



Referral Early Consultation

Date: March 3, 2023

To: Distribution List (See Attachment A)

From: Teresa McDonald, Associate Planner
Planning and Community Development

Subject: PARCEL MAP APPLICATION NO. PLN2022-0125 – JOE RUDDY CORP

Respond By: March 20, 2023

******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: Joe Ruddy Corporation

Project Location: 448 Mitchell Road and 2101, 2203, and 2205 Tenaya Drive, between Hoover Avenue and Tenaya Drive, in the Modesto area.

APN: 036-001-086

Williamson Act Contract: N/A

General Plan: Industrial

Current Zoning: Industrial

Project Description: Request to subdivide a 3.31± acre parcel in the Industrial (M) zoning district into two parcels of 2.14± and 1.17± acres in size. Proposed Parcel 1 is improved with a 45,000 square-foot building currently occupied by: Golden Valley Health Center, Motion Industries, Krazan Geotechnical, Rob Jones Cabinetry, and the owner's personal storage. Proposed Parcel 1 is also improved with a paved parking lot with 59 parking spaces, signage consisting of a 20-foot-tall pole sign, and signage affixed to the buildings. Proposed Parcel 2 is improved with a 15,000 square-foot building currently partially occupied by Airco Gas and Welding Supply. Proposed Parcel 2 is also improved with a paved parking lot with 24 parking spaces, signage consisting of an 18-foot-tall pole sign, and signage affixed to the buildings. The project site is not improved with any freestanding lighting. The site is located within the City of Modesto's Local Agency Formation Commission (LAFCO) adopted Sphere of Influence (SOI) and receives public sewer and water services from the City of Modesto. If approved, Proposed Parcel 1 will have access to County-maintained Mitchell

Road and Tenaya Drive via an existing driveway, and proposed Parcel 2 will have access to County-maintained Tenaya Drive via an existing driveway. No changes to the existing uses or development are proposed as part of this request and the proposed parcels will maintain consistency with the development standards of the Industrial (M) zoning district.

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



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

PARCEL MAP APPLICATION NO. PLN2022-0125 – JOE RUDDY CORP

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation	X	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: MODESTO	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
	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 5: C. CONDIT
X	FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED	X	STAN COUNTY COUNSEL
	GSA:		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: MID	X	STANISLAUS LAFCO
X	MOSQUITO DIST: EASTSIDE		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:		INTERESTED PARTIES
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: MODESTO & EMPIRE TRACTION CO		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD		US FISH & WILDLIFE
X	SCHOOL DIST 1: MODESTO UNION		US MILITARY (SB 1462) (7 agencies)
	SCHOOL DIST 2:		USDA NRCS
	WORKFORCE DEVELOPMENT		
	STAN CO AG COMMISSIONER		
X	TUOLUMNE RIVER TRUST		

STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: PARCEL MAP APPLICATION NO. PLN2022-0125 – JOE RUDDY CORP

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:

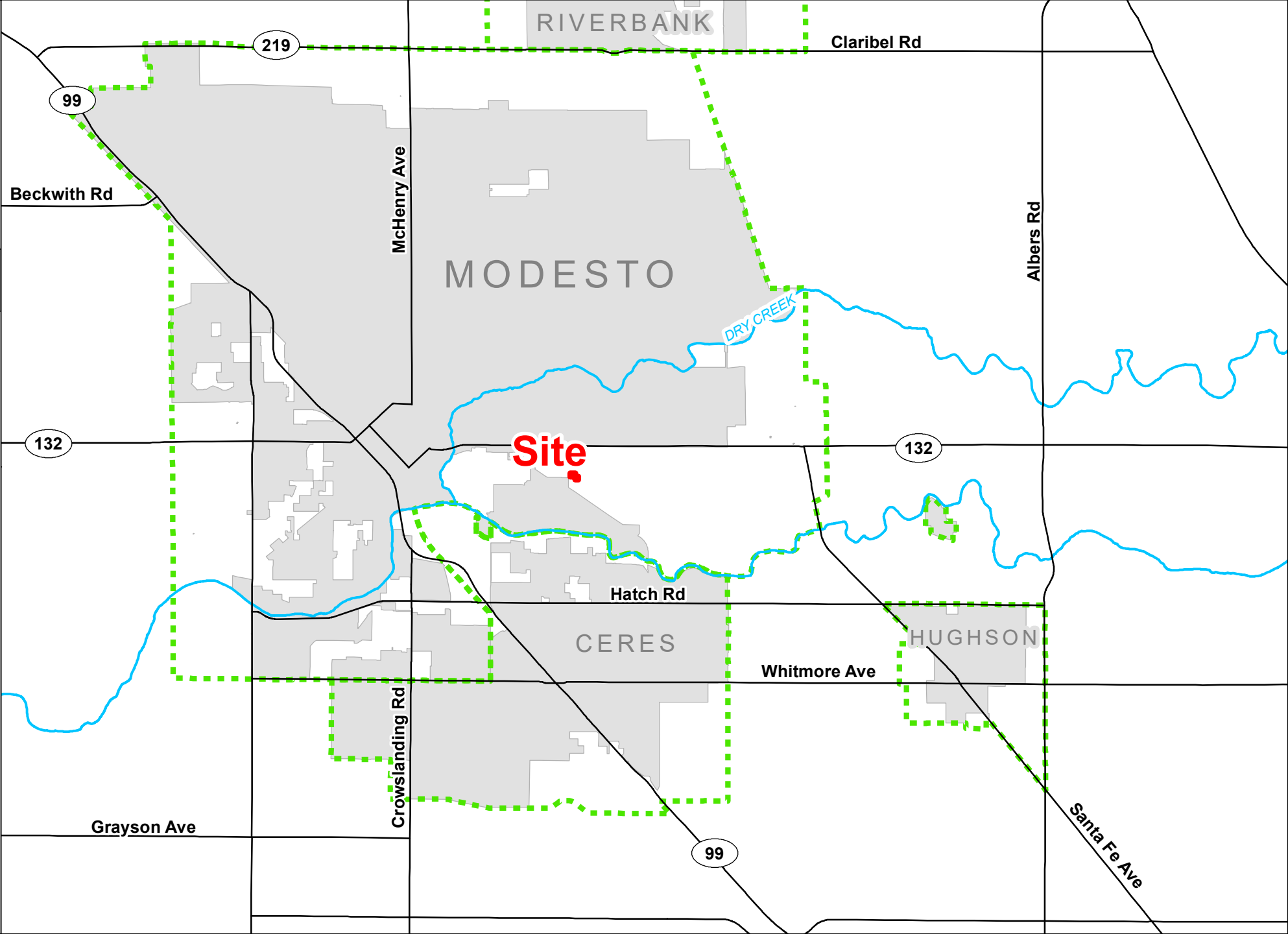
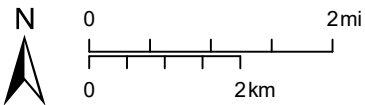
Name	Title	Date
------	-------	------

JOE RUDDY CORP
PM
PLN2022-0125

AREA MAP

LEGEND

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







JOE RUDDY CORP


PM
PLN2022-0125

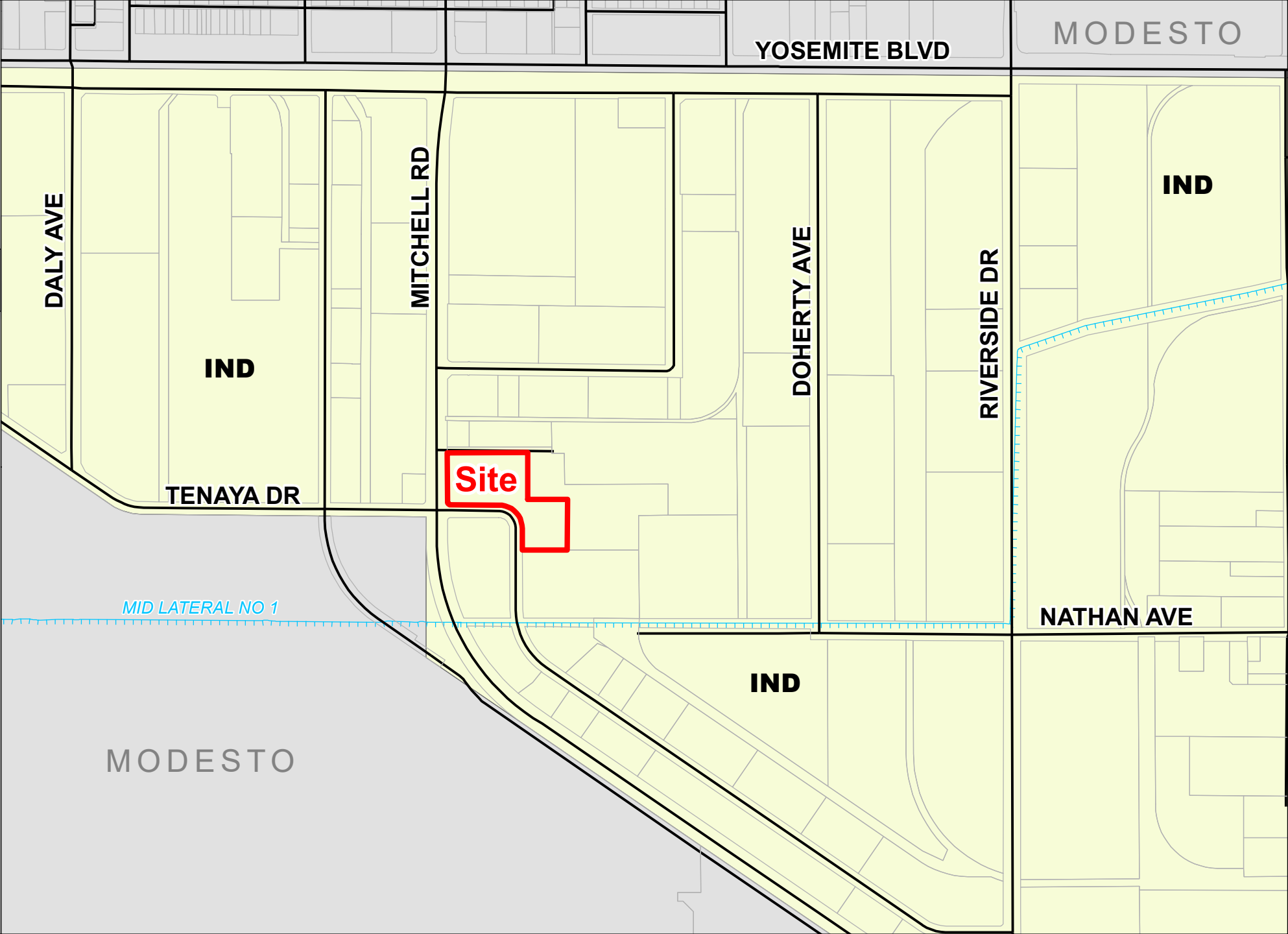
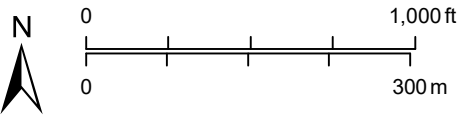
GENERAL PLAN MAP

LEGEND

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

General Plan

-  Industrial



JOE RUDDY CORP



PM
PLN2022-0125

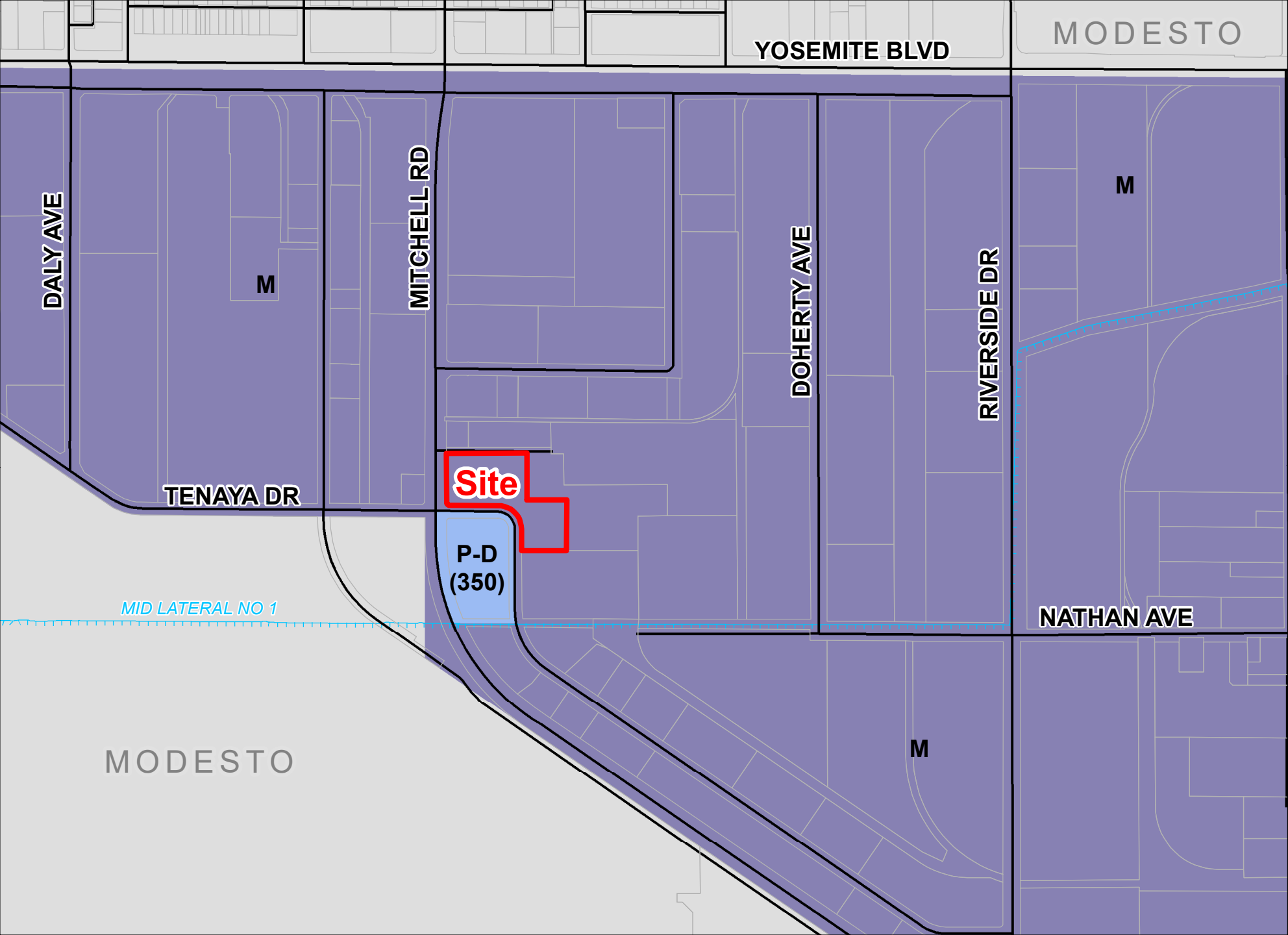
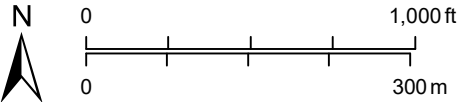
ZONING MAP

LEGEND

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

Zoning Designation

-  Industrial
-  Planned Development






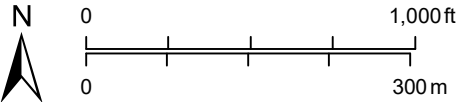
JOE RUDDY CORP

PM
PLN2022-0125

2022 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  Canal





JOE RUDDY CORP

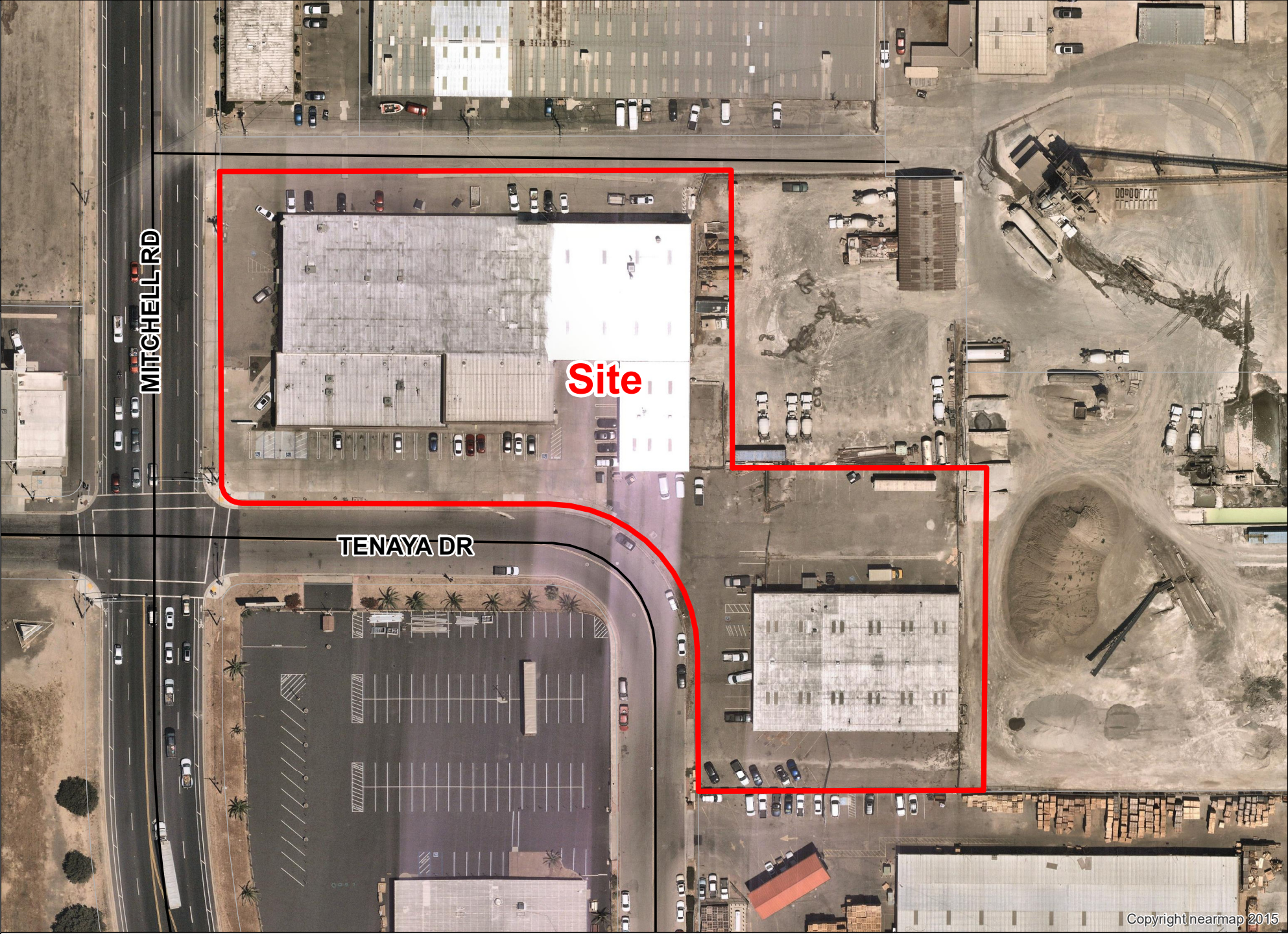
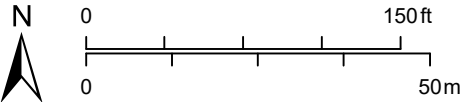
PM

PLN2022-0125

2022 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road

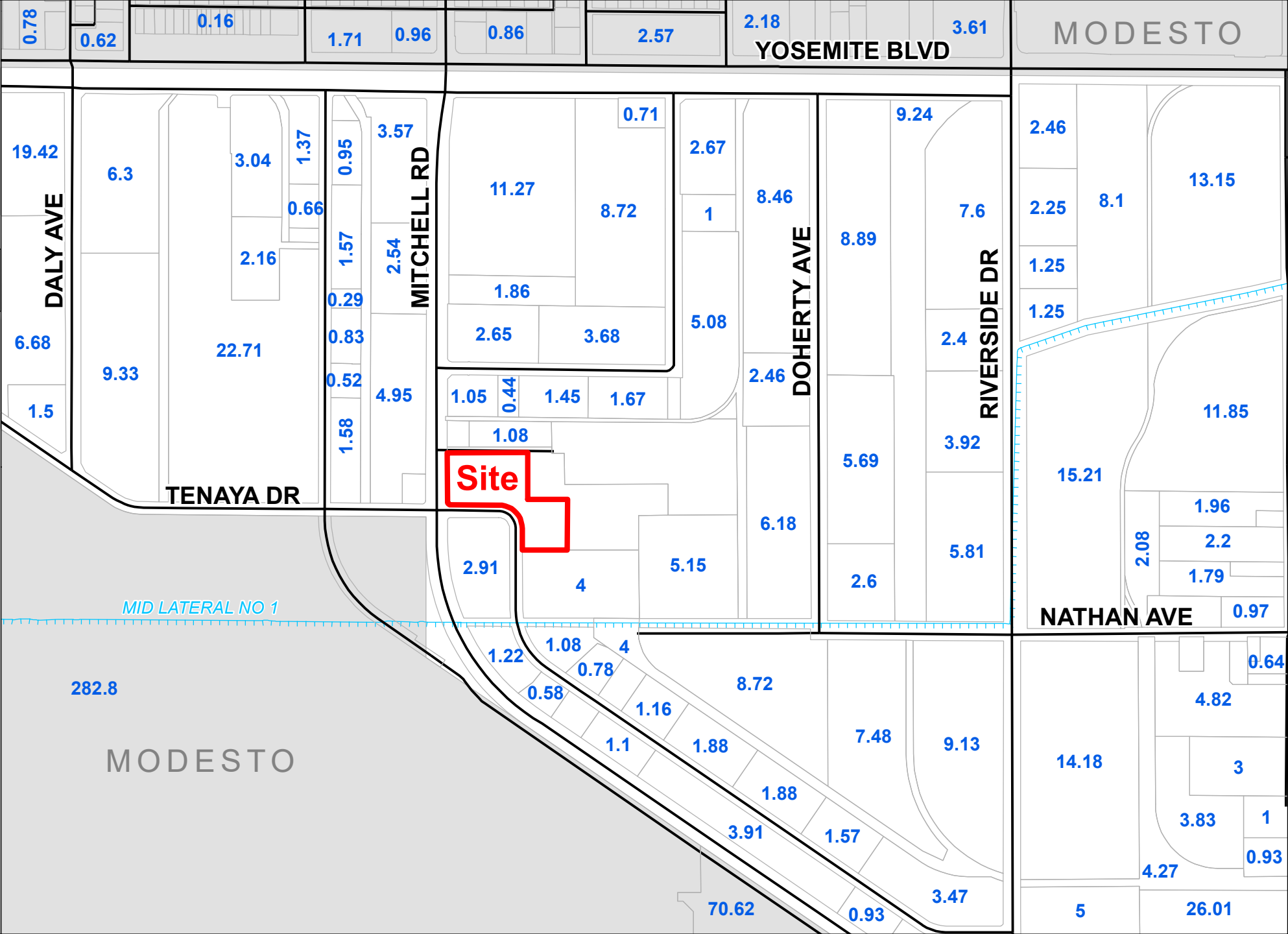
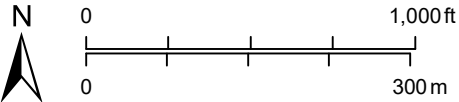


JOE RUDDY CORP
PM
PLN2022-0125

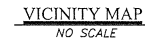
ACREAGE MAP

LEGEND

-  Project Site
-  City of
-  Parcel/Acres
-  Road
-  Canal



THE SUBJECT PROPERTY FOR THE LOT LINE ADJUSTMENT FOR JOE RUDDY CORPORATION, SHOWN HEREON, LIES WHOLLY WITHIN FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP OF STANISLAUS COUNTY, CALIFORNIA AND INCORPORATED AREAS, COMMUNITY #060384, PANEL 0340 E, EFFECTIVE SEPTEMBER 26, 2008 (MAP #06099C0340E).

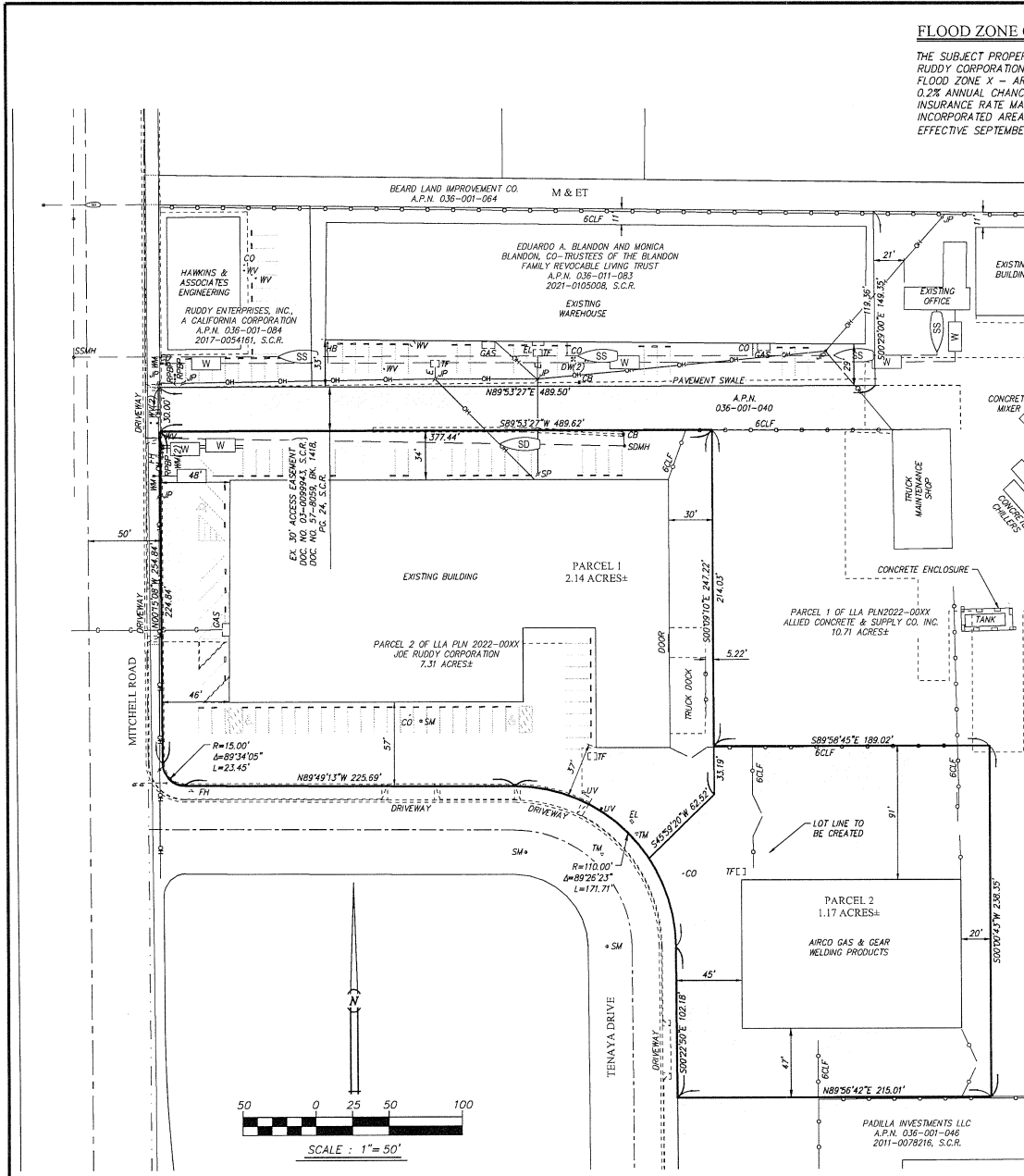


JOE RUDDY CORPORATION
ATTN: MARTIN RUDDY
1115 13TH STREET SUITE C
MODESTO, CA 95354
(209) 529-9993

1. ASSESSOR'S PARCEL NUMBERS 036-001-081(PORTION) & 036-001-082(PORTION)
2. CURRENT ZONING : INDUSTRIAL
3. HANFORD SANDY LOAM, 0 TO 1% SLOPES.
4. WATER TABLE : APPROXIMATELY 45 FEET
5. WATER SUPPLY : CITY OF MODESTO
6. SANITARY SEWER : CITY OF MODESTO
7. STORM DRAINAGE: ONSITE CATCH BASIN & DRY WELL

THE BEARING OF NORTH 89°29'53" WEST FOR THE SOUTH LINE OF THE M & ET RIGHT-OF-WAY LINE AS SHOWN ON THAT CERTAIN MAP RECORDED JUNE 7, 2013 IN BOOK 33 OF SURVEYS, AT PAGE 66, STANISLAUS COUNTY RECORDS IS THE BASIS OF ALL BEARINGS.

=====	EXISTING CURB & GUTTER	① SDMH	EXISTING STORM DRAIN MANHOLE
=====	EXISTING CURB, GUTTER & SIDEWALK	⌚ CB	EXISTING CATCH BASIN
=====	EXISTING VALLEY GUTTER	□ DW	EXISTING DRY WELL
-----	EXISTING AREA OF AC PAVING	-- SD --	EXISTING STORM DRAIN LINE
-----	EXISTING AREA OF CONCRETE	↘ JP	EXISTING JOINT POLE
6" O.F.	EXISTING CHAIN LINK FENCE, HEIGHT AS NOTED	↘ SP	EXISTING SERVICE POLE
⊙ HW	EXISTING WATER VALVE	← ↘ JP	EXISTING JOINT POLE W/ GUY WIRE
⊙ HM	EXISTING WATER METER	⊗ GAS	EXISTING GAS METER
○ HB	EXISTING HOSE BIB	--- G ---	EXISTING GAS LINE
○ RPBP	EXISTING REDUCED PRESSURE BACKFLOW PREVENTER	□ IF	EXISTING TRANSFORMER
--- W ---	EXISTING SANITARY SEWER LINE	⊗ EL	EXISTING ELECTRICAL BOX
○ CO	EXISTING SANITARY SEWER CLEANOUT	--- OH ---	EXISTING OVERHEAD UTILITY LINE
⊙ SSMH	EXISTING SANITARY SEWER CLEANOUT	--- ---	EXISTING STRIPING
--- SS ---	EXISTING SANITARY SEWER LINE	⌚ TM	EXISTING TRAFFIC SIGNAL
		⌚ TM	EXISTING TELEPHONE MANHOLE



RODRICK H. HAWKINS: R.C.E. 50188 L.S. 8660			
SYM.	DATE	DESCRIPTION	APPD.

BY: RCS
CHK: RHH
DATE: 10/05/2022
SCALE: 1"=50'
JOB #: 2412.00

TENTATIVE PARCEL MAP EXHIBIT
ALLIED CONCRETE/JOE RUDDY CORP.
448 & 420 MITCHELL ROAD, MODESTO
STANISLAUS COUNTY, CALIFORNIA

**HAWKINS & ASSOCIATES
ENGINEERING, INC.**
436 MITCHELL RD.
MODESTO, CA. 95354
PH: (209) 575-4295 FX: (209) 578-4295



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354

Planning Phone: (209) 525-6330 Fax: (209) 525-5911

Building Phone: (209) 525-6557 Fax: (209) 525-7759

Form Available Online: <http://www.stancounty.com/planning/applications.shtm>

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

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

- | | |
|---|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map |
| <input type="checkbox"/> Rezone | <input checked="" type="checkbox"/> Parcel Map |
| <input type="checkbox"/> Use Permit | <input type="checkbox"/> Exception |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Williamson Act Cancellation |
| <input type="checkbox"/> Historic Site Permit | <input type="checkbox"/> Other _____ |

PLANNING STAFF USE ONLY:

Application No(s): PM PLN2022-

Date: 10/6/22

S 29-28 T 3 R 12

GP Designation: INDUSTRIAL

Zoning: M-INDUSTRIAL

Fee: \$4,649

Receipt No. 5168660

Received By: KA

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).*

Tentative Parcel Map to subdivide Parcel 2 of Lot Line Adjustment PLN2022-00XX into two separate parcels in order to have each warehouse building on its own lot.

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 036 Page 001 Parcel 081

Additional parcel numbers: 036-001-082

**Project Site Address
or Physical Location:** 448 & 420 Mitchell Road, Modesto, CA 95354

Property Area: Acres: 7.31 or Square feet: _____

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

Industrial with 2 warehouses

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)

Lot line adjustment PLN2022-00XX

Existing General Plan & Zoning: Industrial & Industrial

Proposed General Plan & Zoning: N/A
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Industrial (Allied Concrete)

West: Industrial (Stanislaus Consolidated Fire Station 21, Diamond Almond Growers, Modesto Municipal Airport)

North: industrial (Pacific Material Handling Solutions, Fabricated Extrusion Company)

South: Industrial (Krazan & Associates, Modesto-Airco Gas & Gear)

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: planter shrubs

Yes ☐ No ☒

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes ☐ No ☒

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) _____

STREAMS, LAKES, & PONDS:

Yes ☐ No ☒

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes ☐ No ☒

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

Yes ☐ No ☒

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes ☐ No ☒

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

- Yes ☒ No ☐ Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)
- Yes ☐ No ☒ Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes ☐ No ☒ Do you plan to build new structures? (If yes, show location and size on plot plan.)
- Yes ☐ No ☒ Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: 59,338 Sq. Ft. Landscaped Area: 400 Sq. Ft.
Proposed Building Coverage: N/A Sq. Ft. Paved Surface Area: 52,131 Sq. Ft.

BUILDING CHARACTERISTICS:

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

Number of floors for each building: N/A

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) N/A

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) N/A

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

UTILITIES AND IRRIGATION FACILITIES:

- Yes ☒ No ☐ Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: <u>Modesto Irrigation District</u>	Sewer*: <u>City of Modesto</u>
Telephone: <u>Comcast</u>	Gas/Propane: <u>PG&E</u>
Water**: <u>City of Modesto</u>	Irrigation: <u>N/A</u>

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

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

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

No special or unique sewage wastes

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): 44,232 and 15,106

Type of use(s): Industrial warehouse

Days and hours of operation: 8am to 5pm

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

Occupancy/capacity of building: NO CHANGE IN USE OR OCCUPANCY

Number of employees: (Maximum Shift): NO CHANGE (Minimum Shift): _____

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

Other occupants: _____

Estimated number of truck deliveries/loadings per day: NO CHANGE

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: NO CHANGES

Office area: _____

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)

Mitchell Road, Tenaya Drive

- 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? existing City Of Modesto
system

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.

N/A

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: October 5, 2022

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: 10/7/2022

Records Search File #: 12331N
Project: Tentative Parcel Map Allied
Concrete 448 & 420 Mitchell Road,
Modesto, CA 95354

Rod Hawkins
Hawkins & Associates Engineering, Inc.
436 Mitchell Road, Suite A
Modesto, CA 95354
209-575-4295

rhawkins@hawkins-eng.com

Dear Mr. Hawkins

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on the Riverbank 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
Office of Historic Preservation Built Environment Resource Directory (BERD) and the
Archaeological Determinations of Eligibility (ADOE)
Survey of Surveys (1989)
Caltrans State and Local Bridges Inventory
General Land Office Plats
Other pertinent historic data available at the CCalIC 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 or historic buildings and structures within the project area.
- The General Land Office Survey Plat for T3S R9E (dated 1854) does not show any historic features within the NW ¼ of Section 35.

- The Official Map of the County of Stanislaus, California (1906) shows J. E. Ward as the landowner in the NW ¼ of Section 35 at that time, as well depicting an unnamed lateral alignment to the south.
- The 1916 edition of the Riverbank USGS quadrangle shows an unnamed road alignment on the west side of the project and the Modesto Lateral No. 2 to the south.
- The 1953 edition of the Riverbank quadrangle references the same lateral mentioned above as No. 1, and shows several buildings (69 years in age or older) along “Snowden Road” on the west. We have no further information on file regarding these possible historical resources.
- The 1969 edition shows the current alignment of Mitchell Road (aka East Modesto Road) and several buildings (53 years in age or older) within the NW ¼ of Section 35, T3S R9E. We have no further information on file regarding these possible historical resources.

Prehistoric or historic resources within the immediate vicinity of the project area: None has been formally reported to the Information Center.

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: Two investigations have been conducted on portions of the project area, referenced as follows:

Hatoff, B., B. Voss, S. Waechter, S. Wee, and V. Bente (Woodward-Clyde Consultants; for Mojave Pipeline Company)

1995 *Cultural Resources Inventory Report for the Proposed Mojave Northward Expansion Project.*

CCaIC Report ST-02759

Penner, S. (Golden Valley Health Centers)

2009 *Section 106 Consultation for Dental Facility Expansion, 2101 Tenaya Drive, Modesto, CA.*

CCaIC Report ST-07079

Recommendations/Comments:

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 project-specific investigations have not been conducted within the area, 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.

If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. If ground disturbance is considered a part of the current project, we recommend further review for the possibility of identifying prehistoric or historic-era archaeological resources.

If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resource/s be assessed by a professional familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive.

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 archaeological resources are encountered during project-related activities, 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 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.

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. Thank you for providing the signed **Access Agreement Short Form**.

Note: Billing will be transmitted separately via email from the Financial Services office (\$150.00), 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

* Invoice Request sent to: ARBilling@csustan.edu, CSU Stanislaus Financial Services+