



## Referral Early Consultation

**Date:** May 21, 2026

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

**From:** Jeremy Ballard, Senior Planner  
Planning and Community Development

**Subject:** STAFF APPROVAL APPLICATION NO. PLN2026-0028 – BRICHETTO RIVER ROAD

**Respond By:** June 4, 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:** Joseph Brichetto

**Project Location:** 9919 Valley Home Road (State Route 120) and 7420 River Road, between Rodden and Jackson Roads, north of the Stanislaus River, in the Oakdale area.

**APN:** 006-012-079 and 006-012-055

**Williamson Act Contract:** N/A

**General Plan:** Planned Development

**Current Zoning:** Planned Development (P-D) (353)

**Project Description:** Request to amend the implementation of Development Standard No. 25 of P-D (353), to defer the development of curb, gutter, and sidewalk until such a time that pedestrian improvements become appropriate, as agreed to by the City of Oakdale and the applicant. The boat and RV storage facility has been fully developed, meeting all development standards with the exception of Standard No. 25, which was modified under SAA2021-0036 to allow completion to a later date via street improvement agreement with the Stanislaus County Department of Public Works, which was recorded on May 11, 2021. The deferral of the improvements was necessary as an encroachment permit from Caltrans could not be obtained without a valid maintenance agreement between public agencies. Of the three potential governing agencies of the right of way, Stanislaus County, City of Oakdale, and Caltrans, no maintenance responsibilities have been

accepted to date, and the applicant could not install the required frontage improvements. The street improvement agreement has since expired.

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



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
Building Phone: (209) 525-6557 Fax: (209) 525-7759

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**STAFF APPROVAL APPLICATION NO. PLN2026-0028 – BRICHETTO RIVER ROAD**

Attachment A

Distribution List

X	STAN CO PUBLIC WORKS	X	CA STATE DEPT OF TRANSPORTATION
X	CITY OF OAKDALE		



# STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT:** STAFF APPROVAL APPLICATION NO. PLN2026-0028 – BRICHETTO RIVER ROAD

Based on this agency’s particular field(s) of expertise, it is our position the above described project:

- Will not have a significant effect on the environment.
- May have a significant effect on the environment.
- No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

\_\_\_\_\_  
\_\_\_\_\_

Response prepared by:







Name	Title	Date
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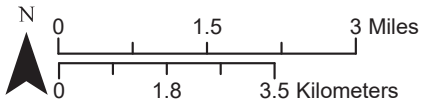
# BRICHETTO RIVER ROAD

## SAA PLN2026-0028

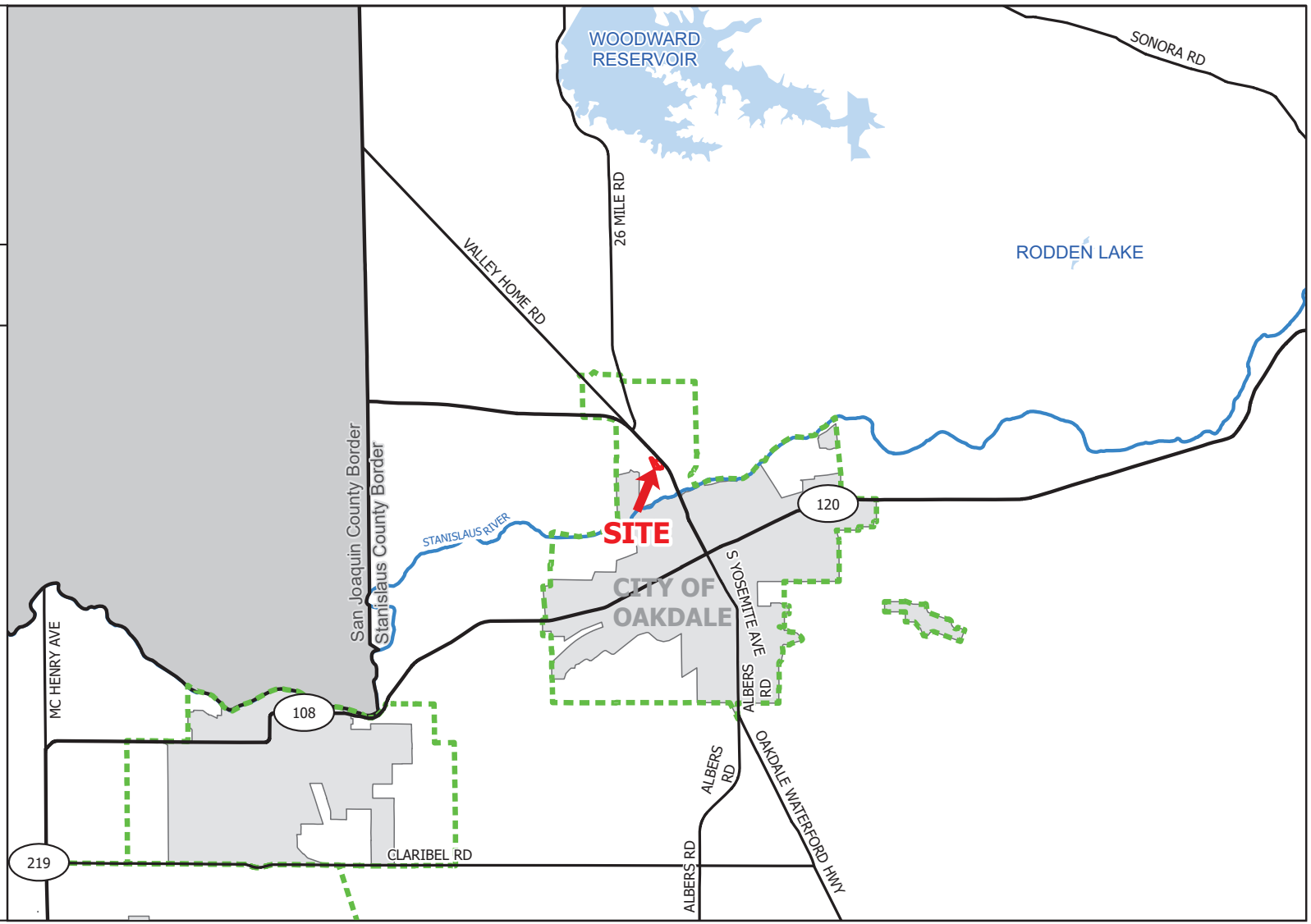
### AREA MAP

#### LEGEND

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



Source: Planning Department GIS Date Exported: 5/7/2026







# BRICHETTO RIVER ROAD

## SAA PLN2026-0028

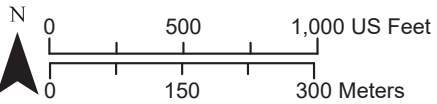
### GENERAL PLAN MAP

#### LEGEND

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

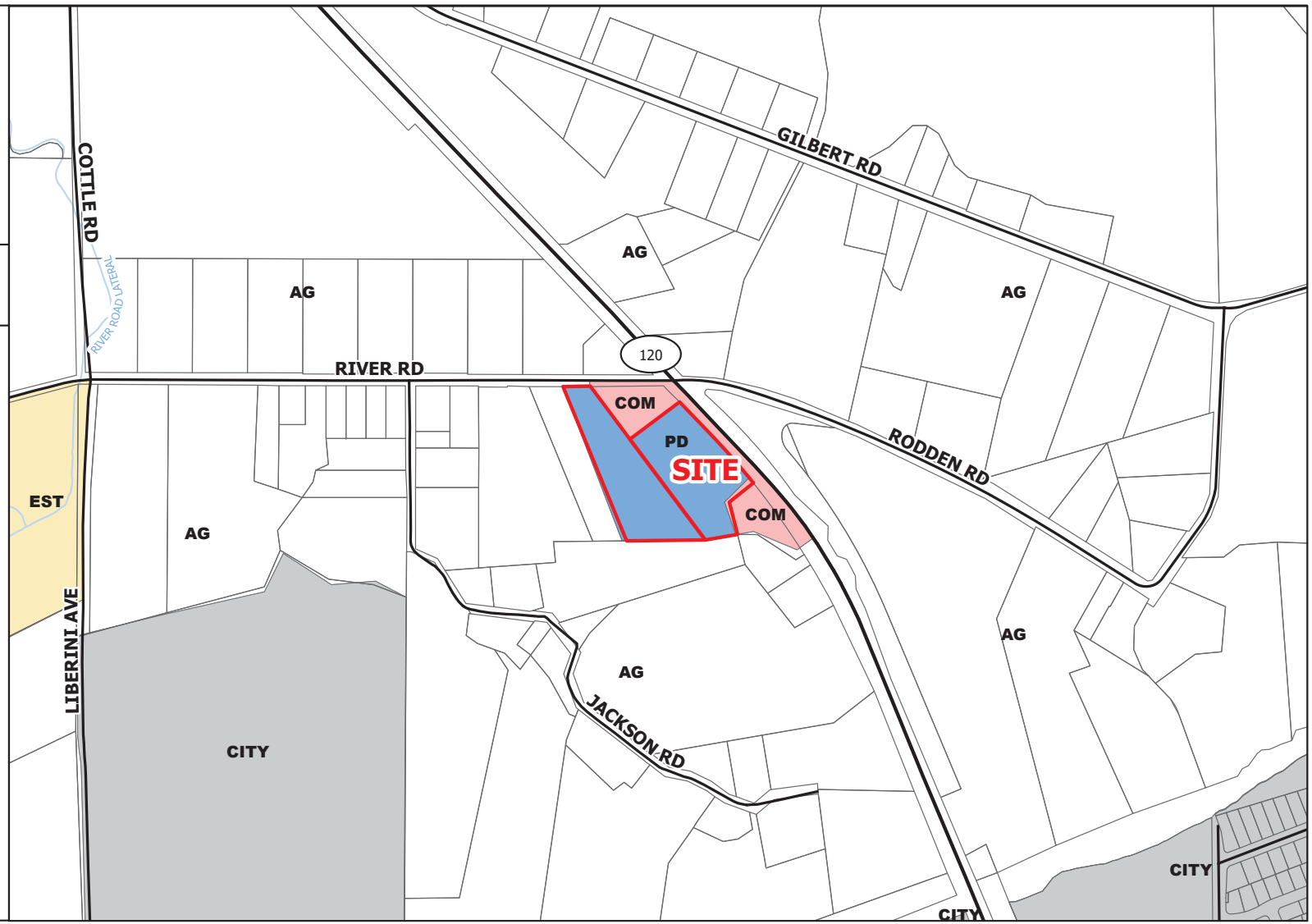
#### General Plan

-  Agriculture (AG)
-  City
-  Commercial (COM)
-  Estate Residential (EST)
-  Planned Development (PD)



Source: Planning Department GIS

Date Exported: 5/7/2026



# BRICHETTO RIVER ROAD

## SAA PLN2026-0028

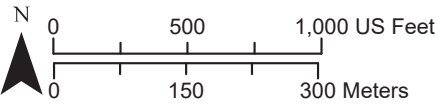
### ZONING MAP

#### LEGEND

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

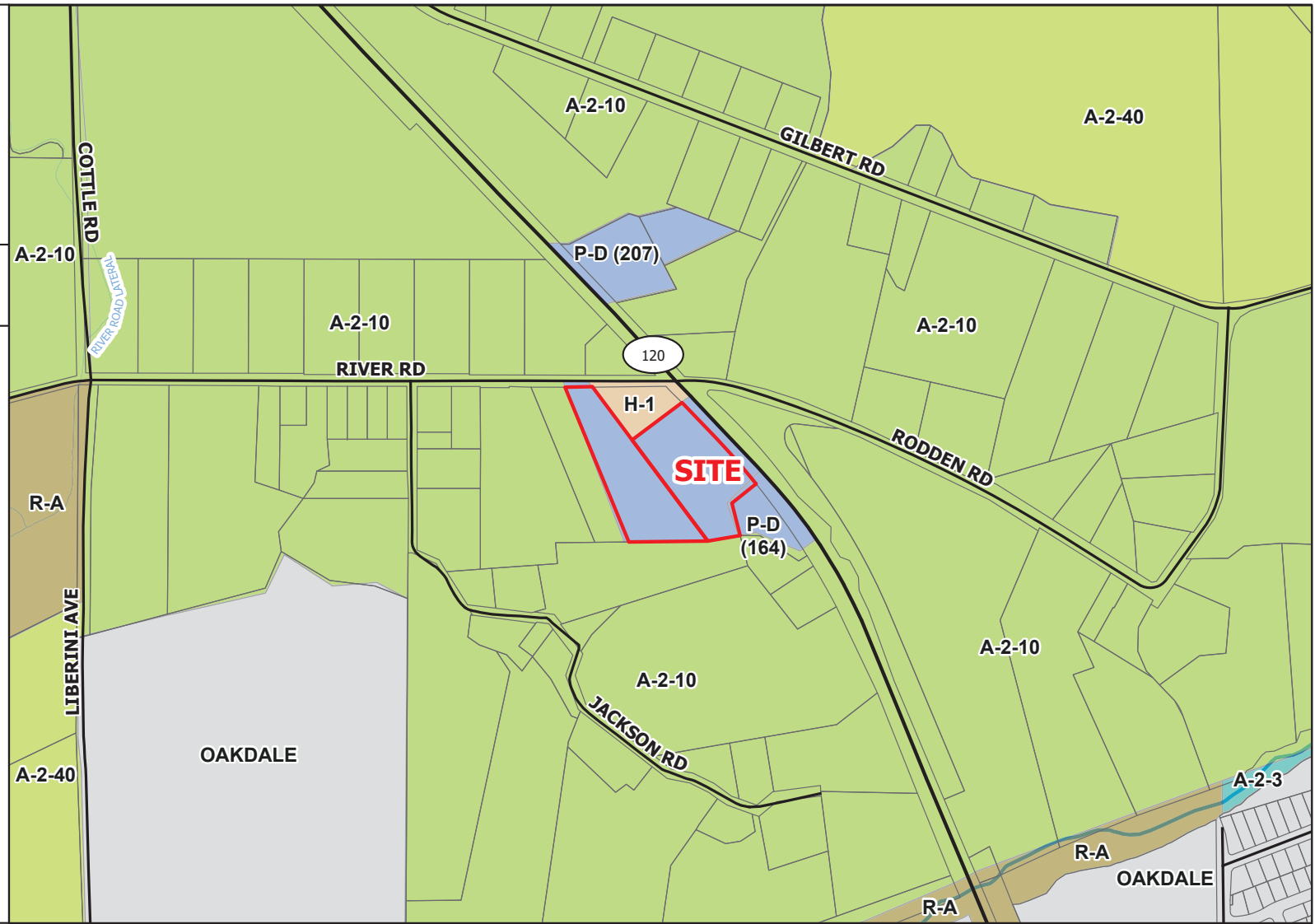
#### Zoning Designation

- City of Oakdale
- General AG 10 Acre (A-2-10)
- General AG 3 Acre (A-2-3)
- General AG 40 Acre (A-2-40)
- Highway Frontage (H-1)
- Planned Development (P-D)
- Rural Residential (R-A)



Source: Planning Department GIS

Date Exported: 5/7/2026




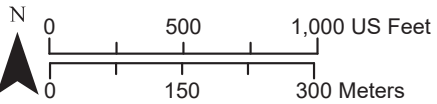
# BRICHETTO RIVER ROAD

## SAA PLN2026-0028

2023 AERIAL AREA MAP

### LEGEND

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



Source: Planning Department GIS

Date Exported: 5/7/2026

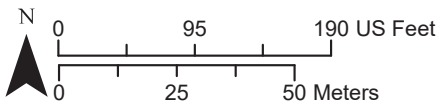
# BRICHETTO RIVER ROAD

## SAA PLN2026-0028

2023 AERIAL SITE MAP

### LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street



Source: Planning Department GIS Date Exported: 5/7/2026



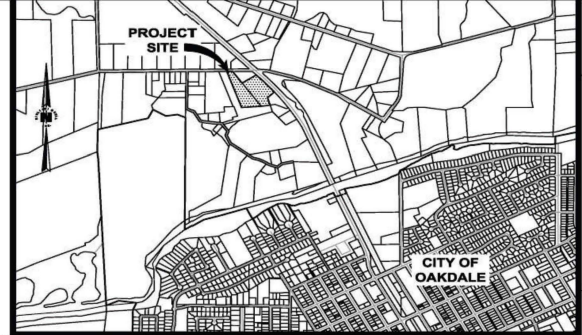
# EQUIPMENT STORAGE SITE IMPROVEMENT PLANS

## APN: 006-012-055 & 006-012-079 STANISLAUS COUNTY, CALIFORNIA

**CONTACTS**

**CIVIL ENGINEER**  
GIULIANI & KULL, INC.  
CONTACT: NICK PIRCHARD, P.E.  
440 S. YOSEMITE AVENUE  
OAKDALE, CA 95361  
PHONE: (209) 847-8726 EXT. 202

**OWNER**  
CONTACT: JOE BRICHETTO  
P.O. BOX 11609  
OAKDALE, CA 95361  
PHONE: (209) 404-8548



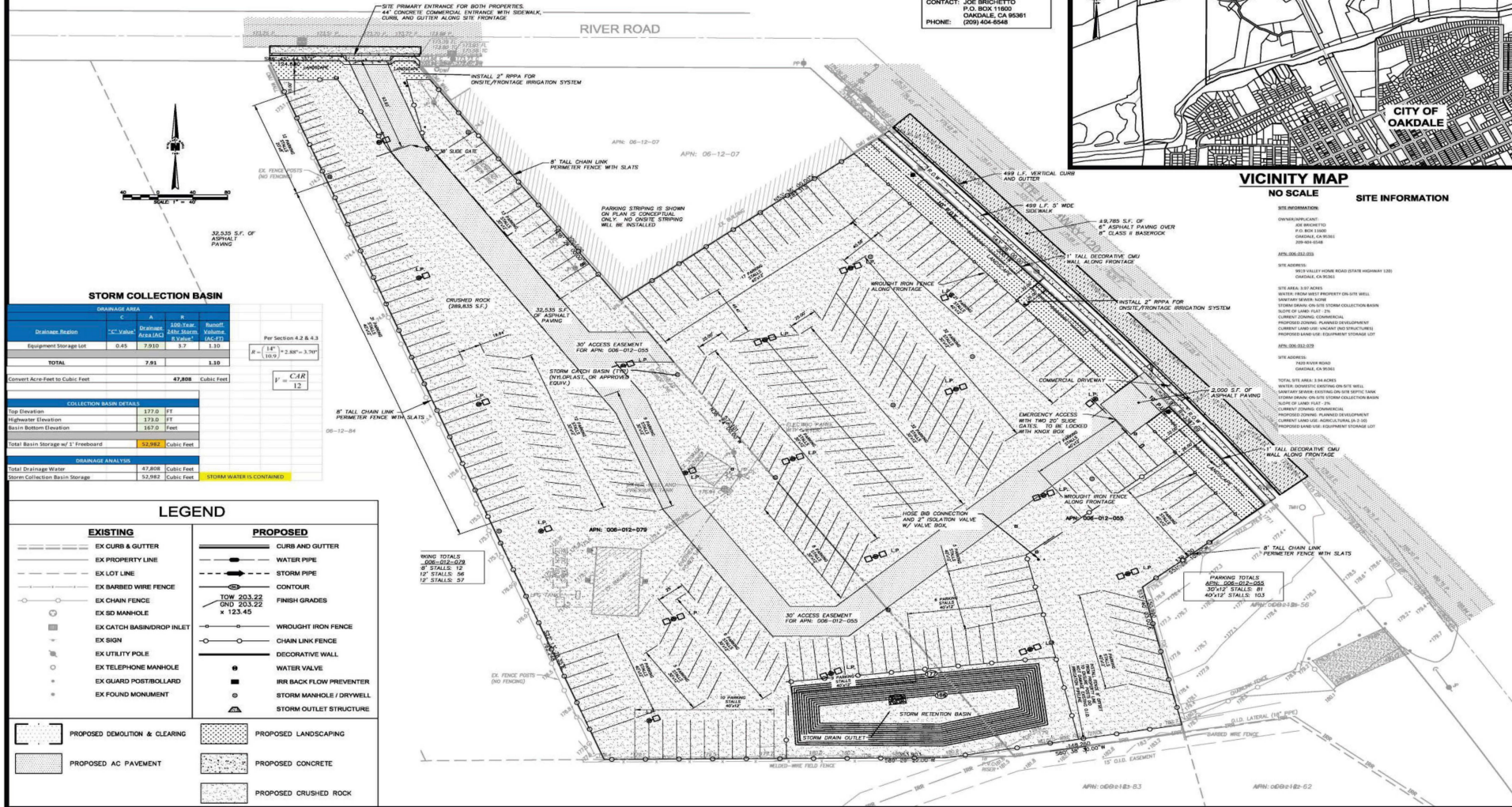
**DIGALERT**  
1-800-227-2600  
FOR ALL UTILITIES, CONTACT 800-855-8888

**GIULIANI & KULL, INC.**  
Engineers & Planners & Surveyors  
440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361  
(209) 847-8726 Fax (209) 847-7233  
Auburn • San Jose • Oakdale



**EQUIPMENT STORAGE LOT  
SITE PLAN**  
APN: 006-012-055 & 006-012-079  
STANISLAUS COUNTY, CALIFORNIA

SCALE: 1"=40'  
DRAWN BY: NWP  
DESIGNED BY: NWP  
CHECKED BY: WPK  
DATE: 10/27/20  
**SP-1**  
JOB NO. 19154



**STORM COLLECTION BASIN**

Drainage Region	C	A	R	Runoff Volume (CU FT)
Equipment Storage Lot	0.45	7.93	3.7	1.10
<b>TOTAL</b>	<b>7.91</b>	<b>1.10</b>		

Convert Acre-Feet to Cubic Feet: **47,808** Cubic Feet

Per Section 4.2 & 4.3  
 $R = \frac{1.48}{1.49} \times 2.88 = 2.87$   
 $P = \frac{C \times A \times R}{12}$

COLLECTION BASIN DETAIL	
Top Elevation	177.0 FT
Highwater Elevation	173.0 FT
Basin Bottom Elevation	167.0 FT
Total Basin Storage w/ 1' Freeboard	51,942 Cubic Feet

DRAINAGE ANALYSIS	
Total Drainage Water	47,808 Cubic Feet
Storm Collection Basin Storage	51,942 Cubic Feet

STORM WATER IS CONTAINED

**LEGEND**

EXISTING	PROPOSED
EX CURB & GUTTER	CURB AND GUTTER
EX PROPERTY LINE	WATER PIPE
EX LOT LINE	STORM PIPE
EX BARBED WIRE FENCE	CONTOUR
EX CHAIN FENCE	FINISH GRADES
EX SD MANHOLE	TOW 203.22 GND 203.22 x 123.45
EX CATCH BASIN/DROP INLET	WROUGHT IRON FENCE
EX SIGN	CHAIN LINK FENCE
EX UTILITY POLE	DECORATIVE WALL
EX TELEPHONE MANHOLE	WATER VALVE
EX GUARD POST/BOLLARD	IRR BACK FLOW PREVENTER
EX FOUND MONUMENT	STORM MANHOLE / DRYWELL
	STORM OUTLET STRUCTURE
PROPOSED DEMOLITION & CLEARING	PROPOSED LANDSCAPING
PROPOSED AC PAVEMENT	PROPOSED CONCRETE
	PROPOSED CRUSHED ROCK



FOR OFFICE PURPOSES ONLY
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

S 10 T 2 R 10
APP. No. PLN2021-0036

STAFF APPROVAL

(IF NOT USED IN 18 MONTHS THIS PERMIT SHALL BE VOID - SEC. 21.104.030)

GENERAL PLAN COM & PD ZONE P-D (353) DATE April 30, 2021

1. NAME AND ADDRESS: (a) Joseph P Brichetto for Brichetto RV Storage
Name of Person or Firm

(b) PO Box 11600 (c) Oakdale, 95361 (d) 209-404-6548
Address City, Zip Phone

2. TYPE OF PROPERTY USE: General Plan Amendment & Rezone Application No.
PLN2020-0016 - Brichetto - River Road, was approved by the Board of Supervisors on
December 15, 2020 to allow RV storage on two parcels totaling 7.8 acres in size. This is a
request to amend Development Standard No. 25, which requires curb, gutter and sidewalk
to be installed prior to issuance of a business license, to be deferred to a later date with a
Deferred Improvement Agreement.

3. LOCATION OF USE: 9919 Valley Home Road and 7420 River Road, in the Oakdale area
Street Address - Local Name of Street, Road or Highway

4. ASSESSOR'S PARCEL NUMBER AND ACREAGE: 006-012-055, 006-012-079; 7.8 acres

- 5. THIS PERMIT IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:
(a) That this use be conducted in accordance with plans approved by the Department
of Planning and Community Development and in accordance with applicable laws
and ordinances.
(b) That a building permit, when applicable, be obtained from the Building
Permits Division.
(c) That a suitable sewage disposal system and water supply, if other than public, be
approved and inspected by the Department of Environmental Resources.
(d) That a Deferred Improvement Agreement be signed by the applicant and the
Department of Public Works, prior to operation of the business.
(e) That the Site Operator shall maintain a valid business license for this site.
(f) That all Development Standards associated with General Plan Amendment and
Rezone Application No. PLN2020-0016 - Brichetto - River Road, except for No.
25, shall remain in effect and be implemented as applicable.



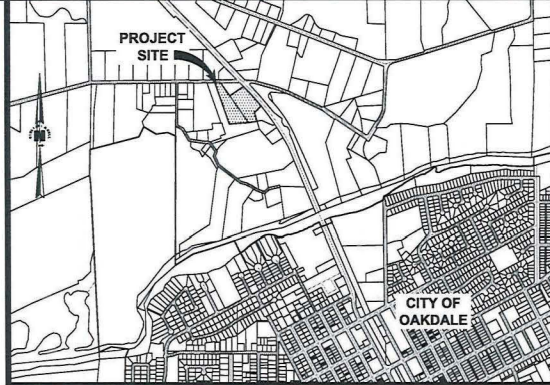
# EQUIPMENT STORAGE SITE IMPROVEMENT PLANS

## APN: 006-012-055 & 006-012-079 STANISLAUS COUNTY, CALIFORNIA

**CONTACTS**

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**OWNER**  
CONTACT: JOE BRICHETTO  
P.O. BOX 11500  
OAKDALE, CA 95361  
PHONE: (209) 404-6548



### VICINITY MAP NO SCALE SITE INFORMATION

**SITE INFORMATION**

OWNER: NICK PROCHARD, P.E.  
P.O. BOX 11500  
OAKDALE, CA 95361  
PHONE: (209) 404-6548

**DATE:** 10/27/20

**SCALE:** 1"=40'

**DRAWN BY:** NWP

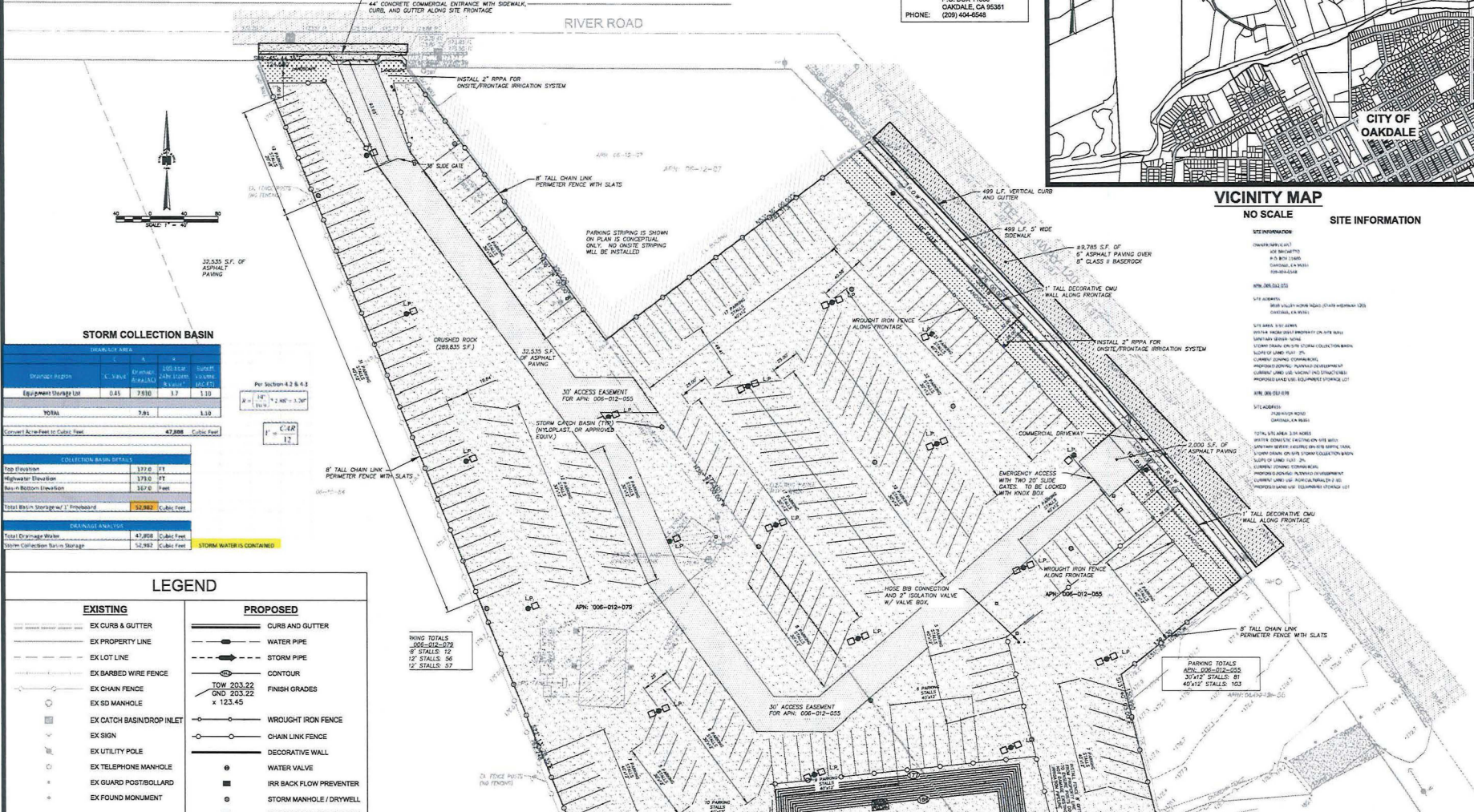
**DESIGNED BY:** NWP

**CHECKED BY:** WFK

**DATE:** 10/27/20

**DIGALPRT**  
1-800-227-2600

**GIULIANI & KULL, INC.**  
Engineers • Planners • Surveyors  
440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361  
(209) 847-8726 Fax (209) 847-7323  
Auburn • San Jose • Oakdale



**STORM COLLECTION BASIN**

Stormwater Basin	C	A	TOGETHER
C VALUE	AREA (SQ FT)	AREA (SQ FT)	TOGETHER
Equipment Storage Lot	0.45	7,610	1.3
<b>TOTAL</b>	<b>7.81</b>	<b>130</b>	

Convert Acres Feet to Cubic Feet: **47,898** Cubic Feet

**COLLECTION BASIN DATA**

Top Elevation	177.0	FT
Highwater Elevation	173.0	FT
Basin Bottom Elevation	167.0	FEET
<b>Total Basin Storage w/ 1' Freeboard</b>	<b>52,962</b>	Cubic Feet

**DETAILED ANALYSIS**

Total Drainage Volume	47,898	Cubic Feet
Volume Collection Basin Storage	52,962	Cubic Feet

STORM WATER IS CONTAINED

**LEGEND**

EXISTING	PROPOSED
EX CURBS & GUTTER	CURBS AND GUTTER
EX PROPERTY LINE	WATER PIPE
EX LOT LINE	STORM PIPE
EX BARBED WIRE FENCE	CONTOUR
EX CHAIN FENCE	FINISH GRADES
EX 60 MANHOLE	WROUGHT IRON FENCE
EX 60 CATCH BASIN/DROP INLET	CHAIN LINK FENCE
EX SIGN	DECORATIVE WALL
EX UTILITY POLE	WATER VALVE
EX TELEPHONE MANHOLE	IRR BACK FLOW PREVENTER
EX GUARD POST/BOLLARD	STORM MANHOLE / DRYWELL
EX FOUND MONUMENT	STORM OUTLET STRUCTURE
PROPOSED DEMOLITION & CLEARING	PROPOSED LANDSCAPING
PROPOSED AC PAVEMENT	PROPOSED CONCRETE
	PROPOSED CRUSHED ROCK

EXHIBIT B-6

**EQUIPMENT STORAGE LOT  
SITE PLAN**

APN: 006-012-055 & 006-012-079  
STANISLAUS COUNTY, CALIFORNIA

SCALE: 1"=40'  
DRAWN BY: NWP  
DESIGNED BY: NWP  
CHECKED BY: WFK  
DATE: 10/27/20

**SHEET  
SP-1**

of 1  
JOB NO.  
19154

P:\2018\18154\DWG\SP-1\EXHIBIT B-6.dwg 10/27/2020 3:50pm

Recording Requested By And For The Benefit Of  
And, When Recorded, Mail To:



County of Stanislaus  
Department of Planning and  
Community Development  
1010 Tenth Street, Suite 3400  
Modesto, CA 95354



Stanislaus, County Recorder  
Donna Linder Co Recorder Office  
**DOC- 2020-0105062-00**  
Friday, DEC 18, 2020 08:24:49  
Ttl Pd \$0.00 Rcpt # 0004530546  
RAB/R2/1-7

Space Above Reserved for Recorder's Use

### NOTICE OF ADMINISTRATIVE CONDITIONS AND RESTRICTIONS

PLEASE TAKE NOTICE that the COUNTY OF STANISLAUS approved the land use development described below subject to administrative conditions and restrictions, copies of which are attached to this notice and incorporated herein by reference. The conditions and restrictions affect development of the property or parcels described below and are binding upon the named landowners and their successors in interest.

Property Owner(s): Joseph P. Brichetto Trust, et al (Joseph Brichetto, John P. Brichetto, and John M. Brichetto)

Project Site Address: 9919 Valley Home Road (State Route 120) and 7420 River Road, between Rodden and Jackson Roads, north of the Stanislaus River, in the Oakdale area.

Assessor's Parcel Number(s): 006-012-055 & 006-012-079

General Plan Designation: Commercial and Agriculture

Zoning District: P-D (144) (Planned Development) & A-2-10 (General Agriculture)

Community Plan Designation: N/A

Project Name/Description: **General Plan Amendment & Rezone Application No. PLN2020-0016 – Brichetto – River Road** – Request to amend the General Plan designation from agriculture to Planned Development and the zoning designation from expired Planned Development (144) and A-2-10 to Planned Development, to allow for the storage of RVs on two parcels totaling 7.8 acres in size.

The undersigned duly authorized officer of Stanislaus County declares that the foregoing is true and correct under penalty of perjury under the laws of the State of California.

12/18/20

Dated

Handwritten signature of Jeremy Ballard in black ink.

Jeremy Ballard, Associate Planner  
Stanislaus County Department of Planning  
& Community Development

#### ATTACHMENTS:

1. Development Standards/Schedule
2. Project Area Map (For Illustrative Purposes Only)

## DEVELOPMENT STANDARDS

### GENERAL PLAN AMENDMENT AND REZONE APP NO. PLN2020-0016 BRICHETTO – RIVER ROAD

#### Department of Planning and Community Development

1. Use(s) shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances. Any modification of the approved development plan shall be subject to additional land use permits. The development standards for this project shall supersede all development standards previously adopted for P-D (144) Planned Development.
2. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2020), the applicant is required to pay a California Department of Fish and Wildlife (formerly the Department of Fish and Game) fee at the time of filing a "Notice of Determination." Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for \$2,463.75, made payable to Stanislaus County, for the payment of California Department of Fish and Wildlife and Clerk Recorder filing fees.  
  
Pursuant to Section 711.4 (e) (3) of the California Fish and Game Code, no project shall be operative, vested, or final, nor shall local government permits for the project be valid, until the filing fees required pursuant to this section are paid.
3. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
4. The applicant/owner is required to defend, indemnify, or hold harmless the County, its officers, and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.
5. Prior to issuance of any building permit, a photometric lighting plan shall be submitted for review and approval by the Planning Department. All exterior lighting shall be designed (aimed down and toward the site) to provide adequate illumination without a glare effect. This shall include, but not be limited to, the use of shielded light fixtures to prevent skyglow (light spilling into the night sky) and the installation of shielded fixtures to prevent light trespass (glare and spill light that shines onto neighboring properties). The height of the lighting fixtures should not exceed 23 feet above grade.
6. Any construction resulting from this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and may be subject to additional regulations/permits, as determined by the SJVAPCD.

7. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.
8. If concentrations of prehistoric or historic period cultural materials are encountered during project implementation, including unusual amounts of bone, stone, shell, foundations, bottle or can dumps, or other features, all work within 50 feet of the find shall be halted until a qualified archaeologist can evaluate the significance of the find in accordance with CRHR criteria. Work shall not resume within vicinity of the find until any required mitigation is completed.
9. If human remains are uncovered, compliance with Section 15064.5 (e) (1) of the CEQA Guidelines and PRC Section 7050.5 shall be required. All project-related ground disturbances within 100 feet of the find should halt until the County coroner has been notified. If the coroner determines that the remains are Native American, the coroner will ask the NAHC to identify a Most Likely Descendant, who will work with the construction contractor, agency officials, and a qualified professional archaeologist to determine an appropriate avoidance strategy or other treatment plan. Project-related ground disturbance in the vicinity of the find should not resume until the process detailed in CEQA Guidelines Section 15064.5 (e) has been completed.
10. An irrevocable reciprocal access easement between APNs: 006-012-055 and 006-012-079 shall be recorded prior to issuance of a grading permit.
11. Building permits for all fencing and walls shall be reviewed and approved by the City of Oakdale prior to issuance of a permit.

#### Department of Public Works

12. No parking, loading or unloading of vehicles will be permitted within the Stanislaus County road right-of-way.
13. The developer will be required to install or pay for the installation of any signs and/or markings, if warranted.
14. An Encroachment Permit shall be obtained for any work done in Stanislaus County right-of-way.
15. An Encroachment Permit shall be obtained for any work done in Caltrans right-of-way.
16. Prior to the issuance of any building or grading permit associated with this project, all driveway locations and widths shall be approved by Public Works. Any driveway approaches to be installed shall be done to Stanislaus County standards.
17. River Road is classified as an 80-foot Major Collector road. The current right-of-way width of River Road at the project site is 50-foot for the full road width. The required ½ width of River Road is 40 foot south of the centerline of the roadway. The existing right-of-way is 25 foot south of the centerline of the roadway. The remaining 15 foot south of the centerline shall be dedicated as an Irrevocable Offer of Dedication prior to issuance of any building or grading permit

18. Valley Home Road is classified as a 110-foot Minor Arterial road. The current right-of-way width of Valley Home Road at the project site is 100 foot for the full road width. The required  $\frac{1}{2}$  width of Valley Home Road is 55 foot west of the centerline of the roadway. The existing right-of-way is 50 foot west of the centerline of the roadway. The remaining 5 foot west of the centerline shall be dedicated as an Irrevocable Offer of Dedication prior to issuance of any building or grading permit.
19. Applicant shall obtain approval from Public Works prior to using an aggregate material for surfacing. Class II Aggregate Base or pack gravel is not an acceptable aggregate material.
20. A drainage easement shall be recorded if the storm drainage system/basin crosses parcels (APN: 006-012-055 and 006-012-079). The easement shall be an appurtenant easement and shall be drawn up by either a licensed land surveyor or a registered civil engineer licensed to practice land surveying in California.
21. A grading, drainage, and erosion/sediment control plan for the project site shall be submitted for any building permit that will create a larger or smaller building footprint. The grading and drainage plan shall include the following information:
  - a. The plan shall contain drainage calculations and enough information to verify that runoff from project will not flow onto adjacent properties and Stanislaus County road right-of-way. Public Works will review and approve the drainage calculations.
  - b. For projects greater than one acre in size, the grading drainage and erosion/sediment control plan shall comply with the current State of California National Pollutant Discharge Elimination System (NPDES) General Construction Permit. A Waste Discharge Identification Number (WDID) and a copy of the Notice of Intent (NOI) and the project's Storm Water Pollution Prevention Plan (SWPPP) shall be provided prior to the approval of any grading, if applicable.
  - c. The applicant of the grading permit shall pay the current Stanislaus County Public Works weighted labor rate for review of the grading plan.
  - d. The applicant of the grading permit shall pay the current Stanislaus County Public Works weighted labor rate for all on-site inspections. The Public Works inspector shall be contacted 48 hours prior to the commencement of any grading or drainage work on-site.

#### Department of Environmental Resources

22. Any change of use or modification to the mobile home or any new structures in the future, the on-site wastewater treatment system (OWTS) shall be by individual Primary and Secondary wastewater treatment units, operated under conditions and guidelines established by Measure X. All Local Agency Management Program (LAMP) standards shall be met.
23. Based on the information provided in this application, the existing well/water system does not meet the definition of a public water system as defined in California Health and Safety Code Section 116275(h). It is the property owner's responsibility to notify the Department of Environmental Resources if the water system ever meets the definition of a public water system

**Oakdale Irrigation District**

24. All permanent improvements shall remain outside of the 30 foot Dorsey pipeline easement unless an encroachment permit is granted by OID.

**City of Oakdale**

25. Prior to issuance of a business license, curb, gutter, and sidewalks shall be installed to City of Oakdale standards along all property road frontage.
26. An 8 foot-tall wrought iron fence shall be installed along all property road frontage.
27. Landscaping shall be installed along all road frontages and a portion of the perimeter of the site. Landscaping shall be thick in nature and work to avoid any public view of the project site from SR 120 and River Road. All landscape plans shall be reviewed and approved by the City of Oakdale prior to installation.
28. The existing mobile home shall be placed on a permanent foundation.
29. If any signage is proposed in the future, it shall be reviewed and approved by the City of Oakdale and Stanislaus County prior to installation.
30. Prior to the issuance of a business license, the applicant shall construct dry water and sewer lines stubs to City standards. Upon annexation to the City of Oakdale, connection to water and sewer services shall be required.

**California Department of Transportation (CalTrans)**

31. Ingress and egress from State Route 120 shall be limited to emergency vehicles only.

**San Joaquin Valley Air Pollution Control District**

32. Prior to the issuance of a grading permit, the property owner/operator shall contact the District's Small Business Assistance Office to determine if any Air District permits or if any other District rules or permits are required, including but not limited to an Authority to Construct (ATC).

**Central Valley Regional Water Quality Control Board**

33. Prior to ground disturbance or issuance of a building permit, the Central Valley Regional Quality Control Board shall be consulted to obtain any necessary permits and to implement any necessary measures, including but not limited to Construction Storm Water General Permit, Phase I and II Municipal Separate Storm Sewer System (MS4) Permits, Industrial Storm Water General Permit, Clean Water Act Section 404 Permit, Clean Water Act Section 401 Permit (Water Quality Certification), Waste Discharge Requirements, Dewatering Permit, Low or Limited Threat General NPDES Permit, NPDES Permit or any other applicable Regional Water Quality Control Board permit.

GPA & REZ PLN2020-0016  
Development Standards  
November 19, 2020  
Page 5

As Approved by the Board of Supervisors  
December 15, 2020  
As Recommended by the Planning Commission  
November 19, 2020

*Please note: If Conditions of Approval/Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right-hand corner of the Conditions of Approval/Development Standards; new wording is in **bold**, and deleted wording will have a ~~line through it~~.*

RECORDED AT REQUEST OF:  
Department of Public Works  
Stanislaus County



Stanislaus, County Recorder  
Donna Linder Co Recorder Office  
DOC- 2021-0045437-00

WHEN RECORDED, MAIL TO:  
Department of Public Works  
Stanislaus County  
ATTN: Frederic Clark  
1010 10<sup>th</sup> Street, Suite 4204  
Modesto, CA 95354

Tuesday, MAY 11, 2021 10:42:11  
Ttl Pd \$0.00 Rcpt # 0004506259  
MMA/R2/1-11

Space Above This Line For Recorder's Use

COUNTY OF STANISLAUS  
DEPARTMENT OF PUBLIC WORKS

Oakdale, California  
9919 Valley Home Road

APN: 006-012-005

STREET IMPROVEMENT AGREEMENT

This Agreement, made and entered into this 11<sup>th</sup> day of May, 2021, by and between the County of Stanislaus, hereinafter called "County", and Joseph P. Bricchetto, hereinafter called "Owner.

WITNESSETH

Whereas, application has been made by the Owner for General Plan Amendment and Rezone No. PLN2020-0016-Bricchetto—River Road, requiring the full improvement of:

State Route 120

Name of Street(s)

Oakdale

Name of Town

in accordance with the Ordinance Code of Stanislaus County; and

WHEREAS, the Ordinance Code of Stanislaus County authorizes the execution of a Street Improvement Agreement in lieu of immediate installation of such improvements.

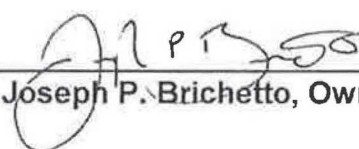
NOW, THEREFORE, it is mutually agreed as follows:

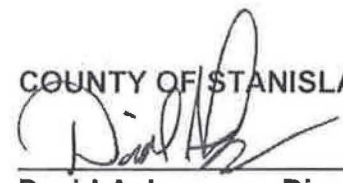
MMA

1. That Owner, after finding by the Board of Supervisors that the deferred street improvements should be installed and upon demand of the Director of Public Works, shall construct and install or cause to be constructed and installed, at Owner's own cost and expense, the street improvements described herein, in accordance with applicable City of Oakdale street improvement standards on the publicly maintained street(s) adjoining the property described on the attachment hereto. Such improvements shall consist of concrete curbs and gutters, concrete sidewalks, concrete driveway approaches, streetlights, off-site drainage facilities, prepared sub-base and asphalt pavement to match the existing street(s) to a grade and cross-section approved by the County of Stanislaus and City of Oakdale.
  - a. The installation of frontage improvements along State Route 120 may be deferred for up to two (2) years from the date of this agreement or until Caltrans issues the encroachment permit for said frontage improvements, whichever comes first. Owner shall have an active application with Caltrans for an encroachment permit for said frontage improvements until said permit is issued by Caltrans.
2. That the cost of the required street improvements is estimated at this time to be \$313,600, to which there is to be added for each year that the improvements are delayed an additional sum of five percent (5%) of the original amount, said total amount to become a lien upon the Undersigned's lot or parcel, described in attached Document 2020-0009760-00, Stanislaus County Records, and shown on attached Vicinity Map, upon the recording of this Agreement in the Office of the County Recorder.

3. That if the Owner refuses or neglects to install the required improvements within thirty (30) days after notification by the Director of Public Works, said improvements shall be installed pursuant to Chapter 27, Part 3, Division 7 (Section 5870 et seq.) of the Streets and Highways Code.
4. That upon the satisfactory completion of the obligations, the County shall record a release exonerating the Agreement.
5. That each and every one of the provisions of this Agreement, herein contained, shall bind and inure to the benefit of the successors in interest of the parties hereto in the same manner as if they had herein been expressly named.
6. That the provisions of this Agreement shall inure to an incorporated city, should the lot or parcel described herein be annexed or included within a city newly formed.
7. That the property herein referred to is owned by Owner and is the property described in the attachment hereto.

IN WITNESS WHEREOF, the County and Owner have executed this Agreement the day and year first above written.

  
\_\_\_\_\_  
Joseph P. Brichetto, Owner

By:   
\_\_\_\_\_  
COUNTY OF STANISLAUS  
David A. Leamon, Director  
Department of Public Works

  
\_\_\_\_\_  
Date

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Stanislaus

On May 11, 2021 before me, Maria P. Ramirez, Notary Public  
(insert name and title of the officer)

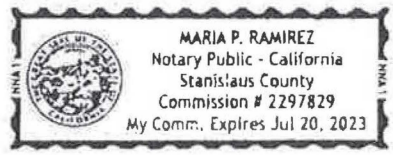
personally appeared, Joseph P. Bricetto

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Maria P. Ramirez (Seal)  
Notary Public Signature



**OPTIONAL INFORMATION**

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT

TITLE OR TYPE OF DOCUMENT, \_\_\_\_\_

DATE OF DOCUMENT \_\_\_\_\_ NUMBER OF PAGES \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

SIGNER'S NAME \_\_\_\_\_ SIGNER'S NAME \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Stanislaus

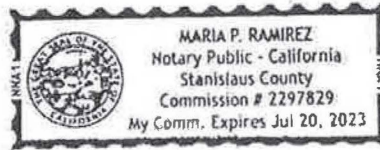
On May 11, 2021 before me, Maria P. Ramirez, Notary Public  
(insert name and title of the officer)

personally appeared, David A. Leamon

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Maria P. Ramirez (Seal)  
Notary Public Signature

**OPTIONAL INFORMATION**

THIS OPTIONAL INFORMATION SECTION IS NOT REQUIRED BY LAW BUT MAY BE BENEFICIAL TO PERSONS RELYING ON THIS NOTARIZED DOCUMENT

TITLE OR TYPE OF DOCUMENT, \_\_\_\_\_

DATE OF DOCUMENT \_\_\_\_\_ NUMBER OF PAGES \_\_\_\_\_

SIGNER(S) OTHER THAN NAMED ABOVE \_\_\_\_\_

SIGNER'S NAME \_\_\_\_\_ SIGNER'S NAME \_\_\_\_\_

ATTACHMENTS

**RECORDING REQUESTED BY:**

North American Title Company

**WHEN RECORDED MAIL TO:**

Joseph P. Brichetto  
P.O. Box 11600  
Oakdale, Ca 95361



Stanislaus, County Recorder  
Donna Linder Co Recorder, Office  
**DOC- 2020-0009760-00**

Acct 483-Mail Documents  
Wednesday, FEB 12, 2020 12:38:56  
Ttl Pd \$26.00 Rcpt # 0004390193  
SCT/R3/1-4

THIS SPACE FOR RECORDER'S USE ONLY

**TITLE OF DOCUMENT**

Grant Deed

The undersigned declares that the document to which this page is affixed and made a part of is exempt from the fee imposed by GC 27388.1 [SB2]

**Reason for exemption:**

- Not related to real property - GC 27388.1(a)(1)
- Transfer of real property subject to the imposition of Documentary Transfer Tax - GC 27388.1(a)(2)
- Recorded concurrently and in connection with a transfer subject to the imposition of Documentary Transfer Tax - GC 27388.1(a)(2)
- Transfer of real property that is a residential dwelling to an owner-occupier - GC 27388.1(a)(2)
- Recorded concurrently and in connection with a transfer of real property that is a residential dwelling to an owner-occupier - GC 27388.1(a)(2)
- Maximum \$225.00 fee per transaction reached - GC 27388.1(a)(1)

Signature

2/11/20

Date

**THIS PAGE IS ADDED TO PROVIDE DECLARATION OF GC 27388.1 FEE EXEMPTION**

**ADDITIONAL PAGE RECORDING FEE APPLIES FOR THIS PAGE**

4ST



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA ) SS  
COUNTY OF Stanislaus )

On February 10, 2020, before me, Claire D. Brunley  
Notary Public, personally appeared Joseph P. Brchetto

\_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Claire D. Brunley



*This area for official notarial seal*

A.P.N.: 006-012-079

**EXHIBIT "A"**

**TRACT 1:**

LOT 38 OF THE EASTERN PORTION OF RODDEN BROS. COLONY TRACT, ACCORDING TO THE OFFICIAL MAP FILED JANUARY 21, 1922 IN VOLUME 9 OF MAPS, PAGE 62, STANISLAUS COUNTY RECORDS.

**EXCEPTING THEREFROM THE FOLLOWING:**

COMMENCING AT THE NORTHWEST CORNER OF LOT 37 OF SAID RODDEN BROS. COLONY TRACT, SAID NORTHWEST CORNER BEING THE INTERSECTION OF THE SOUTH LINE OF THE COUNTY ROAD WITH THE WEST LINE OF A 40 FOOT AVENUE; THENCE SOUTH 89° 42' EAST ALONG THE NORTH LINE OF SAID LOT 37, A DISTANCE OF 320 FEET; THENCE SOUTH 0° 03' 38" EAST 5.00 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89° 42' EAST 139.17 FEET; THENCE NORTH 0° 18' EAST 5.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 38; THENCE SOUTH 89° 42' EAST 98.66 FEET ALONG THE NORTH LINE OF SAID LOT 38; THENCE SOUTH 22° 09' 44" EAST 761.94 FEET; THENCE SOUTH 89° 35' 12" WEST 178.70 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 37; THENCE SOUTH 4° 56' EAST 95.00 FEET ALONG THE EASTERLY TINE OF SAID LOT 37; THENCE SOUTH 85° 26' 56" 355.00 FEET; THENCE NORTH 0° 03' 38" WEST 826.00 FEET TO THE POINT OF BEGINNING.

**ALSO EXCEPTING THEREFROM THE FOLLOWING:**

BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 38; THENCE SOUTHERLY AND WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 38 TO THE SOUTHWEST CORNER OF SAID LOT 38; THENCE ALONG THE WESTERLY LINE OF SAID LOT 38, NORTH 4° 56' WEST 280 FEET; THENCE ON A STRAIGHT LINE EASTERLY TO THE POINT OF BEGINNING.

**ALSO EXCEPTING THEREFROM THE FOLLOWING:**

COMMENCING AT THE NORTHWEST CORNER OF LOT 37, OF SAID RODDEN BROS. COLONY, SAID NORTHWEST CORNER BEING THE INTERSECTION OF THE SOUTH LINE OF COUNTY ROAD WITH THE WEST LINE OF A 40 FOOT AVENUE; THENCE SOUTH 89° 42' EAST ALONG THE NORTH LINE OF SAID LOT 37, A DISTANCE OF 320 FEET; THENCE SOUTH 0° 03' 38" EAST 5.90 FEET; THENCE SOUTH 89° 42' EAST 139.17 FEET; THENCE NORTH 0° 18' EAST 5.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 38; THENCE SOUTH 89° 42' EAST 98.66 FEET ALONG THE NORTH LINE OF SAID LOT 38 TO THE TRUE POINT OF BEGINNING. THENCE CONTINUING SOUTH 89° 42' EAST ALONG SAID NORTH LINE OF LOT 38, A DISTANCE OF 154.74 FEET; THENCE SOUTH 22° 09' 44" EAST, A DISTANCE OF 760.02 FEET TO A POINT ON THE NORTH LINE OF PARCEL 2 OF THE AFORESAID PARCEL MAP; THENCE NORTH 89° 35' 12" EAST ALONG SAID NORTH LINE AND THE NORTH LINE OF PARCEL 1 OF SAID PARCEL MAP, A DISTANCE OF 153.96 FEET; THENCE NORTH 22° 09' 44" WEST, PARALLEL WITH AND 143.00 FEET DISTANCE FROM THE EASTERLY LINE OF THIS DESCRIPTION, A DISTANCE OF 761.94 FEET TO THE POINT OF BEGINNING.

**TRACT 2:**

PARCEL "A" AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD APRIL 18, 1975 IN BOOK 21 PAGE 11 OF PARCEL MAPS, STANISLAUS COUNTY RECORDS AND BEING A PORTION OF LOT 39 OF EASTERN PORTION OF RODDEN COLONY TRACT.

**APN: 006-012-055**

