



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
Phone: 209.525.6330 Fax: 209.525.5911

May 3, 2011

MEMO TO: Ag Advisory Board  
FROM: Rachel Wyse, Assistant Planner

**SUBJECT: USE PERMIT APPLICATION NO. 2011-01 - HENNINGS BROTHERS AG DRILLING**

The Stanislaus County Department of Planning and Community Development has received an application to establish an agricultural water well drilling business on a 17.6± acre parcel in the A-2-40 (General Agricultural) zoning District. The applicants are proposing to construct a 50' x 100' steel frame building for repair and maintenance of drilling equipment, a 24' x 40' prefabricated office for clerical work, and a pole structure for welding and equipment storage, and a fenced concrete area for material storage and truck parking. The agricultural well drilling business is considered to be a Tier II (agricultural service establishment) in the A-2 zoning district. The 17.6 acre site is located at 1920 Ladd Road, east of American Avenue and west of Carver Road, in the Modesto area. The applicant has proposed an alternative to the Agricultural buffer standards which requests a reduced setback and alternative vegetative screen along the eastern portion of the property. The applicant's proposal and the County's Buffer and Setback Guidelines are outlined below:

**Stanislaus County Buffer & Setback Guidelines Requirements** (as supported for Tier I & II Uses on September 8, 2008 and November 2, 2009 by the Agricultural Advisory Board)

- All new non-agricultural uses shall incorporate a minimum 150-foot wide buffer.
- The buffer shall incorporate a six (6) foot high fence and a vegetative screen consisting of two staggered rows of trees and shrubs extending along the length of the facility/use. No fence is required if trespassing is determined to not be an issue.

**Applicant's Proposal**

- Planning Staff has determined that no fencing will be required due to the fact that the general public will not be accessing the property and the applicant will have control over all employees on site; however the applicants are proposing to fence the equipment storage area.
- The northern, western, and southern property lines meet the 150' setback. A 30' setback with a single row of evergreen trees along the buildings and the adjacent pavement as shown in the attached site plan. The applicants Statement of Compliance indicates that the peach orchard to the east is sprayed mainly at night with a fan sprayer from ground level a few times a year.
- Alternatively, if the Ag Advisory Board determines that the single row of evergreen trees is not adequate than the applicant is willing to install a double row of trees along the eastern property line while maintaining the buildings 30' from the property line.

**Staff's Comments**

The application states that most of the on-site work is done within the proposed 5000 square foot steel building; however, Planning staff has concerns about spray drift impacting the Hennings Brothers' employees, working in the proposed material storage area.

***On November 2, 2009 the Stanislaus County Agricultural Advisory Board considered and motioned to support the following Agricultural Buffer Alternatives as providing equal or greater protection than the Buffer and Setback Guidelines adopted in December of 2007 as Appendix 'A' of the Stanislaus County General Plan - Agricultural Element.***

## **AGRICULTURAL BUFFER ALTERNATIVES**

The December 2007 update to the Agricultural Element of the Stanislaus County General Plan established a buffer requirement for all new or expanding non-agricultural uses within or adjoining the A-2 zoning district. Appendix A of the Agricultural Element lays out guidelines for these buffers, which includes the following:

- ✓ A 150 ft buffer (300 feet for people intensive outdoor activities) from all property lines.
- ✓ A 6 ft high solid fence along the perimeter where a project adjoins agricultural property and 2 rows of vegetative screening (including evergreen trees and shrubs).
- ✓ Expansion of existing uses must provide fencing and vegetative screening in the area available and a 150-foot minimum building setback is required.

Any alternative to the currently adopted buffer standards must be reviewed and supported by the Stanislaus County Agricultural Advisory Board prior to Planning Commission consideration. ***These alternative standards shall be determined to provide equal or greater protection.***

*Planning staff would like the Agricultural Advisory Board to review and give its support to the following buffer alternative applicable to **all expanding non-agricultural uses** within the A-2 General Agriculture zoning district:*

- ✓ Allow the expansion of an existing non-agricultural use without a 150-foot setback or vegetative screening provided the expansion does not intensify the on-site activity.
- ✓ Allow riparian areas adjacent to rivers to serve as setbacks and vegetative screening.
- ✓ Allow permitted non-agricultural uses (including but not limited to legal non-conforming uses and homesites) adjoining the subject property to serve as part of the required setback area, provided the adjoining use is of a permanent nature which is not likely to be returned to agriculture. The overall distance from the requested use and the nearest agricultural operation (as defined by the Stanislaus County General Plan Agricultural Element) must be equal to or greater than the required setback distance. Vegetative screening shall not be required provided the minimum setback to the nearest agricultural operation is provided.

**Additional alternative standards may be presented to the Agricultural Advisory Board for review and for a recommendation of approval to the Planning Commission. Ultimate approval will be based upon a determination of equal or greater protection.**

*On September 8, 2008 the Stanislaus County Agricultural Advisory Board considered and motioned to support the following Agricultural Buffer Alternatives as providing equal or greater protection than the Buffer and Setback Guidelines adopted in December of 2007 as Appendix 'A' of the Stanislaus County General Plan - Agricultural Element.*

## AGRICULTURAL BUFFER ALTERNATIVES

The December 2007 update to the Agricultural Element of the Stanislaus County General Plan established a buffer requirement for all new or expanding non-agricultural uses within or adjoining the A-2 zoning district. Appendix A of the Agricultural Element lays out guidelines for these buffers, which includes the following:

- ✓ A 150 ft buffer (300 feet for people intensive outdoor activities) from all property lines.
- ✓ A 6 ft high solid fence along the perimeter where a project adjoins agricultural property and 2 rows of vegetative screening (including evergreen trees and shrubs).
- ✓ Expansion of existing uses must provide fencing and vegetative screening in the area available and a 150-foot minimum building setback is required.

Any alternative to the currently adopted buffer standards must be reviewed and supported by the Stanislaus County Agricultural Advisory Board prior to Planning Commission consideration. ***These alternative standards shall be determined to provide equal or greater protection.***

*Planning staff would like the Agricultural Advisory Board to review and give its support to the following buffer alternative applicable to **all non-agricultural uses** within the A-2 General Agriculture zoning district:*

- ✓ Fencing is not required to be made up of a solid material, but shall be required to be at least 6 feet in height. The intent of the fencing requirement is to prevent trespassing.
- ✓ As a point of clarification, fencing may be installed around the perimeter of the non-agricultural use, rather than the perimeter of the property lines containing the use.
- ✓ Vegetative screening along road frontages shall only be required to the greatest extent possible giving consideration to driveways and other existing hardscape.
- ✓ Buffer and Setback standards shall not apply to projects located on a site surrounded by a minimum of 150-feet of residential type uses (including parcels of 3-acres or less in size), parks, schools or other similar non-agricultural uses.

*In addition, Planning staff would like the Agricultural Advisory Board to support the following buffer alternative, applicable to **Tier 1 and Tier 2 uses** such as nut hulling, shelling, dehydrating, grain warehousing, ag processing facilities (without incidental tasting rooms or sales) and other similar low people intensive uses:*

- ✓ When trespassing onto neighboring property is determined not to be an issue, the fencing requirement may be waived.
- ✓ Expansions of existing non-agricultural uses that are intended to improve efficiency and are not increasing exposure risk to spray, shall not be required to meet the 150 foot setback.
- ✓ Provided an overall distance of 150 feet or greater exists between the proposed use and the property line, no vegetative screening shall be required.

**Additional alternative standards may be presented to the Agricultural Advisory Board for review and for a recommendation of approval to the Planning Commission. Ultimate approval will be based upon a determination of equal or greater protection.**



## BUFFER AND SETBACK GUIDELINES - STATEMENT OF COMPLIANCE

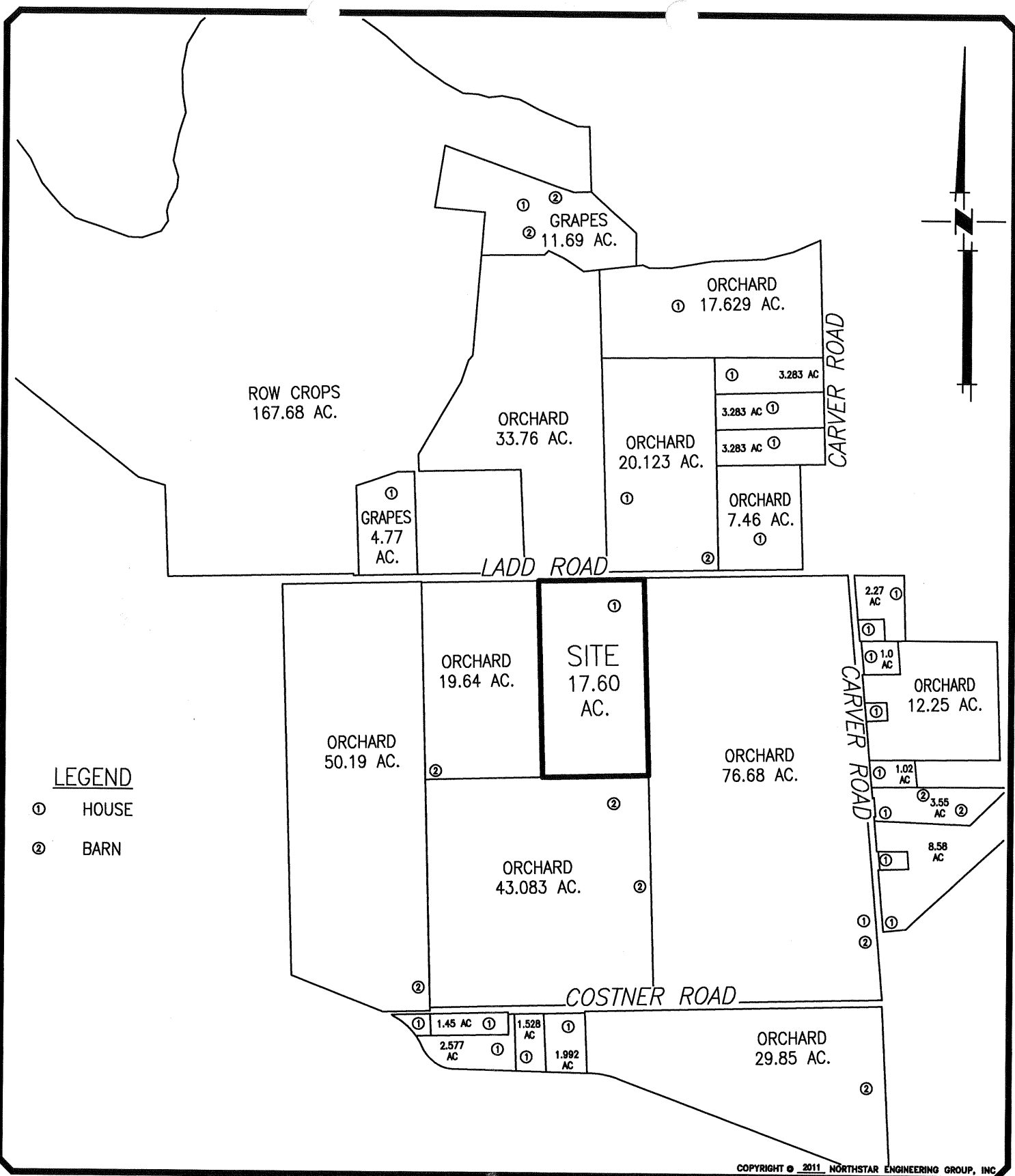
Roddy Property  
1920 Ladd Road, Modesto, CA

To comply with the County's Agricultural Buffer requirements, we propose the following:

Buildings will be setback from the east property line 30' with one row of screening trees along the buildings and adjacent pavement as shown in the attached plan.

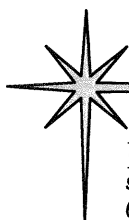
Alternatively we propose to plant a double row of screening trees along the east property line maintaining the buildings 30' from the property line.

It is important to note that the adjoining property to the east is planted into peach orchard. Crop spraying activities, which occur only a few times per year, are done mainly at night and with a fan sprayer from ground level. These activities will in no way affect the employees of the well drilling facility since no employees will be on site at the time of day the spraying occurs.



COPYRIGHT © 2011, NORTHSTAR ENGINEERING GROUP, INC.

PLotted: 02/24/11 17:12 PLOTTED BY: ebowd  
DWG NAME: 11-942-Ready Property (Civil) (Lands) USE.dwg



*NorthStar*

Engineering Group, Inc.

• CIVIL ENGINEERING • SURVEYING • PLANNING •  
909 14th Street Modesto, CA 95354  
(209) 524-3525 Phone (209) 524-3526 Fax

## LAND USE PLAN

**HENNINGS BROTHERS  
DRILLING CO, INC.**

**MODESTO**

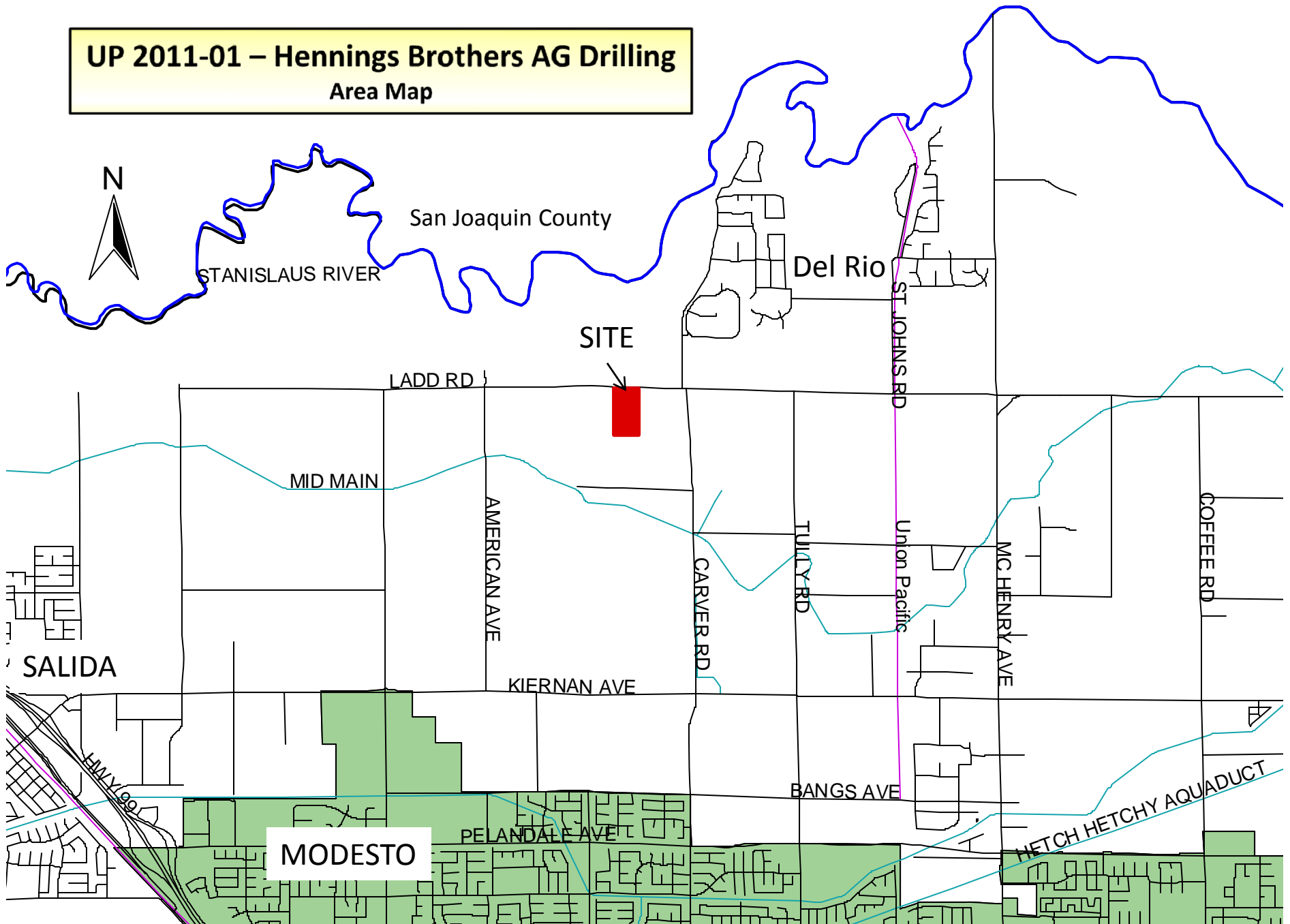
**CALIFORNIA**

JOB: 11-942  
DATE: 01/14/2011  
SCALE: 1"=800'  
DRAWN: EWB  
DESIGN: EWB  
CHK'D: BJ

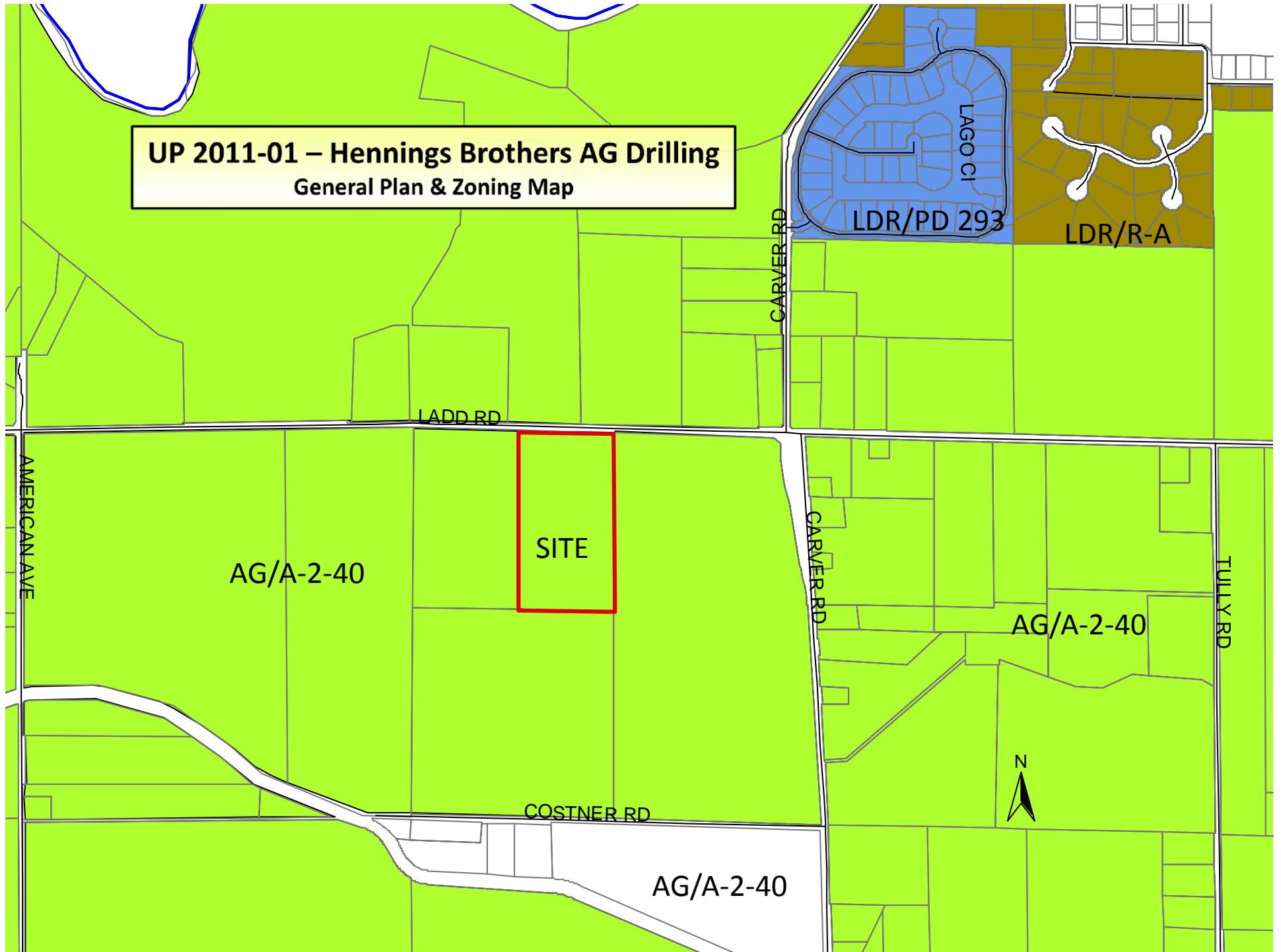
SHEET

**01**  
OF 01

**UP 2011-01 – Hennings Brothers AG Drilling  
Area Map**



**UP 2011-01 – Hennings Brothers AG Drilling**  
General Plan & Zoning Map





**UP 2011-01 – Hennings Brothers AG Drilling**  
2008 Stanislaus County Aerial

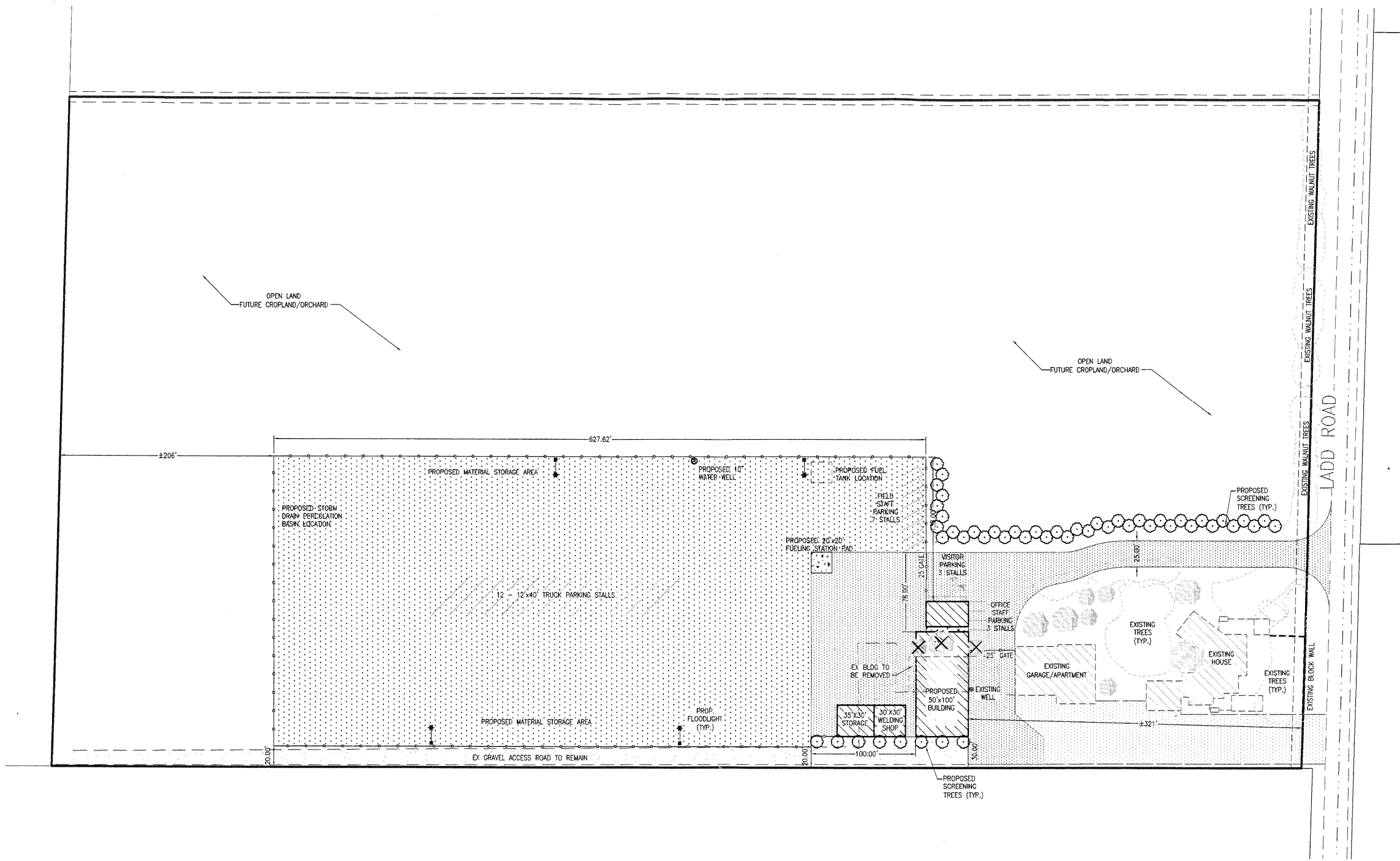
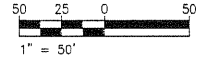
LADD RD

CARVER RD

CARVER RD







**PROJECT SITE COVERAGE:**

EXISTING BUILDING COVERAGE:	±10660 S.F.
PROPOSED BUILDING COVERAGE:	±7910 S.F.
EXISTING BUILDING REMOVED:	±1890 S.F.
TOTAL BUILDING COVERAGE:	±16680 S.F.
PAVED SURFACE AREA:	±30600 S.F.

**LEGEND**

X	EX TREE TO BE REMOVED
—○—	PROPOSED 6' CHAINLINK SECURITY FENCE

**HATCHING LEGEND**

[Hatched pattern]	EX GRAVEL AREA
[Hatched pattern]	EX PAVEMENT AREA
[Hatched pattern]	PROPOSED PAVEMENT AREA
[Hatched pattern]	PROPOSED GRAVEL AREA
[Hatched pattern]	PROPOSED CONCRETE AREAS

PLOTTED: 02/11/11 15:32 PLOTTED BY: dbyd  
DWG NAME: E:\11-942 Roddy Property\Civil\Coastal\01\_PLOT\_Plan.dwg



NO.	DESCRIPTION	APPROVED	DATE

**RODDY PROPERTY  
PROPOSED SITE PLAN**  
**HENNINGS BROTHERS COMPANY, INC.**  
MODESTO, CALIFORNIA

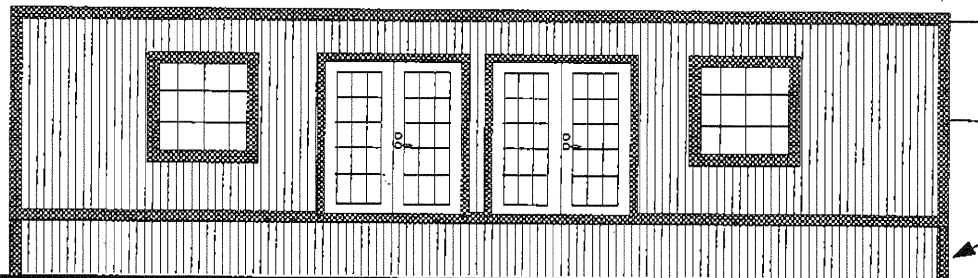
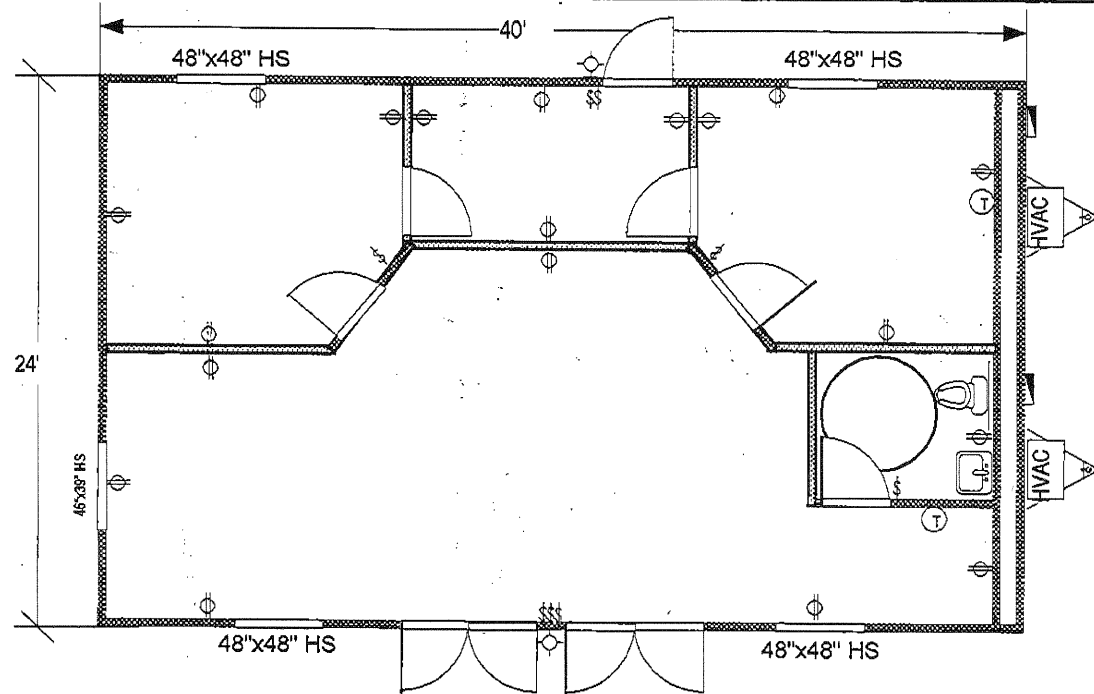
**NorthStar**  
**Engineering Group, Inc.**  
• CIVIL ENGINEERING • SURVEYING • PLANNING •  
909 14th Street Modesto, CA 95354  
(209) 524-3525 Phone (209) 524-3526 Fax

JOB #:	11-942
DATE:	02/04/11
SCALE:	1" = 50'
DRAWN:	EWB
DESIGN:	EWB
CHK'D:	BJ

UNIT # 6070

## 24' x 40' OFFICE BUILDING

SCALE: 1/8" = 1'



**PACIFIC MOBILE  
STRUCTURES, INC.**  
800/441-8603

DATE: 12/1/06

DRAWN BY: Charla

**STANDARD FEATURES**

- ~ 26 gauge galvanized standing seam roof
- ~ Suspended T-grid ceiling w/ recessed 2'x4' & canned lights
- ~ T1-11 ext. siding 8" O.C.
- ~ Endwall HVAC w/ t-stat controls

- ~ Horizontal sliding Dual Glaze windows
- ~ Raw sheet rock, tape/texture ready
- ~ Carpet ready
- ~ (2) Double French doors w/ closure
- ~ (1) 36" x 80" steel clad exterior door w/deadbolt, passage
- ~ Siding color - Cargo, Trim color - Oyster

**LEGEND**

(T) T-stat

2' x 4' (4-tube)  
light fixture

125 amp panel box

⊕ porch light

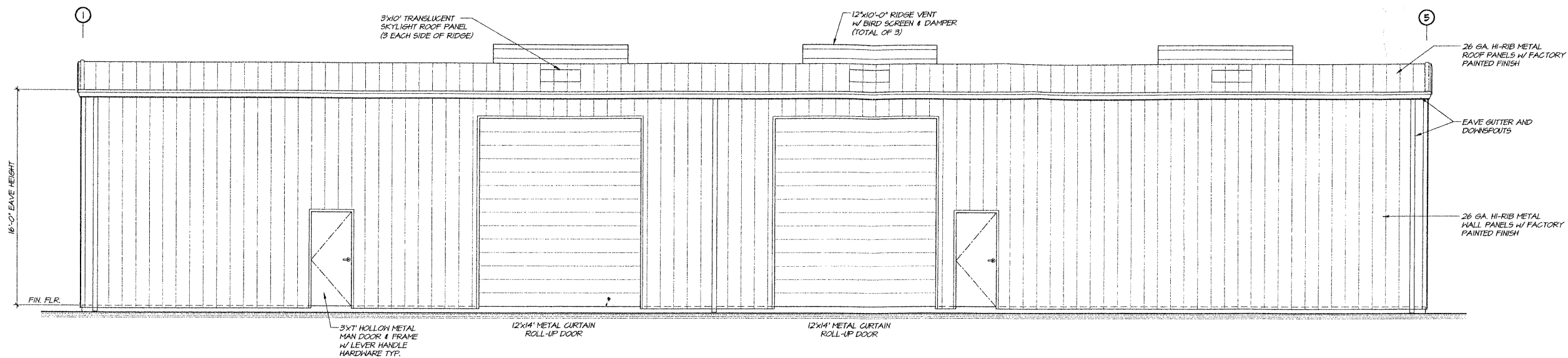
⊕ duplex elec.  
outlet

\$ light switch

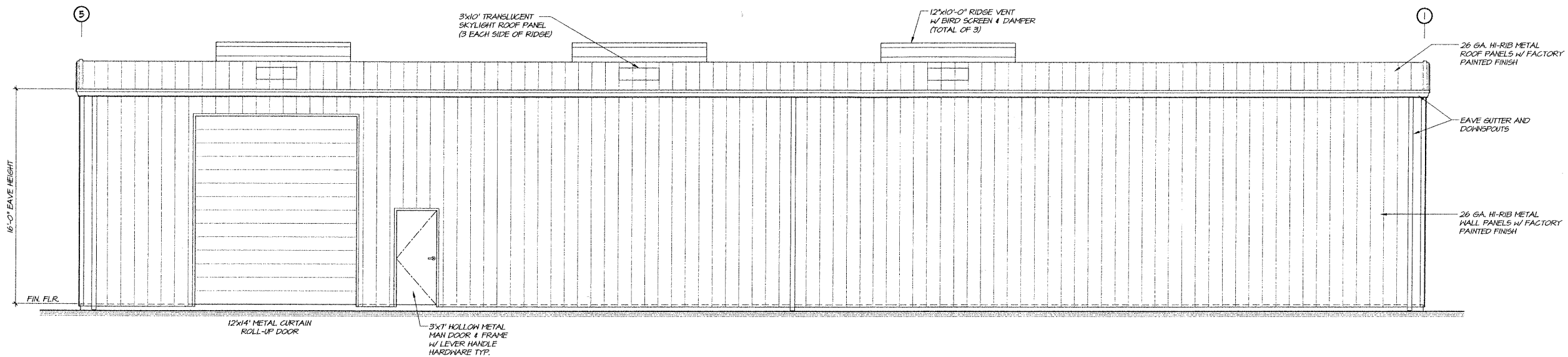
⊗ supply air grill

⊘ return air grill

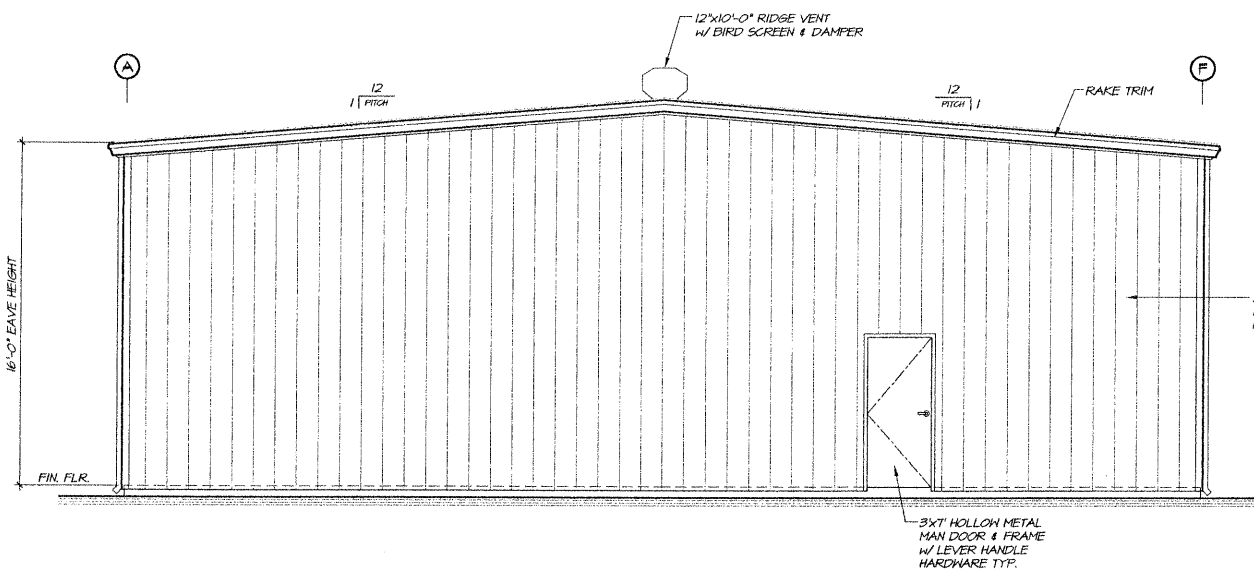
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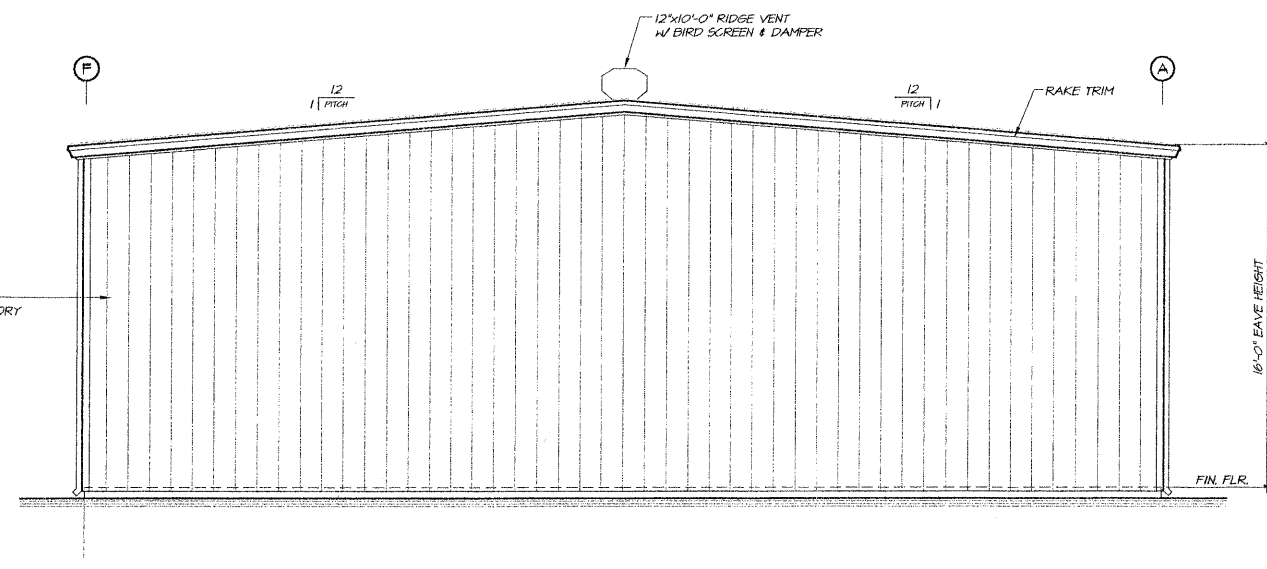
**SIDEWALL ELEVATION AT LINE "F"**  
SCALE: 1/4" = 1'-0"



**SIDEWALL ELEVATION AT LINE "A"**  
SCALE: 1/4" = 1'-0"



**ENDWALL ELEVATION AT LINE 1**  
SCALE: 1/4" = 1'-0"



**ENDWALL ELEVATION AT LINE 5**  
SCALE: 1/4" = 1'-0"

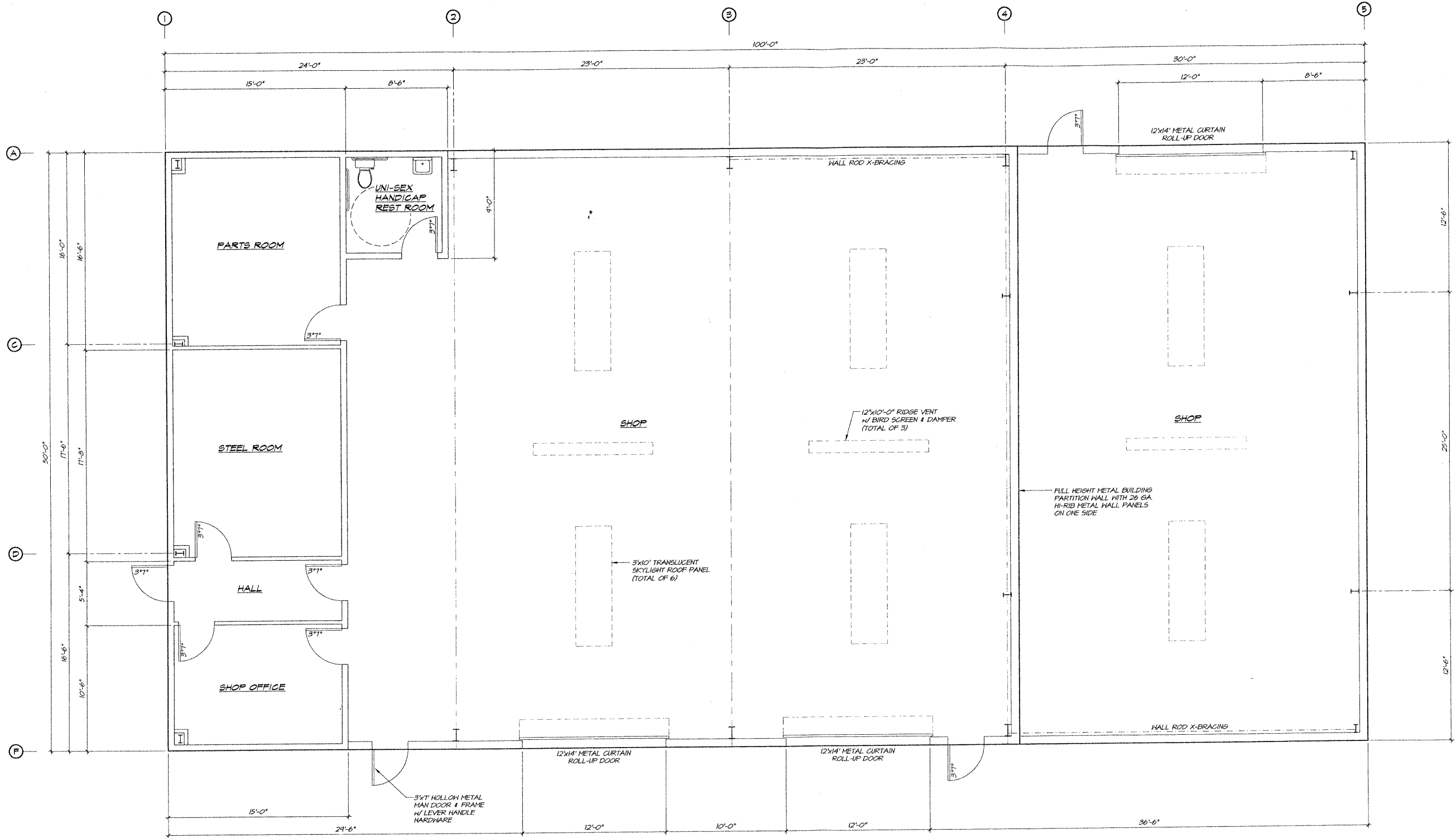
REVISIONS	BY

**MODERN STEEL STRUCTURES**  
"The Valley's Finest Builders of Pre-Engineered Metal Structures!"  
GENERAL BUILDING CONTRACTOR  
D.O. Box 399, Coalinga, CA 93307  
1305 Saddle Drive, Coalinga, CA 93307  
mail@modernsteel.net FAX (209) 837-2671  
Tel: (209) 837-5886



PROPOSED BUILDING FOR:  
**HENNINGS BROS. DRILLING CO., INC.**  
MODESTO, CALIFORNIA

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DATE:	01/21/2011
JOB:	11R23
DRAWN:	JMD
SHEET:	<b>A2</b>
OF	SHEETS



**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

REVISIONS	BY



**MODERN STEEL STRUCTURES**  
"The Valley's Finest Builders of Pre-Engineered Metal Structures!"  
P.O. Box 348, Corona, CA 92637  
Office Address: 3504 Shattuck Drive, Corona, CA 92637  
E-Mail Address: ms@modernsteel.net  
TEL: (951) 537-4685 FAX: (951) 537-3271

PROPOSED BUILDING FOR:  
**HENNINGS BROS. DRILLING CO., INC.**  
MODESTO, CALIFORNIA

DATE:	01/27/2011
JOB:	11R23
DRAWN:	JMD
SHEET:	<b>A1</b>