



Referral Early Consultation

Date: July 8, 2025

To: Distribution List (See Attachment A)

From: Emily DeAnda, Associate Planner
Planning and Community Development

Subject: USE PERMIT APPLICATION NO. PLN2025-0030 – VERNALIS WAREHOUSE, LLC

Respond By: July 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: Jon Topham, AvidWater, LLC

Project Location: 2207 Highway 33, between McCracken Road and Highway 33, in the Vernalis area.

APNs: 016-006-017

Williamson Act Contract: N/A

General Plan: Agriculture

Current Zoning: General Agriculture (A-2-40)

Project Description: This is a request to change the use of an existing legal nonconforming produce storage facility to an agricultural service establishment for an irrigation supply business within an existing 26,720± square-foot warehouse located on a 1.78± acre parcel in the General Agriculture (A-2-40) zoning district. The irrigation supply business will serve as a wholesale warehouse for delivery or pickup of irrigation materials by agricultural customers. The warehouses will store PVC pipe, drip irrigation hoses, steel and plastic fittings, filtration and pump components for irrigation systems. The warehouse fronts onto County-maintained McCracken Road but is also

bordered by Highway 33. The irrigation supply business proposes to serve customers consisting of farming operations primarily located in the following areas: Patterson, Crows Landing, Tracy, Manteca, Salida, and Grayson. The proposed service establishment will consist of a maximum of 12 employees on a single shift with an estimated number of ten customers per-day on-site. The business will be open Monday through Friday, 7:00 a.m. to 5:00 p.m. and Saturdays from 7:00 a.m. to 12:00 p.m., and closed on Sundays. The majority of the orders will be in bulk and delivered to or picked up by customers, and a limited amount of retail sales will occur on-site. The applicant estimates 2-3 truck trip deliveries per-day to customers. Resupply of the establishment will consist of ten truck trip deliveries per week to the project site. No construction is proposed as part of this request. The site is served by an existing well and septic system and has access to County-maintained McCracken Road via two existing driveways on-site.

The existing warehouse is considered to be legal but nonconforming to current zoning standards as it was permitted under building permits in the 1940's. A variance to the setback requirements from Highway 33 to the existing warehouse was approved and recorded on October 14, 1970, for the project site which permitted an addition to the warehouse at a distance of 25-feet less than the required setback off Highway 33, and expanded as an agricultural storage facility under a Staff Approval permit in 1989. Storage of agricultural produce is allowed in A-2 zoning district, provided a Tier One Use Permit is obtained. For the current request, a Tier Two Use Permit is required to establish the agricultural service establishment under the current Zoning Ordinance.

The site is currently under a Code Enforcement case for operating an irrigation supply business on-site without securing the necessary land use entitlements.

There will be no change to stormwater drainage, which will be maintained via overland runoff.

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



USE PERMIT APPLICATION NO. PLN2025-0030 – VERNALIS WAREHOUSE, LLC

Attachment A

Distribution List

| | | | |
|---|---|---|--|
| | CA DEPT OF CONSERVATION Land Resources | | 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 FARM BUREAU |
| X | CEMETERY DISTRICT: PATTERSON | X | STAN CO HAZARDOUS MATERIALS |
| | CENTRAL VALLEY FLOOD PROTECTION | | STAN CO PARKS & RECREATION |
| | CITY OF: | X | STAN CO PUBLIC WORKS |
| | COMMUNITY SERVICES DIST: | X | STAN CO PUBLIC WORKS - SURVEY |
| X | COOPERATIVE EXTENSION | | STAN CO RISK MANAGEMENT |
| X | DISPOSAL DIST: BERTOLOTTI AREA 1 | X | STAN CO SHERIFF |
| X | DER GROUNDWATER RESOURCES DIVISION | X | STAN CO SUPERVISOR DIST 3: WITHROW |
| X | FIRE PROTECTION DIST: WEST STANISLAUS | X | STAN COUNTY COUNSEL |
| X | GSA: WEST STANISLAUS IRRIGATION DISTRICT | | StanCOG |
| X | HOSPITAL DIST: DEL PUERTO HEALTHCARE | X | STANISLAUS FIRE PREVENTION BUREAU |
| X | IRRIGATION DIST: WEST STANISLAUS | X | STANISLAUS LAFCO |
| X | MOSQUITO DIST: TURLOCK | X | 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: SOUTHERN PACIFIC | | US ARMY CORPS OF ENGINEERS |
| X | SAN JOAQUIN VALLEY APCD | X | US FISH & WILDLIFE |
| X | SCHOOL DIST 1: PATTERSON JOINT UNIFIED | | US MILITARY (SB 1462) (7 agencies) |
| | SCHOOL DIST 2: | | USDA NRCS |
| | WORKFORCE DEVELOPMENT | | |
| 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. PLN2025-0030 – VERNALIS WAREHOUSE, LLC

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 |
|------|-------|------|
|------|-------|------|

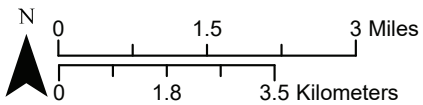
VERNALIS WAREHOUSE, LLC

UP
PLN2025-0030

AREA MAP

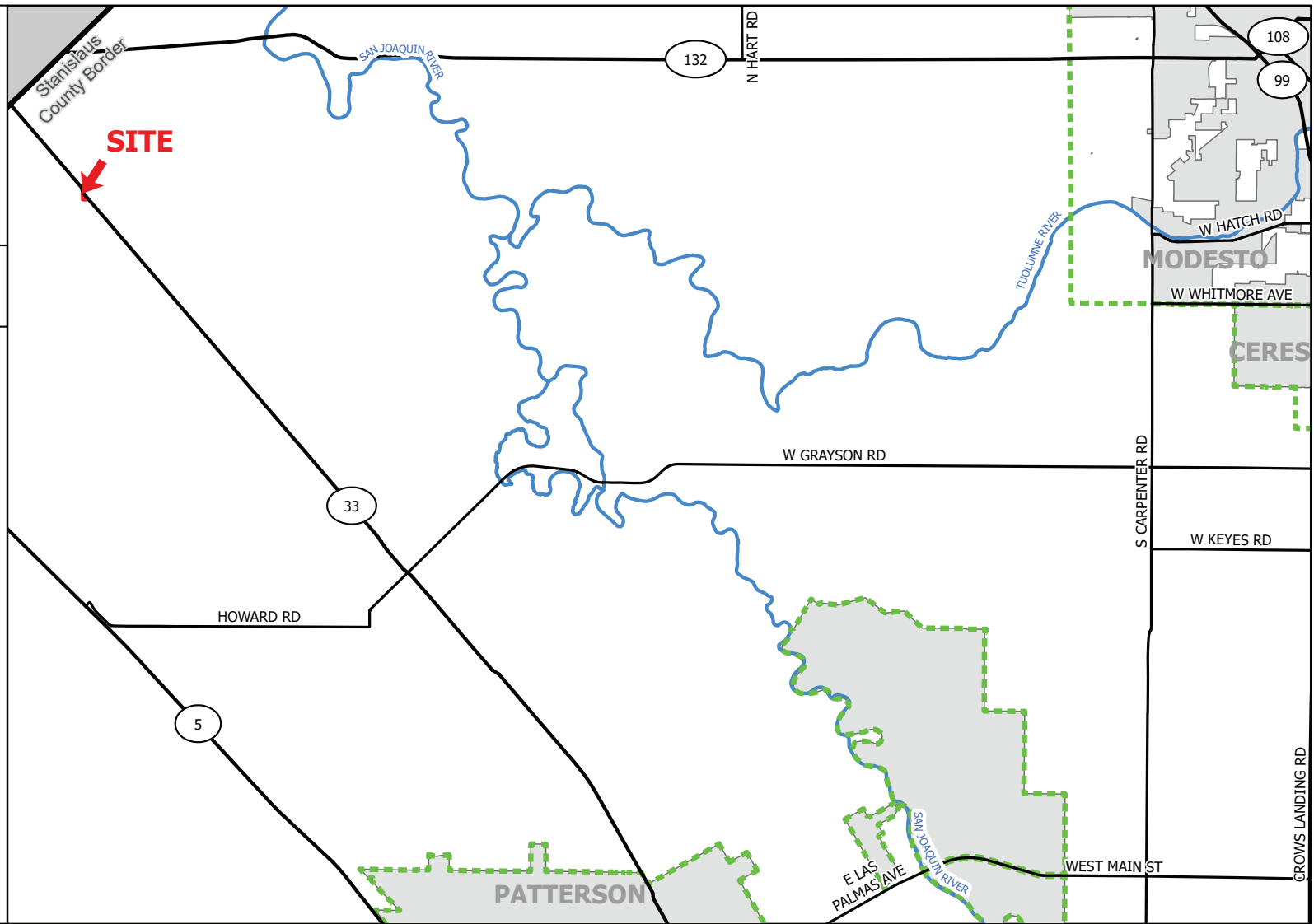
LEGEND

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



Source: Planning Department GIS

Date Exported: 5/21/2025



VERNALIS WAREHOUSE, LLC


UP PLN2025-0030

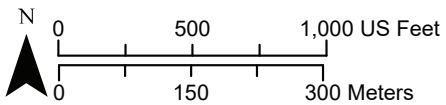
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

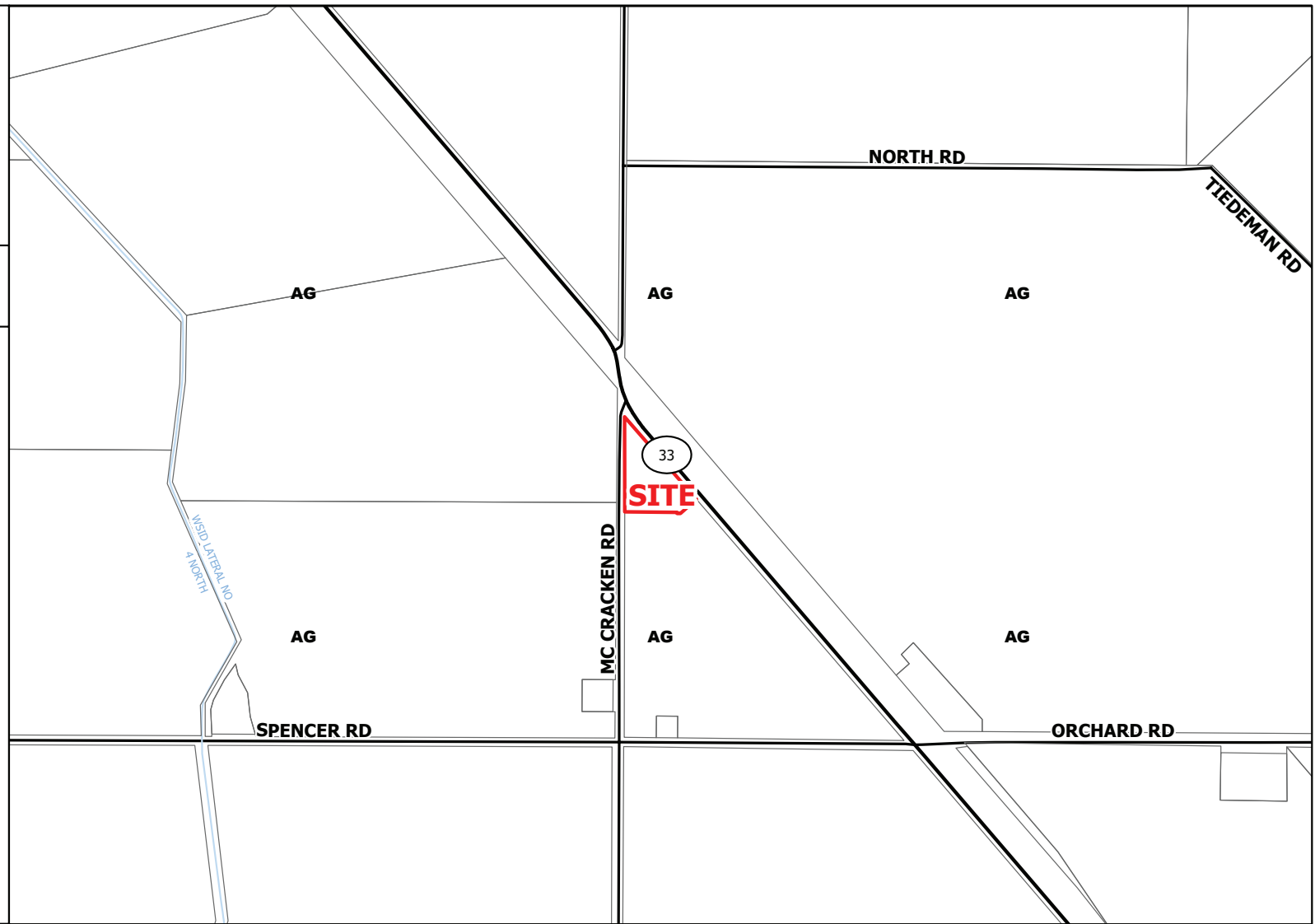
General Plan

-  Agriculture (AG)



Source: Planning Department GIS

Date Exported: 5/21/2025



VERNALIS WAREHOUSE, LLC



UP PLN2025-0030

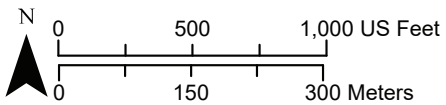
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

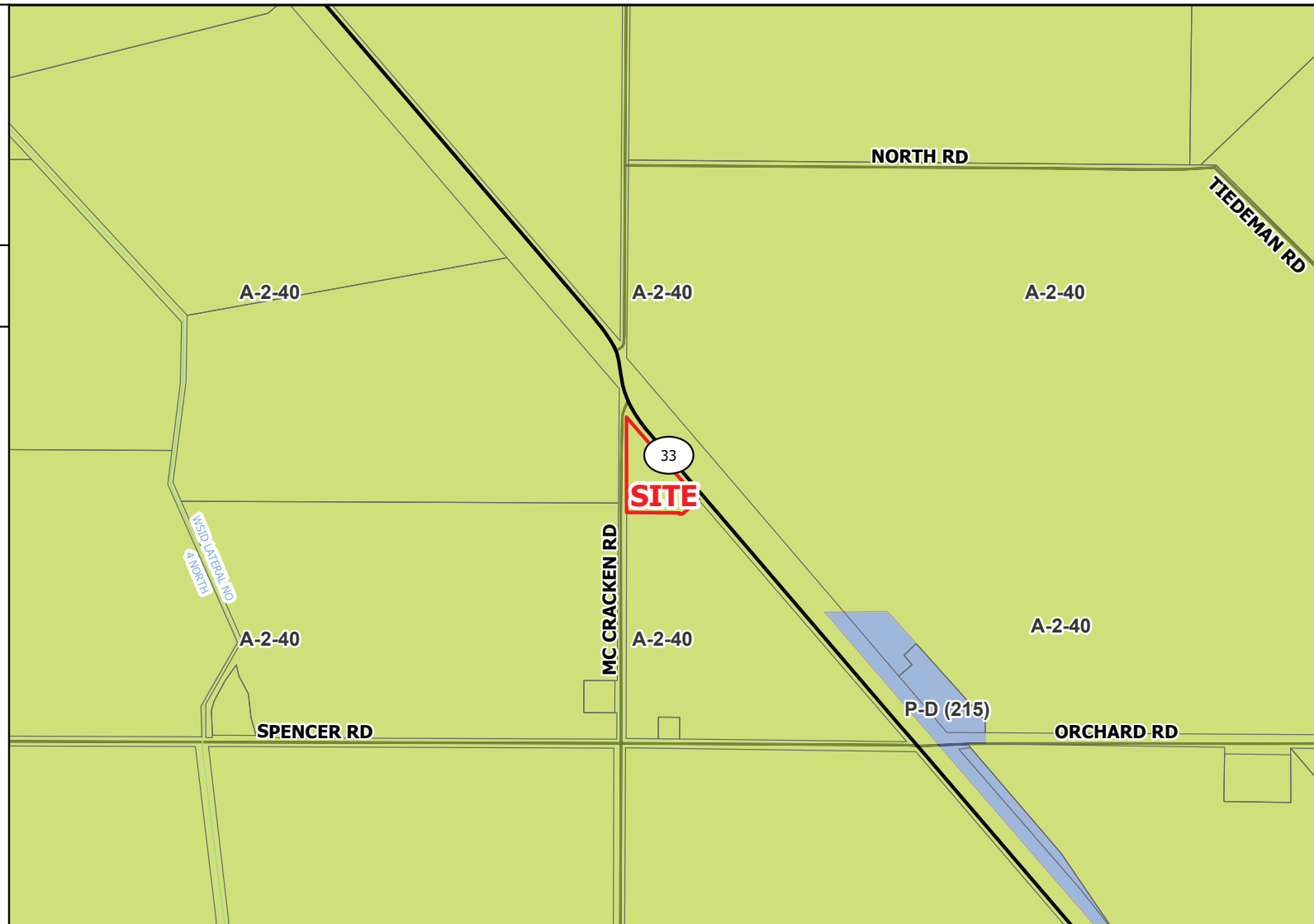
Zoning Designation

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



Source: Planning Department GIS

Date Exported: 5/21/2025



**VERNALIS
WAREHOUSE, LLC**

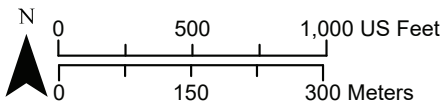
UP

PLN2025-0030

2023 AERIAL AREA MAP

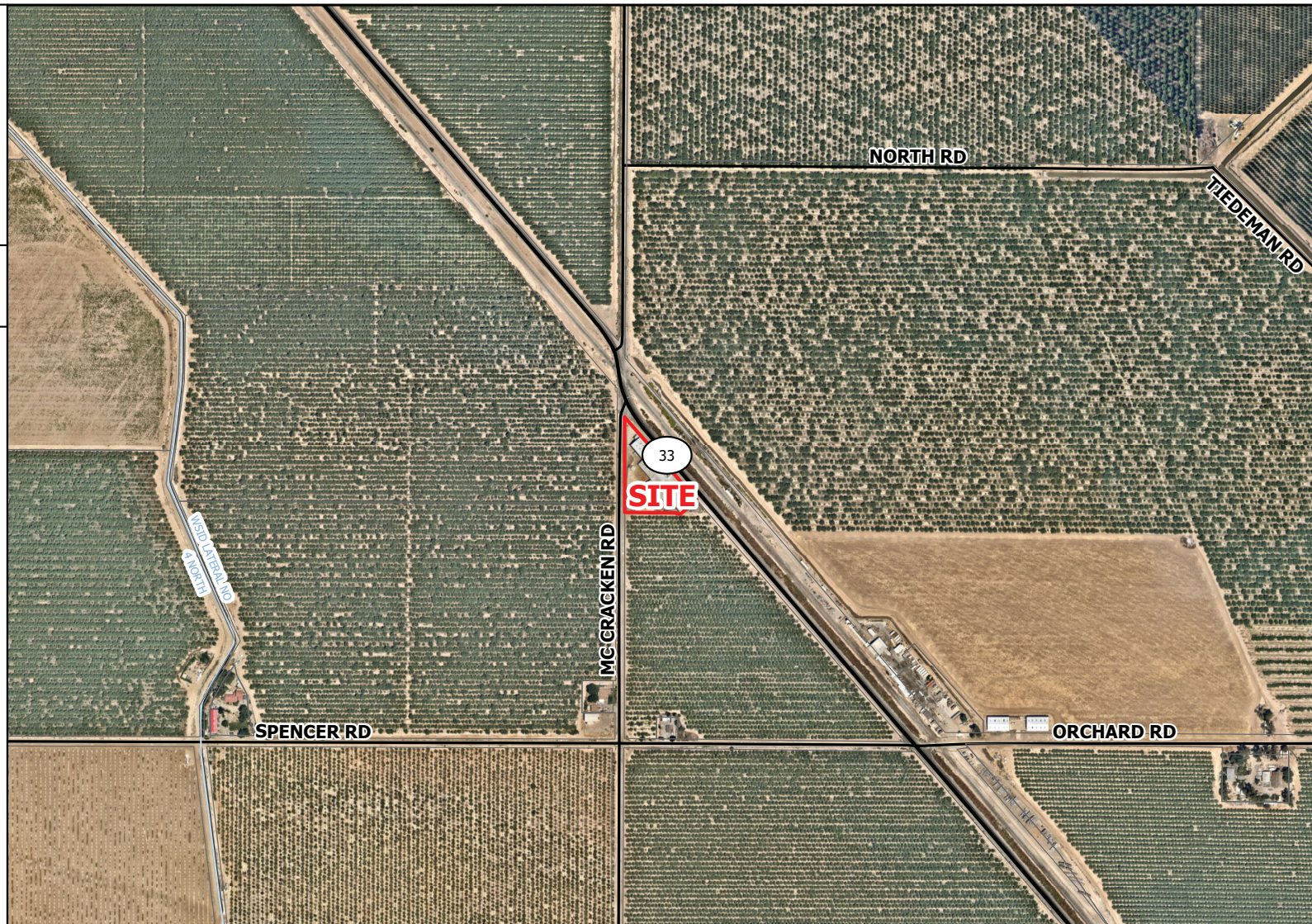
LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal



Source: Planning Department GIS

Date Exported: 5/21/2025





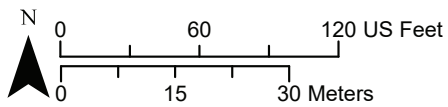
**VERNALIS
WAREHOUSE, LLC**

**UP
PLN2025-0030**

2023 AERIAL SITE MAP

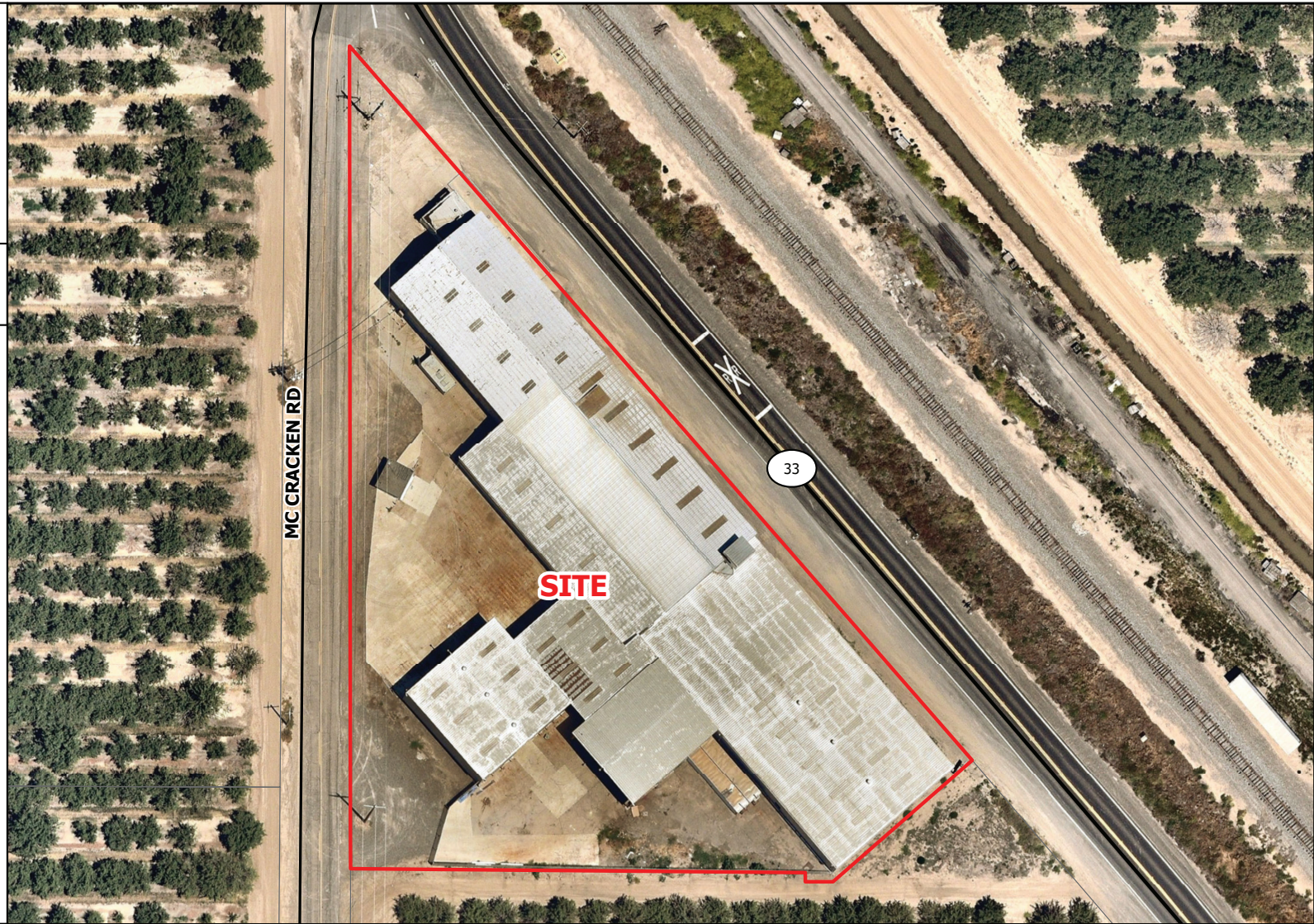
LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street



Source: Planning Department GIS

Date Exported: 5/21/2025



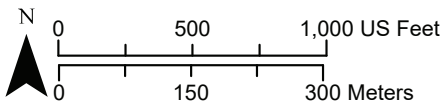
VERNALIS WAREHOUSE, LLC

UP
PLN2025-0030

ACREAGE MAP

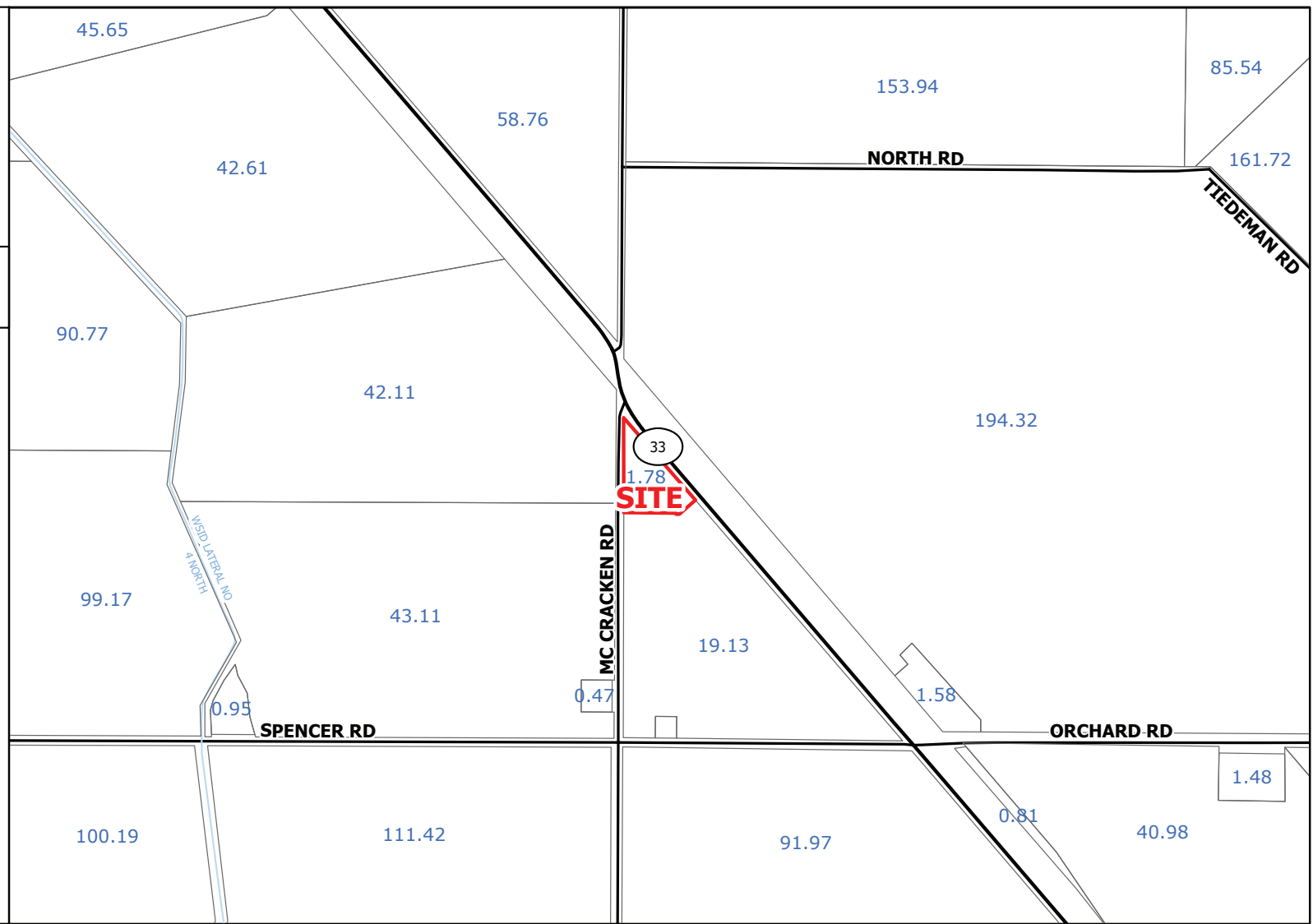
LEGEND

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



Source: Planning Department GIS

Date Exported: 5/21/2025



Vernalis Adjacent Properties



3/26/2025, 11:55:44 AM

1:19,892

0 0.13 0.25 0.5 mi

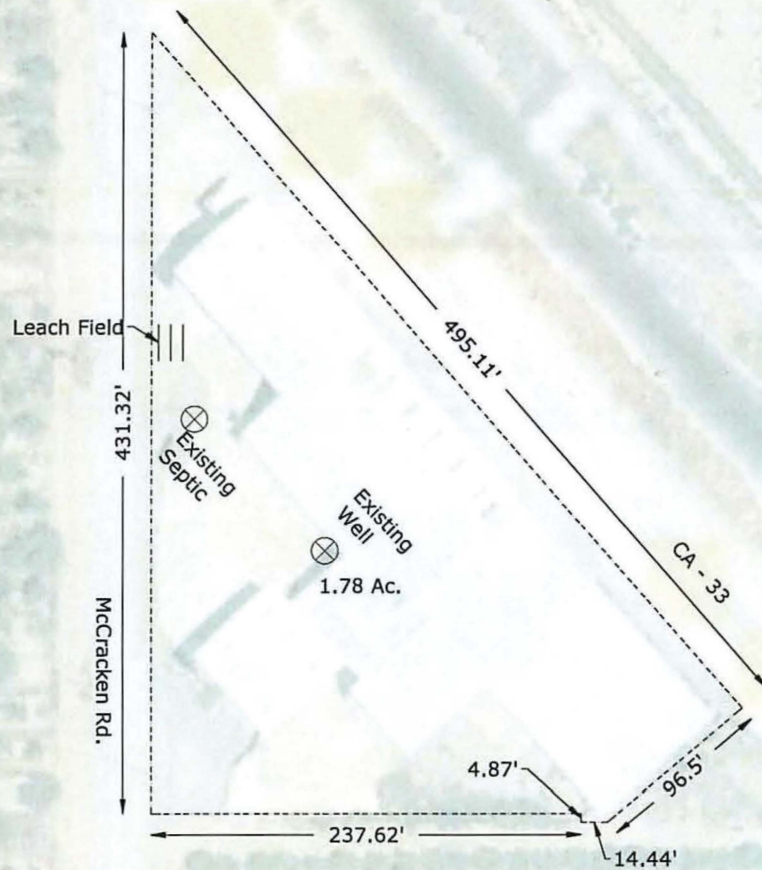
0 0.2 0.4 0.8 km

Mapax



Address: 2207 CA-33, Vernalis, CA 95385

Scale: 1"=50'

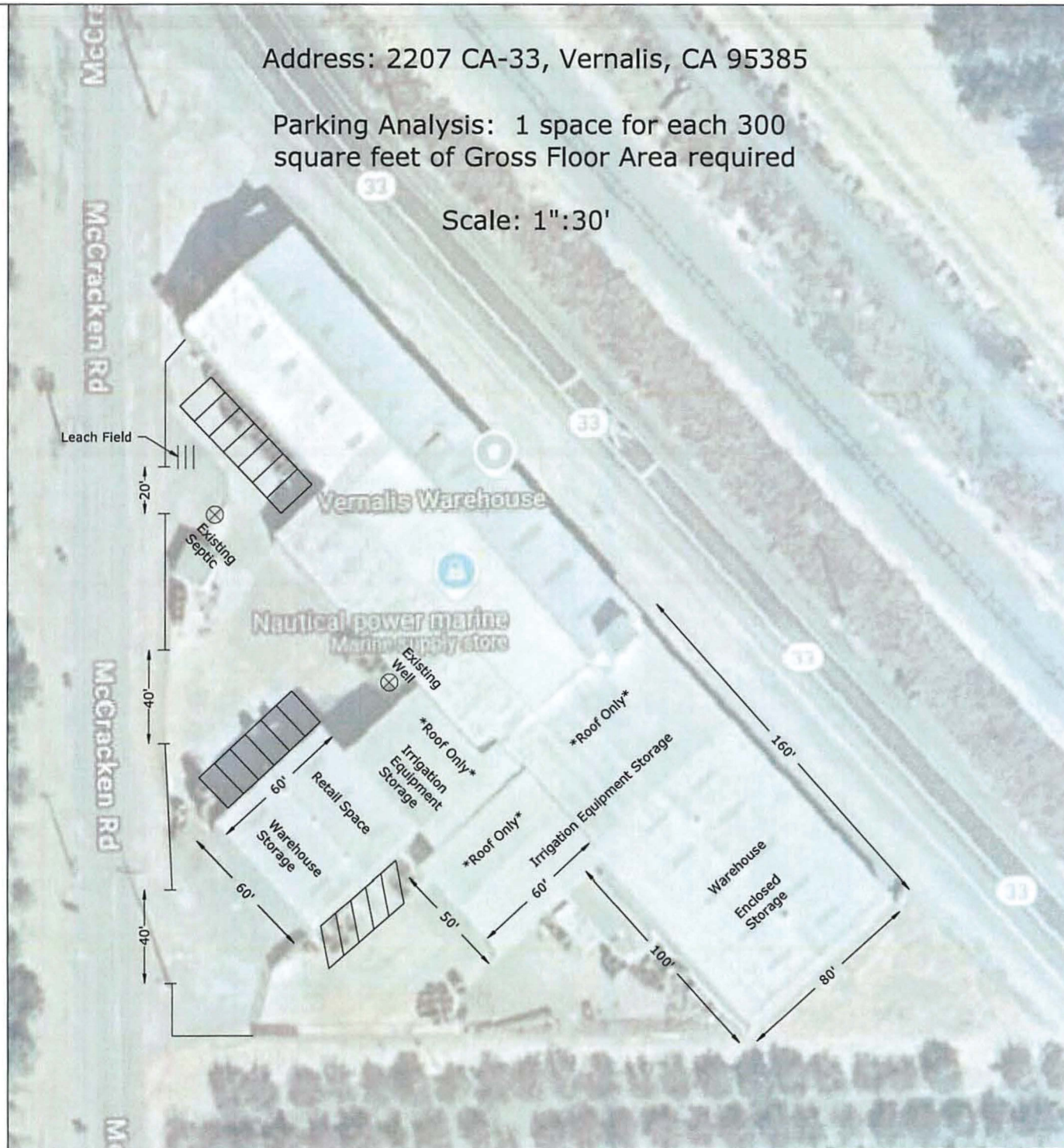




Address: 2207 CA-33, Vernalis, CA 95385

Parking Analysis: 1 space for each 300 square feet of Gross Floor Area required

Scale: 1":30'







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): PLN 2005-0030

Date: 4-18-25

S 1 T 4 R 6

GP Designation: A9

Zoning: A-2-40

Fee: \$5,703.00

Receipt No. 582102

Received By: ED

Notes: UP

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).*

Application for a use permit to utilize a previously vacant agricultural storage and processing facility for an agricultural irrigation company. Project will include warehousing in existing metal buildings and will incorporate ancillary retail sales. Storage of PVC, plastic, and steel piping, fittings, and components under existing metal roofs (open on sides) and outdoors.

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 016 Page 006 Parcel 017

Additional parcel numbers: _____

Project Site Address

or Physical Location:

2207 CA-33, Vernalis, CA 95385

Property Area: Acres: 1.69 or Square feet: _____

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

Agricultural storage/dry bean processing prior to March 2023. Vacant from that date.

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)

None known by applicant. Per Planning staff only building permits and permitted use of agricultural storage facility in the past.

Existing General Plan & Zoning: AG-40

Proposed General Plan & Zoning: _____

(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: Highway 33, Railroad tracks parallel to highway, agricultural, pallet recycling/manufacturing company

West: Agricultural

North: Agricultural

South: Agricultural, 2 residences

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: None, previous use was concrete with some gravel areas.

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: 26,720 Sq. Ft.

Landscaped Area: 0 Sq. Ft.

Proposed Building Coverage: 26,720 Sq. Ft.

Paved Surface Area: 14,780 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) No new structures

Number of floors for each building: All existing are single story

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) Tallest existing is approximately 45 feet high.

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 antennas approximately 47 feet high.

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

Existing concrete

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: PG&E

Sewer*: Private septic

Telephone: None Required

Gas/Propane: None

Water**: Private well

Irrigation: N/A

***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:)

Only employee restroom waste.

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): 14,900 - all existing buildings

Type of use(s): Agricultural services business. Agricultural irrigation system design, installation, repair, sales and service.

Days and hours of operation: Monday - Friday 7:00am to 5:00pm, Saturday 7:00am to Noon, Sunday closed

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

Occupancy/capacity of building: _____

Number of employees: (Maximum Shift): 12 (Minimum Shift): 12

Estimated number of daily customers/visitors on site at peak time: 10

Other occupants: N/A

Estimated number of truck deliveries/loadings per day: 2

Estimated hours of truck deliveries/loadings per day: 2

Estimated percentage of traffic to be generated by trucks: <5%

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: 500 Warehouse area: 8,000

Sales area: 3,100 Storage area: 2,000

Loading area: 4,500 Manufacturing area: 0

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)

Highway 33 to east, McCracken Road to west

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? _____

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.

No grading _____

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: 3/18/2025 - EnviroStor database - zip code 95385

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.