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: **August 26, 2026**

To: **Distribution List (See Attachment A)**

From: **Kristen Anaya, Senior Planner**
Planning and Community Development

Subject: **GENERAL PLAN AMENDMENT & REZONE APPLICATION NO. PLN2025-0106 – CIPPONERI**

Respond By: **September 15, 2026**

******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: **Thomas R. Cipponeri**

Project Location: **1933, 2015, and 2017 Patterson Road and 6505 Cipponeri Road, between State Route 108 (McHenry Avenue) and Oakdale Road, in the City of Riverbank area.**

APNs: **074-003-003, 074-005-010, 074-005-012, & 074-005-013**

Williamson Act Contract: **N/A**

General Plan: 074-003-003: Agriculture
074-005-010, -012 & -013: Urban Transition

Current Zoning: 074-003-003: General Agriculture (A-2-40)
074-005-010, -012, & -013: General Agriculture (A-2-10)

Project Description: Request to amend the General Plan and zoning designations of four parcels totaling 13.53± acres, from Agriculture and General Agriculture (A-2-10 and A-2-40) to Planned Development (P-D) to legalize the expansion and alteration of an existing legal non-conforming (LNC) truck terminal, the existing storage of recreational vehicles (RVs), boats, personal storage container pods, and the operation of an existing towing company on-site.

The project site is comprised of four parcels operating as one contiguous project site:

1. Assessor Parcel Number (APN) 074-003-003 is a 9.6± acre parcel improved with a single-family dwelling, a 10,000± square-foot fenced lease area for a towing company impound yard, a stormwater retention basin, and is utilized for the parking and storage of tractor-trailers, RVs, boats, personal storage container pods. The 3.4± acre rear portion of the parcel is proposed to remain vacant. The southeast 2-acre of the parcel was approved under Use Permit No. 85-32 to allow an agricultural service establishment, permitting the storage of fruit trailers and miscellaneous agricultural-related equipment during the off-season. Due to the size of the area and nature of the vehicles and equipment parked on-site altering the nature of the use approved under the use permit, a General Plan amendment and rezone is required to legalize the impound yard and truck, boat, RV, and equipment parking.

2. APN 074-005-010 is a 1.28± acre parcel improved with a single-family dwelling, a shop accessory to the on-site dwelling, and is utilized for a portion of the parking and storage area for tractor-trailers, RVs, boats, personal storage container pods.

3. APN 074-005-013 is a 1.65± acre parcel improved with a 720± square-foot office utilized by the towing company and is utilized for a portion of the parking and storage area for tractor-trailers, recreational vehicles, boats, and personal storage container pods. The existing LNC truck terminal, which included the parking of tractor-trailer combinations, was established on APNs 074-005-010 and -013 prior to 1979; Use Permit No. 79-26 allowed for the on-site administrative office serving the truck terminal.

4. APN 074-005-012 is a 1± acre parcel improved with a single-family dwelling and shop accessory to the on-site dwelling. A portion of the parcel is utilized for the parking and storage area for tractor-trailers, recreational vehicles, boats, and personal storage container pods.

An approximately 7.25± acre outdoor graveled area with 75 marked parking stalls is developed across all four APNs. Within the graveled footprint, both the marked stalls and unmarked areas on the periphery of the marked parking spaces are leased for the storage of tractor-trailer combinations, trailers, RVs, and boats. The applicant owns personal storage container pods which are also stored within unmarked graveled areas of the project site for customers to rent and store personal belongings. Tractor-trailer combinations up to 53 feet in length, as well as refrigerated tractor-trailers which may remain powered, are parked on-site. Approximately 40 tractor-trailer combinations typically lease parking space on-site at any given time, with approximately 30 round truck trips occurring daily.

The project area is enclosed with a 6-foot-tall chain-link fence with slats to the north, south, and west. The facility is accessible via an existing electric gate along the frontage of Cipponeri Road which will remain open from 6:00 a.m. to 6:00 p.m. Monday through Friday, and Saturday 6:00 a.m. to 12:00 p.m. After-hours access to the parking facility and storage uses will be permitted for customers via card entry. The parking and storage operation is unmanned; however, the property owner is on-call to assist customers as needed. The towing company operates with three employees on-site from 8:00 a.m. to 5:00 p.m., Monday through Friday. No dismantling or crushing takes place on-site; however, both inoperable vehicles and vehicles with body damage are towed and contained within the on-site impound yard where they remain until sold. The three existing on-site dwellings are served by individual private well and septic systems. Portable restrooms are provided on-site for customers. No fueling, truck washing, maintenance or repairs occur on-site.

A General Plan amendment and rezone is required to enlarge the approved parking area on APN 074-003-003, expand the permitted variety of vehicles and equipment to be stored within the project area to include boats, RVs, pod containers, and non-agricultural tractor-trailer combinations, and permit the existing towing company and impound yard on-site. The subject application was submitted to correct and legalize these zoning violations, which were cited under Code Enforcement Case No. 23-0109. APNs 074-005-010, -012, and -013 are located within Sphere of Influence of the City of Riverbank.

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

GENERAL PLAN AMENDMENT & REZONE APPLICATION NO. PLN2025-0106 – CIPPONERI Attachment A

Distribution List

	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
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: RIVERBANK	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS - SURVEY
X	COUNTY OF: SAN JOAQUIN		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	DISPOSAL DIST: BERTOLOTTI MANDATORY AREA 1	X	STAN CO SUPERVISOR DIST 1: B. CONDIT
	FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED	X	STAN COUNTY COUNSEL
X	GSA: STANISLAUS AND TUOLUMNE RIVERS		StanCOG
X	IRRIGATION DIST 1: OAKDALE	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST 2: MODESTO	X	STANISLAUS LAFCO
X	MOSQUITO DIST: EASTSIDE	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
x	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	X	INTERESTED PARTIES – TRUCK PARKING
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:	X	TRIBAL CONTACTS (CA Government Code §65352.3)

	RAILROAD: UNION PACIFIC	X	US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD	X	US FISH & WILDLIFE
X	SCHOOL DIST 1: SYLVAN UNION		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 2: MODESTO CITY SCHOOLS		USDA NRCS
	WORKFORCE DEVELOPMENT		WATER DIST:
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: **GENERAL PLAN AMENDMENT & REZONE APPLICATION NO. PLN2025-0106 – CIPPONERI**

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

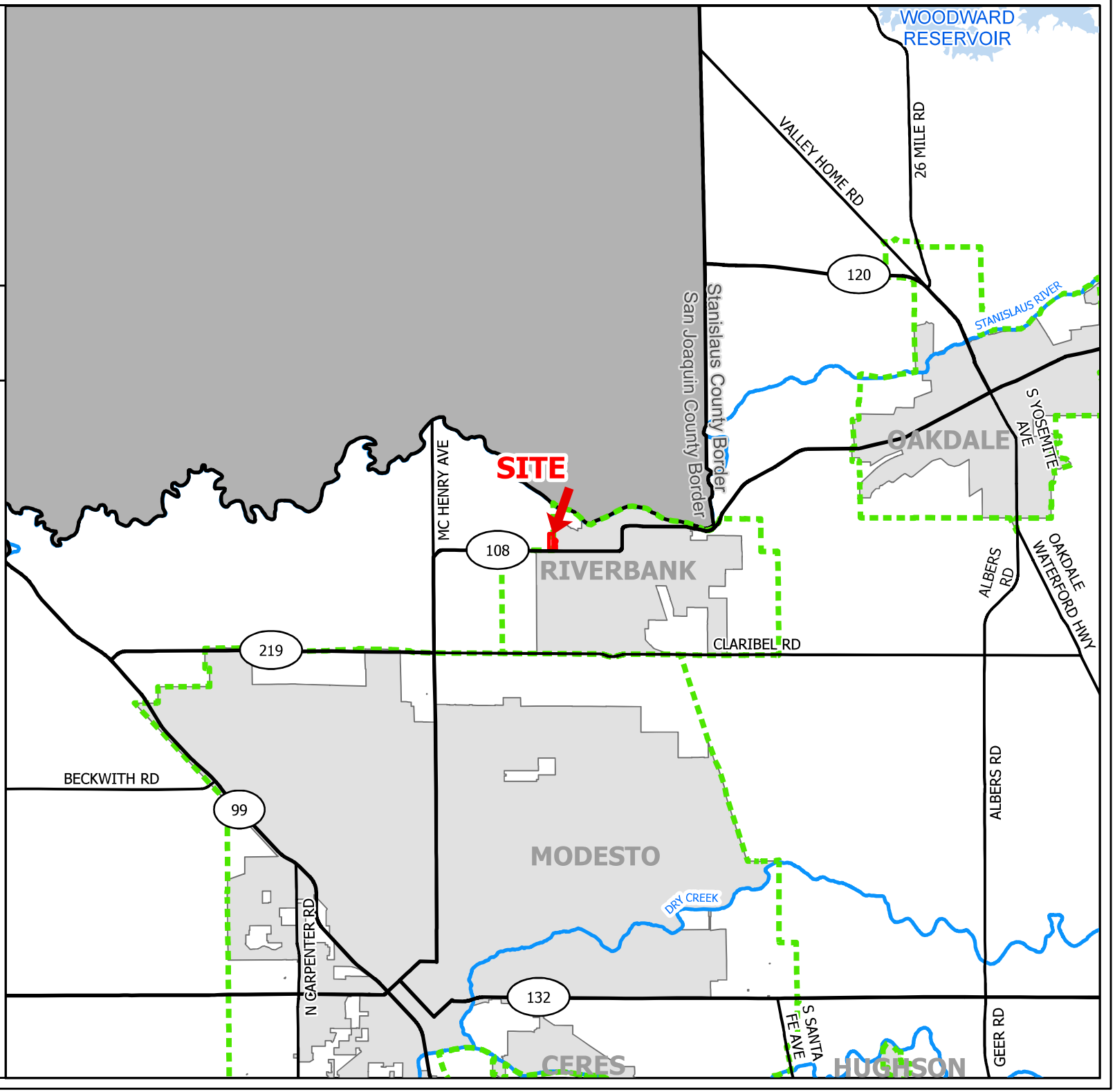
CIPPONERI

GPA REZ
PLN2025-0106

AREA MAP

LEGEND

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



N

0 1.3 2.5 Miles

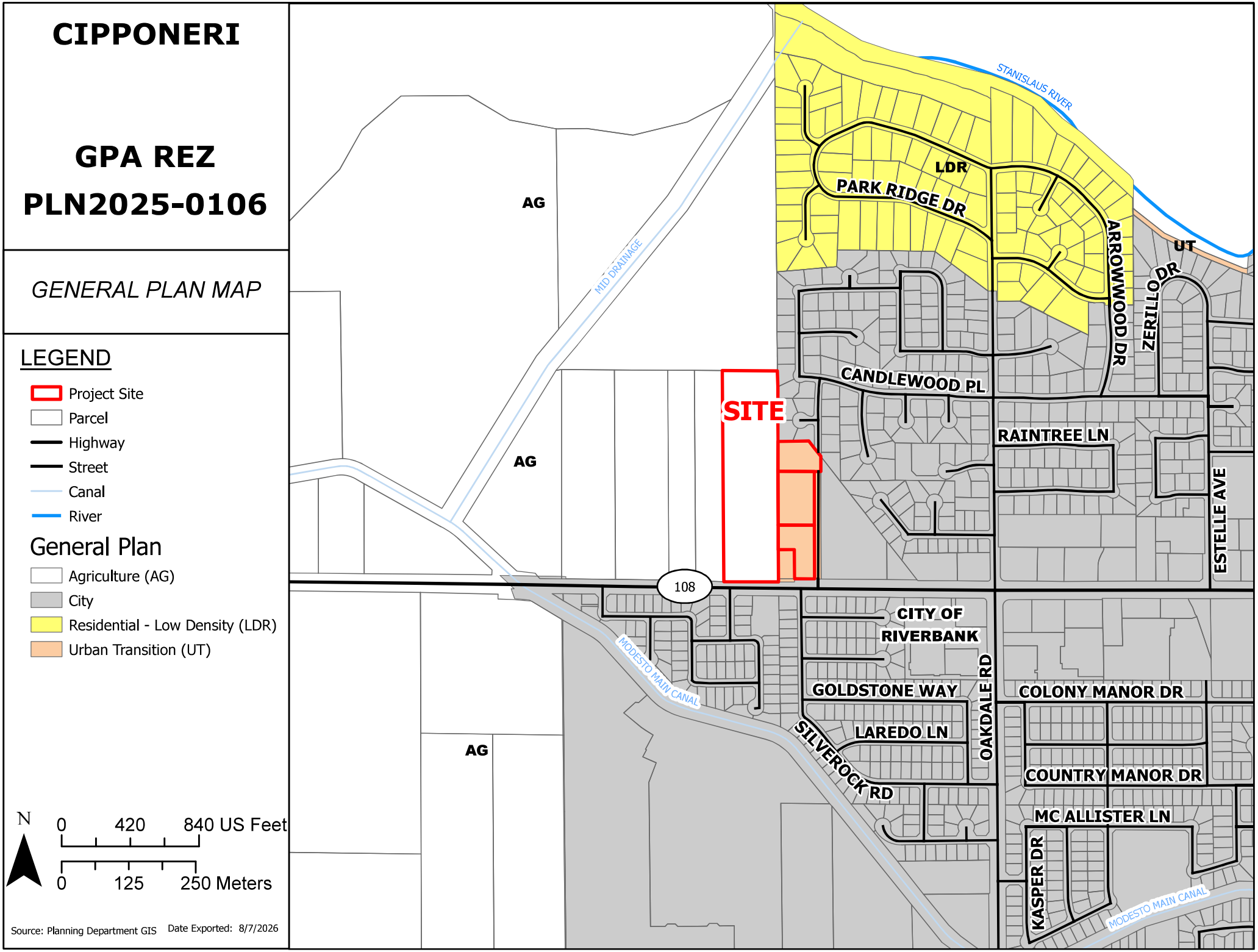
0 1.5 3 Kilometers

Source: Planning Department GIS Date Exported: 8/7/2026

CIPPONERI

GPA REZ
PLN2025-0106

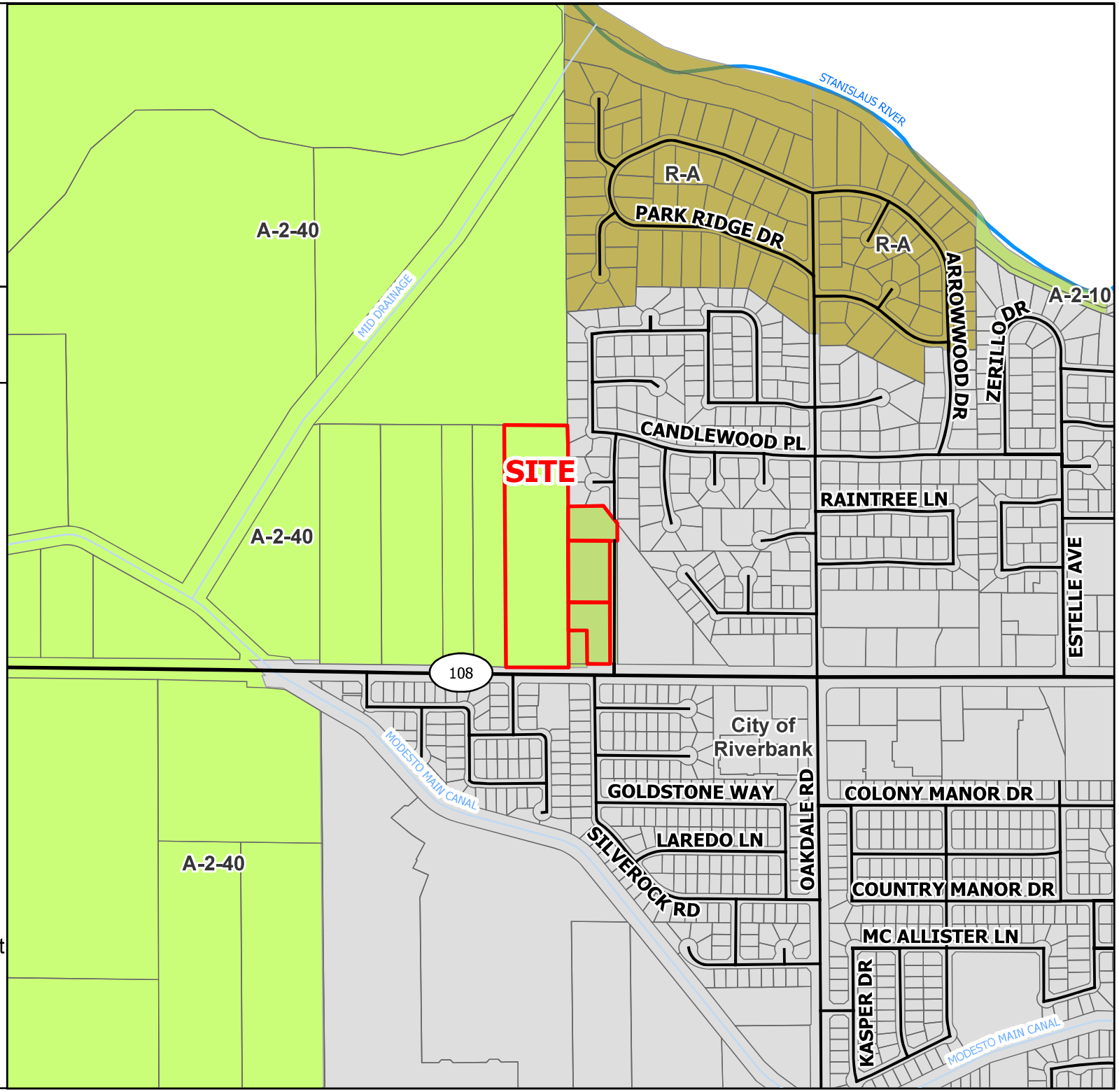
GENERAL PLAN MAP



CIPPONERI

GPA REZ
PLN2025-0106

ZONING MAP



Source: Planning Department GIS Date Exported: 8/7/2026

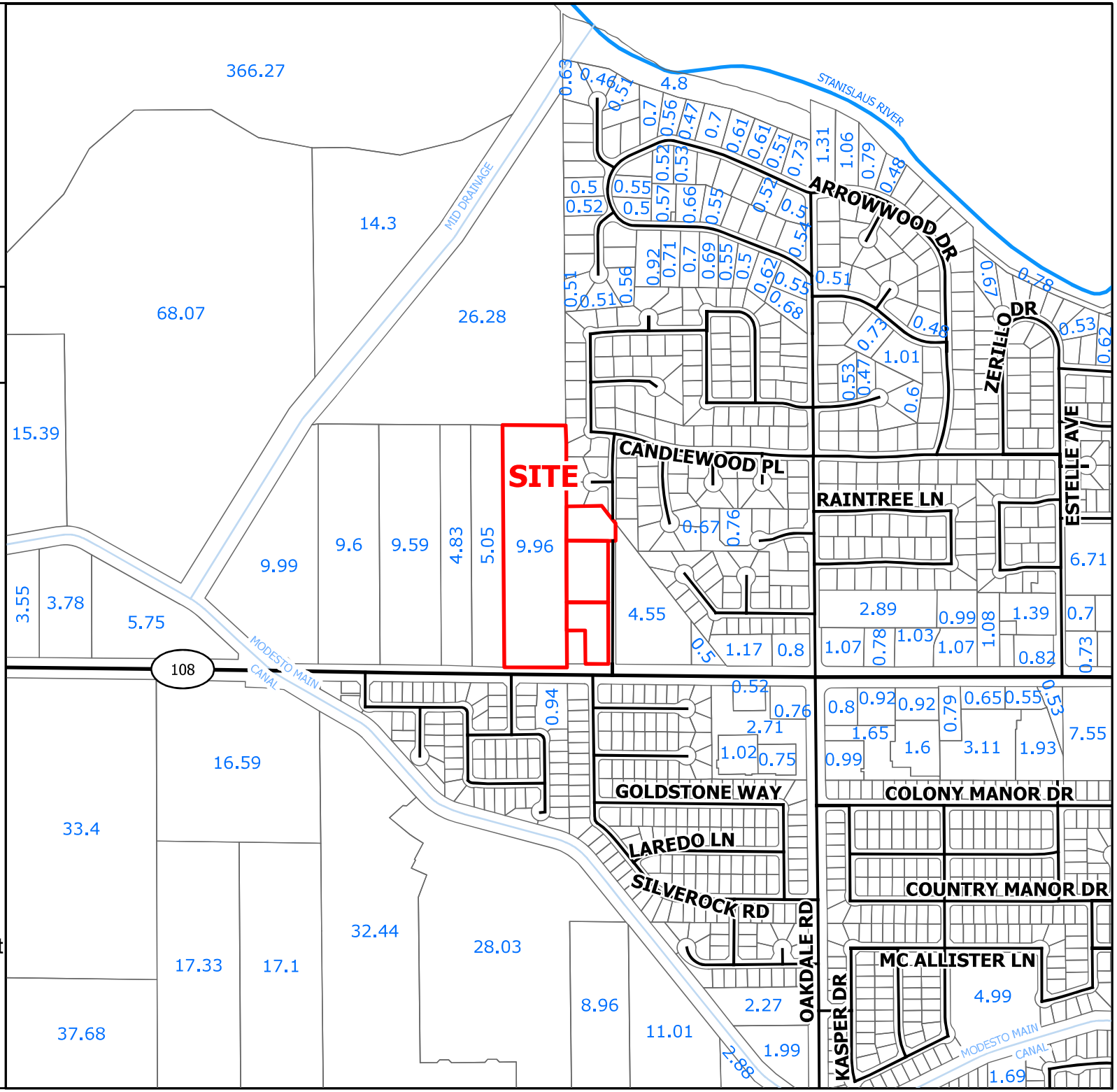
CIPPONERI

GPA REZ
PLN2025-0106

ACREAGE MAP

LEGEND

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



N

0 420 840 US Feet

0 125 250 Meters

Source: Planning Department GIS Date Exported: 8/7/2026

CIPPONERI

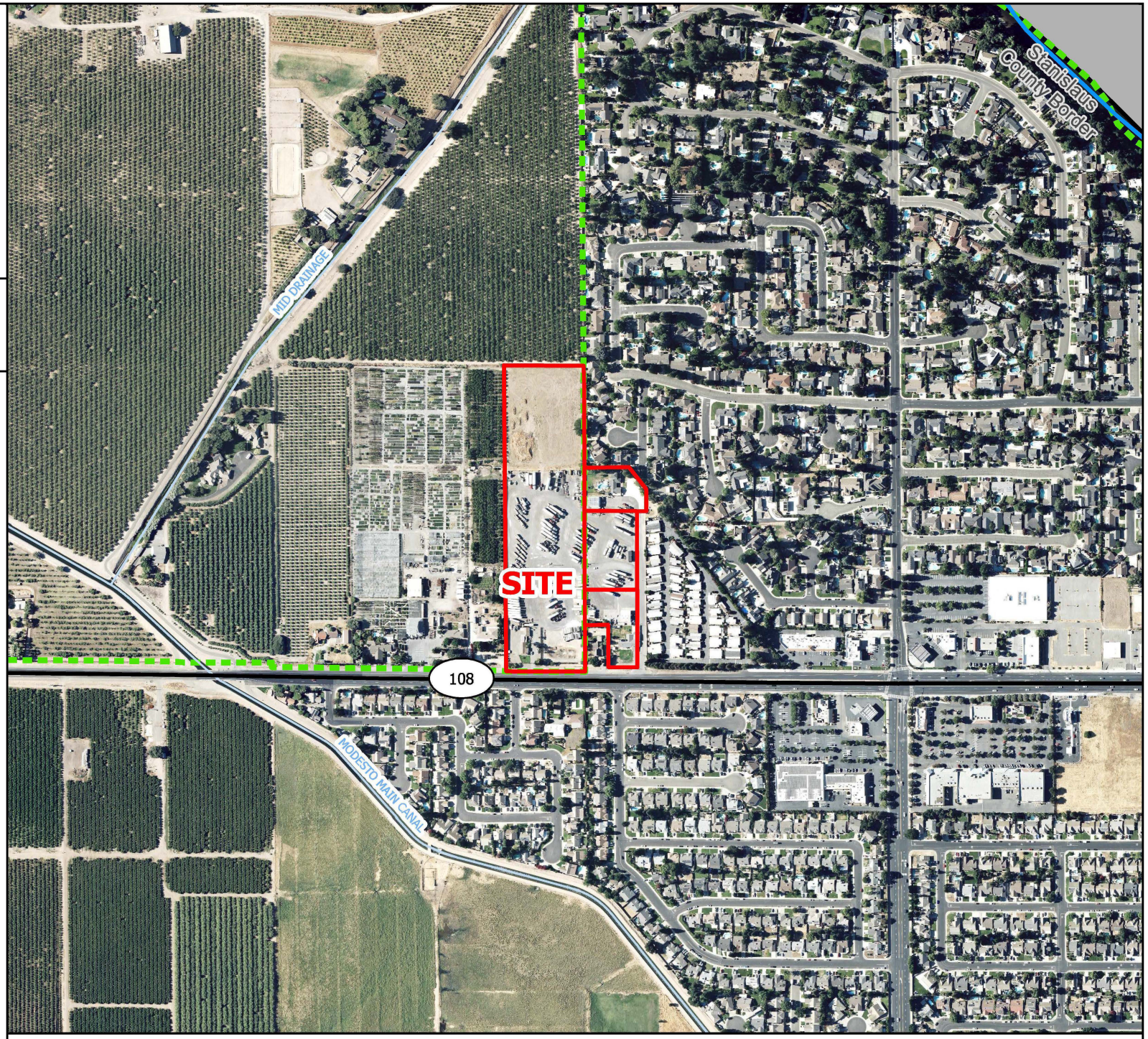
GPA REZ

PLN2025-0106

2025 AERIAL AREA MAP

LEGEND

- Highway
- Canal
- River
- Project Site
- Sphere of Influence



N

0 400 800 Feet

0 100 200 Meters

Source: Planning Department GIS Date Exported: 8/10/2026

CIPPONERI

GPA REZ
PLN2025-0106

2023 AERIAL SITE MAP

LEGEND

- Highway
- Project Site
- Sphere of Influence

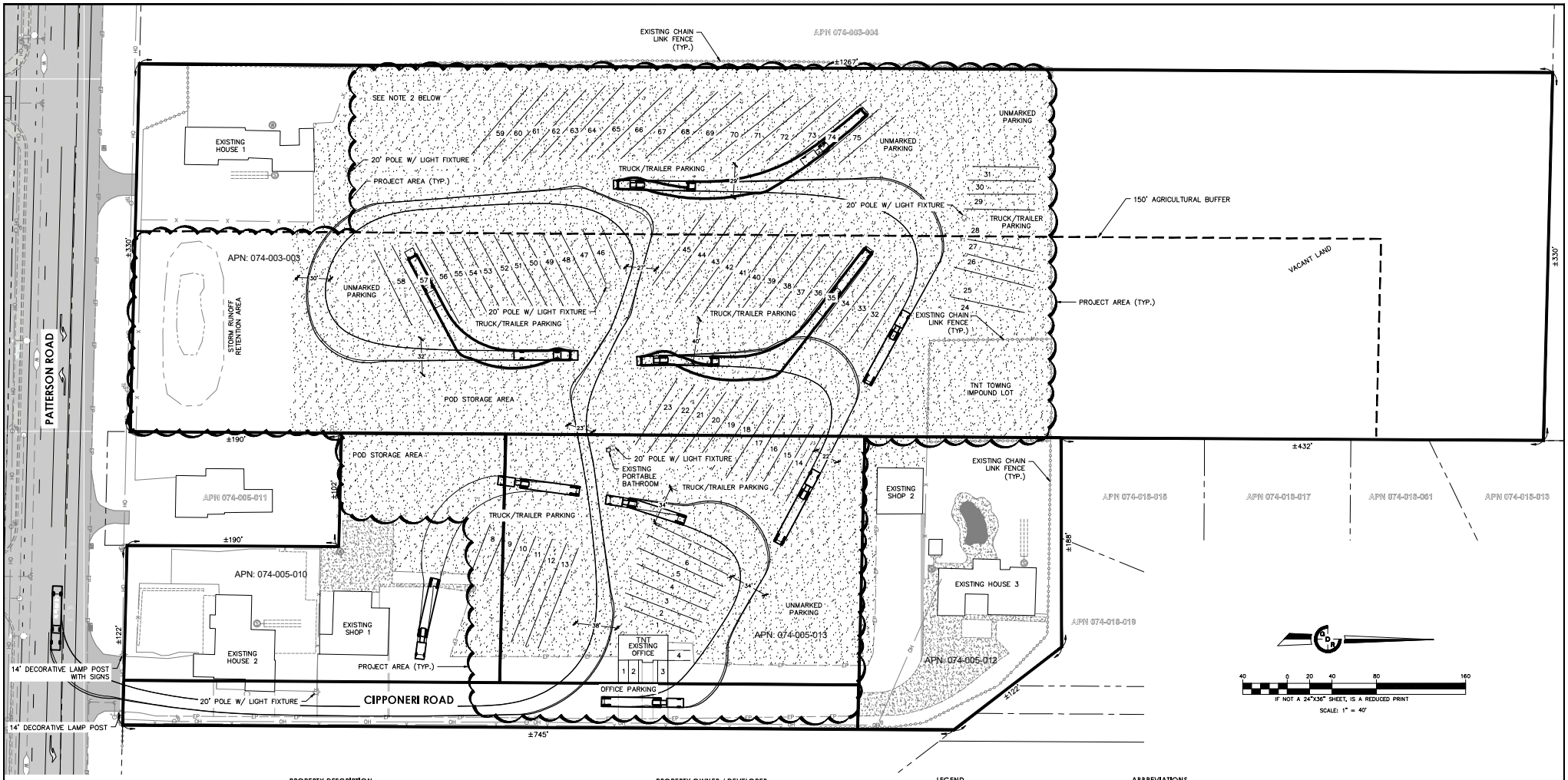


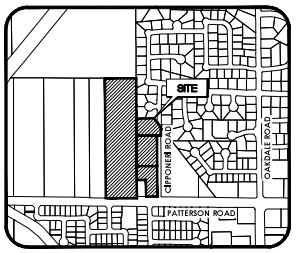
N

0 125 250 Feet

0 30 60 Meters

Source: Planning Department GIS Date Exported: 8/10/2026





VICINITY MAP
STANISLAUS COUNTY, CALIFORNIA

PROPERTY DESCRIPTION

074-003-003: THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 9 EAST, MOUNT DIABLO BASE AND MERIDIAN, EXCEPTING THEREFROM THE SOUTH 55 FEET THEREOF.

074-005-010 & 074-005-013: PARCEL 2 AS SHOWN UPON THAT CERTAIN PARCEL MAP FILED SEPTEMBER 16, 1976, IN BOOK 23 OF PARCEL MAPS, PAGE 57, STANISLAUS COUNTY RECORDS, BEING A PORTION OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 9 EAST.

074-005-012: PARCEL 1 AS SHOWN UPON THAT CERTAIN PARCEL MAP FILED SEPTEMBER 16, 1976 IN BOOK 23 OF PARCEL MAPS, PAGE 57, STANISLAUS COUNTY RECORDS, BEING A PORTION OF SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 9 EAST.

PROPERTY INFORMATION

A.P.N.:	074-003-003 & 074-005-010 & 074-005-012 & 074-005-013
EXISTING PARCELS:	4
EXISTING ACREAGE:	±14.1 ACRES

EXISTING GENERAL PLAN: AGRICULTURE & URBAN TRANSITION
EXISTING ZONING: A-2-10 & A-2-40

PROPERTY OWNER / DEVELOPER

NAME:	THOMAS CIPPONERI
MAILING ADDRESS:	2017 PATTERSON RD
CITY/STATE/ZIP:	RIVERBANK, CA 95367
PHONE:	209.649.6353
EMAIL:	trtruck@yahoo.com
SITE ADDRESS:	1933 PATTERSON RD
CITY/STATE/ZIP:	RIVERBANK, CA 95367

NOTES

WATER:	PRIVATE WELL
SEWER:	SEPTIC
STORM DRAINAGE:	ON-SITE RETENTION

1. NO IMPROVEMENTS ARE BEING PROPOSED AS A PART OF THIS APPLICATION.
2. PORTION OF LOT SHOWN HAS TRAILERS THAT ARE STATIONARY AND ARE DISPLAYED FOR SALE PURPOSES ONLY.

LEGEND

PROPERTY BOUNDARY
PROJECT AREA
AG BUFFER
CHAIN LINK FENCE
DOMESTIC WATER
EDGE OF PAVEMENT
FENCE
OVERHEAD
BOLLARD
CLEAN OUT
DRAIN INLET
ELECTROLIER
FIRE HYDRANT
JOINT POLE
MAIL BOX
MANHOLE
STREET LIGHT
TELEPHONE POLE
WATER VALVE
ASPHALT
CONCRETE
GRAVEL
POOL
WELL
SEPTIC TANK

ABBREVIATIONS

A.P.N.	ASSESSORS PARCEL NUMBER
EP	EDGE OF PAVEMENT
JP	JOINT POLE
NTS	NOT TO SCALE
OH	OVERHEAD
SF	SQUARE FEET
TYP.	TYPICAL
W	WATER

PARKING ANALYSIS

EXISTING OFFICE = 1000 SF

STANISLAUS COUNTY ZONING ORDINANCE CHAPTER 21.76.110: GENERAL BUSINESS AND PROFESSIONAL OFFICES, ONE SPACE FOR EVERY THREE HUNDRED SQUARE FEET OF GROSS FLOOR AREA

PARKING REQUIRED = 4 SPACES

PARKING PROVIDED = 4 SPACES (9'X20')

TRUCK/TRAILER PARKING PROVIDED = 75 SPACES

SHEET INDEX

1. EXISTING SITE PLAN
2. EXISTING OFFICE ELEVATIONS / SITE SIGNAGE

GDR ENGINEERING, INC.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD, SUITE G CERES, CA 95307
TELEPHONE: (209) 538-3360 FAX: (209) 538-7370
WWW.GDRENGINEERING.COM

CIPPONERI TRUCK YARD
PATTERSON RD, RIVERBANK, CA 95367
EXISTING SITE PLAN

SCALE: AS SHOWN DATE: 05/18/2026
DWG NO. 25013 SITE.dwg LAYOUT: 1-SITE SHEET 1 OF 2
DRAWN: EP, GP
CHECKED: HS FILE NO. 25013

PROJECT DESCRIPTION – THOMAS CIPPONERI

1933 PATTERSON ROAD

Thomas Cipponeri owns four connecting parcels in Stanislaus County:

- Parcel 1 is located at 2017 Patterson Road, Riverbank, CA, APN 074-005-012. Structures on parcel 1 include Mr. Cipponeri's private residence and ancillary shop (not part of the project).
- Parcel 2 is located at 6505 Cipponeri Road, Riverbank, CA, APN 074-005-013. The only structure on this parcel is the office building used by the accessory tow company (part of the project).
- Parcel 3 is located at 2015 Patterson Road, Riverbank, CA, APN 074-005-010. Structures on this parcel are a private residence and ancillary shop (not part of the project).
- Parcel 4 is located at 1933 Patterson Road, Riverbank, CA, APN 074-005-003. Structures on this parcel include a private residence and ancillary storage building. The structures are not part of the project, however the rest of the parcel outside of the private residence's fence is part of the project.

The parcels are identified on the attached APN exhibit (2 pages) for ease of reference.

Thomas Cipponeri is requesting a General Plan Amendment and Rezone from Agriculture to Planned Development to permit a currently operating truck parking facility with ancillary uses of Pod storage and a small tow company to continue to operate upon a portion of his properties.

In 1979 Mr. Cipponeri's father obtained a use permit to establish an office at an existing legal non-conforming truck terminal (Permit No. 79-26). Mr. Cipponeri later obtained a second use permit (Permit No. 85-32) to use Parcel 4 as a storage area for grape tanks, fruit trailers, and miscellaneous related farm equipment. His current use is an expansion of both permits.

Parcels 1-3 are in the City of Riverbank's Sphere of Influence. These parcels are zoned as urban transition under the General Plan.

One of the project's key aims is to serve the demand for truck/tractor trailer parking and related use. There are 75 parking spaces for trucks and trailers. Out of the 75 spaces, approximately 40 spaces are being used regularly for truck and trailer parking. The remaining spots are used as storage for other vehicles and as POD storage container usage. The other vehicles stored onsite are cars, a few recreational vehicles, and some small motorboats. The POD storage containers are owned by Mr. Cipponeri and rented out to clientele. Rent is collected on a month-to-month basis. The PODS are stationary and are all placed in the same area.

Each parking spot on the project site can hold a tractor-trailer with a sleeper cab and a 53 foot trailer, though that is not the standard trailer parked on-site. Out of the 40 currently active trucks onsite, 8 of them are 53 foot trailers with sleeper cabs, 4 are refrigerator trucks, the remaining trucks parked onsite are a mix of trucks measuring between 48 feet and 53 feet. The refrigerator trucks are all self-generating and do not need a power source to keep cool, the generator attached to each trucks runs on diesel gas. These trucks are parked in the center of the project site and only operate when necessary, limiting the ambient noise. Approximately 75% of the trucks are used daily; the rest are used approximately monthly. Oil changes and other light maintenance is not allowed on site. The surface material of the project is gravel except for the entrance driveway, which is paved.

Mr. Cipponeri is also leasing a 100 by 100-foot area of the facility as well as a portion of the office space, mentioned previously, to TNT Towing company ("TNT") as an accessory to the use. TNT has leased this space continuously since 2001 and holds a valid business license with the City of Riverbank. The business license is attached. TNT maintains regular office hours from 8 a.m. to 5 p.m. Monday through Friday in the shared office space. There are currently three employees, two operate towing vehicles while one manages the office. The current occupancy of the office is one person. The space where TNT holds towed vehicles is contained by a fence. There are inoperable vehicles as well as vehicles with body damage that are towed into the contained space and sold within a week. No dismantling or crushing takes place on site.

The site plan designates the project area shown on the attached exhibit as "cloud" outlining. There are specific parking areas for trailers, including refrigerated trailers, and flatbed trailers as well as space for other vehicle storage and POD storage containers. This will allow for sufficient space for maneuvering, loading and unloading, and truck circulation within the facility, allowing efficient traffic flow with designated entrance and exit points to minimize congestion as well as maintain ample space for POD storage containers and vehicle storage.

The facility's gate is open during the week from 6 a.m. to 6 p.m. On Saturdays, the gate opens at 6 a.m. and closes at noon, on Sundays, the gate is closed. Clients are provided with an access card, which allows them to securely enter and exit the site at any time of day. There is only one access point available to clientele. The other two access points on Patterson Road exclusively serve the onsite residences and are not used by clientele. Applicant manages the facility himself and does not have employees. The property does not have a repair shop or a truck wash onsite or similar facilities.

Currently, there are portable restrooms that are maintained by a portable restroom cleaning company on a weekly basis.

Stanislaus County

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

- ☒ General Plan Amendment
- ☒ Rezone
- ☐ Use Permit
- ☐ Variance
- ☐ Historic Site Permit
- ☐ Subdivision Map
- ☐ Parcel Map
- ☐ Exception
- ☐ Williamson Act Cancellation
- ☐ Other _____

PLANNING STAFF USE ONLY:

Application No(s): _____ _____ _____
Date: 10/22/25
S 27 T 2 R 9
GP Designation: AGRICULTURE
Zoning: A-2-40
Fee: 12,170
Receipt No. 585033
Received By: SR
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 attached Project Description and Findings.

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** 074 **Page** 003 **Parcel** 003

Additional parcel numbers: 074-005-012, 074-005-013, 074-005-010

Project Site Address or Physical Location: 1933, 2015 & 2017 Patterson Road / 6505 Cipponeri Road

Riverbank, CA

Property Area: Acres: ±14.1 or Square feet: _____

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)

Use Permit No. 85-32 (Issed June 20, 1985)

Existing General Plan & Zoning: Agriculture / A-2-40

Proposed General Plan & Zoning: Planned Development
(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: Mobile Home Park

West: Agricultural

North: Vacant / Single Family Residential

South: Highway 108 / Single Family Residential

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: Landscaping at the 3 residences

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: 16,600 Sq. Ft.

Proposed Building Coverage: N/A Sq. Ft.

Landscaped Area: 0 Sq. Ft.

Paved Surface Area: 44,900 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: MID

Sewer*: Septic

Telephone: AT&T

Gas/Propane: PG&E

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:)

No

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): Ex. House 1 = 3500 SF; Ex. House 2 = 4100 SF Ex. House 3 = 3500 SF; Ex. Shop 1 = 2800 SF; Ex. Shop 2 = 1700 SF; Ex. Office = 1000 S

Type of use(s): Ex. House 1 & 2 are rentals. Ex. House 3 is the property owner's residence. Ex. Shop 1 & 2 are storage uses, not related to the business.

Days and hours of operation: Gates open Mon-Fri 6am-6pm; Sat 6am-12pm; Sunday Closed
Clients have 24/7 access

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

Occupancy/capacity of building: Occupant load of office is 10, per California Building Code

Number of employees: (Maximum Shift): 0 (Minimum Shift): 0

Estimated number of daily customers/visitors on site at peak time: 40

Other occupants: N/A

Estimated number of truck deliveries/loadings per day: N/A

Estimated hours of truck deliveries/loadings per day: N/A

Estimated percentage of traffic to be generated by trucks: 45%

Estimated number of railroad deliveries/loadings per day: N/A

Square footage of:

Office area: 1000 SF
Warehouse area: N/A
Sales area: N/A
Storage area: N/A
Loading area: N/A
Manufacturing area: N/A
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)

Patterson Road & Cipponeri 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) _____

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.

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: 10/17/2025

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, Mono, San Joaquin, Stanislaus & Tuolumne Counties

Date: 10/16/2025

Records Search File #: 13518N
Project: Cipponeri Truck Yard, Patterson Road, Riverbank 95367, General Plan Amendment & Rezoning

George A. Petrulakis
Petrulakis Law & Advocacy, APC
1104 12th Street
Modesto, CA 95354
209-522-0500

rbueno@petrulakis.com

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 Resources Directory (ARD)
Survey of Surveys (1989)
Caltrans State and Local Bridges Inventory
General Land Office Plats
Other pertinent historic data available at the CCaIC 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 or structures within the project area.

- The General Land Office survey plat for T2S R9E (dated 1864) shows a road through the northern portion of Section 27.

- The Official Map of the County of Stanislaus, California (1906) references Joseph Spenker as the landowner in the NE ¼ of Section 27, and references the town of "Burneyville", as Riverbank was referred to at that time.

- The 1916 edition of the Riverbank USGS quadrangle references the alignment of Patterson Road and the nearby Modesto Main Canal. The 1969 edition references several buildings in Section 27 that would be 56 years in age (or older). We have no further information on file regarding these possible historical resources.

Prehistoric or historic resources within the immediate vicinity of the project area: Patterson Road/ SR 108 has been documented in Stanislaus County as P-50-002370, part of the Sonora-Mono Road that extends into Tuolumne and Mono counties.

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: No project-specific investigation has been formally reported to the Information Center. The project area does fall within an overview document, referenced as follows:

Derr, E. H. (Cultural Resources Unlimited; for City of Riverbank Redevelopment Program)

1993 *Section 10, Cultural Resources; Prepared for Riverbank Redevelopment Program EIR.*
CCaIC Report ST-01952

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 the project area has not been subject to previous investigations, 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 sending the **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