



CEQA Exempt Referral and Notice of Public Hearing

Date: September 14, 2016

To: Distribution List (See Attachment A)

From: Timothy Vertino, Assistant Planner, Planning and Community Development

Subject: TIME EXTENSION APPLICATION NO. PLN2016-0081 – THE MORNING STAR COMPANY (UP PLN2014-0076)

Respond By: September 29, 2016

Public Hearing Date: Not yet scheduled. A separate notice will be sent to you when a hearing is scheduled.

Under the California Environmental Quality Act of 1970, the project described herein is **exempt** from CEQA review (Section 15061(b)(3)). However, the Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies to determine if specific conditions should be placed upon project approval. Therefore, please contact this office within **15** days 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: The Morning Star Company

Project Location: 3324 Orestimba Road, east of State Highway 5, south of W. Stuhr Road, west of Eastin Road, in the Newman area.

APN: 026-020-021

Williamson Act Contract: N/A

General Plan: AG (Agriculture)

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

Project Description: Request for a one year time extension for previously approved Use Permit Application No. PLN2014-0076 – The Morning Star Company. The Use Permit established a wholesale nursery with the construction of 33 greenhouses totaling 1.95 million square feet. The greenhouses will be used for the sowing and growing of vegetable and flower transplants.

The County is interested in your agency's comments as to whether there is any new development standards, regulations, or conditions that are now required because of regulatory changes since the project was approved in 2015.

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

I:\Planning\Staff Reports\TE\2016\TE PLN2016-0081 - The Morning Star Company\CEQA-Exempt-Referral\CEQA EXEMPT REFERRAL.doc

**TIME EXTENSION APPLICATION NO. PLN2016-0081 – THE MORNING STAR COMPANY (UP
PLN2014-0076)**
Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES/SANITARY DIST	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: WEST STANISLAUS FIRE	X	STAN CO SUPERVISOR DIST 5: DeMARTINI
X	HOSPITAL DIST: WESTSIDE COMMUNITY HEALTHCARE	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: TURLOCK		StanCOG
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
	RAILROAD:		TUOLUMNE RIVER TRUST
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: NEWMAN-CROWS LANDING UNIFIED	X	US FISH & WILDLIFE
	SCHOOL DIST 2:	X	US MILITARY (SB 1462) (7 agencies)
	STAN ALLIANCE		USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:

STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: TIME EXTENSION APPLICATION NO. PLN2016-0081 – THE MORNING STAR
COMPANY (UP PLN2014-0076)

Based on this agencies 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
------	-------	------



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 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 checked="" type="checkbox"/> Other <u>Time Extension</u> |

PLANNING STAFF USE ONLY:

Application No(s): _____
Date: 8/17/16
S 22 T 7 R 8
GP Designation: AG
Zoning: A-2-40
Fee: \$523.00
Receipt No. 533909
Received By: TV
Notes: TE for JP2014-0076

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 letter for time extension to Permit No. PLN2014-0076.

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 026 Page 020 Parcel 021

Additional parcel numbers: _____

Project Site Address
or Physical Location: _____

Property Area: Acres: 76 or Square feet: _____

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

A-2-40 (General Agriculture), Current and previous land use has been tomato drying 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)

Existing General Plan & Zoning: Agriculture and zoning designation of A-2-40

Proposed General Plan & Zoning: N/A
(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: Orchards

West: Orchards

North: Row Crops

South: 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: _____

THE MORNING STAR COMPANY
724 MAIN STREET
WOODLAND, CALIFORNIA 95695
Phone 530/666-6600 • Fax 530/666-6690 • www.morningstarco.com

10 August 2016

Timothy Vertino
County of Stanislaus
Department of Planning & Community Development
1010 Tenth Street, Suite 3400
Modesto, CA 95354



Dear Mr. Vertino,

Thank you for assisting Morning Star with our Use Permit application PLN2014-0076. We are requesting an extension to this application as we continue to look at our business options. Due to a large tomato drying contract this year at this site, a total reduction in the tomato acres for California and the fact there are other business options at this time, we would like a one year extension on our approved Use Permit.

If you have an additional questions please do not hesitate to contact me at anytime. I can be reached at (530)666-6600.

Respectfully yours,

Chris Rufer

Recording Requested By And For The Benefit Of
And, When Recorded, Mail To:



County of Stanislaus
Department of Planning and
Community Development
1010 Tenth Street, Suite 3400
Modesto, CA 95354

Stanislaus, County Recorder
Lee Lundrigan Co Recorder Office
DOC- 2015-0019611-00
Acct 121-Planning.
Thursday, MAR 19, 2015 14:43:08
Ttl Pd \$0.00 Rcpt # 0003637241
MGC/R1/1-6

Space Above Reserved for Recorder's Use

NOTICE OF ADMINISTRATIVE CONDITIONS AND RESTRICTIONS

PLEASE TAKE NOTICE that the COUNTY OF STANISLAUS approved the land use development described below subject to administrative conditions and restrictions, copies of which are attached to this notice and incorporated herein by reference. The conditions and restrictions affect development of the property or parcels described below and are binding upon the named landowners and their successors in interest.

Property Owner(s): The Morning Star Company

Project Site Address: 3324 Orestimba Road, south west of the intersection of Orestimba and Eastin Roads, 2.5 miles west of the City of Newman.

Assessor's Parcel Number(s): 026-020-021

General Plan Designation: Agriculture

Zoning District: A-2-40

Community Plan Designation: Not Applicable

Project Name/Description: **Use Permit Application No. PLN2014-0076 - Morning Star Co. - Request to construct 33 new greenhouse buildings (totaling 1.95 million square feet) for the purpose of sowing and growing of vegetable and flower transplants on a 76± acre parcel. The request will amend the current tomato drying facility to accommodate the greenhouses for processing of the transplants.**

The undersigned duly authorized officer of Stanislaus County declares that the foregoing is true and correct under penalty of perjury under the laws of the State of California.

March 6, 2015
Dated


Miguel Galvez
Senior Planner, Stanislaus County Department of
Planning & Community Development

ATTACHMENTS:

1. Conditions of Approval
2. Project Area Map (For Illustrative Purposes Only)

bs

As Approved by the Planning Commission

March 5, 2015

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

CONDITIONS OF APPROVAL

**USE PERMIT APPLICATION NO. PLN2014-0076
MORNING STAR CO.**

Department of Planning and Community Development

1. The use shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances.
2. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2015), the applicant is required to pay a California Department of Fish and Wildlife (formerly the Department of Fish and Game) fee at the time of filing a "Notice of Determination". Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$2,267.00**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife and Clerk Recorder filing fees.

Pursuant to Section 711.4 (e) (3) of the California Fish and Game Code, no project shall be operative, vested, or final, nor shall local government permits for the project be valid, until the filing fees required pursuant to this section are paid.

3. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
4. The applicant/owner is required to defend, indemnify, or hold harmless the County, its officers, and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.
5. All exterior lighting shall be designed (aimed down and toward the site) to provide adequate illumination without a glare effect. This shall include, but not be limited to, the use of shielded light fixtures to prevent skyglow (light spilling into the night sky) and the installation of shielded fixtures to prevent light trespass (glare and spill light that shines onto neighboring properties).
6. During the construction phases of the project, if any human remains, significant or potentially unique, are found, all construction activities in the area shall cease until a qualified

- archeologist can be consulted. Construction activities shall not resume in the area until an on-site archeological mitigation program has been approved by a qualified archeologist.
7. Pursuant to Section 404 of the Clean Water Act, prior to construction, the developer shall be responsible for contacting the US Army Corps of Engineers to determine if any "wetlands," "waters of the United States," or other areas under the jurisdiction of the Corps of Engineers are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from the Corps, including all necessary water quality certifications, if necessary.
 8. Any construction resulting from this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and may be subject to additional regulations/permits, as determined by the SJVAPCD.
 9. A sign plan for all proposed on-site signs indicating the location, height, area of the sign(s), and message must be approved by the Planning Director or appointed designee(s) prior to installation.
 10. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.
 11. Any advertising or on site sign shall clearly identify the greenhouses as wholesale only and not open to the general public.

Building Permits Division

12. Building permits are required and the project must conform with the California Code of Regulations, Title 24.

Department of Public Works

13. An encroachment permit shall be taken out for any new driveway or for any work to be done in the Orestimba Road right-of-way. Any new driveway location will have to be approved by Public Works.
14. Orestimba Road is classified as a 60 foot Collector Roadway. The required ½ width of Orestimba Road is 30 feet south of the centerline of the roadway. If 30 feet of the road right-of-way does not exist, then the remainder 30 feet shall be dedicated with an Irrevocable Offer of Dedication for the entire parcel frontage.
15. Prior to the final of any building permit or grading permit, the applicant shall make road frontage improvements along the entire parcel length on Orestimba Road. These improvements shall include asphalt road widening, bringing the existing road up to 12 feet wide paved vehicle lane, and a four (4) foot wide paved asphalt shoulder south of the centerline of Orestimba Road. Improvement plans will be submitted to Stanislaus County Public Works for approval prior to the issuance of a building or grading permit. The structural section and cross slopes shall meet Stanislaus County Public Works Standards and specifications.

16. A grading and drainage plan for the project site shall be submitted before any building permit for the site is issued. Public Works will review and approve the drainage calculations. The grading and drainage plan shall include the following information:
 - A. Drainage calculations shall be prepared as per the Stanislaus County Standards and Specifications that are current at the time the permit is issued.
 - B. The plan shall contain enough information to verify that all runoff will be kept from going onto adjacent properties and Stanislaus County road right-of-way.
 - C. The grading and drainage plan shall comply with the current Stanislaus County National Pollutant Discharge Elimination System (NPDES) General Permit and the Quality Control standards for New Development and Redevelopment contained therein.
 - D. An Engineer's Estimate shall be submitted for the grading and drainage work.
 - E. The grading, drainage, and associated work shall be accepted by Stanislaus County Public Works prior to a final inspection or occupancy, as required by the building permit.
 - F. The applicant of the building permit shall pay the current Stanislaus County Public Works weighted labor rate for the plan review of the building and/or grading plan.
17. The applicant of the building permit shall pay the current Stanislaus County Public Works weighted labor rate for all on-site inspections. A preliminary Engineer's Estimate for the grading and drainage work shall be submitted to determine the amount of deposit for the inspection of the grading. The deposit shall be made prior to the issuance of the building permit. The Public Works inspector shall be contacted 48 hours prior to the commencement of any grading or drainage work on-site. The Public Works inspector will not sign on the grading or building permit until such time that all inspection fees have been paid. Any fees left over from the deposit shall be returned to the applicant at the completion and acceptance of the grading and drainage construction by Stanislaus County Public Works.
18. An acceptable financial guarantee for the road improvements shall be provided to the Department of Public Works prior to the issuance of any building permit. This may be deferred if the work in the right-of-way is done prior to the issuance of any building permit.
19. An Engineer's Estimate shall be provided for the road improvements so that the amount of the financial guarantee can be determined.
20. No parking, loading, or unloading of vehicles shall be permitted within the county road right-of-way.

San Joaquin Valley Air Pollution Control District

21. The proposed project will be subject to District Rule 9510 (Indirect Source Review).
22. The proposed project may be subject to the following District rules: regulation VIII (Fugitive PM 10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).

In the event an existing building will be renovated, partially demolished, or removed, the project may be subject to Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

California Regional Water Quality Control Board (RWQCB)

23. Prior to construction, the developer shall be responsible for contacting the California Regional Water Quality Control Board to determine if any of the following are required: a Construction Storm Water General Permit; a Storm Water Pollution Prevention Plan (SWPPP); a Phase I and II Municipal Separate Storm Sewer System (MS4) Permit; an Industrial Storm Water General Permit; a Clean Water Act Section 404 Permit; a Clean Water Act Section 401 Permit-Water Quality Certification; or Waste Discharge Requirements (WDR). If a SWPPP is required, it shall be completed prior to construction and a copy shall be submitted to the Stanislaus County Department of Public Works.

*Please note: If Conditions of Approval/Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right-hand corner of the Conditions of Approval/Development Standards; new wording is in **bold** and deleted wording will have a ~~line through it~~.*

**UP PLN2014-0076
MORNING STAR CO.
AREA MAP**

STANISLAUS COUNTY



33

W STUHR RD

SITE



EASTIN RD

SHIELLS RD

NEWMAN

MERCED COUNTY







Attachment 2

**TE PLN 2016-0081
THE MORNING STAR
COMPANY
AREA MAP**

SITE

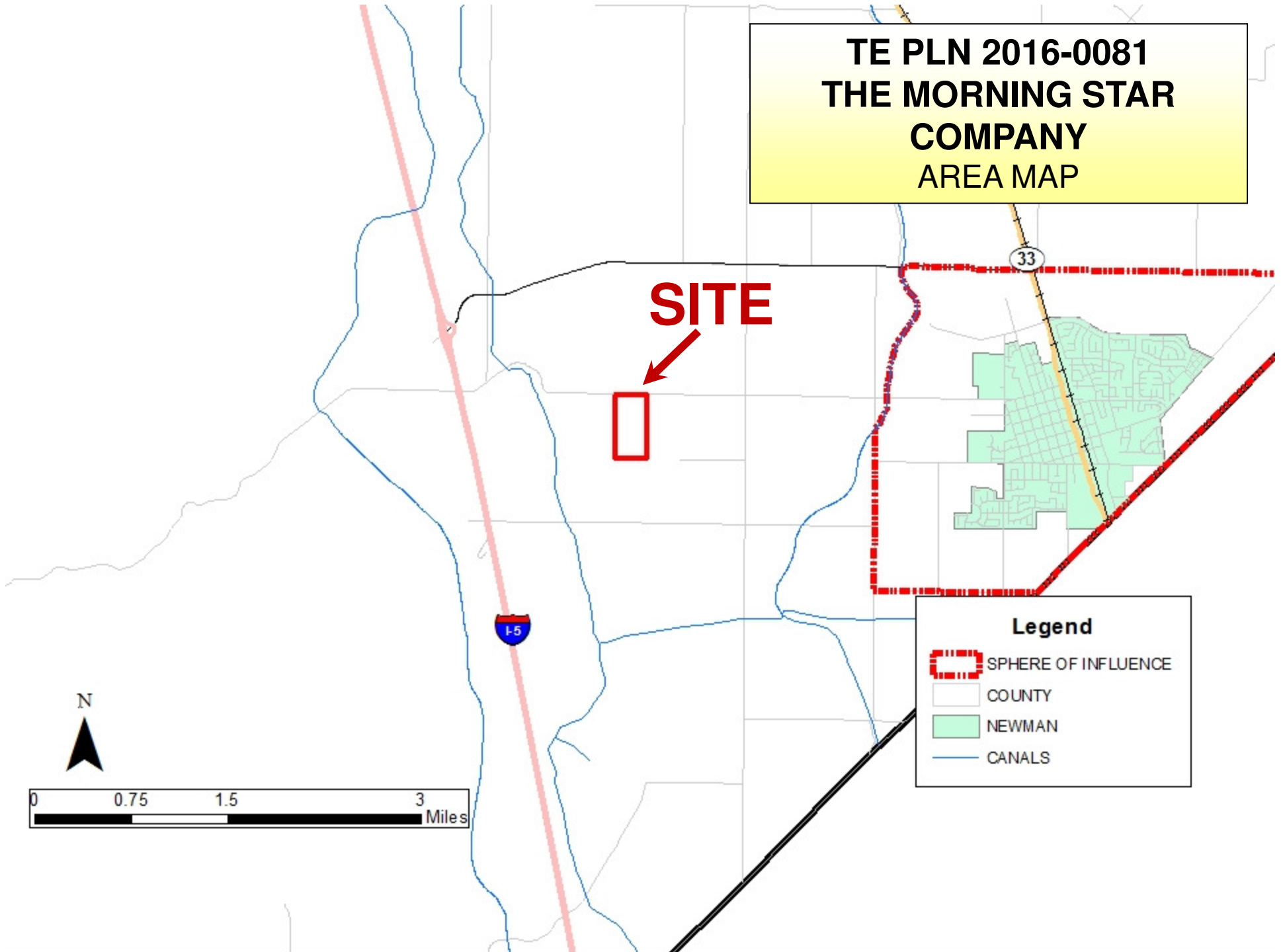


Legend

-  SPHERE OF INFLUENCE
-  COUNTY
-  NEWMAN
-  CANALS








0 0.75 1.5 3 Miles



**TE PLN 2016-0081
THE MORNING STAR
COMPANY
GENERAL PLAN MAP**

SITE

Legend

-  SPHERE OF INFLUENCE
-  COUNTY
-  CANALS
-  AG= AGRICULTURE
-  HCPD=HIGHWAY COMMERCIAL
PLANNED DEVELOPMENT







N

0 0.25 0.5 1 Miles

**TE PLN 2016-0081
THE MORNING STAR
COMPANY
ZONING MAP**

SITE

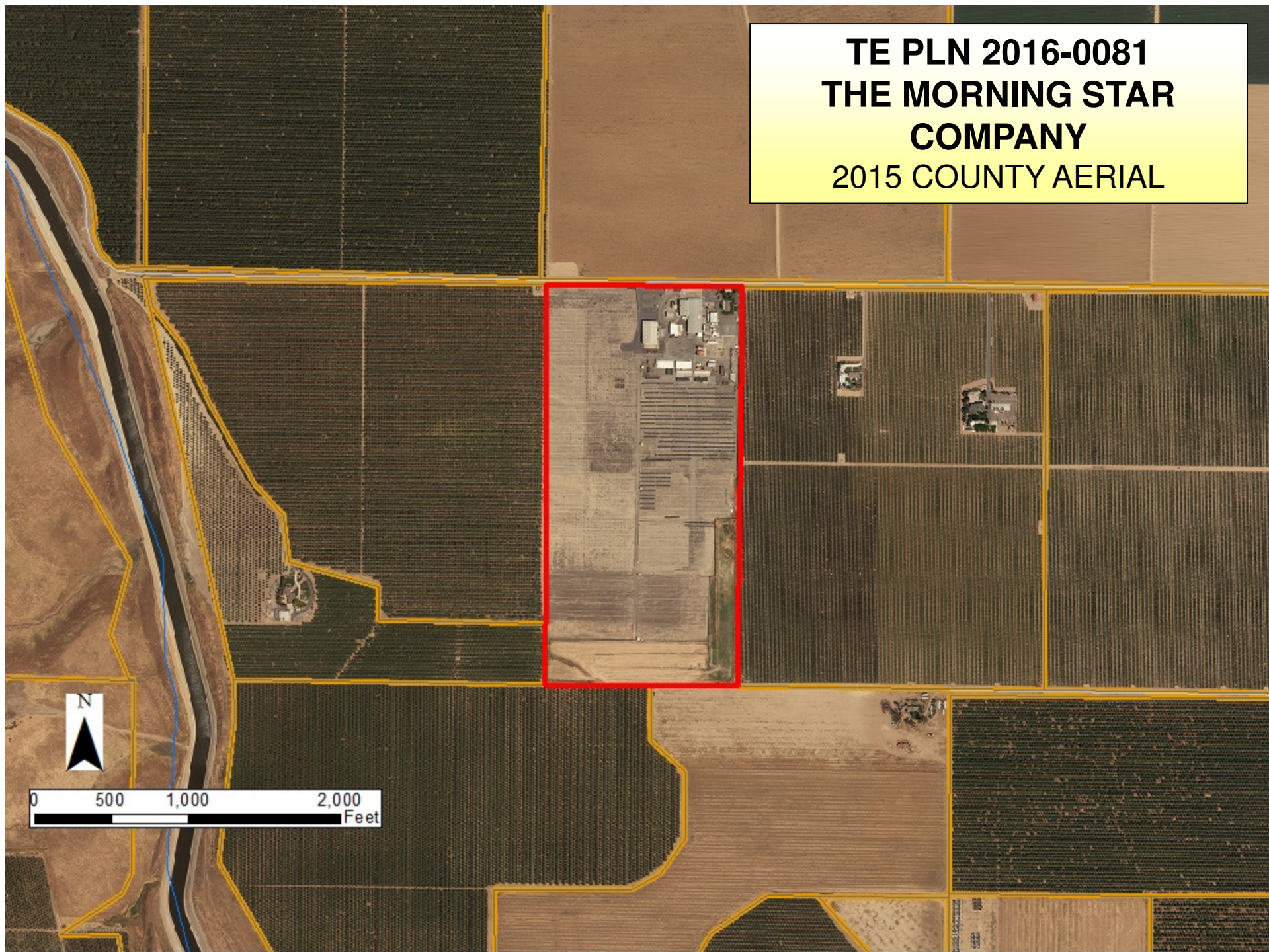
Legend

-  SPHERE OF INFLUENCE
-  COUNTY
-  CANALS
-  A-2-10= AGRICULTURE
-  A-2-40= AGRICULTURE
-  P-D= PLANNED DEVELOPMENT

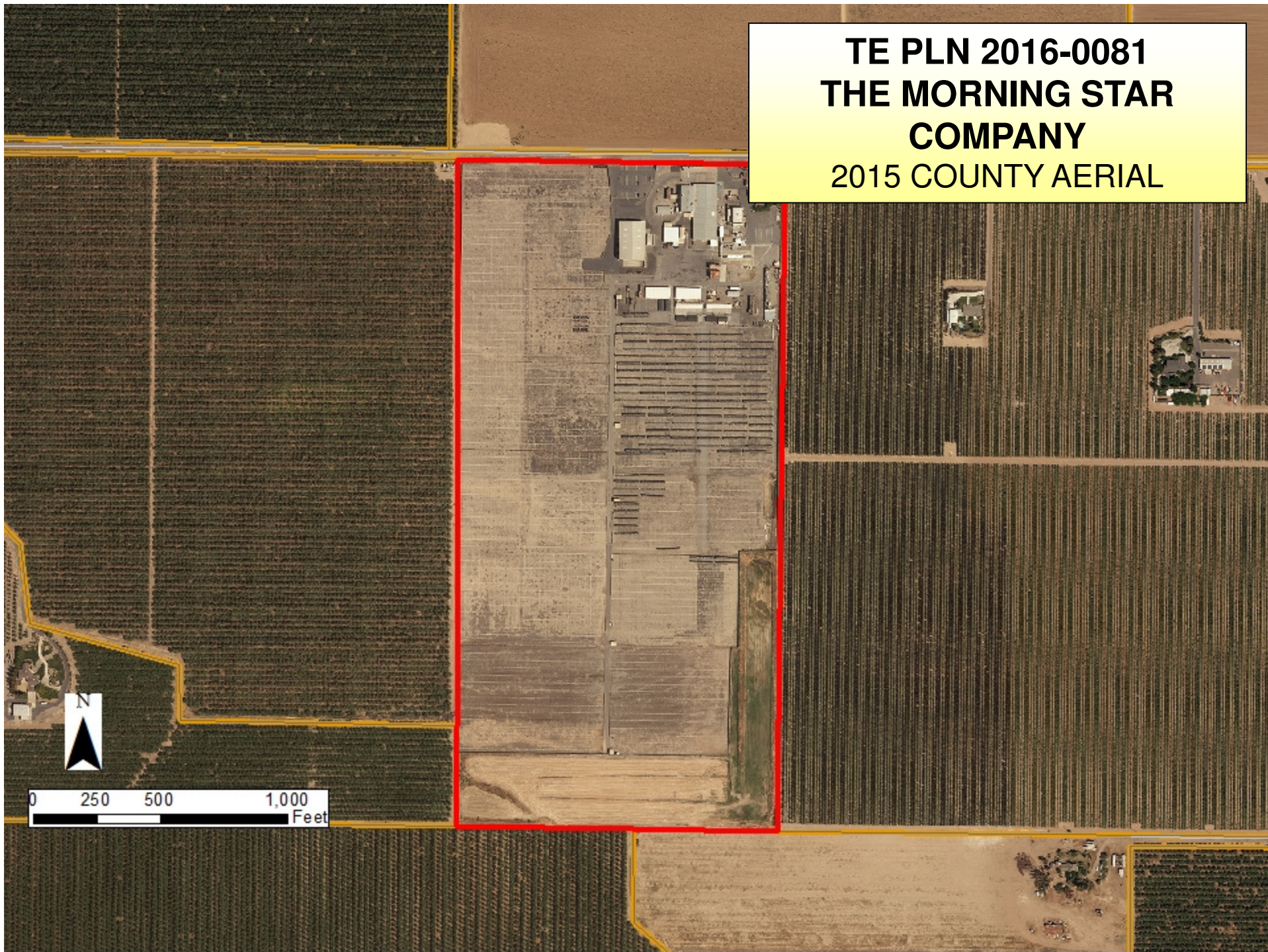


0 0.25 0.5 1 Miles

TE PLN 2016-0081
THE MORNING STAR
COMPANY
2015 COUNTY AERIAL

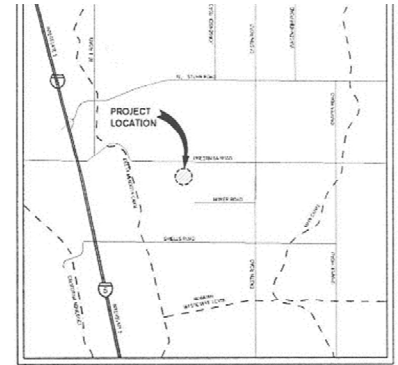


**TE PLN 2016-0081
THE MORNING STAR
COMPANY
2015 COUNTY AERIAL**



TE PLN 2016-0081 THE MORNING STAR COMPANY SITE PLAN

- NOTES**
1. THIS PLOT PLAN IS FOR USE PERMIT PURPOSES ONLY AND NOT FOR CONSTRUCTION.
 2. ELEVATIONS SHOWN ARE PER 7.5 MINUTE SERIES USGS MAP PUBLISHED IN 1976 FOR NEWMAN, CA. 1029 NGVD.
 3. ONE HUNDRED AND SIXTY EIGHT (168) STANDARD PARKING STALLS ARE PROPOSED TO COVER THE PEAK SHIFT. FOUR (4) ACCESSIBLE STALLS ARE PROPOSED, ONE OF WHICH IS VAN ACCESSIBLE. ACCESSIBLE PATHWAYS MUST BE PROVIDED TO PROPOSED BUILDINGS.
 4. THE LEACH FIELD WELL IS RELOCATED BY SEPARATE PERMIT.
 5. AS AN ALTERNATIVE TO THE MAIN STORM LATERALS, A EARTH DITCH MAY BE USED TO CONVEY STORM WATER TO THE POND LOCATIONS.
 6. PER FEMA PANEL NO. 0066R0033E, THE PROJECT IS LOCATED WITHIN ZONE X AND IS NOT SUBJECT TO 100 YEAR FLOODING.



VICINITY MAP
NOT TO SCALE

PROJECT CONTACTS

SITE ADDRESS:

3321 ORESTIMBA ROAD
NEWMAN, CA 95069
CONTACT: CESAR CORONA
PH: (925) 853-1100

OWNER:

THE MORNING STAR COMPANY
724 MAIN STREET
WOODLAND, CA 95695
PH: (925) 488-4800

CIVIL ENGINEER:

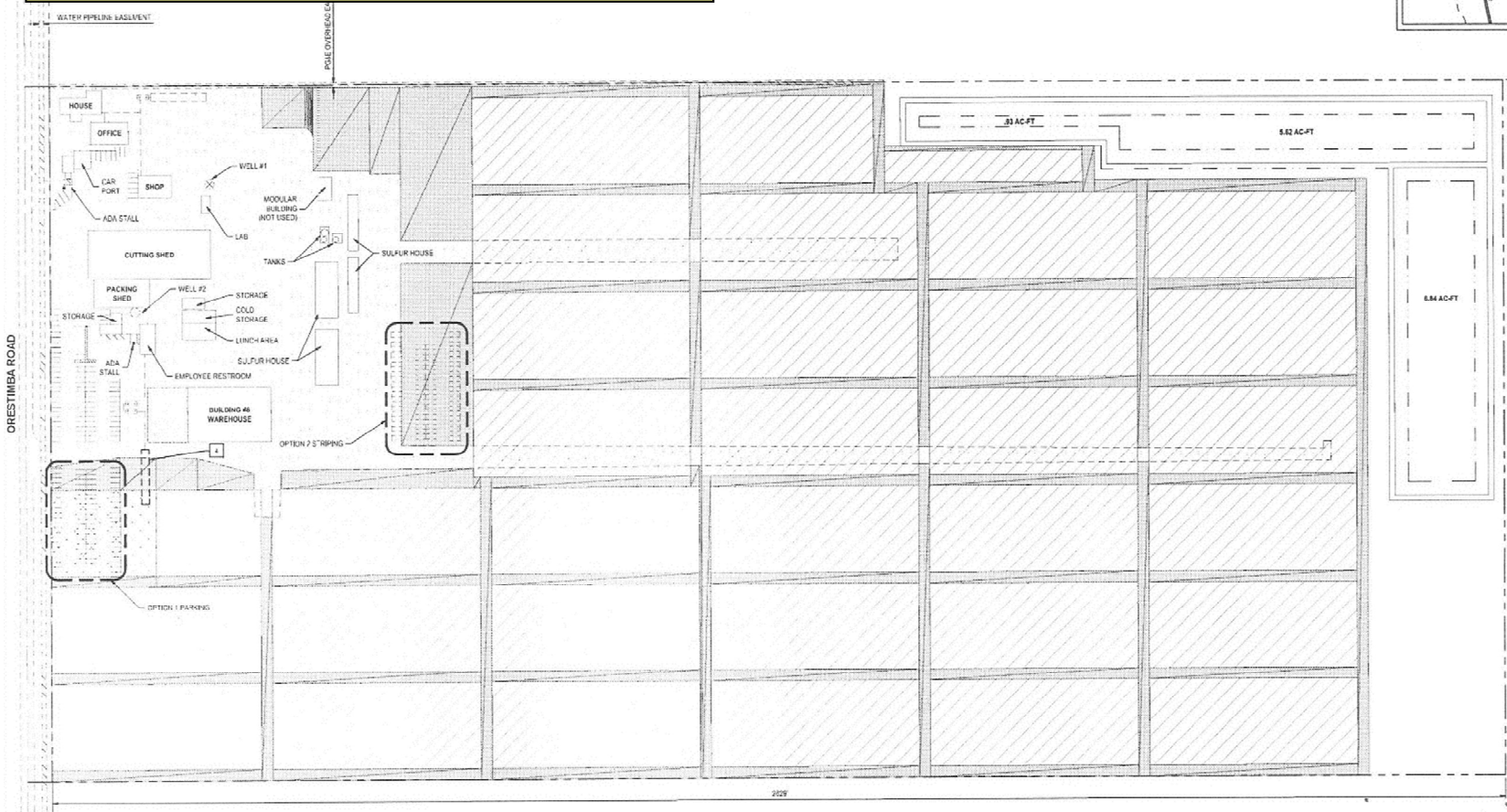
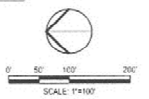
SEGFRED
3244 BROOKSIDE RD., SUITE 100
STOCKTON, CA 95219
CONTACT: JIM A. BELLINGER P.E.
PH: (209) 943-2021

ASSESSORS PARCEL NUMBER

004-030-021

LEGEND

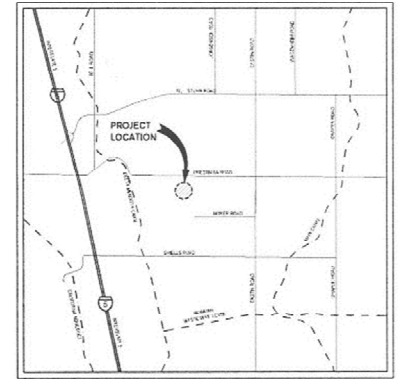
- SEED PROCESSING
- NEW GREEN HOUSE
- GREENHOUSE TO BE REMOVED FOR OPTION 1 PARKING
- EXISTING ASPHALT CONCRETE PAVEMENT TO REMAIN
- EXISTING CHIP SEAL PAVEMENT TO REMAIN
- UTILITY EASEMENT
- PROPERTY LINE
- ROAD CENTERLINE
- EDGE OF EXISTING PAVEMENT
- BASIN



TE PLN 2016-0081 THE MORNING STAR COMPANY SITE PLAN

NOTES

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4. THE LEACH FIELD WELL IS RELOCATED BY SEPARATE PERMIT.
5. AS AN ALTERNATIVE TO THE MAIN STORM LATERALS, A EARTH DITCH MAY BE USED TO CONVEY STORM WATER TO THE POND LOCATIONS.
6. PER FEMA PANEL NO. 06060303E, THE PROJECT IS LOCATED WITHIN ZONE X AND IS NOT SUBJECT TO 100 YEAR FLOODING.



VICINITY MAP
NOT TO SCALE

PROJECT CONTACTS

SITE ADDRESS:

3321 ORESTIMBA ROAD
NEWMAN, CA 95069
CONTACT: CESAR CORONA
PH: (925) 853-1100

OWNER:

THE MORNING STAR COMPANY
734 MAIN STREET
WOODLAND, CA 95695
PH: (925) 488-4800

CIVIL ENGINEER:

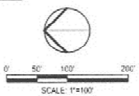
SEGFRIED
3744 BROOKSIDE RD., SUITE 100
STOCKTON, CA 95219
CONTACT: JIM A. SEGRIED P.E.
PH: (209) 943-2021

ASSESSORS PARCEL NUMBER

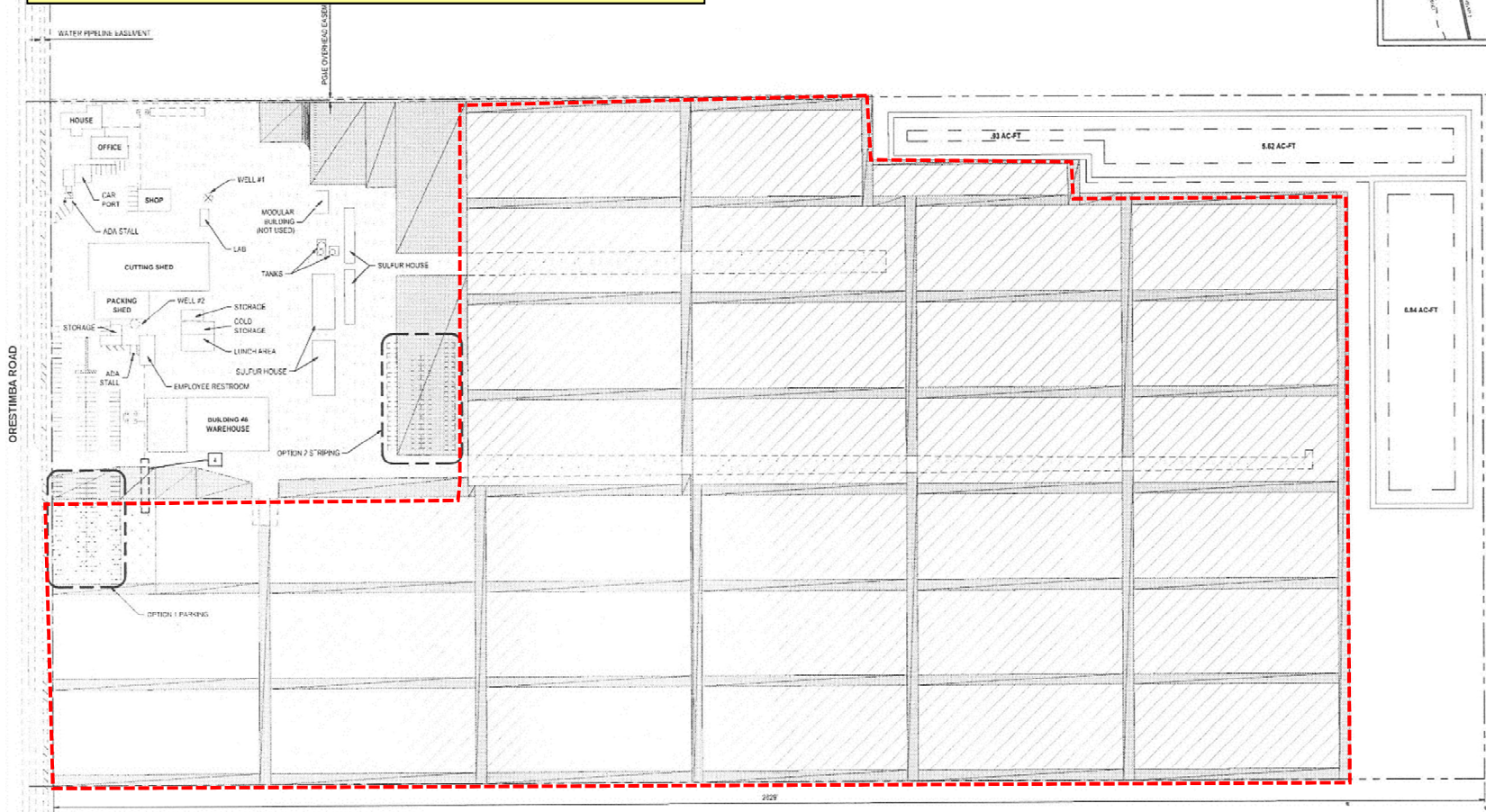
026-030-021

LEGEND

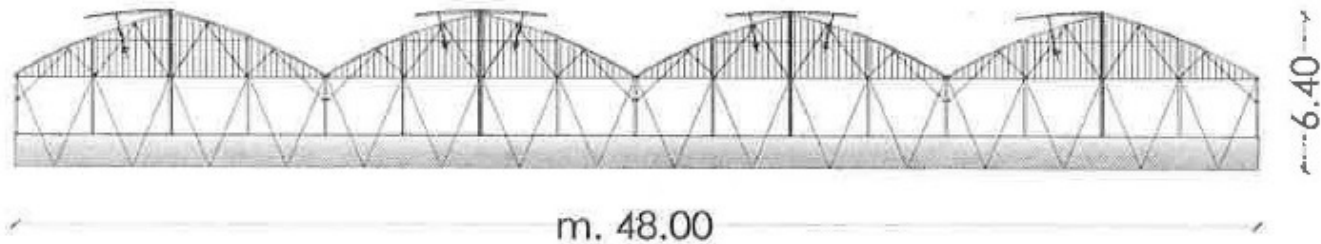
- SEED PROCESSING
- NEW GREEN HOUSE
- GREENHOUSE TO BE REMOVED FOR OPTION 1 PARKING
- EXISTING ASPHALT CONCRETE PAVEMENT TO REMAIN
- EXISTING CHIP SEAL PAVEMENT TO REMAIN
- UTILITY EASEMENT
- PROPERTY LINE
- ROAD CENTERLINE
- EDGE OF EXISTING PAVEMENT
- BASIN



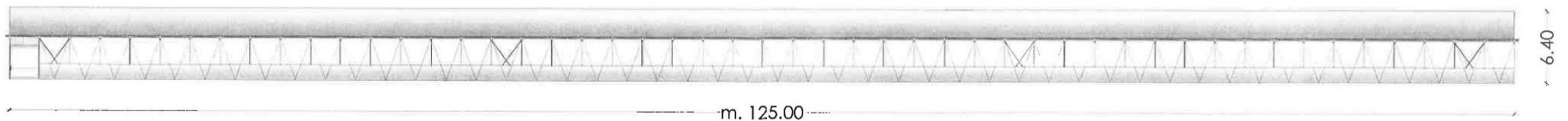
SCALE: 1"=100'



TE PLN 2016-0081
THE MORNING STAR
COMPANY
ELEVATIONS



FRONTAL VIEW



LATERAL VIEW