



Referral Early Consultation

Date: December 8, 2020

To: Distribution List (See Attachment A)

From: Teresa McDonald, Assistant Planner, Planning and Community Development

Subject: USE PERMIT APPLICATION NO. PLN2020-0077 – COIT AND HEWES, LLC

Respond By: December 23, 2020

******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: Coit and Hewes, LLC

Project Location: 719 E Grayson Road, between Morgan Road and Crows Landing Road, in the Ceres area.

APN: 041-007-006

Williamson Act Contract: N/A

General Plan: Agriculture

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

Project Description: Request to establish an agricultural service establishment and to amend the legal non-conforming use of the site, to conduct a replacement part fabrication and repair operation for nut and tomato harvesting equipment, on a 1.91± acre parcel the A-2-40 zoning district. Additionally, the project proposes to: construct two awnings 1,140 and 1,680 square-feet in size, attached to the existing buildings; install fencing around the perimeter of the site with vegetative screening on the north, east, and northerly portion of the western property lines; landscaping along the road frontage; and develop two storm water basins. Proposed hours of operation are Monday through Saturday from 6:00 a.m. to 6:00 p.m., with a maximum shift of 10 employees, one shift per day, and five customers per day. Truck trips are estimated to be one per day, between the hours of 8:00 a.m. and 4:00 p.m. The site is serviced by private well and septic system and has existing access to E. Grayson Road.

The project site has been previously granted a Use Permit (UP No. 80-07 – Vincent Magaro), which was approved on March 25, 1980 to expand an existing legal non-conforming roofing business by allowing a gunite contractor to operate on the property. A subsequent Use Permit (Use Permit 80-70 – Central Valley Roofing Co.), was approved on December 4, 1980, to construct a 5,000 square-foot warehouse for the roofing business. Lastly, two Staff Approval Permits were granted, (Staff Approval Permit No 81-22 – Vincent C. Magaro and Staff Approval Permit No. 93-20 – Vincent C. Magaro), were approved on March 30, 1981 and May 20, 1993, respectively. The Staff level permits allowed the addition of restrooms and office space to an existing building and to change the non-conforming use from a gunite contractor to a general contractor.

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. PLN2020-0077 – COIT AND HEWES, LLC

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
	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
X	CITY OF: CERES	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 5: DEMARTINI
X	FIRE PROTECTION DIST: CERES	X	STAN COUNTY COUNSEL
X	GSA: WEST TURLOCK SUBBASIN		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
X	RAILROAD: UNION PACIFIC	X	US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: CERES UNIFIED	X	USDA NRCS
	SCHOOL DIST 2:		WATER DIST:
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		
	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. PLN2020-0077 – COIT AND HEWES, LLC

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:

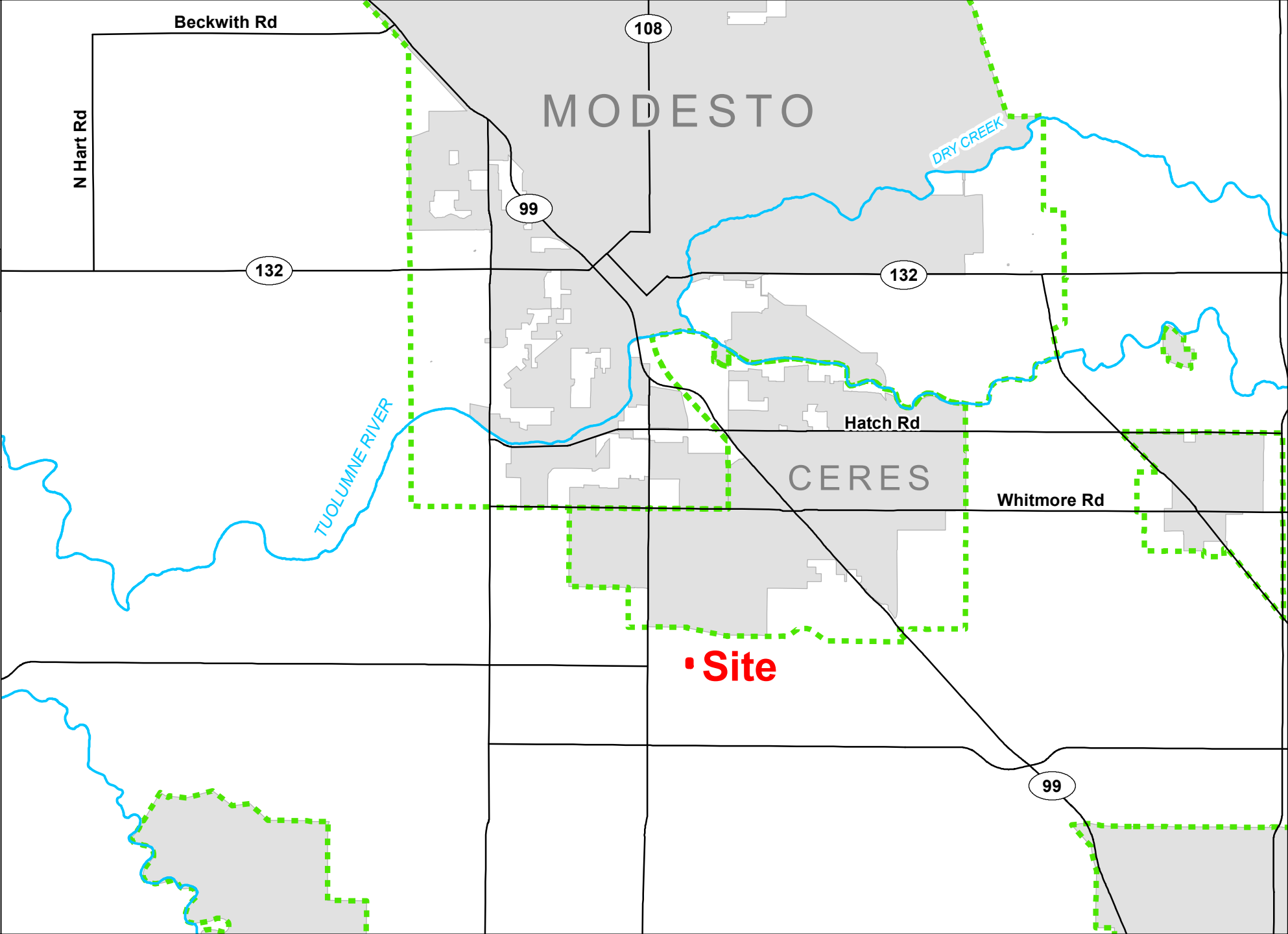
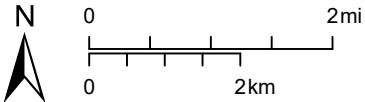
Name	Title	Date
------	-------	------

COIT AND HEWES
LLC
UP
PLN2020-0077

AREA MAP

LEGEND









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

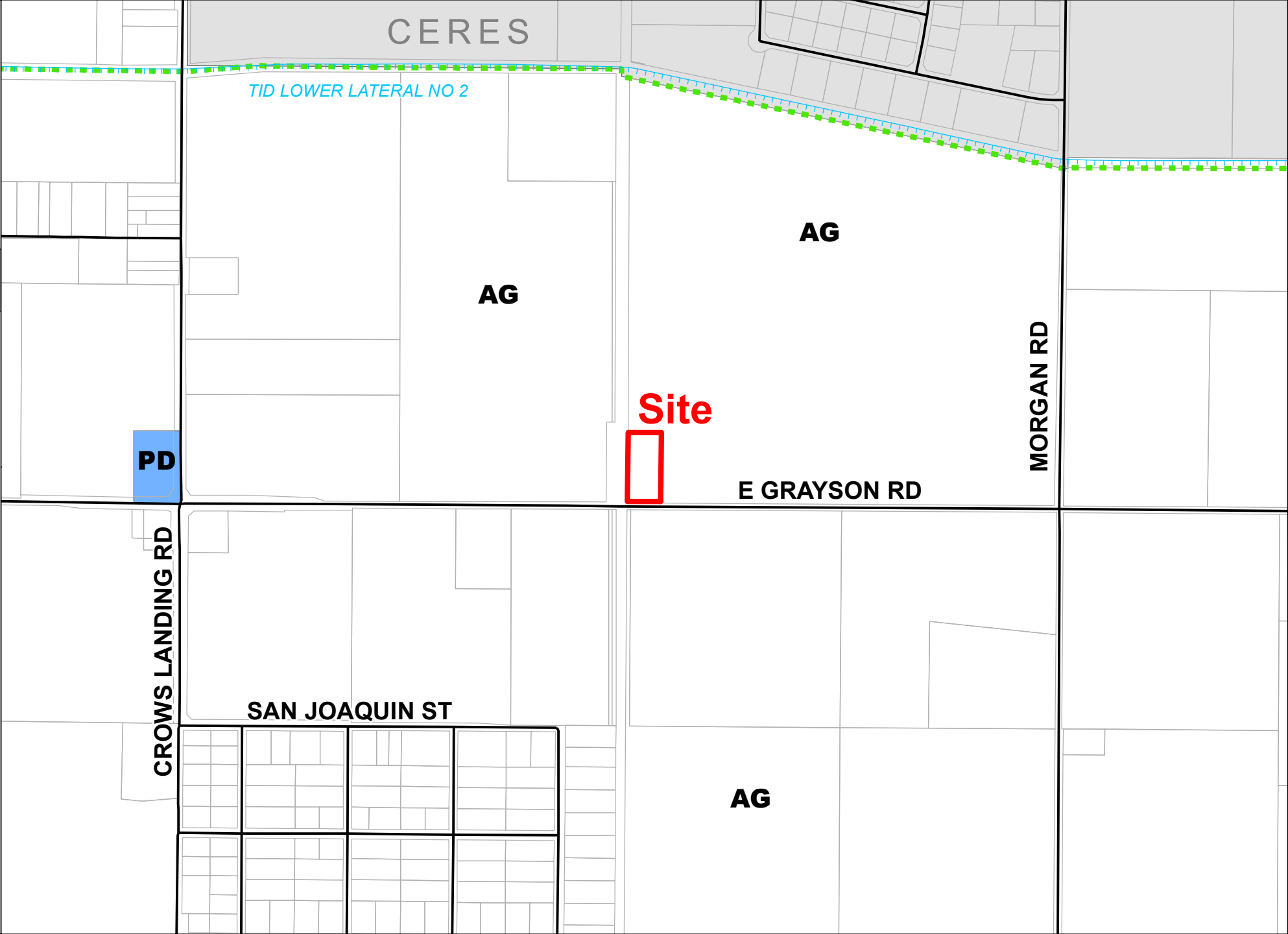
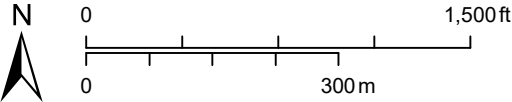


COIT AND HEWES
LLC
UP
PLN2020-0077

GENERAL PLAN MAP

LEGEND









-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  Road
-  Canal
- General Plan**
-  Agriculture
-  Planned Development

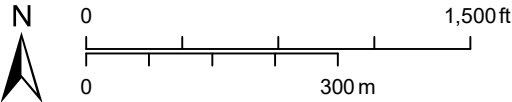


COIT AND HEWES
LLC
UP
PLN2020-0077

ZONING MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  Road
-  Canal
- Zoning Designation**
-  Planned Development
-  General Agriculture 40 Acre







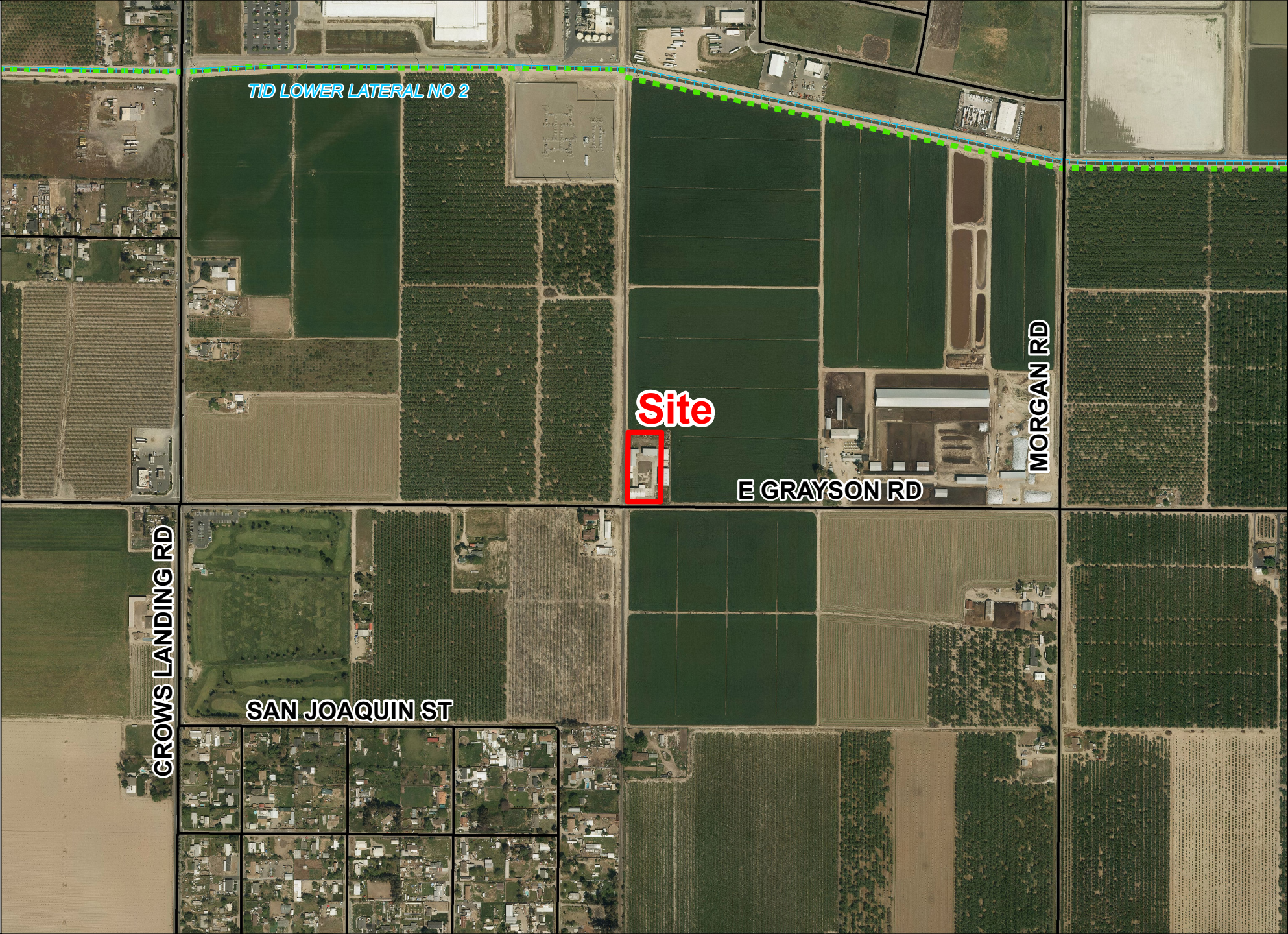
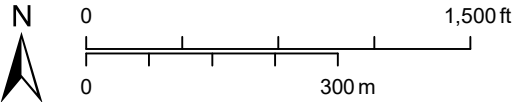
COIT AND HEWES
LLC

UP
PLN2020-0077

2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal





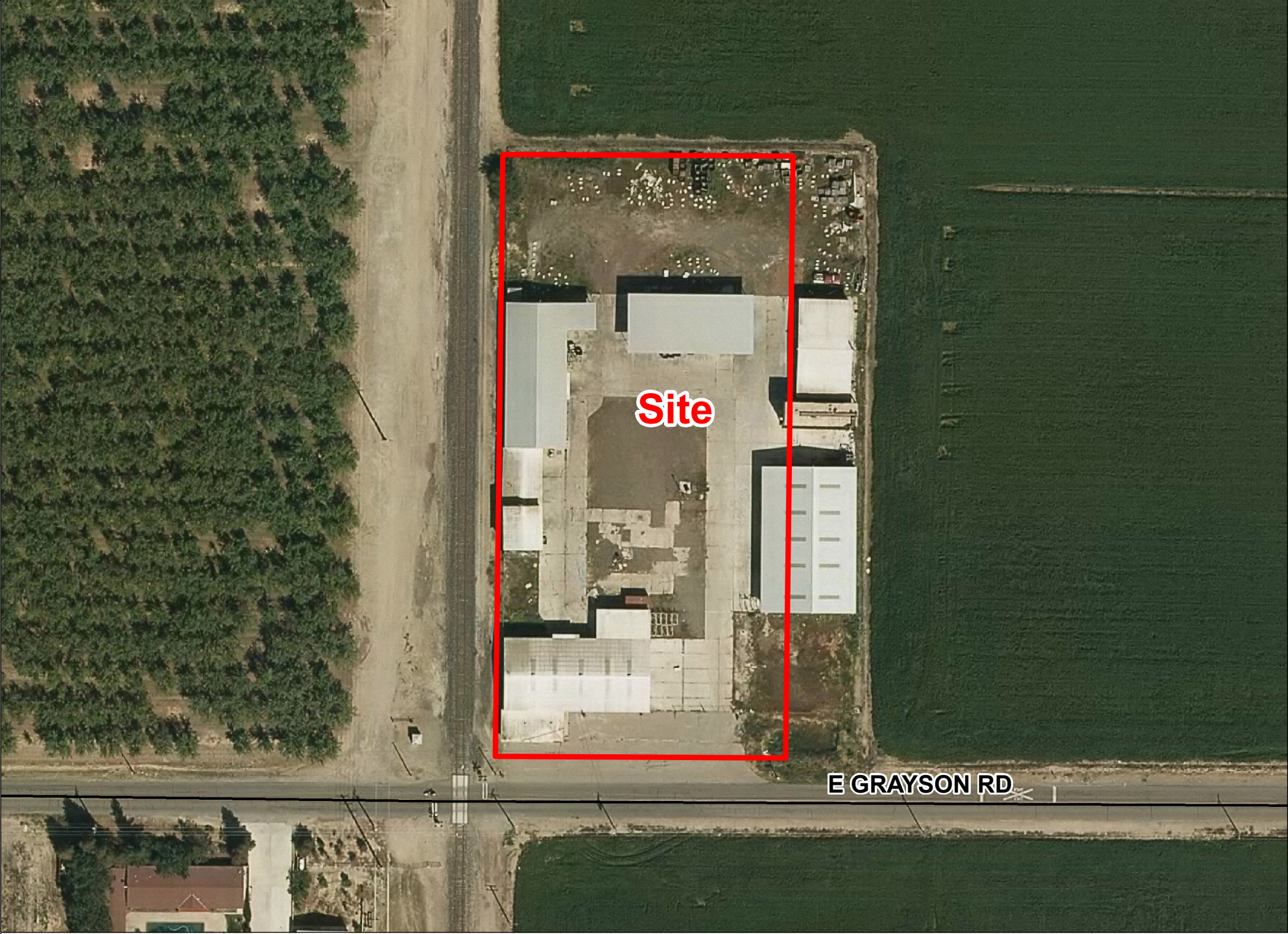
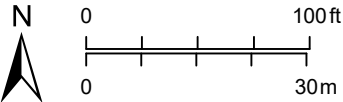
COIT AND HEWES
LLC

UP
PLN2020-0077

2017 AERIAL SITE MAP

LEGEND







-  Project Site
-  Road

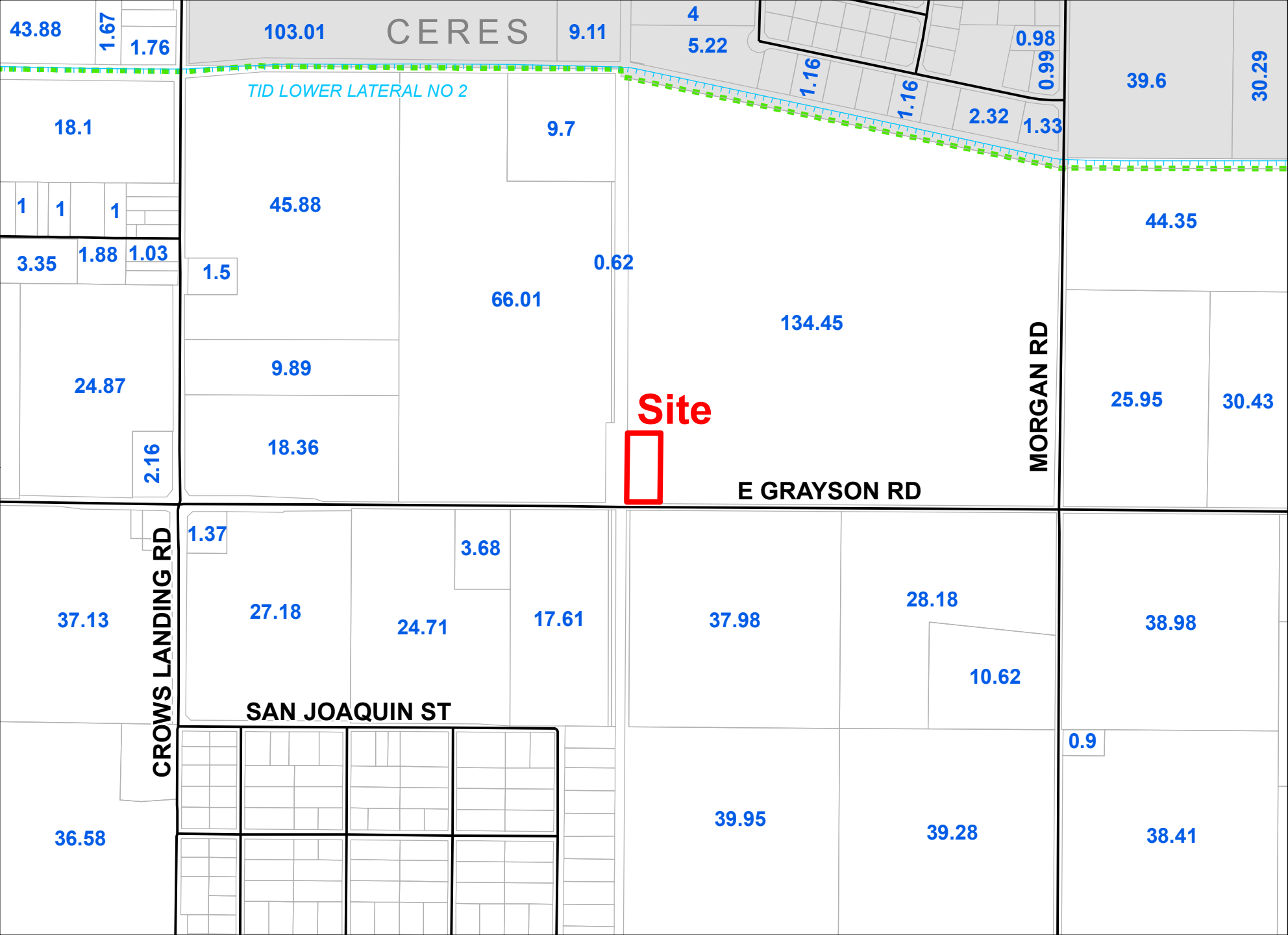
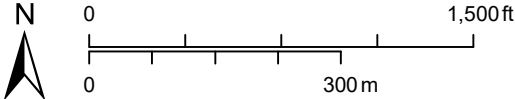


COIT AND HEWES
LLC
UP
PLN2020-0077

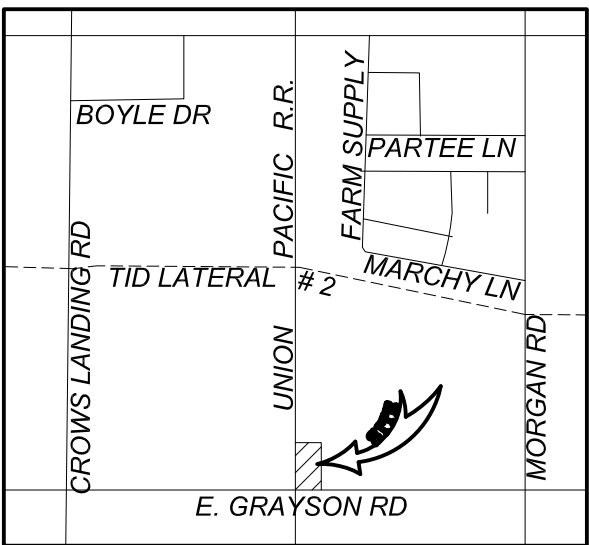
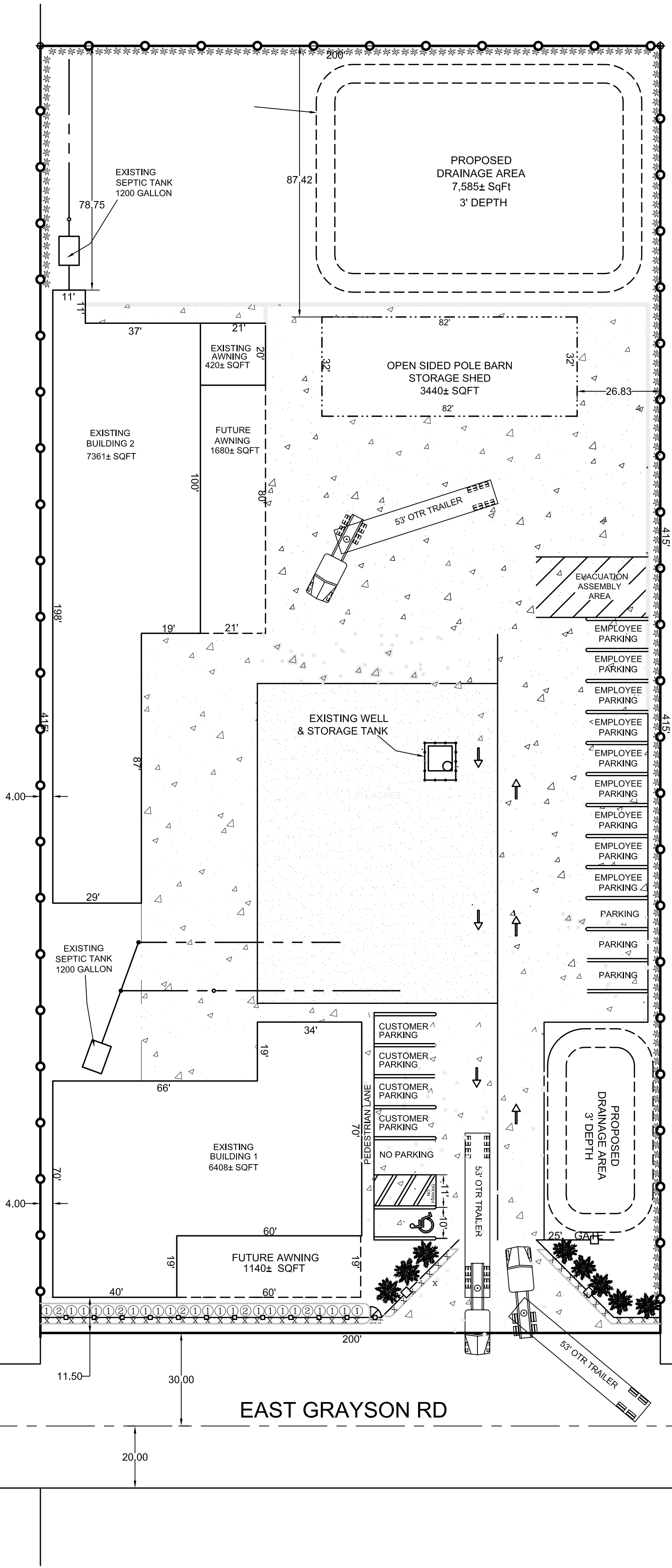
ACREAGE MAP

LEGEND

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



UNION PACIFIC RAILROAD



1" = 25'

OWNER: LEROY HEWES & GARY COIT
312 E. GRAYSON ROAD
MODESTO, CA 95358
PH: (209) 531-9891

PROJECT DESCRIPTION:
TO OBTAIN A CONDITIONAL USE PERMIT ON THE "PROJECT SITE, WHICH IS AN EXISTING NON-CONFORMING 1.92± ACRE PARCEL SITUATE IN A A-2-40 ZONE. THE GOAL IS TO UTILIZE THE EXISTING STRUCTURES TO FABRICATE AGRICULTURAL REPLACEMENT PARTS FOR NUT HARVESTORS AND SUPPLY THEM TO LOCAL FARMERS.

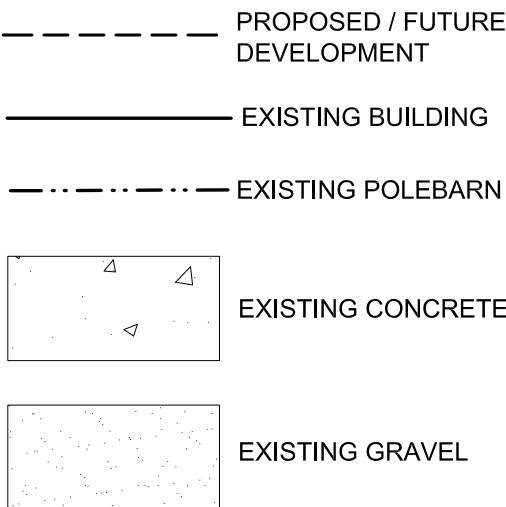
PROJECT ADDRESS: 719 E. GRAYSON ROAD
MODESTO, CA 95358

PROJECT SIZE: 1.92± ACRES

A.P.N.: 041-007-006

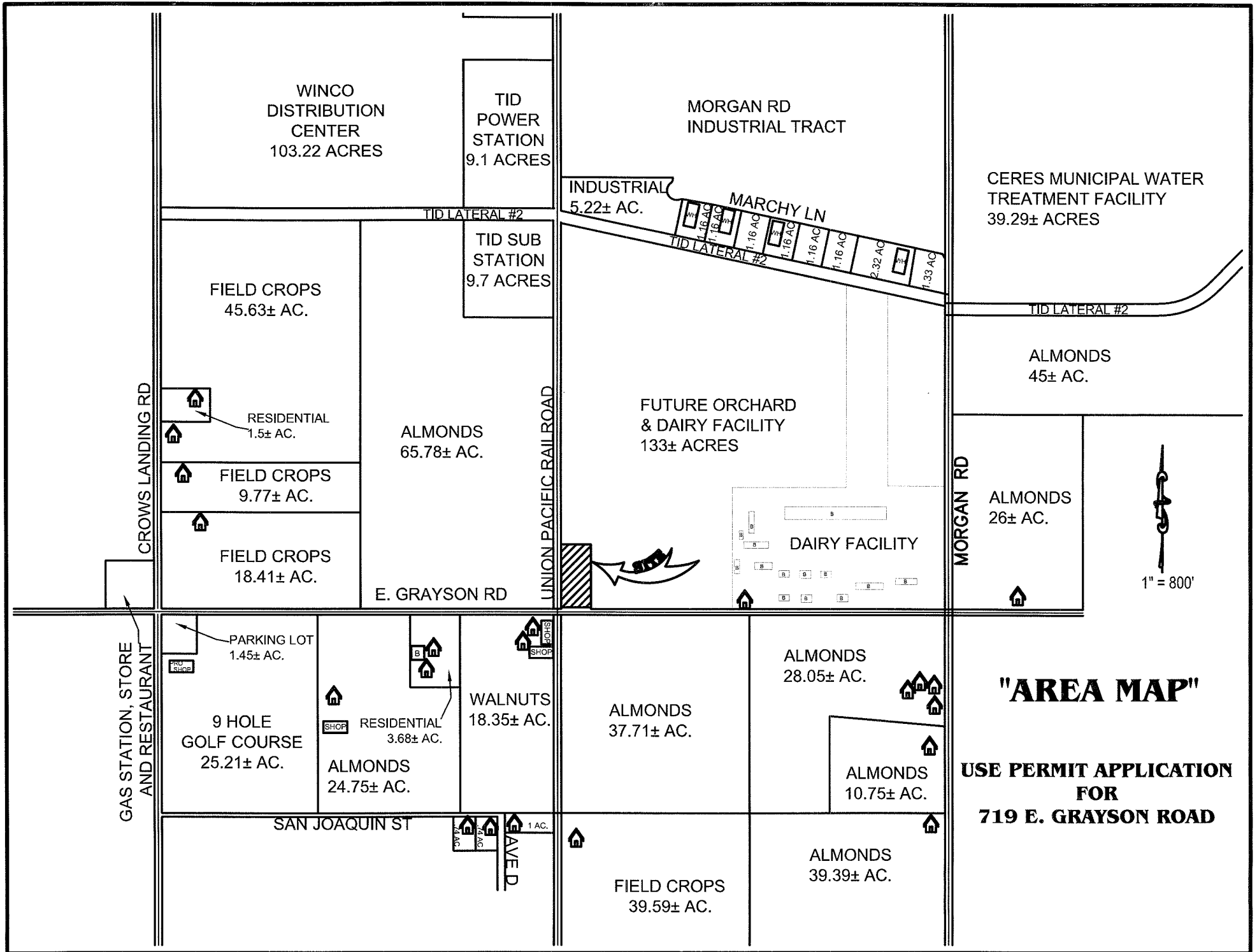
ZONING: A-2-40

UTILITIES & FACILITIES:
WATER - PRIVATE WELL
SEWER - SEPTIC
STORM DRAIN - ON SITE
ELECTRICITY - TID
GAS - ON SITE - DELIVERED BY J.S. WEST
TELEPHONE - AT&T



PARKING ANALYSIS
A MAXIMUM OF 10 EMPLOYEES
CUSTOMERS 5 PEAK
A TOTAL OF 15 PARKING STALLS REQUIRED
A TOTAL OF 18 PARKING STALLS PROVIDED

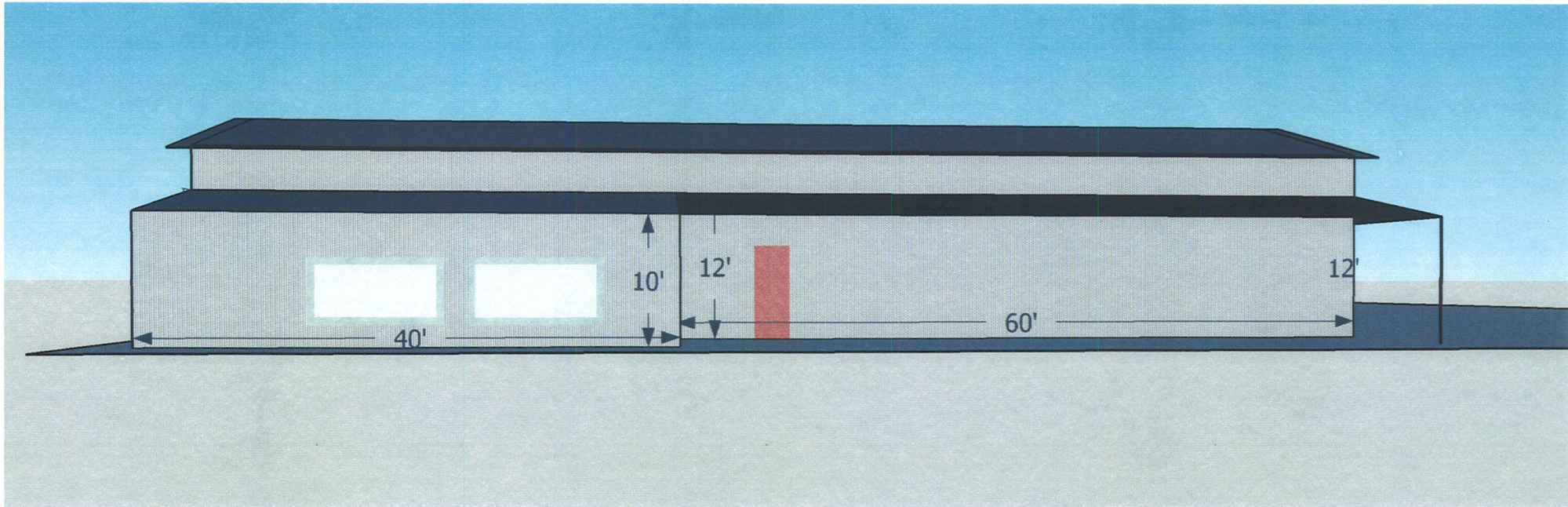
# / SYM	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
①	LIGUSTRUM japonicum	Wax Leaf Privet	6'H	4'	40
②	LAGERSTROEMIA	Crape Myrtle	12'H	20'	5
✱	TRACHELOSPERMUM jasminoides	Star Jasmine	6'H	3'	253
x	AGAPANTHUS	Lilly of the Nile	3'H	4'	50
🌲	SEQUOIOIDEAE	Redwood	40'H	10'	8



Elevations

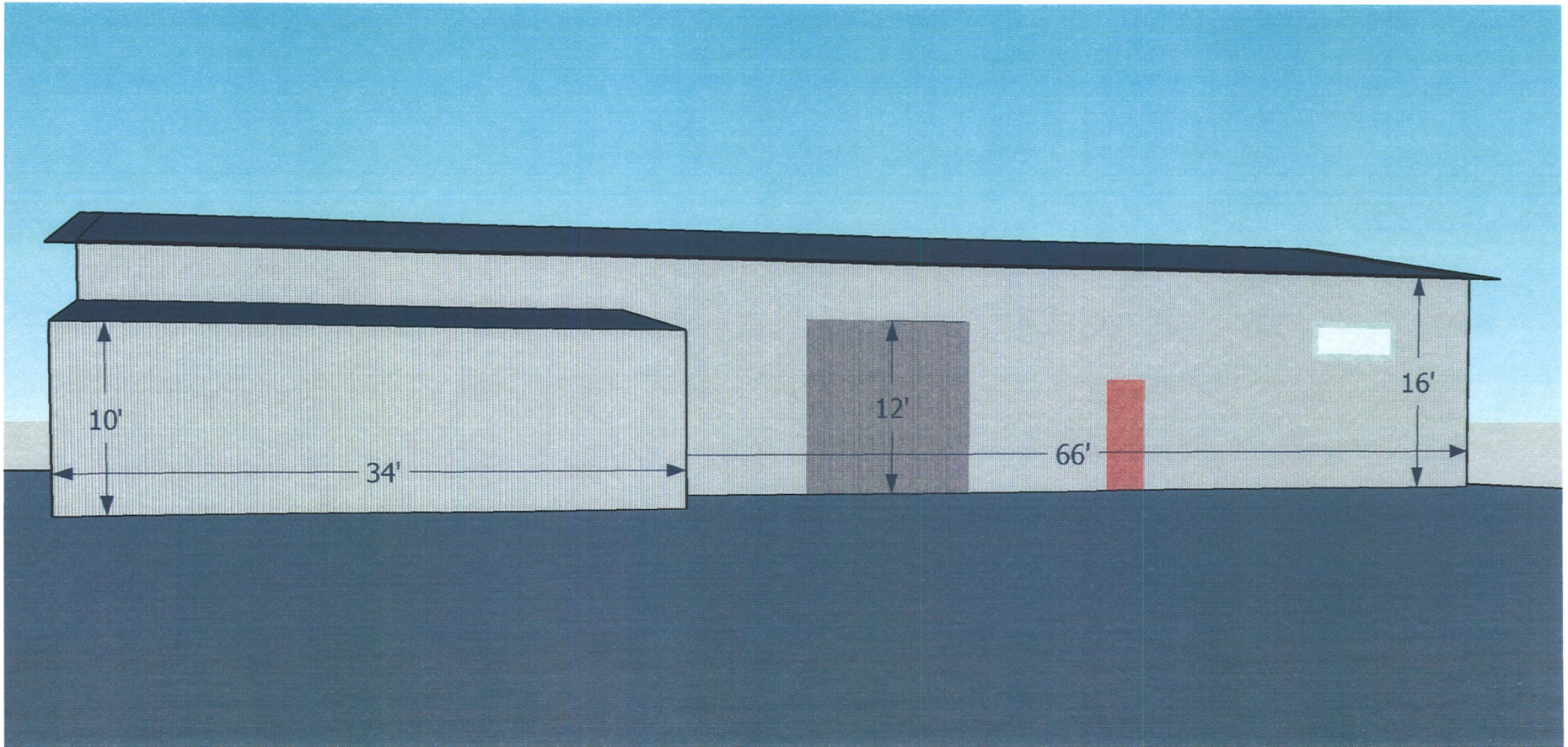
Building 1

BUILDING 1



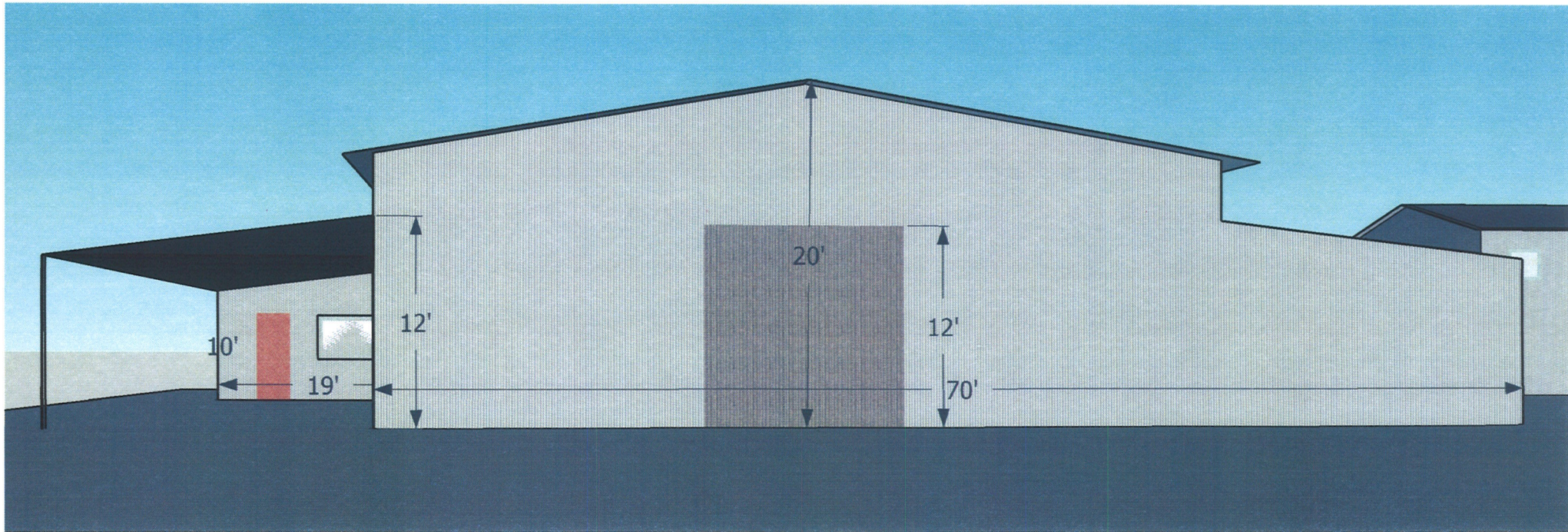
SOUTH SIDE OF BUILDING

BUILDING 1



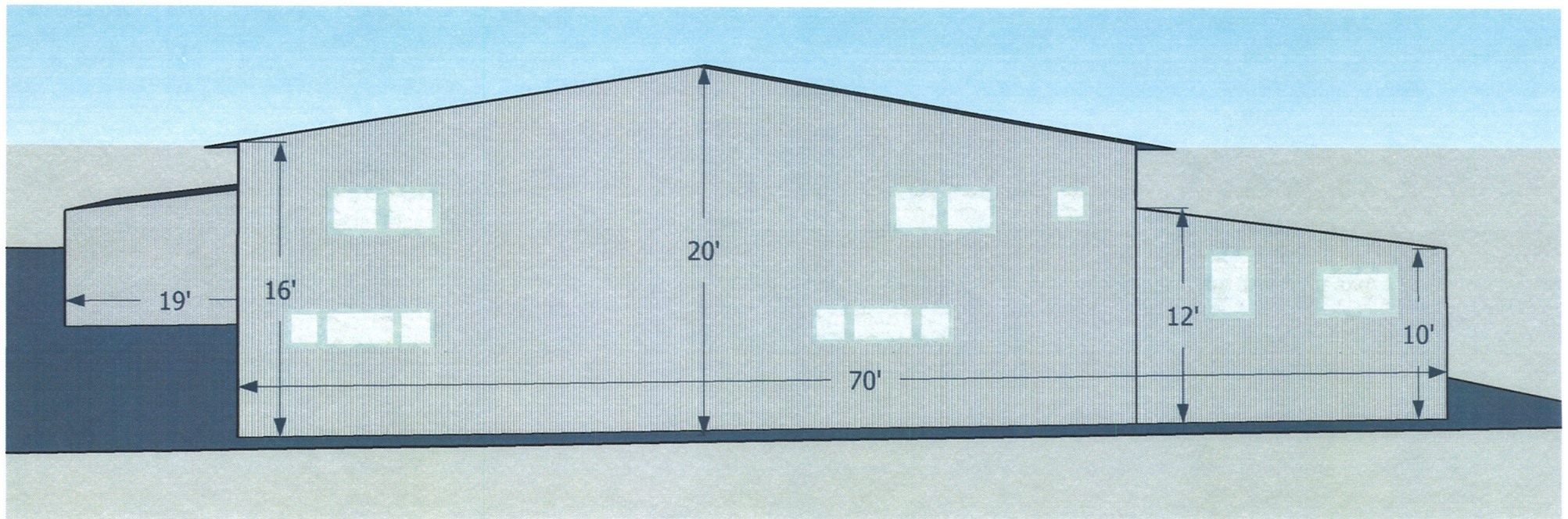
NORTH SIDE OF BUILDING

BUILDING 1



EAST SIDE OF BUILDING

BUILDING 1

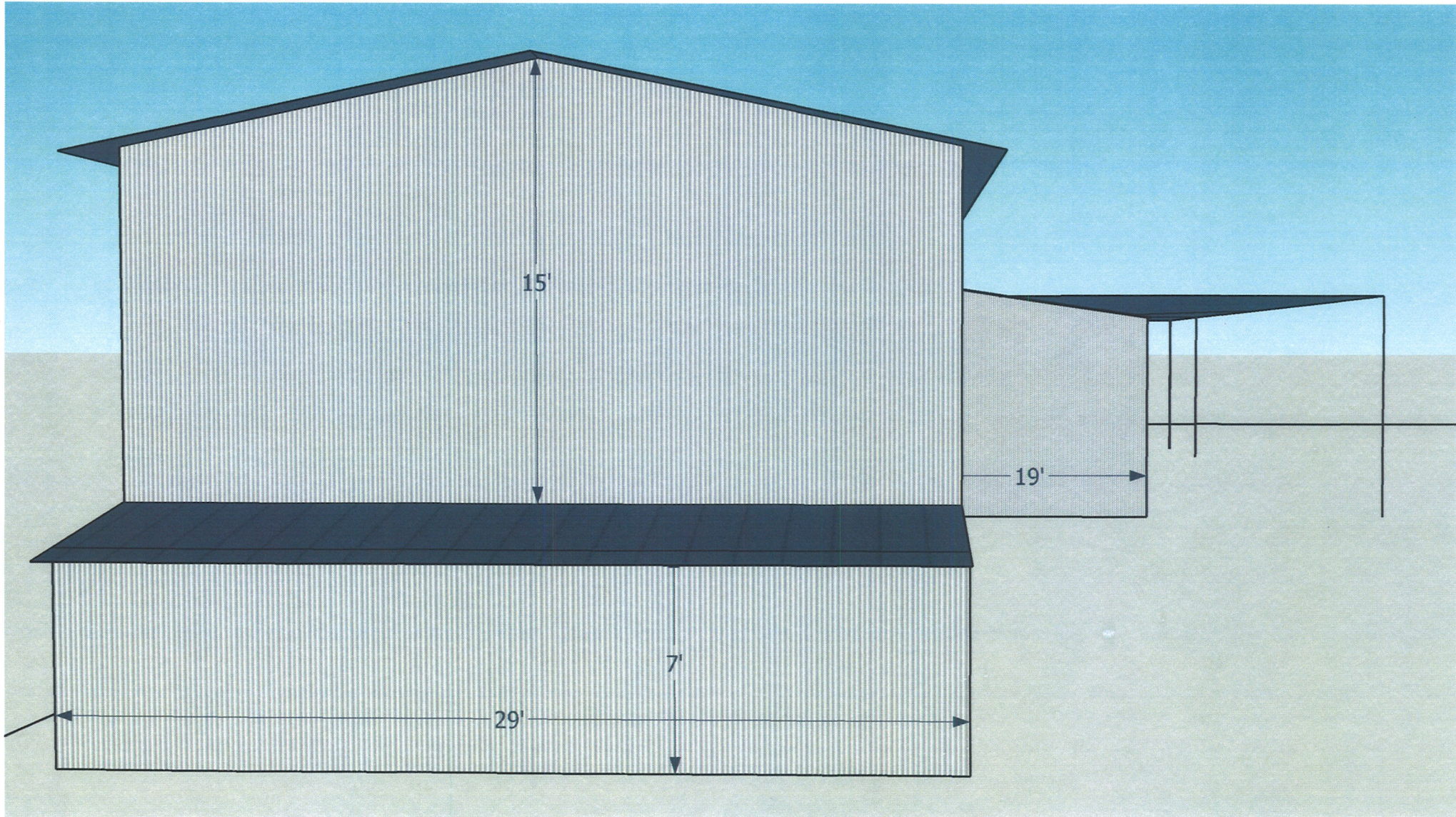


WEST SIDE OF BUILDING

Elevations

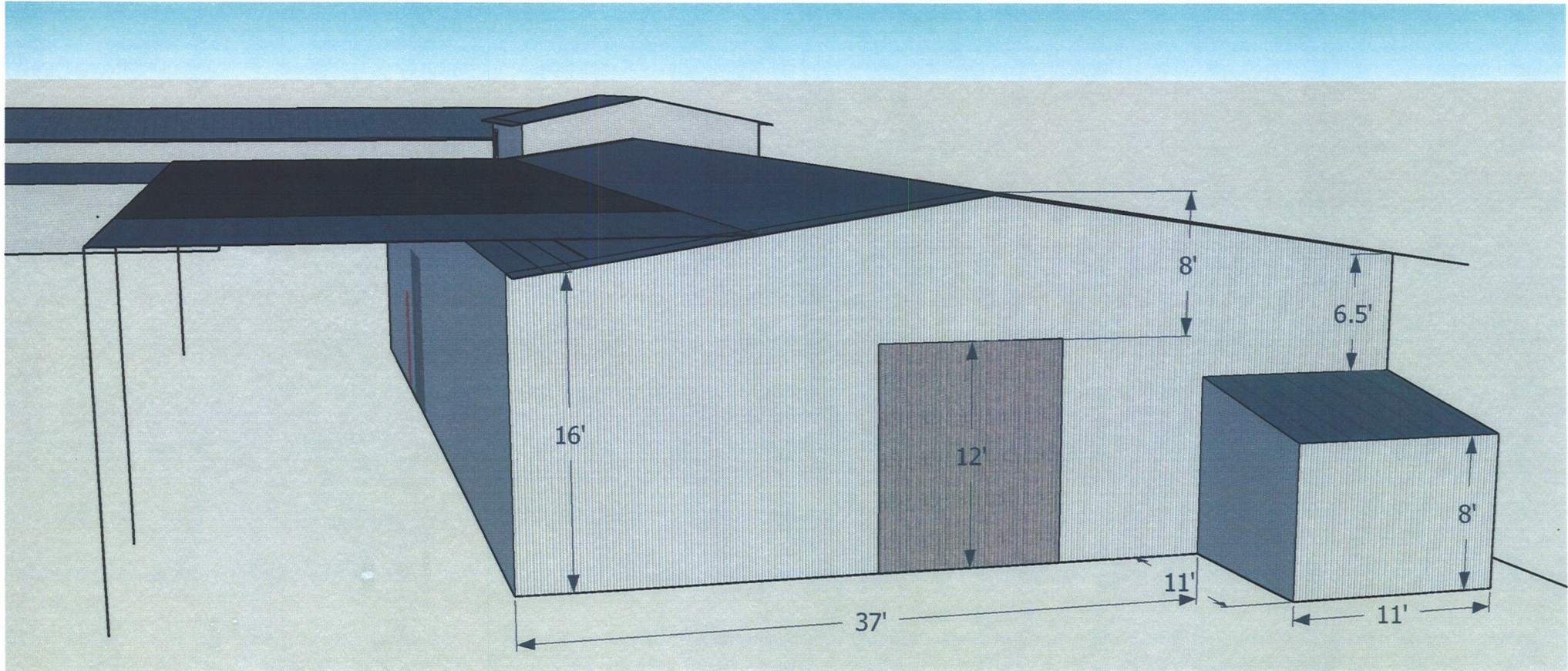
Building 2

BUILDING 2



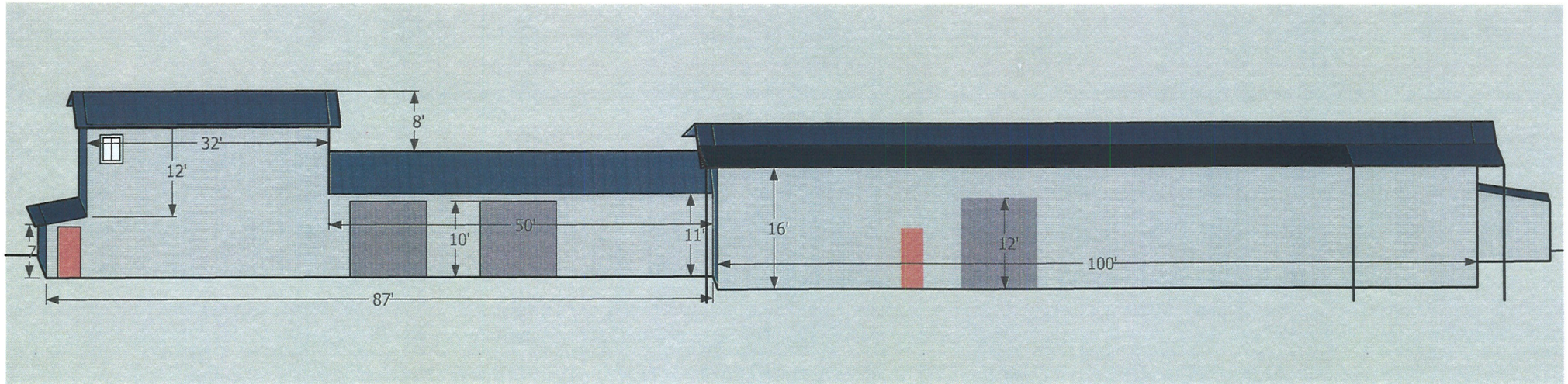
SOUTH SIDE OF BUILDING

BUILDING 2



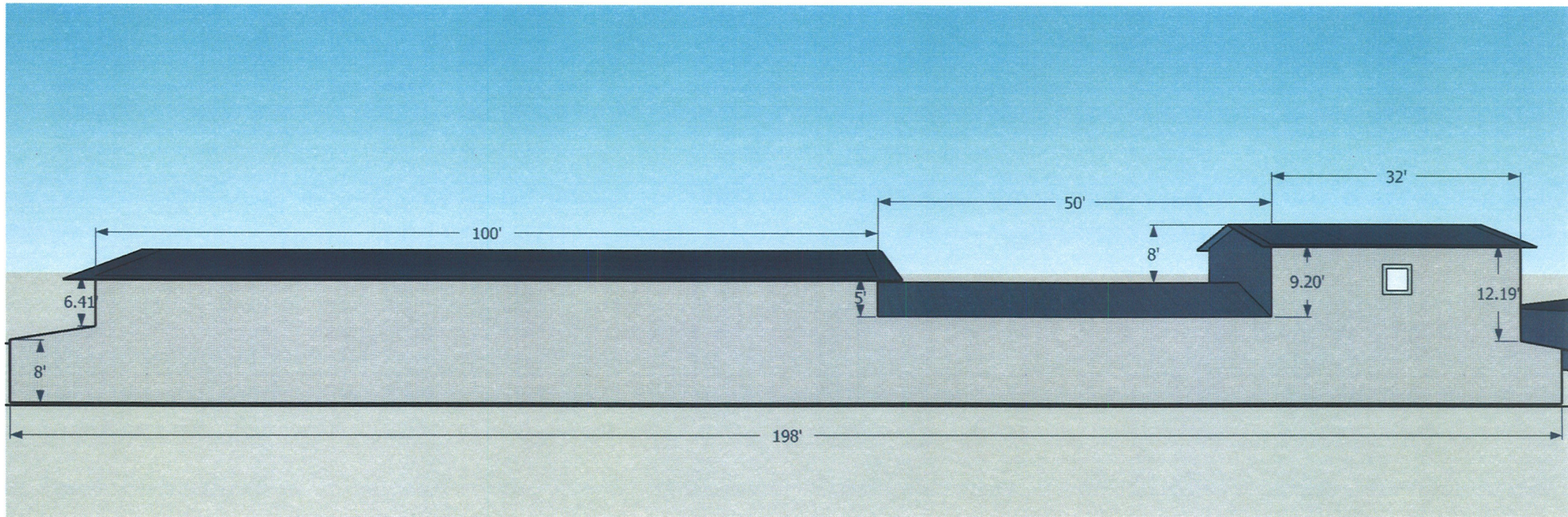
NORTH SIDE OF BUILDING

BUILDING 2



EAST SIDE OF BUILDING

BUILDING 2



WEST SIDE OF BUILDING



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.shtml>

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- | | |
|---|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map |
| <input type="checkbox"/> Rezone | <input type="checkbox"/> Parcel Map |
| <input checked="" type="checkbox"/> Use Permit | <input type="checkbox"/> Exception |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Williamson Act Cancellation |
| <input type="checkbox"/> Historic Site Permit | <input type="checkbox"/> Other _____ |

PLANNING STAFF USE ONLY:

Application No(s): PLN 2020-0077
Date: 08/25/2020
S 21 T 4 R 9
GP Designation: Agriculture
Zoning: A-2-10
Fee: \$4,592.00
Receipt No. 556619
Received By: EB
Notes: (\$103.00 due still)

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).

PLEASE SEE ATTACHED

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 041 Page 007 Parcel 006

Additional parcel numbers: _____

Project Site Address

or Physical Location:

719 E. GRAYSON ROAD

MODESTO, CA

Property Area: Acres: 1.92 +/- or Square feet: _____

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

THERE IS NO CURRENT USE OF THE PROPERTY. THE PREVIOUS USE OF THE SITE WAS A WALNUT SHELLING FACILITY

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)

PLEASE SEE ATTACHED

Existing General Plan & Zoning: A-2-40

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: ALMOND ORCHARDS & DAIRY FACILITY

West: ALMOND ORCHARD, FIELD CROPS, RESIDENTIAL, GAS STATION, STORE & RESTAURANT

North: ALMOND ORCHARD, INDUSTRIAL WAREHOUSES, DISTRIBUTION CENTER, TID POWER & SUB STATION

South: ALMOND & WALNUT ORCHARDS, RESIDENTIAL & GOLF COURSE

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: NONE

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: 17,209± Sq. Ft. Landscaped Area: 4,283± Sq. Ft.
Proposed Building Coverage: 18,463± Sq. Ft. Paved Surface Area: 43,280± Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) _____

Number of floors for each building: 1

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 23' AT THEIR

HIGHEST POINT

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) _____

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) _____

CONCRETE

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: <u>TID</u>	Sewer*: <u>SEPTIC</u>
Telephone: <u>AT&T</u>	Gas/Propane: <u>ON SITE</u>
Water**: <u>PRIVATE WELL</u>	Irrigation: <u>NONE</u>

***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:)

NONE

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: _____

(complete if applicable)	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): ALL BUILDINGS ARE EXISTING. BUILDING 1 = 6,408 SQ FT

BUILDING 2 = 7,361 SQ FT / POLE BARN = 3,440 SQ FT

Type of use(s): FABRICATION OF AGRICULTURAL EQUIPMENT REPLACEMENT PARTS FOR NUT AND TOMATO HARVESTORS

Days and hours of operation: MONDAY - SATURDAY 6:00AM TO 6:00PM

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: MONDAY - SATURDAY
6:00AM TO 6:00PM

Occupancy/capacity of building: _____

Number of employees: (Maximum Shift): 10 (Minimum Shift): _____

Estimated number of daily customers/visitors on site at peak time: 5 DAILY CUSTOMERS

Other occupants: _____

Estimated number of truck deliveries/loadings per day: 1 PER DAY

Estimated hours of truck deliveries/loadings per day: 8:00 AM TO 4:00PM

Estimated percentage of traffic to be generated by trucks: ESTIMATED 7.5%

Estimated number of railroad deliveries/loadings per day: NONE

Square footage of:

Office area: _____ Warehouse area: 7361 SQ FT

Sales area: 767 SQ FT Storage area: 3440 SQ FT

Loading area: 3100 SQ FT Manufacturing area: 5641 SQ FT

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)

EAST GRAYSON 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) _____

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.

NONE

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)

PROJECT DESCRIPTION & FINDINGS

The purpose of this application is to obtain a conditional use permit for 719 E. Grayson Road, Modesto, in an unincorporated area of Stanislaus County, also referred to herein as the "Project Site". Although the "Project Site" is currently situate in an unincorporated area, it is also within the City of Ceres, Sphere of Influence, listed under Industrial Reserve.

The "Project Site" is a non-conforming 1.92± acre parcel located in an A-2-40 Ag Zone.

The structures on the "Project Site" consist of two (2) large warehouses and one (1) pole barn. The goal is to utilize these existing structures to fabricate agricultural replacement parts for nut harvesters and supply them to our local farmers.

Our business hours of operation will be 6 am to 6 pm, Monday through Saturday. There would be a maximum of 10 employees on a shift. We estimated 5 daily customers/visitors on site during peak times. We estimate 1 delivery/loading truck per day, between the hours of 8:00 am and 4:00 pm. The truck delivery times will only take place during business hours. We estimate a 7.5% of traffic to be generated by the delivery trucks.

We will have a 7361 square feet of warehouse area, 767 sq ft of sales area, 5641 sq ft of manufacturing area, 3440 sq ft of storage area and 3100 sq ft for a loading area. The perimeter of property will be completely fenced. There will be a mechanism placed on the front entrance gate to allow the fire department access in case of an emergency.

Our business falls under the "Agricultural service establishment", which means we are a business engaging in activities designed to aid production agriculture. Service does not include the provision of tangible goods except those sold directly to farmers and used specifically to aid in production of crops.

By having parts on hand to supply the farmers locally, we are virtually reducing their down time and ensuring a more productive harvest. Also by being located in the Ag Zone we will be reducing traffic and or travel to the more congested areas within the County.

Although the parcel is in an A-2-40 zone, it is unlikely that it would be able to sustain itself through agricultural production, due to its substandard size.

The surrounding parcels are being utilized for agricultural production, more specifically Almond Orchards with some single family dwellings. None of these uses are in conflict with the use in which we are proposing.

In conclusion, the establishment, maintenance and operation of the proposed use or building applied for is consistent with the General Plan and will not, under the circumstances of the particular case, be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

The establishment as proposed will not create a concentration of commercial and industrial uses in the vicinity.

It is necessary and desirable for such establishment to be located within the agricultural area as opposed to areas zoned for the commercial or industrial usage.

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)

Project Name: USE PERMIT FOR VINCENT MARGO
Permit No: 80-07
Date: MARCH 25, 1980.
Type of Property Use: TO EXPAND A LEGAL NON-CONFORMING ROOFING BUSINESS BY LOCATING A GUNITE CONTRACTOR ON THE SAME PROPERTY(PETER'S GUNITE)
"SEE ATTACHED"

Project Name: USE PERMIT FOR CENTRAL VALLEY ROOFING
Permit No: 80-70
Date: DECEMBER 4, 1980.
Type of Property Use: TO EXPAND A NON-CONFORMING ROOFING BUSINESS BY ADDING A 5000 SQUARE FOOT WAREHOUSE.
"SEE ATTACHED"

Project Name: STAFF APPROVAL FOR VINCENT C. MARGO
Application No: 81-22
Date: MARCH 30, 1981
Type of Property Use: ADD REST ROOMS AND OFFICE SPACE TO THE EXISTING BUILDING.
"SEE ATTACHED"

Project Name: STAFF APPROVAL FOR VINCENT MARGO
Application No: 93-20
Date: MAY 20, 1993
Type of Property Use: CHANGE IN THE NON-CONFORMING USE FROM THAT OF THE PRESENT GUNITE CONTRACTOR TO THAT OF A NON-CONFORMING GENERAL CONTRACTORS OPERATION.
"SEE ATTACHED"

IF NOT USED IN 18 MONTHS
THIS PERMIT SHALL BE
VOID. Sec. 9-130(b)

COUNTY OF STANISLAUS

USE PERMIT

PERMIT NO: 80-07 TYPE OF ZONE: A-2-10 DATE: March 25, 1980

The undersigned is hereby granted a Use Permit in accordance with the provisions of the Ordinance Code of Stanislaus County, Title 9, Chapter 3, and any amendments to the same.

1. NAME AND ADDRESS: (a) Vincent Magaro
PRINT OR TYPE NAME OF PERSON OR FIRM
(b) P. O. Box 2022 (c) Modesto, 95355 (d) 522-9177
ADDRESS CITY OR TOWN PHONE
2. TYPE OF PROPERTY USE: To expand a legal nonconforming roofing business
by locating a gunite contractor on the same property (Peter's Gunite)
3. LOCATION OF USE: North side of Grayson Road, adjacent to Tidewater Southern Railroad
HOUSE NUMBER — LOCAL NAME OF STREET, ROAD OR HIGHWAY
4. LEGAL DESCRIPTION: Assessors Parcel No. 41-07-06 1.95 acres
5. This permit is granted subject to the following conditions;
 - (a) That this use be constructed in accordance with plans approved by the Planning Commission and in accordance with other laws and ordinances;
 - (b) That a Building Permit, when applicable, be obtained from the Department of Building Inspection.
 - (c) That a suitable sewage disposal system and water supply, if other than public, be approved and inspected by the County Health Department.

(SEE REVERSE SIDE)

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 above conditions and will comply with same in all respects.

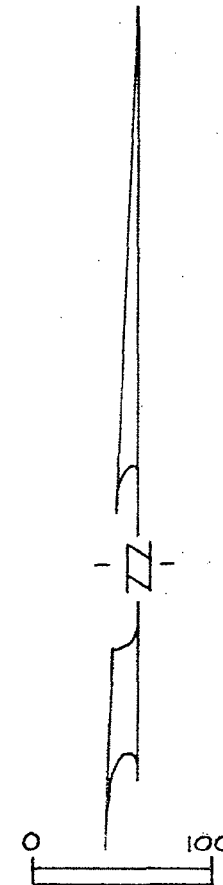
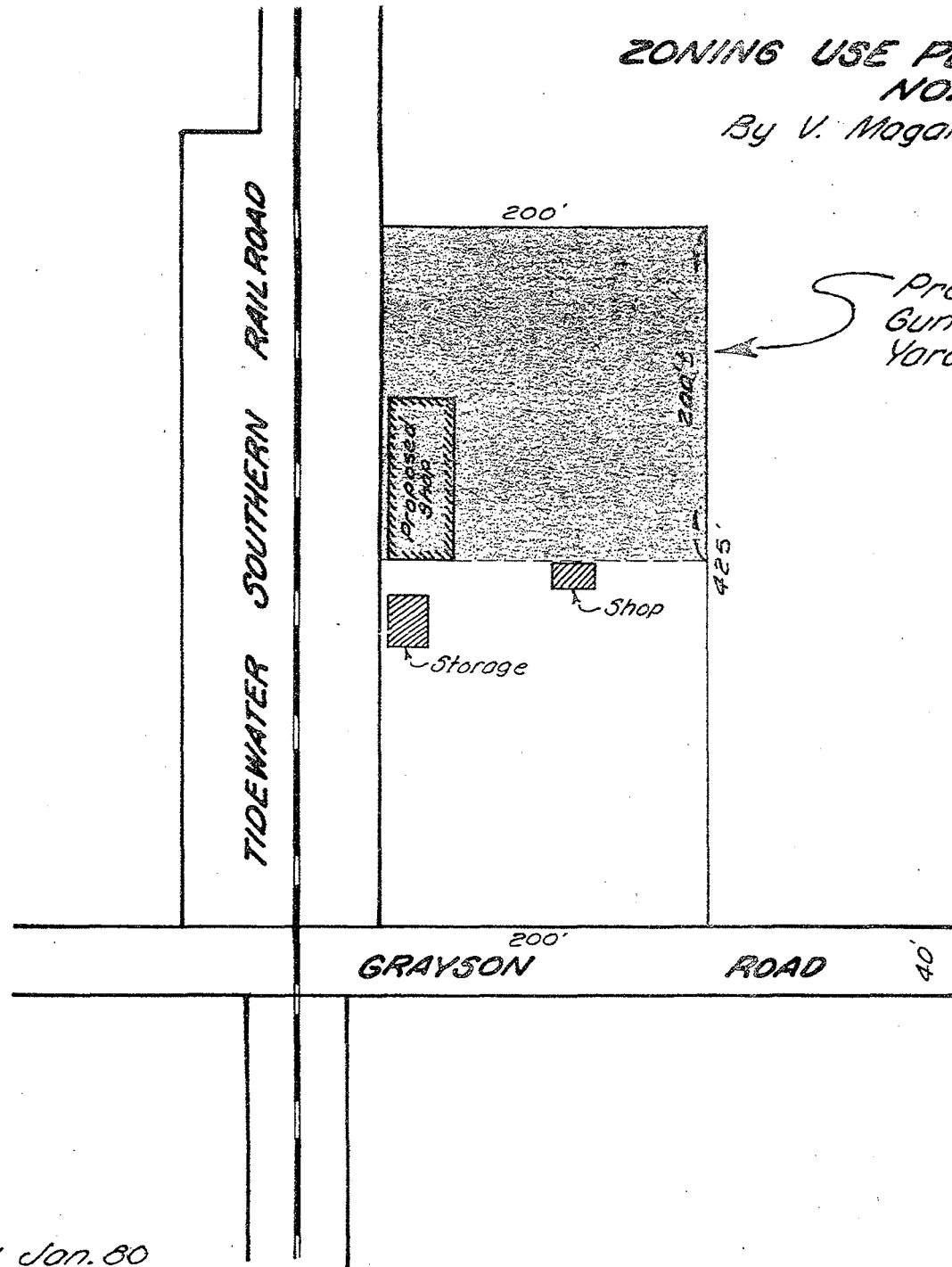
Vincent Magaro
SIGNATURE OF AGENT, REPRESENTATIVE OR OWNER

STANISLAUS COUNTY PLANNING COMMISSION

Beverly J. Johnson
SIGNATURE OF OFFICER ISSUING PERMIT

5/5/80
DATE GRANTED

ZONING USE PERMIT APPLICATION
NO. 80-07
By V. Magaro (Peters Gunitite)



ZUPA 80-07

11 Jan. 80

Sec. 21-4-9

NOT USED IN 18 MONTHS
IS PERMIT SHALL BE
JID. Sec. 9-130(b)

COUNTY OF STANISLAUS

USE PERMIT

PERMIT NO: 80-70 TYPE OF ZONE: A-2-10 DATE: December 4, 1980

The undersigned is hereby granted a Use Permit in accordance with the provisions of the Ordinance Code of Stanislaus County, Title 9, Chapter 3, and any amendments to the same.

1. NAME AND ADDRESS: (a) CENTRAL VALLEY ROOFING CO.
PRINT OR TYPE NAME OF PERSON OR FIRM
 (b) P. O. Box 6022 (c) Modesto, 95355 (d) 522-9177
ADDRESS CITY OR TOWN PHONE
2. TYPE OF PROPERTY USE: To expand a nonconforming roofing business by adding
a 5000 square foot warehouse.
3. LOCATION OF USE: North side of Grayson Road between Crows Landing & Morgan Rds.
HOUSE NUMBER — LOCAL NAME OF STREET, ROAD OR HIGHWAY
4. LEGAL DESCRIPTION: Assessors Parcel No. 41-07-06
5. This permit is granted subject to the following conditions;
 - (a) That this use be constructed in accordance with plans approved by the Planning Commission and in accordance with other laws and ordinances;
 - (b) That a Building Permit, when applicable, be obtained from the Department of Building Inspection.
 - (c) That a suitable sewage disposal system and water supply, if other than public, be approved and inspected by the County Health Department.
 - (d) That any sign program be submitted to the Planning Director for approval prior to installation.
 - (e) That sufficient road right-of-way be deeded to Stanislaus County to provide for 30 feet of right-of-way north of the centerline of Grays road along the frontage of this property.

Failure to perform any of the stated conditions hereon shall constitute grounds for revocation of this permit.

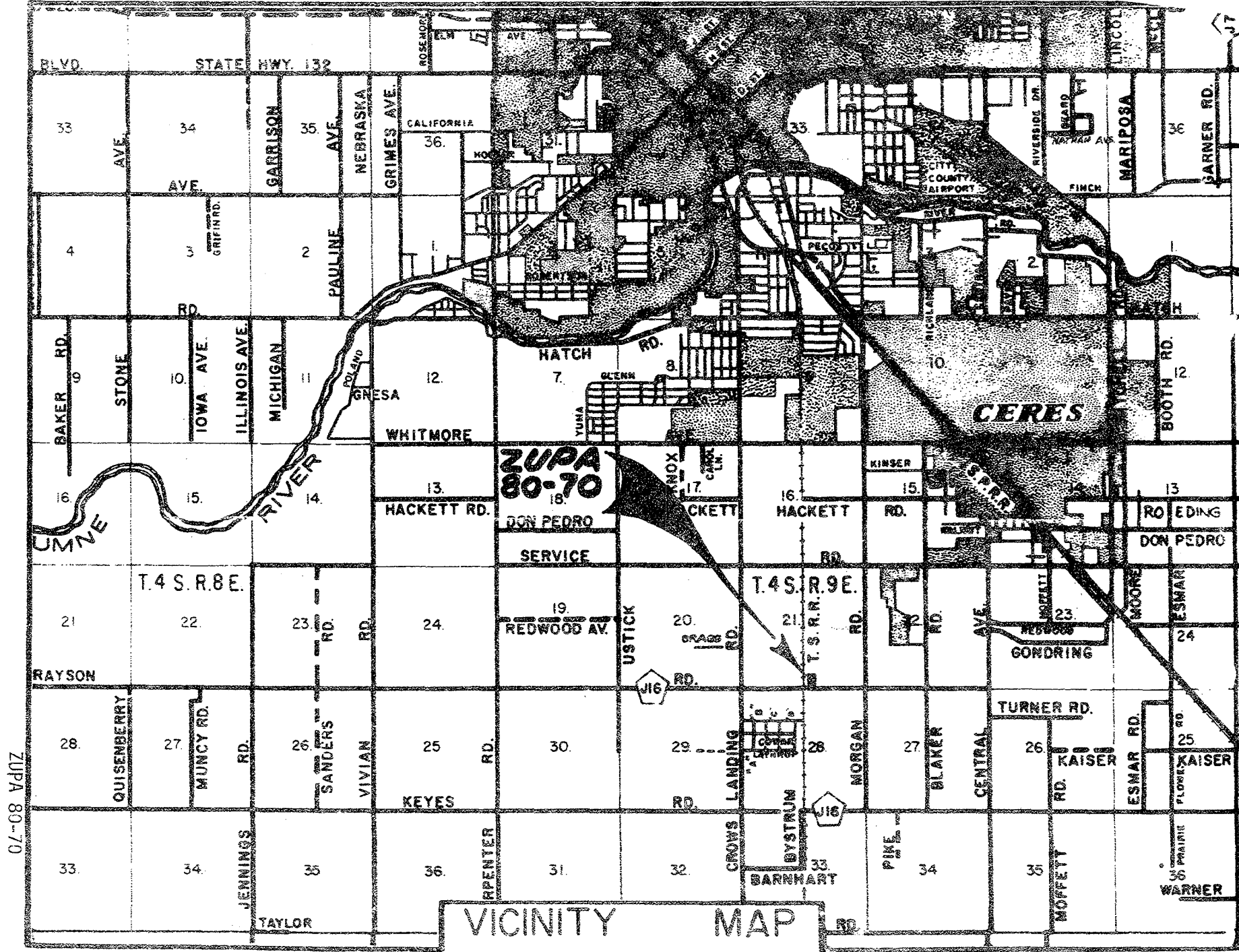
I, the undersigned, do hereby certify that I have read the above conditions and will comply with same in all respects.

James C. Magaw
SIGNATURE OF AGENT, REPRESENTATIVE OR OWNER

STANISLAUS COUNTY PLANNING COMMISSION

Charles Barnes
SIGNATURE OF OFFICER ISSUING PERMIT

1-26-81
DATE GRANTED



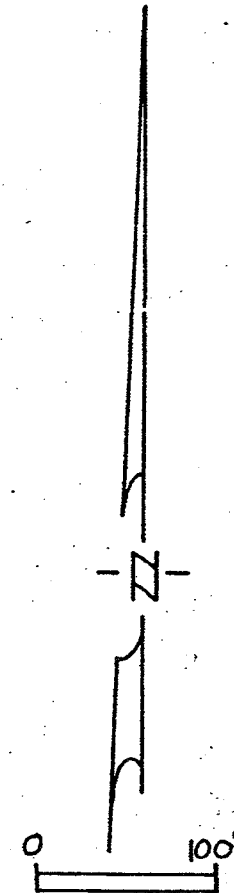
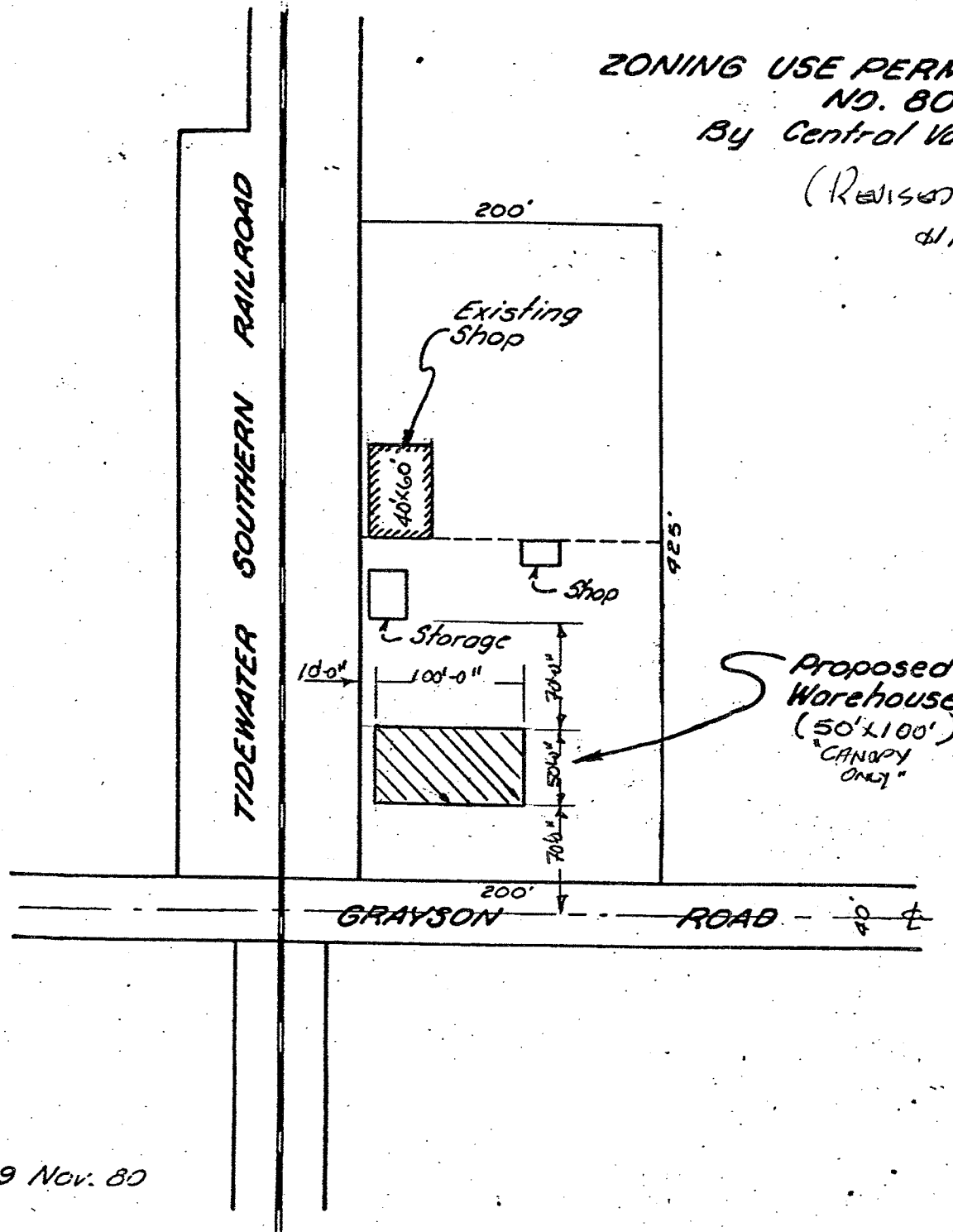
ZUPA 80-70

ZONING USE PERMIT APPLICATION
NO. 80-70

By Central Valley Roofing Co.

(Revised Site Plan)

11/26/81



ZUPA 80-70

19 Nov. 80

Sec. 21-4-9

Stanislaus County Department of
Planning & Community Development
1100 H Street
Modesto, California 95354

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

COUNTY OF STANISLAUS

STAFF APPROVAL

S 21-4-9 R

S.A.A.NO. 81-22

GENERAL PLAN Agricultural ZONE A-2-10 DATE March 30, 1981

The undersigned is hereby granted a Staff Approval in accordance with the provisions of the Ordinance Code of Stanislaus County, Title 9, Chapter 3, and any amendments to the same.

1. NAME AND ADDRESS (a) Vincent C. Magaro
Name of Person or Firm
(b) P. O. Box 6022 (c) Modesto, 95355 (d) 522-9177
Address City Zip Phone
2. TYPE OF PROPERTY USE: Add rest rooms and office space to existing building
3. LOCATION OF USE: Grayson Road betwn Morgan and Crows Landing
House Number - Local Name of Street, Road or Highway
4. ASSESSORS PARCEL NO. 41-07-06
5. This permit is granted subject to the following conditions:
 - (a) That this use be constructed in accordance with plans approved by the Department of Planning and Community Development and in accordance with applicable laws and ordinances.
 - (b) That a building permit, when applicable, be obtained from the office of the County Building Department.
 - (c) That a suitable sewage disposal system and water supply, if other than public, be approved and inspected by the County Health Department.

- - - - - NO OTHER CONDITIONS - - - - -

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 above conditions and will comply with same in all respects.

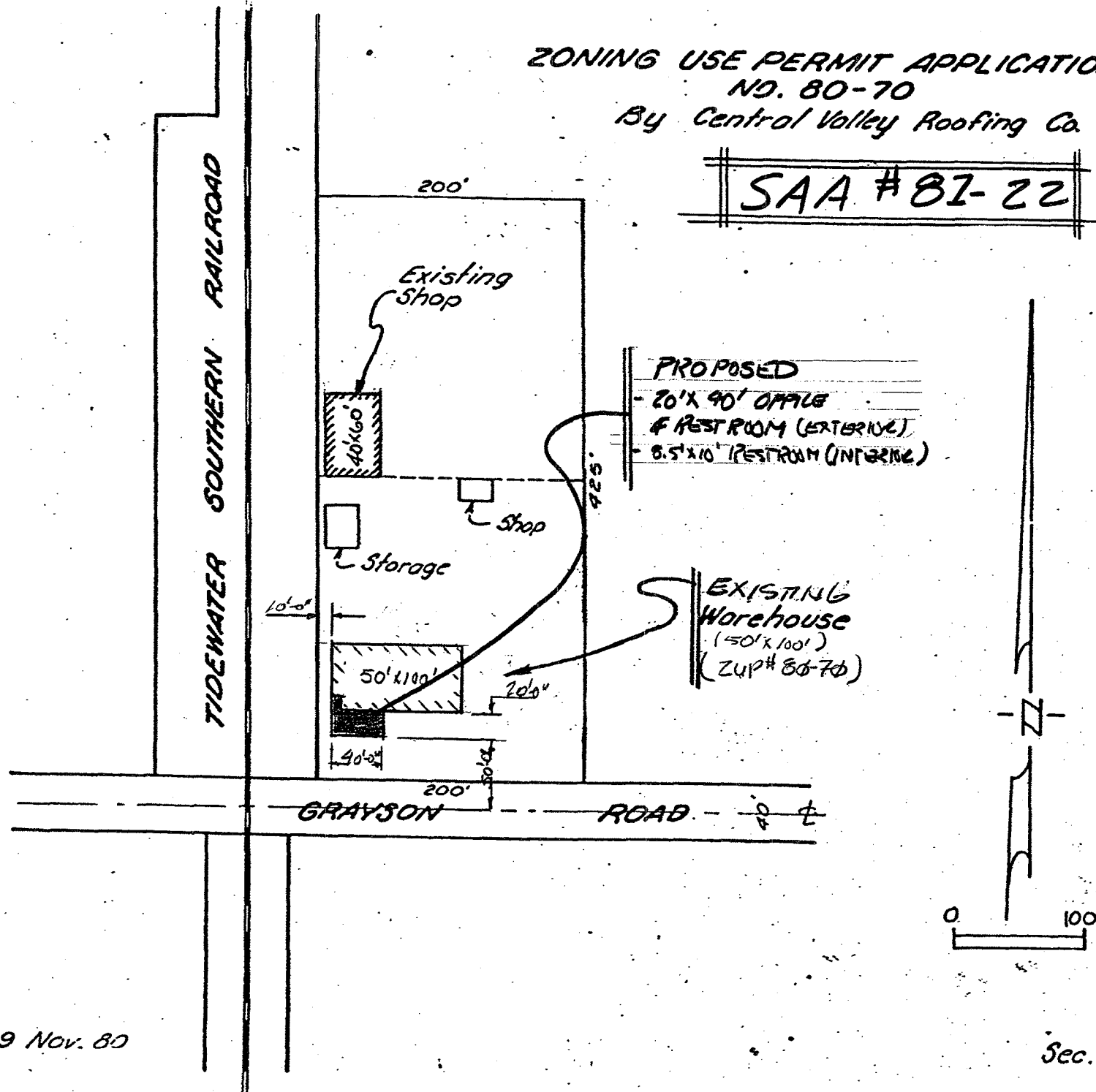
Vincent C. Magaro
Signature of Agent, Representative or Owner

Pamela R. Carden
Signature of Person Issuing Permit

April 1, 1981
Date Granted

ZONING USE PERMIT APPLICATION
NO. 80-70
By Central Valley Roofing Co.

SAA #81-22



ZUPA 80-70

19 Nov. 80

Sec. 21-4-9

Stanislaus County
Department of Planning and
Community Development
1100 H Street
Modesto, California 95354

S 21 T 4 R 9
APP. NO. 93-20

STAFF APPROVAL

(IF NOT USED IN 18 MONTHS THIS PERMIT SHALL BE VOID - SEC. 21.104.030)

GENERAL PLAN Agriculture ZONE A-2-40 DATE May 20, 1993

1. NAME AND ADDRESS: (a) Vincent C. Magaro
Name of Person or Firm
(b) 1145 Yale Avenue (c) Modesto CA 95350 (d) (209) 524-6636
Address City Zip Phone
2. TYPE OF PROPERTY USE: Change in the nonconforming use from that of the
present gunite contractor to that of a nonconforming general contractor operations.
3. LOCATION OF USE: 719 East Grayson Road, Ceres
Street Address - Local Name of Street, Road, or Highway
4. ASSESSOR'S PARCEL NUMBER AND ACREAGE: 41-07-06 2 acres
5. THIS PERMIT IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:
 - (a) That this use be conducted in accordance with plans approved by the Department of Planning and Community Development and in accordance with applicable laws and ordinances.
 - (b) That a building permit, when applicable, be obtained from the Department of Building Inspections.
 - (c) That a suitable sewage disposal system and water supply, if other than public, be approved and inspected by the Department of Environmental Resources.
 - (d) Conditions of Use Permit No. 80-07 and Staff Approval Application No. 81-22 to remain effective.

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 ABOVE CONDITIONS AND WILL COMPLY WITH SAME IN ALL RESPECTS.

Dan J. Witt
Signature of Person Issuing Permit
(Rev. 10/92)

[Signature]
Signature of Agent, Representative or Owner

5-20-93
Date

~~TIDEWATER~~ SOUTHERN RAILROAD

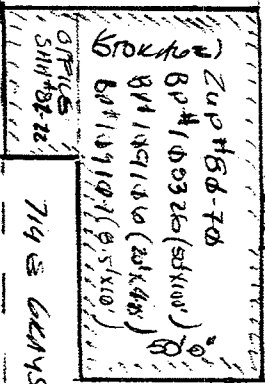
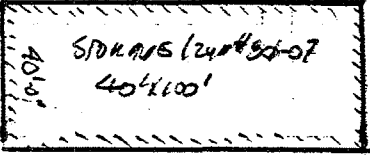
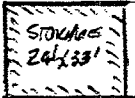
± 70.0'

± 200.0'

TRAC 44-47-06

725 E. GRAYSON ROAD

± 420.0'



1' 0"

714 E. GRAYSON ROAD

B.S. 13.47

ULTIMATE RAILROAD ROW LINES

± 300.0'

± 300.0'

SITE PLAN

SCALE: 1" = 50' 0"



Coit and Hewes, LLC
312 E Grayson Road
Modesto, CA 95358
209 531-9891

Buffer Statement of Compliance

Due to the substandard size of the lot, the project site is unable to meet the 150 ft. buffer setback required. As an alternative to the buffer setback, we have erected a 6ft.high chain link fence surrounding the perimeter and are proposing to plant a vegetative screening of Star Jasmine every 3 ft. along the interior of the fence line. The use on site will be low people intensive and a Tier 2 use. Our hours of business will be from 6:00 a.m. to 6:00 p.m. 6 days a week. The fact that all operations will take place inside of covered buildings, along with the proposed vegetative screening around the perimeter, should minimize any concerns related to overspray.



Coit and Hewes, LLC
312 E Grayson Road
Modesto, CA 95358
209 531-9891

MERCED COUNTY**SAN JOAQUIN COUNTY****MADERA COUNTY****FRESNO COUNTY**

Castle Farms Inc
Clendenin Orchard
Golden Nut Harvesting
Gregg A. Benson Farms
Helena Agri
Horizon Farms
Jim Briscoe Enterprises Inc
Joseph Gallo Farms
Justin Maier
Peaster Farms
Leon Farms
May Farm
MJ Unruh
N & S Tractor
Olmos Brothers Harvesting
Titan Harvesting
Titan Manufacturing
Viani Bros

Bellino Farms
Boersma Farms
A & M Bogetti Bros., Inc
Brian Pilotti
Bruno Brothers Farms Inc
Bruno Farms
C Bogetti Farms Inc
Camera Brothers
Crown Nut Company
Dutch Nuts Inc
Eilers Ranch LLC
Ferrari Farms Inc
George Freitas
Growers Choice Inc
Gurmail Sandhu
Holz Rubber
Jackrabbit Mfg
JM Equipment

Ag Right
Agri / World Coop
Agri Systems
El Oreaga Harvesting Inc
Greenleaf Orchards, Inc
Madera AG Supply
Midland Tractor
Modesto Cantu
Rossow Farms
Ruby Qureshi Farms
Van Klaveren Farming LLC
Western Ag & Industrial

Bill Nason
C & K Harvesting, LLC
California Industrial Rubber
Ciara Flores
Daniel Flores
Efird Ag Enterprises
Evegno Equipment
Harris Farms
Harvest Supply
Jalonen Ranches
Killingsworth Gear
LH FarmService
Lloyd Reyes
Mac's Equipment Inc.
Maricopa Orchards
Olam Edible Nuts USA
Pappas Family Farms
R. A. Sano Farms Inc
RS Farm & Harvest Supply
Sherwood Equipment Inc
Stepanian Farms
Top Gun Almond, Inc
Westside Harvesting LLC



Coit and Hewes, LLC
312 E Grayson Road
Modesto, CA 95358
209 531-9891

STANISLAUS COUNTY CUSTOMERS

ALK Miller Brothers	Colombo Farming	Gary Lorenza
A-Snap	Costa Farms/ Custom Harvesting	Garza Ranch
A High Orchard Managment	Cox Custom Harvesting	Gemperle Farms
A&M George++	CR Orchards Inc	Glen Crow
Acosta Ranch Inc++	Craven Farming Company	Green Rubber
Alldrin Orchards	D Gordon Anderson MD	Greg Bennett
Alton Cook	Dale McFaddin	Growers Supply Inc
Amador Angus and Farms, Inc	Darrell Garber Farms	Hal Mar Farms
Angelo Cipponeri	Daryl Landes	Hayes Ranch (Denair)
ASP Farms, Inc	Starn Farms	Hayes Ranch (Waterford)
Athwal Almonds INC	Dave Peugh	Hector & Olria Perez
Azevedo Auto Repair	Daves Sandblasting	Henne Farming Inc
B V Farms	David Boyd	Henry Colombo Equipment
B&M Orchards	Del Mar Farms	Hughes Ag service
Baptista Farms	Discount Ag Parts	Hughson Farm Supply
Barinder Pannu	Don Mailloux	Hunter Farms
Barton Ranches	Double E Custom Harvesting	Inland Hardware Inc
Bays Ranch	Dust Control by Dennis	Iyer Farms
Beare farms, Inc.	DVK Orchards LLC	J Espinosa Ranches
Beccera Farm Services	Eagle Farms	Jared Lara
beltran farms	Ed Mora Farms	Jason Yamamoto
Bennett Farming Inc	Sai Farms	Jeff Vargas
Boesch Enterprises	El Durrer AgServices	Jim and Kalina Cover Inc++
Braden Farms	Eric Spycher	Joe DiAnna Harvesting Inc
Brett Azevedo	Exact Industries	Martin Land & Cattle
Brown Ranch	Farmland Management	John D and Jean L Varni Farms L.P.
Bryan LaCross	Five Hall Farms	John Miller Farms
R.E. Buckley Co., Inc.	Five Rings Harvesting	Johnson Farms
Byron Fox Farming	Ford's Farm Supply	Jolliff Ranch
C&E	Four Star Farm Management LLC	Junette Vongphoumy
Cashman Creek Ranch Hawke Ag Aviation Inc	Frank Brum	K&T Ranch
Charles Voss Farming	Fraser and Olmos	Kenneth Miller
CHH Farms	Fred Yori and Son	Livingston Farmers Associaation
Chris Baumon	G & G Custom Farming	E-Z Auto Supply- NAPA
Cipponeri Orchards	G.C. Farms Inc.	Loan Spur Ranch
Frank Borba	Garrett De Witte	Longhill Farm Services++

Lujan Brothers	Sheldon Miller	Kline Ranches
M. A. Garcia Agri Labor, Inc	Sierra View Ranch	L. W. Brown Company Inc
M3 West Inc.	Soderstrom Farms	L.F. Brichetto Farming, LLC
Mark Giannini	Spencer Sanders	Ledbetters almond Farms
Mark Soares	Sperry Farms	Lou Boer
Marlin Bauman	Stackhouse Bros Orchards	Lucky Dola
Medina's Sweeping and Shaking	Stanislaus County 4H	Mensonides Farmig Inc
Melgard Farms	Stanislaus Farm Supply	Micheal Lara
Melo Machine & Manufuacturing, Inc	Steve Soderstram	Oosterkamp Farms
Micheal Flora	Stevens Corp	Shaker 911 LLC
Micheal Lara Farms	Superior Fruit Ranch	Skittone Almond Sheller Inc
Mike's Ag Reapair	Swanson Farms	Soares Farming & Harvesting
Mike Giannini	Sweep Rite LLC	T. Amaral & Sons, Inc
Mike Varges	T&R Farms Inc.	28 Farming
Montpelier Farms	The Organic Company	JT Farms
Mountain View Harvesting	Tom Caswell	Butch Leonard
Hughson Auto & Truck Warehouse	Triple A Ranches	Mid Valley Nut
Nathaniel Basttig	Turlock Nut Co	Miller AG Brother Service
Nick Azevedo	Ulrich management and consulting	Frank Correia
Niemeyer Ranch	Uriel Garnica Almond Sweeping	Wayne Woods Agri Business Services
NLM Agribusiness	Valencia Produce	Bob Gore
Norman Crow Farming	Valley Nut Harvesting Inc	Harvest Conditions
Orchard Ag Farms	Valley Shakers	Homen Farms
Pacific Ag Wholesalers, INC.	VanderStoel Farm LLC	James Kinzie
Pacific Coast Ag	Ventura Farms	Jose Manzo
Pacific Distributing, Inc.	VFM	Partap Farming
Paul Christensen Custom Service, LLC	Voss Orchards Inc	Sergio Borges
Premiere Ag Service	W.L. Torrison Farms, Inc	
Raffaele Giglio farms	Waterford Farm Supply	
Ralph Azevedo Central Ranch	Wayne Devincenzi	
R Garcia & Sons Farming Inc	Westside Equipment	
Bray Farms	Wolf Enterprises	
RDB Hulling & Shelling	Y & L Farms LLC	
Ricardo Perez	BG Agri Sales and service	
Riddle Ranches	Double A Ranches	
Hodges Farming	DBA Fast Eddie's Watertrucks	
Robert Martelli	Heinrich Farms	
Robert Parks	Ochoa Ag Service	
Roberto Perez Farms	Scotts Tractors	
Rodin Ranch	Brichetto Brothers	
RKT Farming	C & C Hedging & Enterprises	
Ron Martella Farms	Cal Farm Services	
Rossi Farms INC	Central Valley Harvesting	
Rancho Nut So Grande	D&D Farms	
Sal Salazar	Farmland Management	
Sahota Farms	Hancock Farmland Services	
Samran & Sons Co. Inc.	Hill Top Ranch	
Samuel Bratton	Ivan Espinosa	
Scott Leach	John Baptista	