

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

Referral Early Consultation

Date: October 16, 2025

To: Distribution List (See Attachment A)

From: Jeremy Ballard, Senior Planner

Planning and Community Development

Subject: STAFF APPROVAL APPLICATION NO. PLN2025-0087 – KNIGHTS FERRY

EMERGENCY COMMUNICATION TOWER

Respond By: November 5, 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: Stanislaus County General Service Agency on behalf of Stanislaus County

Office of Emergency Services

Project Location: 17268 Frymire Road, between Cemetery and Morrison Road in the Knights

Ferry area.

APN: 002-044-010

Williamson Act

Contract: N/A

General Plan: Agriculture

Current Zoning: General Agriculture (A-2-5)

Project Description: Request to construct a 100-foot-tall lattice communication tower on a 14.7± acre parcel in the General Agriculture (A-2-5) zoning district for use by the Stanislaus County Office of Emergency Services for public safety communications in the Knights Ferry area. In addition to the tower, a 200-square-foot equipment shelter will be constructed adjacent to the tower with a total lease area of 1,300± square feet. A six-foot-tall chain link fencing will be installed around the perimeter of the lease area. The facility will be unstaffed with scheduled on-site maintenance two to three times per year. The proposed facility would meet the County's siting standards of Chapter 21.91 – Communication Facilities of the County Code. The site is currently improved with a single-family dwelling and accessory residential structures.

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



STAFF APPROVAL APPLICATION NO. PLN2025-0087 - KNIGHTS FERRY EMERGENCY COMMUNICATION TOWER

Attachment A

Distribution List

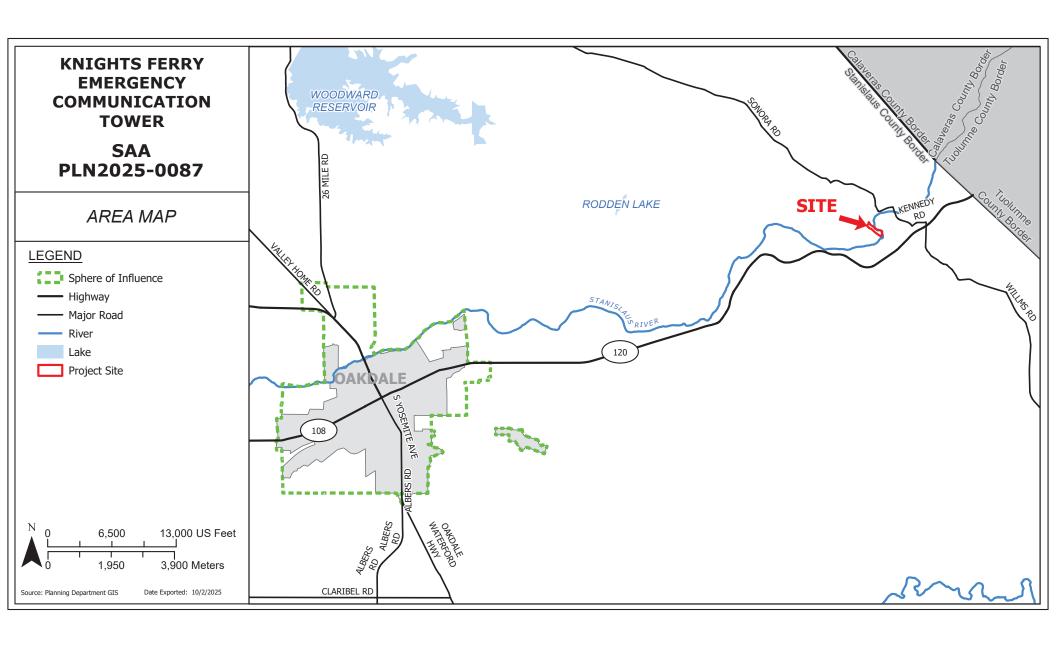
Distribution List				
Х	CROP DUSTERS	Х	STAN CO BUILDING PERMITS DIVISION	
Х	FIRE PROTECTION DIST: OAKDALE RURAL	Х	STAN CO HAZARDOUS MATERIALS	
Х	MOSQUITO ABATEMENT DIST: EASTSIDE	Х	STAN CO PUBLIC WORKS	
Х	PACIFIC GAS & ELECTRIC	Х	STANISLAUS FIRE PREVENTION BUREAU	
Х	MUNICIPAL ADVISORY COUNCIL: KNIGHTS FERRY	Х	SURROUNDING LAND OWNERS	

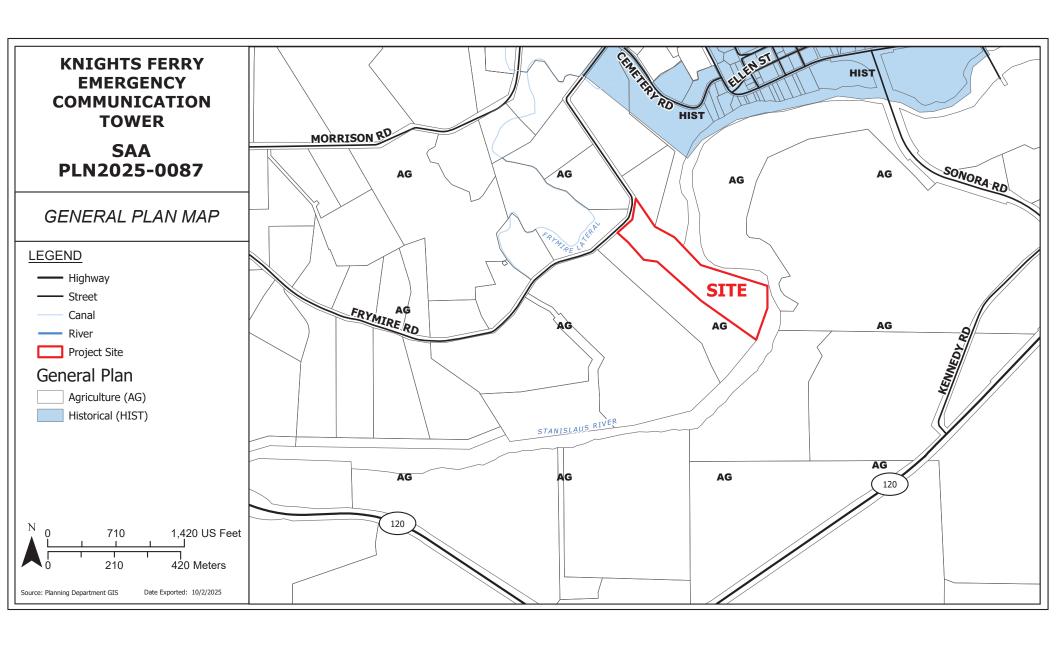


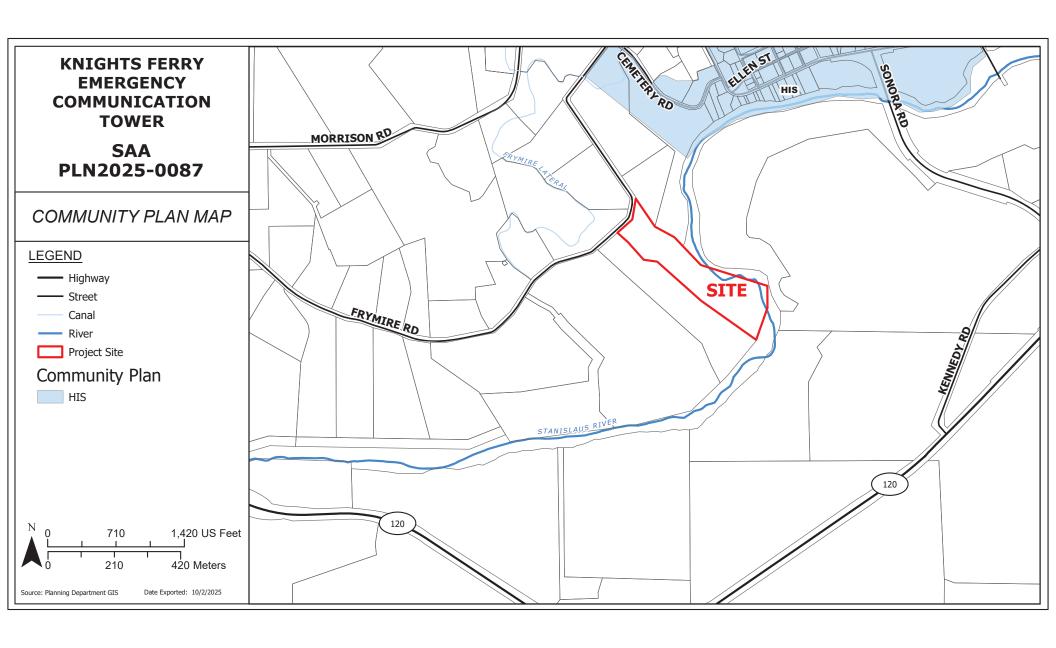
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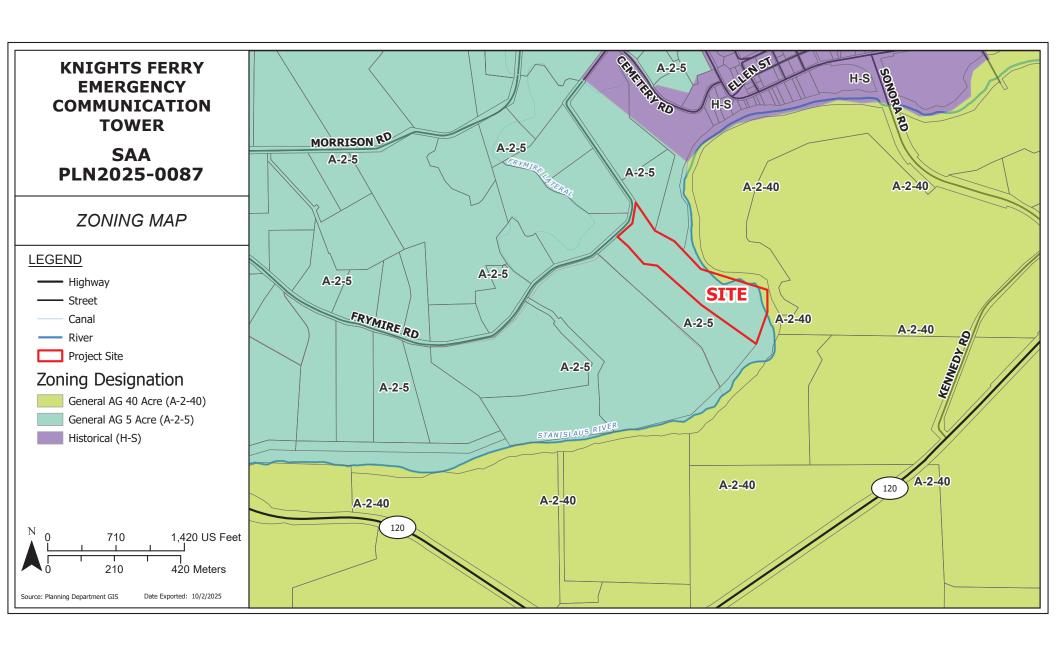
STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

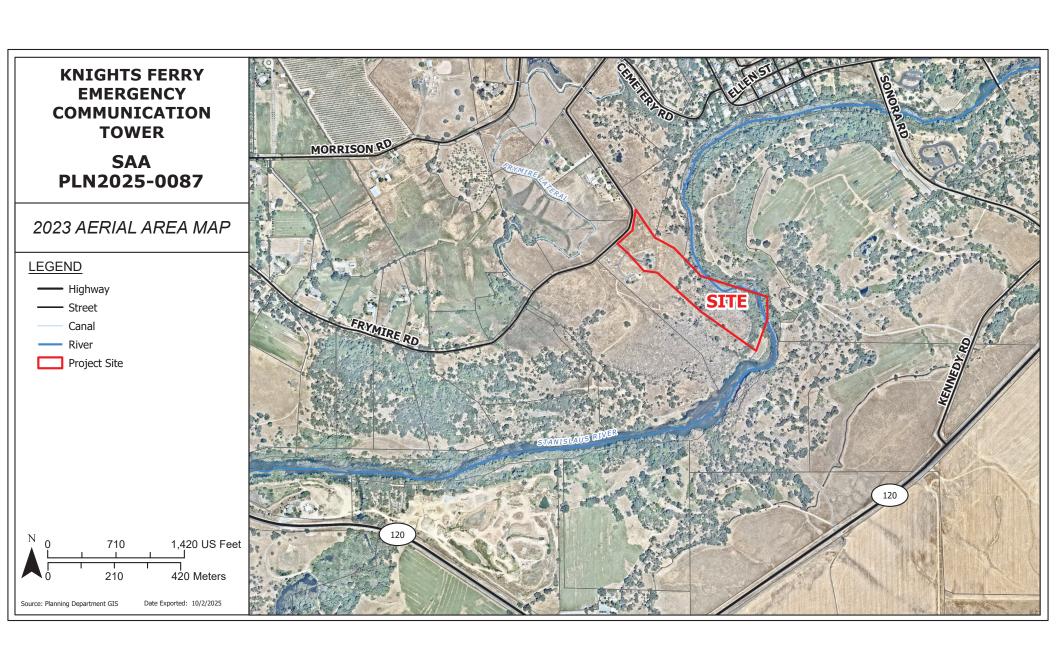
TO:	Stanislaus County Planning & Community Development 1010 10 th Street, Suite 3400 Modesto, CA 95354 STAFF APPROVAL APPLICATION NO. PLN2025-0087 - KNIGHTS FERRY EMERGENCY COMMUNICATION TOWER s agency's particular field(s) of expertise, it is our position the above described				
FROM:					
SUBJECT: Based on this project:					
	Will not have a significant effect or May have a significant effect on the No Comments.				
	re specific impacts which support o ypes, air quality, etc.) – (attach addi		general, carrying		
Listed below a	are possible mitigation measures for WHEN THE MITIGATION OR CECORDING A MAP, PRIOR TO ISS	CONDITION NEEDS TO BE	IMPLEMENTED		
In addition, ou	r agency has the following commen	ts (attach additional sheets if I	necessary).		
Response pre	pared by:				
Name	Title		Date		

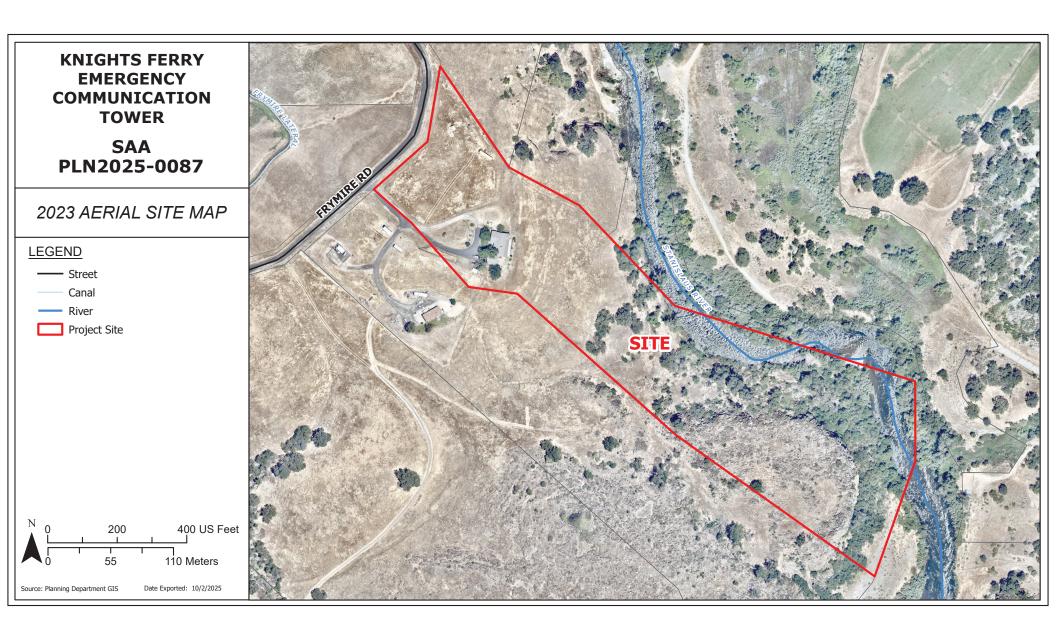


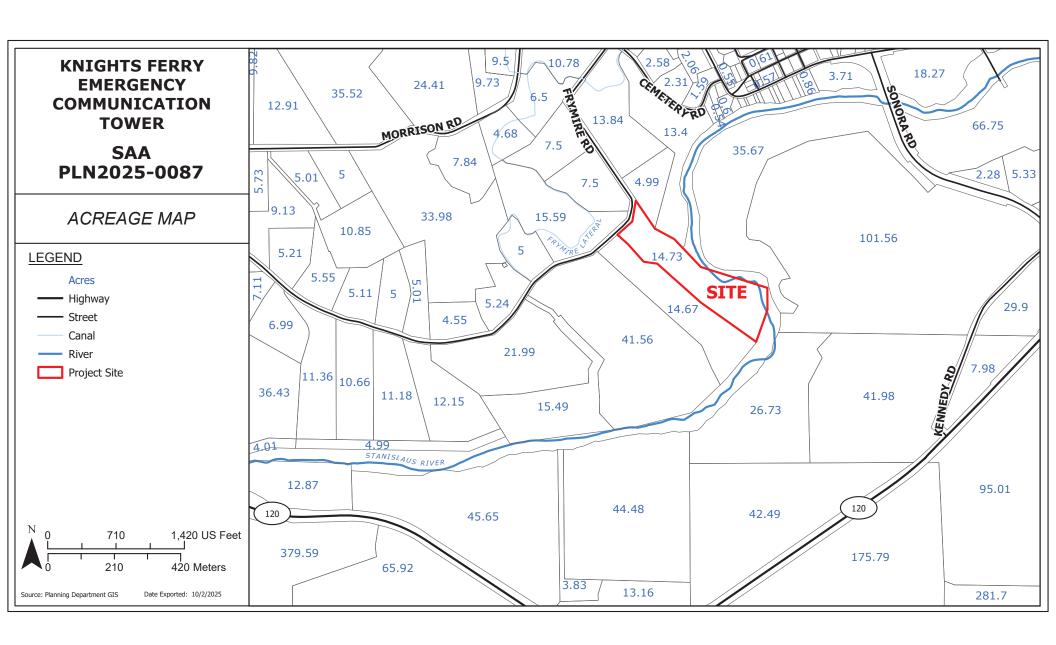














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Form Available Online: www.stancounty.com/planning/applications.shtm

S	T	R	
ZONE			
RECEI	VED		
APPLIC	CATION NO.		
	PT NO.		

STAFF APPROVAL PERMIT APPLICATION

The undersigned hereby makes application for a Staff Approval Permit in accordance with the provisions of the Stanislaus County Code, Chapter 21.100 and any amendments to the same, and submits the following information for consideration:

1.	NAME OF APPLICANT: (a) Stanislaus County - Office of Emergency Services								
	Name of firm or person								
	(b) 3705 Oakdale Rd.	_ (c) Modesto, 95357 City, Zip	(d) ²⁰⁹ -404-4717						
	Address	City, Zip	Phone						
	(e) herzogm@stancounty.com								
	Email address	-							
2.	NAME OF PROPERTY OWNER: (a) Frymire Carmen M Trust								
	Name of firm or person								
	(b) 17268 Frymire Rd.	(c) Oakdale, 95361	(d)						
	Address	City, Zip	Phone						
3.	LOCATION OF PROPERTY: 17268 Frymin	e Rd., Oakdale, CA 9536 ⁻	1 ,						
		Address							
4.	A DETAILED WRITTEN DESCRIPTION OF	USE REQUESTED:		-					
	SEE ATTACHMENT "A"								
5.	ASSESSMENT NO. & ACREAGE OF PROPERTY: 002-044-010, 14.7 Acres								
^									
6. LIST THE NUMBER AND USE OF ALL EXISTING STRUCTURES ON PROPERTY:									
	Single family dwelling and residential accessory structures								

- 7. A DETAILED SKETCH SHOWING THE APPROXIMATE LOCATION OF ANY PROPOSED AND EXISTING STRUCTURES ON PROPERTY OR LAND IMPROVEMENTS WITH RESPECT TO ROAD INTERSECTIONS, EXISTING BUILDINGS AND/OR SIGNS. SEE ATTACHMENT "B"
- IF THE STAFF APPROVAL NEEDS TO BE REFERRED OUT TO OTHER AGENCIES, A FILING FEE IN THE AMOUNT OF ONE THOUSAND, ONE HUNDRED, AND EIGHTY-EIGHT DOLLARS (\$1,188.00).
 - IF THE STAFF APPROVAL IS FOR A SINGLE-FAMILY RESIDENCE IN THE AG ZONE, OR THE STAFF APPROVAL DOES NOT NEED TO BE REFERRED TO OTHER AGENCIES, A FILING FEE IN THE AMOUNT OF THREE HUNDRED AND EIGHTY DOLLARS (\$380.00).

ATTACHMENT "A"

A DETAILED WRITTEN DESCRIPTION OF THE USE REQUESTED: Public safety communications site to enhance public safety communications within the county. Currently there is no public safety communication coverage within the Knights Ferry Area. For example, when first responders are called out to a river rescue they lose communications once they drop down into the Knights Ferry valley along the river. Stanislaus County Office of Emergency Services uses their own private communication network to cover the County, and by adding the proposed communications tower this will provide the needed communication coverage for the Knights Ferry Area. See page 2 of ATTACHMENT "A" showing non-communication coverage within the Knights Ferry area along with location of existing OES Towers.

Tower/Structure material and style: Steel lattice style tower, also see EXHIBIT "B" for more details. The lattice style tower is standard for the County and is easier to service with respect to access and climbing than the monopole style tower.

Height & Elevation: Height = 100' Feet, also see EXHIBIT "B" for more details

How often will/maintenance service the tower: Two to three times per year unless there is an equipment issue.

Size & Location of equipment shelter: The shelter will be 10' x 20', also see EXHIBIT "B" for more details

Size and location of property lease area: Intended lease area is approximately 36' x 36', also see EXHIBIT "B" for more details

Setbacks of structure from adjoining off-site residences: The setbacks from structures and adjoining offsite residences is greater than 200', also see EXHIBIT "B" for more details

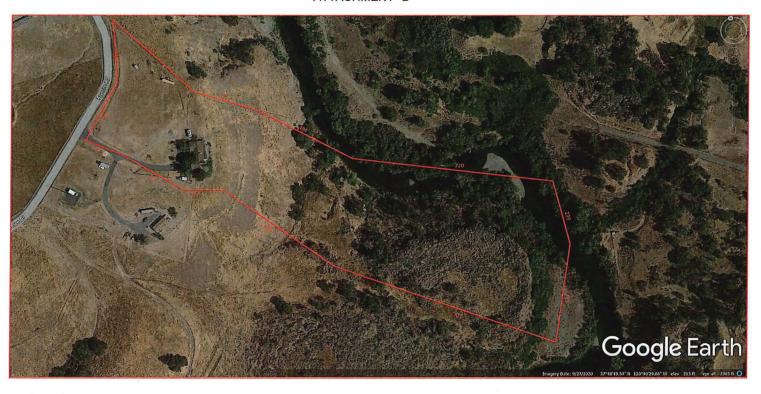




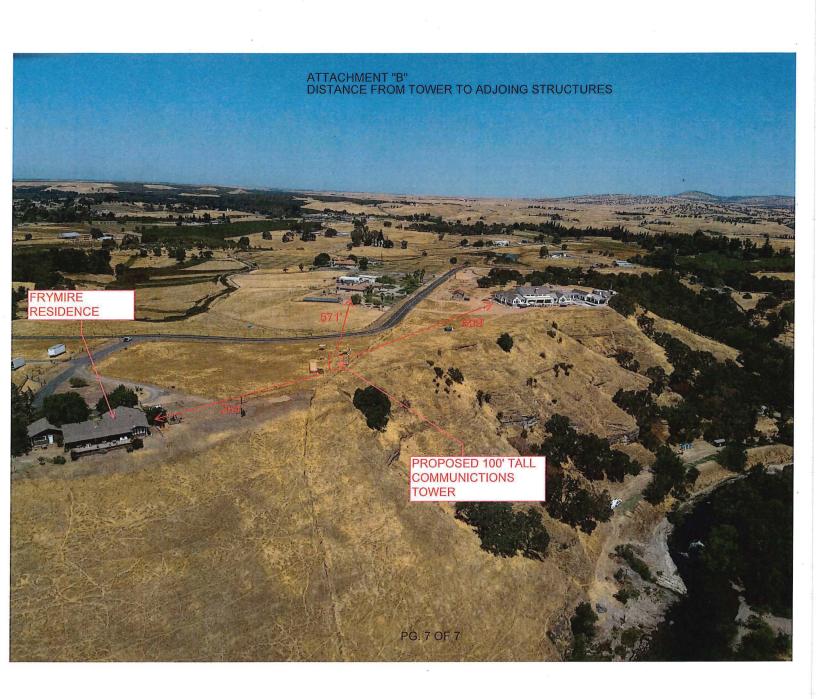
Tower and Communication shelter are installed on north east corner of the property along with new gate. Chain 6' link fence installed around shelter & tower with weed block and $\frac{3}{4}$ ' rock.

PG.3 OF 7

ATTACHMENT "B"



17268 Frymire Rd. Parcel # 002-044-010 Total Area = 14.8 Acres Total Perimiter 5,597 ft



ATTACHMENT "B"

SAMPLE TOWER ELEVATION

