



Referral Early Consultation

Date: April 16, 2025
To: Distribution List (See Attachment A)
From: Shante Ruiz, Staff Services Technician
Planning and Community Development
Subject: STAFF APPROVAL APPLICATION NO. PLN2025-0017 – MASELLIS
Respond By: May 1, 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 the conditions for a Staff Approval. Therefore, please list any conditions that you wish to have included 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: John Masellis
Project Location: 501 Triangle Ranch Road, between Geer Road and Johansen Road, in the Empire area.
APN: 009-027-009
Williamson Act Contract: N/A
General Plan: Agriculture
Current Zoning: General Agriculture (A-2-40)

Project Description: Request to operate a flower stand on 24-acre parcel in the General Agriculture (A-2-40) zoning district. The flowers are grown and sold on a one-acre area, located on the southeastern corner of the parcel. The flower stand will include the sale of a variety of fresh cut flowers specializing in peonies, which are all grown on-site. Flowers are picked by the applicant, arranged into bouquets, and placed on a table at the eastern end of the driveway. The flower stand will be open to customers Thursday through Saturday, from 10:00 a.m. to 5:00 p.m. Appointments are not required. There are a total of three dirt parking spaces available for customers located south of the flower stand, near the eastern property line. Twenty daily customers are anticipated with one on-site at one time. The applicant is proposing one 1.6-foot by two-foot informational sign adjacent to the road frontage. Customers will take access from County-maintained Yosemite Boulevard, on to Triangle Ranch Road, which is a private road. The applicant is not proposing any employees at this time. The parcel is currently developed with a 2,700± square-foot single-family dwelling with

an attached 600± square-foot garage, a 200± square-foot patio, a 256± square-foot residential storage shed, and a 3,500± square-foot agriculture storage building. The stand will not include the use of any structures.

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



STAFF APPROVAL APPLICATION NO. PLN2025-0017 – MASELLIS

Attachment A

Distribution List

X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO DER
X	DISPOSAL DIST: TURLOCK SCAVENGER	X	STAN CO PUBLIC WORKS
X	FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED FIRE	X	STAN CO PUBLIC WORKS - SURVEY
X	IRRIGATION DIST: MODESTO	X	STAN CO AG COMMISSIONER

STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: STAFF APPROVAL APPLICATION NO. PLN2025-0017 – MASELLIS

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

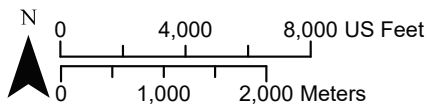
MASELLIS

SAA PLN2025-0017

AREA MAP

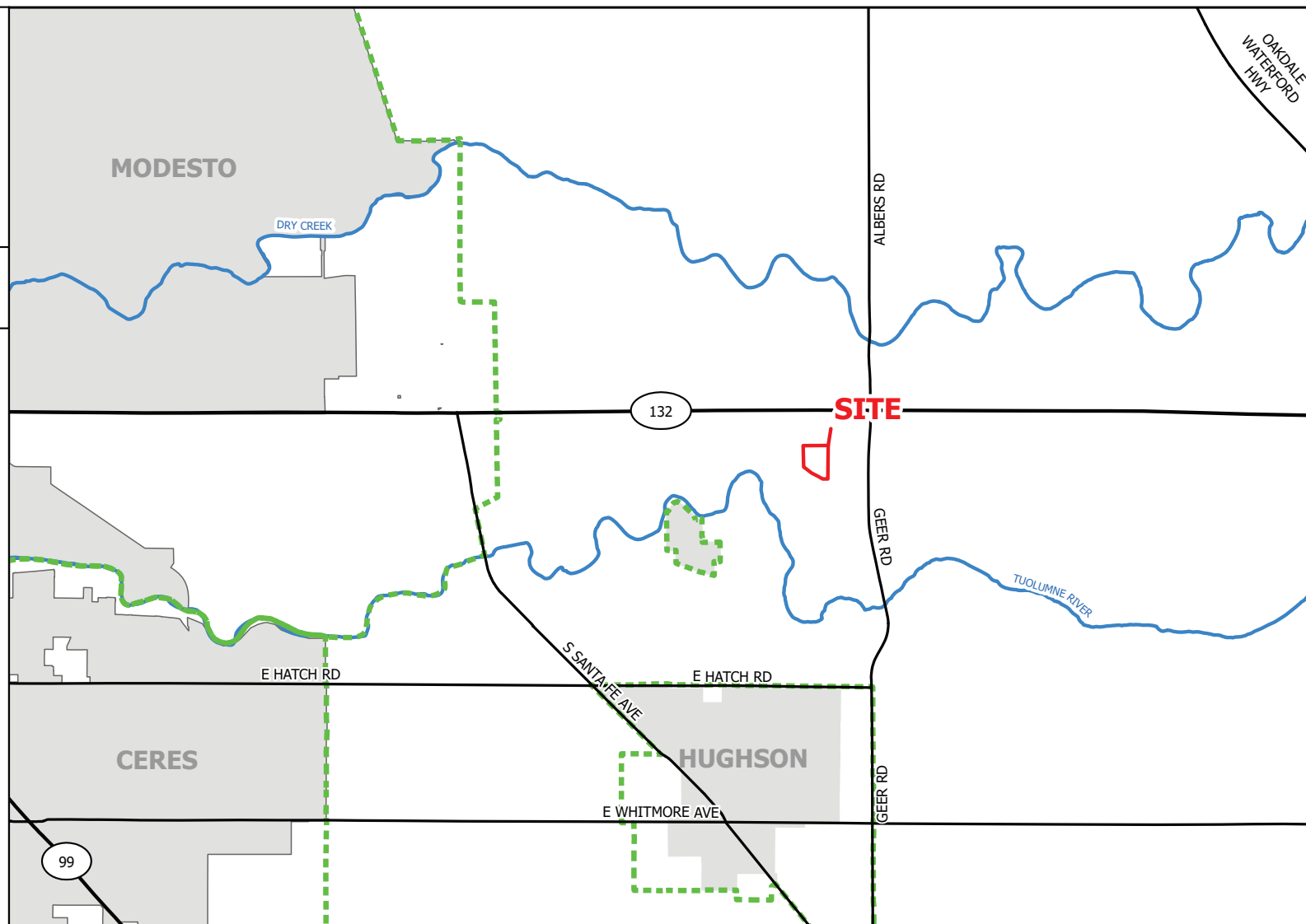
LEGEND

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



Source: Planning Department GIS

Date Exported: 3/18/2025






MASELLIS



SAA PLN2025-0017

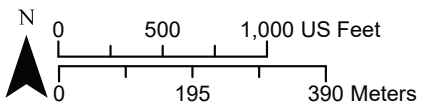
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal
-  River

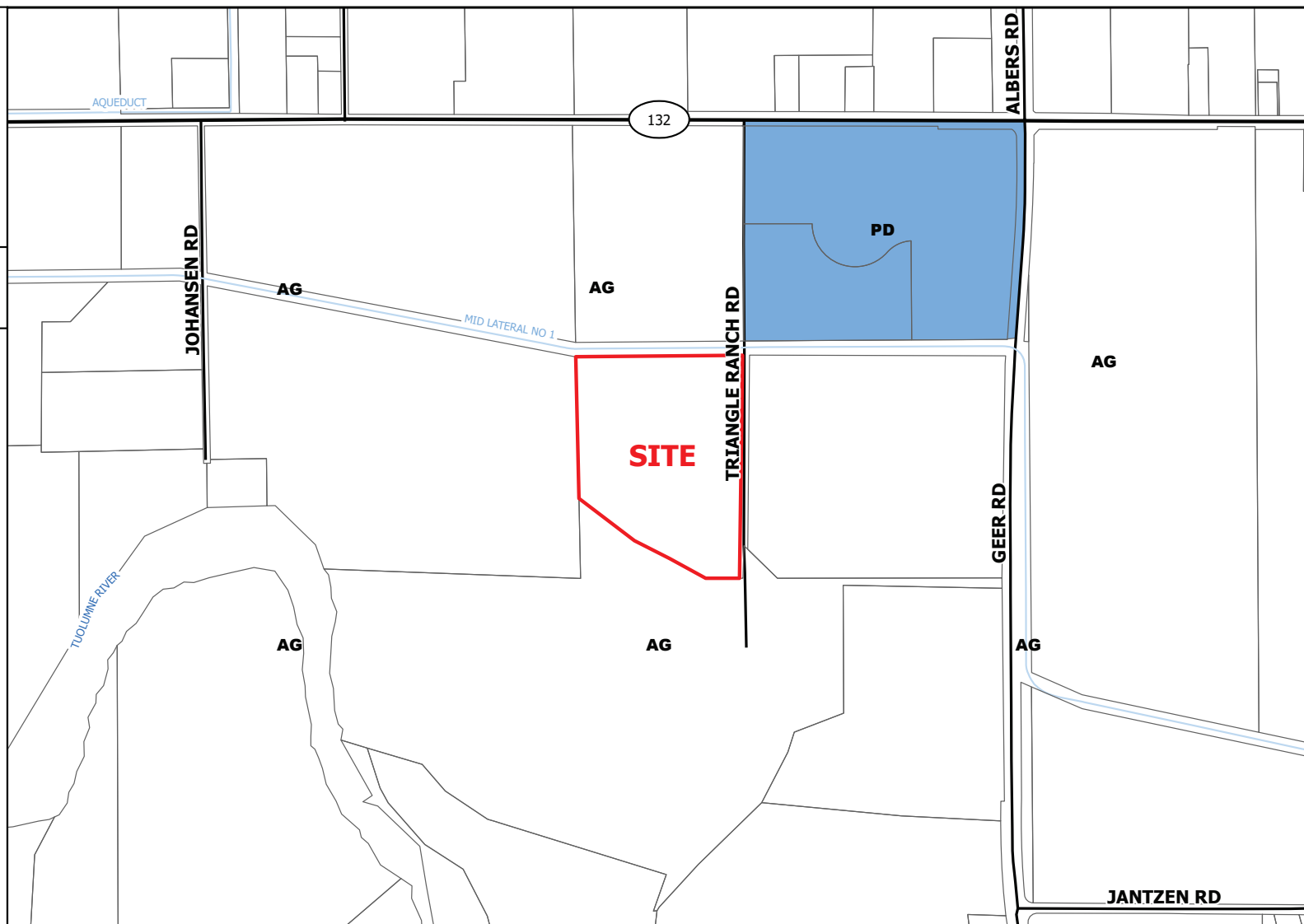
General Plan

-  Agriculture (AG)
-  Planned Development (PD)



Source: Planning Department GIS

Date Exported: 3/18/2025







MASELLIS



SAA PLN2025-0017

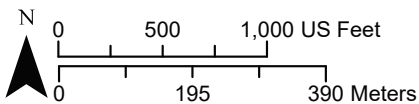
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal
-  River

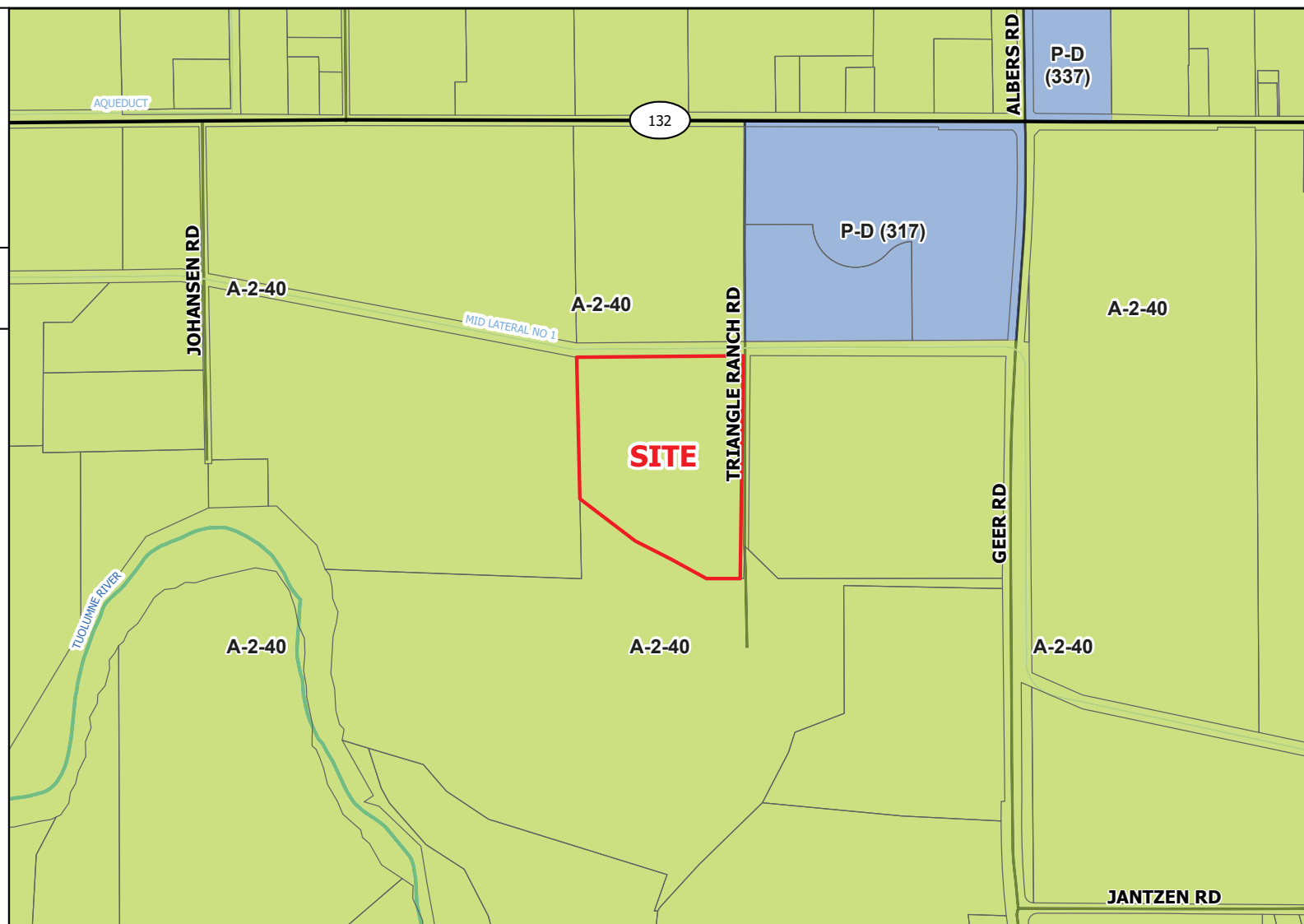
Zoning Designation

-  General AG 40 Acre (A-2-40)
-  Planned Development (P-D)



Source: Planning Department GIS

Date Exported: 3/18/2025







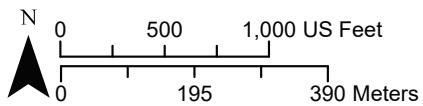
MASELLIS

SAA PLN2025-0017

2023 AERIAL AREA MAP

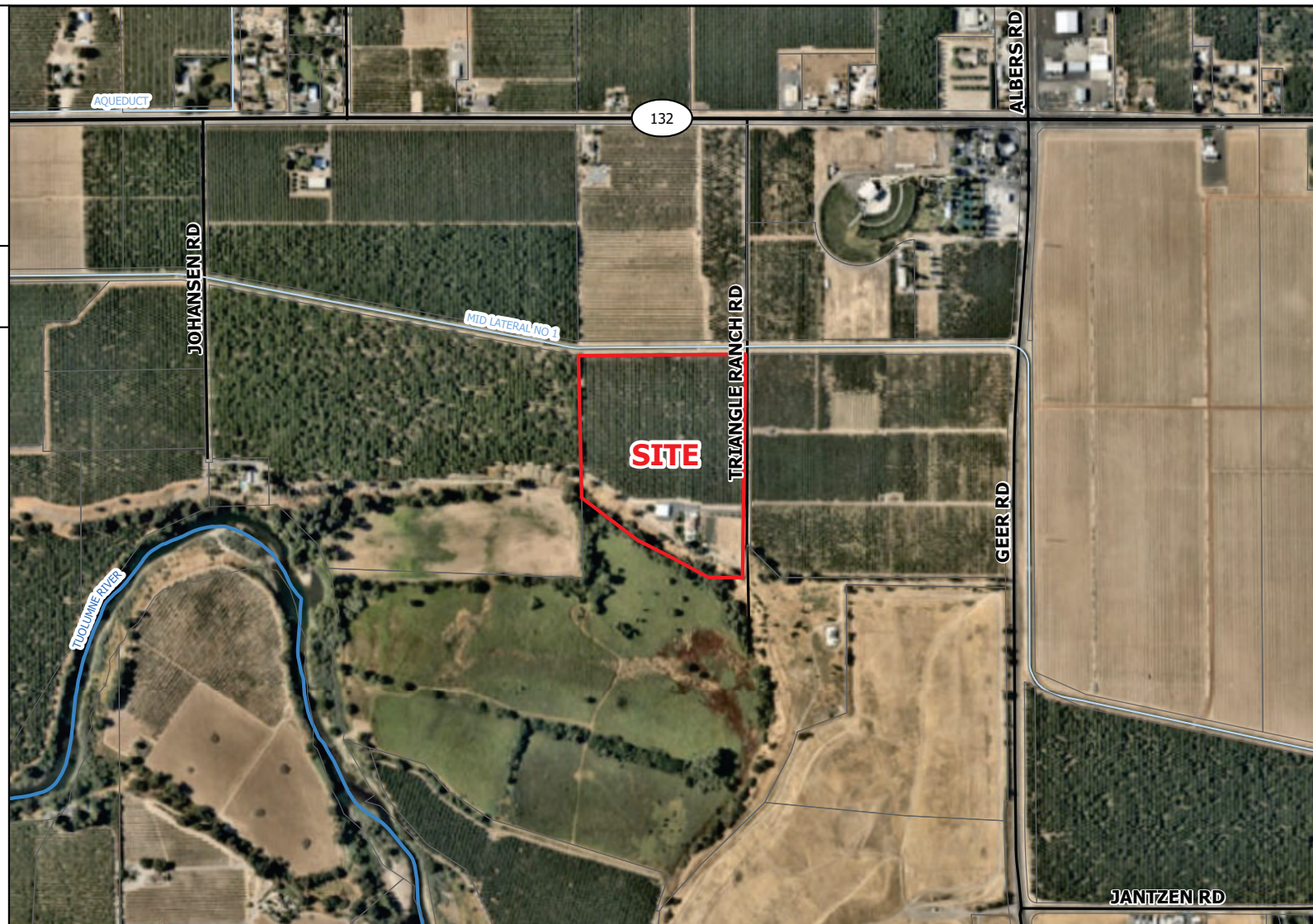
LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal
-  River



Source: Planning Department GIS

Date Exported: 3/18/2025







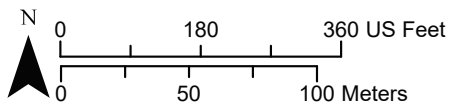
MASELLIS

SAA PLN2025-0017

2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal



Source: Planning Department GIS

Date Exported: 3/18/2025










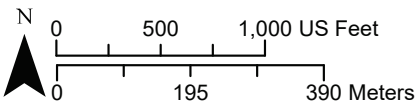
MASELLIS

SAA PLN2025-0017

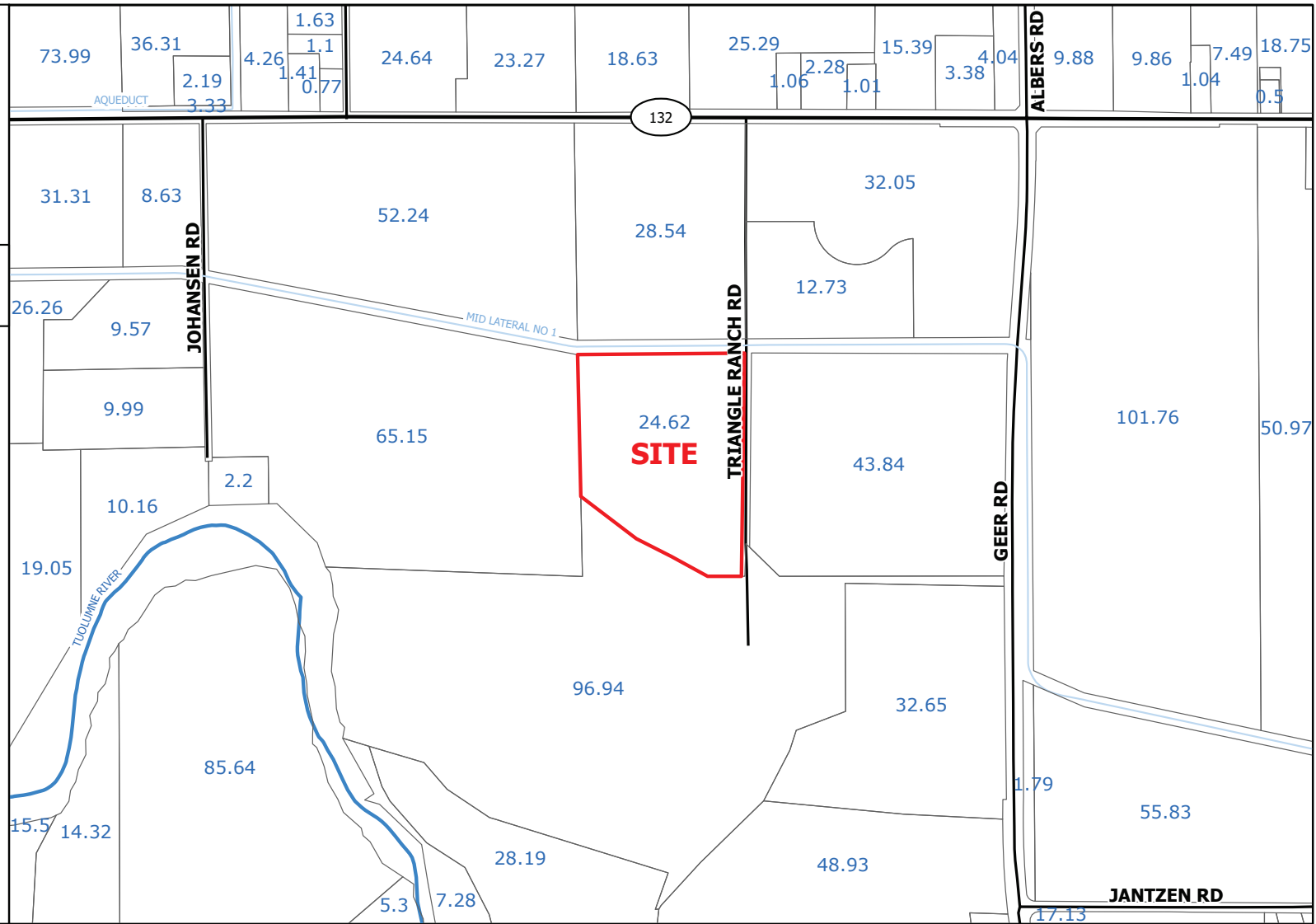
ACREAGE MAP

LEGEND

-  Project Site
-  Parcel
-  Acres
-  Highway
-  Street
-  Canal
-  River



Source: Planning Department GIS Date Exported: 3/18/2025



Yosemite Blvd

20' →
Triangle Ranch Rd

MID Canal

967.95'

↑
N

Orchard

1101.81' →
Driveway
20' →


102' 518"

Shop

Personal Driveway

Gate →

House

Flower Field
10' x 10' 

Open Field

Farm Stand
4' x 4' (Table)

3 Parking Spots

20' →

469.29'

55.16'