



## Referral Early Consultation

**Date:** March 31, 2021  
**To:** Distribution List (See Attachment A)  
**From:** Kristen Anaya, Assistant Planner  
Planning and Community Development  
**Subject:** REZONE APPLICATION NO. PLN2019-0120 – GAWFCO ENTERPRISES, INC.  
**Respond By:** April 15, 2021

**\*\*\*\*PLEASE REVIEW REFERRAL PROCESS POLICY\*\*\*\***

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

**Applicant:** M I Architects, Inc. on behalf of GAWFCO Enterprises, Inc.  
**Project Location:** 4549 Ingram Creek Road, west of the I-5 Interstate Highway, east of the Diablo Mountain Range, in the Patterson area.  
**APN:** 016-036-035  
**Williamson Act Contract:** Not Applicable  
**General Plan:** Highway Commercial Planned Development (HCPD)  
**Current Zoning:** A-2-10 (General Agriculture)

**Project Description:** Request to rezone a 10.0± acre parcel from A-2-10 (General Agriculture) to Planned Development (P-D) to allow for the development of various commercial uses for the traveling public. Specifically, the applicant proposes to construct a 2,980 square-foot addition to an existing 4,066 square foot convenience store, two quick-service restaurants totaling 5,526 square feet with drive-thrus, a 6,000 square foot sit-down restaurant, and a 2,560 square foot truck wash, and an outdoor rest area. The site has an existing automobile fueling station with six fueling pumps and proposes to add both a secondary fueling station, with four fueling dispensers, and a tractor-trailer fueling station, with ten fueling lanes. The project also proposes to replace the face of an existing 60 foot-tall freestanding sign with a digital reader board which will be viewable from the freeway. The site is also improved with a produce stand which will continue to operate if this project is approved

**This project proposes to improve the site with 90 parking stalls for automobiles, 50 parking stalls for tractor-trailers for overnight and short-term parking, perimeter landscaping, and an on-site storm water retention basin. The site proposes to provide 7 points of access via paved driveways onto Ingram Creek Road, a portion of which is County-maintained. The development will be served by private septic systems and wells. An east-west 60 foot-wide access easement crosses the site allowing landlocked parcels to the west access to the County-maintained roadways.**

**The fueling facilities will operate 24 hours per day, seven days per week, 365 days per year. There will be up to five employees on a maximum shift at the convenience store, up to four employees per shift operating the truck wash, approximately six employees on a max shift at each of the two quick-service restaurants, and approximately ten employees on a maximum shift at the sit-down restaurant--for a total of 25 maximum employees on-site at one time. Once developed, future tenants of the three on-site restaurants will establish individual hours of operation and overall number of employees for their respective operations. The applicant anticipates 30 fuel deliveries per week for the truck stop, approximately seven truck deliveries per week for the gas station, and approximately 5-7 deliveries per week for the three on-site restaurants.**

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



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

**REZONE APPLICATION NO. PLN2019-0120 – GAWFCO ENTERPRISES, INC.**

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
X	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
X	CEMETERY DISTRICT: PATTERSON	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 5: C. CONDIT
X	FIRE PROTECTION DIST: W. STANISLAUS FIRE	X	STAN COUNTY COUNSEL
X	GSA: NORTHWEST DELTA-MENDOTA	X	StanCOG
X	HOSPITAL DIST: DEL PUERTO HEALTHCARE	X	STANISLAUS FIRE PREVENTION BUREAU
	IRRIGATION DIST:	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:	X	US ARMY CORPS OF ENGINEERS
	RAILROAD:	X	US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: PATTERSON JOINT UNIFIED	X	USDA NRCS
	SCHOOL DIST 2:		WATER DIST:
	WORKFORCE DEVELOPMENT		TUOLUMNE RIVER TRUST
X	STAN CO AG COMMISSIONER		



## STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

**FROM:** \_\_\_\_\_

**SUBJECT:** REZONE APPLICATION NO. PLN2019-0120 – GAWFCO ENTERPRISES, INC.

Based on this agency’s particular field(s) of expertise, it is our position the above described project:

- Will not have a significant effect on the environment.
- May have a significant effect on the environment.
- No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

\_\_\_\_\_  
\_\_\_\_\_

Response prepared by:

Name	Title	Date

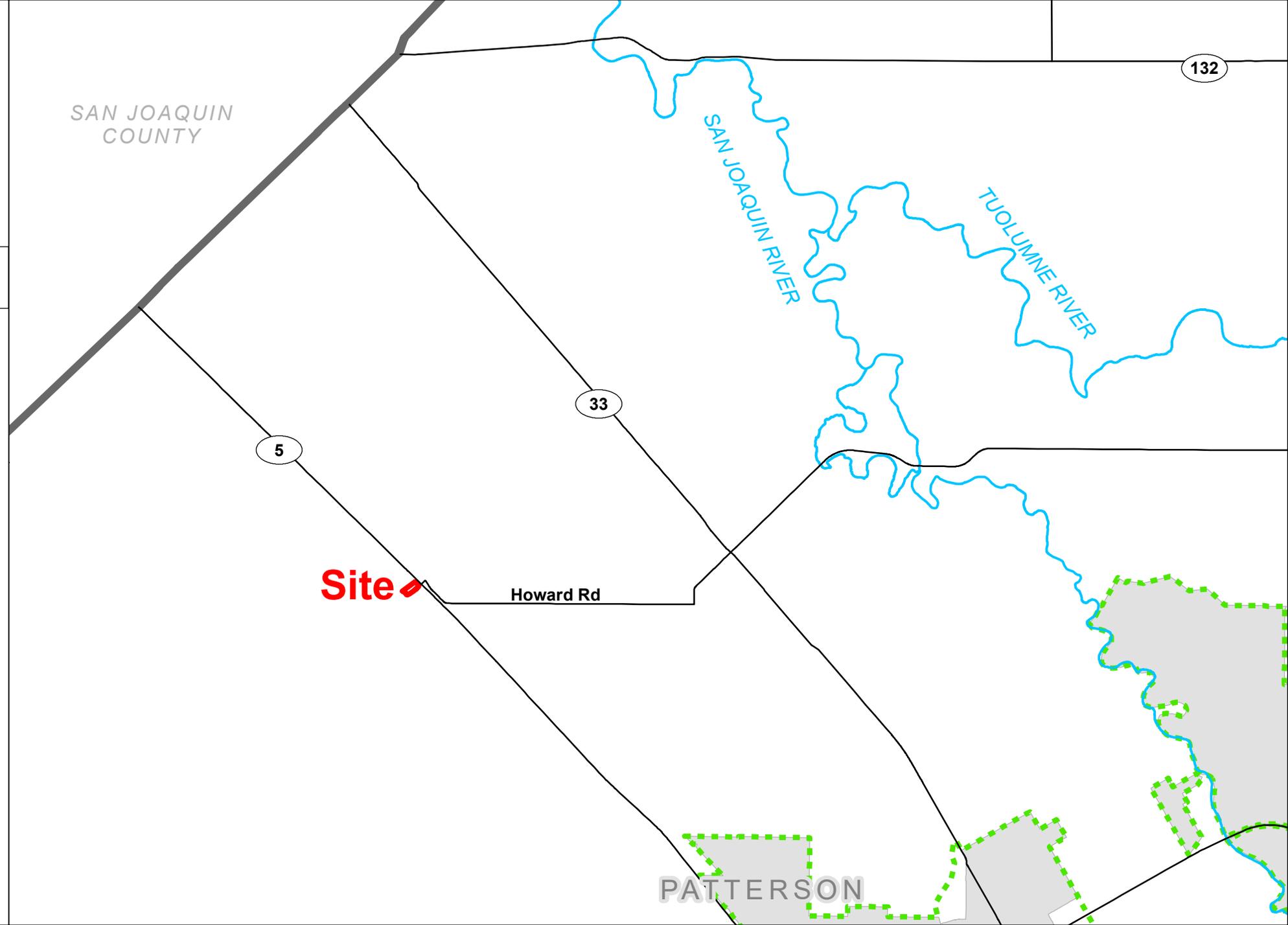
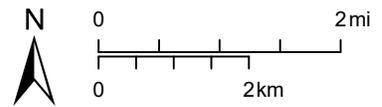
# GAWFCO ENTERPRISES, INC.

## REZ PLN2019-0120

### AREA MAP

#### LEGEND

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



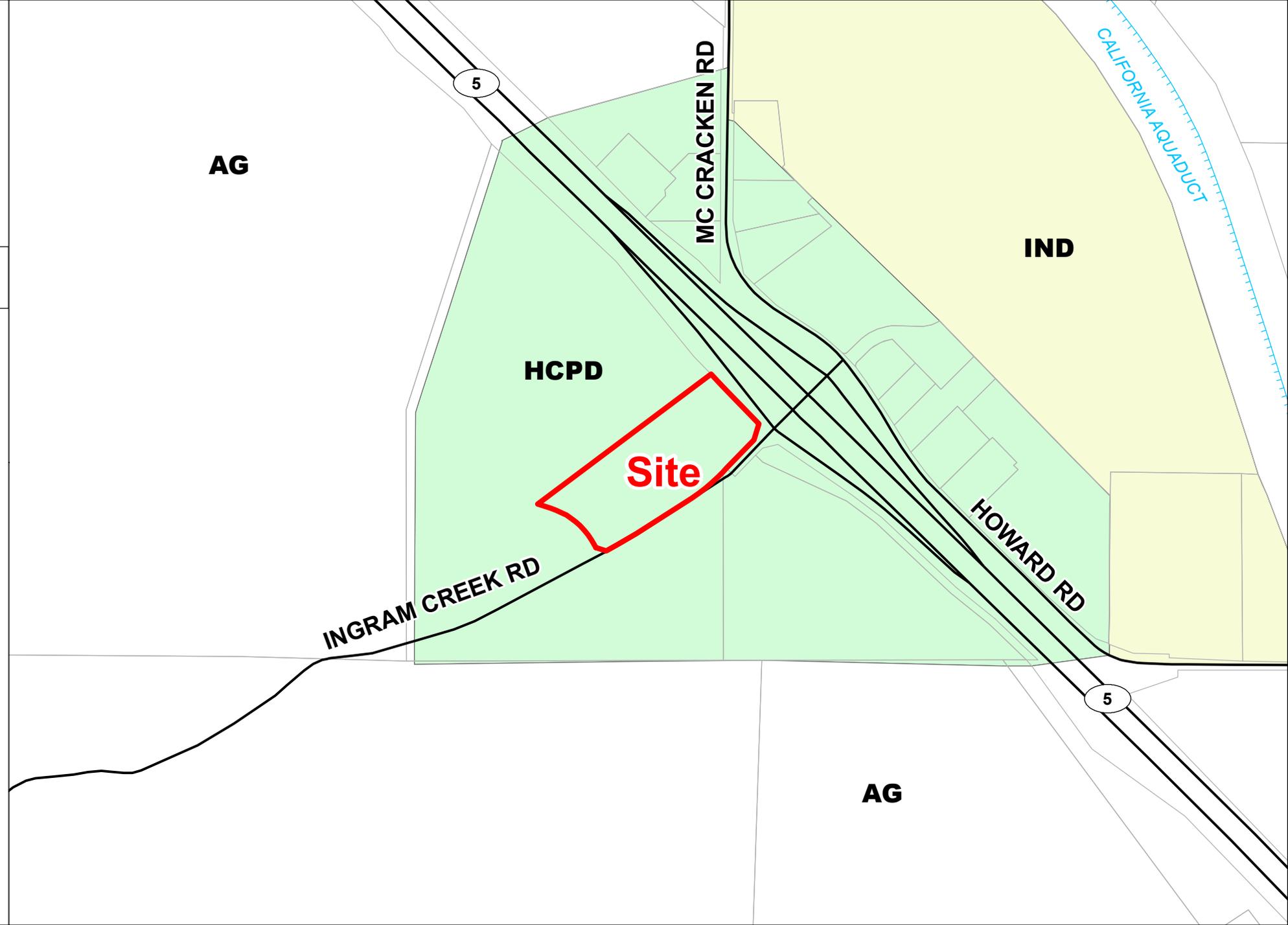
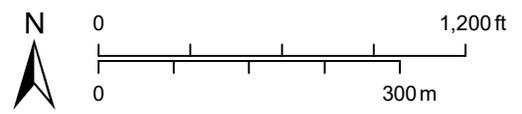
# GAWFCO ENTERPRISES, INC.

## REZ PLN2019-0120

### GENERAL PLAN MAP

#### LEGEND

-  Project Site
  -  City of
  -  Parcel
  -  Road
  -  Canal
- General Plan**
-  Agriculture
  -  Highway Commercial Planned Development
  -  Industrial



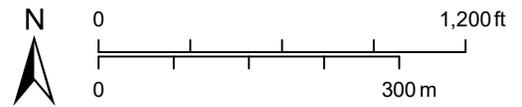
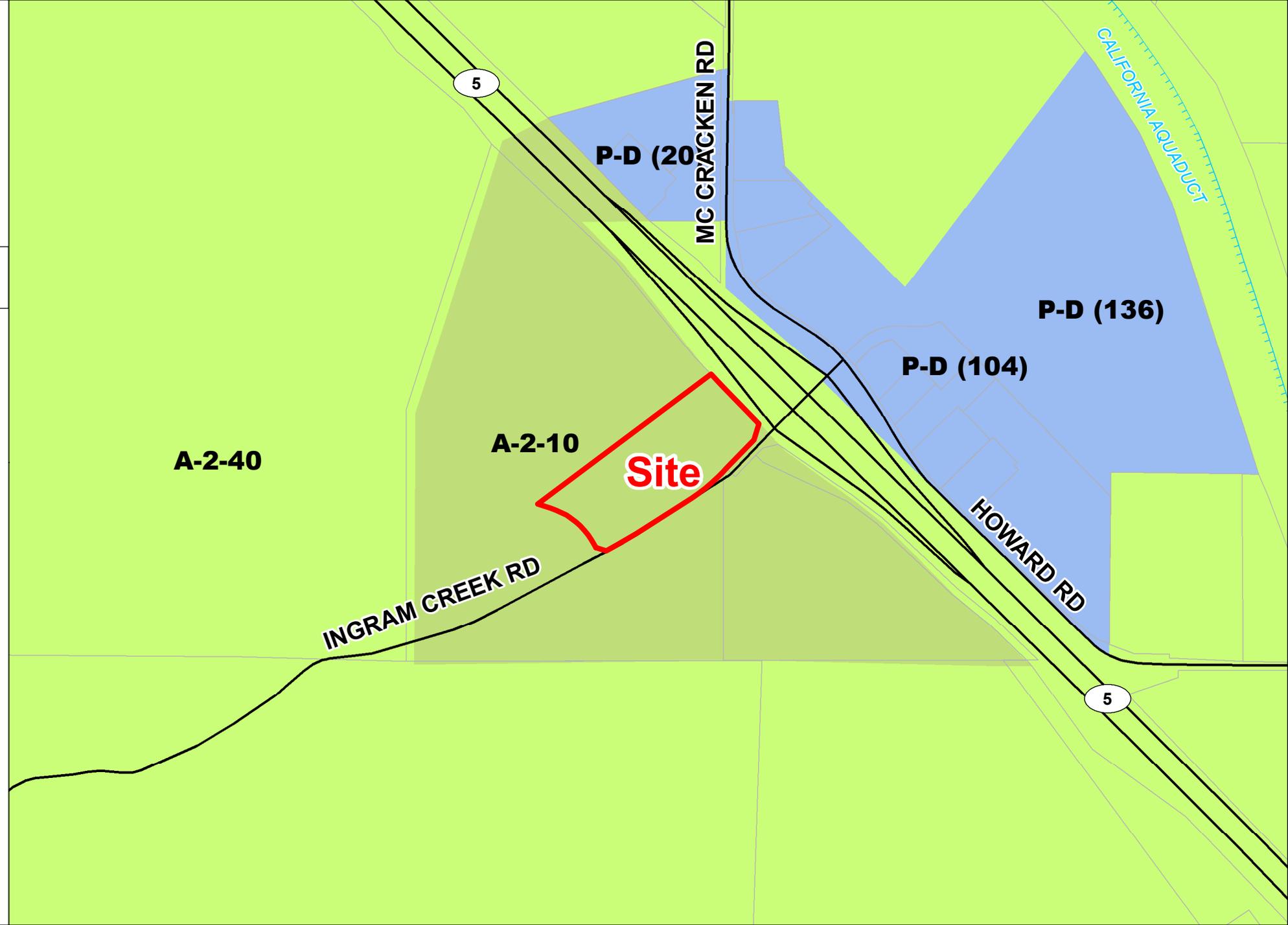
# GAWFCO ENTERPRISES, INC.

## REZ PLN2019-0120

### ZONING MAP

#### LEGEND

-  Project Site
-  Parcel
-  Road
-  Canal
- Zoning Designation**
-  Planned Development
-  General Agriculture 10 Acre
-  General Agriculture 40 Acre



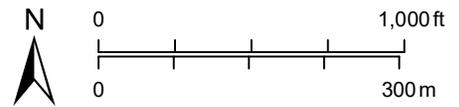
# GAWFCO ENTERPRISES, INC.

## REZ PLN2019-0120

### 2017 AERIAL AREA MAP

#### LEGEND

-  Project Site
-  Road
-  Canal



**GAWFCO  
ENTERPRISES, INC.**

**REZ  
PLN2019-0120**

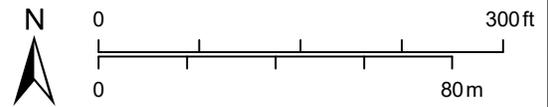
*2017 AERIAL SITE MAP*

LEGEND

 Project Site

 Road

 Canal

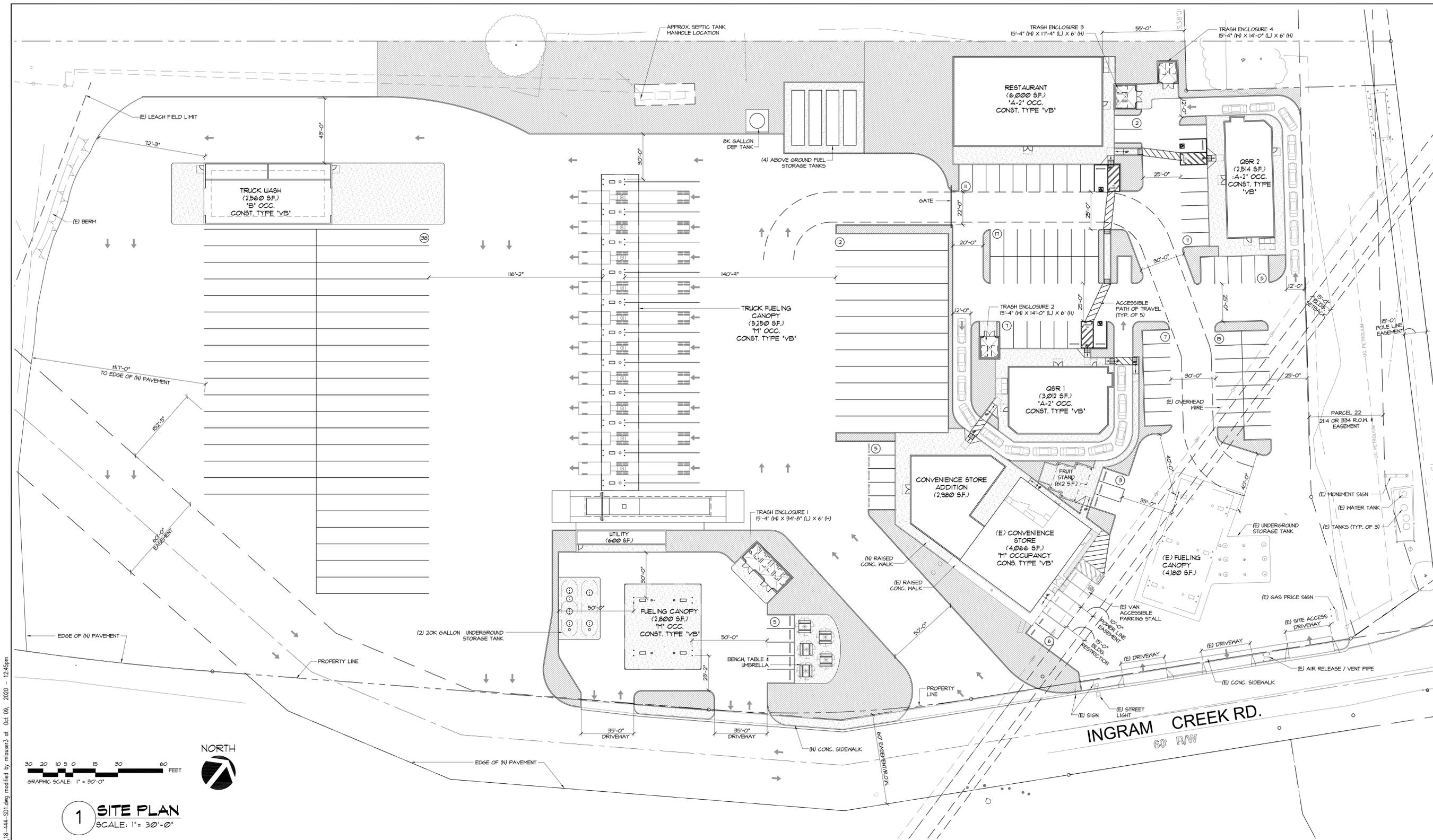


NOT FOR CONSTRUCTION

**VALERO GAS STATION  
 TRUCK STOP DEVELOPMENT  
 4549 INGRAM CREEK ROAD  
 WESTLEY, CA 95387**

ISSUED FOR CONSTRUCTION  
 ISSUED FOR PLAN CHECK  
 ISSUED FOR PLANNING

NO. DATE DESCRIPTION  
 PRELIMINARY SITE PLAN  
 PROJECT #: 18-444  
 DRAWN: EMQ CHECKED: MI  
 SCALE: AS NOTED DATE: 02-10-20  
**SD1**  
 SHEET OF



**1 SITE PLAN**  
 SCALE: 1" = 30'-0"

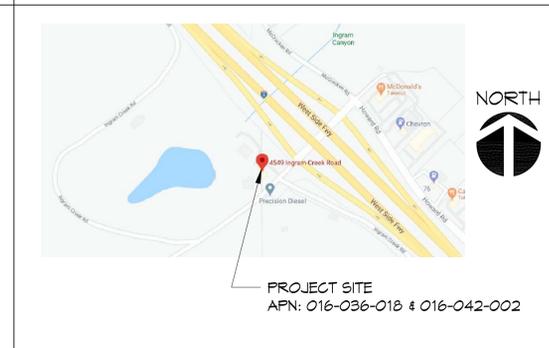
**SITE INFORMATION**

APN #: 016-036-018 & 016-042-002 JURISDICTION: COUNTY OF STANISLAUS, CA ZONING: A-2-10	<b>PARKING REQUIREMENTS:</b> <b>CONVENIENCE STORE:</b> 1 SPACE PER 300 S.F. (1,046 S.F. / 300): 24 SPACES <b>GSR 1 &amp; 2:</b> 1 SPACE PER 300 S.F. (5,256 S.F. / 300): 19 SPACES <b>RESTAURANT:</b> 60% GFA (6,000 S.F. x 0.60 = 3,600 S.F.) 1 SPACE PER 4 SEATS: 30 SPACES <b>TOTAL PARKING REQUIRED:</b> 73 SPACES	<b>PARKING PROVIDED:</b> STANDARD PARKING STALLS (9'x19'): 81 SPACES EMPLOYEE PARKING STALLS (9'x19'): 5 SPACES VAN ACCESSIBLE PARKING STALL (12'x19'): 4 SPACES TOTAL: 90 SPACES TRUCK PARKING STALLS (11' x 75'): 50 SPACES
<b>EXISTING USE:</b> CONVENIENCE STORE & GASOLINE STATION <b>PROPOSED USE:</b> CONVENIENCE STORE ADDITION, TWO GSR BUILDING, RESTAURANT, TRUCK STOP W/ SERVICE & WASH BAY	<b>SITE AREA GROSS:</b> PARCEL 1 = XXX.XX ACRES PARCEL 2 = XXX.XX ACRES	<b>TOTAL LANDSCAPE AREA:</b> REQUIRED: XXX% (XXX S.F.) PROVIDED: XXX% (XXX S.F.)
<b>BUILDINGS PROVIDED:</b> CONVENIENCE STORE: 1,046 S.F. (E) FUELING CANOPY: 4,180 S.F. (N) GSR 1: 3,012 S.F. (N) GSR 2: 2,514 S.F. (N) RESTAURANT: 6,000 S.F. (N) TRUCK FUELING CANOPY: 5,250 S.F. (N) UTILITY: 600 S.F. (N) FUEL CANOPY: 2,000 S.F. <b>TOTAL:</b> 31,402 S.F.		

**SITE PLAN LEGEND**

	NEW LANDSCAPING
	NEW CONCRETE PAVING
	4 FT. WIDE (MIN) ACCESSIBLE ROUTE OF TRAVEL, SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE
	EXISTING CURB TO REMAIN NEW CONCRETE CURB

**VICINITY MAP**



S:\1-Projects\18-444 4549 Ingram Creek Rd Westley\02-10-20\18-444-SD1.dwg modified by muisard3 at Oct 09, 2020 - 12:45pm



M I Architects, Inc. A California Corporation

ARCHITECTURE . PLANNING . MANAGEMENT . DESIGN

2221 OLYMPIC BLVD, SUITE 100, WALNUT CREEK, CALIFORNIA 94595

Muthana Ibrahim  
Architect  
President

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(925) 878-9875

Email:  
muthana@miarchitect.com

**WRITTEN DESCRIPTION FOR:**

**March 29, 2021**

**Truck Stop, Gas Stations, C-store, QSR's & Sit-Down Restaurant  
4549 Ingram Creek Road  
Westley, CA 95125**

On behalf of our client, Mr. Mike Ahmadi, GAWFCO Enterprises, Inc., we are submitting the project description for development of a Truck Stop located at the above referenced site. The scope of the work includes the addition of approximately 2,980 sf. to an existing 4,066 sf. conveniences store. Adding approximately 2,514 sf. and 3,012 sf. (2) quick service restaurant (QSR's) with drive-thru, approximately 6,000 sf. sit-down restaurant, a new gas station with (4) dispensers fuel canopy, and (2) 20k gallon underground storage tanks, Approximately 5,250 sf. truck stop canopy with (10) diesel lanes and approximately 2,560 sf. truck wash bay with service and storage. The Truck Stop fuel system includes (4) 12k gallon each aboveground diesel tanks and (1) 8k gallon DEF aboveground tank. The site improvements include onsite parking stalls, accessible parking stalls, future EV charging stalls, accessible path of travel, masonry trash enclosures, site lighting, landscaping, benches/tables, and a 612 sf. fruit stand canopy. The following are items to be considered in this project:

- **ITEMS TO BE SOLD AT C-STORE:** The truck stop and the gas station will sell diesel and gasoline products. The convenience store will sell pre-packaged food items, sundry items, some automobile accessories (i.e.- air fresheners, cell phone accessories, anti-freeze, motor oil, etc.), self-service beverages, fresh and/or pre-packaged pastries, can and/or bottles of soda, water & sports/energy drinks and Krispy Krunchy Chicken.
- **CUSTOMER:** Number of customers for the gas station is (220 – 250) customer per day.
- **EMPLOYEE:** For the convenience store, there will be (3) shifts per day. There will be (4) employees plus (1) manager for the first and second shifts. There will be (3) employees for the third shift. For the truck wash, there will be (2) shifts per day. There will be (4) employees per shift. For QSR's, there will be (3) shifts per day, (6) employees per shift for the first and second shifts, and (3) employees for the third shift. For the sit-down restaurant, there will be (3) shifts. (6-10) employees for the first and second shifts and (6) employees for the third shift.
- **HOURS OF OPERATION:** The truck wash will be from 7am to 6pm, and the scale will be from 6am to 8pm. The gas station, convenience store, QSR's & Sit-down restaurant will be 24 hrs. /day. All operations are 7days a week, 365 days per year.
- **DELIVERY:** The fuel delivery truck for the truck stop will be 25 to 30 times / week. The fuel delivery for the gas stations will be 7 times / week. The delivery trucks for the restaurants will be 5 to 7 times / week.

If you have any questions please don't hesitate to give me a call. I can be reached at (925) 287-1174 x1.

Sincerely,

*Muthana Ibrahim*

Architect, President  
**M I Architects, Inc.**



# APPLICATION QUESTIONNAIRE

<p><u>Please Check all applicable boxes</u>  <b>APPLICATION FOR:</b>  <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; padding: 5px;"> <input type="checkbox"/> General Plan Amendment  <input checked="" type="checkbox"/> Rezone  <input type="checkbox"/> Use Permit  <input type="checkbox"/> Variance  <input type="checkbox"/> Historic Site Permit         </td> <td style="width: 50%; vertical-align: top; padding: 5px;"> <input type="checkbox"/> Subdivision Map  <input type="checkbox"/> Parcel Map  <input type="checkbox"/> Exception  <input type="checkbox"/> Williamson Act Cancellation  <input type="checkbox"/> Other _____         </td> </tr> </table>	<input type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____	<p><b>PLANNING STAFF USE ONLY:</b></p> <p>Application No(s): _____</p> <p>Date: _____</p> <p>S _____ T _____ R _____</p> <p>GP Designation: _____</p> <p>Zoning: _____</p> <p>Fee: _____</p> <p>Receipt No. _____</p> <p>Received By: _____</p> <p>Notes: _____</p>
<input type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____		

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

## PROJECT INFORMATION

**PROJECT DESCRIPTION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

*\*Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).*

Please see attached written description

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# 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 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

**ASSESSOR'S PARCEL NUMBER(S):** Book 016 Page 036 Parcel 018

Additional parcel numbers: 016-042-002

**Project Site Address**  
**or Physical Location:** 4549 Ingram Creek Road, Westley, CA 95125

**Property Area:** Acres: 10 or Square feet: \_\_\_\_\_

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

Existing gas station, Existing Convenience Store, Existing closed Restaurant

**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)

Restroom addition to existing convenience store , Partial sign approved at 04-09-19

**Existing General Plan & Zoning:** A-2-40

**Proposed General Plan & Zoning:** P-D  
(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:** FAST FOOD, HOTEL, GAS STATION AND TRAVEL PLAZA

**West:** VACANT PROPERTY

**North:** VACANT PROPERTY

**South:** PRECISION DIESEL

## 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: dirt

Yes  No  Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

**GRADING:**

Yes  No  Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) \_\_\_\_\_

\_\_\_\_\_

**STREAMS, LAKES, & PONDS:**

Yes  No  Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes  No  Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) regrading will be required which will affect property drainage pattern

\_\_\_\_\_

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: 8,246 Sq. Ft.                      Landscaped Area: \_\_\_\_\_ Sq. Ft.  
 Proposed Building Coverage: 23,156 Sq. Ft.                      Paved Surface Area: \_\_\_\_\_ Sq. Ft.

**BUILDING CHARACTERISTICS:**

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

See attached project description

Number of floors for each building: 1 for each building

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) \_\_\_\_\_  
to be determined

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) \_\_\_\_\_

EXISTING SIGN 60' high

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

**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: \_\_\_\_\_ Sewer\*: ON SITE SEPTIC SYSTEM  
 Telephone: AT&T Gas/Propane: \_\_\_\_\_  
 Water\*\*: Well system (Stanislaus County) Irrigation: \_\_\_\_\_

**\*Please Note:** A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

**\*\*Please Note:** A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

There will be an approximately 2,560 sf. truck wash bay that will be connected to the sewage waste line. The project will provide sand/oil separator and clarifier tanks to treat the sanitary sewer before discharging to the onsite septic system

**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: N/A Total Dwelling Units: \_\_\_\_\_ Total Acreage: \_\_\_\_\_

Net Density per Acre: \_\_\_\_\_ Gross Density per Acre: \_\_\_\_\_

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

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

Square footage of each existing or proposed building(s): See written description

Type of use(s): See written description

Days and hours of operation: See written description

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

Occupancy/capacity of building: See written description

Number of employees: (Maximum Shift): See written description (Minimum Shift): See written description

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

Other occupants: N/A

Estimated number of truck deliveries/loadings per day: See written description

Estimated hours of truck deliveries/loadings per day: See written description

Estimated percentage of traffic to be generated by trucks: \_\_\_\_\_

Estimated number of railroad deliveries/loadings per day: N/A

Square footage of:

Office area: \_\_\_\_\_ Warehouse area: \_\_\_\_\_

Sales area: \_\_\_\_\_ Storage area: \_\_\_\_\_

Loading area: \_\_\_\_\_ Manufacturing area: \_\_\_\_\_

Other: (explain type of area) See written description

Yes  No  Will the proposed use involve toxic or hazardous materials or waste? (Please explain)  
yes. Gas station and truck stop facilities (see written description)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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)  
INTERSTATE 5 FWY and Ingram Creek Road  
\_\_\_\_\_  
\_\_\_\_\_

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? Adjacent creek

**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.

Standard BMP will be applied to this development. \_\_\_\_\_

**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)

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**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



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

**Date:** 12/4/2019

**Records Search File #:** 11247N  
**Project:** 4549 Ingram Creek Road,  
Westley, CA 95387  
Portions of Sections 35 & 36, T4S  
R6E

Mehran Ghaffari, Architect  
MI Architects, Inc.  
2221 Olympic Blvd., Suite 100  
Walnut Creek, CA 94595  
925-287-1174 x3

[mehran@miarchitect.com](mailto:mehran@miarchitect.com)

Dear Mr. Ghaffari:

We have conducted a **Priority Response** records search as per your request for the above-referenced project area located on the Solyo 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 following:

National Register of Historic Places (NRHP)  
California Register of Historical Resources (CRHR)  
*California Inventory of Historic Resources* (1976)  
*California Historical Landmarks*  
California Points of Historical Interest listing  
Built Environment Resource Directory (BERD) and the Archaeological Determinations of Eligibility (ADOE) (Office of Historic Preservation current electronic files dated 03-20-2014)  
*Survey of Surveys* (1989)  
Caltrans State and Local Bridges Inventory  
General Land Office Plats  
Other pertinent historic data available at the CCaIC for each specific county

The following details the results of the records search:

**Prehistoric or historic resources within the project area:**

- There are no formally recorded prehistoric or historic archaeological resources within the project area.

- For your information, the Tesla-Salado-Manteca 115 kV Transmission line that traverses the project area and has been formally recorded as historical resource P-50-002338.
- The General Land Office survey plat for T4S R6E (Sheet No. 44-239, dated 1854-1871) does not show any historic features at that time. Sections 35 and 36 had not been subdivided into smaller parcels.
- The Official Map of the County of Stanislaus, California (1906) shows the historic landowner in Section 35 as M. I. Crocker and N. Hamilton in Section 36.
- The 1971 photo revised Solyo USGS 7.5' quadrangle indicates that the existing structures might be at least 48 years in age (or older).

**Prehistoric or historic resources within the immediate vicinity of the project area:** There are no formally recorded prehistoric or historic archaeological resources or historic buildings or structures within the immediate vicinity of the project area.

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

**Previous investigations within the project area:** The project area is within an overview study area reported upon in two documents, SJ-00621 and SJ-02753. There is no project-specific survey reported. These two documents are referenced below:

#### Overview Reports

**CCaIC**

<b>Report #</b>	<b>Author/Date</b>	<b>Title</b>
SJ-00621	Moratto, M. et al. 1990	Cultural Resources Assessment Report PGT-PG&E Pipeline Expansion Project in Idaho, Washington, Oregon and California: Phase 1: Survey, Inventory and Preliminary Evaluation of Cultural Resources. INFOTEC Research, Inc. & Biosystems Analysis, Inc.
SJ-02753	Moratto, M. et al. (1994)	Archaeological Investigations, PGT-PG&E Pipeline Expansion Project in Idaho, Washington, Oregon and California, Volumes I-V. INFOTEC Research, Inc. and Far Western Anthropological Research Group, Inc.

**Recommendations/Comments:** Based on existing data in our files the project area has a moderate-high sensitivity for the possible discovery of prehistoric or historic archaeological resources. The project area at the mouth of Ingram Canyon can be considered particularly sensitive in reference to Native American occupation and resource utilization of the environs of Ingram Creek and the Coast Range. The fact that the area has been developed as a commercial enterprise in the past does not rule out the possibility for discovery of either prehistoric or

historic remains in the subsurface context. As stated above, the 1971 photo revised Solyo USGS 7.5' quadrangle indicates that the existing structures might be at least 48 years in age (or older).

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

Survey by a qualified professional is recommended prior to the onset of project-related activities. The Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

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

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

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

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 copies of any records that document historical resources found as a result of field work, preferably in PDF format. If the consultant wishes to obtain copies of materials not included with this records search reply, additional copy or records search fees may apply.

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

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

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

**Note:** Billing will be transmitted separately via email from the Financial Services office (Priority Response 50 % surcharge, \$225.00), payable within 60 days of receipt of the invoice.

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

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

Sincerely,

*E. A. Greathouse*

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

Copy of invoice request to Laurie Marroquin, Financial Services ([lamarroquin@csustan.edu](mailto:lamarroquin@csustan.edu))