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: **September 8, 2026**

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

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

Subject: **USE PERMIT AND WILLIAMSON ACT CANCELLATION APPLICATION NO. PLN2026-0054 – THROTTLE RANCH, LLC**

Respond By: **September 28, 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 a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: **Janette Acosta on behalf of Acosta Farm Properties, LP**

Project Location: **618 Denton Road, between Lake Road and the Turlock Irrigation District Main Canal, in the Waterford area.**

APN: **008-010-013**

Williamson Act Contract: **71-0852**

General Plan: **Agriculture**

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

Project Description: **Request to permit an existing private members only recreational motorized vehicle riding facility on a 46.68± acre parcel in the General Agriculture (A-2-40) zoning district. The application includes a request to cancel Williamson Act Contract No. 1971-0852. The proposed dirt track will consist of three separate tracks, for a total of five acres and will be used for Utility Task Vehicles (UTV), All Terrain Vehicles (ATV), and motorized bikes. The remaining 41± acres will be planted in seasonal row crops. The project is proposed to be exclusively used for recreational riding and practice. No races, concerts, festivals, or any other special event is being proposed. The applicant anticipates that the track will be used five days a week, with riders ranging from five to 25 per-day, between the hours of 8:00 a.m. to 6:00 p.m. The project will not include any staff, and the facility will be accessed via a card locked gate. The applicant proposes planting screening landscaping consisting of redwood trees and oleander around the perimeter of the site. The applicant proposes to utilize a water truck and sprinkler system daily to reduce dust emissions. The site is currently developed with one agricultural accessory building. Temporary bathrooms are proposed to be placed on-site for use of members.**

The parcel was previously cited by Code Enforcement for unpermitted motor track uses on-site without securing the necessary land use entitlements (CE 26-0319).

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

USE PERMIT AND WILLIAMSON ACT CANCELLATION APPLICATION NO. PLN2026-0054 -THROTTLE RANCH, LLC

Attachment A

Distribution List

X	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
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
	DISPOSAL DIST:	X	STAN CO SUPERVISOR DIST 1: B.CONDIT
X	FIRE PROTECTION DIST: STAN CONSOLIDATED FIRE	X	STAN COUNTY COUNSEL
X	GSA:		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: EASTSIDE	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	X	INTERESTED PARTIES
	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
	RAILROAD:		US ARMY CORPS OF ENGINEERS

X	SAN JOAQUIN VALLEY APCD		US FISH & WILDLIFE
X	SCHOOL DIST 1: HUGHSON		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 2: ROBERTS FERRY		USDA NRCS
	WORKFORCE DEVELOPMENT	X	TUOLUMNE RIVER TRUST
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: **USE PERMIT AND WILLIAMSON ACT CANCELLATION APPLICATION NO. PLN2026-0054 - THROTTLE RANCH, LLC**

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

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

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

1.
2.
3.
4.

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

1.
2.
3.
4.

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

_____

_____

Response prepared by:

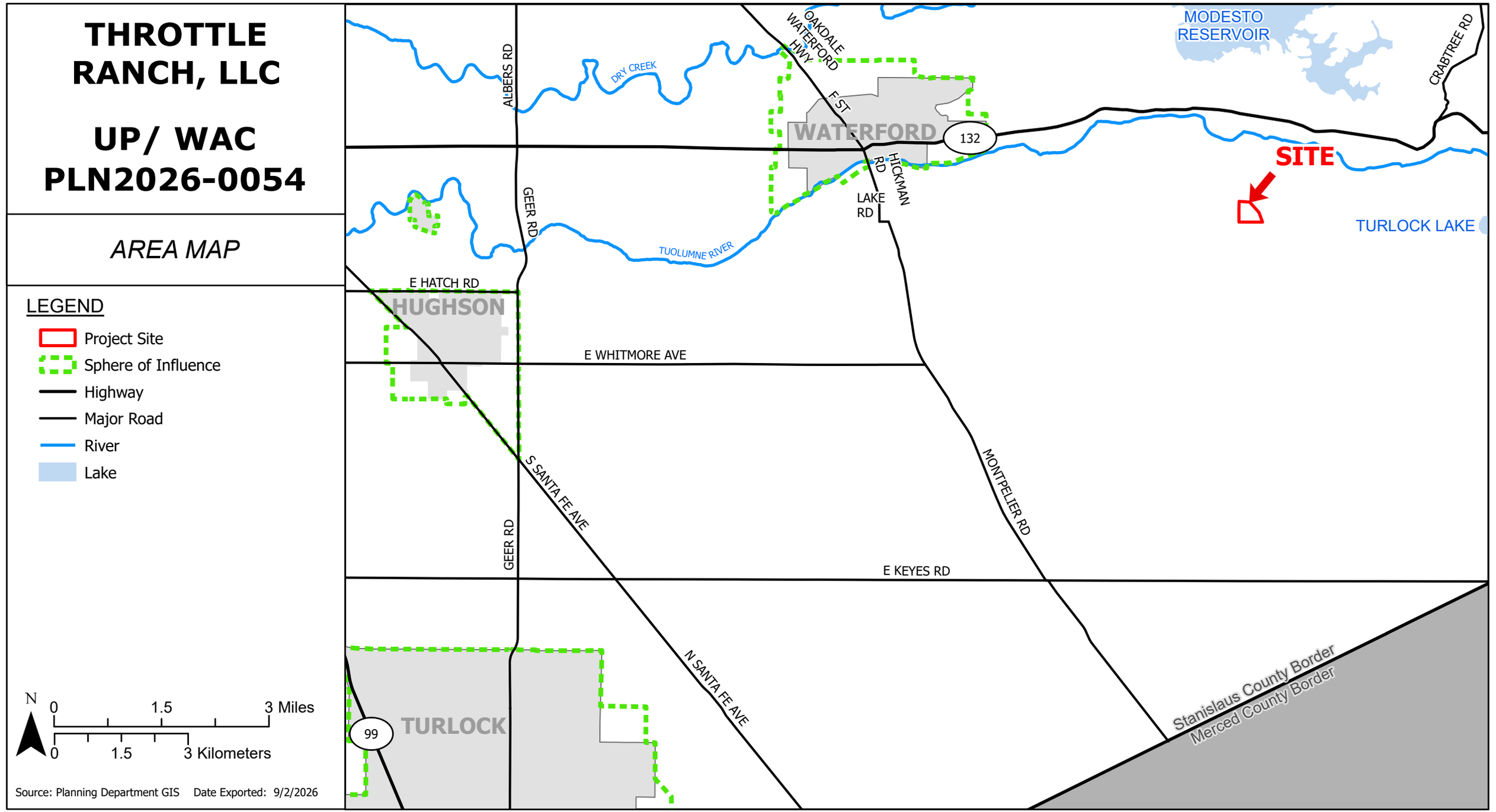
_____

Name Title Date

THROTTLE RANCH, LLC

UP/ WAC PLN2026-0054

AREA MAP



THROTTLE RANCH, LLC

UP/ WAC PLN2026-0054

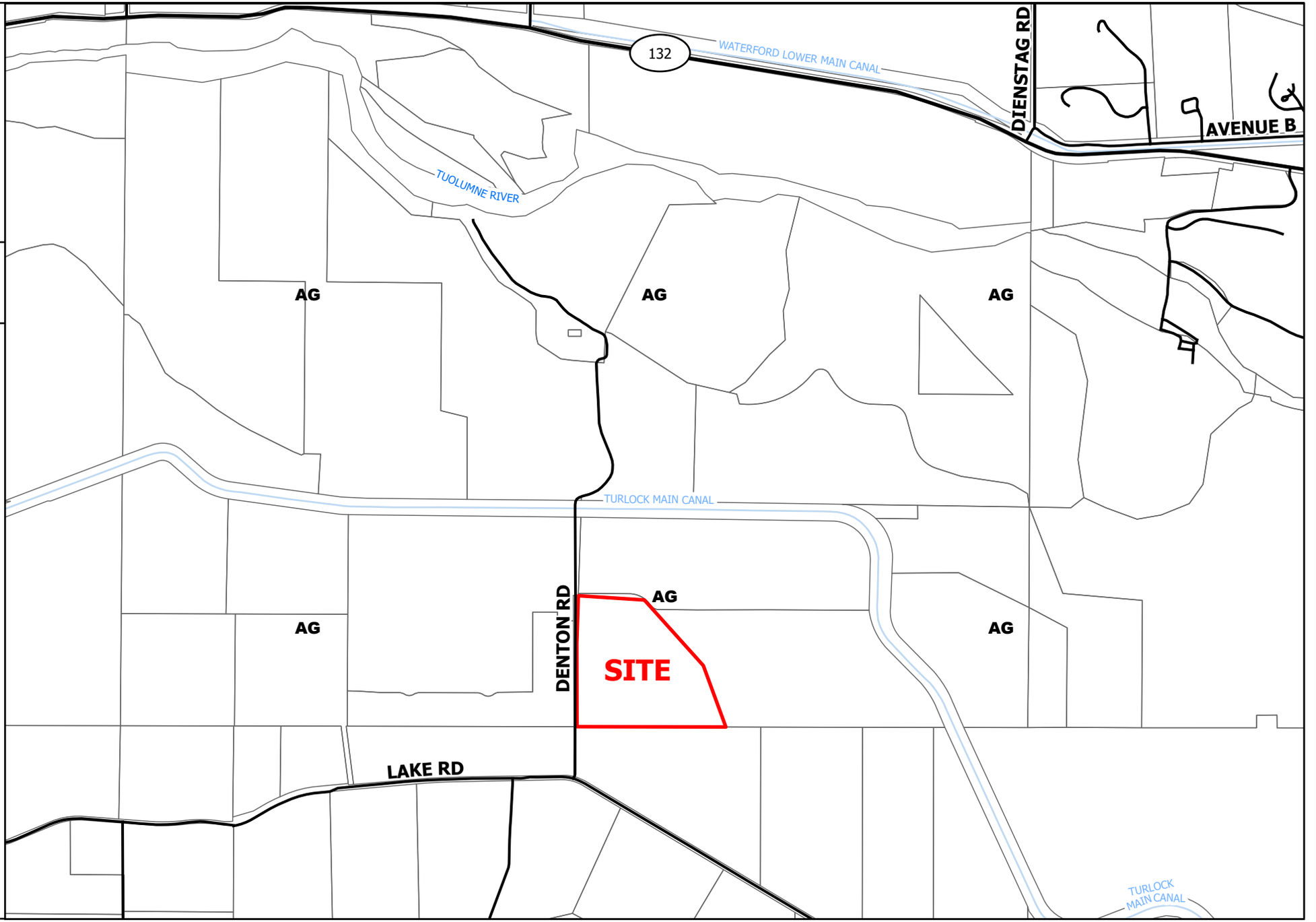
GENERAL PLAN MAP

LEGEND

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

General Plan

- Agriculture (AG)



N

0 1,250 2,500 US Feet

0 350 700 Meters

Source: Planning Department GIS Date Exported: 9/2/2026

THROTTLE RANCH, LLC

UP/ WAC PLN2026-0054

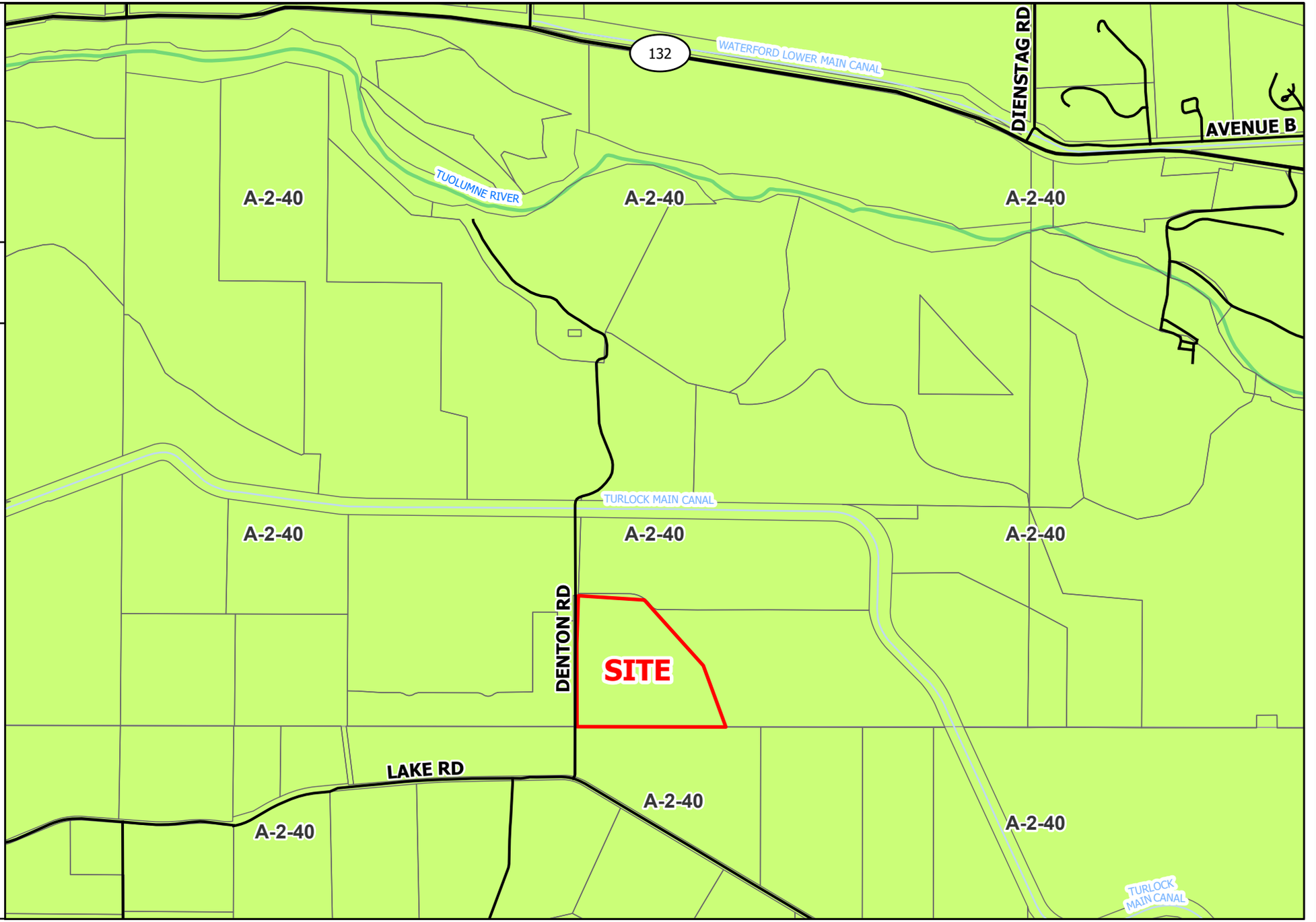
ZONING MAP

LEGEND

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

Zoning Designation

- General AG 40 Acre (A-2-40)



N

0 1,250 2,500 US Feet

0 350 700 Meters

Source: Planning Department GIS Date Exported: 9/2/2026

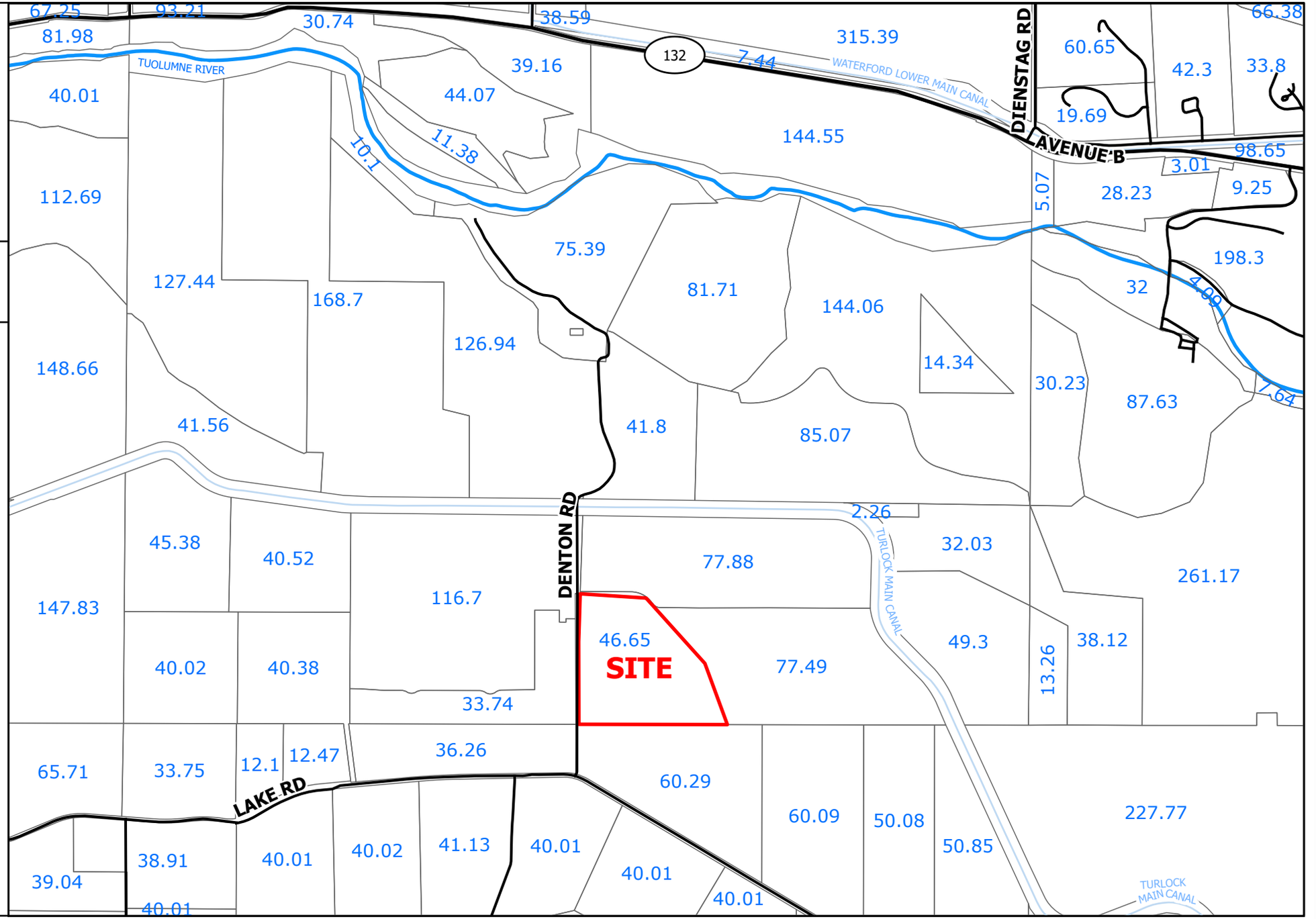
THROTTLE RANCH, LLC

UP/ WAC PLN2026-0054

ACREAGE MAP

LEGEND

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



N

0 1,250 2,500 US Feet

0 350 700 Meters

Source: Planning Department GIS Date Exported: 9/2/2026

THROTTLE RANCH, LLC

UP/ WAC PLN2026-0054

2025 AERIAL AREA MAP

LEGEND

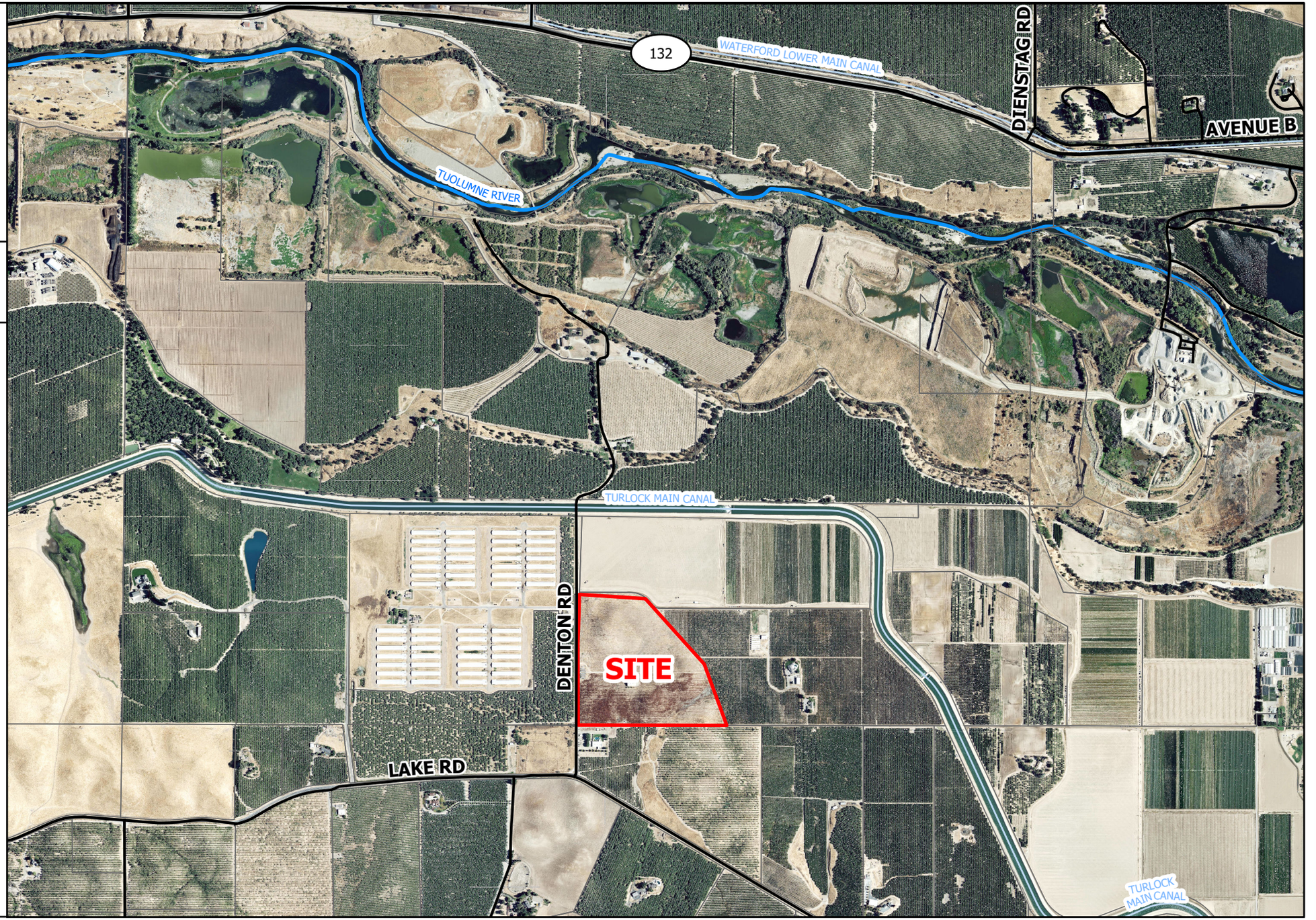
- Project Site
- Parcel
- Highway
- Street
- Canal
- River

N

0 1,250 2,500 US Feet

0 350 700 Meters

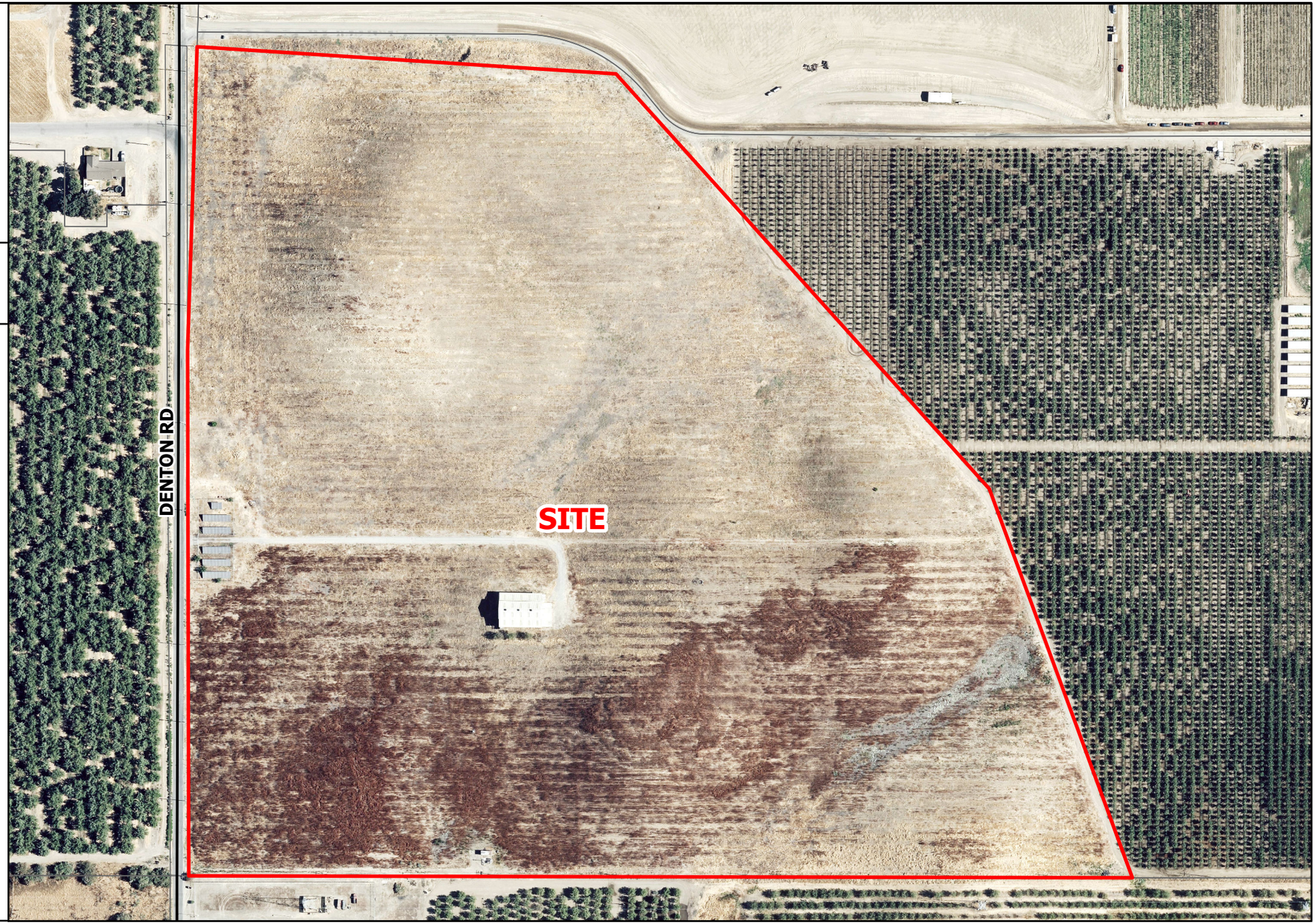
Source: Planning Department GIS Date Exported: 9/2/2026



THROTTLE RANCH, LLC

UP/ WAC PLN2026-0054

2025 AERIAL SITE MAP



LEGEND

- Project Site
- Parcel
- Street

N

0 210 420 US Feet

0 55 110 Meters

Source: Planning Department GIS Date Exported: 9/2/2026

Project Description – Use Permit Application

Throttle Ranch LLC – Private Members-Only Off-Highway Recreation Facility

Project Name: Throttle Ranch LLC
Project Location: 618 Denton Road, Hickman, California
APN: 008-010-013
Property Size: 46.68 Acres
Current Zoning: A-2-40 (General Agriculture)

Acosta Farm Properties LP, is requesting approval of a Use Permit to operate a private, members-only recreational riding facility for UTVs, ATVs, and dirt bikes on the above-referenced property located in Stanislaus County. The proposed recreational use will allow productive utilization of a portion of the property while maintaining agricultural use on the remaining acreage. The subject property consists of approximately 46.68 acres and is currently zoned A-2-40. The following will be addressed below: Dust and noise mitigation, environmental impact, continued agricultural use plan, operations, and public services.

The property has remained fallow and unused for agricultural production for approximately four years. Of the 46.68 acres, 5 acres is proposed for the recreational riding facility. The remaining property will continue to be utilized for agricultural purposes. Spring/Summer 2026, Sunflowers are currently being grown on a portion of the property. Winter 2026, Oats will be planted.

The proposed use consists of a privately operated riding and practice track designed exclusively for members of Throttle Ranch LLC. The facility is intended for recreational riding and practice only. No races, competitions, concerts, festivals, or other special events will be conducted on the property. Operations will occur seven (5) days per week. Operating hours will be limited to 8:00 a.m. to 6:00 p.m., which is consistent with Stanislaus County noise ordinance requirements and daylight operating conditions. No nighttime operations are offered. Expected daily membership attendance is approximately 5 to 25 riders per day, with a maximum of 25 riders permitted on-site at any one time. Because attendance is limited to approximately 25 individuals on-site at any one time, the applicant does not consider the proposed use to constitute a people-intensive use. The County's guidelines provide for certain uses that do not need to comply with the Agricultural Buffer Policy. Those uses are those that typically do not serve the general public. Similarly, here, Throttle Ranch will not and does not ever plan to serve the general public. This is intended to be a private facility. Notwithstanding this position, and in order to address the County's Agricultural Buffer Policy, the project will incorporate a 150-foot buffer setback. This buffer area will be limited to low-intensity uses such as roadways, parking, and landscaping, and will not include areas of concentrated or intensive human activity. This approach ensures compatibility with adjacent agricultural operations and is consistent with the intent of the County's Agricultural Buffer Policy.

The facility will not employ staff. Daily operations and track maintenance will be conducted solely by the owner/operator of Throttle Ranch LLC. Although no employees are required for the operation, site access will be controlled through an electronic access key, or "fob," issued to authorized members. The fob will open the entrance gate only during the facility's operating

hours of 8:00 a.m. to 6:00 p.m. Access is restricted to members of Throttle Ranch, and daily operations and track maintenance will be conducted solely by the owner/operator. This controlled-access system ensures that only authorized individuals can enter the property and that access is limited to permitted operating hours. It also reduces the number of individuals needed on site at any one time.

The proposed project is designed to operate with minimal site disturbance and infrastructure improvements. No permanent buildings, structures, paved roads, or utility extensions are proposed as part of this application. Existing site access will continue to be utilized. The riding track has been prepared by clearing all existing vegetation from the designated riding area and establishing a precise slope calibrated both for rider usability and for proper water drainage. The grading design directs surface water away from the track and neighboring properties to minimize erosion and runoff.

Temporary sanitation facilities, including portable restrooms and portable hand-washing stations, will be provided and serviced weekly by TP Express. No additional public services or infrastructure improvements will be required to support the project.

No exterior lighting is proposed or required, as all activities will occur during daylight hours only. Private Property signage will be installed at appropriate locations on-site to identify the property and restrict access to authorized members only. There will be no announcement systems, loudspeakers, amplified music, or public address systems utilized on the property.

To minimize potential air quality and dust impacts, Throttle Ranch LLC will implement several dust control measures on-site and an air quality report will be obtained to help implement necessary dust mitigation measures. A water truck and a sprinkler system will be utilized daily, or as needed, to reduce airborne dust generated from riding activities and vehicle circulation. Gravel or walnut shells will be installed at the property entrance and designated parking areas to further minimize dust generation. In addition, existing and/or planted trees and bushes along the property perimeter will serve as a natural buffer to help reduce dust migration onto neighboring properties.

To minimize potential noise disturbance issues, Throttle Ranch LLC will implement several noise mitigation strategies and will obtain a noise study. Existing and/or planting trees and bushes along the property perimeter will serve as a natural buffer to help reduce noise to neighboring properties.

Existing and newly planted trees and bushes will be located along the property perimeter to serve as a natural buffer that helps reduce both dust and noise migration onto neighboring properties. The perimeter plantings will consist of Redwood Trees and Oleander Bushes, selected for their drought tolerance and ability to provide both a visual and sound barrier. Irrigation will be provided by [drip irrigation system / low-flow sprinkler system], operated on an automatic timer and adjusted seasonally to establish and maintain healthy plant growth while conserving water.

Operational and safety signage will be posted throughout the property for all riders and members. Signage will include, but not be limited to, posted speed limits, operating hours, dust suppression requirements, noise and exhaust system requirements, and required safety equipment and protective gear for riders.

Additional Community Benefits and Accessibility

Throttle Ranch LLC is committed to providing an inclusive environment for all members and visitors. The facility will be operated in compliance with the Americans with Disabilities Act (ADA) and applicable California accessibility requirements. Accessible parking areas, pathways, viewing areas, and any future facilities or improvements will be designed and maintained in accordance with applicable accessibility standards. Throttle Ranch LLC intends to provide reasonable accommodations to disabled riders and visitors to ensure equal access and participation opportunities whenever feasible and required by law.

The proposed use is intended to provide a controlled and limited recreational opportunity on private property while maintaining compatibility with surrounding agricultural uses and minimizing impacts to neighboring properties and public services. This project is a family-oriented environment where families can spend quality time together, recreate responsibly, build community relationships, and participate in optional recreational and fellowship activities in a safe and welcoming setting.

Parking Analysis

Throttle Ranch LLC – Private Members-Only Off-Highway Recreation Facility
618 Denton Road, Hickman, California
APN: 008-010-013

Parking Analysis

The proposed Throttle Ranch LLC facility is a **private, members-only off-highway recreational riding facility** intended for use by ATV, UTV, and dirt bike enthusiasts. Unlike public recreational facilities or commercial event venues, the project will operate under a controlled membership model that inherently limits the number of individuals utilizing the property at any given time.

The current site plan provides sufficient area to accommodate **approximately 500 parking spaces**. This capacity reflects the physical size of the property rather than the anticipated parking demand associated with the proposed use. Based on the operational plan, the facility is expected to accommodate **approximately 5 to 25 riders on-site at any one time**, resulting in a parking demand that is significantly lower than the available parking capacity.

Each rider is expected to arrive in a personal vehicle or pickup truck, with many transporting off-highway vehicles using trailers. Even under peak operating conditions, the anticipated parking demand is expected to remain well below **30 vehicles**, including participant vehicles, trucks with trailers, and employee parking. No large spectator events, races, or public gatherings are proposed as part of this application, further minimizing parking demand.

Because the facility operates as a **private membership-based recreation area**, attendance will be naturally regulated through membership enrollment and operational oversight. The applicant does not anticipate simultaneous attendance approaching the site's maximum parking capacity, nor is the facility intended to function as a high-volume public destination.

Should Stanislaus County determine that the currently illustrated parking capacity could imply a higher level of use than proposed, the applicant is willing to revise the site plan to designate **approximately 25 to 30 parking spaces**, which more accurately reflects the expected operational demand. This modification would demonstrate consistency between the proposed use and the anticipated parking requirements while preserving additional open space on the property.

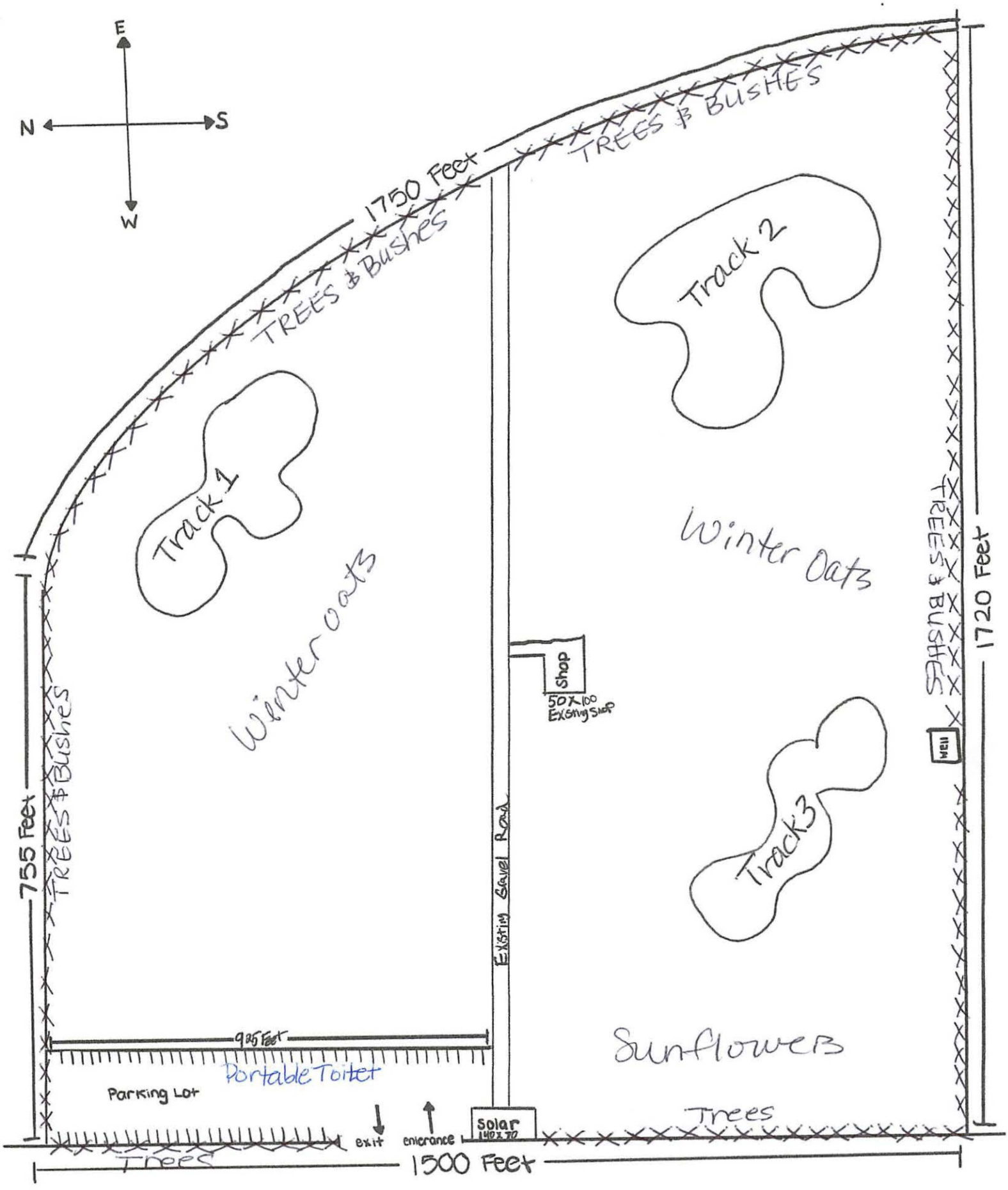
The parking area has been designed to safely accommodate passenger vehicles, pickup trucks, and vehicles towing trailers. Internal circulation allows for efficient vehicle maneuvering, ingress, and egress without adversely affecting Denton Road or neighboring properties. Adequate turning radii and circulation aisles will be maintained to ensure safe vehicle movement throughout the site.

In accordance with **Stanislaus County Code Chapter 21.76 (Off-Street Parking and Loading)**, parking for uses not specifically identified within the County's parking schedule is

determined based on the characteristics of the proposed use and the anticipated parking demand. Given the limited membership, controlled attendance, and low daily occupancy, the proposed parking supply is more than adequate to serve the facility without creating impacts to adjacent roadways or neighboring properties.

Conclusion

The proposed Throttle Ranch LLC facility will generate minimal parking demand relative to the available site area. Expected daily attendance of **5 to 25 riders** results in a parking need substantially below the site's physical capacity. The applicant is committed to maintaining attendance levels consistent with the private membership model and, if requested by Stanislaus County, is willing to reduce the designated parking area to **25 to 30 spaces** to better reflect anticipated operational conditions. As proposed, the project provides ample off-street parking, safe internal circulation, and will not create parking deficiencies or adverse traffic impacts within the surrounding area.


E
N
S
W
1750 Feet
TREES & BUSHES
TREES & BUSHES
Track 2
Track 1
Winter Oats
Winter Oats
Shop
50 X 100
Existing Shop
TREES & BUSHES
1720 Feet
Well
755 Feet
TREES & BUSHES
Track 3
Existing Gravel Road
925 Feet
Portable Toilet
Parking Lot
Sunflowers
exit
entrance
Solar
140 x 70
Trees
Trees
1500 Feet

Denton Road

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
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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		Subdivision Map
	Rezone		Parcel Map
×	Use Permit		Exception
	Variance	×	Williamson Act Cancellation
	Historic Site Permit		Other _____

PLANNING STAFF USE ONLY:

Application No(s): PLN 2026 0054
Date: 6/22/26
S 33 T 3 R 12
GP Designation: Agriculture
Zoning: A-2-40
Fee: $5921 (UP/WAC combined)
Receipt No. 588340
Received By: MR
Notes: Refile (CE case)

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 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 ***008*** Page ***010*** Parcel ***013***

Project Site Address or Physical Location: ***618 Denton Rd*** ***Hickman, Ca. 95323***

Property Area: ***46.68 Acres***

Fallow for the last 4 years. Prior to 4 years, Almonds.

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.:

Existing General Plan & Zoning: ***A-2-40***

Proposed General Plan & Zoning:

ADJACENT LAND USE:

East: ***Almonds / Cherries***

West: Almonds/Chicken houses

North: Almonds /Nursery

South: ***Almonds***

WILLIAMSON ACT CONTRACT:

Yes ☒ **No** ☐

Contract # 72-852

Date: 12/21/1971

Yes ☒ No ☐ Do you propose to cancel any portion of the Contract?

Yes ☐ No ☒

SITE CHARACTERISTICS: (Check one or more) Flat ☐ ☐ ☒

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops ☒ ☐ ☐ ☐

☐ ☐ ☐ ☐

Winter Oats and Sunflowers

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.) Light ripping and grading for the track

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: ***5000*** Sq. Ft. Landscaped Area: _____ Sq. Ft.

Proposed Building Coverage: _____ Sq. Ft. Paved Surface Area: _____ Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary)_____

_____

Number of floors for each building: _____

_____

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary)_____

_____

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)_____

_____

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

_____

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: ***TID/Solar*** Sewer*: ***None***

Telephone: ***None*** Gas/Propane: ***None***

Water**: ***Private Well*** Irrigation: ***Private Well***

***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	Two Family	Multi-Family	Multi-Family
	_____	_____	_____	_____
	_____	_____	_____	_____

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): _____

Type of use(s): _____

Days and hours of operation: 7days a week, 8am-6pm

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

Occupancy/capacity of building:

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

Estimated number of daily customers/visitors on site at peak time: 25

Other occupants:

Estimated number of truck deliveries/loadings per day: 0

Estimated hours of truck deliveries/loadings per day: 0

Estimated percentage of traffic to be generated by trucks: 0

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: Warehouse area:

Sales area: Storage area:

Loading area: Manufacturing area:

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)

Lake and Denton 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) ***Natural drainage. Current***

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.

Trees and bushes for windbreaks around property, and crops on flat land and in between tracks

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)

Property located at 17515 Lake Road Hickman, Ca 95323 was an off road vehicle track

with special events, which had a use permit and was part of the Williamson Act.