



Referral Early Consultation

Date: January 8, 2025
To: Distribution List (See Attachment A)
From: Teresa McDonald, Associate Planner
Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2023-0105 – MADRIGAL
Respond By: January 28, 2025

******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: Anamiria Madrigal
Project Location: 4600, 4718, and 4638 E Service Road, between Lockwood and Washington Roads, in the Ceres area.
APN: 045-001-034 and 045-001-035 (portion)
Williamson Act Contract: N/A
General Plan: Agriculture
Current Zoning: General Agriculture (A-2-40)

Project Description: Request to allow for the operation of an existing outdoor event venue on a 3-acre parcel and a 0.3± acre portion of an 18.04-acre parcel in the General Agriculture (A-2-40) zoning district. The 3-acre and 18.04-acre parcels are further identified as Assessor Parcel Numbers (APNs) 045-001-034 and -035, respectively. The project site is currently improved with a 1,630 square-foot single-family dwelling, a 1,978 square-foot two story covered patio to be used as the event space, a 3,326 square-foot storage building (with four restrooms located at the rear), and an attached 394-square-foot covered patio to be used as an outdoor bar within a 1,500 square-foot area.

The applicant proposes to rent the venue out for private events such as birthdays, weddings, receptions, business meetings, memorial services, etc. Hours of operation for private events are Monday through Sunday, 12:00 p.m. to 12:00 a.m. All attendees are expected to arrive no earlier than 11:30 a.m. and depart from the site no later than 12:30 a.m. (event set up and tear down may occur outside of these hours). Events are expected to primarily occur on Fridays, Saturdays, and Sundays. A maximum of 300 events are anticipated per year with a maximum of 450 attendees per each event. The number of employees on-site will vary depending on the type of event with an estimated four employees on a maximum shift, up to two shifts per-day. Additionally, vendors such as caterers, florists, photographers, videographers, live musicians, and DJs may be contracted by the client depending on the nature of the event. The venue will provide one security staff for every 50 guests and up to two parking ushers. Outside of the security and parking staff, one event staff are anticipated on-site per event. Amplified sound for the venue will consist of pre-recorded or live music. Temporary tents may be utilized in the back yard as necessary due to weather conditions. No on-site cooking will take place as all food will be prepared by the caterer off-site.

Access is proposed to be taken from County-maintained E Service Road, with ingress and egress from the eastern end of a paved 18-foot-wide horseshoe driveway. The applicant proposes a 22,000 square-foot parking area on the subject property and an additional 13,300 square-foot parking area, both improved with crushed walnut shells, located on Parcel 035, for which an access easement will be recorded. The two parking areas combined can accommodate up to 80 parking spaces. A six-foot-tall wrought-iron fence is located along northern property line and a combination of six-foot-tall wrought iron and solid wood fencing is located along the north half of the western property line. No fencing exists or is proposed along the southern half of the western property line, eastern property line, or southern property line. Five 20-foot-tall light poles are proposed to be located in the lawn area to provide lighting for events. Landscaping consisting of a combination of trees, shrubs, and turf are located throughout the interior of the project site and along the property frontage, and the southern half of the project site is planted in 1.5± acres of almonds.

The on-site residence is currently served by an on-site wastewater treatment system and domestic well, which will remain.

The applicant has requested an alternative agricultural buffer of 172-feet to the north across E Service Road, 69-feet to the east, and 10-feet to the west. The project site meets the buffer requirement of 300-feet to the south. The alternative buffer request also includes existing six-foot-high fencing (consisting of wrought iron and solid wood) constructed adjacent to the northern and portion of the western property lines, and landscaping consisting of mature cypress trees adjacent to the western and northern property line.

The subject application process was initiated following a code enforcement investigation (CE22-0300) resulting from a complaint pertaining to events occurring on the property.

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



USE PERMIT APPLICATION NO. PLN2023-0105 – MADRIGAL
Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
	CEMETERY DISTRICT	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	X	STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: KEYES	X	STAN CO SUPERVISOR DIST 5: C. CONDIT
X	GSA: WEST TURLOCK SUBBASIN	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:		StanCOG
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MUNICIPAL ADVISORY COUNCIL:	X	SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: SOUTHERN PACIFIC		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: CERES UNIFIED		US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
X	STAN CO AG COMMISSIONER		
	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: USE PERMIT APPLICATION NO. PLN2023-0105 – MADRIGAL

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
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MADRIGAL

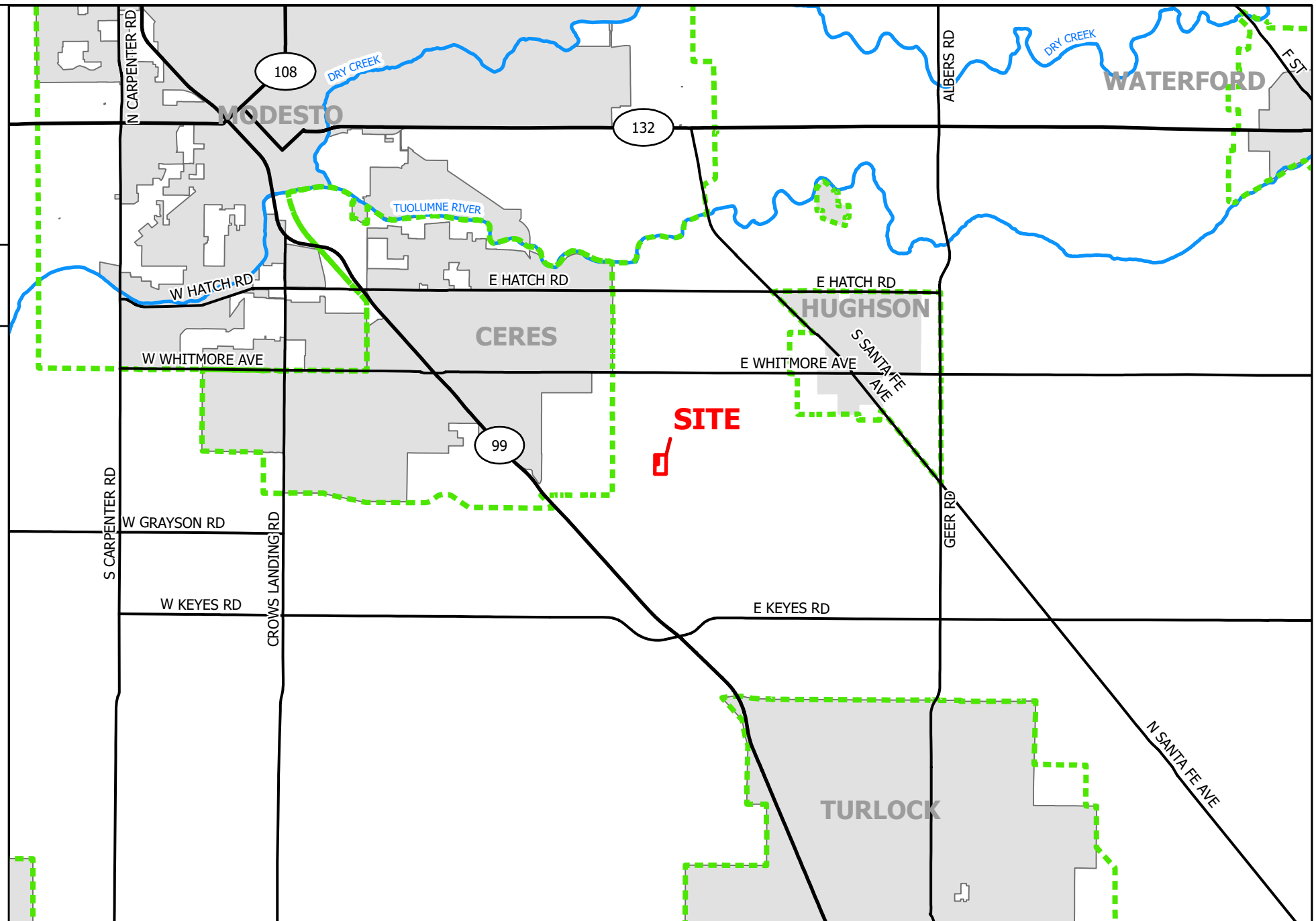
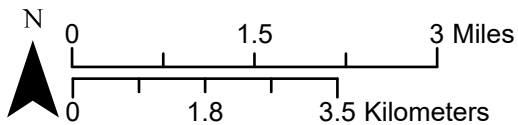
UP

PLN2023-0105

AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Highway
-  Major Road
-  River



MADRIGAL

UP

PLN2023-0105

GENERAL PLAN MAP

LEGEND

Project Site

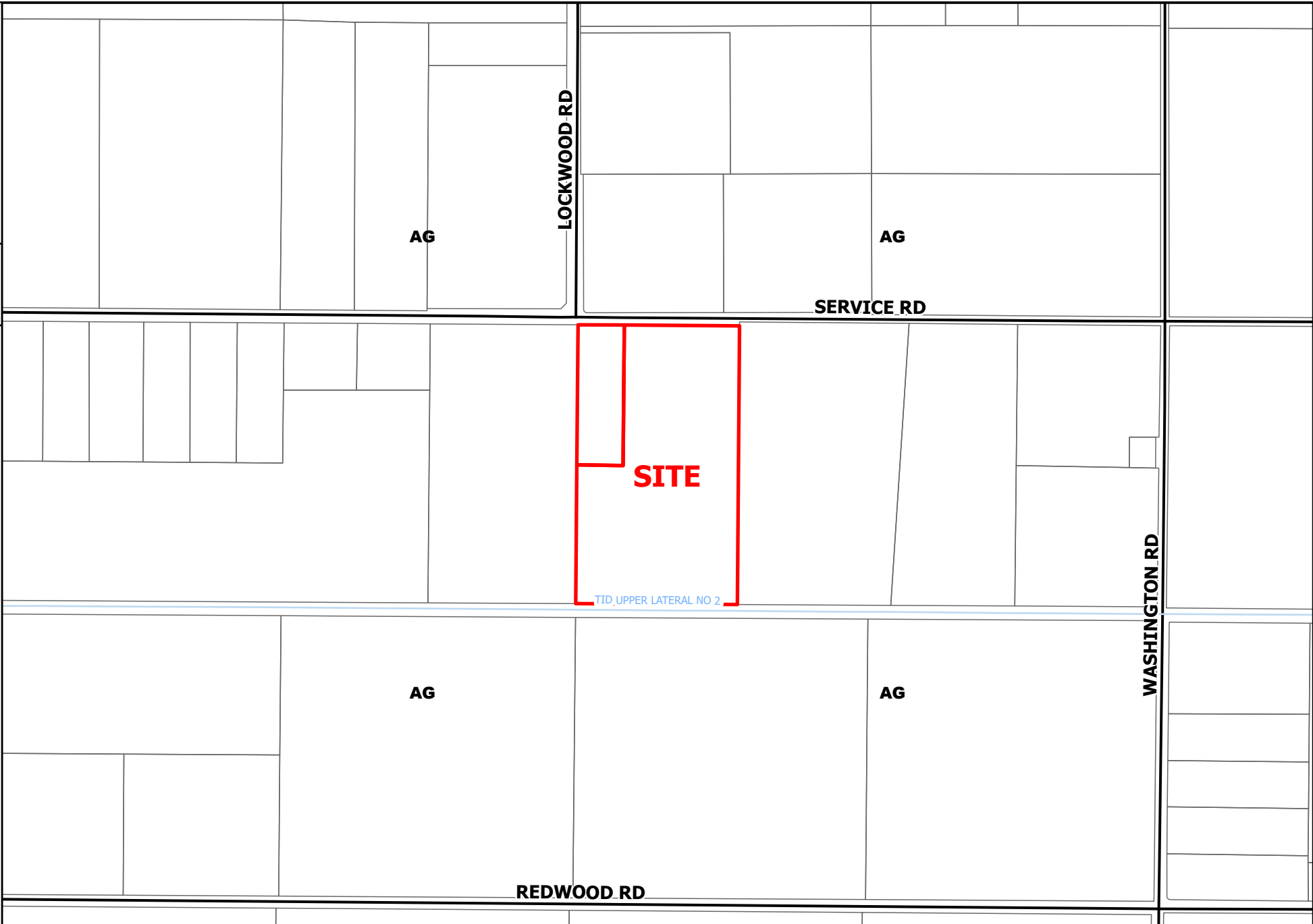
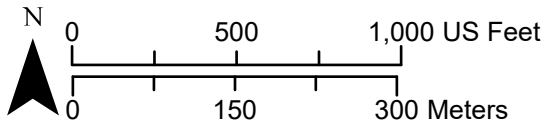
Parcel

Street

Canal

General Plan

Agriculture (AG)



MADRIGAL

UP

PLN2023-0105

ZONING MAP

LEGEND

Project Site

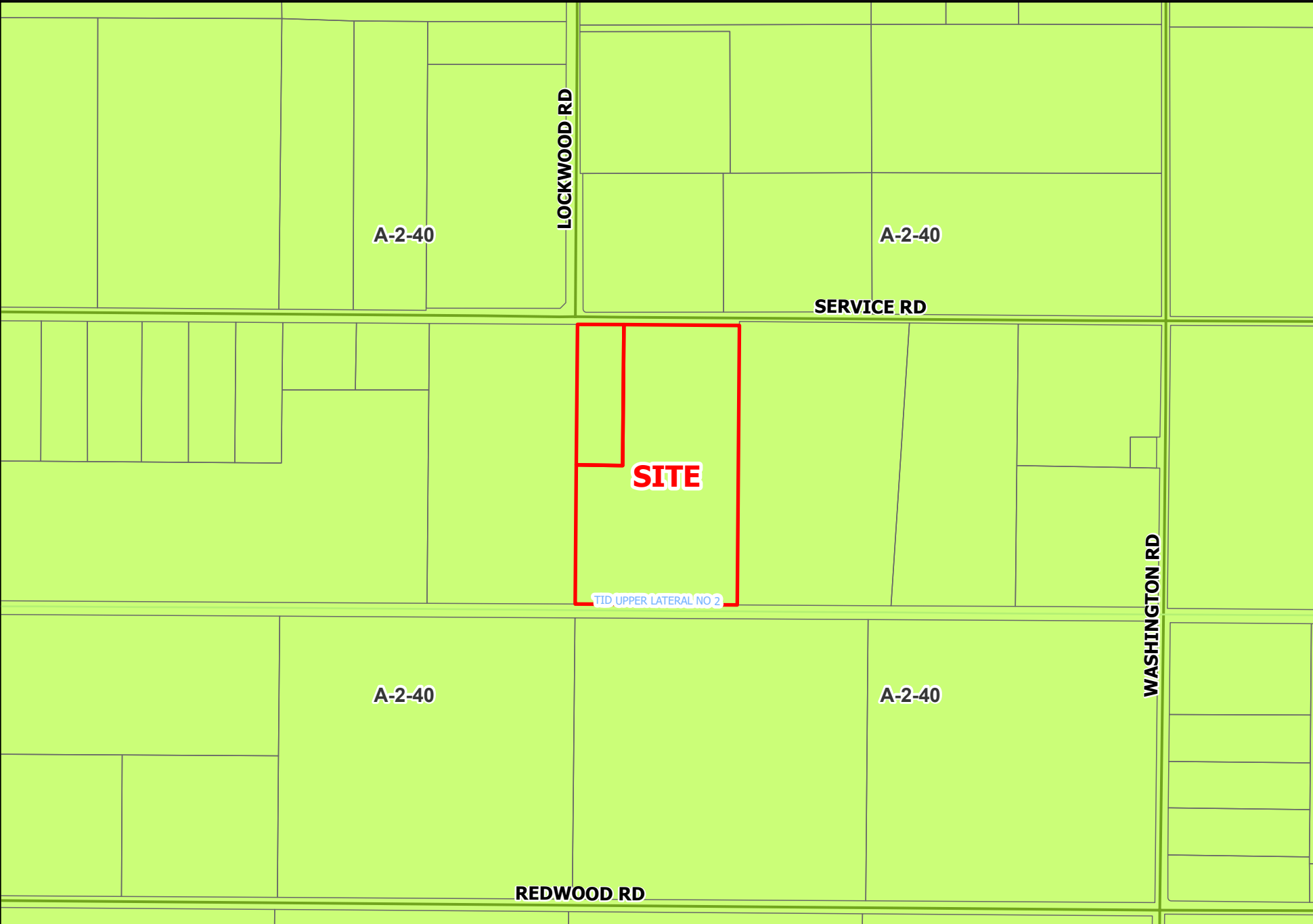
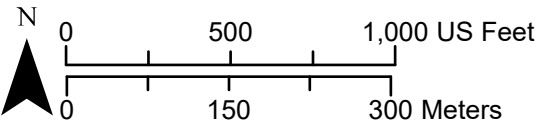
Parcel

Street

Canal

Zoning Designation

General AG 40 Acre (A-2-40)







MADRIGAL

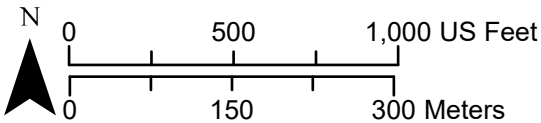
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PLN2023-0105

2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal







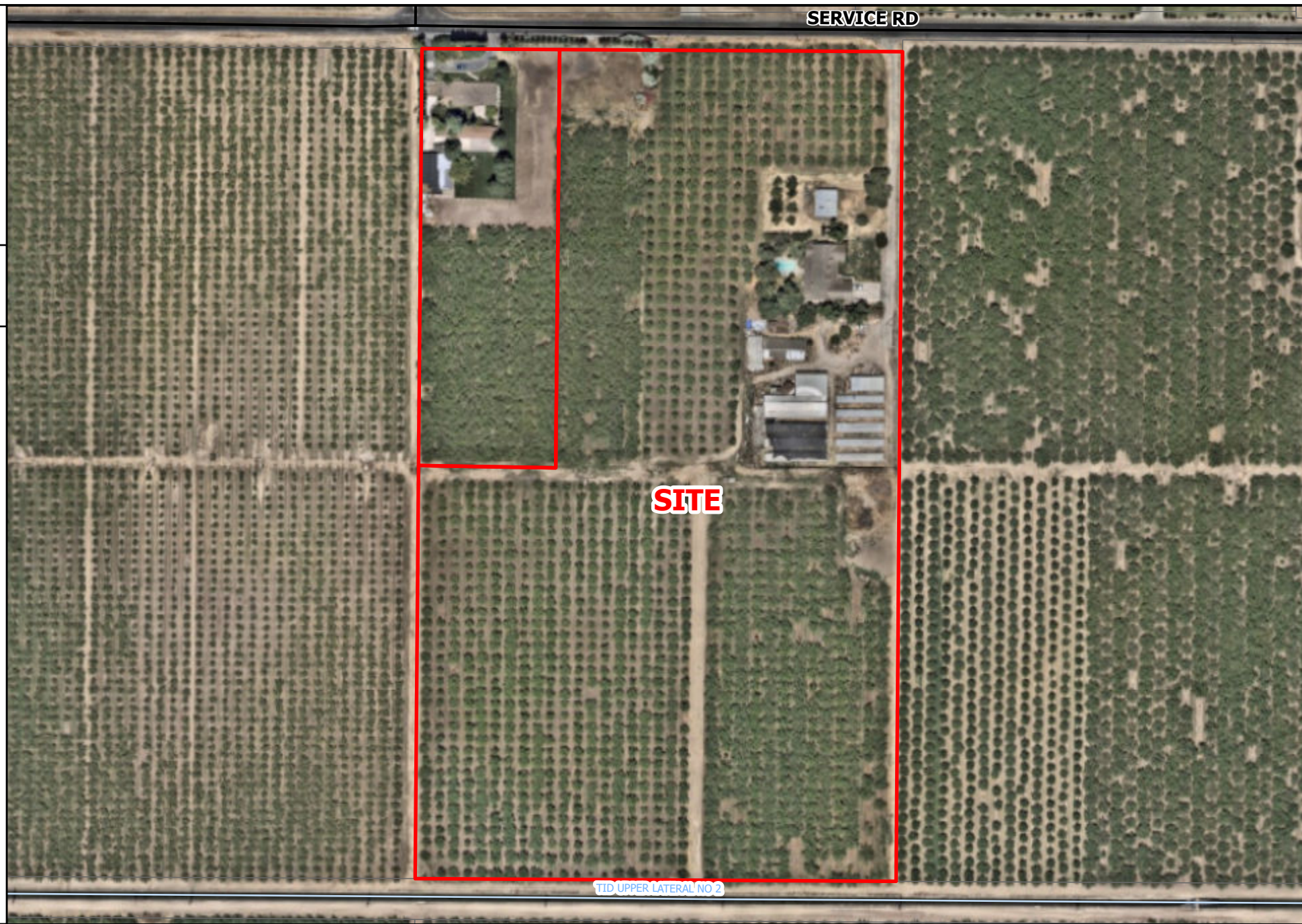
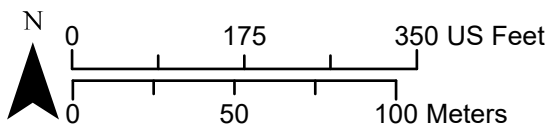
MADRIGAL

UP
PLN2023-0105

2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal



MADRIGAL

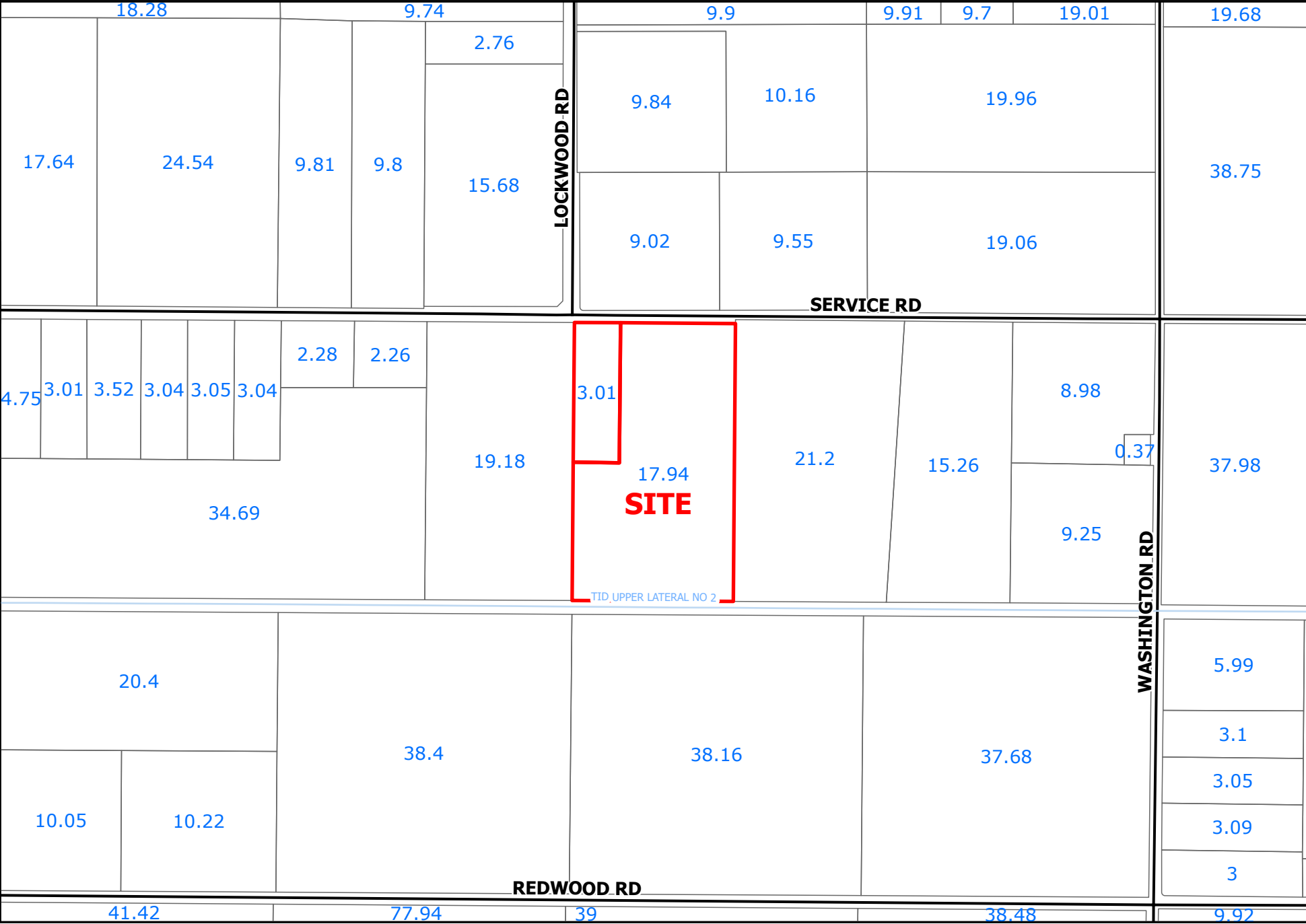
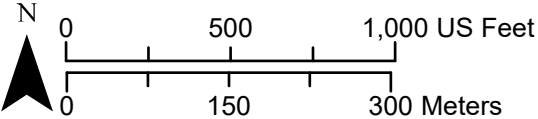
UP

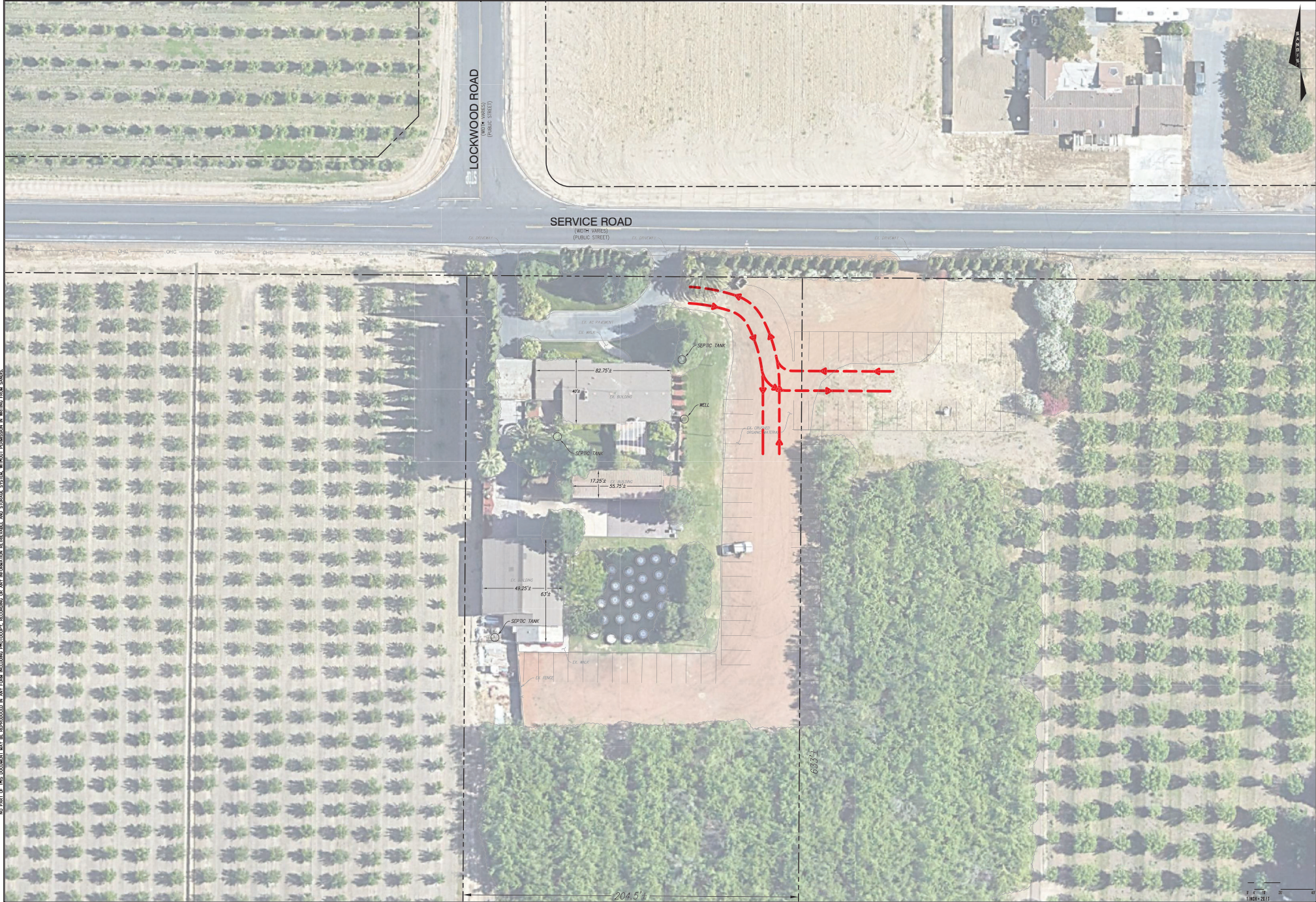
PLN2023-0105

ACREAGE MAP

LEGEND

- Project Site
- Parcel
- Acres
- Street
- Canal





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215 Elmwood Ct.
Modesto, CA 95354
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rshankspng@gmail.com
rogershanksconsulting.com

Madrigal Estate Event Venue Project Statement

Project Description:

The proposed event center is located at 4600 E. Service Road, Ceres. The site is designated as Agriculture on the County's Comprehensive Plan. The current zoning of the site is Agriculture (A-2 40). The subject parcel is 3.0 acres and is accessed by E. Service Road. The site contains a single family residence and several outbuildings. The property is also cultivated with Almonds across the rear southerly portion and along the easterly side of the lot.

The applicant is requesting a Conditional Use Permit to operate a Wedding/Reception/Special Events Venue (Madrigal Estate) on a portion of the property not cultivated with Almonds. Events will take place on the back lawn area (southerly of the existing residence). All events are outdoor events. The site has a covered patio area (1,978 sq. ft.) where food and drink will be set up. Clients will be responsible for providing their own caterers, and, other vendors as necessary, i.e. photographers, DJ's, live musicians, and, florists. Clients will be responsible for securing the necessary insurance for each event. Alcohol will be allowed in accordance with any applicable State and Local regulations. No food will be prepared or provided by the venue. Also, no potable water will be available for caterers. Madrigal Estate Event Venue will provide Security personnel, parking ushers, tables and chairs.

The venue is proposed to operate seven days a week, with the majority of events occurring Friday, Saturday and Sundays. Hours of operation are proposed to be 12:00 pm to 12:00 am. It is anticipated that attendance at events will range from 150 to 450 guests.

The entrance to the site is proposed to be the main entrance to the Estate with a one-way driveway into the parking area. A one-way exit driveway is proposed to be on the Easterly end of the parking area. The parking area is provided with a walnut shell surface material. The parking area will have approximately 64 parking spaces. The parking layout responds to the minimum 15 foot front yard setback requirement. An additional driveway is located on the westerly edge of the property and will provide access for deliveries and caterers. This driveway will not be used by guests for events.

The site has existing landscaping consisting of mature Palm Trees, Pines and an Almond orchard. Additional landscaping including shrubs and roses are also existing. The seating and tables will be on provided on the existing lawn area. Concrete walkways provide access from the parking area to the event area and to the existing restrooms. No new landscaping is proposed.

The site is provided with outdoor lighting attached to the existing residence, the restrooms, storage shed building. There are also landscape lighting and pathway lights.



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 type="checkbox"/> Parcel Map |
| <input checked="" 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): _____
Date: _____
S _____ T _____ R _____
GP Designation: _____
Zoning: _____
Fee: _____
Receipt No. _____
Received By: _____
Notes: _____

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

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

PROJECT INFORMATION

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

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

-See Attachment-

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 045 Page 001 Parcel 034

Additional parcel numbers: _____

Project Site Address
or Physical Location:

4600 E. Service Road

Ceres, Ca 95307

Property Area: Acres: 3 or Square feet: 130,680

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

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

N/A

Existing General Plan & Zoning: A-2 40

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

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

East: Farmland

West: Farmland/Home site

North: Farmland/Home site

South: Farmland

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: _____

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: 6,934 Sq. Ft. Landscaped Area: 6,400 Sq. Ft.
Proposed Building Coverage: _____ Sq. Ft. Paved Surface Area: 9,700 Sq. Ft.

BUILDING CHARACTERISTICS:

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

None

Number of floors for each building: One

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

NIA

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) _____

Home 8', 8" feet, Shed 10 feet, Light Poles 20 feet high (5)

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

Walnut Shells

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: Turlock Irrigation District

Sewer*: Septic Tank

Telephone: Verizon (Cell Phone)

Gas/Propane: PG&E

Water**: Well

Irrigation: Turlock Irrigation District

Yes ☐ No ☒

Do you propose to cancel any portion of the Contract?

Yes ☐ No ☒

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

SITE CHARACTERISTICS: (Check one or more)

Flat ☒

Rolling ☐

Steep ☐

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops ☐

Orchard ☒

Pasture/Grassland ☐

Scattered trees ☒

Shrubs ☒

Woodland ☐

River/Riparian ☐

Other ☐

Explain Other: _____

Yes ☐ No ☒

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

GRADING:

Yes ☐ No ☒

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

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.

***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:)

NONE

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: NIA 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): (1) 1,630sqft, (2) 1,978sqft (3) 3,326sqft

Type of use(s): (1) Home (2) Covered Patio (3) Storage

Days and hours of operation: 12:00 pm to 12:00am

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

Weddings, Receptions, Special Events 12:00pm to 12:00am

Occupancy/capacity of building: Outdoor

Number of employees: (Maximum Shift): 4 (Minimum Shift): 2

Estimated number of daily customers/visitors on site at peak time: 450

Other occupants: _____

Estimated number of truck deliveries/loadings per day: NIA

Estimated hours of truck deliveries/loadings per day: NIA

Estimated percentage of traffic to be generated by trucks: NIA

Estimated number of railroad deliveries/loadings per day: None

Square footage of:

Office area: NIA Warehouse area: NIA

Sales area: NIA Storage area: 3,326sqft

Loading area: NIA Manufacturing area: NIA

Other: (explain type of area) _____

Yes ☐ No ☒ Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

NIA

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)

Service 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) **Soil Percolation**

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

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

EROSION CONTROL:

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

None

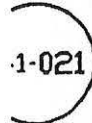
Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

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)

045

1° = 400'



002

045