

STANISLAUS COUNTY PLANNING COMMISSION

October 15, 2020

STAFF REPORT

USE PERMIT APPLICATION NO. PLN2019-0029
COWAN TRACT

REQUEST: TO AMEND THE DEVELOPMENT STANDARDS OF P-D (3), TO BRING THEM INTO CONFORMANCE WITH THE SURROUNDING A-2-40 (GENERAL AGRICULTURE) ZONING DISTRICT'S DEVELOPMENT STANDARDS.

APPLICATION INFORMATION

Applicant:	Stanislaus County
Property owner:	All P-D (3) zoning district property owners of record
Location:	Bounded by Crows Landing Road to the west, San Joaquin Street to the north, Lathrop Street to the south, and the Union Pacific Railroad to the east, in the Ceres area.
Section, Township, Range:	29-4-9
Supervisory District:	Two (Supervisor Chiesa)
Assessor's Parcel:	Book 041, Pages 055 and 056
Referrals:	See Exhibit F Environmental Review Referrals
Area of Parcel(s):	0.42 to 1.03 acres
Water Supply:	Private Well
Sewage Disposal:	Private Septic
General Plan Designation:	Agriculture
Community Plan Designation:	Not Applicable
Existing Zoning:	P-D (3) Planned Development
Sphere of Influence:	Not Applicable
Williamson Act Contract No.:	Not Applicable
Environmental Review:	Exempt
Present Land Use:	Agricultural uses, mobile homes, and single-family dwellings.
Surrounding Land Use:	A golf course, orchards and single-family dwellings to the north; and orchard, row crops, and single-family dwellings to the east, south and west.

RECOMMENDATION

Staff recommends the Planning Commission approve this request based on the discussion below and on the whole of the record provided to the County. If the Planning Commission decides to approve this project, Exhibit A provides an overview of all of the findings required for project approval, which includes use permit findings.

PROJECT DESCRIPTION AND BACKGROUND

This project is a request to amend the Development Standards approved by the Board of Supervisors on October 9, 1973, when the Cowan Tract was rezoned from A-1 (Unclassified) to P-D (3) (Planned Development) to permit single-family dwellings and mobile homes in lieu of conventionally built dwellings. As reflected in the table below, the proposed amendments include reducing the increased front, side, and rear yard setbacks for all structures making the new setbacks consistent with the surrounding A-2 (General Agriculture) zoning district. Likewise, eliminating the separate independent site plan review required for mobile homes installed within the P-D; instead allowing for review to occur as part of the standard building permit review applied to all structures within Stanislaus County.

	ZONING DISTRICTS	
	P-D (3) Current	A-2 & P-D (3) Proposed
<u>Building Setbacks</u>		
- Front Yard**	20 feet – All Structures	20 feet – Garage* 15 feet – All Other Structures
- Side and Rear yards (interior lot)	10 feet – All Structures	5 feet – All Structures
- Side yard (corner lot)	10 feet – All Structures	10 feet – All Structures
<u>Site Plan</u>		
	Separate independent review required for mobile homes.	Standard building permit review applied to all structures.

**Setback applies to vehicle openings*

***Measured from ultimate road right of way line based on General Plan designation; generally, the half width of the ultimate road right of way plus 15-feet.*

The Cowan Tract is a subdivision which was established in compliance with County regulations in effect in 1947 for the A-1 (Unclassified) zoning district. The A-1 zoning district permitted installation of single-family homes and mobile homes and agricultural uses such as crop farming and the maintenance of animals. Dating back to 1959, deed restrictions prohibiting the installation of mobile homes became a source of contention between residents of Cowan Tract. In 1960, residents of the Cowan Tract submitted a petition to the County requesting that the Cowan Tract be rezoned to rural residential, thereby prohibiting the use of mobile homes and allowing residents to avoid costly civil suits against landowners who violated the mobile home deed restriction. The Board of Supervisors denied the petition stating that the prohibition of mobile homes was a civil matter enforceable by the courts and not the County who did not have authority to enforce deed restrictions. Furthermore, the Board of Supervisors considered rezoning of the Cowan Tract to be spot zoning and therefore not permitted.

The Cowan Tract was rezoned to P-D (3) in 1973 as a result of the County eliminating the A-1 zoning district and rezoning all A-1 zoned properties to A-2 zoning. The A-2 zone in effect at the time, did not permit mobile homes as primary dwellings and, as such, the Planning Department was commissioned to find a way to maintain the Cowan Tract's right to agricultural uses and mobile homes in lieu of conventionally built homes. The Planning Department determined that rezoning to P-D was the correct action to achieve those aims. As such, a recommendation was made by the Planning Commission to the Board of Supervisors to approve Cowan Tract for rezoning to P-D (3), subject to the additional site plan review and increased setback requirements to ensure the subdivision stayed rural in nature by design and use while allowing for mobile homes.

This Use Permit has been initiated by the County to address common confusion that occurs with development within the Cowan Tract with respect to setbacks. Since 1971, mobile homes are no longer a prohibited use within the A-2 zoning district. As the Cowan Tract is surrounded by A-2 zoned property, property owners often assume that mobile homes will be subject to the same setback requirements as the A-2 zoning district and the more restrictive setbacks required by P-D (3) have been a challenge for some property owners to meet due to existing development on their lots. Furthermore, the requirement for a separate site plan review is an unnecessary step in the development of property within the Cowan Tract. A rezoning of P-D (3) to A-2 was not considered due to the inconsistency in allowed parcel sizes between the two zoning districts.

The adopted Development Standards for P-D (3) are provided as Exhibit D of this report.

SITE DESCRIPTION

The site encompasses the whole of the Cowan Tract Subdivision, bounded by Crows Landing Road to the west, San Joaquin Street to the north, Lathrop Street to the south, and the Union Pacific Railroad to the east, in the Ceres area. The Cowan Tract subdivision map recorded on February 18, 1947 created 90 individual lots ranging in size from 0.42 to 1.03 acres. Lots are served by private well and septic system.

Surrounding uses include a golf course, orchards and farm dwellings to the north; and orchard, row crops, and farm dwellings to the east, south and west.

ISSUES

The following issues have been identified as part of the review of this project:

Turlock Irrigation District (TID) has identified issues with the location of existing 16-inch and 30-inch concrete irrigation pipelines belonging to Improvement District No. 592 and located along property lines within the northern half of the Cowan Tract. As per TID, these lines were installed in the 1940s and do not have easements that would make them easily identifiable. Therefore, reducing the setbacks could unknowingly allow construction too close to the unreinforced concrete pipelines. As such, a condition of approval has been added to the project requiring any property improvements which may impact irrigation facilities to be subject to TID's approval. The parcels subject to this requirement are located north of Cowan Street, south of San Joaquin Street, and between Crows Landing Road and the Union Pacific railroad (See Exhibit E – *January 17, 2020 Turlock Irrigation District Referral Response*).

As part of this project, a "Landowner Notice – Request for Comment," listing the proposed changes to the P-D (3) development standards and a public hearing notice were sent to all property owners of record within the P-D (3) zoning district. In response to the notices, two residents of the Cowan Tract did call the Planning Department to discuss the project. When assured that the proposed project would allow the Cowan Tract setbacks and site plan review to be consistent with A-2 zoning district's development standards both conveyed their support for the revisions to the development standards.

In preparing this report, Staff did identify some additional modifications to P-D (3) needed to reflect streets no longer being maintained privately, changes to County department names, the inclusion of the date P-D (3) was adopted for the purpose of establishing legal nonconforming uses, and the change in the A-2 zoning name from "Exclusive Agriculture" to "General Agriculture". All other development standards specific to P-D (3), such signs and the limit on the number of dwellings and mobile homes permitted per lot remain the same.

GENERAL PLAN CONSISTENCY

The entire Cowan Tract is currently designated "Agriculture" in the Stanislaus County General Plan. While the designation is intended for areas of land which are presently or potentially desirable for agricultural use, the designation is also consistent with areas the overall General Plan has identified as suitable for open space or recreational uses and for ranchettes. Development of the Cowan Tract under current General Plan policy would not be supported, but as an existing development the Agricultural designation is recognized as appropriate.

This project will not change the uses allowed within the P-D (3) zoning district and, as such, there is no indication that this project will result in conflict with surrounding land uses. Due to the unique history and development of the Cowan Tract, this project is considered consistent with the General Plan.

ZONING CONSISTENCY

The site is currently zoned P-D (3) (Planned Development) which was approved by the Board of Supervisors in 1973, to allow the 90 lots within the Cowan Tract Subdivision to develop with conventionally built single-family dwellings and mobile homes. P-D zoning districts allow for unique development standards, such as parking, setbacks, landscaping, and signage. The subject use permit application proposes to apply the A-2 requirements for building setbacks and site plan review to P-D (3) as discussed in the project description. If approved the development standards will remain in conformance with the P-D (3) zoning by continuing to allow for mobile homes while providing consistency with the surrounding A-2 zoning district's development standards.

Section 21.40-080 – Amendments to the Development Plan of the Stanislaus County Zoning Ordinance allows for amendments to a P-D's development standard by use permit when the proposed amendment does not in the opinion of the Planning Director conform to the development plan. The Planning Commission may approve the amendment subject to the following use permit finding:

- The establishment, maintenance, and operation of the proposed use or building applied for is consistent with the General Plan designation of "Agriculture" and will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

The Cowan Tract P-D (3) zoning is unique, however, there is no indication that this project will be detrimental to the health, safety, and general welfare of persons, property, or improvements in the neighborhood or to the general welfare of the County. The more restrictive setback and site plan review standards applied to P-D (3) are no longer relevant to today's development and this project will allow for development within P-D (3) to be consistent with the surrounding A-2 zoning district.

ENVIRONMENTAL REVIEW

A Notice of Exemption has been prepared for the project (see Exhibit F), which declares that the project is exempt from the California Environmental Quality Act (CEQA) on the basis of CEQA Guideline Section 15061 (Common Sense Exemption). The CEQA Guidelines provide that where it can be seen with certainty that there is no possibility that the activity in question may have a

significant effect on the environment, the activity is not subject to CEQA. The proposed project was circulated to interested parties and responsible agencies for review and comment and no significant environmental effects were identified. Thus, this request is considered to be CEQA Exempt.

Note: Pursuant to California Fish and Game Code Section 711.4, California Department of Fish and Wildlife (formerly the Department of Fish and Game) has determined that this project has no potential effect on Fish and Wildlife and the project as described does not require payment of the CEQA filing fee. See attached Notice of Exemption.

Contact Person: Rachel Wyse, Senior Planner, (209) 525-6330

Attachments:

- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps
- Exhibit C - Conditions of Approval
- Exhibit D - P-D (3) Development Standards
- Exhibit E- January 17, 2020 Turlock Irrigation District Referral Response
- Exhibit E - Notice of Exemption
- Exhibit F - Environmental Review Referral

Findings and Actions Required for Project Approval

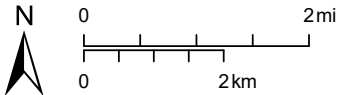
1. Adopt the categorical exemption pursuant to CEQA Guidelines Section 15311 by finding that on the basis of the whole record, including any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the categorical exemption reflects Stanislaus County's independent judgment and analysis.
2. Order the filing of a Notice of Exemption with the Stanislaus County Clerk Recorder's Office pursuant to CEQA Guidelines Section 15062.
3. Find that the establishment, maintenance, and operation of the proposed construction applied for is consistent with the General Plan designation of "Agriculture" and will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
4. Approve Use Permit Application No. PLN2019-0029 – Cowan Tract, subject to the attached conditions of approval.

COWAN TRACT UP PLN2019-0029

AREA MAP

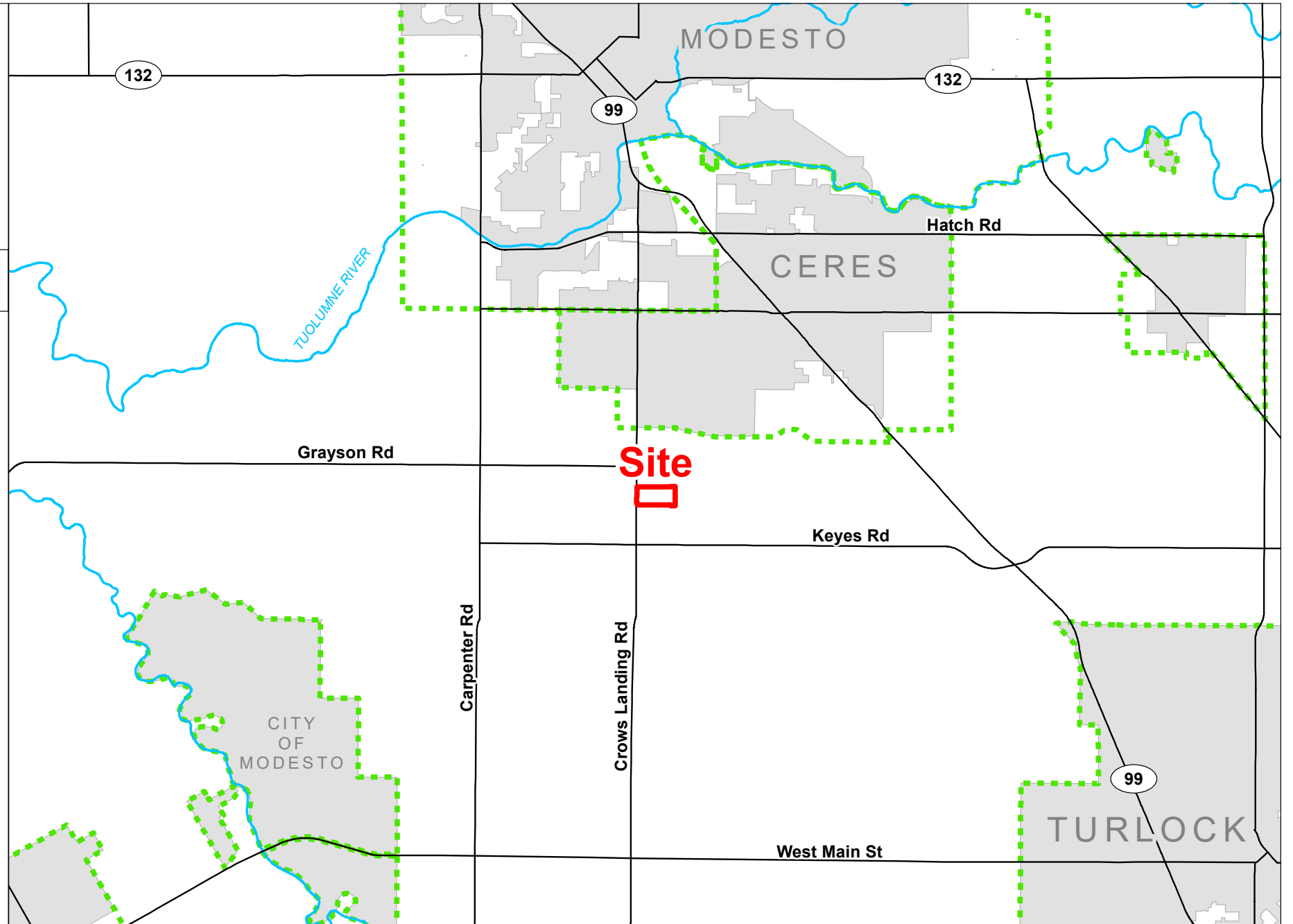
LEGEND

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



Source: Planning Department GIS

Date: 6/12/2020



COWAN TRACT UP PLN2019-0029

GENERAL PLAN MAP

LEGEND

 Project Site

 Parcel

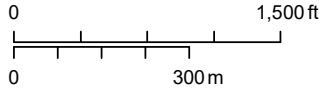
 Road

 Canal

General Plan

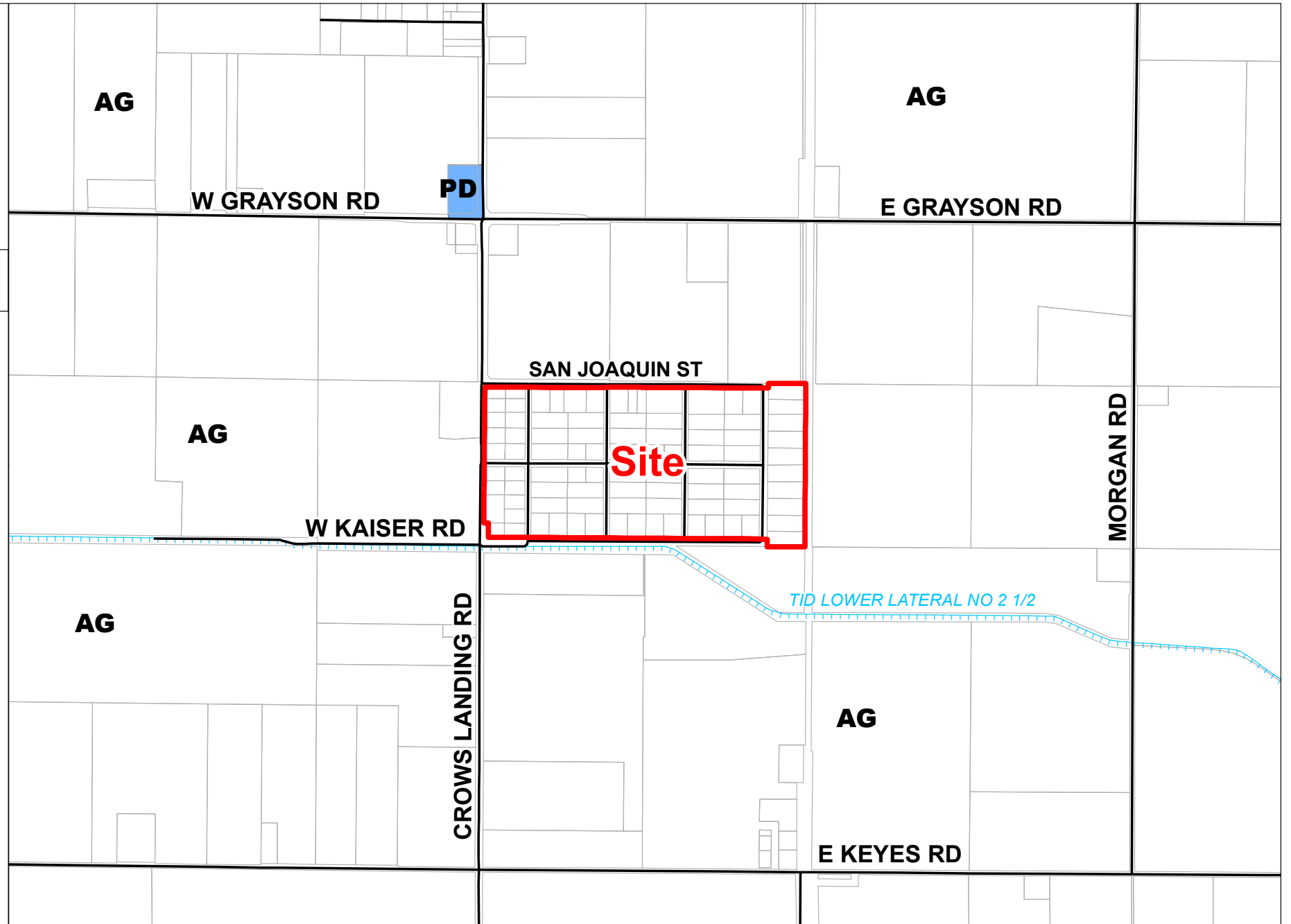
 Agriculture

 Planned Development



Source: Planning Department GIS

Date: 6/12/2020



COWAN TRACT UP PLN2019-0029

ZONING MAP

LEGEND

 Project Site

 Parcel

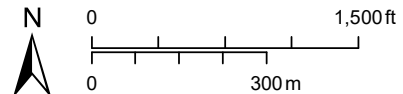
 Road

 Canal

Zoning Designation

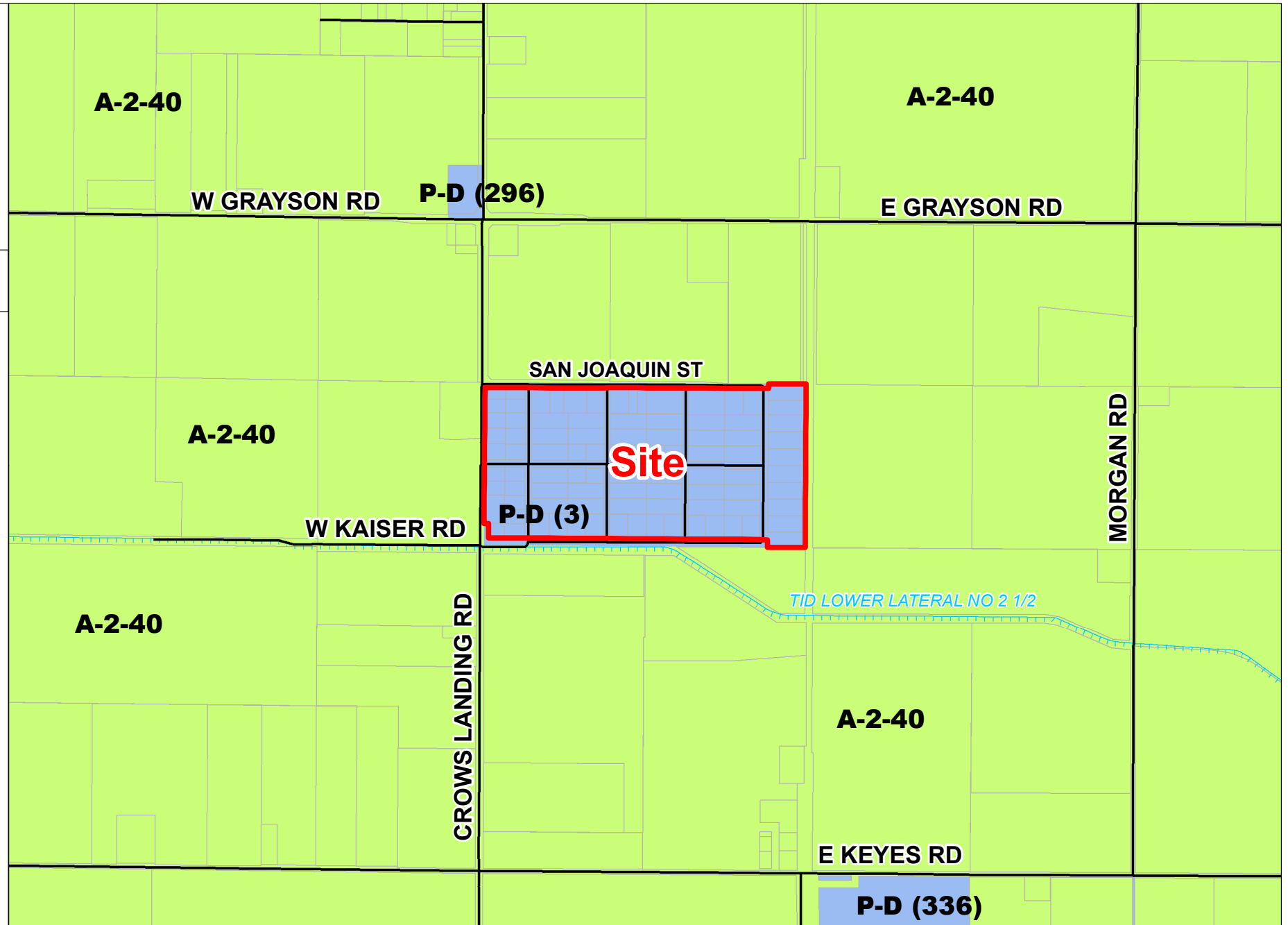
 Planned Development

 General Agriculture 40 Acre



Source: Planning Department GIS

Date: 6/12/2020

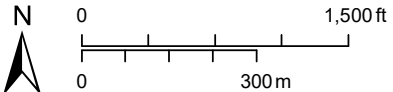


COWAN TRACT UP PLN2019-0029

ACREAGE MAP

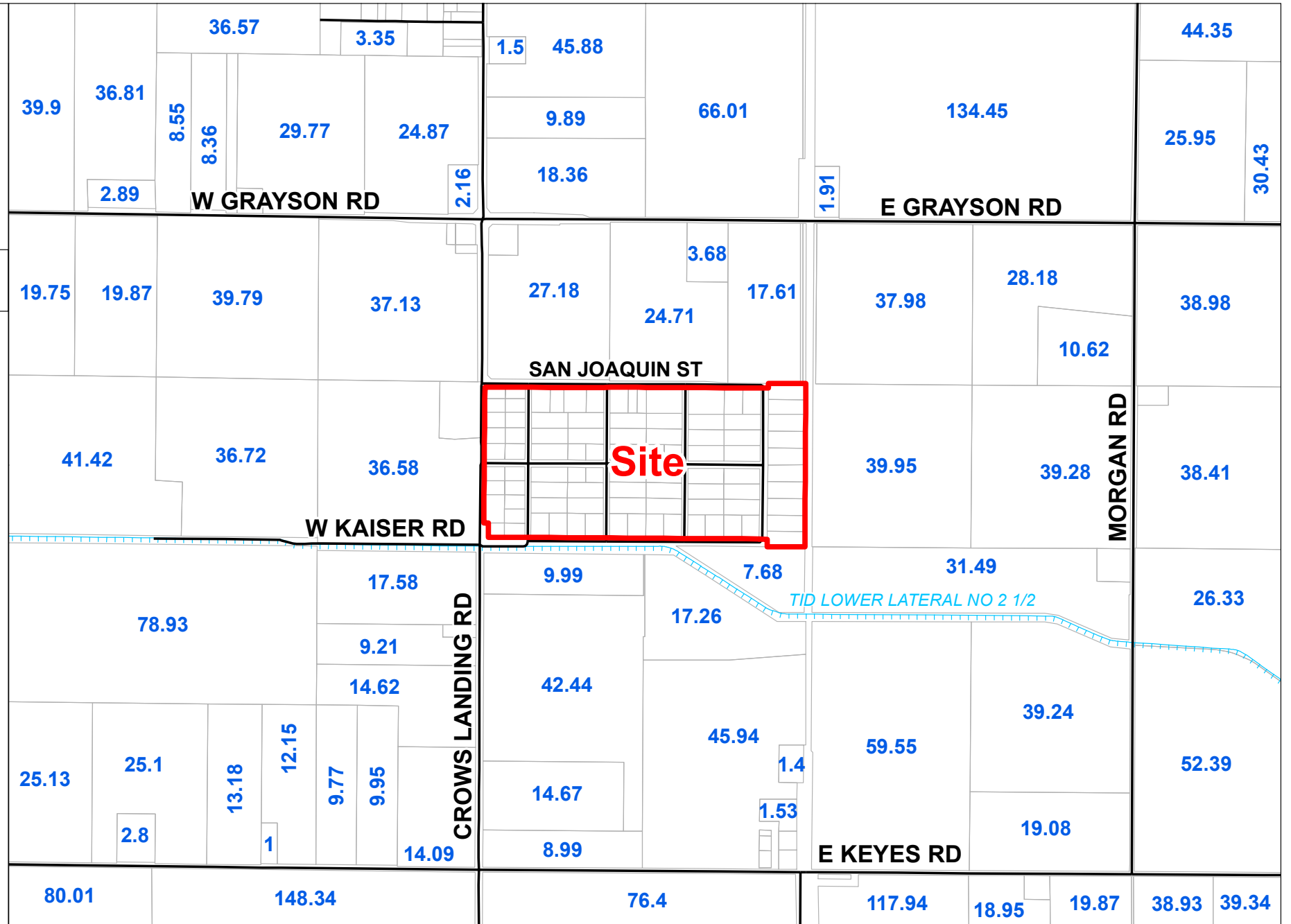
LEGEND

-  Project Site
-  Parcel/Acres
-  Road
-  Canal



Source: Planning Department GIS

Date: 6/12/2020

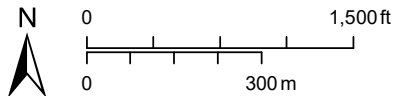


COWAN TRACT UP PLN2019-0029

2017 AERIAL AREA MAP

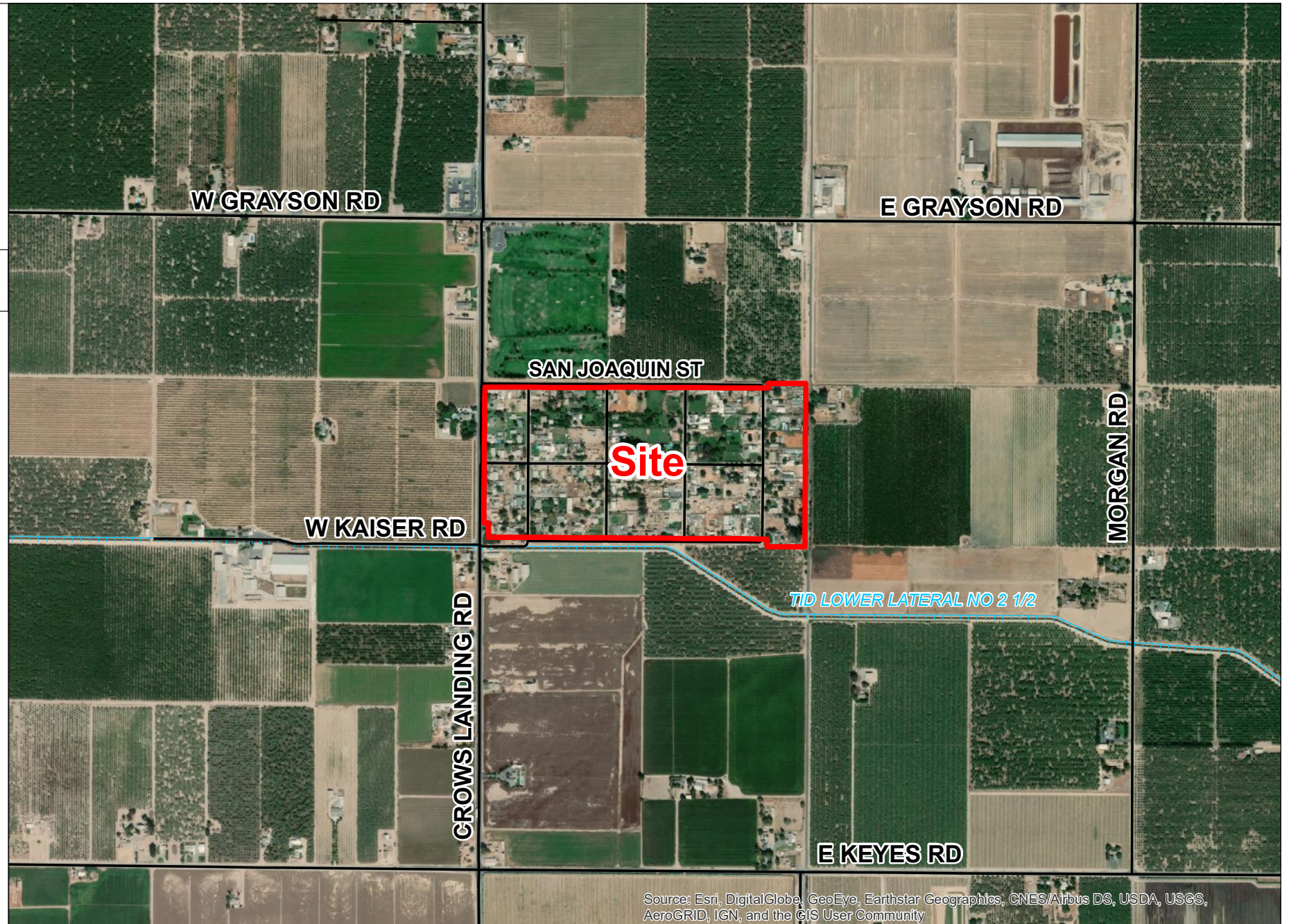
LEGEND

-  Project Site
-  Road
-  Canal



Source: Planning Department GIS

Date: 6/12/2020



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

COWAN TRACT UP PLN2019-0029

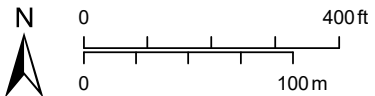
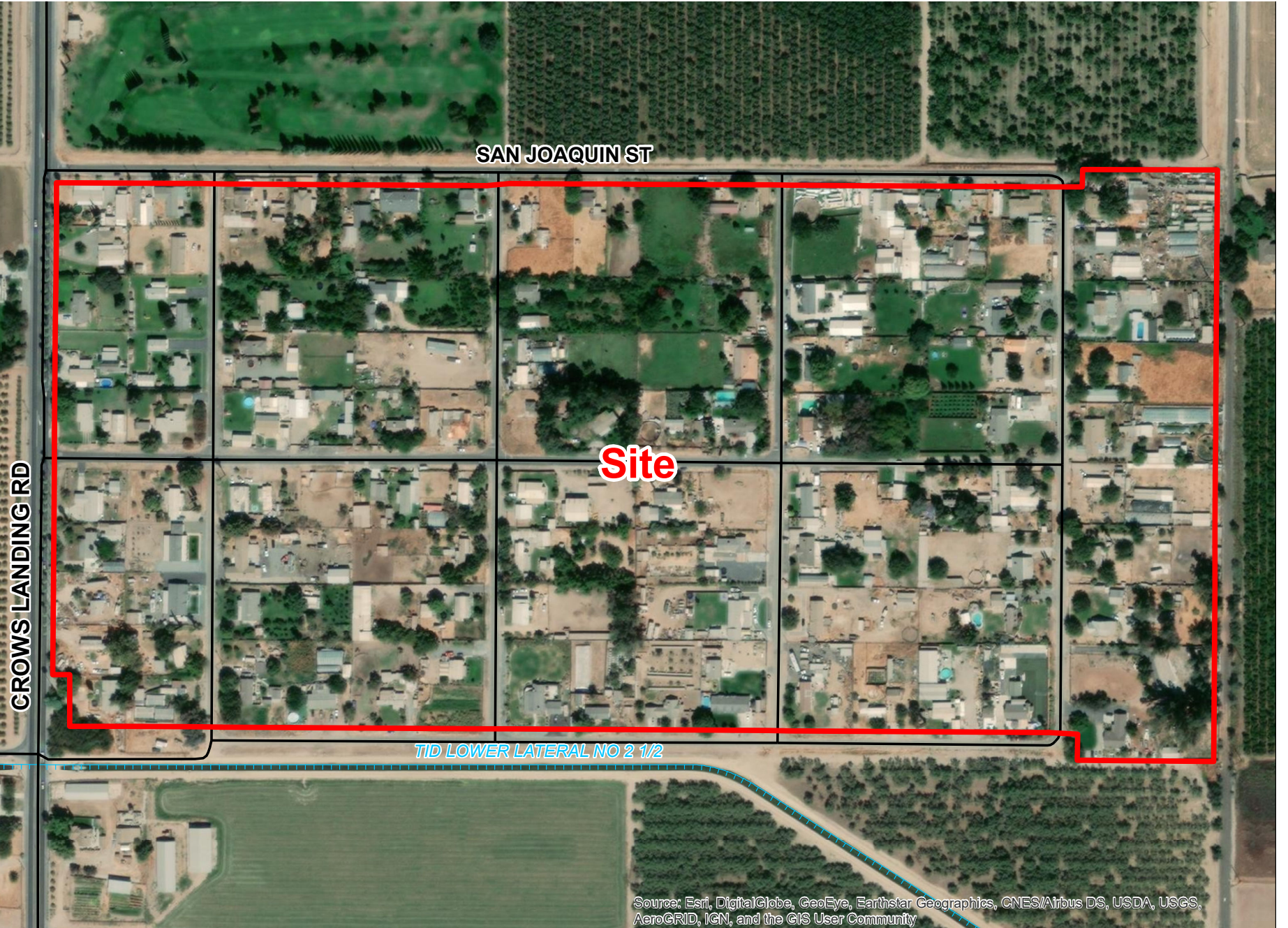
2017 AERIAL SITE MAP

LEGEND

 Project Site

 Road

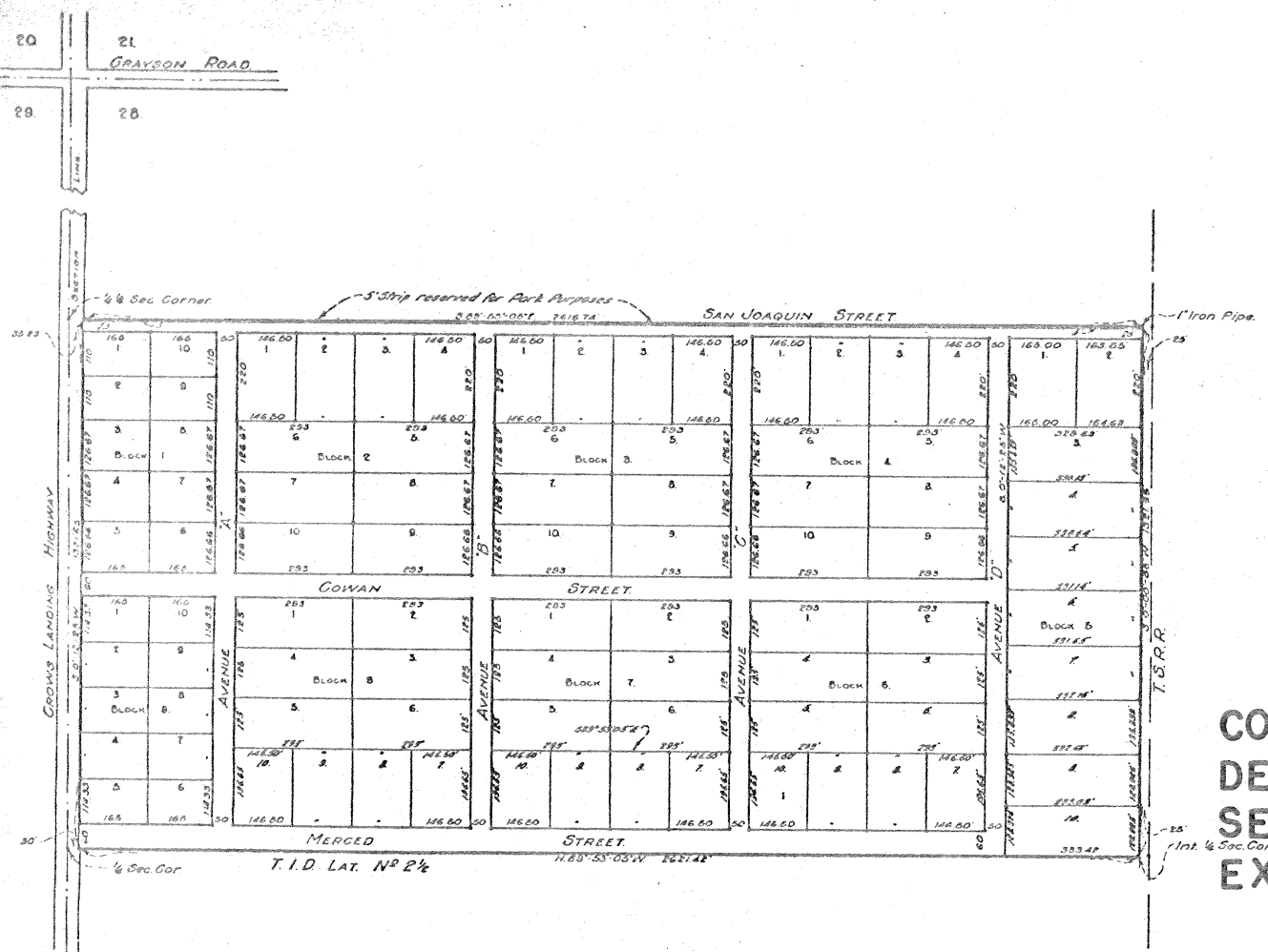
 Canal



Source: Planning Department GIS

Date: 6/12/2020

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



INSTR. No. 4390. 16-21
 Recorded February 18th, 1947 in
 Volume 16 of Maps at page 26.
 Stanislaus County Records.
 R.B. WARING Recorder.
 R. Jones Deputy.
 fee \$5.00 paid

COWAN TRACT PLANNED DEVELOPMENT PD() SEPTEMBER 6, 1973 EXHIBIT A

COWAN TRACT.

BEING THE S $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ OF SECTION 28 IN
 T.4S, R.9E. MDB&M.

SCALE: 1"=200.

AUGUST, 1944.

SURVEYED BY G.L. BUNDY LICENSED SURVEYOR 2092.

Basis of Bearings is the Crows Landing Highway Sheet giving
 S. 0° 12' 25" W for the Highway common to Secs. 28 and 29. Said
 Layout Sheet is on file in the County Surveyor's Office.
 The Reservation for Park purposes as shown on the north side
 of San Joaquin Street is reserved until such time as the adjoining
 property shall be subdivided and a map of same is filed with a
 strip of acceptable width shown thereon, dedicated for street
 purposes.

Restrictions - 879-526 Sheet 2 of 2 16-21

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. PLN2019-0029 - COWAN TRACT

Department of Planning and Community Development

1. Use(s) 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. All development standards for P-D (3) shall be superseded by the conditions of approval set forth in Use Permit No. PLN2019-0029 – Cowan Tract.
2. All legal parcels within P-D 3 may be developed for the following uses:
 - A. One single-family dwelling per parcel.
 - B. One mobile home in lieu of a single-family dwelling.
 - C. Accessory uses and buildings normally incidental to single-family residential use.
 - D. One sign, not over four-square-feet in area, pertaining to sale, lease, or rental of parcel upon which the sign is located.
 - E. Home occupations, provided that no more than one sign, not exceeding two square feet in area attached to the dwelling, shall be displayed in connection therewith.
3. Construction of new buildings or location of mobile homes shall comply with the following setback (yard) requirements:

Front yards:

- A. Not less than 70 feet from the existing centerline, nor less than 15 feet from the planned street line, of *Crows Landing Road*, whichever is the greater. The vehicle opening of any garage, carport, or required parking area, shall be no closer than 20 feet to the property line toward which the opening faces.
- B. Not less than 45 feet from the existing centerline nor less than 15 feet from the planned street line of *Cowan, Lathrop, and San Joaquin Streets, whichever is the greatest*. The vehicle opening of any garage, carport, or required parking area, shall be no closer than 20 feet to the property line toward which the opening faces.
- C. Not less than forty feet from the existing centerline nor less than 15 feet from the planned street line, of *Avenues "A" thru "D", whichever is greatest*. The vehicle opening of any garage, carport, or required parking area, shall be no closer than 20 feet to the property line toward which the opening faces

Side yards, interior lot line and rear yards: Five feet.

Side yards, corner lot: The main building and accessory building or garages not having direct access to the street may be five feet closer to the planned street line than at the front yard.

4. All construction shall be subject to review by the Department of Environmental Resources to determine the adequacy of water and wastewater service and to ensure all required setbacks are maintained to those facilities in conformance with applicable state and local laws and guidelines.
5. All uses which predate the effective date, (November 29, 1973) of the P-D (3) zoning, shall be allowed to continue as legal non-conforming uses under the terms of the Stanislaus County Zoning Ordinance.
6. Agricultural uses as allowed under the provisions of the A-2 (General Agriculture) zoning district regulations.
7. 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.

Turlock Irrigation District (TID)

8. Prior to issuance of a building permit, on any lot located within the area bound by Cowan Street, San Joaquin Street, Crows Landing Road, and the Union Pacific railroad, the development shall be subject to review by the Turlock Irrigation District (TID). Any development determined by TID to impact irrigation facilities shall be subject to TID's approval and met all TID standards and specifications. Verification of TID review and compliance with TID standards and specifications shall be provided in the form determined appropriate by the County's Planning Director or the County's Chief Building Official.

*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~~.*

EXHIBIT E

Performance Standards for Completion of
Planned Development for Cowan Tract

- A. All streets within the proposed development shall be improved consistent with Exhibits B and C of the planned development approval with the clear understanding that the new street improvements required of the applicant would be maintained privately and not accepted within the County maintained system.
- B. All parcels within the development which were illustrated on the original Cowan tract approval (Exhibit A) as separate parcels may be developed for the following uses:
 - * 1. One single family dwelling per parcel.
 - 2. One mobile home in lieu of a single family home subject to approval of a site plan by the Stanislaus County Director of Planning.
 - 3. Accessory uses and buildings normally incidental to single family residential use.
 - 4. One sign, not over four square feet in area, pertaining only to sale, lease, or rental of parcel upon which the sign is located.
 - 5. Home occupations, provided that no more than one sign, not exceeding two square feet in area attached to the dwelling, shall be displayed in connection therewith.
- C. Construction of new buildings or location of mobile homes shall comply with the following setback requirements:
 - 1. Front yard - 20 ft. from property line.
 - 2. Side yard - 10 ft. from property line.
 - 3. Rear yard - 10 ft. from property line.
- D. All development of residential construction or location of mobile home shall be preceded by approval of the County Health Department with respect to adequacy of water and sewer facilities.
- E. All uses which predate the effective date of approval of this planned development shall be allowed to continue as legal, non-conforming uses under the terms of the Stanislaus County Zoning Ordinance.
- * F. Agricultural uses as allowed under the provisions of the A-2 (Exclusive Agricultural) zoning district regulations.

EXHIBIT "E" Development Plan - Cowan Tract

PD (3) Ordinance No. N. S. 485

**Approved by the Board of
Supervisors Oct. 30, 1973**

Robert L. [Signature]
PLANNING DIRECTOR

VI-a



January 17, 2020

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



RE: Use Permit No. PLN2019-0029 – Cowan Tract – setback and development standards

Dear Sir or Madam:

The Turlock Irrigation District (District) acknowledges the opportunity to review and comment on the referenced project. District standards require development occurring within the District's boundary that impacts irrigation and electric facilities, to meet the District's requirements.

There are existing 16" and 30" concrete irrigation pipelines belonging to Improvement District No 592 located along property lines within portions of the Cowan Tract. Generally these lines, which were installed in the 1940s, do not have any deeded easements that could be identified by searching available public records and maps. Therefore, reducing the setbacks could unknowingly allow construction too close to these unreinforced concrete pipelines.

If the setback modification are approved, the District respectfully request that a process be put in place to identify these irrigation lines during the building department plan check, so they can be protected and/or modified per District standards.

Regarding the specific project contemplated under PLN2019-0029, it will be necessary for the developer to submit plans detailing the proposed site improvements in order for the District to determine if there are any specific impacts and requirements related to irrigation facilities.

The District shall review and approve all maps and plans of the project. Any improvements to the property which impact irrigation facilities shall be subject to the District's approval and meet all District standards and specifications.

With respect to the District's electric facilities, developers are reminded that Title 8 clearances to existing overhead electric lines shall be maintained. Title 8 requires 11 feet of clearance between 12kV and 115kV wires and construction equipment.

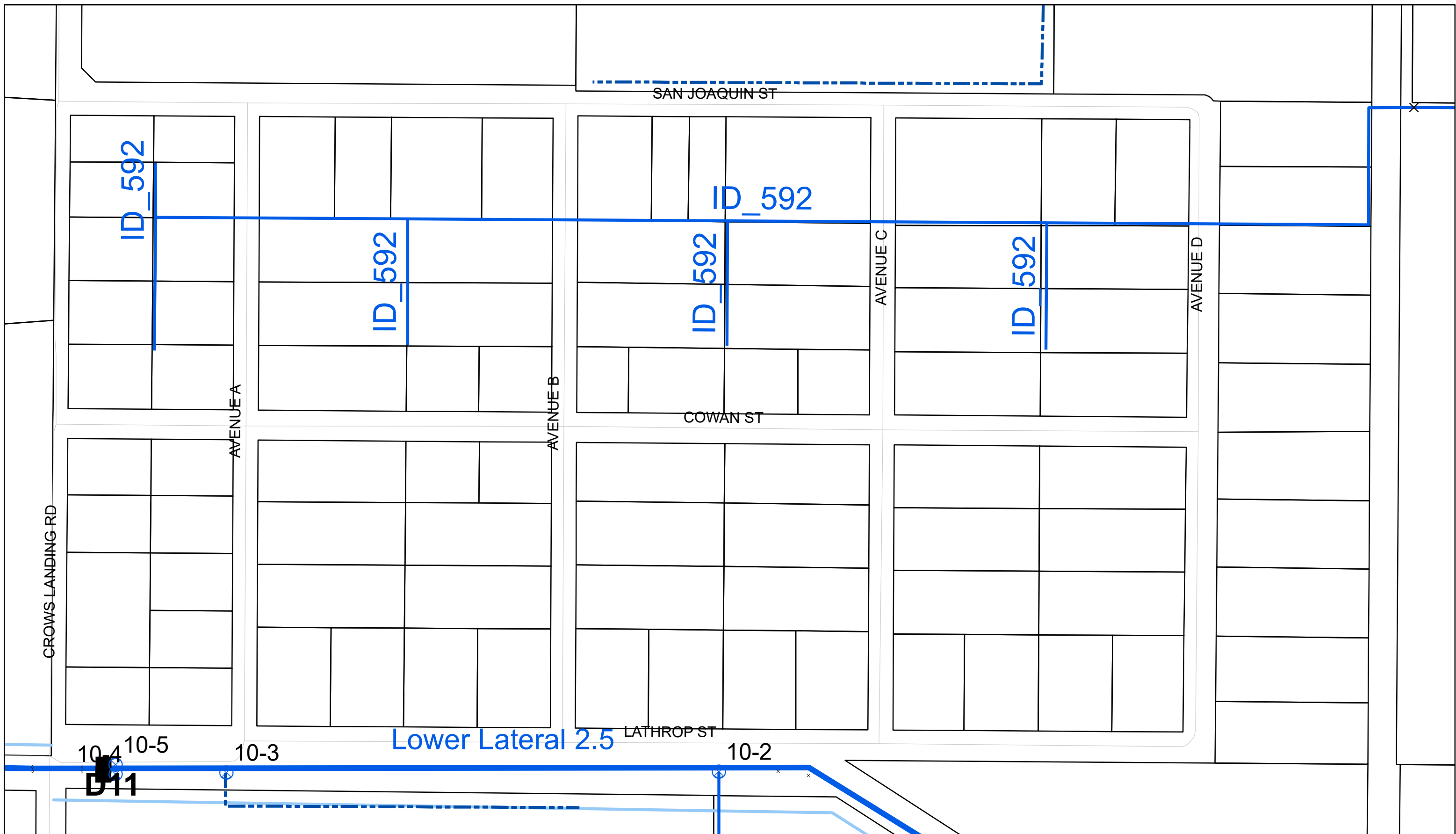
Planning Staff
January 17, 2020
Page 2

If you have any questions concerning irrigation system requirements, please contact me at (209) 883-8367. Questions regarding electric utility requirements should be directed to David Porath at (209) 883-8659.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Troglin", written in a cursive style.

Todd Troglin
Supervising Engineering Technician, Civil
CF: 2020001



Legend

- District Private Pipelines
- District ID Pipelines
- canalcenter
- abandonpipeline



STANISLAUS COUNTY
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT
1010 10th Street, Suite 3400
Modesto, California 95354

NOTICE OF EXEMPTION

Project Title: Use Permit Application No. PLN2019-0029 – Cowan Tract

Applicant Information: Stanislaus County, 1010 10th Street, Modesto, CA 95354 (209) 525-6330

Project Location: Bounded by Crows Landing Road to the west, San Joaquin Street to the north, Lathrop Street to the south, and the Union Pacific Railroad to the east, in the Ceres area (Stanislaus County and APN: Book 041, Pages 055 and 056)

Description of Project: Request to amend the Development Standards of P-D (3), to bring them into conformance with the surrounding A-2-40 (General Agriculture) zoning district's development standards.

Name of Agency Approving Project: Stanislaus County Planning Commission

Lead Agency Contact Person: Rachel Wyse, Senior Planner

Telephone: (209) 525-6330

Exempt Status: (check one)

- ☐ Ministerial (Section 21080(b)(1); 15268);
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a));
- ☐ Emergency Project (Section 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: ____
- ☐ Statutory Exemptions. State code number: _____
- ☒ General Exemption: [Common Sense 15061(b)(3)]

Reasons why project is exempt: The project proposes to reduce front, side, and rear yard setbacks for the P-D(3) development, making them consistent with the surrounding A-2 zone setbacks; and to require a single site plan review for mobile homes during the building permit application instead of a separate review process. All construction will continue to occur within legal parcels previously disturbed by residential and agricultural uses and, as such, there is no evidence in the record that this action will have a direct or significant physical impact on the environments.

October 8, 2020
Date

Signature on File.
Rachel Wyse
Planner's Title

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

PROJECT: USE PERMIT APPLICATION NO. PLN2019-0029 - COWAN TRACT

REFERRED TO:				RESPONDED		RESPONSE			MITIGATION MEASURES		CONDITIONS	
	2 WK	30 DAY	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF FISH & WILDLIFE	X		X		X							
CA RWQCB CENTRAL VALLEY REGION	X		X		X							
COOPERATIVE EXTENSION	X		X		X							
FIRE PROTECTION DIST: WESTPORT	X		X		X							
GSA: WEST TURLOCK SUBBASIN	X		X		X							
IRRIGATION DISTRICT: TURLOCK	X		X	X				X		X	X	
MOSQUITO DISTRICT: TURLOCK	X		X		X							
PACIFIC GAS & ELECTRIC	X		X		X							
RAILROAD: UNION PACIFIC	X		X		X							
SAN JOAQUIN VALLEY APCD	X		X		X							
SCHOOL DISTRICT 1: CERES UNIFIED	X		X		X							
STAN CO AG COMMISSIONER	X		X		X							
STAN CO BUILDING PERMITS DIVISION	X		X		X							
STAN CO CEO	X		X		X							
STAN CO DER	X		X		X							
STAN CO ERC	X		X					X		X		X
STAN CO FARM BUREAU	X		X		X							
STAN CO HAZARDOUS MATERIALS	X		X		X							
STAN CO PUBLIC WORKS	X		X	X				X		X		X
STAN CO RISK MANAGEMENT												
STAN CO SHERIFF	X		X		X							
STAN CO SUPERVISOR DIST 2: CHIESA	X		X		X							
STAN COUNTY COUNSEL	X		X		X							
STANISLAUS FIRE PREVENTION BUREAU	X		X		X							
STANISLAUS LAFCO	X		X		X							
SURROUNDING LAND OWNERS			X									
TELEPHONE COMPANY: AT&T	X		X		X							