



Referral Early Consultation

Date: March 27, 2019
To: Distribution List (See Attachment A)
From: Kristen Anaya, Assistant Planner, Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2019-0006 – SHARP INVESTOR, INC.
Respond By: April 11, 2019

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Brandon Jones
Project Location: 2750 North Gratton Road, between Sioux Drive and Navaho Court, west of the Turlock Irrigation District main canal, in the Denair area.
APN: 024-039-005
Williamson Act Contract: Not applicable
General Plan: Urban Transition (UT)
Current Zoning: A-2-10 (General Agriculture)

Project Description: Request to change the use from a welding business that specializes in manufacturing wrought iron products such as stairs, railings, fences, and gates, to a new welding business, Sharp Investor, Inc., that specializes in the repair and modification of manufactured homes on a 5± acre parcel in the A-2-10 (General Agriculture) zoning district. The previous welding business established under Use Permit 2001-03 – Jones Welding and Wrought Iron replaced a legal non-conforming (LNC) disposal business. The parcel is currently improved with a single-family dwelling, two shops, an accessory storage structure, and an office which has been converted, in part and without building permits, to a caretaker's dwelling serving the single-family residence.

Sharp Investor proposes to utilize the two existing on-site welding shops for the rehabilitation of mobile homes, which involves welding, plumbing, electrical work, carpentry, and general construction. This request proposes to reduce on-site employee counts from ten employees to five employees on a maximum shift and to shift the hours of operation from 7 a.m. to 5 p.m. to new hours of 8 a.m. to 6 p.m., Monday through Friday. A maximum of eight mobile homes will be stored on-site within the “storage area” as indicated on the attached site plan. A maximum of one mobile home per month will be transferred to or from the project site. A maximum of two passenger truck trips per day within a one-hour period is expected to occur. Trucks will be transporting tools and equipment from the project site to off-site job locations where employees will service manufactured homes at mobile home parks.

The project site takes access off of County-maintained North Gratton Road via three points of access: two paved driveways which are utilized for residential access and the 32-foot wide gated rock and asphalt driveway, which is utilized by employees of Sharp Investor.

The site is served by public water and sewer via the Denair Community Service District (DCSD); however, the on-site residence is currently utilizing a private septic system.

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



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

USE PERMIT APPLICATION NO. PLN2019-0006 – SHARP INVESTOR INC.

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
	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DISTRICT: DENAIR	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: DENAIR	X	STAN CO SUPERVISOR 2: CHIESA
	HOSPITAL DIST:	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: TURLOCK		StanCOG
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
X	MUNICIPAL ADVISORY COUNCIL: DENAIR		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	PACIFIC GAS & ELECTRIC		SURROUNDING LAND OWNERS
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: BURLINGTON NORTHERN SANTA FE		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: DENAIR UNIFIED		US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:
	TUOLUMNE RIVER TRUST		



STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: USE PERMIT APPLICATION NO. PLN2019-0006 – SHARP INVESTOR, INC.

Based on this agency’s particular field(s) of expertise, it is our position the above described project:

- _____ Will not have a significant effect on the environment.
- _____ May have a significant effect on the environment.
- _____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

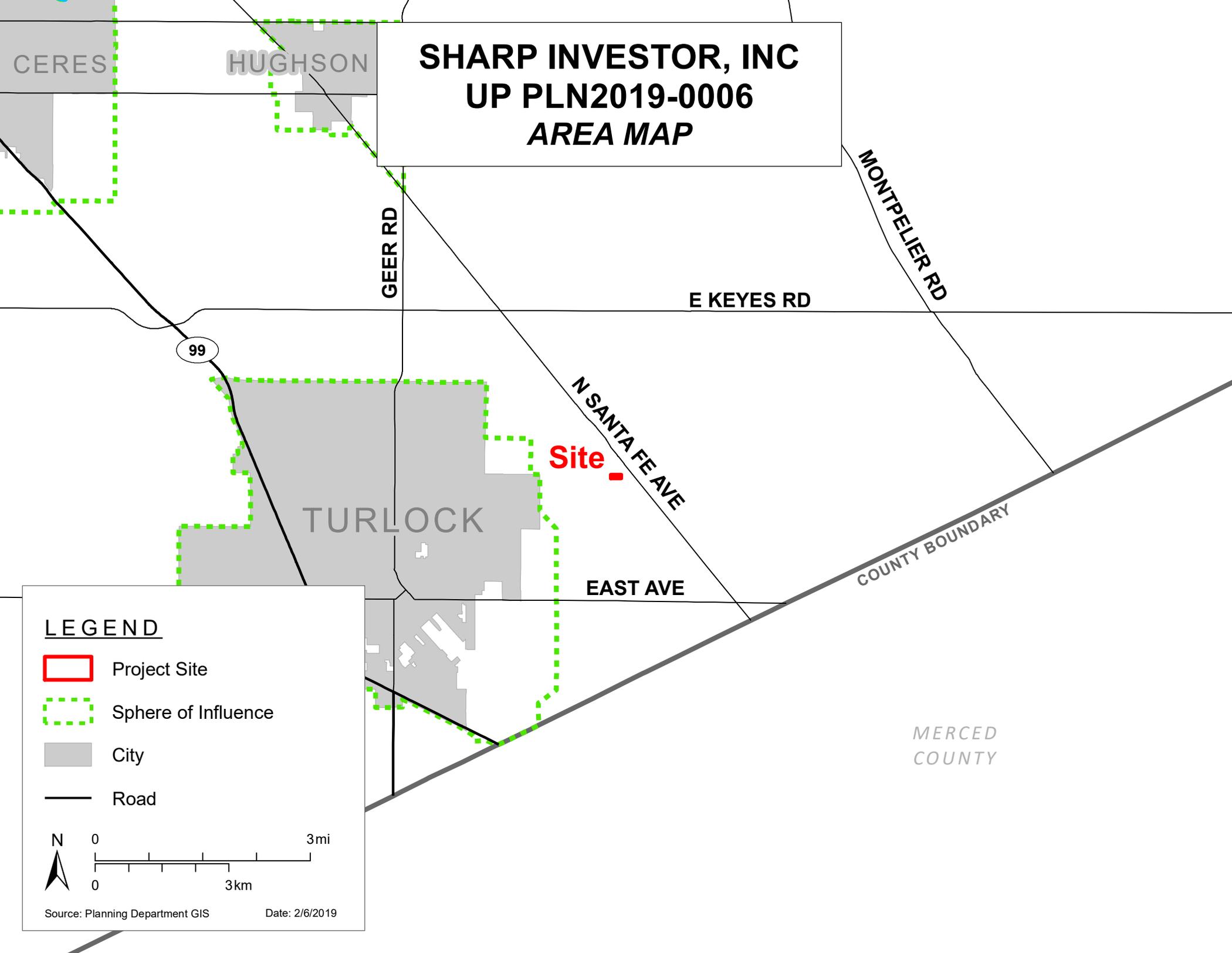
- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name	Title	Date
------	-------	------

SHARP INVESTOR, INC UP PLN2019-0006 AREA MAP



GEER RD

E KEYES RD

MONTPELIER RD

99

Site

N SANTA FE AVE

TURLOCK

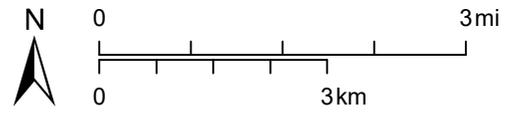
EAST AVE

COUNTY BOUNDARY

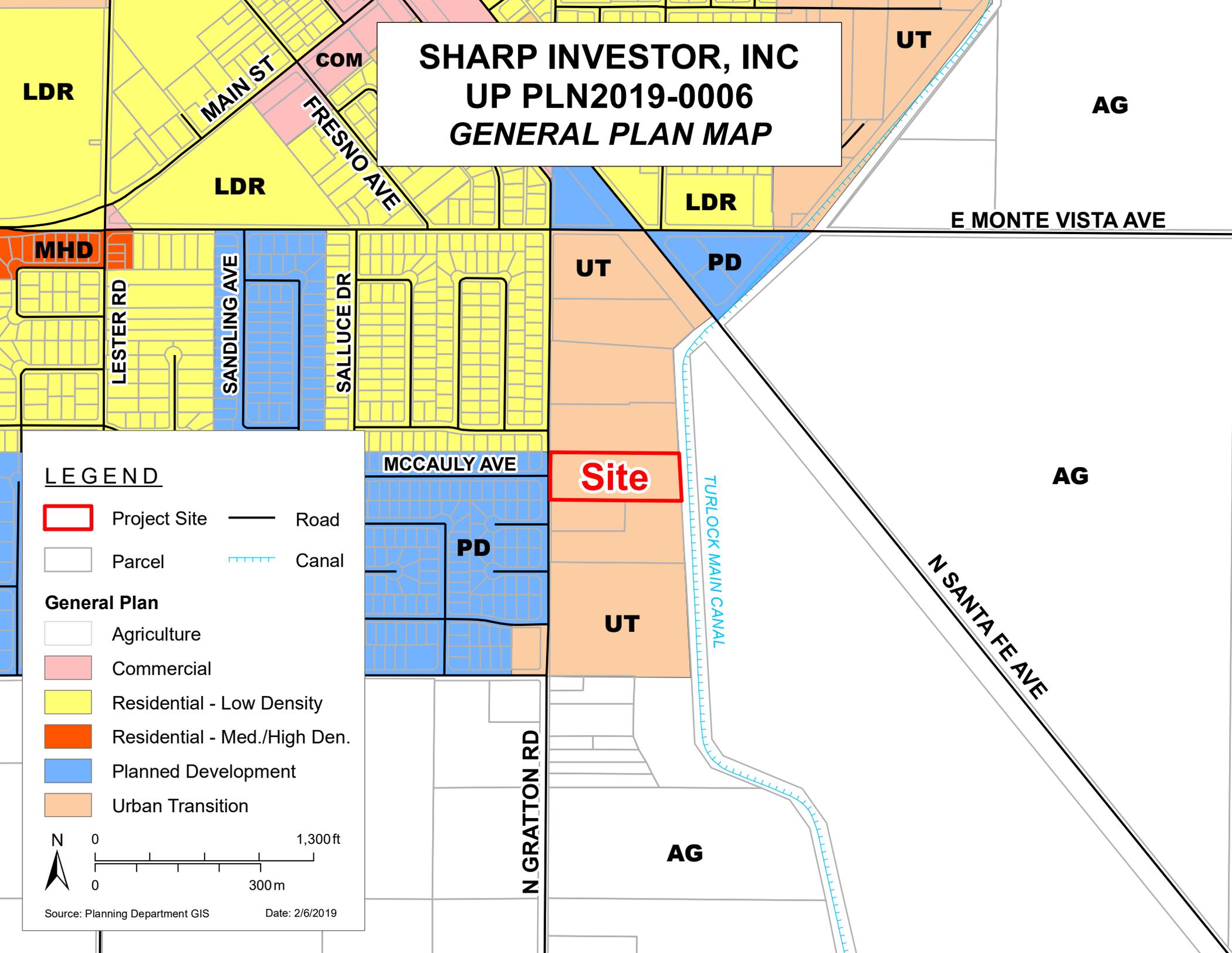
MERCED
COUNTY

LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road



SHARP INVESTOR, INC UP PLN2019-0006 GENERAL PLAN MAP



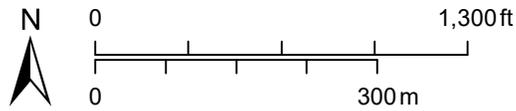
LEGEND

Project Site Road

Parcel Canal

General Plan

- Agriculture
- Commercial
- Residential - Low Density
- Residential - Med./High Den.
- Planned Development
- Urban Transition



Source: Planning Department GIS

Date: 2/6/2019

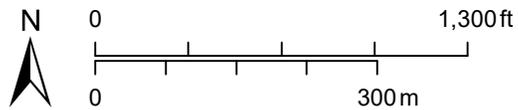
SHARP INVESTOR, INC UP PLN2019-0006 ZONING MAP

LEGEND

- Project Site
- Road
- Parcel
- Canal

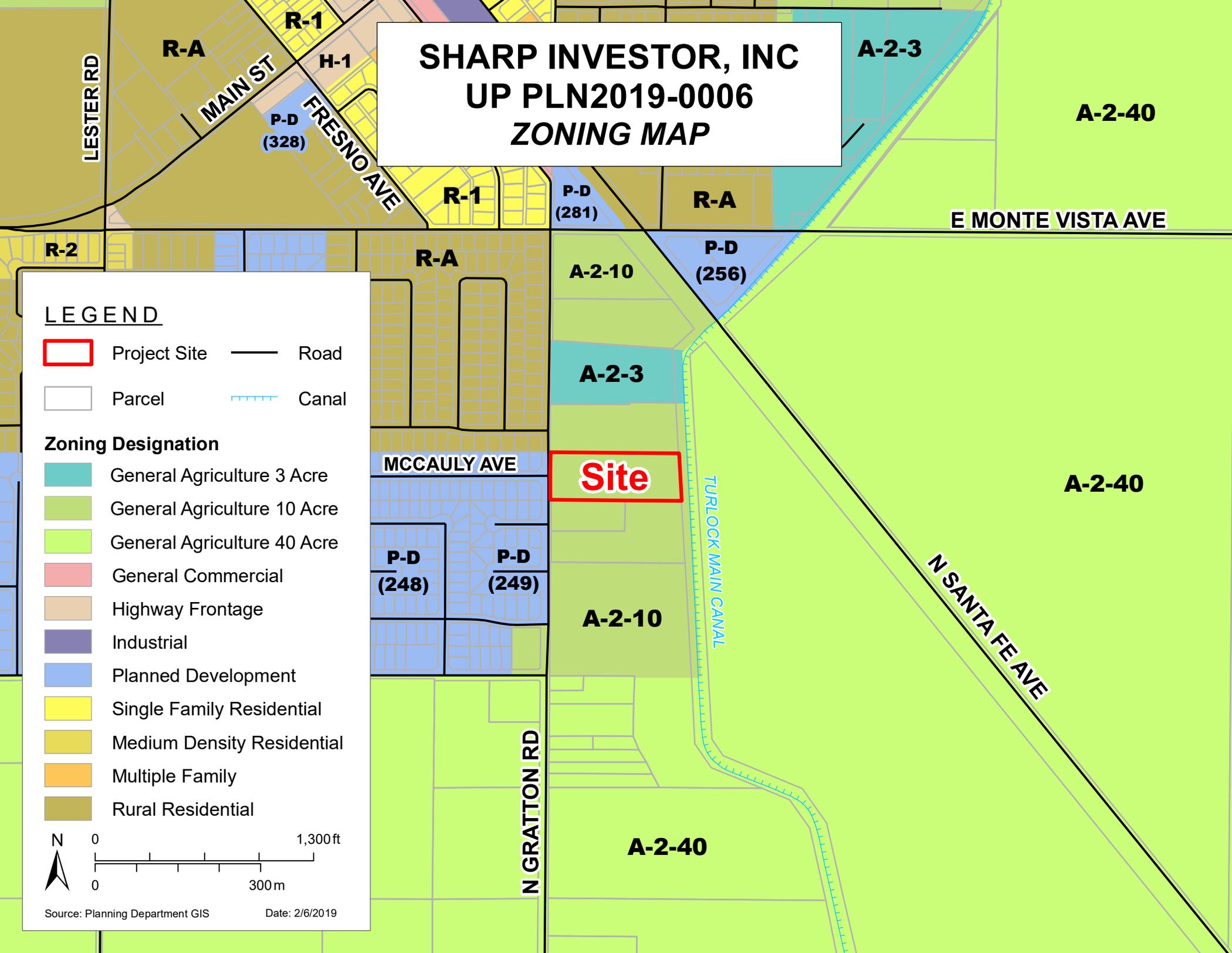
Zoning Designation

- General Agriculture 3 Acre
- General Agriculture 10 Acre
- General Agriculture 40 Acre
- General Commercial
- Highway Frontage
- Industrial
- Planned Development
- Single Family Residential
- Medium Density Residential
- Multiple Family
- Rural Residential

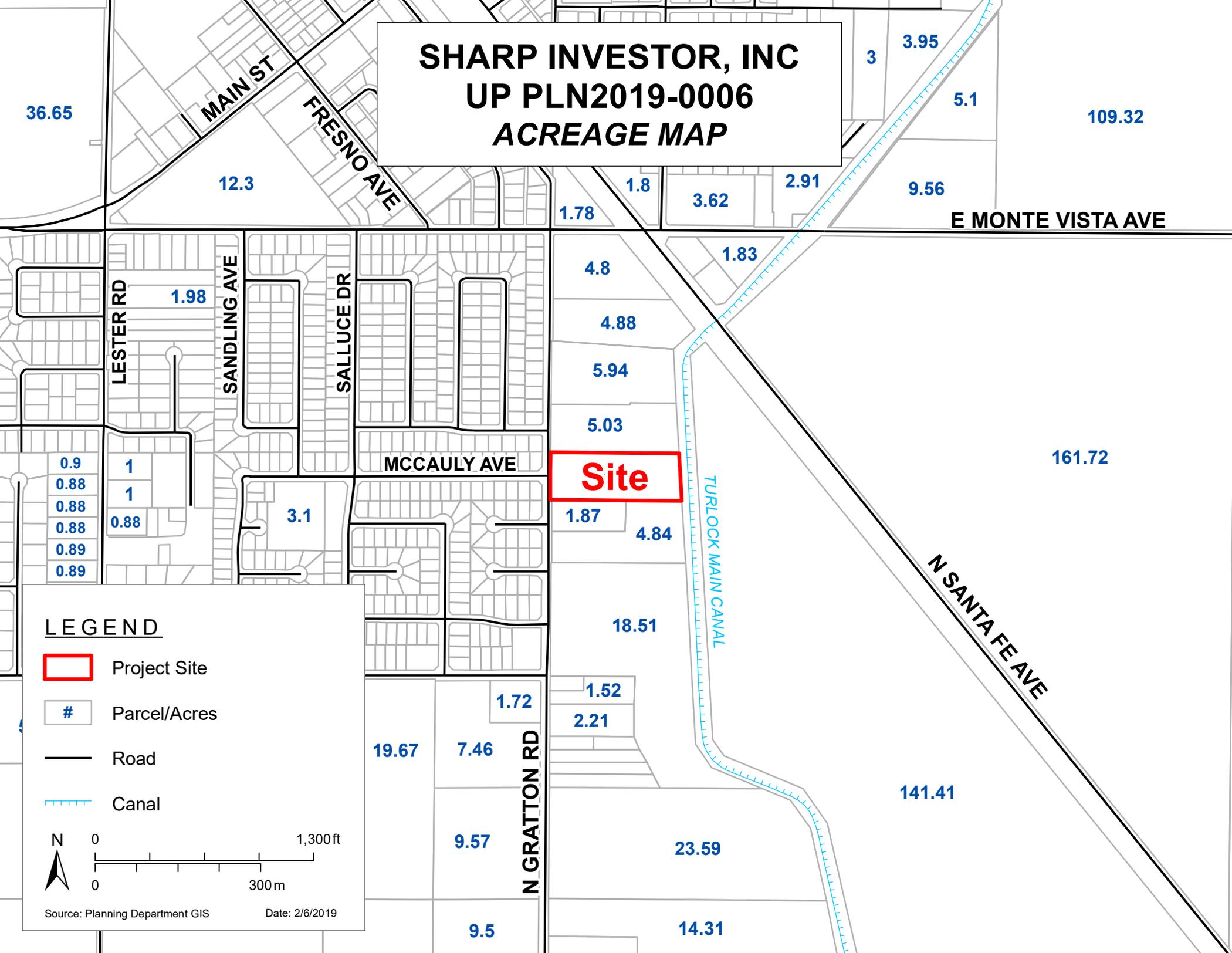


Source: Planning Department GIS

Date: 2/6/2019



SHARP INVESTOR, INC UP PLN2019-0006 ACREAGE MAP



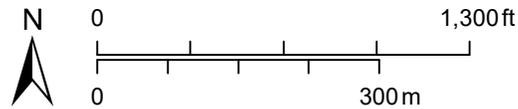
LEGEND

 Project Site

 Parcel/Acres

 Road

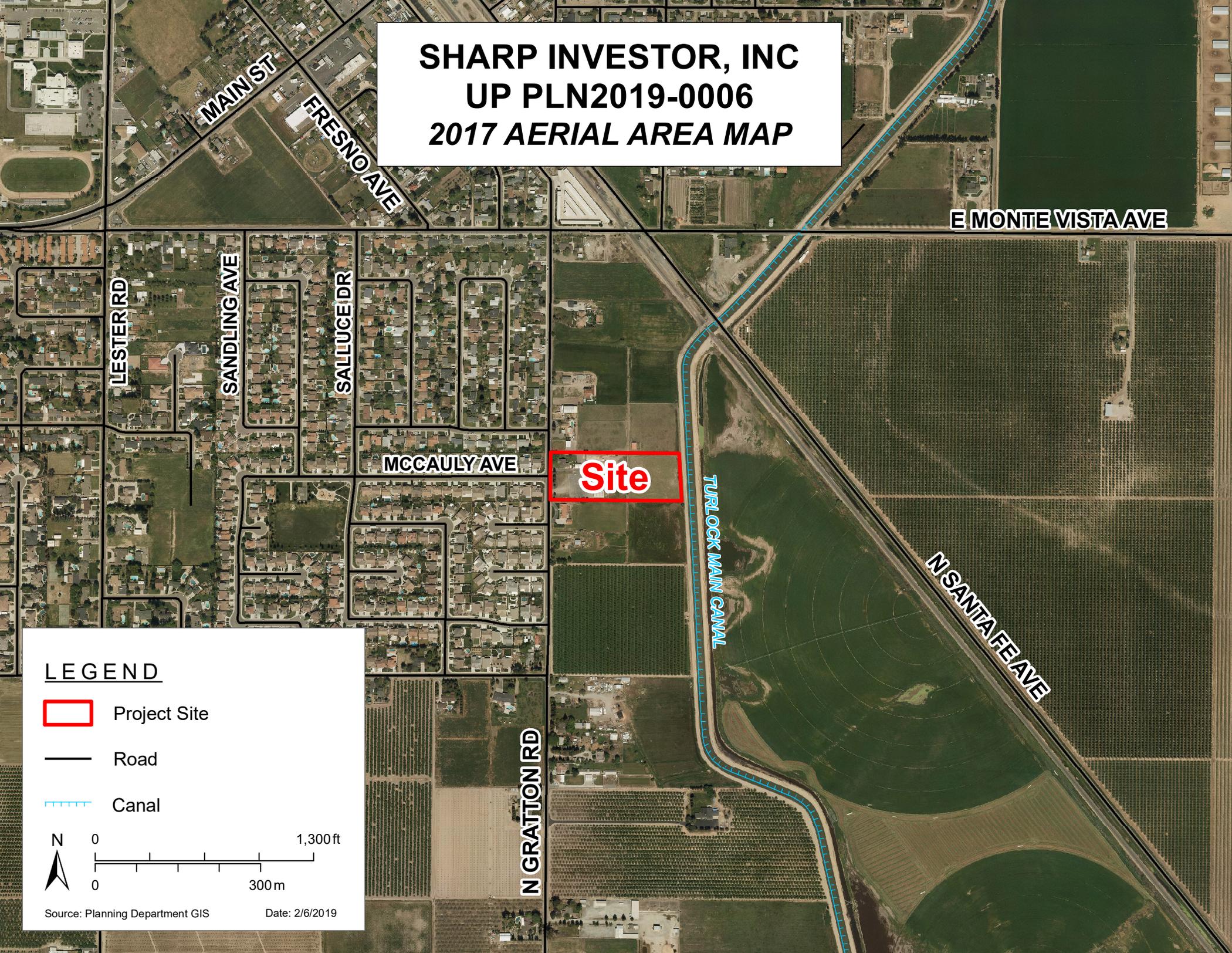
 Canal



Source: Planning Department GIS

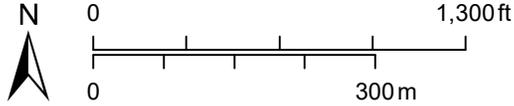
Date: 2/6/2019

**SHARP INVESTOR, INC
UP PLN2019-0006
2017 AERIAL AREA MAP**



LEGEND

-  Project Site
-  Road
-  Canal



**SHARP INVESTOR, INC
UP PLN2019-0006
2017 AERIAL SITE MAP**

N GRATTON RD

TURLOCK MAIN CANAL

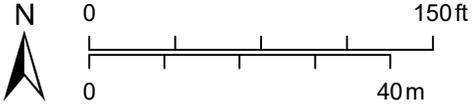


Site

LEGEND

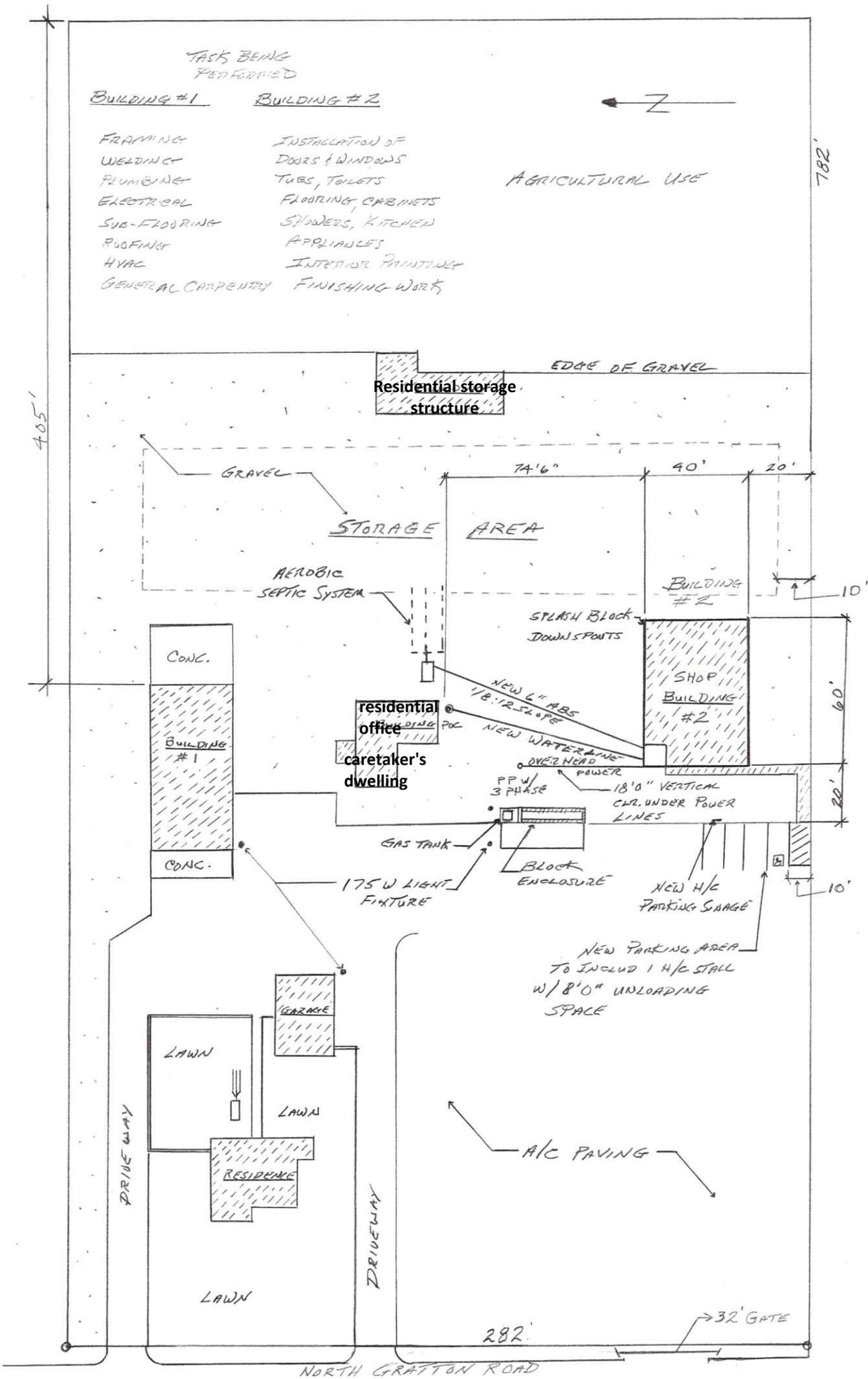
 Project Site

 Road



Source: Planning Department GIS

Date: 2/6/2019



TASKS BEING PERFORMED

BUILDING #1	BUILDING #2
FRAMING	INSTALLATION OF DOORS & WINDOWS
WELDING	TUBS, TOILETS
PLUMBING	FLOORING, CABINETS
ELECTRICAL	SHOWERS, KITCHEN
SUB-FLOORING	APPLIANCES
ROOFING	INTERIOR PAINTING
HVAC	FINISHING WORK
GENERAL CARPENTRY	

AGRICULTURAL USE

405'

782'

Residential storage structure

EDGE OF GRAVEL

GRAVEL

STORAGE AREA

AEROBIC SEPTIC SYSTEM

BUILDING #2

SLASH BLOCK DOWNSPOUTS

CONC.

BUILDING #1

residential office

caretaker's dwelling

SHOP BUILDING #2

NEW 6" ABS 1/8" SLOPE

NEW WATERLINE OVERHEAD

PPW/ 3 PHASE

18'0" VERTICAL CH. UNDER POWER LINES

GAS TANK

BLOCK ENCLOSURE

175 W LIGHT FIXTURE

NEW H/C PARKING SPACE

NEW PARKING AREA TO INCLUDE 1 H/C STALL W/ 8'0" UNLOADING SPACE

GAZARIE

LAWN

LAWN

RESIDENCE

LAWN

A/C PAVING

DRIVEWAY

DRIVEWAY

282'

32' GATE

NORTH GRATTON ROAD

24-390-05



2750 N. Grawton

24-039-05



24-390-05





DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354

Planning Phone: (209) 525-6330 Fax: (209) 525-5911

Building Phone: (209) 525-6557 Fax: (209) 525-7759

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

APPLICATION QUESTIONNAIRE

<p><u>Please Check all applicable boxes</u> APPLICATION FOR: <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____ </td> </tr> </table>	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____	<p>PLANNING STAFF USE ONLY:</p> <p>Application No(s): <u>PLN 2019-0006</u> Date: <u>1/28/19</u> S <u>5</u> T <u>11</u> R <u>08</u> GP Designation: <u>Urban Trans.</u> Zoning: <u>A-2-10</u> Fee: <u>\$4489.00</u> Receipt No. <u>548078</u> Received By: <u>Christine Smith</u> Notes: _____</p>
<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____		

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

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

PROJECT INFORMATION

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

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

We are a metal fabrication facility that specializes in mobile homes. We do welding repair on the steel chasis and axles
of mobile homes to prepare them for transport.

See attached

Project Description

Sharp Investor was established in January of 2018 as a metal fabrication shop that specializes in the rehabbing of mobile homes. The business is currently located at 2750 N. Gratton Road, Denair CA 95316. Currently, at this location there are two shops located on-site. The shops will be used to rehab used manufactured mobile homes. The process starts by evaluating the needs of these manufactured homes in order to re-sell them. To start the process of evaluating the mobile homes once they are on-site, a punch list is created with all the repairs that the manufactured home will need. The initial inspection will be performed by a foreman who is well experienced in the rehabbing of manufactured homes. Once the punch list is created, jobs are assigned to other workers who have specific skills in things such as welding, plumbing, electrical, carpentry, and general construction.

In Shop number 1: As the first phase of the rehab is started, things such as framing, welding, plumbing, electrical, sub-flooring, roofing, hvac, and outside siding are done first if needed. Any old carpet, old linoleum, cabinets, bathroom fixtures, and kitchen appliances are removed and disposed of properly.

Mobile homes are moved to Shop #2 for phase 2: Items such as walls, doors, windows, flooring, interior painting, carpet, cabinets, showers, kitchen appliances, tubs, and toilets are fixed, repaired or replaced. Any finishing touches are done here as well.

In phase 3 of the rehabbing of the manufactured mobile homes, a final walk-thru is performed and all items on the punch list are gone over in order to ensure that all items have been completed. Then the mobile home is prepared to be transported to a mobile home park where it will be listed for sale. Once the home arrives at its new location, the manufactured home is properly anchored with earthquake tiedowns, concrete block support, moister barriers, and are hooked-up to utilities. Any outside painting is done here.

Please note: At times, a small inventory of manufactured homes will be stored behind the shops. As the process of rehabbing these homes moves forward, those homes will be brought in and rehabbed as well. It will be constant rotation of homes coming in and out.

Current plans calls for the hiring of 4 to 6 skilled workers on-site.



Tracy Smith
Sharp Investor

Clarified Project Scope:

1. **How many mobile homes are proposed to be stored on the property at any given time?**
1-8
2. **How often are modular transferred on or off the property? Per day and week?**
1 per month or every few months depending on the workload
3. **Is the office (structure between Bldg. #1 and 2) used by Sharp Investor?**
No, it is for personal, residential use
4. **Is the storage shed (structure farthest west on property) related to this Use Permit?**
No, it is for personal, residential use
5. **Is the caretaker's home (structure between Bldg. #1 and 2) related to the Use Permit?**
No
6. **Are both driveways paved? Are both driveways used by Sharp Investor?**
Both driveways are paved but not to be used by Sharp Investor. They will be using large 32' gate entrance. Rock and asphalt.
7. **The ag buffer statement, project description, and application form are inconsistent. Could you clarify:**
 - a. **Whether the proposed hours of operation are 7-6pm M-F or 8-6pm M-F?**
Business hours will be Monday-Friday 8:00am – 6:00pm
 - b. **Whether the proposed employee count on a maximum shift is 5 or 6 employees?**
No more than 5 employees will be entering the property. The site is not open to the public
8. **Where are employee restroom(s) located?**
Restroom is located next to Building #1 and a bathroom is inside Building #2.

PROJECT SITE INFORMATION

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

ASSESSOR'S PARCEL NUMBER(S): Book _____ Page _____ Parcel _____

Additional parcel numbers: 024-039-005-000

Project Site Address
or Physical Location: _____

Property Area: Acres: 5.0 or Square feet: _____

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

This site was previously used as a R&R disposal and a welding and fabrication shop.

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

Existing General Plan & Zoning: Urban Transition - A-2-10

Proposed General Plan & Zoning: _____
(if applicable)

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

East: Agricultural

West: Residential

North: Residential/Agricultural

South: ~~Agricultural~~ Residential

WILLIAMSON ACT CONTRACT:

Yes No

Is the property currently under a Williamson Act Contract?

Contract Number: _____

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

Date Filed: _____

Yes No

Do you propose to cancel any portion of the Contract?

Yes No

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

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

SITE CHARACTERISTICS: (Check one or more) Flat Rolling Steep

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

Field crops Orchard Pasture/Grassland Scattered trees

Shrubs Woodland River/Riparian Other

Explain Other: _____

Yes No

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

GRADING:

Yes No

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

STREAMS, LAKES, & PONDS:

Yes No

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

Yes No

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

Yes No

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

Yes No

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

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

STRUCTURES:

- Yes No Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)
- Yes No Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes No Do you plan to build new structures? (If yes, show location and size on plot plan.)
- Yes No Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: 9,000 Sq. Ft. Landscaped Area: 168,800 Sq. Ft.
 Proposed Building Coverage: 9,000 Sq. Ft. Paved Surface Area: 40,000 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) _____
 No new structures will be built. _____
 Number of floors for each building: N/A _____

 Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) N/A _____

 Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) N/A _____

 Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) N/A - Nothing will change _____

UTILITIES AND IRRIGATION FACILITIES:

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

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

Electrical: Turlock Irrigation Sewer*: Denair Community Service
 Telephone: AT&T Gas/Propane: N/A
 Water**: Denair Community Service Irrigation: Turlock Irrigation

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

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

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

N/A

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

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

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

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

AFFORDABLE HOUSING/SENIOR:

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

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

Total No. Lots: _____ Total Dwelling Units: _____ Total Acreage: _____

Net Density per Acre: _____ Gross Density per Acre: _____

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

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

Square footage of each existing or proposed building(s): 4,000 & 2,400

Type of use(s): Metal Fabrication / Commercial

Days and hours of operation: Monday - Friday - 8:00am - 6:00 pm

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: Year round

Occupancy/capacity of building: N/A

Number of employees: (Maximum Shift): 6 (Minimum Shift): 1

Estimated number of daily customers/visitors on site at peak time: Less than 5

Other occupants: N/A

Estimated number of truck deliveries/loadings per day: 1-2

Estimated hours of truck deliveries/loadings per day: 1 Hour

Estimated percentage of traffic to be generated by trucks: Less than 1%

Estimated number of railroad deliveries/loadings per day: None

Square footage of:

Office area: 100 Square Feet Warehouse area: 2,300 Square Feet

Sales area: N/A Storage area: N/A

Loading area: N/A Manufacturing area: 3,900 Square Feet

Other: (explain type of area) _____

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

ROAD AND ACCESS INFORMATION:

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

Gratton Road

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

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

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

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

STORM DRAINAGE:

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

Other: (please explain) Existing agricultural run off

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

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

EROSION CONTROL:

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

N/A

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

ADDITIONAL INFORMATION:

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

Sharp Investor, Inc.

Buffer and Setback Guidelines – Statement of Compliance

Sharp Investor, Inc. considers its business operation as a “low people intensive Tier One” pursuant to the Stanislaus County Agricultural Element, Appendix A definition. This definition defines this classification as:

“Low people intensive Tier One and Tier Two Uses (such as nut hulling, shelling, dehydrating grain warehousing, and agricultural processing facilities) which do not serve the general public shall not be subject to compliance with these guidelines; however, conditions of approval consistent with these guidelines may be required as part of the project approval. The decision making body shall have the ultimate authority to determine if a use is “low people intensive”.”

Sharp Investor, Inc. at any given time has at most 5 employees in its yard. The site is not open to the public and is used to park and store mobile homes that are waiting to be repaired in the warehouses. Employees are present during the hours of 7:00 am to 6:00 pm and will only be moving the mobile homes in and out of the storage parking area into the warehouses. All work is completed inside the warehouses. No other work takes place in this area.

In the event that Sharp Investor, Inc. is not considered a “low people intensive” land use, Sharp Investor, Inc. complies with the applicable provisions of the Stanislaus County Agricultural Element. The Element states:

“All projects shall incorporate a minimum 150 foot wide buffer setback. Projects which propose people intensive outdoor activities, such as athletic fields, shall incorporate a minimum

300 foot wide buffer setback.”

The yard meets the required 150 foot setback from Gratton Road to the West and to the East of the property is use. Although the yard does not meet the 150 foot setback on the North and South, the yard does meet the requirements of two (2) important provisions of the Agricultural Element. The first provision is that the yard may be considered a permitted use pursuant to the following provision:

Permitted uses with a buffer area shall include:

- a. Public roadways, utilities, drainage facilities, rivers and adjacent riparian areas, landscaping, parking lots, and similar low people intensive uses. Walking and bike trails shall be allowed within buffers setback areas provided they are designed without rest areas.

The second provision applicable to the North and South is that there are 2 single family residences on these properties. The Agricultural Element provides that the buffer is not needed when:

Permitted non-agricultural uses adjoining or surrounding a project site (including but not limited to legal non-conforming uses and homesites which are of a permanent nature and not likely to be returned to agriculture.

Thus the site of the yard does comply with applicable provisions of the Agricultural Element for buffer setbacks.



Stanislaus County

Department of Planning and
Community Development

S 8 T 5 R 11

IF NOT USED IN 18 MONTHS
THIS PERMIT SHALL BE VOID
SECTION 21.104.030

USE PERMIT

PERMIT NO. 2001-03 ZONE: A-2-10 DATE OF APPROVAL: July 19, 2001

The undersigned is hereby granted a Use Permit in accordance with the provisions of the Stanislaus County Code, Title 21, Chapter 21.96, and any amendments to the same.

NAME: JONES WELDING & WROUGHT IRON ADDRESS: 3590 S. Santa Fe

CITY: Denair ZIP CODE: 95316 PHONE NO. 634-4829

USE: Welding and Wrought Iron Business

LOCATION OF PROPERTY: 2750 N. Gratton Road, in the Denair area

ASSESSOR PARCEL NO: 024-39-05 ACREAGE: 4.88 +/-

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020 (d) (1), these conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the ninety (90) day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020 (a), has begun. If you fail to file a protest within this ninety (90) day period, complying with all of the requirements of Section 66020, you will be legally barred from later challenging such exactions.

This permit is granted subject to Conditions of Approval (if attached). Failure to perform any of the stated conditions hereon shall constitute grounds for revocation of this permit.

I, the undersigned, do hereby certify that I have read the conditions and will comply with same in all respects.

Yes No An Environmental Impact Monitoring Reporting program is required for this project.


Signature of Agent, Representative or Owner


Signature of Office Issuing Permit

5-7-02
Date Issued

NOTE: Approval of this application is valid only if the following conditions are met. This permit shall expire unless activated within 18 months of the date of approval. In order to activate the permit, it must be signed by the applicant and one of the following actions must occur: (a) a valid building permit must be obtained to construct the necessary structures and appurtenances; or, (b) the property must be used for the purpose for which the permit is granted. (Stanislaus County Ordinance 21.104.030)

CONDITIONS OF APPROVAL

**USE PERMIT APPLICATION NO. 2001-03
JONES WELDING AND WROUGHT IRON**

Department of Planning and Community Development

1. This use shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances.
2. A Certificate of Occupancy shall be obtained from the Building Inspection Division prior to occupancy, if required. (UBC Section 307)
3. Prior to the occupancy of any building, or operation of the approved use, the applicant shall meet all the requirements of the Department of Fire Safety for on-site water storage.
4. Hours of exterior construction on the site shall be limited to 7:00 a.m. to 6:00 p.m., Monday thru Saturday.
5. Construction on-site shall comply with the San Joaquin Valley Air Pollution District's Regulation VIII-Fugitive Dust Prohibitions.
6. A plan for any proposed signs indicating the location, height, area of the sign, and message must be approved by the Planning Commission prior to installation.
7. Trash bins shall be kept in trash enclosures constructed of materials compatible with the architecture of the development. Trash enclosures shall be placed in locations as approved by the refuse collecting agency and the Planning Department.
8. All exterior lighting shall be designed (aimed down and towards the site) to provide adequate illumination without a glaring effect.
9. Fences and landscaping adjacent to roadways shall be in compliance with County policies regarding setbacks, and visibility and obstructions along roadways.
10. A landscaping plan consistent with Section 21.102 of the Zoning Ordinance shall be submitted and approved by the Planning Director prior to construction of any required on-site parking and drainage improvements. The applicant, or subsequent property owner, shall be responsible for maintaining landscape plants in a healthy and attractive condition. Dead or dying plants shall be replaced with materials of equal size and similar variety.

11. The applicant, and subsequent operators, shall obtain and maintain a valid business license. Application may be made in the Planning Department (Section 6.04 of the Stanislaus County Ordinance Code)
12. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of the building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
13. Prior to the issuance of the Notice of Determination, the applicant shall pay, within five days of Planning Commission approval, a filing fee of \$50.00 to "**Stanislaus County Clerk/Recorder**" care of the Planning Department. Should the "De Minimis" finding be found invalid for any reason, the applicant/developer shall be responsible for payment of Department of Fish and Game Fees.
14. The applicant is required to defend, indemnify, or hold harmless the County, its officers and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.
15. Prior to construction: The developer shall be responsible for contacting the U.S. Army Corps of Engineers to determine if any "wetlands," "waters of the United States", or other areas under the jurisdiction of the Corps of Engineers are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from these agencies, if necessary.
16. Prior to construction: (1) The developer shall be responsible for contacting the California Department of Fish and Game; (2) shall be responsible for obtaining all appropriate streambed alteration agreements, permits or authorizations if necessary.
17. Prior to construction: The developer shall be responsible for contacting the California Regional Water Quality Control Board to determine if a "Notice of Intent" is necessary, and shall prepare all appropriate documentation, including a Storm Water Pollution Prevention Plan. Once complete, and prior to construction, a copy of the Storm Water Pollution Prevention Plan shall be submitted to the Stanislaus County Department of Planning and Community Development.

Department of Public Works

18. A paved driveway approach shall be installed to County standards at the most southerly driveway on Gratton Road, between the existing edge of road pavement and the right-of-way line. This driveway approach shall be constructed in a manner to prevent runoff from going into the County road right-of-way.

19. An encroachment permit shall be obtained for the driveway approach.
20. All driveway locations and widths (30-foot maximum) shall be approved by the Department of Public Works.
21. No parking, loading or unloading of vehicles shall be permitted within the right-of-way of Gratton Road. The developer will be required to install or pay for the installation of any sign and/or markings, if warranted.
22. A Grading and Drainage Plan shall be submitted that provides sufficient information to verify all runoff will be kept from going onto adjacent properties and the County road right-of-way. After the plan is determined to be acceptable to the Department of Public Works, the plan shall be implemented within six (6) months after final approval of the use permit.
23. Sufficient road right-of-way shall be deeded to Stanislaus County to provide for 30 feet of right-of-way east of the centerline of Gratton Road along the entire frontage.

Development Services

24. All proposed structures and related utilities will require a building permit. Plans prepared by a California licensed architect and/or engineer working within the scope of their license shall be submitted for review and approval by Development Services.

Department of Environmental Resources (DER)

25. The sewage disposal system shall be an approved aerobic treatment system to comply with the Primary and Secondary Sewage Treatment Initiative (Measure X).
26. The project shall not create odors, dust or noise levels, which would constitute a public nuisance.

Stanislaus Consolidated Fire

27. No development shall be allowed without approved fire department access and water for fire protection.
28. The new use and proposed shop shall comply with current California Fire Code requirements.

Turlock Irrigation District

29. The District shall be notified of any changes of use on this parcel.
30. Developed property adjoining irrigated ground must be graded so that the finished grading elevations are at least 6-inches higher than the irrigated ground.
31. The District shall review and approve all maps and plans for this project. Any improvements to this property shall be subject to the District's approval and meet all District's standards and specifications.

32. Owner/developer must apply for a facility change for any pole or facility relocation. Facility changes are performed at developer's expense.
33. An open ditch is located east of the existing and proposed building. This ditch irrigates to the east and then continues in a southerly direction onto Assessor's Parcel Numbers 024-39-07 and 024-39-08. There is an existing 40-foot prescriptive easement centered on the ditch. No improvements should be built within or adjacent to this easement.

San Joaquin Valley Air Pollution Control District

34. Any equipment subject to the District's Permit to Operate requirements must obtain an Authority to Construct (ATC) from the District. Construction of equipment that requires an ATC or construction of an intimately related appurtenances, such as foundation and utility hookups for the equipment cannot begin until an ATC is obtained.

Planning Commission

35. **The hours of operation shall be 7:00 a.m. - 5:00 p.m., Monday through Friday.**
