas zoned for commercial or industrial usage; and that it will not create a concentration of commercial and industrial uses in the vicinity. Agricultural service establishments under a Tier Two Use Permit must also serve the immediately surrounding area, or local agriculture and customers, as opposed to having a widespread service area. There are limits to the number of employees that are involved in the operation under a Tier Two Use Permit, limiting the operation to no more than 10 full-time employees, or 20 seasonal employees.

Buffer and Setback Guidelines are applicable to new or expanding uses approved in or adjacent to the General Agriculture (A-2-10) zoning district and are required to be designed to physically avoid conflicts between agricultural and nonagricultural uses. 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. Facilities that may be located within a required agricultural buffer include parking lots. Based on the requested use consisting of an unmanned agricultural equipment storage yard, the project is not subject to agricultural buffers. The project was referred to the Stanislaus County Agricultural Commissioner, and no comments have been received to date. Therefore, staff believes the project can be considered low people-intensive, thus not subject to the County’s Agricultural Buffer requirements.

The project is located within the boundaries of Modesto Irrigation District (MID). Accordingly, the project was referred to MID which responded with no comments regarding irrigation facilities on the project site.

The request is not expected to result in any significant or permanent conversion of farmland to non-agriculture use. No impacts to agriculture are anticipated to occur as a result of this project as the project site is currently developed with residential and agricultural structures and considered topographically flat.

Based on this information, staff believes that the proposed project will not conflict with any agriculturally zoned land or Williamson Act Contracted land, nor will the project result in the conversion of unique farmland, farmland of statewide importance.

No forest lands or timberland exist in Stanislaus County. Therefore, this project will have no impact to forest land or timberland.

**Mitigation:** None.

**References:** Application information; United States Department of Agriculture NRCS Web Soil Survey; California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2022; Referral response received from Modesto Irrigation District, dated March 26, 2025; Stanislaus County Zoning Ordinance (Title 21); 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	

<p><b>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?</b></p>			<p><b>X</b></p>	
<p><b>c) Expose sensitive receptors to substantial pollutant concentrations?</b></p>			<p><b>X</b></p>	
<p><b>d) Result in other emissions (such as those odors adversely affecting a substantial number of people?)</b></p>			<p><b>X</b></p>	

**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. Proposed hours of operation are Monday through Saturday from 6:00 a.m. to 6:00 p.m. No employees of Salida Ag Chem report directly to the project site, and the facility will have no customer visits. The applicant anticipates up to 15 truck trips per-day for drop-off and pick-up of equipment by employees.

The project was referred to the SJVAPCD, and no response has been received to date.

As required by CEQA Guidelines Section 15064.3, potential impacts regarding Air Quality should be evaluated using Vehicle Miles Traveled (VMT). Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. The CEQA Guidelines identify vehicle miles traveled (VMT), which is the amount and distance of automobile travel attributable to a project, as the most appropriate measure of transportation impacts. According to the same technical advisory from OPR, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less-than significant transportation impact. 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. The proposed project will not exceed the screening criteria for VMT analysis with a total of 30 one-way truck trips per-day (inbound and outbound trips for 15 trucks picking up and dropping off equipment). As this is below the District’s threshold of significance for vehicle and heavy truck trips, no significant impacts from vehicle and truck trips to air quality are anticipated.

No construction is proposed; however, should future construction occur as a result of this project, construction activities associated with new development can temporarily increase localized PM10, PM2.5, volatile organic compound (VOC), nitrogen oxides (NOX), sulfur oxides (SOX), and carbon monoxide (CO) concentrations within 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 PM10 and PM2.5 emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces. Future construction activities associated with the proposed project may require use of heavy-duty construction equipment. However, all construction activities would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less than significant without mitigation.

The closest sensitive receptor is a single-family dwelling approximately 0.21 miles located across State Route 219 (Kiernan Avenue) and Stoddard Road to the northeast (APN 003-019-018). Project activities on-site are not expected to impact this receptor. Additionally, odors are not expected to impact off-site receptors, as no construction is proposed and use of the project site under this request will be for storage of equipment and pre-packaged fertilizers only.

As the project must comply with District regulations, the project’s emissions would be less than significant for all criteria pollutants, would not be inconsistent with any applicable air quality attainment plans, and would result in less than significant impacts to air quality.

**Mitigation:** None.

**References:** Application information; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; [www.valleyair.org](http://www.valleyair.org); Governor’s Office of Planning and Research Technical Advisory, December 2018; 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:** It does not appear this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. There is no known sensitive or protected species or natural community located on the site. The project is located within the Salida Quad of the California Natural Diversity Database.

Based on results from the California Natural Diversity Database (CNDDDB), there are seven animal species (excluding fish and mollusk species for which there is no feasible or potential habitat on the project site due to the lack of hydrological features) which are state or federally listed, threatened, or identified as species of special concern or a candidate of special concern within the Salida California Natural Diversity Database Quad. These species include California tiger salamander-central California DPS, Swainson’s hawk, tricolored blackbird, Crotch’s bumblebee, valley elderberry longhorn beetle, northwestern pond turtle, and coast horned lizard. None of these species have been historically documented within a 1.5-mile radius of the site. Further, the entire project site is already disturbed and improved with a single-family dwelling and barn, and no rivers, creeks, ponds, or open canals exist on the project site. No construction is proposed as part of the project, and the project is not anticipated to have a significant impact on Biological Resources.

An early consultation was referred to the California Department of Fish and Wildlife, and no response has been received to date. 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.

**Mitigation:** None.

**References:** Application information; California Department of Fish and Wildlife’s Natural Diversity Database Quad Species List; California Natural Diversity Database, Planning and Community Development GIS, accessed March 20, 2025; 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 this project will result in significant impacts to any archaeological or cultural resources. No construction is proposed however, conditions of approval will be placed on the project, requiring that any future construction activities shall be halted, if any resources are found, until appropriate agencies are contacted, and an archaeological survey is completed.

**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 California Environmental Quality Act (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.

The project was also referred to the San Joaquin Valley Air Pollution Control District (SJVAPCD), and no response has been received to date.



No construction is proposed as part of this project. The applicant is proposing to establish a 1.76± acre gravel area for an agricultural equipment storage yard. Existing exterior lighting on-site consists of a 24-foot-tall light pole along the western property line and three security lights attached to the barn at a height of 18-feet. No signage or additional lighting is proposed as part of this request. Any future construction would be 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). Additionally, any future construction activities will be required to occur in compliance with all SJVAPCD regulations.

The project was referred to the Modesto Irrigation District (MID) which serves the project site and surrounding area for electrical service. MID responded to the project requiring that existing MID easements for protection of electrical facilities remain on the project site and for a full set of construction plans to be submitted to MID’s Electrical Engineering Design Group prior to any future construction. No construction is proposed at this time.

Senate Bill 743 (SB743) requires that the transportation impacts under the California Environmental Quality Act (CEQA) evaluate impacts by using Vehicle Miles Traveled (VMT) as a metric. Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis for evaluation under CEQA. As discussed in Section III – *Air Quality*, 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 generate a low amount of vehicle trips with a total of 30 one-way truck trips per-day (inbound and outbound trips for 15 trucks picking up and dropping off equipment) and zero passenger vehicle trips per-day. The trucks are the main consumers of energy associated with this project but will be subject to applicable Air District regulations, including rules and regulations that increase energy efficiency. Therefore, consumption of energy resources would be less than significant without mitigation for the proposed project. Accordingly, VMT impacts are anticipated to be less than significant.

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; Referral response received from Modesto Irrigation District, dated March 26, 2025; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; Title 16 of County Code; CA Building Code; Governor’s Office of Planning and Research Technical Advisory, December 2018; Stanislaus County Zoning Ordinance (Title 21); 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	

<p>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?</p>			<p>X</p>	
<p>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?</p>			<p>X</p>	
<p>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?</p>			<p>X</p>	
<p>f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>			<p>X</p>	

**Discussion:** The USDA Natural Resources Conservation Service’s Eastern Stanislaus County Soil Survey indicates that approximately 85.4 percent of the project site is comprised of Dinuba fine sandy loam, 0 to 1 percent slopes (DmA), and the remaining 14.6 percent of the project site is comprised of Hanford sandy loamy, 0 to 3 percent slopes (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.

No new construction is proposed; however, any future 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. Any earth moving is subject to Public Works Standards and Specifications, which consider the potential for erosion and run-off prior to permit approval. Likewise, any addition or expansion of a septic tank or alternative wastewater 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. A referral response received from DER stated that if any future structure will be built requiring an on-site wastewater treatment system (OWTS), that the building shall be designed according to type and/or maximum occupancy of the proposed structure to the estimated waste/sewage design flow rate all applicable County Local Agency Management Program (LAMP) standards and setbacks are met. The project was referred to Public Works, which responded with no comments on the project. DER, Public Works, and the Building Permits Division review and approve any building or grading permit to ensure their standards are met. DER, Public Works and the Building Permit Services Division’s requirements and standards will be triggered under any future request for a building or grading permit associated with the project site.

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.

Impacts to geology and soils are anticipated to be less than significant.

**Mitigation:** None.

**References:** Application information; United States Department of Agriculture NRCS Web Soil Survey; Referral response from the Department of Environmental Resources (DER) Environmental Health Division, dated February 14, 2025; Referral response from the Stanislaus County Department of Public Works, dated March 3, 2025; Title 16 of County Code; CA Building Code; 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. Two additional bills, SB 350 and SB32, were passed in 2015 further amending the states Renewables Portfolio Standard (RPS) for electrical generation and amending the reduction targets to 40% of 1990 levels by 2030.

The short-term emissions of GHGs during construction, primarily composed of CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O, would be 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 future construction at this project site. As described above in Section III - *Air Quality*, no new construction is proposed; however, should future construction occur as a result of the project, the use of heavy-duty construction equipment would be very limited; therefore, the emissions of CO<sub>2</sub> from future construction would be less than significant. Any future construction resulting from the project would be required to meet 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) which includes minimum statewide standards to significantly reduce GHG emissions from new construction. Future construction activities associated with this project would be considered less than significant as they are temporary in nature and subject to meeting San Joaquin Valley Air Pollution Control District (SJVAPCD) standards for emissions.

Direct emissions of GHGs from the operation of the proposed project are primarily due to the truck trips to drop off and pick up equipment. As required by California Environmental Quality Act (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. As discussed in Section III – *Air Quality*, the proposed project will generate a total of 30 one-way truck trips per-day (inbound and outbound trips for 15 trucks picking up and dropping off equipment) and zero passenger vehicle trips per-day.

The project was referred to the SJVAPCD, and no response has been received to date. Staff will include a condition of approval on the project requiring that the applicant that the applicant contact the SJVAPCD and be in compliance with all applicable rules and regulations. Consequently, GHG emissions are considered to be less than significant.

Based on project details and the conditions of approval to be placed on the project requiring that the applicant be in compliance with the District’s rules and regulations, GHG emissions are considered to be less than significant for the project.

**Mitigation:** None.

**References:** Application information; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; [www.valleyair.org](http://www.valleyair.org); San Joaquin Valley Air Pollution Control District’s Small Project Analysis Level (SPAL) guidance, November 13, 2020; Governor’s Office of Planning and Research Technical Advisory, December 2018; Stanislaus County General Plan and Support Documentation<sup>1</sup>.



IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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 project is not anticipated to interfere with the Stanislaus County Local Hazard Mitigation Plan, which identifies risks posed by disasters and identifies ways to minimize damage from those disasters. The County Department of Environmental Resources (DER) is responsible for overseeing hazardous materials. A referral response from the Hazardous Materials Division of DER indicated that the project is not anticipated to have a significant effect on the environment in terms of hazards and hazardous materials, and requested the applicant contact DER upon discovery of any underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil. A referral response received from the Environmental Health Division of DER requested that the applicant demonstrate and secure any necessary permits for the destruction/relocation of all on-site wastewater treatment systems (OWTS) and/or water wells impacted or proposed by this project; and that all applicable County Local Agency Management Program (LAMP) standards and required setbacks are maintained. No new construction or modifications of any existing structures, wells, or septic systems are proposed as part of this request. The project is subject to meeting all applicable hazardous materials handling procedures.

Pesticide exposure is a risk in areas located in the vicinity of agriculture. Sources of exposure include contaminated groundwater from 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. The nearest properties in production agriculture with records of pesticide use are a parcel approximately 415± feet to the north of the project site across Kiernan Avenue (State Route 219) and a parcel approximately 660± feet to the east. The project was referred to the Stanislaus County Agricultural Commissioner, who regulates pesticide use, and no comments have been received to date. As Stated in Section II – *Agricultural and Forest Resources*, 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. As this is an unmanned agricultural equipment storage yard, the project is not subject to agricultural buffers.

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 site is located in a Local Responsibility Area (LRA) for fire protection and is served by Salida Fire Protection District. The project was referred to the Salida Fire Protection District, and no comments have been received to date.

The project site is not within the vicinity of any airstrip, airport land use plan area, or wildlands. No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

**Mitigation:** None.

**References:** Application information; Referral response from the Department of Environmental Resources (DER) Hazardous Materials Division, dated February 12, 2025; Referral response from the Department of Environmental Resources (DER) Environmental Health Division, dated February 14, 2025; Department of Toxic Substances Control's Data Management System (EnviroStar); Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan and Support Documentation<sup>1</sup>.

X. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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:				
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:** 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. All flood zone requirements will be addressed by the Building Permits Division during the building permit process. The project proposes to handle stormwater drainage via overland runoff, and the current absorption patterns of water upon this property will not be altered. A referral response received from the Environmental Health Division of DER stated that any new building requiring an on-site wastewater treatment system (OWTS) shall be designed according to type and/or maximum occupancy of the proposed structure to the estimated waste/sewage design flow rate. All applicable

County Local Agency Management Program (LAMP) standards and required setbacks are to be met, and prior to issuance of any grading or building permit, the applicant(s) shall submit a site plan that includes the location of the existing on-site water well(s), and the location, layout and design of all existing on-site wastewater treatment systems (OWTS) and the Future 100% Expansion (Replacement) Areas. As part of the building permit review process, the Department of Environmental Resources (DER) will evaluate the existing wastewater treatment systems (OWTS), and the site's adherence to current Local Agency Management Program (LAMP) standards. LAMP standards include minimum setback from wells to prevent negative impacts to groundwater quality. If the approved uses on-site change to commercial and/or a structural expansion or alteration that increases the improved square footage by more than 50% compared to the existing square footage as of November 8, 1988, the existing septic system must be replaced or upgraded. The new sewage disposal system must comply with the requirements of Measure X, and all approved uses under this use permit must be connected to the new system. The capacity and design of the system must be determined by a professional engineer, and the design and calculations should be submitted to the Department of Environmental Resources for review and approval. Conditions of approval will be added to the project to reflect these requirements.

The site is currently served by a private septic system and well. No new wells or septic tanks are proposed as part of this request. Any future wells constructed on-site will be subject to review under the County's Well Permitting Program, which will determine whether a new well will require environmental review. Any potential regulatory requirements regarding applicable County Local Agency Management Program (LAMP) standards and required setbacks can be enforced during the building permit review process. The project was also referred to Public Works, which responded with no comments regarding the project. While no construction is proposed as part of this request, all applicable standards under Public Works and DER will be addressed under the building permit review process for any future building permit obtained for the site.

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 Stanislaus and Tuolumne Rivers Groundwater Basin Association GSA, which manages the Modesto Subbasins. The GSAs adopted the GSP on January 31, 2022, and submitted the GSP to the California Department of Water Resources (DWR). Currently, the GSAs are preparing for GSP implementation. In January 2024, the California DWR provided comments on the Stanislaus and Tuolumne Rivers Groundwater Basin Association's Groundwater Sustainability Plan (GSP) following a two-year review period. The Stanislaus and Tuolumne Rivers Groundwater Basin Association's GSP was determined to be incomplete by DWR and is required to be revised within 180 days. The final revised GSP was subsequently submitted to DWR on July 11, 2024 and approved on February 27, 2025. The GSAs prepared their annual report for the Stanislaus and Tuolumne Rivers Groundwater Basin addressing groundwater and surface water conditions during Water Year (WY) 2024 and submitted the report for public comment on March 13, 2025. Total groundwater extractions in the Stanislaus and Tuolumne Rivers Groundwater Basin during WY 2024 were approximately 260,800 AFY. This total is based on both direct measurements by local water agencies and estimates for private agricultural and domestic pumping. During WY 2024, agricultural groundwater extraction accounts for 81 percent (210,400 AFY) of the total pumping in the Stanislaus and Tuolumne Rivers Groundwater Basin, while urban and industrial groundwater extraction accounted for the remaining 19% (50,400 AFY). The proposed agricultural equipment storage yard will be subject to the requirements of the GSP for the region which was adopted to minimize impacts to groundwater supplies. The project was referred to the Stanislaus and Tuolumne Rivers Groundwater Basin Association GSA, and no comments have been received regarding the proposed project to date.

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 proposed as part of this request.

The project was referred to DER's Groundwater Resources Division and to the Central Valley Regional Water Quality Control Board (RWQCB), and no response has been received to date.

The project site is located within the service boundaries of the Modesto Irrigation District (MID). Accordingly, the project was referred to MID, which responded with no comments regarding domestic water and irrigation facilities on the project site.

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

**Mitigation:** None.

**References:** Application information; Referral response from the Department of Environmental Resources (DER) Environmental Health Division, dated February 14, 2025; Stanislaus County Code Title 9 Chapter 9.37 Groundwater; Modesto Subbasin Groundwater Sustainability Plan, as revised July 2024; Modesto Subbasin: Annual Report for Water Year 2024, dated March 2025; Referral response from the Stanislaus County Department of Public Works, dated March 3, 2025; Referral response received from Modesto Irrigation District, dated March 26, 2025; 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 Industrial by the Stanislaus County General Plan land use diagrams and zoned General Agriculture (A-2-10). The project is a request to operate an agricultural equipment storage yard associated with an off-site agricultural consulting and equipment rental company, Salida Ag Chem.

As allowed under Section 21.020.030(B) of the Stanislaus County Zoning Ordinance, the A-2 zoning district permits agriculture service establishments primarily engaging in the provision of agricultural services to farmers, by obtaining a Tier Two Use Permit if specific criteria can be met and if specific findings can be made. Those findings include that the establishment, as proposed, will not be substantially detrimental to, or in conflict with, the agricultural use of other properties in the vicinity; that the use is necessary and desirable for such establishment to be located within the agricultural area as opposed to areas zoned for commercial or industrial usage; and that it will not create a concentration of commercial and industrial uses in the vicinity. To be considered a Tier Two use, the proposed use is required to be found related to agricultural production and necessary for a healthy agricultural economy. The proposed project will not displace any existing on-site farming operations. Parcels currently engaged in production agriculture to the north across Kiernan Avenue (State Route 219) and to the east beyond the P-D (180) zoning district are located within the Salida Community Plan amendment area and are zoned Salida Community Plan (SCP) Industrial Business Park (IBP) and Planned Industrial (PI). While the parcels located within the amendment area and not under a Williamson Act Contract are currently precluded from development until the approval of a Programmatic Environmental Report (PEIR), the area is designated for future development. The nearest parcel enrolled in a Williamson Act contract is a 20± acre farmed parcel located approximately 0.21 miles away from the project site under the same ownership as the applicant. Staff believes that the proposed project will not conflict with any agriculturally zoned land or Williamson Act Contracted land in the vicinity. The parcels adjacent to the project site to the west, east and south are zoned Planned Development (P-D) (180) and developed with P-D uses such as contractors, administrative offices, light manufacturing uses, and warehouses. The request is not expected to create a concentration of commercial and industrial uses in the vicinity or perpetuate any significant conversion of farmland to non-agricultural use or impact agricultural operations. The project as proposed would be considered a Tier Two use.

As Discussed in Section II – *Agricultural and Forest Resources*, Buffer and Setback Guidelines are applicable to new or expanding uses approved in or adjacent to the General Agriculture (A-2-10) zoning district, and are required to be designed to physically avoid conflicts between agricultural and non-agricultural uses. Facilities that may be located within a required agricultural buffer include parking lots. Based on the requested use consisting of an unmanned agricultural equipment

storage yard, the project is not subject to agricultural buffers. The project was referred to the Stanislaus County Agricultural Commissioner, and no comments have been received to date.

With the application of conditions of approval, there is no indication that, under the circumstances of this particular case, the proposed operation will be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use or that it will be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

As the project is located within the Salida Municipal Advisory Council boundary, the project was referred to them, and no comments have been received to date. However, the initial study will be referred and presented to them for discussion.

The Stanislaus County General Plan Land Use Element Policy 27 requires all discretionary projects located outside, but within one mile of a Local Agency Formation Commission (LAFCO)-adopted Sphere of Influence (SOI) for a city, and within a city’s adopted general plan area, to be referred out to the city for consideration; however, the County reserves the right for final discretionary action. The project is located 0.46 miles from the City of Modesto’s LAFCO-adopted SOI and is located within the City of Modesto’s adopted General Plan area. Accordingly, the project was referred to the City of Modesto; however, no response has been received to date.

The project will not physically divide an established community nor conflict with any habitat conservation plans.

**Mitigation:** None.

**References:** Application information; Stanislaus County Zoning Ordinance (Title 21); 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:** Application information; 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	



<p>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?</p>			<p>X</p>	
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**Discussion:** The Stanislaus County General Plan identifies noise levels up to 75 dB Ldn (or CNEL) as the normally acceptable level of noise for industrial and agricultural uses. The area surrounding the project site consists of State Route 219 (Kiernan Avenue) and irrigated cropland are located to the north; light industrial uses to the south, east, and west of the project site; State Route 99 to the west; and the City of Modesto is located to the southeast. Stanislaus County General Plan identifies noise levels for residential or other noise-sensitive land uses of up to 55 hourly Leq, dBA and 75 Lmax, dBA from 7:00 a.m. to 10:00 p.m. and 45 hourly Leq, dBA and 65 Lmax, dBA from 10:00 p.m. to 7:00 a.m. Pure tone noises, such as music, shall be reduced by five dBA; however, when ambient noise levels exceed the standards, the standards shall be increased to the ambient noise levels. The nearest sensitive noise receptor is a residence located across State Route 219 (Kiernan Avenue) and Stoddard Road to the northeast approximately 0.21 miles away from the project site (APN 003-019-018). Noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise. The site itself is impacted by the noise generated from traffic on Kiernan Avenue (State Route 219) and farming and commercial and industrial operations in the surrounding area. The proposed hours of operation for the equipment storage are Monday through Saturday, from 6:00 a.m. to 6:00 p.m. Noise impacts associated with on-site activities will include trucks entering and exiting the property and the idling of engines. Such uses should be under the threshold established by the General Plan’s Noise Element and Chapter 10.46 of the County Code – Noise Control. No construction is proposed as part of this request. If future construction occurs, on-site grading and construction resulting from this project may result in a temporary increase in the area’s ambient noise levels; however, noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise

The site is not located within an airport land use plan. Noise impacts associated with the proposed project 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 Noise Control Ordinance (Title 10); Stanislaus County Health and Safety Ordinance (Title 9); Stanislaus County General Plan, Chapter IV – Noise Element; 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
<p>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)?</p>			<p>X</p>	
<p>b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?</p>			<p>X</p>	

**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) or the draft 2023 6th cycle RHNA for the County and will therefore not impact the County’s ability to meet their RHNA. No population growth will be induced, nor will any existing housing be displaced as a result of this project.

**Mitigation:** None.

**References:** Application information; 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 project was circulated to all applicable school, fire, police, irrigation, and public works departments and districts during the early consultation referral period including Salida Fire Protection District, the Stanislaus County Sheriff's Office, Salida Union and Modesto Union School District, Stanislaus County Public Works Department, Caltrans and Modesto Irrigation District (MID). No concerns were identified with regard to public services. The Salida Union School District responded with no comments, and MID responded with no comments related to irrigation and domestic water facilities on-site. MID's referral response required existing MID easements for protection of electrical facilities on-site to remain and for a full set of construction plans to be submitted to MID's Electrical Engineering Design Group prior to any future construction; however, no construction is proposed at this time.

The project was referred to the Central Valley Regional Water Quality Control Board (CVRWQCB), and no response has been received to date.

It is not anticipated that the project would substantially affect the level of service on Kiernan Avenue (State Route 219). The project was referred to Caltrans District 10 and no response has been received to date.

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. No buildings are proposed as part of this project. However, should any construction occur on the property in the future, all adopted public facility fees will be required to be paid at the time of building permit issuance.

**Mitigation:** None.

**References:** Application information; Referral response from the Salida Union School District, dated February 2, 2025; Referral response received from Modesto Irrigation District, dated March 26, 2025; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

XVI. RECREATION --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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	
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**Discussion:** This project will not increase demands for recreational facilities, as such impacts typically are associated with residential development.

**Mitigation:** None.

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

XVII. TRANSPORTATION -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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:** No employees of Salida Ag Chem report directly to the project site, and the facility will have no customer visits. Equipment to be stored will be dropped off and picked-up by employees via up to 15 expected truck trips per-day. Proposed hours of operation are Monday through Saturday from 6:00 a.m. to 6:00 p.m. The project will receive access via State-maintained Kiernan Avenue (State Route 219). It is not anticipated that the project would substantially affect the level of service on Kiernan Avenue.

Section 15064.3 of the CEQA Guidelines establishes specific considerations for evaluating a project's transportation impacts. The CEQA Guidelines identify vehicle miles traveled (VMT), which is the amount and distance of automobile travel attributable to a project, as the most appropriate measure of transportation impacts. A technical advisory on evaluating 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 technical advisory from OPR, 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 generate a low amount of vehicle trips with zero passenger vehicle trips per-day and 30 one-way truck trips per-day (inbound and outbound trips for 15 trucks picking up and dropping off equipment). As this is below the District's threshold of significance for vehicle and heavy truck trips, no significant impacts from vehicle and truck trips to transportation are anticipated.

This project was referred to the Department of Public Works, Salida Fire Protection District, Salida Municipal Advisory Council, City of Modesto, and the California Department of Transportation (Caltrans). To date, no response has been received from these agencies except for Public Works, which responded with no comments.

**Mitigation:** None.

**References:** Application information; Governor's Office of Planning and Research Technical Advisory, December 2018; Referral response from Public Works dated March 3, 2025; CEQA Guidelines; 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. While the site is already developed, if any resources are found during future construction, construction activities would halt until a qualified survey takes place and the appropriate authorities are notified. 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. Although no new structures are proposed, the Department of Environmental Resources (DER) Environmental Health Division commented that any new building requiring an on-site wastewater treatment system (OWTS) shall be designed according to type and/or maximum occupancy of the proposed structure to the estimated waste/sewage design flow rate. All applicable County Local Agency Management Program (LAMP) standards and required setbacks are to be met, and prior to issuance of any grading or building permit, the applicant(s) shall submit a site plan that includes the location of the existing on-site water well(s), and the location, layout and design of all existing on-site wastewater treatment systems (OWTS) and the Future 100% Expansion (Replacement) Areas. Conditions of approval will be added to the project to reflect these requirements, which will be triggered if a building permit is applied for in the future.

The project was referred to Public Works, which responded with no comments.

The project was also referred to DER’s Groundwater Resources Division, the Central Valley Regional Water Quality Control Board (CVRWQCB), and the California Department of Transportation (Caltrans). To date, no response has been received from these agencies.

The project site receives power from the Modesto Irrigation District (MID). The project was referred to MID, which responded with no comments related to irrigation and domestic water facilities on-site. MID’s referral response required existing MID easements for protection of electrical facilities on-site to remain and for a full set of construction plans to be submitted to MID’s Electrical Engineering Design Group prior to any future construction; however, no construction is proposed at this time.

The project is not anticipated to have a significant impact to utilities and service systems.

**Mitigation:** None.

**References:** Application information; Referral response from the Department of Environmental Resources (DER) Environmental Health Division, dated February 14, 2025; Referral response from the Stanislaus County Department of Public Works dated March 3, 2025; Referral response received from Modesto Irrigation District, dated March 26, 2025; 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	
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**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 State-maintained Kiernan Avenue (State Route 219). The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Salida Fire Protection District. The project was referred to Salida Fire Protection District, and no response has been received to date. 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. No construction is proposed; however, any future construction will 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<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 3± acre project site is designated Planned Industrial by the Stanislaus County General Plan land use diagrams and zoned A-2-10 (General Agriculture). The USDA Natural Resources Conservation Service’s Eastern Stanislaus County Soil Survey indicates that approximately 85.4 percent of the project site is comprised of Grade 1 Dinuba fine sandy loam, 0 to 1 percent slopes (DmA), and the remaining 14.6 percent of the project site is comprised of Grade 1 Hanford sandy loamy, 0 to 3 percent slopes (HdA), both of which have a California Revised Storie Index Rating of 85. The parcel is not enrolled in a Williamson Act Contract. The entirety of the site is classified as “Urban and Built-Up Land” by the California Department of Conservation’s Farmland Mapping and Monitoring Program. The requested use will not be located on one of the County’s “most productive” agricultural areas, thus it is not considered Prime Farmland. The proposed project

will not permanently convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

Parcels currently engaged in production agriculture to the north across Kiernan Avenue (State Route 219) and to the east beyond the P-D (180) zoning district are located within the Salida Community Plan amendment area and are zoned Salida Community Plan (SCP) Industrial Business Park (IBP) and Planned Industrial (PI). While the parcels located within the amendment area and not under a Williamson Act Contract are currently precluded from development until the approval of a Programmatic Environmental Report (PEIR) is accepted by the Board of Supervisors, the area is designated for future development. The nearest parcel enrolled in a Williamson Act contract is a 20± acre farmed parcel located approximately 0.21 miles away from the project site under the same ownership as the applicant. Staff believes that the proposed project will not conflict with any agriculturally zoned land or Williamson Act Contracted land in the vicinity. The parcels adjacent to the project site to the west, east and south are zoned Planned Development (P-D) (180) and developed with P-D uses such as contractors, administrative offices, light manufacturing uses, and warehouses. The request is not expected to create a concentration of commercial and industrial uses in the vicinity or perpetuate any significant conversion of farmland to non-agricultural use or impact agricultural operations.

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.

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 no new construction is proposed. The project site has already been disturbed. Standard conditions of approval regarding the discovery of cultural resources during any future construction resulting from this request will be added to the project.

The proposed project will generate a low amount of vehicle trips with a total of 30 one-way heavy truck trips per-day (inbound and outbound trips for 15 trucks picking up and dropping off equipment). As this is below the threshold of significance for vehicle and heavy truck trips as discussed in Section XVII - *Transportation*, no significant impacts from vehicle and truck trips to transportation are anticipated. The project will not physically divide an established community. The surrounding area is composed of State Route 219 (Kiernan Avenue) and irrigated cropland are located to the north; light industrial uses to the south, east, and west of the project site; State Route 99 to the west; and the City of Modesto is located to the southeast. Any development of the surrounding area would be subject to the permitted uses of the P-D (180) zoning district, or uses permitted under the Salida Community Plan, or would require additional land use entitlements and environmental review.

Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area.

**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.

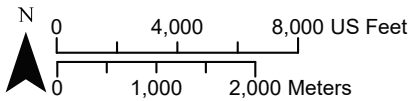
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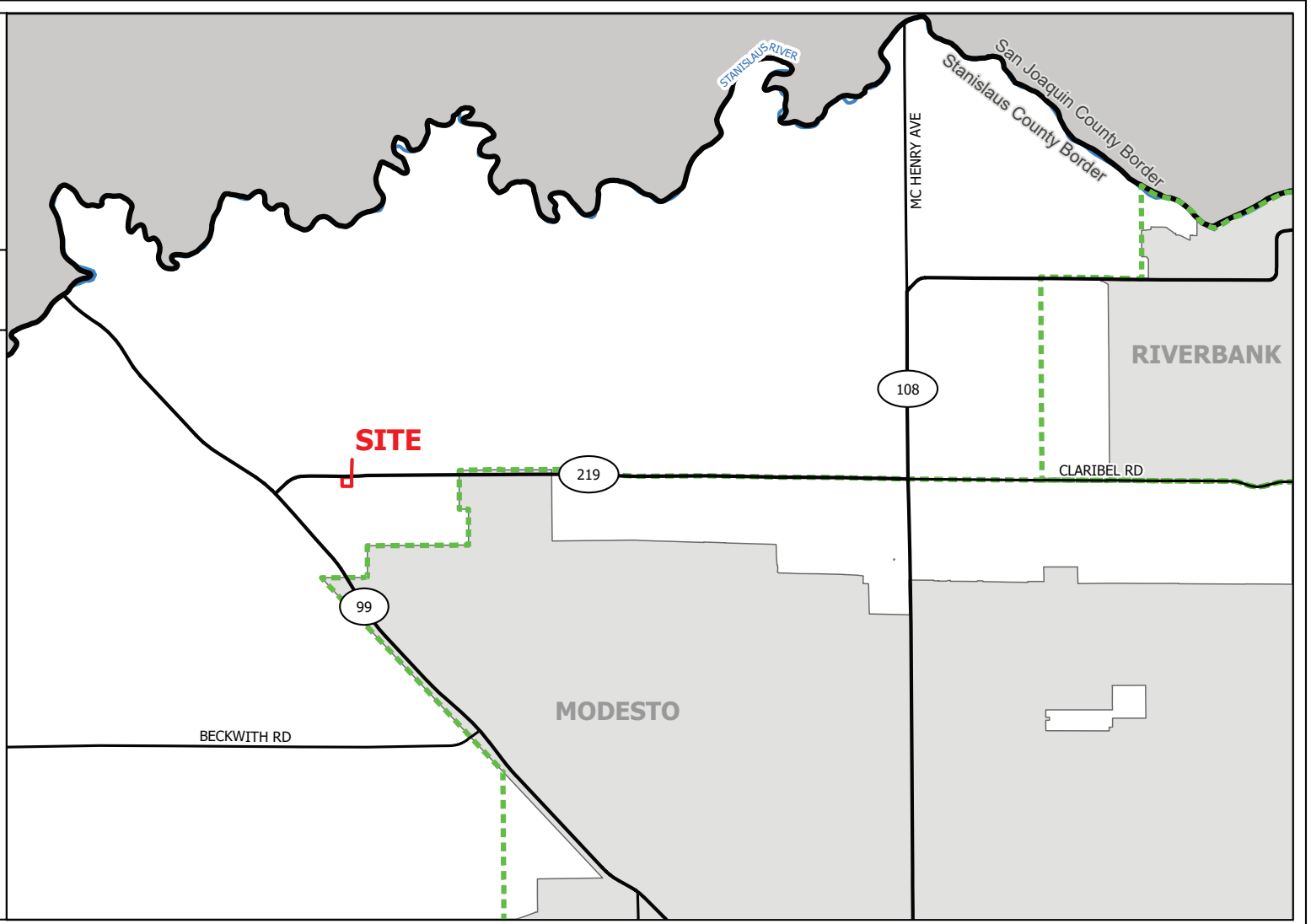
### AREA MAP

#### LEGEND

-  Project Site
-  Sphere of Influence
-  Highway
-  Major Road
-  River



Source: Planning Department GIS      Date Exported: 12/10/2024



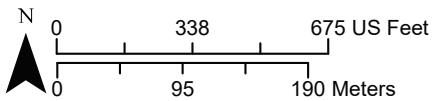
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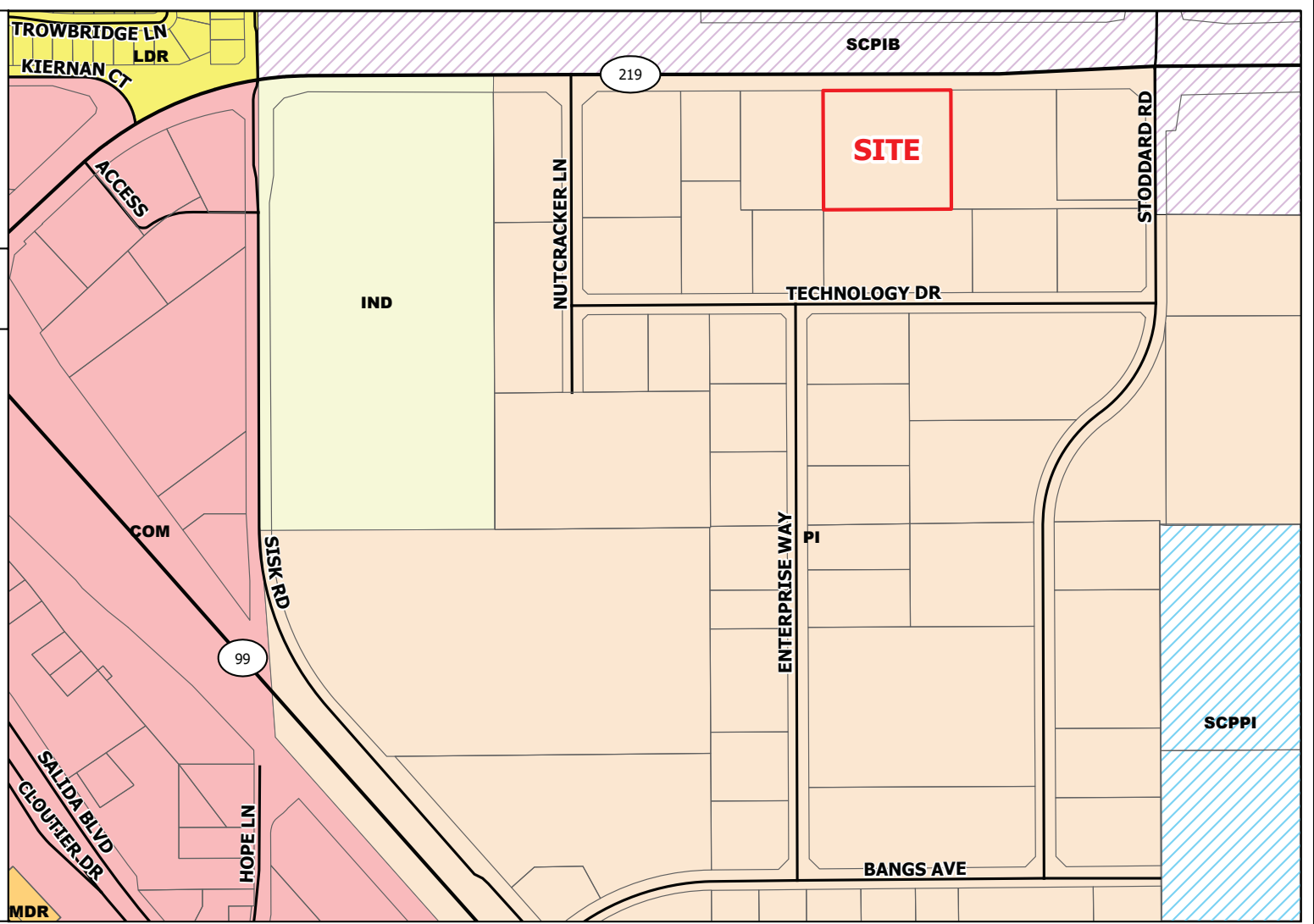
### GENERAL PLAN MAP

#### LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
- General Plan**
-  Commercial
-  Industrial
-  Planned Industrial
-  Residential - Low Density
-  Residential - Medium Density
-  Salida Community Plan IBP
-  Salida Community Plan PI



Source: Planning Department GIS Date Exported: 12/10/2024




# RUMBLE









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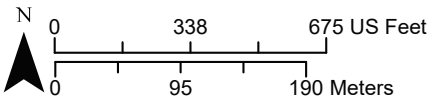
### COMMUNITY PLAN MAP

#### LEGEND

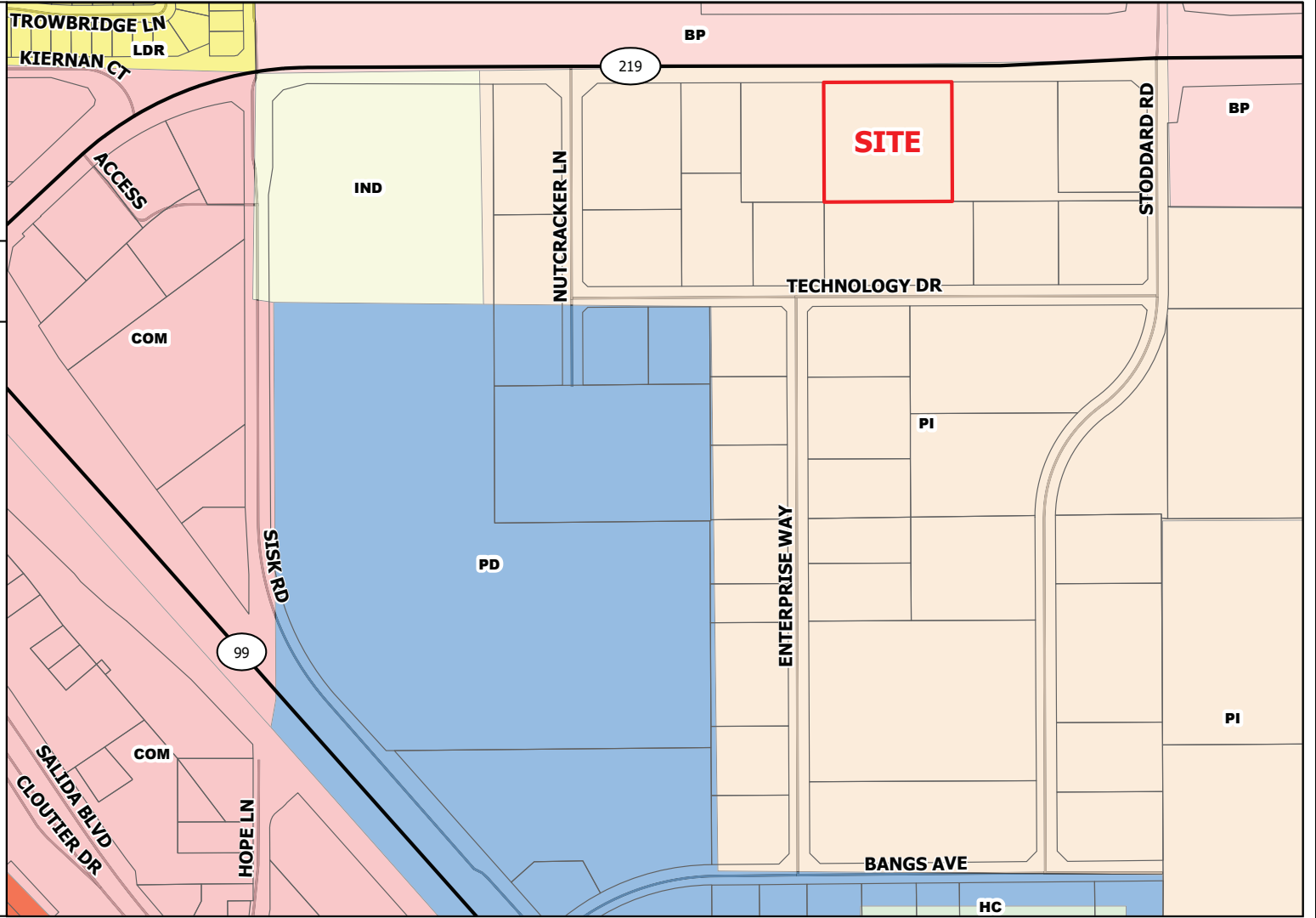
-  Project Site
-  Parcel
-  Highway
-  Street

#### Community Plan

-  BP
-  COM
-  HC
-  IND
-  LDR
-  MHDR
-  PD
-  PI



Source: Planning Department GIS Date Exported: 12/10/2024




# RUMBLE









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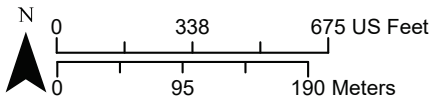
### ZONING MAP

#### LEGEND

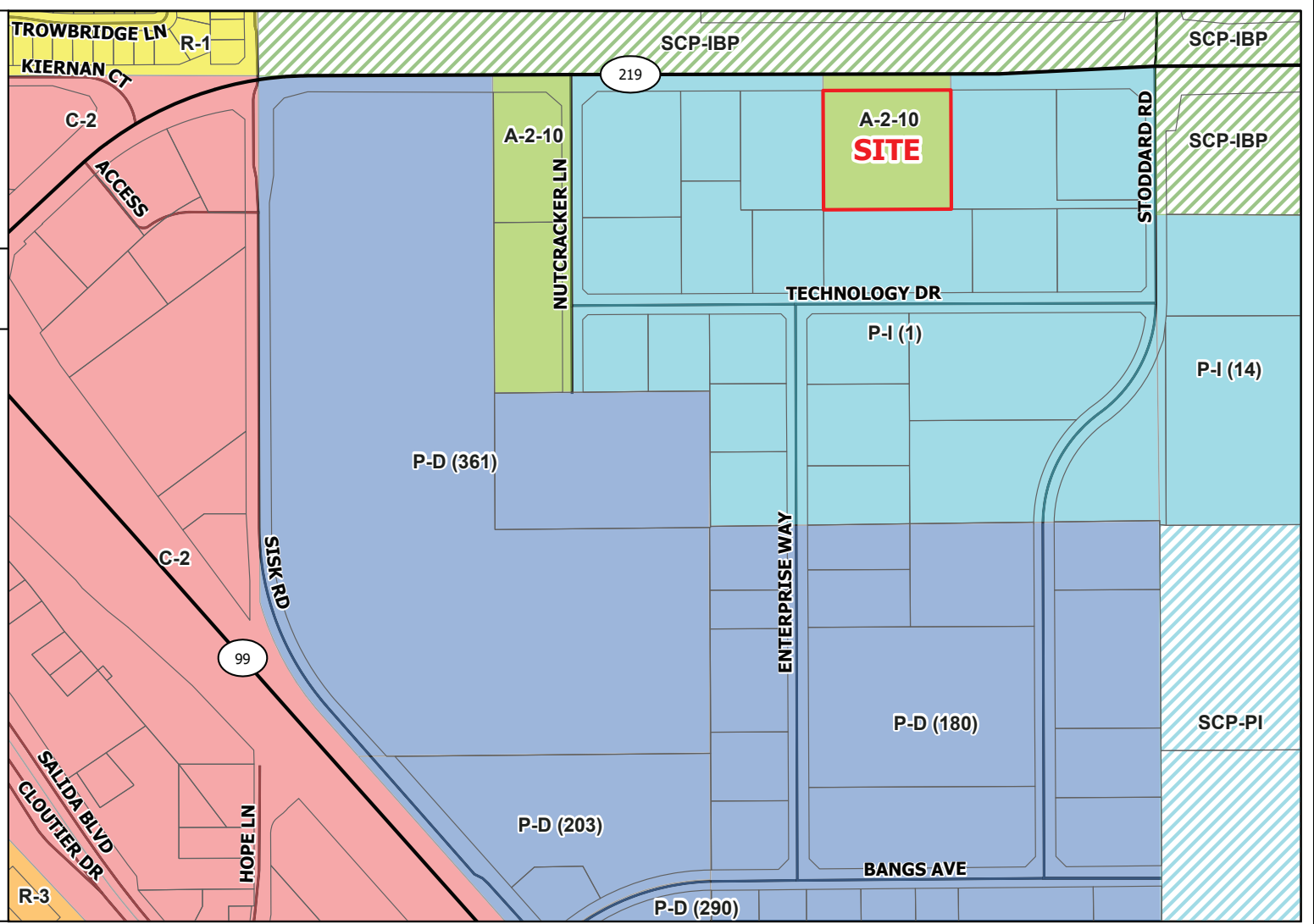
-  Project Site
-  Parcel
-  Highway
-  Street

#### Zoning Designation

-  General AG 10 Acre
-  General Commercial
-  Multiple Family
-  Planned Development
-  Planned Industrial
-  Salida Community Plan IBP
-  Salida Community Plan PI
-  Single Family Residential



Source: Planning Department GIS Date Exported: 12/10/2024








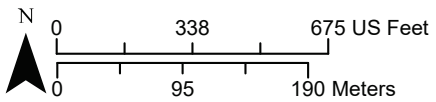
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## UP PLN2024-0120

### 2023 AERIAL AREA MAP

#### LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street



Source: Planning Department GIS Date Exported: 12/10/2024








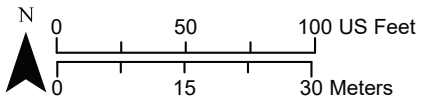
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## UP PLN2024-0120

### 2023 AERIAL SITE MAP

#### LEGEND

-  Project Site
-  Parcel
-  Highway



Source: Planning Department GIS

Date Exported: 12/10/2024



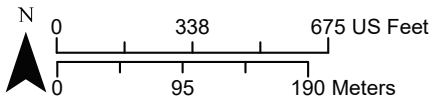
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## UP PLN2024-0120

### ACREAGE MAP

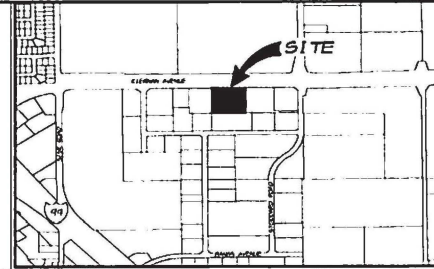
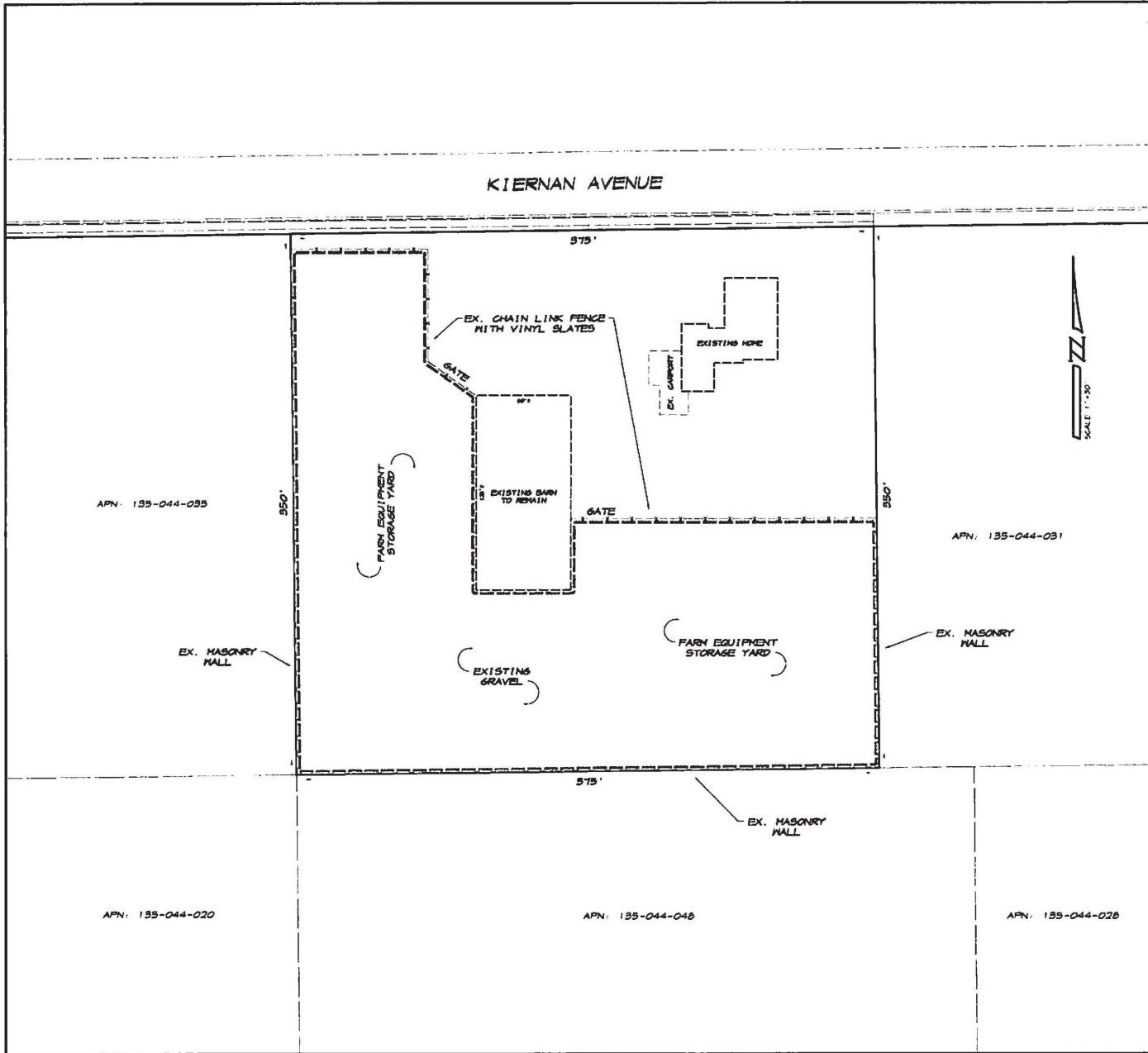
#### LEGEND

-  Project Site
-  Parcel
-  Acres
-  Highway
-  Street



Source: Planning Department GIS Date Exported: 12/10/2024





VICINITY MAP  
NO SCALE

**OWNER/APPLICANT:**  
DAVE RUPPEL, R24 PROPERTIES, INC.  
4443 CHURMAN RD  
MODESTO, CA 95320

- GENERAL NOTES:**
1. ASSESSOR'S PARCEL NUMBER: 135-044-025
  2. SITE SUMMARY: TOTAL SITE 3.013 ± AC
  3. SITE LOCATION: 4124 KIERNAN AVENUE, MODESTO, CA, 95320
  4. PRESENT ZONING: A-2-10 GENERAL AG
  5. THE PROPERTY LINE DISTANCE, BEARINGS, AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP ARE TAKEN FROM DEEDS, ASSESSOR'S MAPS, OR BOTH, AND RELY ON FIELD OBSERVATIONS BY OFFICE PERSONNEL AND DO NOT REFLECT AN ACTUAL FIELD SURVEY.

REVISION	DATE	DESCRIPTION

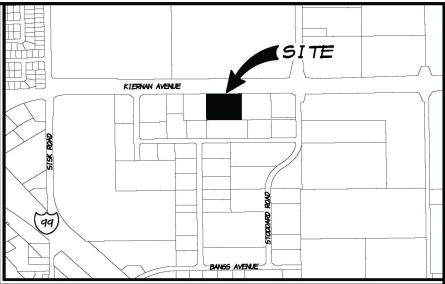
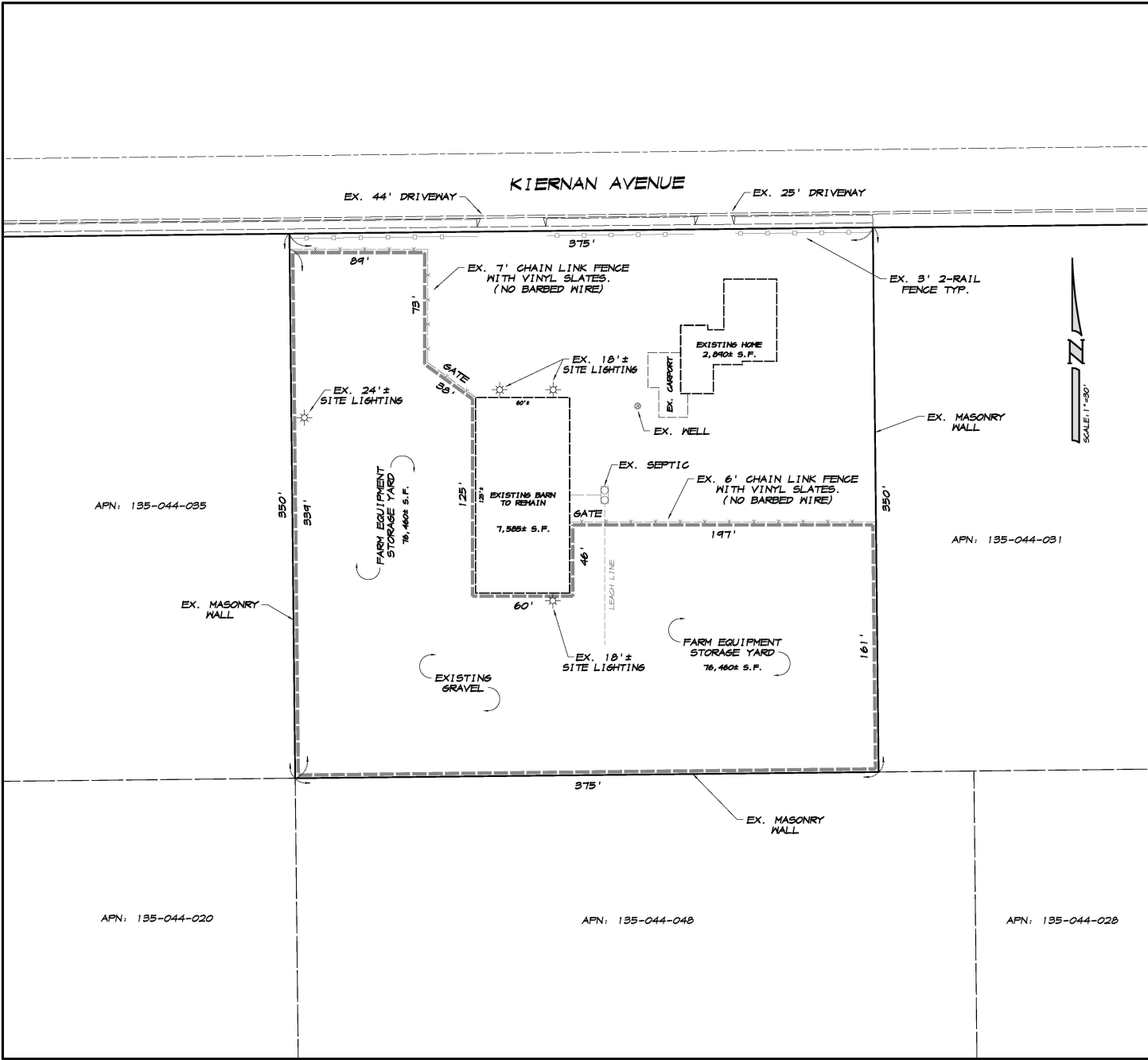
**ASSOCIATED ENGINEERING GROUP**

406 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95336  
PHONE: (209) 545-1380 FAX: (209) 545-8875 www.aegmod.com

SITE PLAN TO ACCOMPANY USE PERMIT  
**AG EQUIPMENT STORAGE**  
4124 KIERNAN AVENUE  
STANISLAUS COUNTY CALIFORNIA

BY: [Signature] DATE: [Date]

DRAWN BY: D.D.S.  
DATE: 10/24/13  
SCALE: 1"=30'  
DWG: 135-044-025 SITE  
SHEET: 15 OF 24



VICINITY MAP  
NO SCALE

**OWNER/APPLICANT:**  
DAVE RUBLE, REX PROPERTIES, INC.  
4443 CHAPMAN RD.  
MODESTO, CA 95326

**GENERAL NOTES:**

1. ASSESSOR'S PARCEL NUMBER: 135-044-020
2. SITE SUMMARY: TOTAL SITE 3.013 ± AC.
3. SITE LOCATION: 4124 KIERNAN AVENUE MODESTO, CA. 95326
4. PRESENT ZONING: A-2-10 GENERAL AS
5. THE PROPERTY LINE DISTANCE, BEARINGS, AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP ARE TAKEN FROM DEEDS, ASSESSOR'S MAPS, OR BOTH, AND PRELIMINARY FIELD OBSERVATIONS BY OFFICE PERSONNEL AND DO NOT REFLECT AN ACTUAL FIELD SURVEY.

REVISION	DATE	DESCRIPTION

**ASSOCIATED ENGINEERING GROUP**  
4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95366  
PHONE (209) 545-5500 FAX (209) 545-5515 www.aengr.com

SITE PLAN TO ACCOMPANY USE PERMIT  
**AS EQUIPMENT STORAGE**  
 4124 KIERNAN AVENUE  
 STANISLAUS COUNTY CALIFORNIA

RYAN CHANAL, R.C.E. 6215  
JEFF SHELDON, R.C.E. 6475

DRAWN BY: **S.D.S.**  
DATE: **NOV. 23, 2024**  
SCALE: **1"=50'**  
DWG: **1571-24 SITE**  
CHECKED:  
JOB #: **1571-24**

SHEET  
OF **1**