



Referral Early Consultation

Date: September 13, 2021
To: Distribution List (See Attachment A)
From: Emily Basnight, Assistant Planner
Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2021-0080 – BOOMERS MODESTO
Respond By: September 28, 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: Navid Tayebi, Project Manager for Boomers Modesto
Project Location: 4215 Bangs Avenue, between Sisk Road and Enterprise Way, east of State Route 99, in the community of Salida
APN: 135-042-026
Williamson Act Contract: N/A
General Plan: Planned Industrial
Current Zoning: Planned Development (P-D) (203)

Project Description: Request to install a 59-foot tall Ferris wheel at an existing amusement park, on a 6.37± acre parcel in the Planned Development (P-D) (203) zoning district. As part of this request, the applicant proposes to remove and replace the existing Go Kart track attraction from the project site to install the Ferris wheel. The existing amusement park was approved by the Board of Supervisors on February 9, 1993 under Rezone No. 92-09 – Camelot Park Family Entertainment Centers, Inc. Development Standards for P-D 203 specify a height limit of 35-feet tall. The proposed Ferris wheel does not conform to the development standards for the zoning district and, as such, a use permit is required to permit the Ferris wheel as proposed. The project site is currently developed with a 12,069± square-foot family entertainment building, a 4.34± acre area for attractions and rides, and 1.75± acre parking lot consisting of 183 parking stalls. Current hours of operation will remain unchanged from Monday-Thursday 12:00 p.m. to 8:00 p.m., Friday 12:00 p.m. to 10:00 p.m., Saturday 10:00 a.m. to 10:00 p.m. and Sunday 10:00 a.m. to 9:00 p.m. The applicant anticipates

25 employees on a maximum shift, and 300 customers per day; no increases to employees or customers are anticipated as a result of this request. No increases to the four daily truck trips are anticipated either. No expansion of the park boundaries is associated with this request. A Staff Approval Application (SAA No. PLN2021-0067 – Boomers Modesto) to permit three additional rides to be developed within the existing park area is being processed separately from this request. The project site has access to County-maintained Bangs Avenue, and is served with public water and sewer services by City of Modesto.

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. PLN2021-0080 – BOOMERS MODESTO

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DIST: SALIDA SANITARY	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 3: WITHROW
X	FIRE PROTECTION DIST: SALIDA	X	STAN COUNTY COUNSEL
X	GSA: STANISLAUS AND TUOLUMNE RIVERS		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: MODESTO	X	STANISLAUS LAFCO
X	MOSQUITO DIST: EASTSIDE		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	SURROUNDING LAND OWNERS
X	MUNICIPAL ADVISORY COUNCIL: SALIDA	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		US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: SALIDA UNION		USDA NRCS
X	SCHOOL DIST 2: MODESTO UNION		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. PLN2021-0080 – BOOMERS MODESTO

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

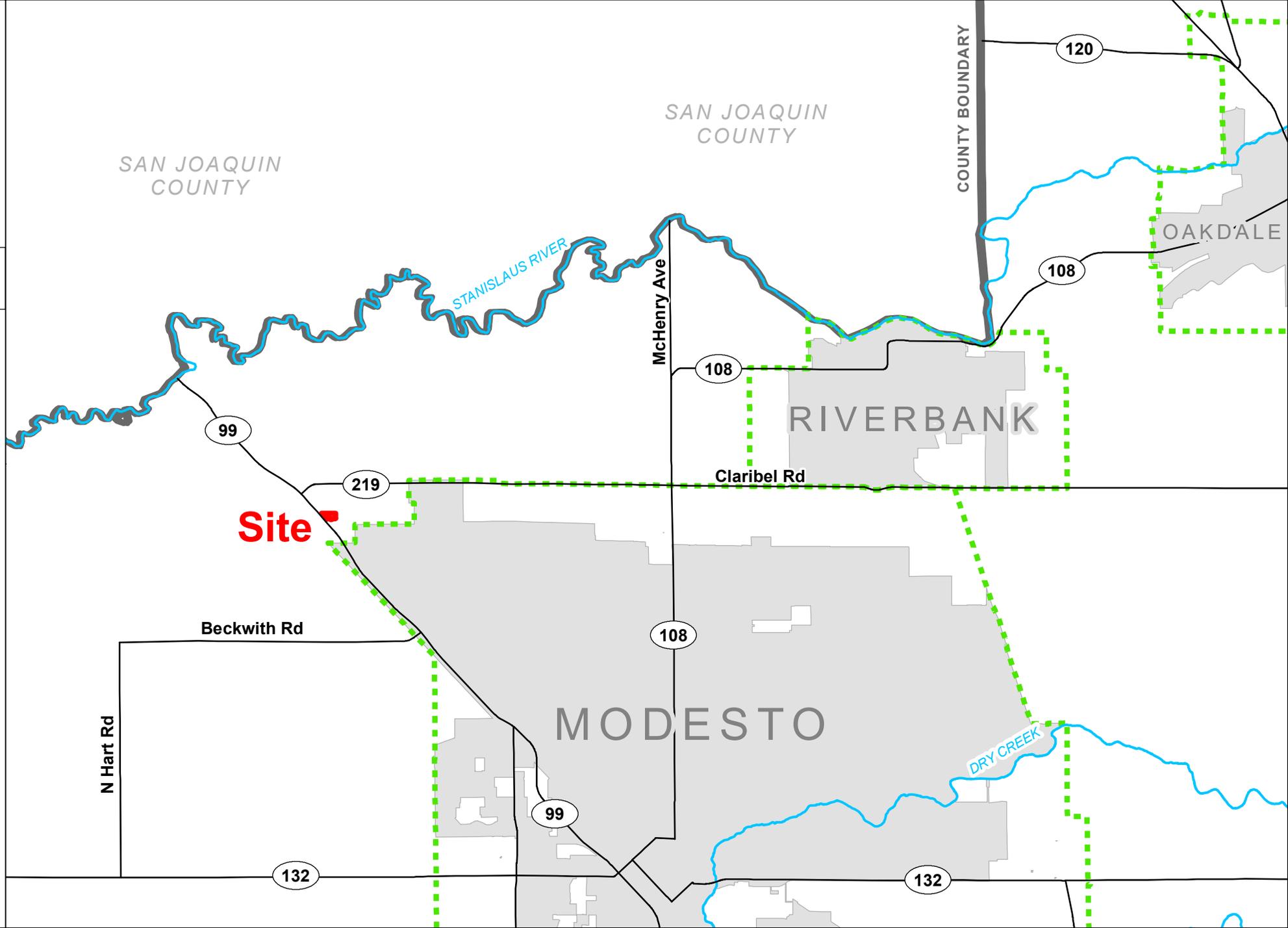
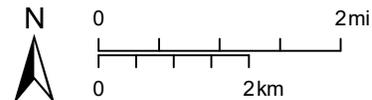
BOOMERS

UP PLN2021-0080

AREA MAP

LEGEND

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



BOOMERS

UP PLN2021-0080

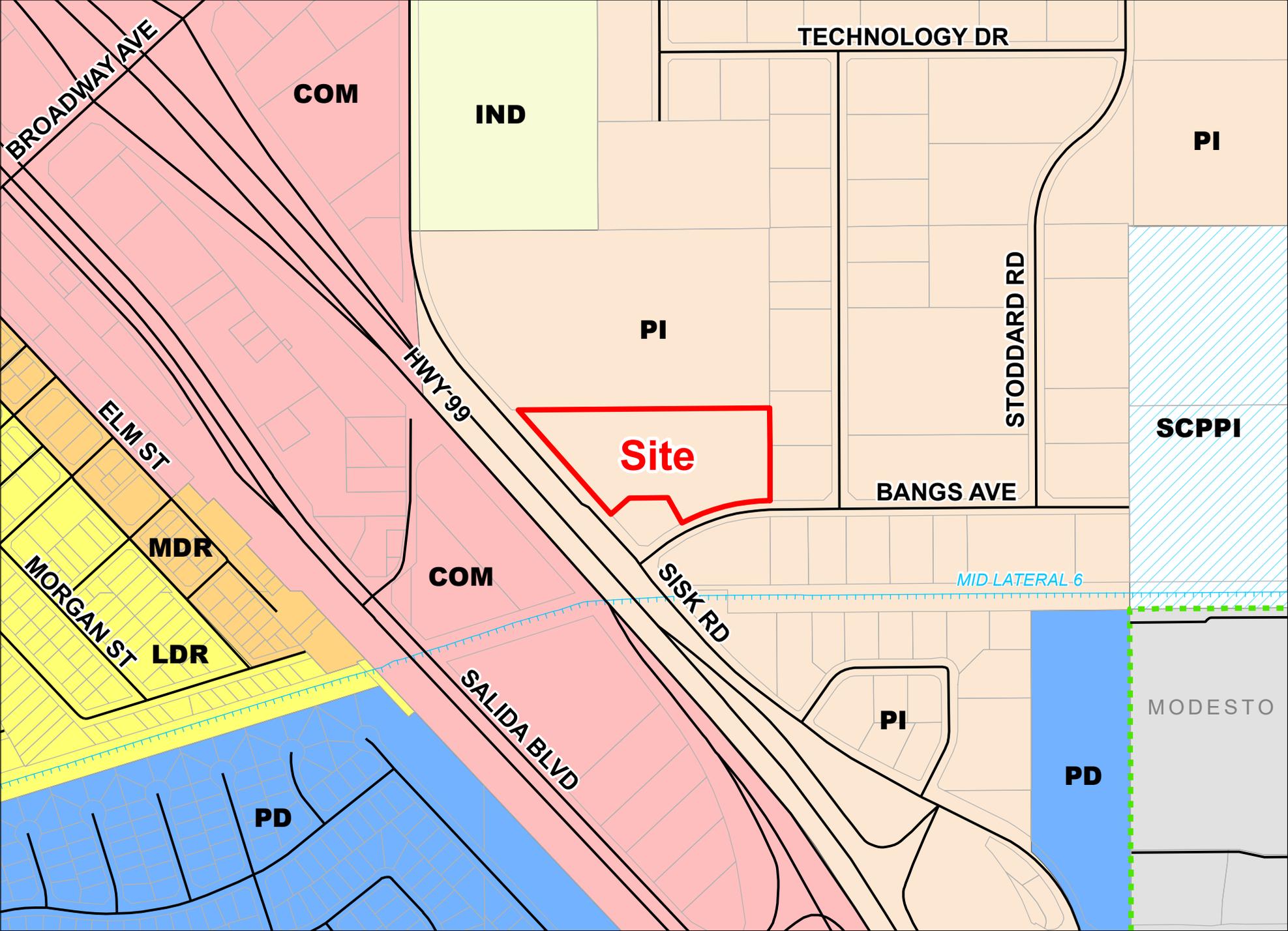
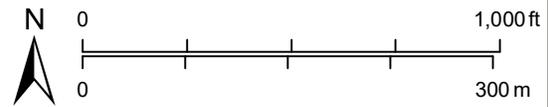
GENERAL PLAN MAP

LEGEND

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

General Plan

-  Planned Development
-  Commercial
-  Low Density Residential
-  Medium Density Residential
-  Planned Industrial
-  SCPPI



BOOMERS UP PLN2021-0080

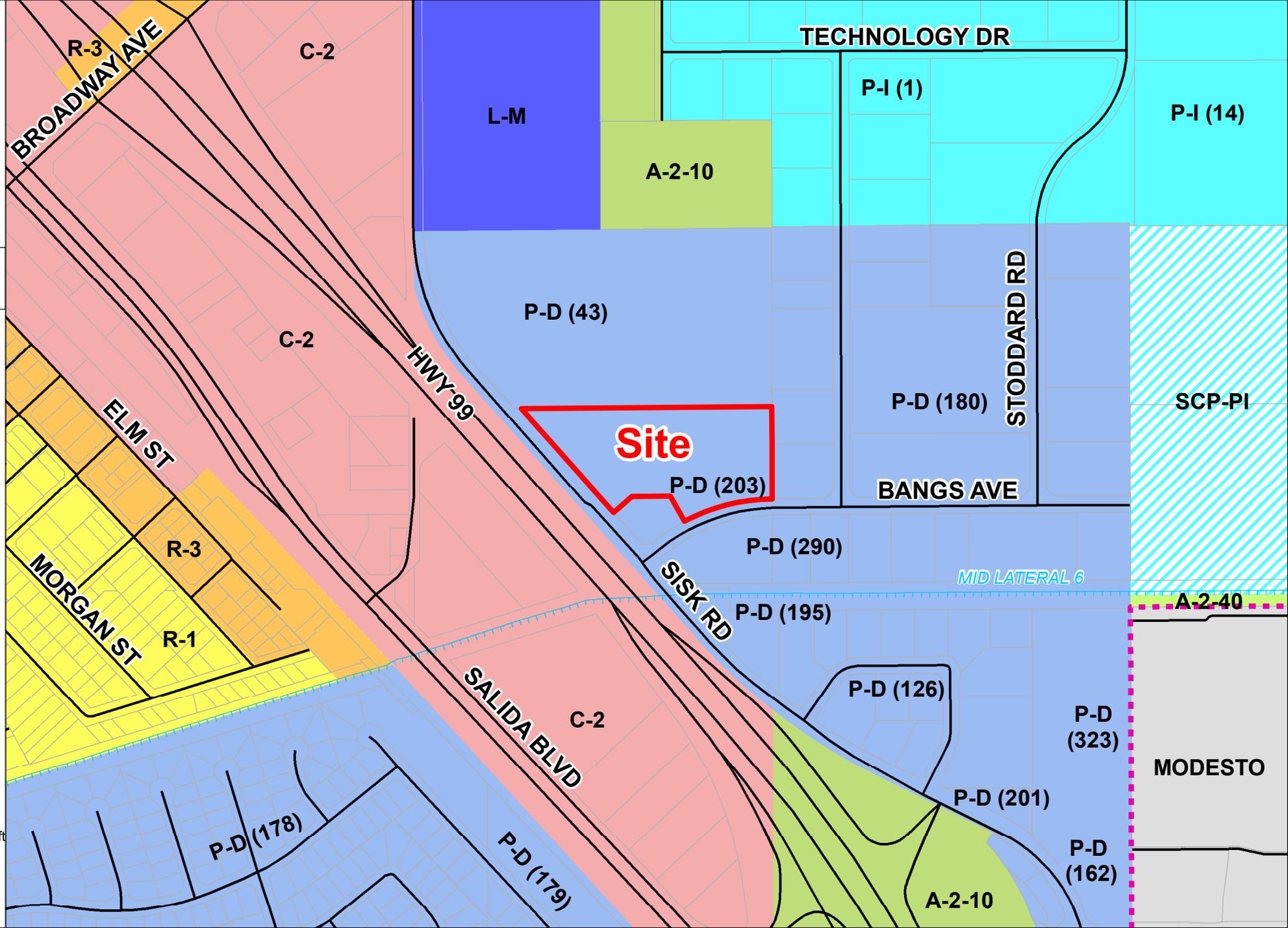
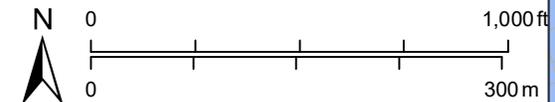
ZONING MAP

LEGEND

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

Zoning Designation

-  General Agriculture 10 Acre
-  General Agriculture 40 Acre
-  Low Density Residential
-  Medium Density Residential
-  Commercial
-  Planned Industrial
-  Planned Development
-  Limited Industrial
-  Salida Community Plan PI



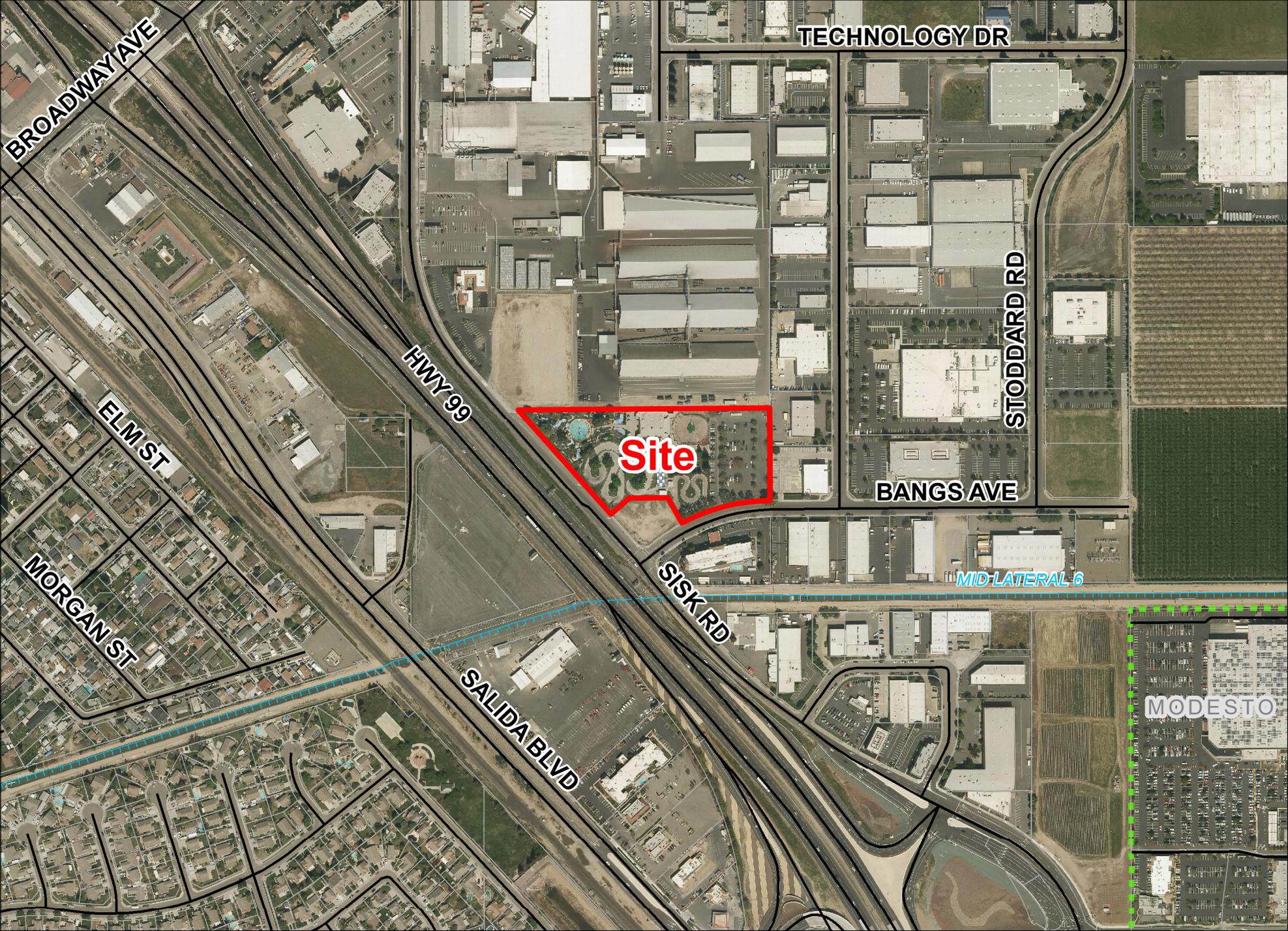
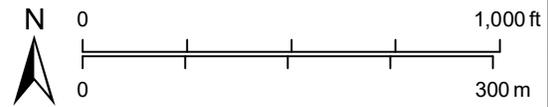
BOOMERS

UP PLN2021-0080

2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal



BOOMERS

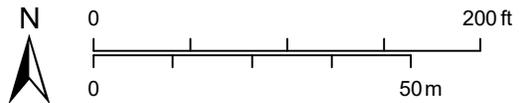
UP
PLN2021-0080

2017 AERIAL SITE MAP

LEGEND

 Project Site

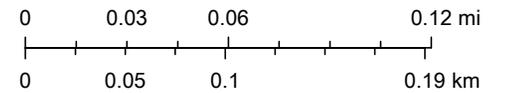
 Road



Surrounding Area Uses



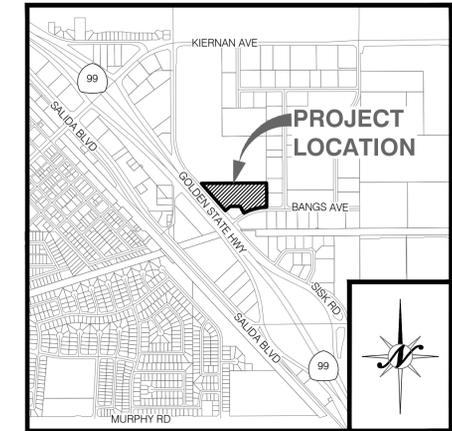
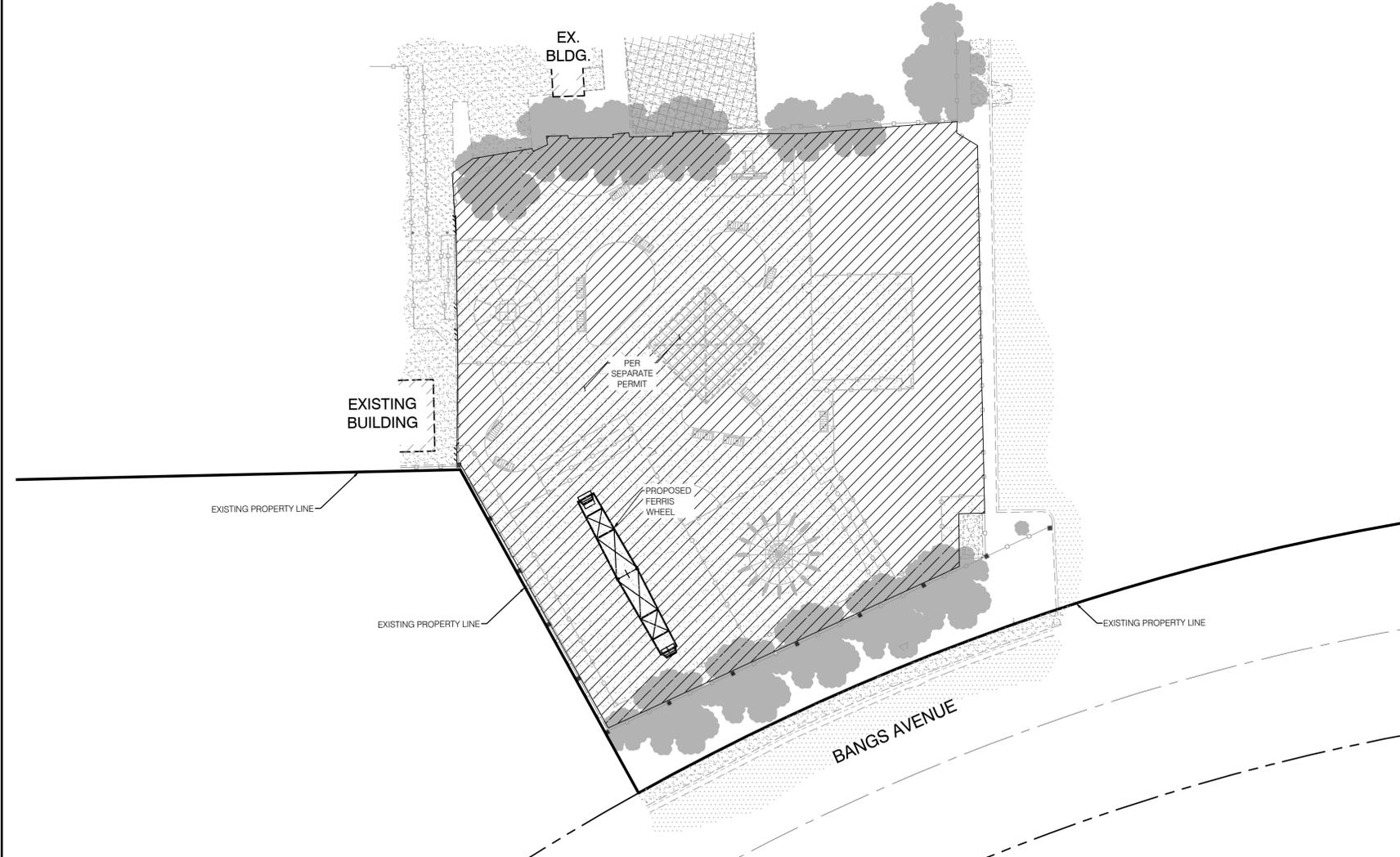
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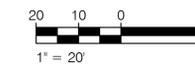
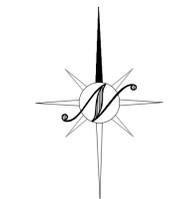
LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	---	---
CENTERLINE	---	---
RIGHT-OF-WAY	---	---
PARCEL LINE	---	---
MONUMENT	N/A	⊙
SAWCUT	N/A	▨
CURB, GUTTER AND SIDEWALK	---	---
EDGE OF PAVEMENT	---	---
CONCRETE VALLEY GUTTER	N/A	▭
TRENCH DRAIN	N/A	---
STORM DRAIN (MAIN)	12"SD	12"SD
FORCE MAIN	48"FM	48"FM
DRAINAGE SWALE	---	---
STORM DRAIN MAINTENANCE HOLE	⊙	⊙
CURB INLET	⊙	⊙
DRAIN INLET	⊙	⊙
DRAIN INLET ON MAINTENANCE HOLE	⊙	⊙
STORM DRAINAGE FILTER	N/A	⊙
WATER (MAIN)	8"W	8"W
WATER (SERVICE)	8"W	8"W
WATER VALVE	WV	WV
WATER BLOW OFF VALVE	WV	WV
BACK FLOW PREVENTER	BFP	BFP
POST INDICATOR VALVE (SINGLE)	PIV	PIV
FIRE DEPARTMENT CONNECTION	FDC	FDC
FIRE HYDRANT	⊙	⊙
FIRE SPRINKLER RISER	N/A	FSR
WATER METER	N/A	WM
REDUCED PRESSURE PRINCIPLE DETECTOR ASSEMBLY	N/A	RPPA
SINGLE CHECK DETECTOR ASSEMBLY	N/A	SCDA
SERVICE STUB	N/A	---
CLEANOUT	---	---
SEWER MAINTENANCE HOLE	⊙	⊙
GREASE TRAP	N/A	---
SEWER (MAIN)	12"SS	12"SS
JOINT TRENCH (APPROX LOCATION)	N/A	---
TRANSFORMER (APPROX LOCATION)	N/A	⊙
OVER HEAD ELECTRICAL	N/A	N/A
SERVICE POLE	---	N/A
JOINT POLE	---	N/A
JOINT POLE WITH LIGHT	---	N/A
POWER POLE	---	N/A
TELEPHONE POLE	---	N/A
GUY	---	N/A
ELECTRICAL MANHOLE	---	N/A
ELECTROLIER	---	---
UTILITY BOX	---	---
GAS LINE	---	N/A
GAS VALVE	---	N/A
PAD ELEVATION	N/A	N/A
FINISH FLOOR ELEVATION (PROPOSED)	N/A	FF=0000.00
BUILDING PAD	N/A	⊙
TOP OF CURB ELEVATION	68.34 TC	68.34 TC
ORIGINAL GROUND	---	N/A
DIRECTION OF FLOW	---	---
CONTOURS	---	---
WALL (SEE LABEL FOR TYPE)	---	---
FENCE (CHAINLINK OR VINYL)	---	---
FENCE (WIRE OR HOGWIRE)	---	---
FENCE (WOOD OR WROUGHT IRON)	---	---
FENCE (SPLIT RAIL)	---	---
TREE OR SHRUB	---	N/A
TREE STUMP	---	N/A
IRRIGATION LINE	---	---
IRRIGATION VALVE	---	N/A
IRRIGATION PRESSURE MANHOLE/VENT	---	---
SIGN	---	---
PERCOLATION TEST LOCATION	N/A	⊙ P-X
R-VALUE SAMPLE LOCATION	N/A	⊙ RV-X
KEYNOTE SYMBOL	---	---

PRELIMINARY CIVIL IMPROVEMENT PLANS FOR BOOMERS MODESTO FERRIS WHEEL MODESTO, CALIFORNIA



VICINITY MAP
NTS



ABBREVIATIONS

+	PLUS OR MINUS (NOT EXACT)	DW	DRIVEWAY	MIN	MINIMUM	S	SLOPE OR SOUTH
@	AT	E	EAST	N	NORTH	SC	STANISLAUS COUNTY
AB	AGGREGATE BASE	EC	END OF CURVE	NDS	NDS INC. (MANUFACTURER)	SCDA	SINGLE CHECK DETECTOR
AC	ASPHALT CONCRETE	EM	ELECTRIC METER	NIC	NOT INCLUDED	SD	ASSEMBLY
ACC	ACCESSIBLE	ELC	ELECTROLIER	NSE	NORTHSTAR ENGINEERING	SD	STORM DRAIN
ADTT	AVERAGE DAILY TRUCK TRAFFIC	ELEV	ELEVATION	NTS	NOT TO SCALE	SS	SUB-GRADE SHEET
AG	ATRIUM GRATE	EP	EDGE OF PAVEMENT	OC	ON CENTER	SHT	SHEET
ALT	ALTERNATE	ER	END OF RETURN	OF	OFFSET	SIM	SIMILAR
APN	ASSESSORS PARCEL NUMBER	ESMT OR EASE	EASEMENT	OG	ORIGINAL GROUND / GRADE	SNS	STREET NAME SIGN
ASR	AUTOMATIC SPRINKLER RISER	EX OR EXIST	EXISTING	OHE	OVER HEAD ELECTRIC	ST	STREET
AVE	AVENUE	FDC	FIRE DEPARTMENT CONNECTION	P OR PAV	PAVEMENT	STA	STATION
BC	BEGIN CURVE	FES	FLARED END SECTION	PCC	POINT OF COMPOUND CURVE OR PORTLAND CEMENT CONCRETE	STD	STANDARD
BDRY	BOUNDARY	FF	FINISH FLOOR	PG	PAGE	S/W OR SW	SIDEWALK
BFP	BACK FLOW PREVENTOR	FG	FINISH GRADE	PG&E	PACIFIC GAS AND ELECTRIC	SS	SANITARY SEWER
BK	BOOK	FH	FIRE HYDRANT	PV	PRESSURE INDICATOR VALVE	TC	TOP OF CURB
BM	BENCH MARK	FL	FORCE MAIN	PL	PROPERTY LINE	TD	TRENCH DRAIN
BW	BACK OF WALK	FM	FORCE MAIN	PM	PARCEL MAP	TDC	TOP OF DRIVE OVER CURB
BSL	BUILDING SETBACK LINE	FS	FIRE SERVICE	POC	POINT OF CONNECTION	TEMP	TEMPORARY
BVC	BEGIN VERTICAL CURVE	FSR	FIRE SPRINKLER RISER	PP	POWER POLE	TG	TOP OF GRATE
C&G OR C.G.	CURB AND GUTTER	GB	GRADE BREAK	PRC	POINT OF REVERSE CURVATURE	THRU	THROUGH
CB	CATCH BASIN	GR	GRATE, GRADE, OR GROUND	PROF	PROFILE	TI	TRAFFIC INDEX
CDS	CONTINUOUS DEFLECTION SEPARATORS	GS	GROUND SHOT ELEVATION	PT	POINT	TID	TURLOCK IRRIGATION DISTRICT
CIP	CAST IRON PIPE	GS@W	GROUND SHOT AT WALL	PTDF	PRESSURE TREATED DOUGLAS FIR	TW	TOP OF WALL
x OR CL	CENTER LINE	HORIZ	HORIZONTAL	PUE	PUBLIC UTILITY EASEMENT	TPE	TREE PLANTING EASEMENT
CMP	CORRUGATED METAL PIPE	HP	HIGH POINT	PVC	POLYVINYL CHLORIDE PIPE	TVC	TOP OF VERTICAL CURB
CO	CLEAN OUT	HPS	HIGH PRESSURE SODIUM	RAW	RECLAIMED WATER	TYP	TYPICAL
COMP.	COMPACTION	HT	HEIGHT	RAW	RIGHT-OF-WAY	UON	UNLESS OTHERWISE NOTED
CONC OR CC	CONCRETE	HWY	HIGHWAY	R	RADIUS	VERT	VERTICAL
C.O.M	CITY OF MODESTO	ID	INSIDE DIAMETER	RC	RELATIVE COMPACTION	VCP	VITRIFIED CLAY PIPE
CR	CURB RETURN	INV	INVERT	RCR	REINFORCED CONCRETE PIPE	W	WATER OR WEST
CT	COURT	IRR	IRRIGATION	R.D.	RELATIVE DENSITY	WM	WATER METER
CV	CHECK VALVE	LF	LINEAL FEET OR LINEAR FEET	RD	ROAD	WS	WATER SERVICE
DDCV	DOUBLE DETECTOR CHECK VALVE	LN	LANE	RET	RETURN	WY	WAY
DI	DRAIN INLET	LP	LOW POINT	RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY	W/W	WITH
DIA	DIAMETER	LT	LEFT	RV	RESISTANCE VALVE	WWF	WELDED WIRE FABRIC
DIP	DUCTILE IRON PIPE	JT	JOINT TRENCH	RP	REDUCED PRESSURE		
(DOM)	DOMESTIC	MAX	MAXIMUM	BP	BACKFLOW PREVENTER		
DR	DRIVE	MH	MAINTENANCE HOLE				

PREPARED FOR

CLIENT:
APEX / BOOMER PARK
3405 MICHELSON DRIVE
IRVINE, CA 92612
P. (949) 207-8311
CONTACT:
NAVID TAYEBI

PROJECT LOCATION

SITE ADDRESS
4215 BANGS AVENUE
MODESTO, CA 95356

SHEET INDEX

GENERAL INFORMATION	
1.	C1.1 COVER SHEET
2.	C1.2 SITE PLAN



NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

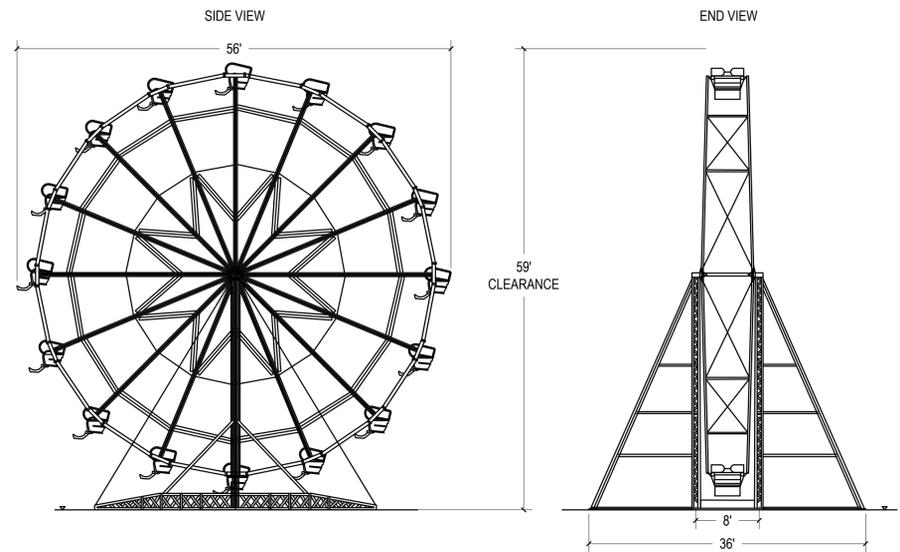
COVER SHEET
 PRELIMINARY CIVIL IMPROVEMENT PLANS FOR
BOOMERS MODESTO FERRIS WHEEL
 MODESTO, CALIFORNIA



JOB #:	21-2844
DATE:	08/19/2021
SCALE:	AS SHOWN
DESIGN:	FSE
CHKD:	CRW

SHEET NUMBER

C1.1



① FERRIS WHEEL
SCALE: NTS

LT#	DATE	DESCRIPTION
1	7/15/2021	INITIAL RELEASE
REVISIONS		

JAI JAKES ASSOCIATES, INC.
 Alameda Park Center
 2021 The Alameda, Suite 230
 San Jose, CA 95126-1145
 Tel: (408) 249-7200 Fax: (408) 249-7296
 E-mail: jakes@jakesassociates.com
 Website: www.jakesassociates.com

THE INFORMATION CONTAINED
 HEREIN IS PROPRIETARY. THIS
 DRAWING IS LOANED SUBJECT TO
 RECALL AT ANY TIME. BY
 RETAINING THIS DOCUMENT, THE
 RECIPIENT AGREES NOT TO
 DISCLOSE ANY INFORMATION
 DETRIMENTAL TO THE INTERESTS
 OF JAKES ASSOCIATES, INC.

Drafter	SMC	BOOMERS MODESTO NEW AMUSEMENTS
Checked & Approved	JDM	
Scale	NTS	DESCRIPTION FERRIS WHEEL DETAILS & ELEVATIONS
Drawing Number	G-03	Sheet 1 OF 1
		Drawing Size "D-Size"
		Revision 1



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; padding: 5px;"> <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; padding: 5px;"> <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: Application No(s): <u>PLN 2021-0080</u> Date: <u>8/10/2021</u> S <u>3</u> T <u>3</u> R <u>8</u> GP Designation: <u>P-I</u> Zoning: <u>P-O(203)</u> Fee: <u>\$ 4,989.00</u> Receipt No. <u>561750</u> Received By: <u>EB</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).*

Install four new rides: Frog Hopper, Carousel, Lolli Swings, and No. 16 Ferris Wheel. Move Spin Zone from inside arcade to proposed ride area. The Frog Hopper, Carousel, Lolli Swings, Spin Zone, and sitework for the project are being submitted as part of a separate permit, The Ferris Wheel is the only item that is being submitted as part of this permit. No changes to existing buildings or parking areas are proposed.

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 135 Page 042 Parcel 026

Additional parcel numbers: 4215 Bangs Ave. Modesto, CA 95356

Project Site Address
or Physical Location: _____

Property Area: Acres: 6.37 or Square feet: 277,598

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

Family Entertainment Center

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: Planned Development, Planned Industrial

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: Planned development (exisitng medical offices)

West: Sisk Road and Highway 99

North: Planned development (existing Blue Diamond Facility)

South: Bangs Avenue; planned development (existing hotel)

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: No change Sq. Ft.
 Proposed Building Coverage: No change Sq. Ft. Paved Surface Area: No change Sq. Ft.

BUILDING CHARACTERISTICS:

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

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) _____

Ferris wheel is 59' tall. _____

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

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: Modesto Irrigation District Sewer*: City of Modesto
 Telephone: Intermedia Gas/Propane: PG & E
 Water**: City of Modesto 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:)

NO

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): 12,069 sqft (existing)

Type of use(s): Family Entertainment Center (existing)

Days and hours of operation: Mon/Tues/Thurs 12pm-8pm, Fri 12pm-10pm, Sat 10am-10pm, Sun 10am-9pm

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

Occupancy/capacity of building: 414

Number of employees: (Maximum Shift): 25 (Minimum Shift): 0

Estimated number of daily customers/visitors on site at peak time: 300

Other occupants: _____

Estimated number of truck deliveries/loadings per day: 2-4 between 9am-5pm

Estimated hours of truck deliveries/loadings per day: 30 Minutes

Estimated percentage of traffic to be generated by trucks: 0

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: <u>299.15 (existing)</u>	Warehouse area: <u>0 (existing)</u>
Sales area: <u>103.55 (existing)</u>	Storage area: <u>0 (existing)</u>
Loading area: <u>0 (existing)</u>	Manufacturing area: <u>0 (existing)</u>
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)

Bangs provides access to the site. No changes to access or parking is proposed.

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) French Drain

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.

Straw wattle, soil stabilization, stabilized construction entrance, inlet protection/gravel bags

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)
