DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
1010 10TH Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

Referral
Early Consultation

Date: **October 23, 2026**

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

From: **Kristy Doud, Deputy Director of Planning**
Planning and Community Development

Subject: **USE PERMIT APPLICATION NO. PLN2026-0061 – TANNER FARM FIELD**

Respond By: **November 10, 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: **Gabe Tanner, Tanner Farm Field**

Project Location: **9067 Yosemite Boulevard (State Route 132), between N. Hopper Road and N. Indiana Avenue, in the Waterford area.**

APN: **009-017-031**

Williamson Act Contract: **N/A**

General Plan: **Agriculture**

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

Project Description: **Request to operate a baseball field on 1.4 acres of a 4.99-acre parcel in the A-2-40 zoning district. The field will be utilized for youth baseball and softball team practice, made up of the children of the property owner and their friends; no employees are proposed. The field will be open to teams Monday through Friday from 5 p.m. to 9 p.m. and Saturday and Sunday from 8 a.m. to 8 p.m., with an average of six to twelve visitors on-site per-day. The field, which includes a 250-foot by 250-foot square plot of grass and dirt, and backstop, which includes netting 33-feet high and 100-feet wide, currently exists on the project site. Six 52-foot-tall light poles have also been installed around the field as well as six-foot-tall chain link fencing along the south border of the field. If approved, the project proposes to add a 960 square-foot batting cage with a concrete pad and netting along the southern border of the field and additional six-foot-tall chain link fencing along the west and north borders of the field as a "homerun" fence. The property is also improved with a 1,879 square-foot single-family dwelling and residential accessory structures which is served by a private on-site well and septic system. The on-site well is the water source for the grass on the field which is watered via a sprinkler system. No on-site restrooms for the field are proposed. This project has an active code enforcement case (CE 26-0096) open for operation of the baseball field and installation of the light poles without first obtaining land use entitlements or building permits.**

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

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USE PERMIT APPLICATION NO. PLN2026-0061 – TANNER FARM FIELD
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
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
	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: STANISLAUS CONSOLIDATED	X	STAN COUNTY COUNSEL
	GSA:	X	StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: 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	X	SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	X	INTERESTED PARTIES
X	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	X	US FISH & WILDLIFE
X	SCHOOL DIST 1: EMPIRE UNION		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 2: MODESTO CITY SCHOOLS		USDA NRCS
	WORKFORCE DEVELOPMENT		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 APPLICATION NO. PLN2026-0061 – TANNER FARM FIELD**

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:

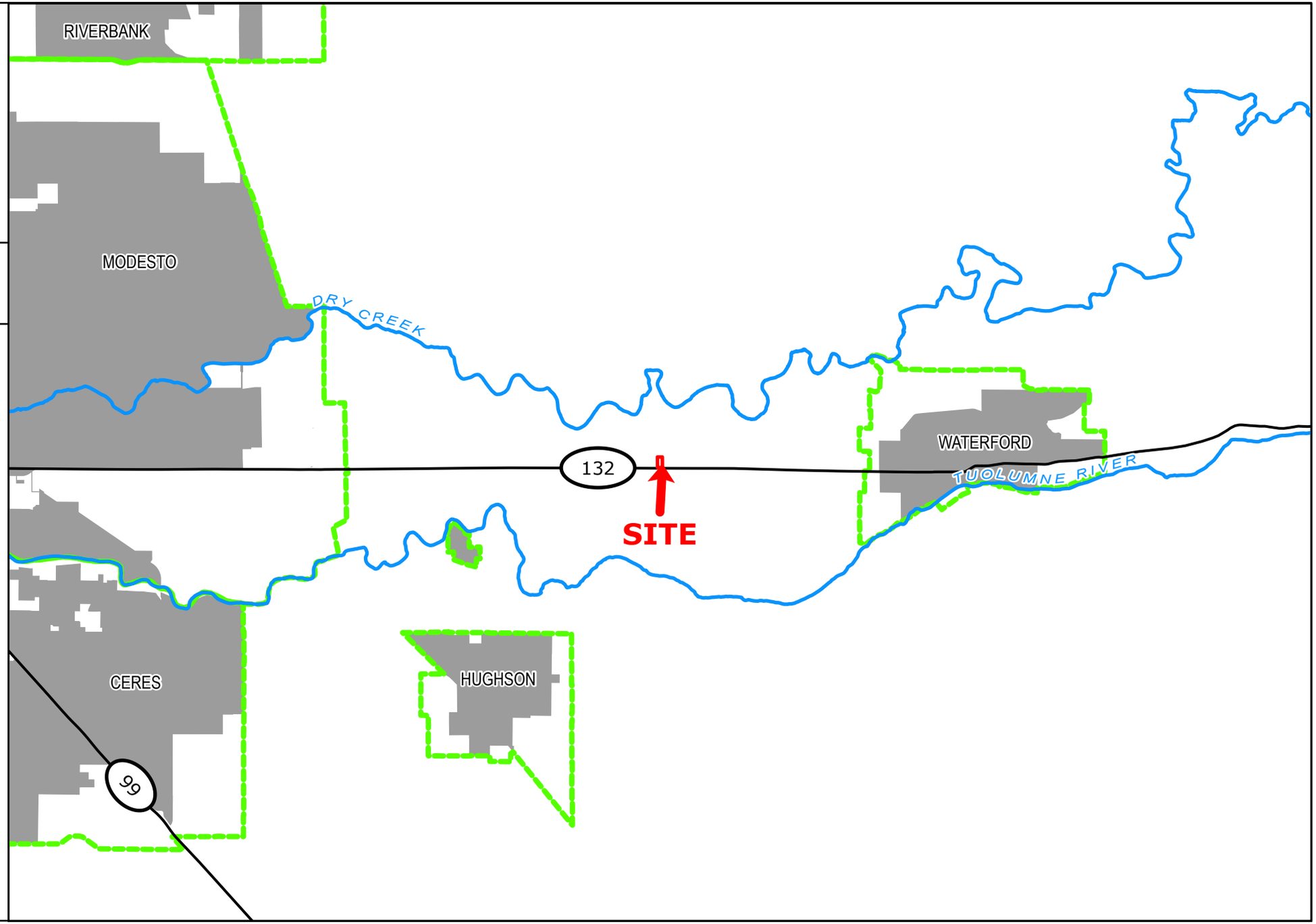
_____

Name Title Date

TANNER FARM FIELD

UP PLN2026-0061

AREA MAP



LEGEND

- Project Site
- Highway
- River
- Sphere of Influence
- CERES
- HUGHSON
- MODESTO
- RIVERBANK
- WATERFORD

N

0 1.5 3 Miles

0 1.8 3.5 Kilometers

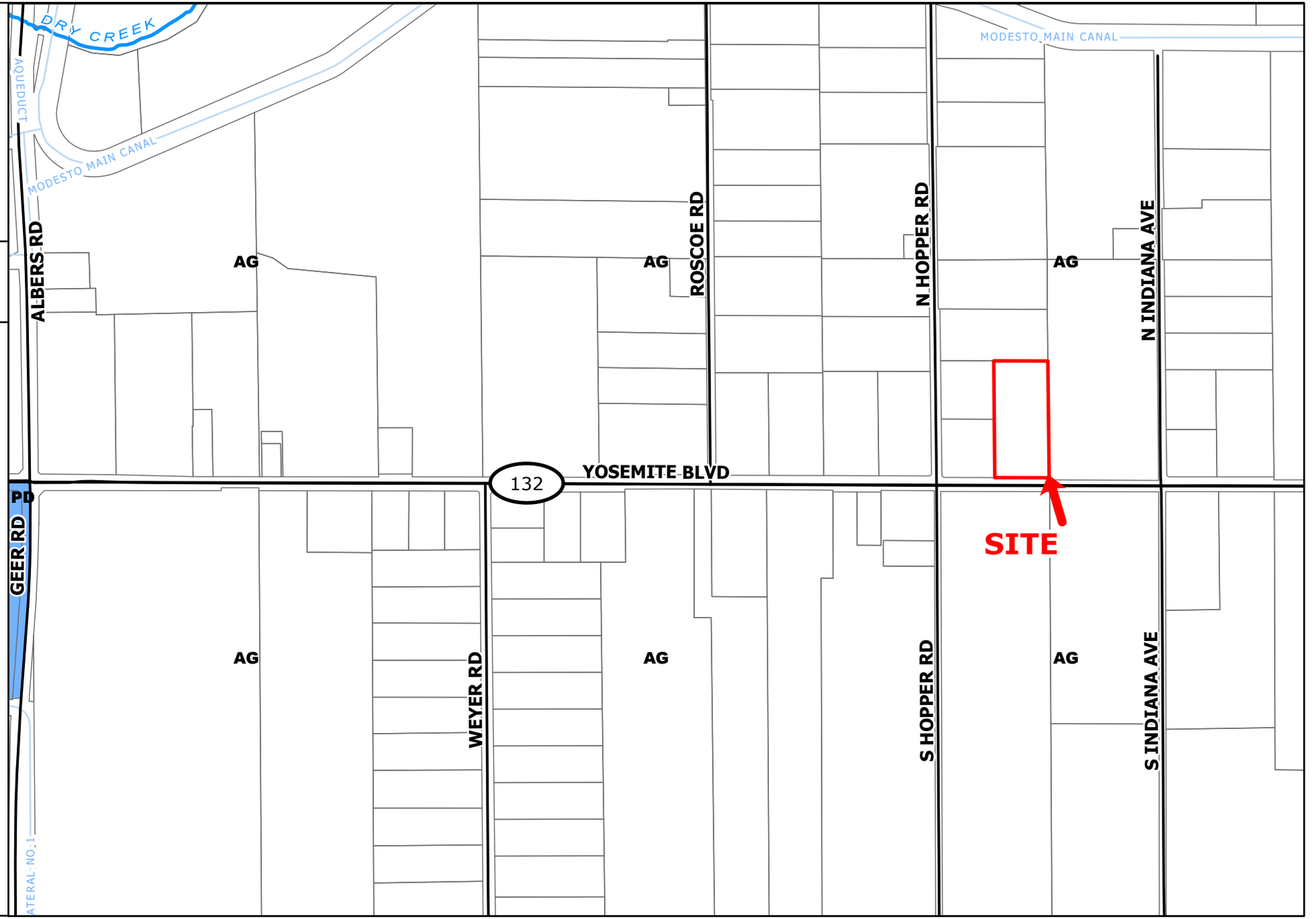
Source: Planning Department GIS

Date Exported: 10/21/2026

TANNER FARM FIELD

UP PLN2026-0061

GENERAL PLAN MAP



LEGEND

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

General Plan

- Agriculture (AG)
- Planned Development (PD)

N

0 600 1,200 US Feet

0 195 390 Meters

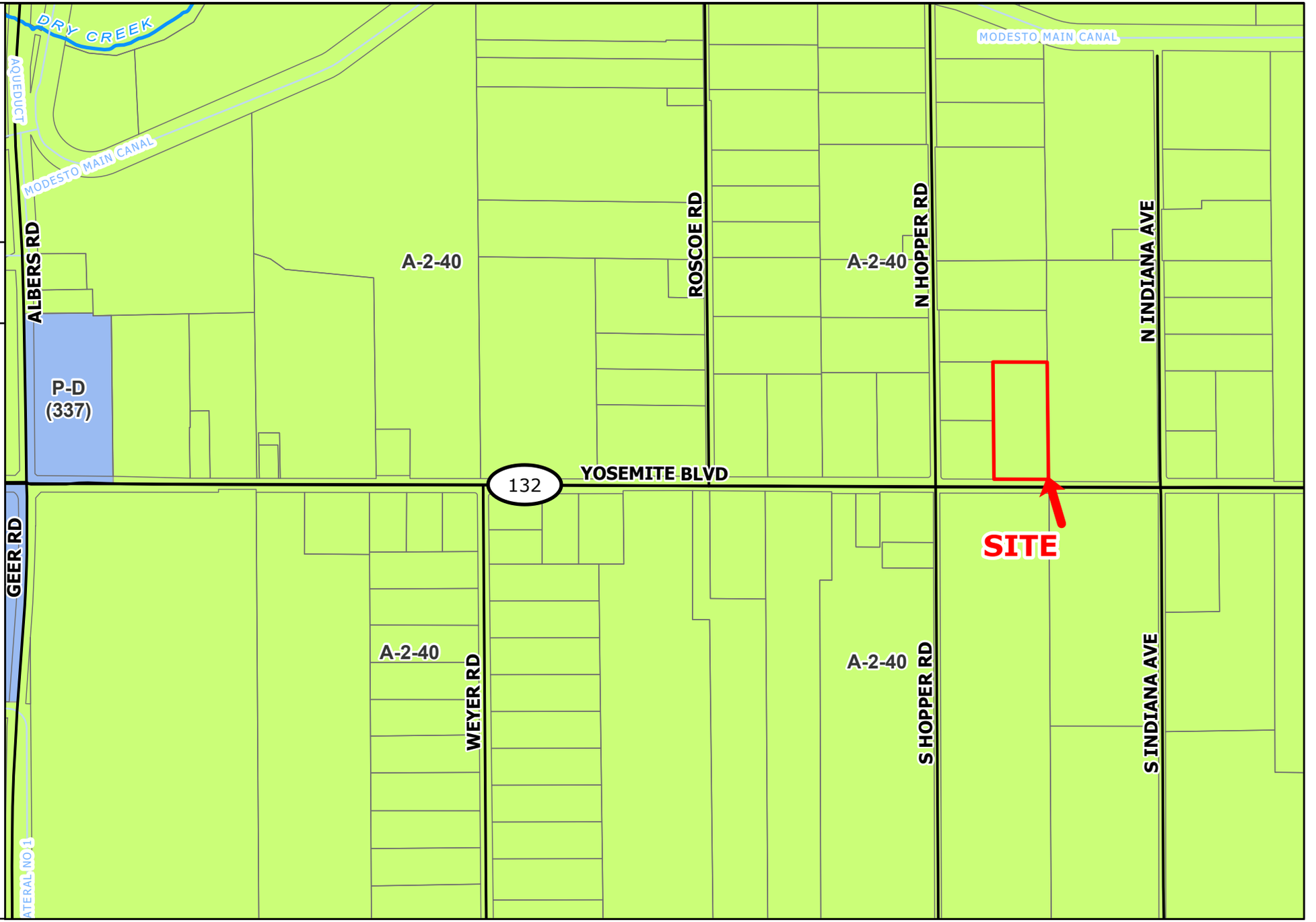
Source: Planning Department GIS

Date Exported: 10/21/2026

TANNER FARM FIELD

UP PLN2026-0061

ZONING MAP



LEGEND

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

Zoning Designation

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

N

0 600 1,200 US Feet

0 195 390 Meters

Source: Planning Department GIS

Date Exported: 10/21/2026

TANNER FARM FIELD

UP PLN2026-0061

2025 AERIAL AREA MAP



LEGEND

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

N

0 600 1,200 US Feet

0 195 390 Meters

Source: Planning Department GIS

Date Exported: 10/21/2026

TANNER FARM FIELD

UP PLN2026-0061

2025 AERIAL SITE MAP



LEGEND

- Project Site
- Street
- Parcel

N

0 90 180 US Feet

0 25 50 Meters

Source: Planning Department GIS

Date Exported: 10/21/2026

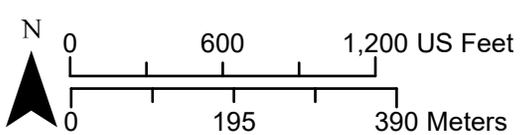
TANNER FARM FIELD

UP PLN2026-0061

ACREAGE MAP

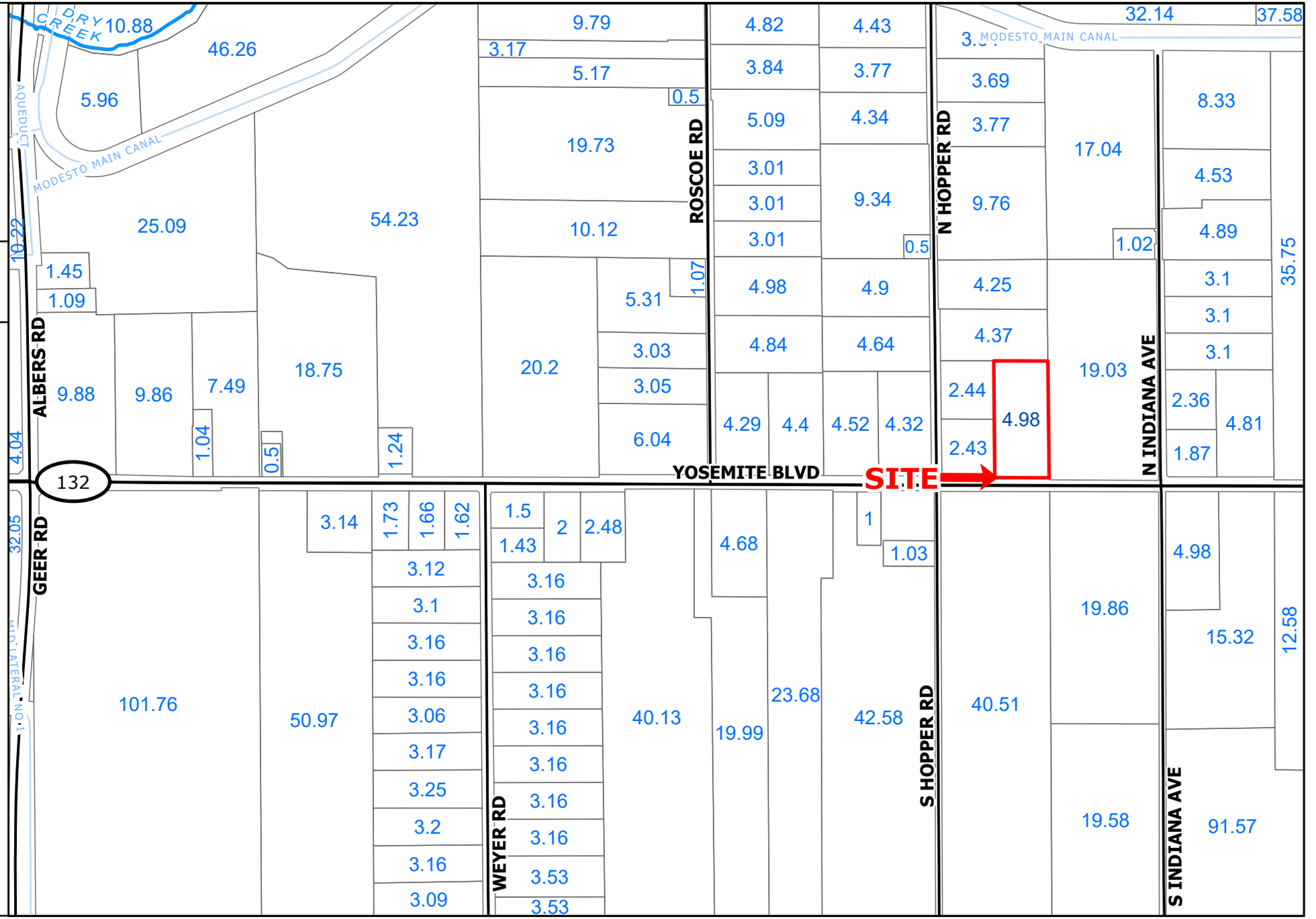
LEGEND

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



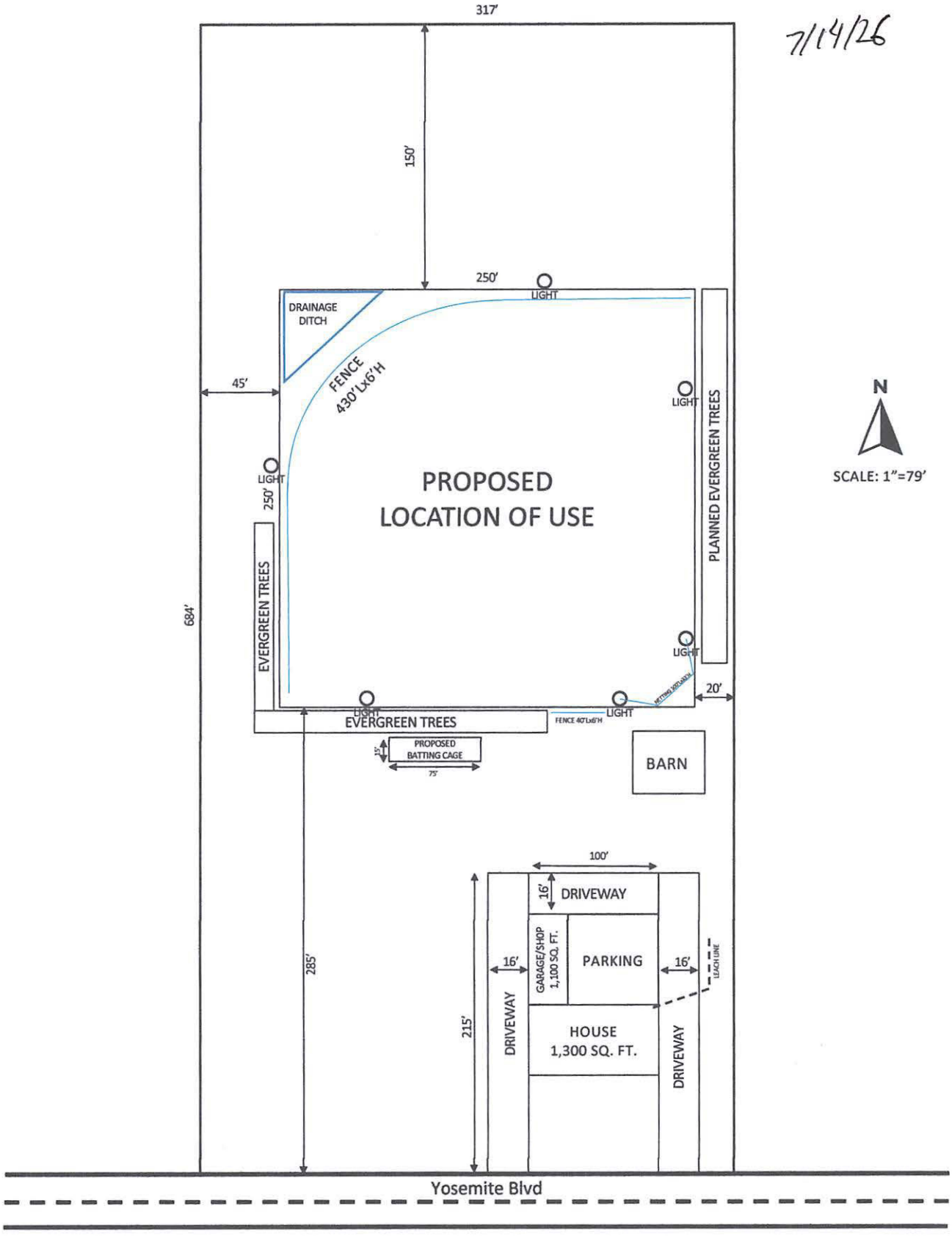
Source: Planning Department GIS

Date Exported: 10/21/2026



Parcel: 009-017-031

7/14/26



Stanislaus County

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

PLANNING STAFF USE ONLY:

Application No(s): PLN 2026-0061
Date: 7-21-2026
S 25 T 3 R 10
GP Designation: _____
Zoning: General Ag 40 Acre
Fee: _____
Receipt No. _____
Received By: KA
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).

Project desription included on the following page.

PROJECT DESCRIPTION

The use for this 1.4 acres of land will be youth baseball AND softball. The field includes (6) 52' light poles. The backstop for the ball field includes netting 33' high, 100' wide. The entire field covers a 250'x250' square plot of grass and dirt. The entire property is 5 acres, so approximately 25% of the property to be used for this project.

The field will be used by the teams of the owner's children and their friends to practice baseball and softball. There will be up to 4 days per week that practices will be held. Operating hours are 4p-9p on weekdays, and 8a-8p on weekends. There will be no employees, and approximately 6-12 teammates/cars visiting per practice.

There is a 40'Lx6'H chain link fence on the south border of the field. We plan on adding a chain link "homerun" fence along the west and north borders of the field, 427'Lx6'H. Also planned is a batting cage 960 sq. ft. along the south border of the field. It will be a concrete pad with poles and netting, 80'Lx12'Wx12'H.

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** 9 **Page** 17 **Parcel** 31

Additional parcel numbers: A-2

Project Site Address or Physical Location: 9067 Yosemite Blvd

Modesto, CA 95357

Property Area: Acres: 4.98 or Square feet: _____

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

Ag

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)

New electrical service, 2022

Existing General Plan & Zoning: _____

Proposed General Plan & Zoning: _____
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Ag

West: Ag

North: Ag

South: Ag

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: _____

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.) _____

Yes, leveled the 1.4 acre (250'x250'), with a one degree slope to the northwest corner.

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: 2,400 Sq. Ft. Landscaped Area: _____ Sq. Ft.

Proposed Building Coverage: 0 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)_____

BATTING CAGE - 960 SQ.FT.

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: 200A 480V & 200A 240V Sewer*: Residential leach line

Telephone:_____ Gas/Propane: Gas

Water**: Well Irrigation: Lawn Sprinklers

***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): 960

Type of use(s): Batting cage

Days and hours of operation: Weekdays 5p-9p, Weekends 8a-8p

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: 6-12

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: 0 Warehouse area: 0

Sales area: 0 Storage area: 0

Loading area: 0 Manufacturing area: 0

Other: (explain type of area)

Yes ☐ No ☒ Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

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.

_____

_____

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)

_____

_____

_____

_____

_____

_____

_____