Stanislaus County
Striving to be the Best

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10th Street, Suite 3400, Modesto, CA 95354
Phone: 209.525.6330 Fax: 209.525.5911

Referral
Early Consultation

Date: **April 13, 2017**

To: **Distribution List (See Attachment A)**

From: **Kristin Doud, Senior Planner, Planning and Community Development**

Subject: **REZONE APPLICATION NO. PLN2017-0030 – VALLEY STORAGE**

Respond By: **May 1, 2017**

****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: **Edward Kuykendall/The Houret Family Limited Partnership**

Project Location: **9919 Valley Home Road, on the west side of Valley Home Road, just south of River/Rodden Road, north of the City of Oakdale.**

APN: **006-012-055**

Williamson Act Contract: **N/A**

General Plan: **Commercial (COM)**

Current Zoning: **Planned Development (144)**

Project Description: **This is a request to rezone an expired Planned Development, originally approved for the operation of a mini warehouse facility, to allow for the establishment of 252 parking stalls for the storage of boats and recreational vehicles, on a 3.97 acre parcel. The facility will be self-storage, with hours of operation for customer access between 9:00 a.m. to 6:00 p.m. The facility will be maintained by one employee, who will be available onsite 2-3 days a week between 9:00 a.m. and 6 p.m. The project proposes to locate a 400 square foot modular office building and up to eight storage containers, to be available for additional customer storage. New fencing and site lighting are proposed to be installed along the perimeter of the site to provide security for the vehicles. Landscaping and fencing slats are proposed to be installed along the**

Valley Home Road frontage. A sewer transfer station is proposed for R.V. customer use only and will be maintained and pumped regularly by a waste disposal company. Covered parking is proposed to be located along the western edge of the project site. Phase 1 is proposed to include 125+/- stalls, to be completed by fall of 2017. Phase 2 is proposed to include the remainder of the stalls, to be completed by summer 2020.

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

REZONE APPLICATION NO. PLN2017-0030 – VALLEY STORAGE
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
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: OAKDALE		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: OAKDALE RURAL FIRE	X	STAN CO SUPERVISOR DIST #1: SUPERVISOR OLSEN
X	HOSPITAL DIST: OAK VALLEY HOSPITAL DISTRICT	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: OAKDALE	X	StanCOG
X	MOSQUITO DIST: EASTSIDE	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:	X	TRIBAL CONTACT – Torres Martinez Desert Cahuilla Indians (All)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: OAKDALE JOINT UNIFIED		US FISH & WILDLIFE
	STAN ALLIANCE	X	US MILITARY (SB 1462) (7 agencies)
X	STAN CO AG COMMISSIONER		USDA NRCS
	TUOLUMNE RIVER TRUST		WATER DIST:

STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: **REZONE APPLICATION NO. PLN2017-0030 – VALLEY STORAGE**

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).

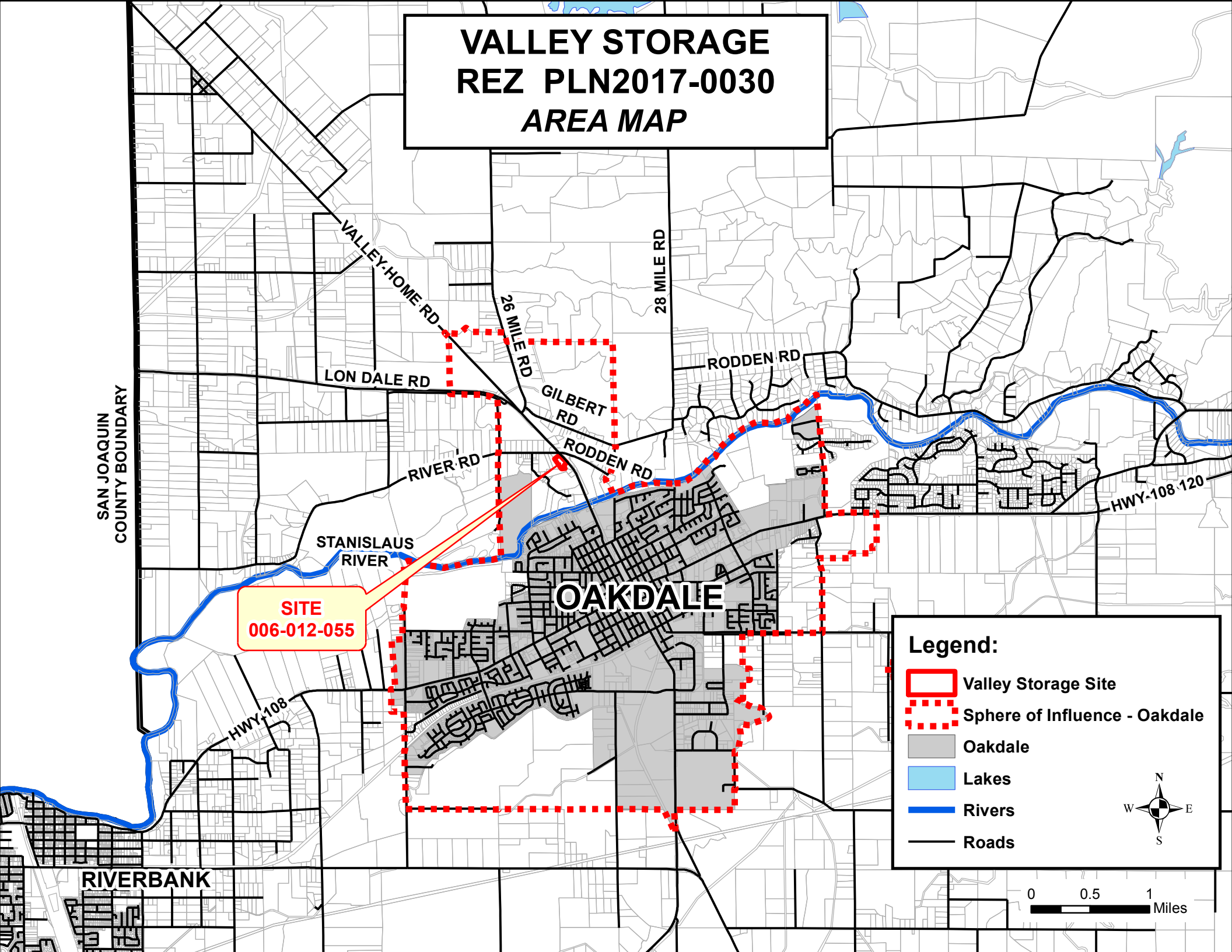
_____

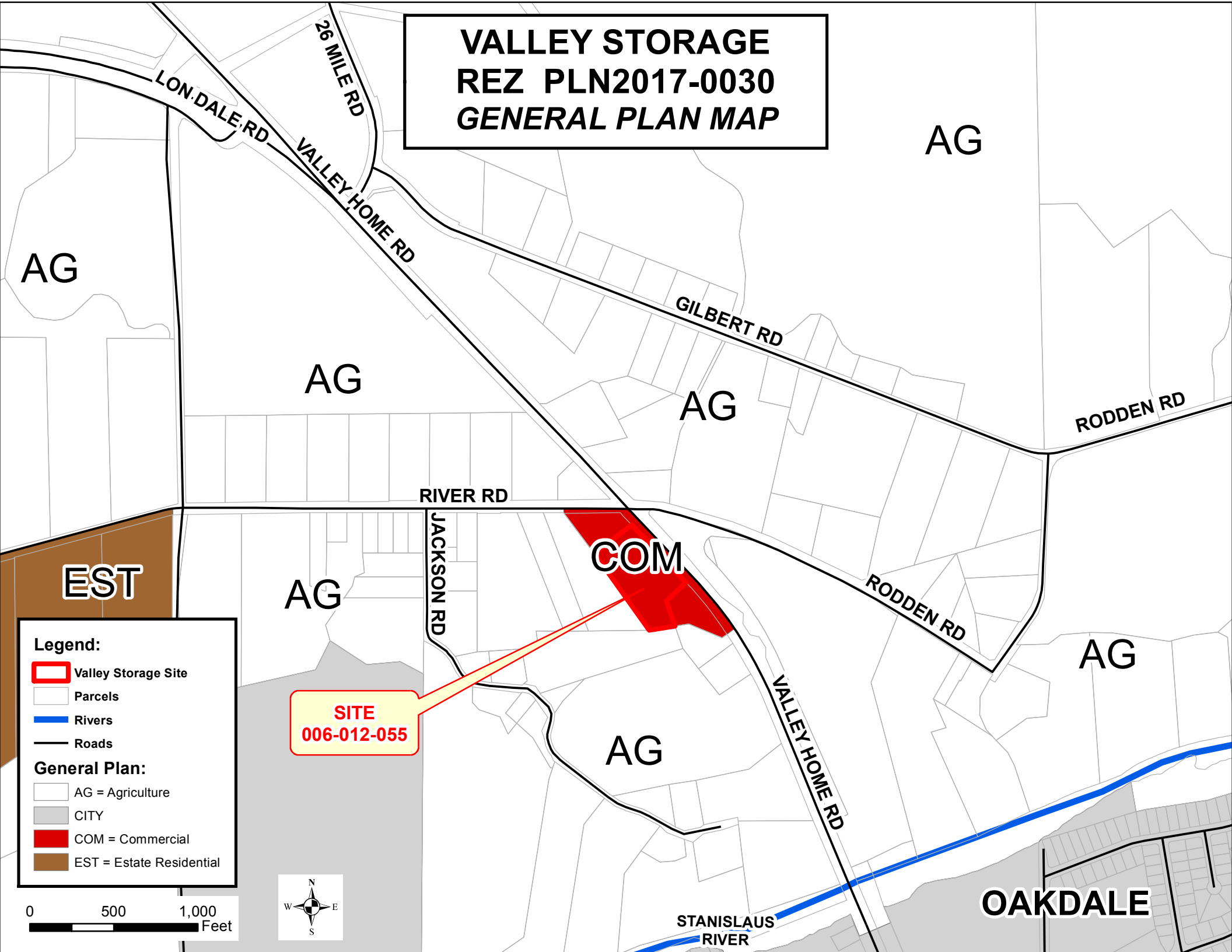
_____

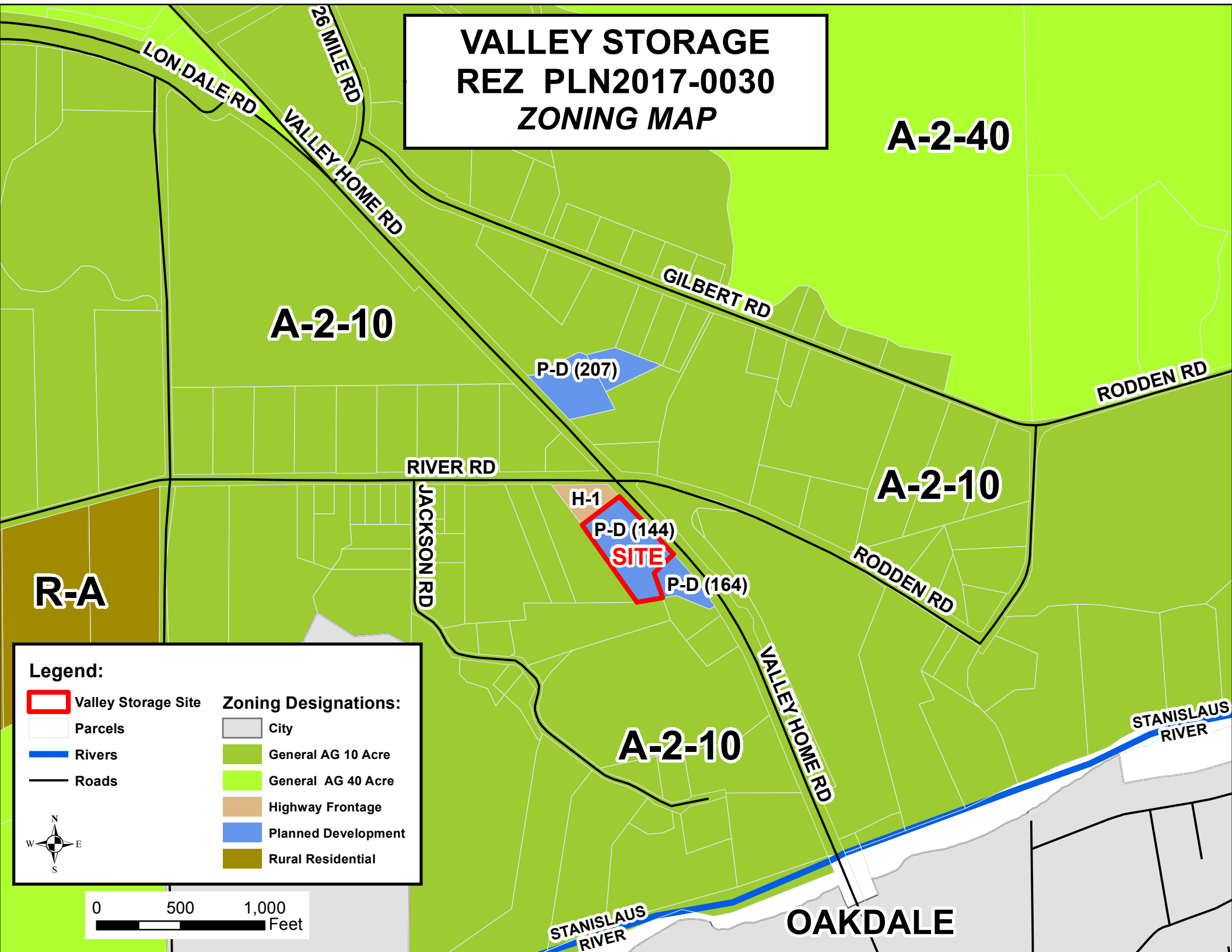
Response prepared by:

_____

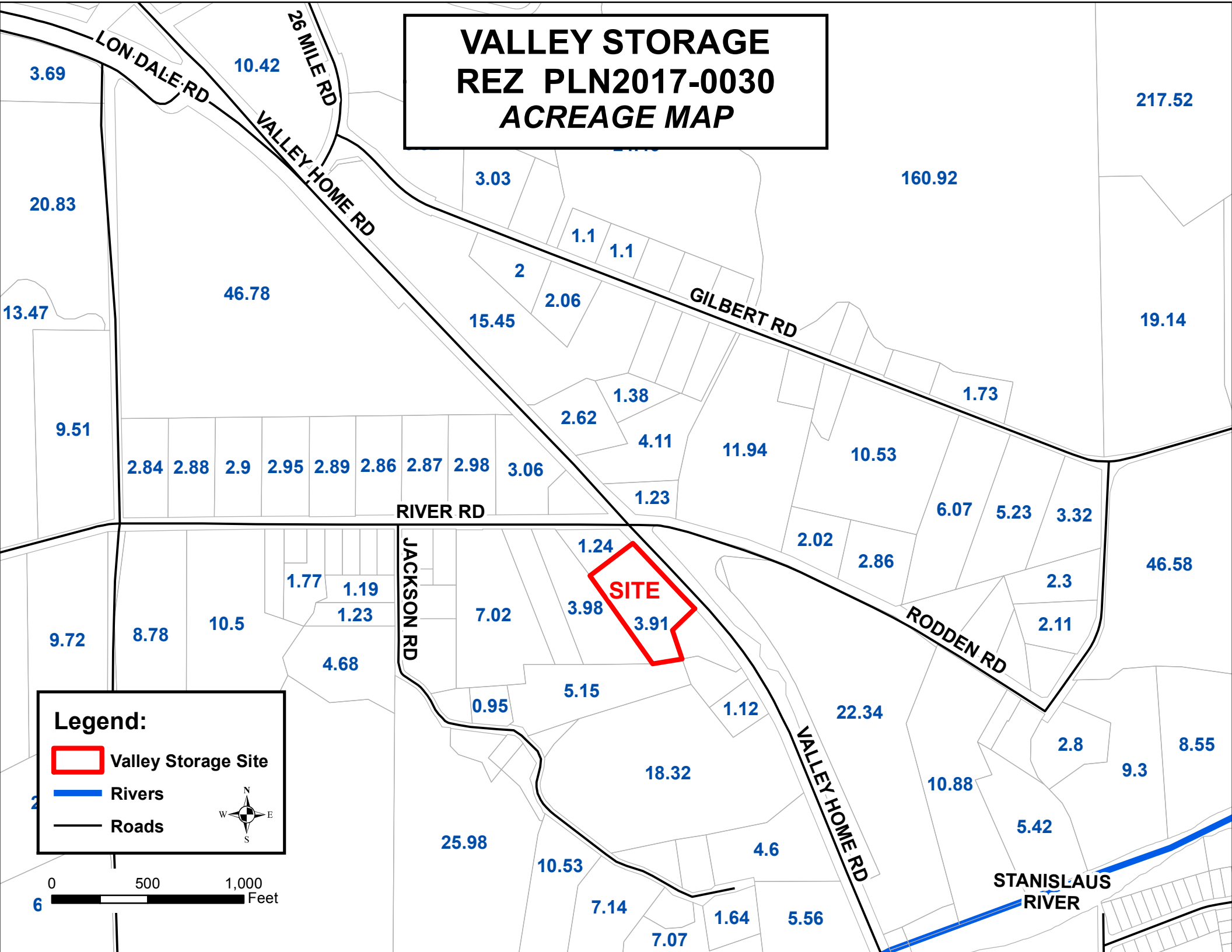
Name Title Date


VALLEY STORAGE
REZ PLN2017-0030
AREA MAP
VALLEY HOME RD
26 MILE RD
28 MILE RD
LON DALE RD
GILBERT RD
RODDEN RD
RODDEN RD
RIVER RD
HWY 108 120
SAN JOAQUIN COUNTY BOUNDARY
STANISLAUS RIVER
SITE
006-012-055
OAKDALE
HWY 108
RIVERBANK
Legend:
Valley Storage Site
Sphere of Influence - Oakdale
Oakdale
Lakes
Rivers
Roads
N
W
E
S
0
0.5
1
Miles


VALLEY STORAGE
REZ PLN2017-0030
GENERAL PLAN MAP
LONDALE RD
26 MILE RD
VALLEY HOME RD
GILBERT RD
RODDEN RD
RIVER RD
JACKSON RD
AG
COM
EST
SITE
006-012-055
OAKDALE
STANISLAUS
RIVER
Legend:
Valley Storage Site
Parcels
Rivers
Roads
General Plan:
AG = Agriculture
CITY
COM = Commercial
EST = Estate Residential
0
500
1,000
Feet
N
W
E
S


VALLEY STORAGE
REZ PLN2017-0030
ZONING MAP
LON DALE RD
26 MILE RD
VALLEY HOME RD
GILBERT RD
RODDEN RD
RIVER RD
JACKSON RD
A-2-40
A-2-10
A-2-10
A-2-10
R-A
P-D (207)
H-1
P-D (144)
SITE
P-D (164)
STANISLAUS RIVER
STANISLAUS RIVER
OAKDALE
Legend:
Valley Storage Site
Parcels
Rivers
Roads
Zoning Designations:
City
General AG 10 Acre
General AG 40 Acre
Highway Frontage
Planned Development
Rural Residential
N
W
E
S
0
500
1,000
Feet

VALLEY STORAGE
REZ PLN2017-0030
AERIAL SITE MAP
VALLEY HOME RD
SITE
Legend:
Valley Storage Site
Roads
0
50
100
Feet
N
W
E
S


VALLEY STORAGE
REZ PLN2017-0030
ACREAGE MAP
LON DALE RD
26 MILE RD
VALLEY HOME RD
GILBERT RD
RIVER RD
JACKSON RD
RODDEN RD
STANISLAUS RIVER
SITE
3.69
10.42
20.83
46.78
13.47
9.51
3.03
160.92
217.52
1.1
1.1
2
2.06
15.45
19.14
1.38
1.73
2.62
4.11
11.94
10.53
2.84
2.88
2.9
2.95
2.89
2.86
2.87
2.98
3.06
1.23
6.07
5.23
3.32
2.02
2.86
2.3
46.58
1.24
3.98
3.91
2.11
1.77
1.19
1.23
7.02
9.72
8.78
10.5
4.68
5.15
0.95
1.12
22.34
2.8
8.55
9.3
18.32
10.88
5.42
25.98
4.6
10.53
7.14
1.64
5.56
7.07
6
Legend:
Valley Storage Site
Rivers
Roads
N
W
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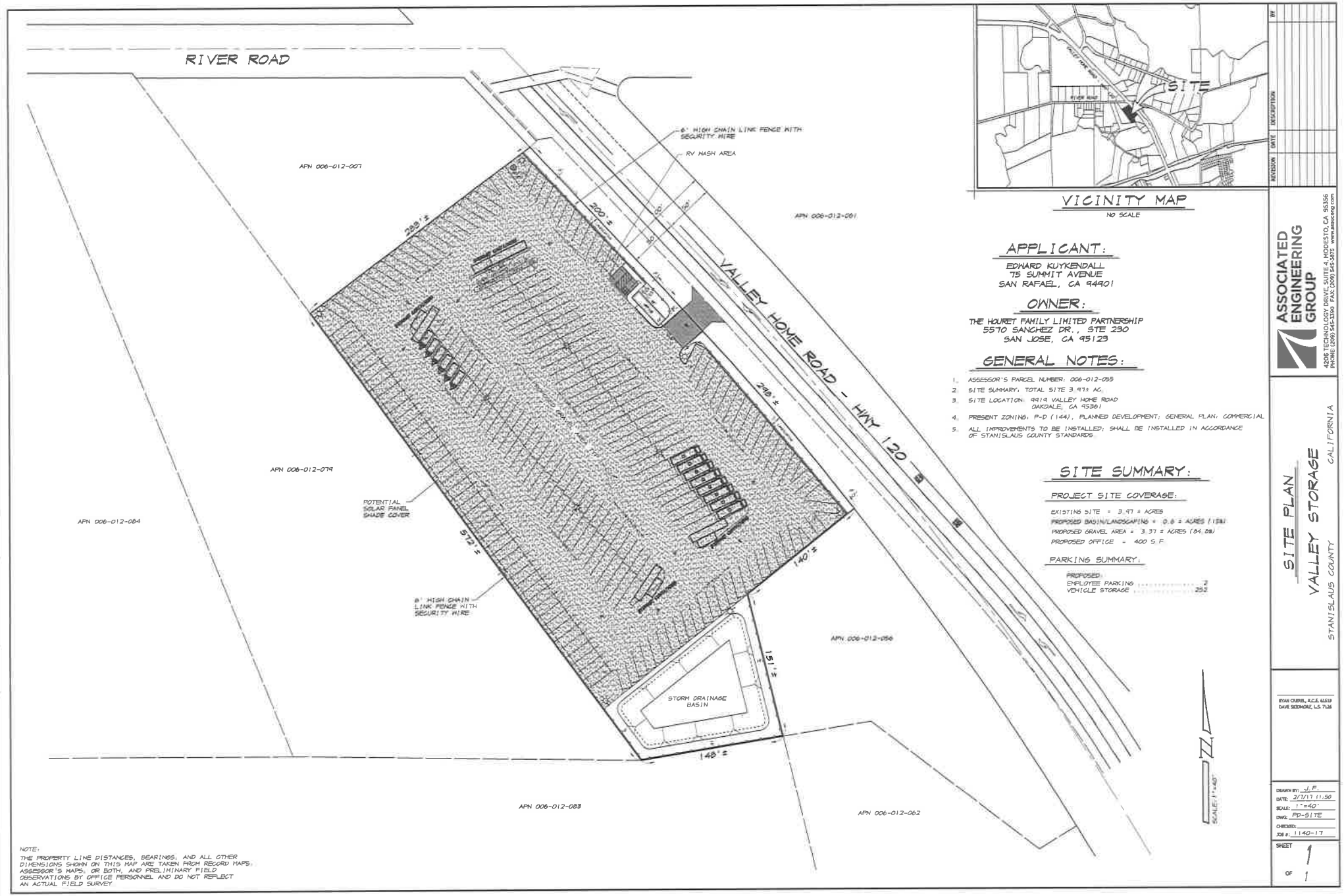
500
1,000
Feet



VICINITY MAP

NO SCALE

APPLICANT:

EDWARD KUYKENDALL
75 SUMMIT AVENUE
SAN RAFAEL, CA 94901

OWNER:

THE HOURET FAMILY LIMITED PARTNERSHIP
5570 SANCHEZ DR., STE 230
SAN JOSE, CA 95123

GENERAL NOTES:

1. ASSESSOR'S PARCEL NUMBER: 006-012-055
2. SITE SUMMARY: TOTAL SITE 3.97± AC.
3. SITE LOCATION: 9919 VALLEY HOME ROAD
   OAKDALE, CA 95361
4. PRESENT ZONING: P-D (144), PLANNED DEVELOPMENT; GENERAL PLAN: COMMERCIAL
5. ALL IMPROVEMENTS TO BE INSTALLED; SHALL BE INSTALLED IN ACCORDANCE OF STANISLAUS COUNTY STANDARDS

SITE SUMMARY:

PROJECT SITE COVERAGE:

EXISTING SITE = 3.97 ± ACRES
PROPOSED BASIN/LANDSCAPING = 0.6 ± ACRES (15%)
PROPOSED GRAVEL AREA = 3.37 ± ACRES (84.8%)
PROPOSED OFFICE = 400 S.F.

PARKING SUMMARY:

PROPOSED:
EMPLOYEE PARKING 2
VEHICLE STORAGE 253

NOTE:
THE PROPERTY LINE DISTANCES, BEARINGS, AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP ARE TAKEN FROM RECORD MAPS, ASSESSOR'S MAPS, OR BOTH, AND PRELIMINARY FIELD OBSERVATIONS BY OFFICE PERSONNEL AND DO NOT REFLECT AN ACTUAL FIELD SURVEY

REVISION	DATE	DESCRIPTION	BY

ASSOCIATED ENGINEERING GROUP
4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356
PHONE: (209) 545-3390 FAX: (209) 545-3878 www.aegcorp.com

SITE PLAN
VALLEY STORAGE
STANISLAUS COUNTY CALIFORNIA

RYAN CUERS, R.C.E. 61619
DAVE SKIDMORE, L.S. 7126

DRAWN BY: J.F.
DATE: 2/1/17 11:50
SCALE: 1"=40'
DWG: PD-SITE
CHECKED:
JOB #: 1140-17

SHEET 1 OF 1

Valley Storage Facility Project Description

The proposed Valley Storage facility will be located at 9919 Valley Home Road (State Hwy 120) and is approximately 3.97 acres in size. The existing site is currently vacant and is bounded on the west by ranchettes, on the north is a commercial retail center (River Road Plaza), to the south Oakdale Sports Bar and A&M tire shop, and to the east Valley home Road (Hwy- 120).

The parcel is presently zoned Planned Development (P-D 144) with a General Plan designation of commercial. According to past land entitlement uses the site has been previously approved for commercial related uses as follows:

- 1984 – Fruit Stand
- 1986 – Rezoned from agricultural to commercial
- 1988 – Use Permit for Mini-storage facility
- 1998 – Rezoned to P-D (144) for the use of fuel services along with related product distribution

The vehicle storage facility will include 252 open parking stalls for the storage of vehicles (including boats and recreation vehicles). The facility will be self-storage with hours of operations for customer access hours Mon - Sun 6:00 am to 10:00 pm. The facility will be maintained by one employee 2-3 days a week between the hours of 9:00 am to 6:00 pm. The facility would consist of a modular office building and storage containers to allow for additional storage of customer's needs. New fencing and site lighting will be installed along the perimeter of the site to provide security for the vehicles. Landscaping is proposed along the frontage of the project along with a slatted chain link fence to provide visual screening from Valley Home Road. A sewer transfer station is proposed for R.V. customer use only and will be maintained and pumped regularly by a waste disposal company. The applicant is also proposing the possibility to add a solar shaded parking structure along the westerly edge of the project.

Phasing / Schedule:
The project anticipates possibly two phases:

- Phase 1 – 125 +/- stalls estimated completion fall 2017
- Phase 2 – 125 +/- stalls estimated completion Summer 2020

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

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

☐	General Plan Amendment	☐	Subdivision Map
☒	Rezone	☐	Parcel Map
☐	Use Permit	☐	Exception
☐	Variance	☐	Williamson Act Cancellation
☐	Historic Site Permit	☐	Other _____

PLANNING STAFF USE ONLY:

Application No(s): REZ PLN2017-0030
Date: 3/8/17
S 10 T 2 R 10
GP Designation: COM
Zoning: P-D(144)
Fee: $4156
Receipt No. 536965
Received By: KCO
Notes: _____

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).***

See attached

PROJECT SITE INFORMATION

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

ASSESSOR'S PARCEL NUMBER(S): **Book** 006 **Page** 012 **Parcel** 055

Additional parcel numbers: _____

Project Site Address or Physical Location: 9919 Valley Home Road

Oakdale, CA 95361

Property Area: Acres: 3.97 or Square feet: _____

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

Vacant; no uses have occurred on this land for the past 10 years

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)

P-D (144)

Existing General Plan & Zoning: Commercial

Proposed General Plan & Zoning: Commercial
(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: Vacant land/ranchettes/ orchard

West: Ranchettes

North: Commercial retail center (River Road Plaza)

South: Commercial (Oakdale Sports Bar, A&M Tire shop)

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.) Site will be graded for drainage purposes

_____

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: 0 Sq. Ft.

Proposed Building Coverage: 400 Sq. Ft.

Landscaped Area: 26,000 +/- Sq. Ft.

~~Paved~~ Surface Area: 146,000 +/- Sq. Ft.
Gravel

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) 10'x40' (400 S.F.)
Modular office

Number of floors for each building: 1 story

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) not to exceed 25'

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)
Light Poles not to exceed 28'

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used)
Gravel at vehicle storage area; Pavement at required parking stalls and entry

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: M.I.D.

Sewer*: Septic

Telephone: AT&T

Gas/Propane: Propane

Water**: Domestic Well

Irrigation: OID

*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:)

Typical waste generated from employee restroom; Applicant is requesting approval of a underground holding tank for occasional RV dumping which will be maintanied and pumped regularly by a waste disposal company.

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

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

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

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

AFFORDABLE HOUSING/SENIOR:

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

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

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

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

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

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

Square footage of each existing or proposed building(s): 400 S.F.

Type of use(s): Office

Days and hours of operation: Facility will be self storage of vehicles - Employee will be on-site for routine maintenance as needed and checking in new customers; 2-3 days a week between the hours of 9am-6pm

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

Occupancy/capacity of building: 4

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

Estimated number of daily customers/visitors on site at peak time: 1-2

Other occupants:

Estimated number of truck deliveries/loadings per day: none

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: 400 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)

Valley Home Road - Hwy 120

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

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

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

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

STORM DRAINAGE:

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

☐ Other: (please explain) _____

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

_____

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

EROSION CONTROL:

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

Best managment Practices (BMP's)

_____

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)

_____

_____

_____

_____

_____

_____

_____

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS

Storm water discharges associated with construction activity are a potentially significant source of pollutants. The most common pollutant associated with construction is sediment. Sediment and other construction related wastes can degrade water quality in creeks, rivers, lakes, and other water bodies. In 1992, the State Water Resources Control Board adopted a statewide General Permit for all storm water discharges associated with construction activity that disturbs five or more acres of land. Effective March 10, 2003, all construction sites disturbing one or more acres of land will be required to obtain permit coverage. The General Permit is intended to ensure that construction activity does not impact water quality.

You need to obtain General Permit coverage if storm water discharges from your site and either of the following apply:

- Construction activities result in one or more acres of land disturbance, including clearing, grading, excavating, staging areas, and stockpiles or;
- The project is part of a larger common plan of development or sale (e.g., subdivisions, group of lots with or without a homeowner's association, some lot line adjustments) that result in one or more acres of land disturbance.

It is the applicants responsibility to obtain any necessary permit directly from the California Regional Water Quality Control Board. The applicant(s) signature on this application form signifies an acknowledgment that this statement has been read and understood.

STATE OF CALIFORNIA HAZARDOUS WASTE AND SUBSTANCES SITES LIST (C.G.C. § 65962.5)

Pursuant to California Government Code Section 65962.5(e), before a local agency accepts as complete an application for any development project, the applicant shall consult the latest State of California Hazardous Waste and Substances Sites List on file with the Planning Department and submit a signed statement indicating whether the project is located on a site which is included on the List. The List may be obtained on the California State Department of Toxic Substances Control web site (http://www.envirostor.dtsc.ca.gov/public).

The applicant(s) signature on this application form signifies that they have consulted the latest State of California Hazardous Waste and Substances List on file with the Planning Department, and have determined that the project site ☐ **is or** ☒ **is not** included on the List.

Date of List consulted: 2/13/17

Source of the listing: _____

(To be completed only if the site is included on the List)

ASSESSOR'S INFORMATION WAIVER

The property owner(s) signature on this application authorizes the Stanislaus County Assessor's Office to make any information relating to the current owners assessed value and pursuant to R&T Code Sec. 408, available to the Stanislaus County Department of Planning and Community Development.

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: February 7, 2017

CCIC File #: 10181N
Project: Rezone for planned development for APN 006-012-055 (Sierra Storage; RV storage facility); 9919 Valley Home Road, Oakdale, CA; applicant: E. Kuykendall

Jim Freitas
Associated Engineering Group
4206 Technology Drive, Suite 4
Modesto, CA 95356 Email: 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 Oakdale USGS 7.5-minute quadrangle map 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 National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), *California Inventory of Historic Resources* (DPR 1976), the *California Historical Landmarks* (1990), and the California Points of Historical Interest listing (May 1992 and updates), the Directory of Properties in the Historic Property Data File (HPDF) and the Archaeological Determinations of Eligibility (ADOE) (Office of Historic Preservation current computer lists dated 3-20-2014 and 4-05-2012, respectively), the *Survey of Surveys* (1989), GLO Plats and other historic maps on file for the area, and other pertinent historic data available at the CCIC for each specific county.

The following details the results of the records search:

Prehistoric or historic resources within the project area and the immediate vicinity:

No prehistoric or historic archaeological resources or historic properties have been reported to the CCaIC within the project area; however, this does not preclude their existence in this location.

No prehistoric resources have been reported immediately adjacent.
One historic archaeological resource—a refuse dump/historic artifact deposit—has been reported very close by.
No historic properties (buildings, structures) have been reported immediately adjacent.

Other information:

- GLO Plat maps:

  T2S/R10E (sheet #44-116, dated 1853-1854) shows an unnamed road or trail passing through the property. A ditch or fence line is shown immediately adjacent to the NW corner of the property. The old river channel is shown much closer, on the west side.

  T2S/R10E (sheet #44-117, dated 1857) shows the old channel of the Stanislaus River much closer than it is now (the former terraces can be seen to the west and south west of the property, on USGS maps); and Cotton's Ferry is shown less than 1 mile to the west, on the Stanislaus River.

- *Annals of Stanislaus County, Volume I: River Towns and Ferries* (Brotherton, 1982:70-71): The former location of Holden's Ferry (ca. 1854) was roughly south of the project area, on the Stanislaus River, not far from Valley Home Road.

- One Native American occupation site has been recorded less than ½-mile from the property in question. Also, isolated milling implements and other artifacts have been observed in other locations in the general vicinity.

Resources that are known to have value to local cultural groups:

None have been formally reported to the Information Center.

Previous investigations within the project area and the immediate vicinity:

Two Caltrans studies/surveys included a narrow strip of project area (parcel in question) along SR 120/Valley Home Road:

Page, Susan E.
1992 *Department of Transportation Negative Archaeological Survey Report, District 10, Stanislaus County Route 120, Post Mile 0.0/5.9, Pavement Rehabilitation.*
CCIC Report ST-02545

Keefe, T.
2000 *Department of Transportation; Negative Archaeological Survey Report, 10-Stanislaus-120 and 108, P.M. 2.98/5.9 and 37.4/38.2, CU 10-170, EA 10-2812U1, Repaving.*
CCIC Report ST-04201

Six studies immediately adjacent (within 1/16th of a mile):

Parsons Brinckerhoff Quade & Douglas Inc., S. Wilcox, and M. Proctor
1995 *Historic Property Survey Report, Oakdale Bypass Project, State Route 120, Stanislaus County, California, 10-STA-120, P.M. 3.0/12.9, 10-345400.*
CCIC Report ST-03382

Fisher, J. and T. M. Van Bueren
1995 *Historical Study Report for the Oakdale Bypass Project, Stanislaus County, California: 10-STA-120, PM 3.0/R12.9, EA 10-345400.*
CCIC Report ST-03390

Mikesell, S. D.
1994 *Contract No. 10B933, State Route 120 (P.M. 3.0/R12.9), SR-120 Oakdale Bypass, Stanislaus County, California, Historical Architecture Survey Report.*
CCIC Report ST-03391

Herbert, R. and R. T. Bunse
1994 *Historic Resource Evaluation Report for the SR-120 Oakdale Bypass Interchange Improvement Project Alternatives 1, 2A, 2C, and 2D; P.M. 3.0-R12.9; EA: 10-345400: Oakdale Irrigation District Canals Crossed by SR-120 Alternative Alignments.*
CCIC Report ST-03392

Holson, J., J. Hall, S. Goddard, J. Holson, J. Costello, and J. Marvin
1994 *Final Report; Archaeological Survey Report for the SR-120 Oakdale Bypass Interchange Improvement Project Alternatives 1, 2A, 2B, 2C, and 2D; Near Oakdale, Stanislaus County, California, 10-STA-120-3.0/R12.9, EA 10-345400.*
CCIC Report ST-03393

Jensen, P.
2004 *Archaeological Inventory Survey, MID Woodward Reservoir Transmission Line Project, near Oakdale, Stanislaus County, California.*
CCIC Report ST-05589

Recommendations/Comments:

Based on existing data in our files the project area has a moderate to high sensitivity for the possible discovery of historical resources, specifically prehistoric occupation sites, scattered artifacts or tools, or even human burials, since the property is so close to the Stanislaus River (and its former northern terraces), and since Native American sites and artifacts have been previously reported in the general vicinity. Survey by a qualified historical resources consultant is recommended prior to implementation of the project or issuance of any discretionary permit. Also, since sensitivity for prehistoric resources will be even higher *under t*he surface, we recommend archaeological monitoring during any excavation in this area (grading, utility trenching, tree removal, etc.).

The Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at http://chrisinfo.org

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. 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.

We advise you that in accordance with State law, if any historical resources are discovered during project-related activities, all work is to stop and the lead agency and a qualified professional are to be consulted to determine the importance and appropriate treatment of the find. If Native American remains are found the County Coroner and the Native American Heritage Commission, Sacramento (916-373-3710) are to be notified immediately for recommended procedures.

We further advise you that if you retain the services of a historical resources consultant, the firm or individual you retain is responsible for submitting any report of findings prepared for you to the Central California Information Center, including one copy of the narrative report and two copies of any records that document historical resources found as a result of field work. If the consultant wishes to obtain copies of materials not included with this records search reply, additional copy or records search fees may apply.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the 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.