



Referral Early Consultation

Date: April 20, 2021

To: Distribution List (See Attachment A)

From: Emily Basnight, Assistant Planner
Planning and Community Development

Subject: VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2021-0021 – THORNTON – RIVER ROAD

Respond By: May 5, 2021

******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: Dennis and Nadine Thornton

Project Location: 107 and 585 River Road, between Maze Boulevard (State Route 132) and the Hetch Hetchy Aqueduct, near the border of Stanislaus County and San Joaquin County.

APN: 016-002-058

Williamson Act Contract: N/A

General Plan: Agriculture

Current Zoning: A-2-40 (General Agriculture), P-D (Planned Development) 214

Project Description: Request to subdivide an 82.9± gross acre parcel in the A-2-40 zoning district into three parcels 2±, 40.9±, and 40± gross acres in size. The current parcel is used for irrigated row crops. Proposed Parcel 1 will be 2± gross acres in size and is currently improved with a produce stand, shed, private well and septic system; Proposed Parcel 2 will be 40.9± gross acres in size and is planted in row crops; and Proposed Parcel 3 will be 40± gross acres in size and is currently planted in row crops and improved with a single-family dwelling, shed, private well and septic system, and 50-foot access easement. As part of this request, the applicant proposes to grant an irrigation easement along the western edge of Proposed Parcel 3 for the benefit of Parcel 2 for irrigated water. The produce stand was originally permitted under Use Permit No. 92-41 – Frank M. Bettencourt to sell fresh produce grown on-site or on property under the same ownership or lease

as the property that contains the stand. Rezone No. 94-02 – Deldon Chemical Company was approved by the Planning Commission on June 2, 1994, rezoning the area surrounding the produce stand from A-2-40 (General Agriculture) to Planned Development to allow the produce stand to sell a mixture of products; 85% of the display area is devoted to fresh produce grown by the operator, and 15% for agricultural products purchased from other producers, non-alcoholic beverages, juices and packaged snack-foods. The applicant is proposing the 2± acre parcel in accordance with the parcel size requirements for Planned Development zoning districts. Proposed Parcels 1 and 3 will be served by private well and septic system. All three proposed parcels will have access by way of County-maintained River Road, classified as an 80-foot Major Collector Arterial (MJC) Road. The current parcel receives irrigated water from Blewett Mutual Water Co. and uses a micro sprinkler 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

VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2021-0021 – THORNTON – RIVER ROAD
 Attachment A

Distribution List

X	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
X	CA STATE LANDS COMMISSION	X	STAN CO ERC
X	CEMETERY DISTRICT: PATTERSON	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
X	COUNTY OF: SAN JOAQUIN	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 5: CONDIT
X	FIRE PROTECTION DIST: WEST STAN	X	STAN COUNTY COUNSEL
X	GSA: NORTHWESTERN DELTA-MENDOTA		StanCOG
X	HOSPITAL DIST: DEL PUERTO	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: EL SOLYO	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK		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: PATTERSON JOINT UNIFIED		USDA NRCS
	SCHOOL DIST 2:		WATER DIST:
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		



STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2021-0021 –
THORNTON – RIVER ROAD

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:

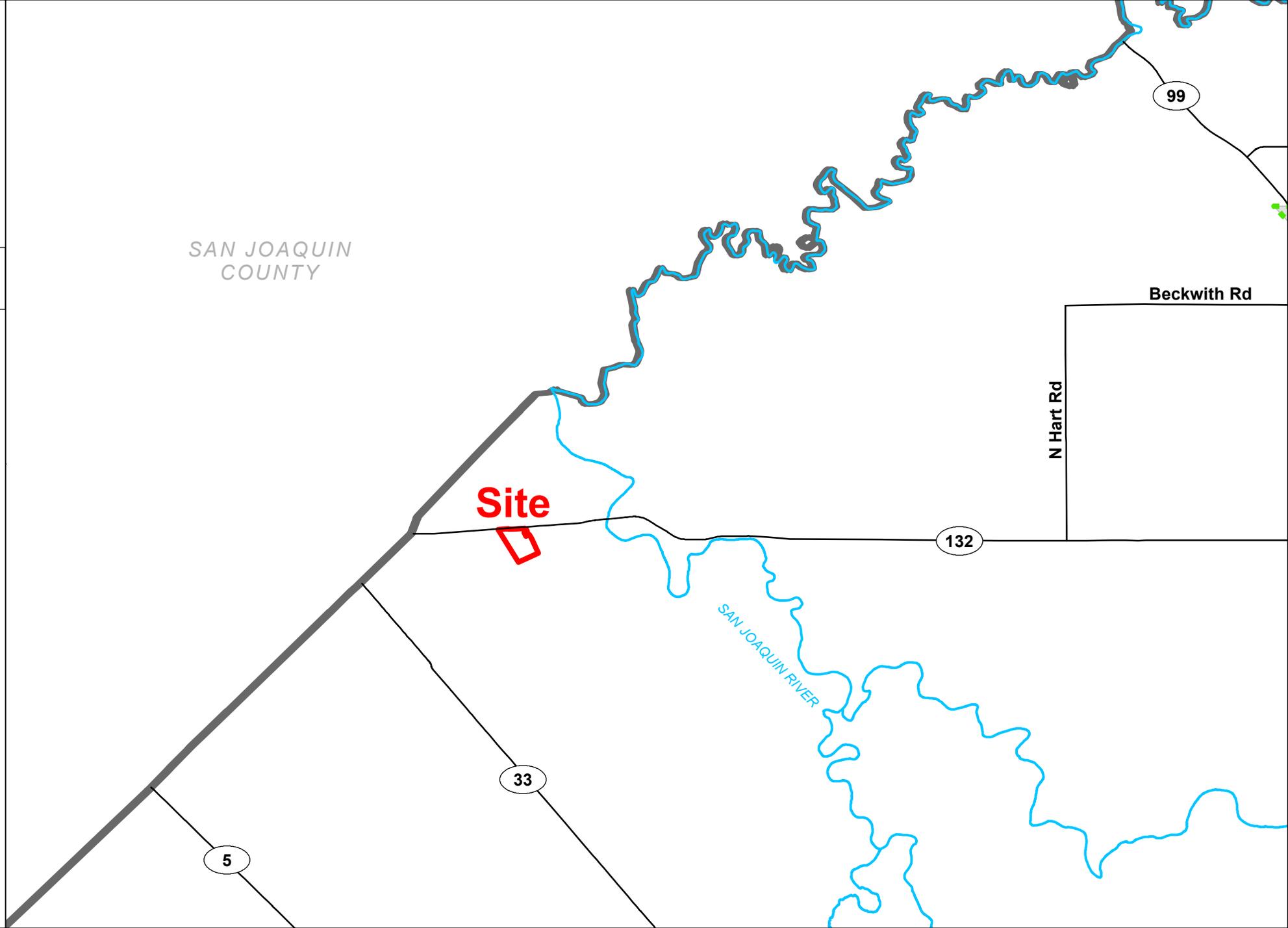
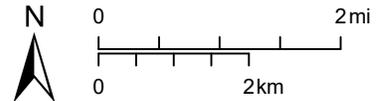
Name	Title	Date

**THORTON
RIVER ROAD
VTPM
PLN2021-0021**

AREA MAP

LEGEND

-  Project Site
-  City
-  Road
-  River



THORTON RIVER ROAD VTPM PLN2021-0021

San Joaquin
County

AG

SAN JOAQUIN
RIVER

GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  River
-  Road
-  Canal

General Plan

-  Agriculture

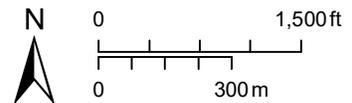
Site

AG

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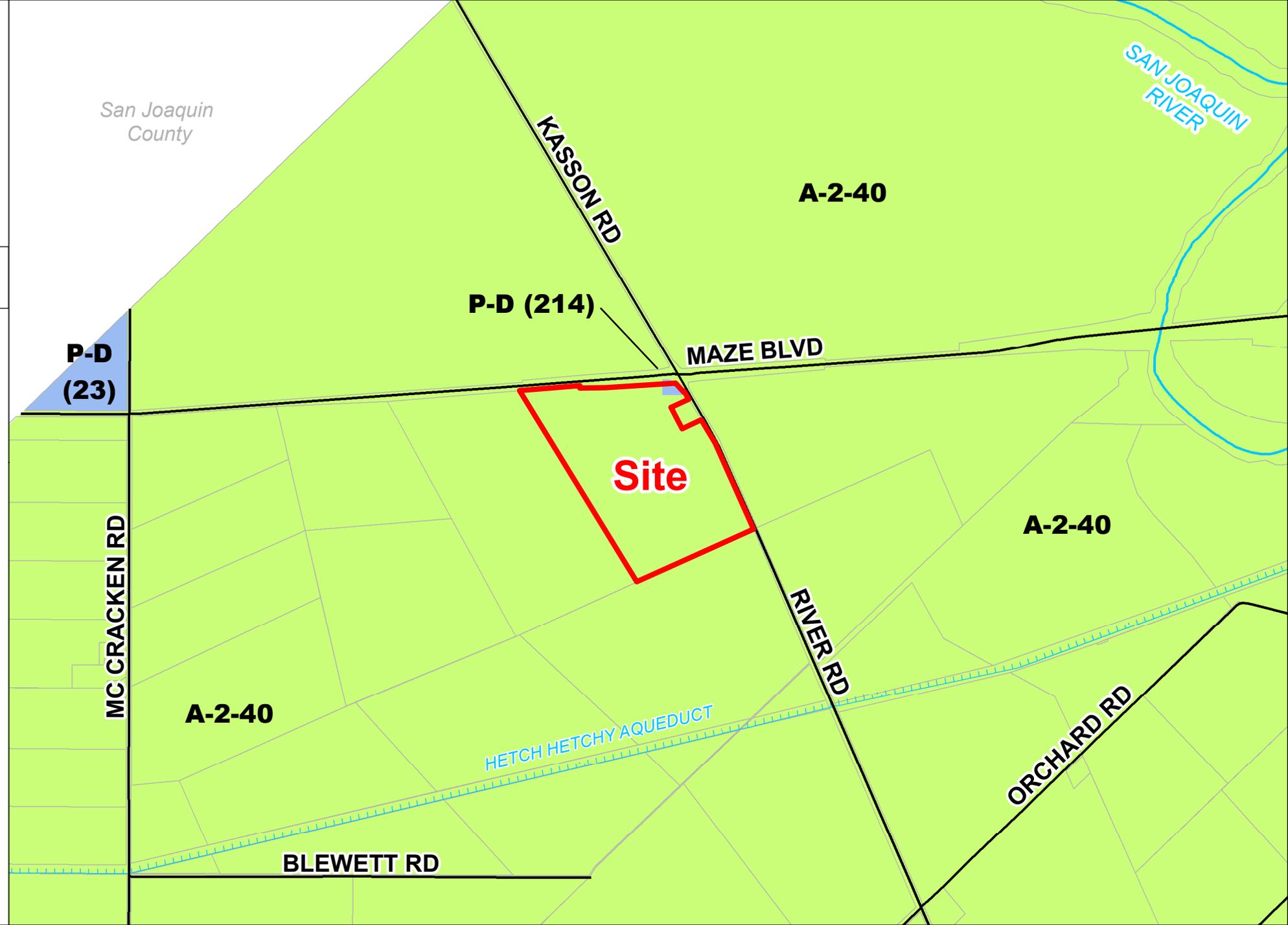
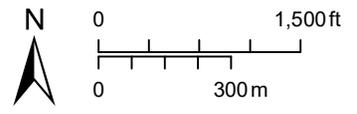


**THORTON
RIVER ROAD
VTPM
PLN2021-0021**

ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Road
-  River
-  Canal
- Zoning Designation**
-  Planned Development
-  General Agriculture 40 Acre

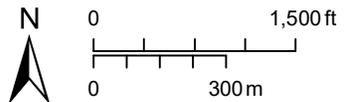


**THORTON
RIVER ROAD
VTPM
PLN2021-0021**

2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  River
-  Canal

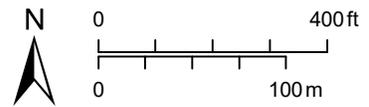


**THORTON
RIVER ROAD
VTPM
PLN2021-0021**

2017 AERIAL SITE MAP

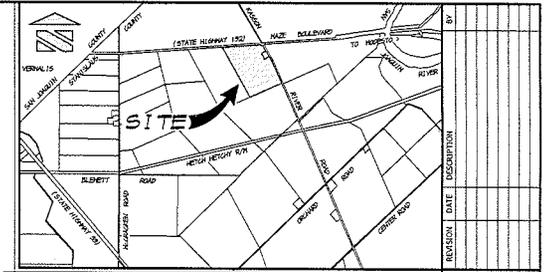
LEGEND

-  Project Site
-  Road



GENERAL NOTES

1. ASSESSOR'S PARCEL NUMBER: 016-002-058
2. EXISTING ZONING: A-2-40
3. SITE SUMMARY: TOTAL SITE CONSISTS OF A SINGLE PARCEL COMPRISING 79.45 NET ACRES +/- AND BEING DIVIDED INTO THREE (3) LEGAL PARCELS, OF 2.0 ACRES, 40.4 ACRES, AND 40.0 ACRES.
4. DOMESTIC WATER: PARCEL "1" - EXISTING PRIVATE WATER WELL. PARCEL "2" - NO DOMESTIC WELL AT THE PRESENT TIME. SHOULD THE PARCEL EVER BE PERMITTED FOR A RESIDENCE, A DOMESTIC WELL WILL NEED TO BE PERMITTED AND CONSTRUCTED. PARCEL "3" - EXISTING PRIVATE WATER WELL.
5. SANITARY SEWER: PARCEL "1" - EXISTING PRIVATE SEPTIC SYSTEM. PARCEL "2" - NO SEPTIC SYSTEM AT THE PRESENT TIME. SHOULD THE PARCEL EVER BE PERMITTED FOR A RESIDENCE, A SEPTIC SYSTEM WILL NEED TO BE PERMITTED AND CONSTRUCTED. PARCEL "3" - EXISTING PRIVATE SEPTIC SYSTEM. LOCATIONS SHOWN ARE APPROXIMATE AND ARE BASED ON AVAILABLE PLOT GAGES PROVIDED BY THE STANISLAUS COUNTY DEPARTMENT OF ENVIRONMENTAL HEALTH.
6. IRRIGATION: EXISTING MICRO SPRINKLER SYSTEM
7. SITE CURRENTLY CONSISTS OF ROW CROPS. PARCELS ARE CONFIGURED SO THAT THEY IRRIGATE AND DRAIN UTILIZING THE EXISTING IRRIGATION AND DRAINAGE FACILITIES. THIS PROJECT IS RELATIVELY FLAT (0 TO 2% SLORES) RANGING BETWEEN THE 50 AND 65 FOOT ELEVATION CONTOURS AS DERIVED FROM USGS TOPO MAPS. THE SITE COMPRISES OF SOILS WITH CLASSIFICATIONS OF CAPAY SLAT (S98) AND VERNALIS-ZACHARIAS COMPLEX (48N). CLASSIFICATIONS ARE DERIVED FROM USDA WEB SOIL SURVEY. NO CHANGES ARE ANTICIPATED. AN IRRIGATION USE AND MAINTENANCE AGREEMENT (IF REQUIRED) SHALL BE RECORDED CONCURRENTLY WITH THE FINAL PARCEL MAP.
8. GROUND WATER DEPTH IS APPROXIMATELY 120-130 FEET (DATA PROVIDED BY CALIFORNIA DEPARTMENT OF WATER RESOURCES).
9. SUBJECT PARCEL IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 0604960900, DATED SEPT. 20, 2000.
10. THE PROPERTY LINE DISTANCES, BEARINGS, AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP ARE TAKEN FROM BOOK 46 OF SURVEYS AT PAGE 12, S.C.R. AND PRELIMINARY FILED OBSERVATIONS BY OFFICE PERSONNEL AND DO NOT REFLECT AN ACTUAL FIELD SURVEY.



VICINITY MAP
NO SCALE

OWNER
THORNTON 2015 TRUST
DENNIS AND MADINE THORNTON
3059 HOLT DRIVE
LODI, CA 95242

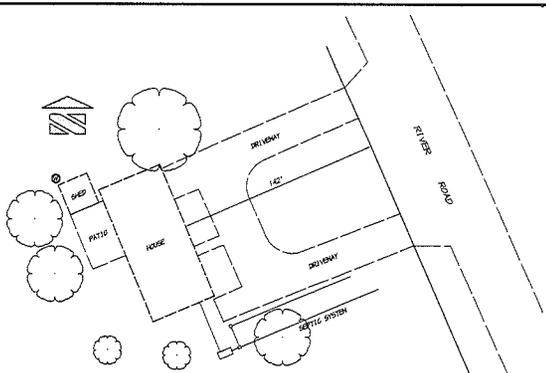
ASSOCIATED ENGINEERING GROUP
4008 TECHNOLOGY DRIVE, SUITE 4, HODDERSO, CA 95368
PHONE (209) 340-3300 FAX (209) 340-3075 www.aeggroup.com

VESTING TENTATIVE PARCEL MAP
BEING A DIVISION OF A PORTION OF SECTIONS 20 AND 26 OF T. 5 S. R. 12 E. S. 5, DIABLO MOUNTAIN AND LUTINS WITHIN THE RANGE 01 E. RANGE 01 E. CALIFORNIA, STANISLAUS COUNTY

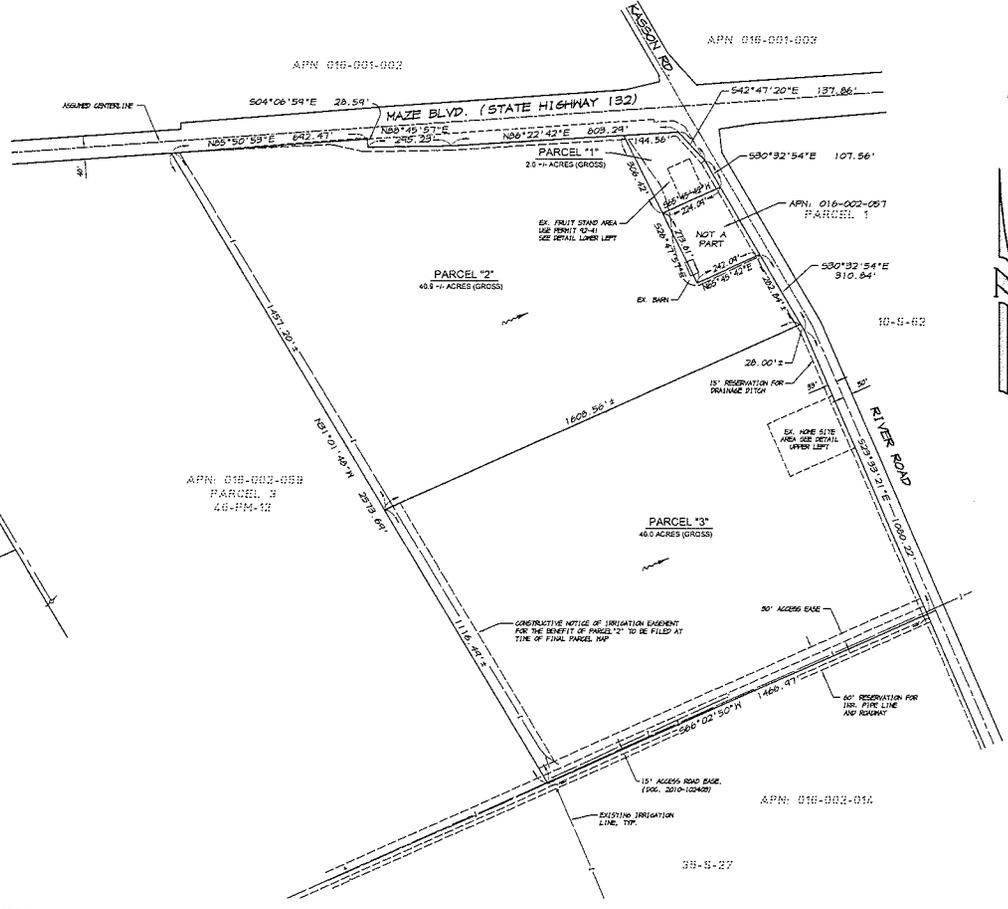
STAR CADD, S.C.E. 01/87
ONE SHERWOOD, S.S. 7120

DRAWN BY: JEFF
DATE: 2/18/21 8:15
SCALE: 1"=200'
SHEET: 111-62-VTTPH
DROUGHT: J.E.
JOB #: 111-62-20

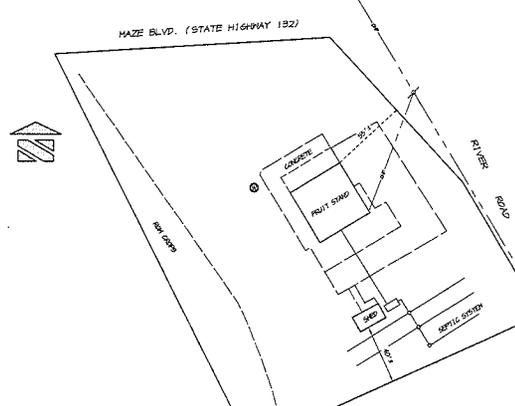
SHEET
OF 1



EXISTING HOME SITE AREA
NO SCALE



SCALE: 1"=200'

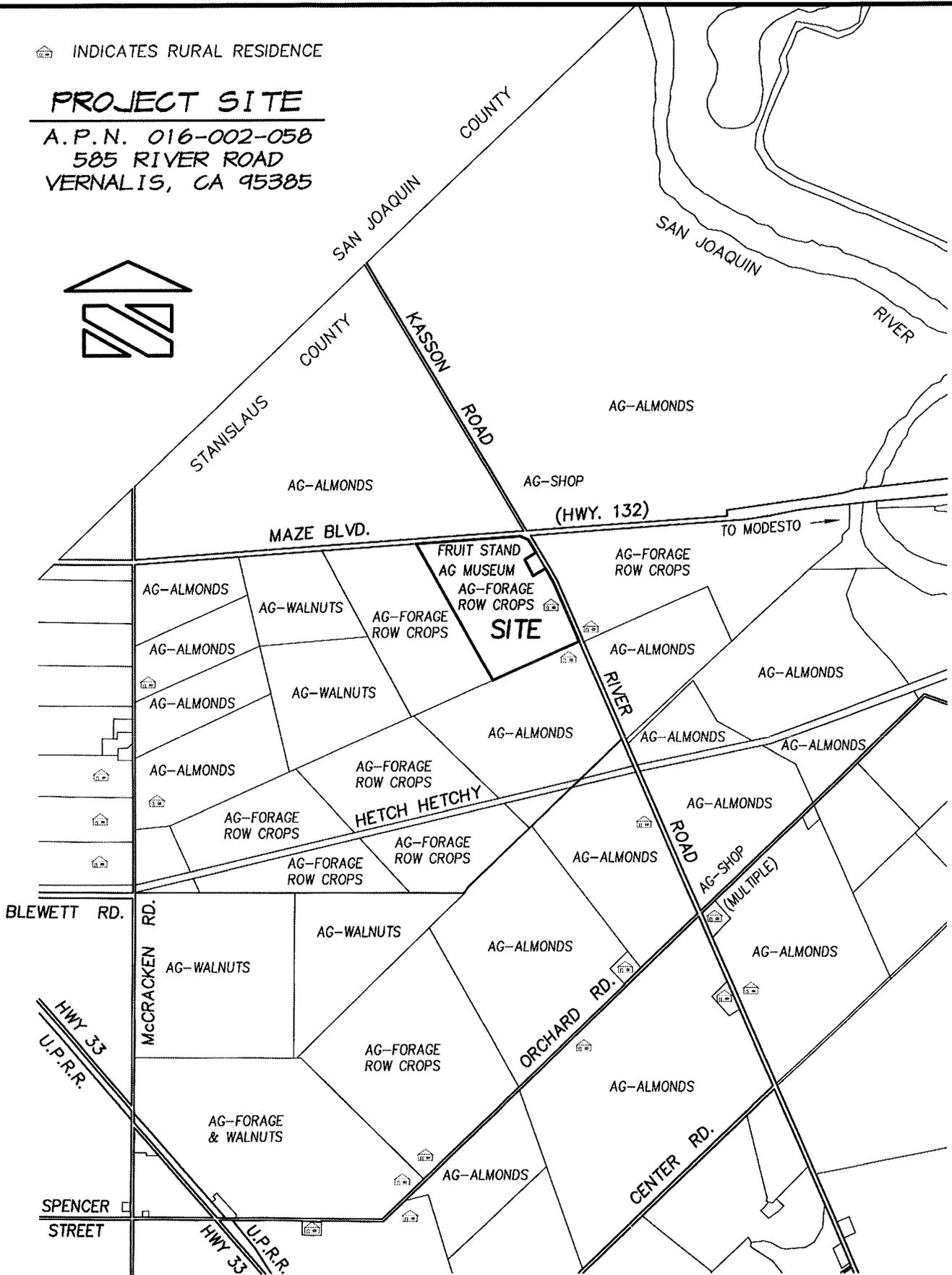


EXISTING FRUIT STAND AREA
NO SCALE

INDICATES RURAL RESIDENCE

PROJECT SITE

A.P.N. 016-002-058
585 RIVER ROAD
VERNALIS, CA 95385



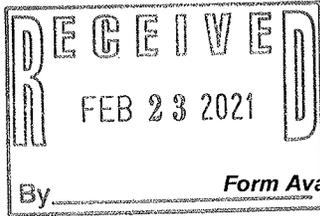
DRAWN:	KEVIN
DATE:	08/14/20
SCALE:	1"=1000'
JOB #:	1114C-20
DWG:	LUSE

LAND USE PLAT
 THORNTON 2015 TRUST
 PARCEL MAP APPLICATION
 STANISLAUS COUNTY, CALIFORNIA



**ASSOCIATED
ENGINEERING
GROUP**

4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356
 PHONE: (209) 545-3390 FAX: (209) 545-3875 www.assoceng.com



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>Please Check all applicable boxes 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 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 checked="" 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 type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____	<p>PLANNING STAFF USE ONLY: Application No(s): <u>PLN - 2021-0021</u> Date: <u>02/23/2021</u> S <u>31</u> T <u>3</u> R <u>7</u> GP Designation: <u>Agriculture</u> Zoning: <u>A-2-40</u> Fee: <u>\$4,709.00</u> Receipt No. _____ Received By: <u>EB</u> Notes: <u>PUM w/ 2 parcels res. 11/21</u></p>
<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input checked="" 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).*

Project is a division of a 79.95 net ac. +/- parcel into three (3) parcels, comprising of 2.0. ac. +/-, 40.9 ac. +/- and 40.0 ac. +/- . The larger two parcels exceed the minimum gross parcel size for the A-2-40 zone and resulting in compliance and consistent with the applicable General Plan designation of AG. The proposed 2 ac. parcel comprises of a fruit stand operation which is approved by use permit 92-41 and will be divided pursuant to Section 21.20.060(D). The site consists of a fruit stand and row crops of which this division meets with the current land use and layout and will not require modification to the farming practices or irrigation systems.

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 016 Page 002 Parcel 058

Additional parcel numbers: _____
Project Site Address or Physical Location: 107 & 585 River Road
Vernalis, Ca 95385

Property Area: Acres: 80+/- or Square feet: _____

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)
The site has continually been an Ag use, currently planted in row crops

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)
Use Permit 92-41

Existing General Plan & Zoning: Agriculture / A-2-40

Proposed General Plan & Zoning: Agriculture / A-2-40
(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: AG USES - CONSISTING OF IRRIGATED FORAGE & ROW CROPS
West: AG USES - CONSISTING OF IRRIGATED FORAGE & ROW CROPS
North: AG USES - CONSISTING OF IRRIGATED FORAGE & ROW CROPS
South: AG USES - CONSISTING OF IRRIGATED ORCHARDS

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: n/a Sq. Ft. Landscaped Area: n/a Sq. Ft.

Proposed Building Coverage: n/a Sq. Ft. Paved Surface Area: n/a Sq. Ft.

BUILDING CHARACTERISTICS:

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

NO NEW STRUCTURES ARE ANTICIPATED

Number of floors for each building: _____

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

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) _____

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: PG&E

Sewer*: Septic

Telephone: A T & T

Gas/Propane: _____

Water**: Domestic Well

Irrigation: BLEWETT MUTUAL WATER CO.

***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:)

No special sewage generated

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): _____

Type of use(s): _____

Days and hours of operation: _____

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

Occupancy/capacity of building: _____

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

Estimated number of daily customers/visitors on site at peak time: _____

Other occupants: _____

Estimated number of truck deliveries/loadings per day: _____

Estimated hours of truck deliveries/loadings per day: _____

Estimated percentage of traffic to be generated by trucks: _____

Estimated number of railroad deliveries/loadings per day: _____

Square footage of:

Office area: _____

Warehouse area: _____

Sales area: _____

Storage area: _____

Loading area: _____

Manufacturing area: _____

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)

River Road, a Public way 66' in width

- 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) No change to current agricultural practices is anticipated

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 , No change to current agricultural practices is anticipated

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)

This application is merely an exercise in creating two parcels of roughly equal size for purposes of estate planning and to segregate the fruit stand pursuant to Section 21.20.060(D). No change to the current agricultural practices is anticipated. The new parcels exceed the minimum gross parcel size for the A-2-40 zone and will maintain their current AG use.

CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System

Department of Anthropology – California State University, Stanislaus

One University Circle, Turlock, California 95382

(209) 667-3307



Alpine, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus & Tuolumne Counties

Date: 11/17/2020

Records Search File#: 11564N

Project: Rezone Application

585 River Road, Vernalis

APN 016-002-058

Jim Freitas, Principal Senior Partner
Associated Engineering Group
4206 Technology Drive, Suite 4
Modesto, CA 95356
209-545-3390

jim@assoceng.com

Dear Mr. Freitas:

We have conducted a records search as per your request for the above-referenced project area located on the Ripon and Vernalis USGS 7.5-minute quadrangle maps in Stanislaus County.

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the following:

National Register of Historic Places (NRHP)
California Register of Historical Resources (CRHR)
California Inventory of Historic Resources (1976)
California Historical Landmarks
California Points of Historical Interest listing
Office of Historic Preservation Built Environment Resource Directory (BERD) and the
Archaeological Determinations of Eligibility (ADOE)
Survey of Surveys (1989)
Caltrans State and Local Bridges Inventory
General Land Office Plats
Other pertinent historic data available at the CCaIC for each specific county

The following details the results of the records search:

Prehistoric or historic resources within the project area:

- There are no formally recorded prehistoric or historic archaeological resources within the project area.
- The General Land Office Survey Plats for T3S R6E (1860) and T3S R7E (1855, 1870) reference the project area within the Rancho El Pescadero (Grimes) historic land grant.

- The 1952 edition of the Ripon USGS 75' map shows 3 buildings within the project area that would be 68 years in age or older, considered as possible historical resources. We have no further information on file regarding these buildings.

Prehistoric or historic resources within the immediate vicinity of the project area: None have been formally reported to the Information Center.

Resources that are known to have value to local cultural groups: None has been formally reported to the Information Center.

Previous investigations within the project area: Three investigations have been conducted on portions of the project area, although the entire tract has not been subject to previous investigations:

CCIC Report ST-02915 (northeast corner of project area)

Jensen, P. M. (Jensen and Associates)

1996 *Archaeological Survey Report (ASR) - Negative, Proposed Fresno- Tracy Fiberoptics Data Transmission Line. Caltrans Rights-of-Way at Six State Highway Crossings. Caltrans District 3, Portions of Merced, Stanislaus, San Joaquin, California.*

CCIC Report ST-04221 (northeast corner of project area)

Keefe, T. (California Department of Transportation)

2001 *Department of Transportation Negative Archaeological Survey Report: 10-Stanislaus-132, P.M. 1.4, CU 10-171, 10-0F6601, Installation of Flashing Warning Beacons and Lighting.*

CCIC Report ST-08508 (linear segment along southern boundary and northeast corner of project area)

Busby, C. I. (Basin Research Associates for Applied Technology and Science)

2016 *Archaeological Monitoring Closure Report - SFPUC San Joaquin Pipeline (SJPL) System Project, Tuolumne, Stanislaus, and San Joaquin Counties.*

Recommendations/Comments: Based on existing data in our files the project area has a moderate sensitivity for the possible discovery of historic archaeological resources.

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the entire project area has not been subject to previous investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. If ground disturbance is considered a part of the current project, we recommend further review for the possibility of identifying prehistoric or

historic-era archaeological resources.

If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resource/s be assessed by a professional familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive.

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

If archaeological resources are encountered during project-related activities, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Please sign and return the attached **Access Agreement Short Form**.

Note: Billing will be transmitted separately via email from the Financial Services office (\$150.00), payable within 60 days of receipt of the invoice.

If you wish to include payment by Credit Card, you must wait to receive the official invoice from Financial Services so that you can reference the CMP # (Invoice Number), and then contact the link below:

<https://commerce.cashnet.com/ANTHROPOLOGY>

Sincerely,

E. A. Greathouse

E. A. Greathouse, Coordinator
Central California Information Center
California Historical Resources Information System

Copy of invoice to Laurie Marroquin, Financial Services (lamarroquin@csustan.edu)