



Referral Early Consultation

Date: March 20, 2020

To: Distribution List (See Attachment A)

From: Teresa McDonald, Assistant Planner
Planning and Community Development

Subject: GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2020-0014 – GONZALES READY-MIX AND LANDSCAPING SUPPLY

Respond By: April 7, 2020

******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: Jaime Gonzales

Project Location: Monte Vista Avenue, at the southeast corner of E. Monte Vista Avenue and N. Santa Fe Avenue, in the Community of Denair.

APN: 024-039-012 & 024-039-013

Williamson Act Contract: N/A

General Plan: Planned Development

Community Plan: Estate Residential

Current Zoning: P-D (256) (Planned Development)

Project Description: This is a request to amend the community plan designation of the Denair Community Plan and zoning designation of two parcels totaling 1.79± acres from Estate Residential and expired Planned Development (P-D) 256 to a new P-D to allow a landscaping and concrete supply and delivery service. The request also includes the construction of an 800-square-foot office with a restroom, a cement silo, water pump house, bag house, hopper, monument sign, landscaping, and a six-foot-tall chain link fence around the perimeter of the site. On-site activities include the sale of concrete (in one-yard increments) and landscaping supplies, including rock,

STRIVING TOGETHER TO BE THE BEST!

sand, gravel, bark, brick, and stone. The landscaping supplies will be stored outside on concrete pads, separated by concrete median barriers. Additionally, customers requiring 10 yards of concrete or more may have the concrete delivered to them in a concrete truck. The cement is manufactured off-site and will be delivered to the site bi-weekly and stored in the silo. The cement is then combined with sand and aggregate (which is stored in the hopper), and water. The concrete is transferred to either a small concrete mixer to be hauled away by the customer or to the concrete truck to be delivered. The proposed on-site maintenance includes the routine maintenance of the concrete equipment.

The proposed on-site retail hours of operation are seven days a week from 7 a.m. to 5 p.m. and the proposed concrete delivery service hours are seven days a week from 6 a.m. to 3 p.m., with a maximum of two employees on-site. A maximum of 20 daily customers are expected from March through August, and 14 daily customers from September through February, with no more than three customers on-site at one time. An estimate of two concrete truck deliveries are expected per week.

The site does not have existing water or wastewater services and is outside the Denair Community Services District (CSD) Boundary, but within the CSD's Sphere of Influence, and has access to County-maintained N. Santa Fe Avenue and E. Monte Vista Avenue.

The Board of Supervisors on August 28, 2001, approved Rezone Application No. 2001-07 – Christopher and Christina Bass, to rezone the site from expired Planned Development (P-D) 68 to P-D 256 to allow the construction of an office complex and card lock fueling station, and to legalize an existing septic tank pumping service. However, no development took place resulting in an expired Planned Development.

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



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

**GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2020-0014 – GONZALES
 READY-MIX AND LANDSCAPING SUPPLY**

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	X	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
X	COMMUNITY SERVICES DIST: DENAIR	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: DENAIR	X	STAN CO SUPERVISOR DIST 2: CHIESA
	HOSPITAL DIST:	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: TURLOCK	X	StanCOG
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
X	MUNICIPAL ADVISORY COUNCIL: DENAIR	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	PACIFIC GAS & ELECTRIC		SURROUNDING LAND OWNERS
X	POSTMASTER: DENAIR	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: B.N & S.F.	X	TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: DENAIR UNIFIED	X	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT	X	USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:
	TUOLUMNE RIVER TRUST		



STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2020-0014 – GONZALES READY-MIX AND LANDSCAPING SUPPLY

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
------	-------	------

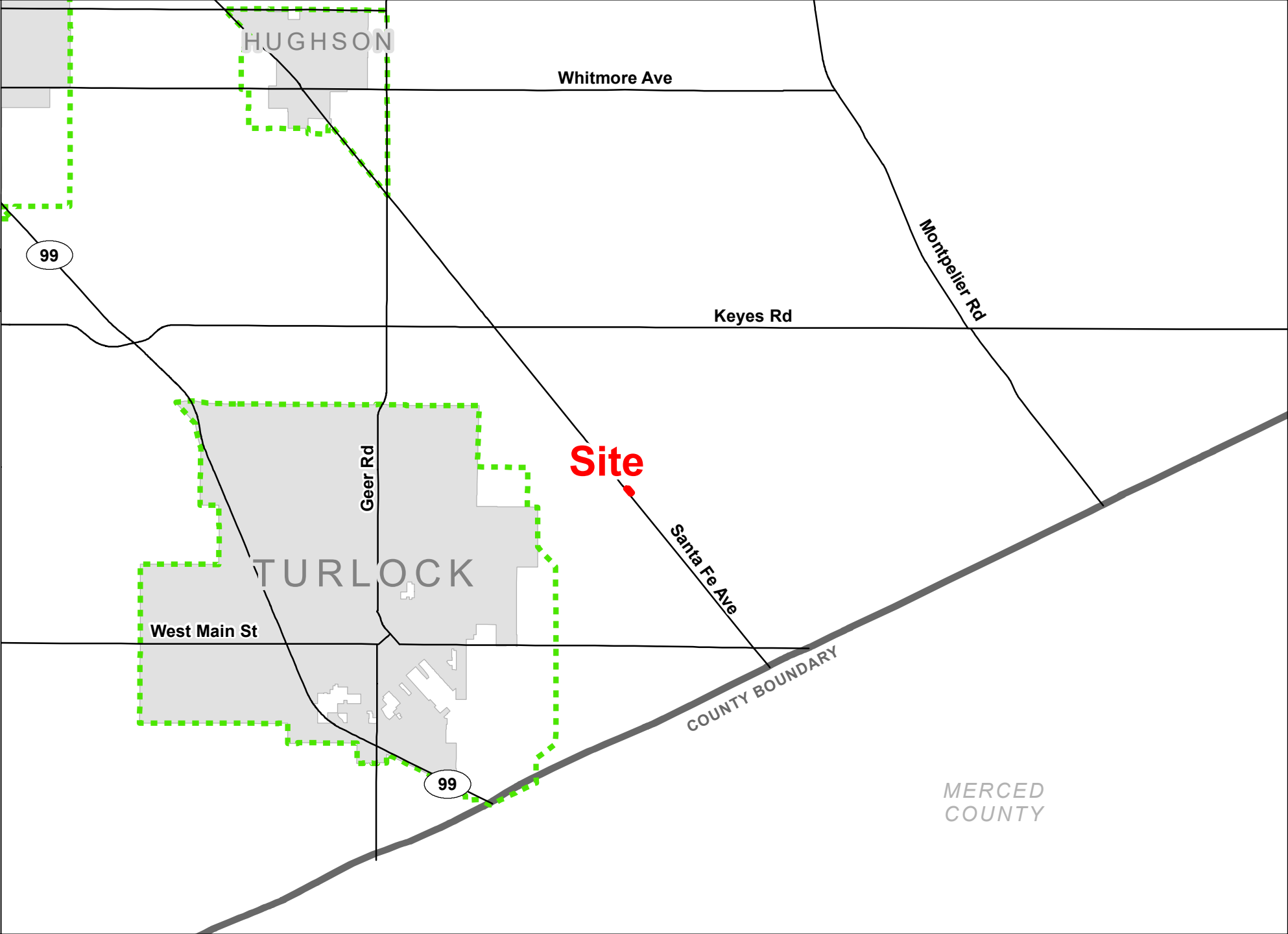
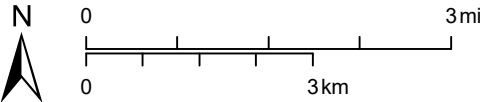
GONZALES READY-MIX
AND LANDSCAPING
SUPPLY

REZ
PLN2020-0014

AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road












GONZALES READY-MIX
AND LANDSCAPING
SUPPLY

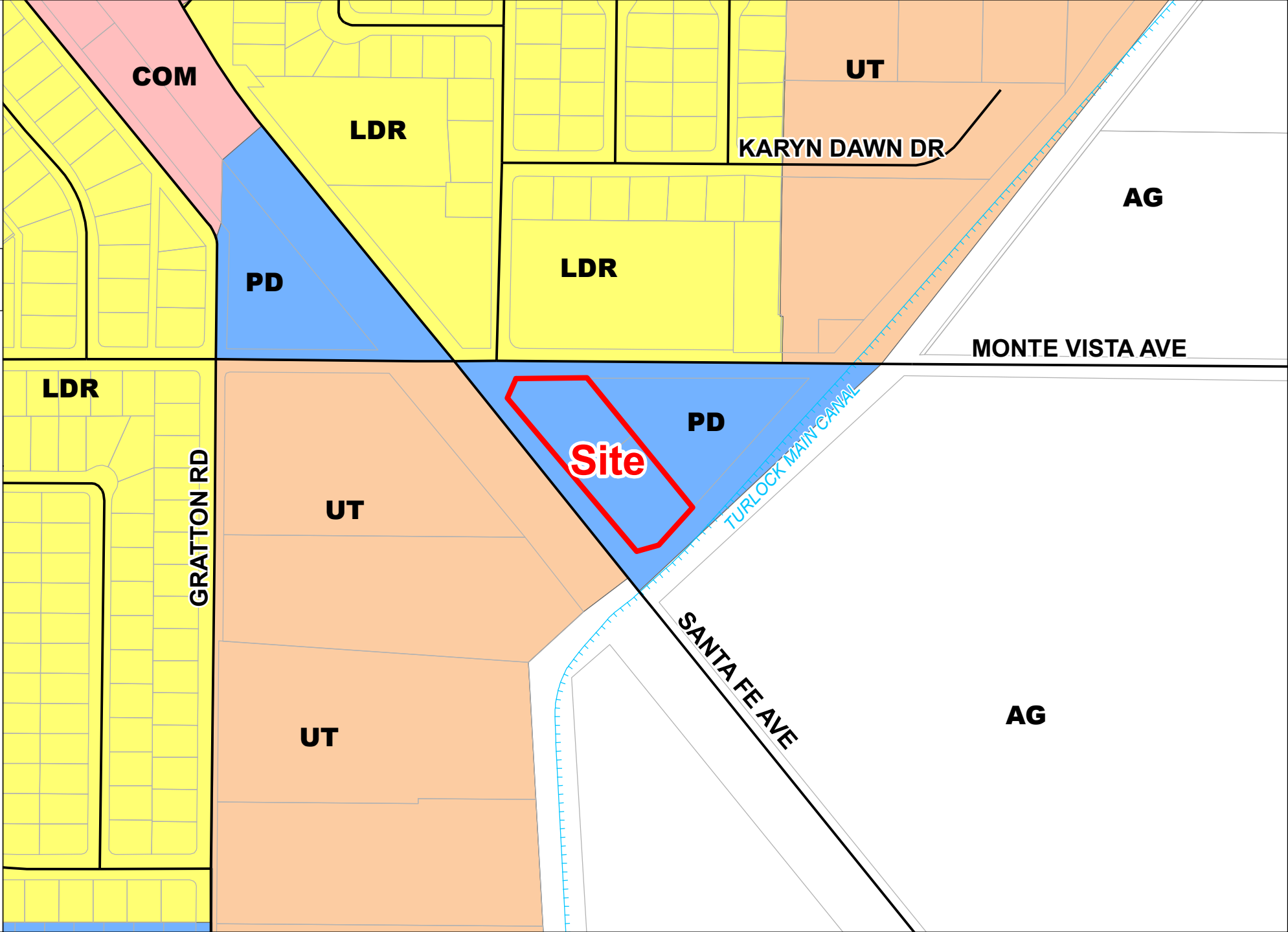
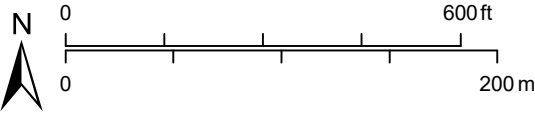
REZ
PLN2020-0014

GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Road
-  Canal

- General Plan
-  Agriculture
 -  Urban Transistion
 -  Planned Development
 -  Low Density Residential
 -  Commercial



GONZALES READY-MIX
AND LANDSCAPING
SUPPLY

REZ
PLN2020-0014

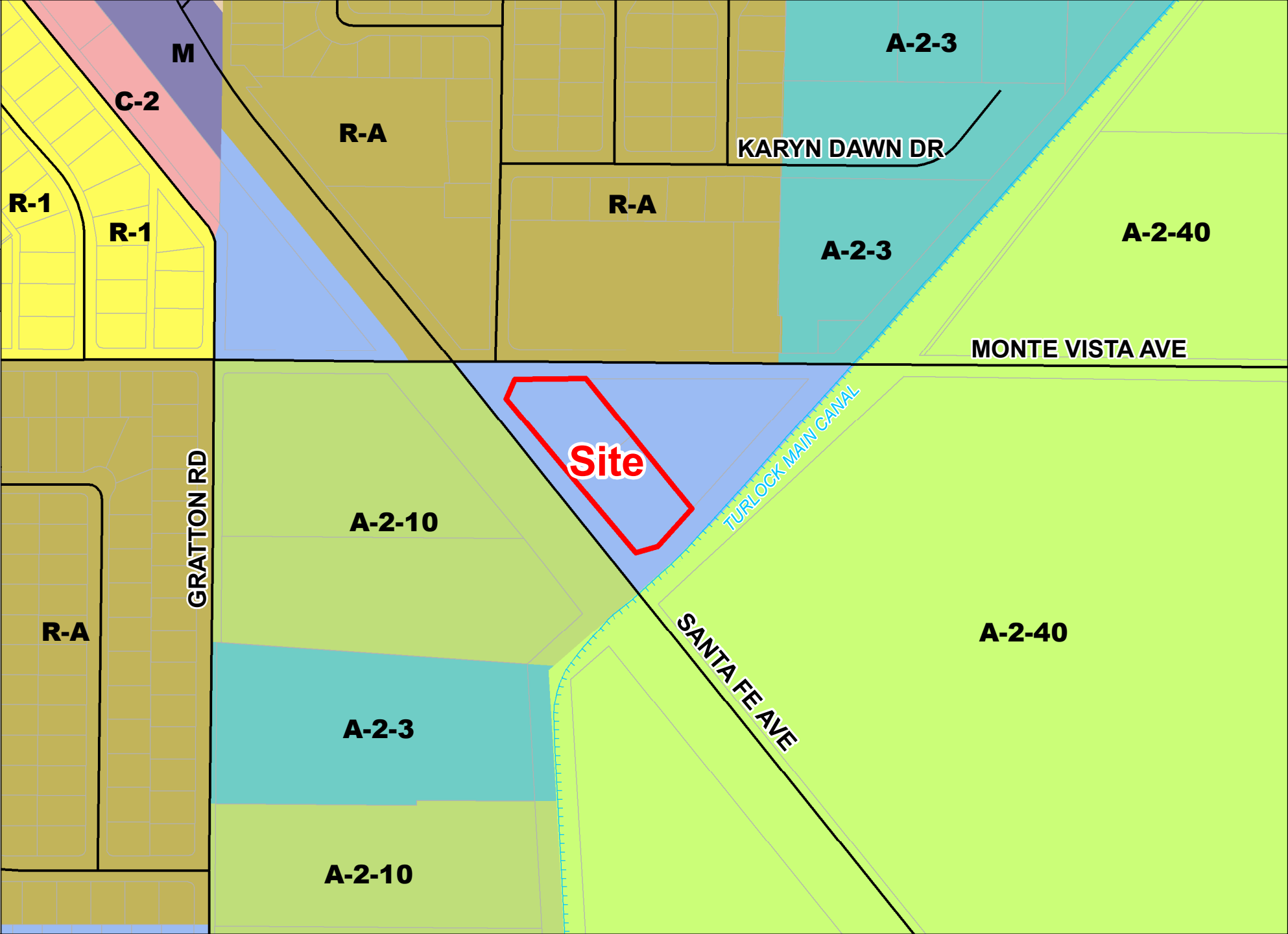
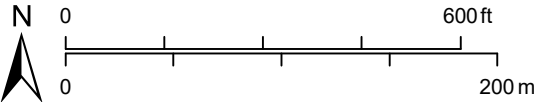
ZONING MAP

LEGEND

- Project Site
- Parcel
- Road
- Canal

Zoning Designation

- General Agriculture 3 Acre
- General Agriculture 10 Acre
- General Agriculture 40 Acre
- Single Family Residential
- General Commercial
- Industrial
- Rural Residential







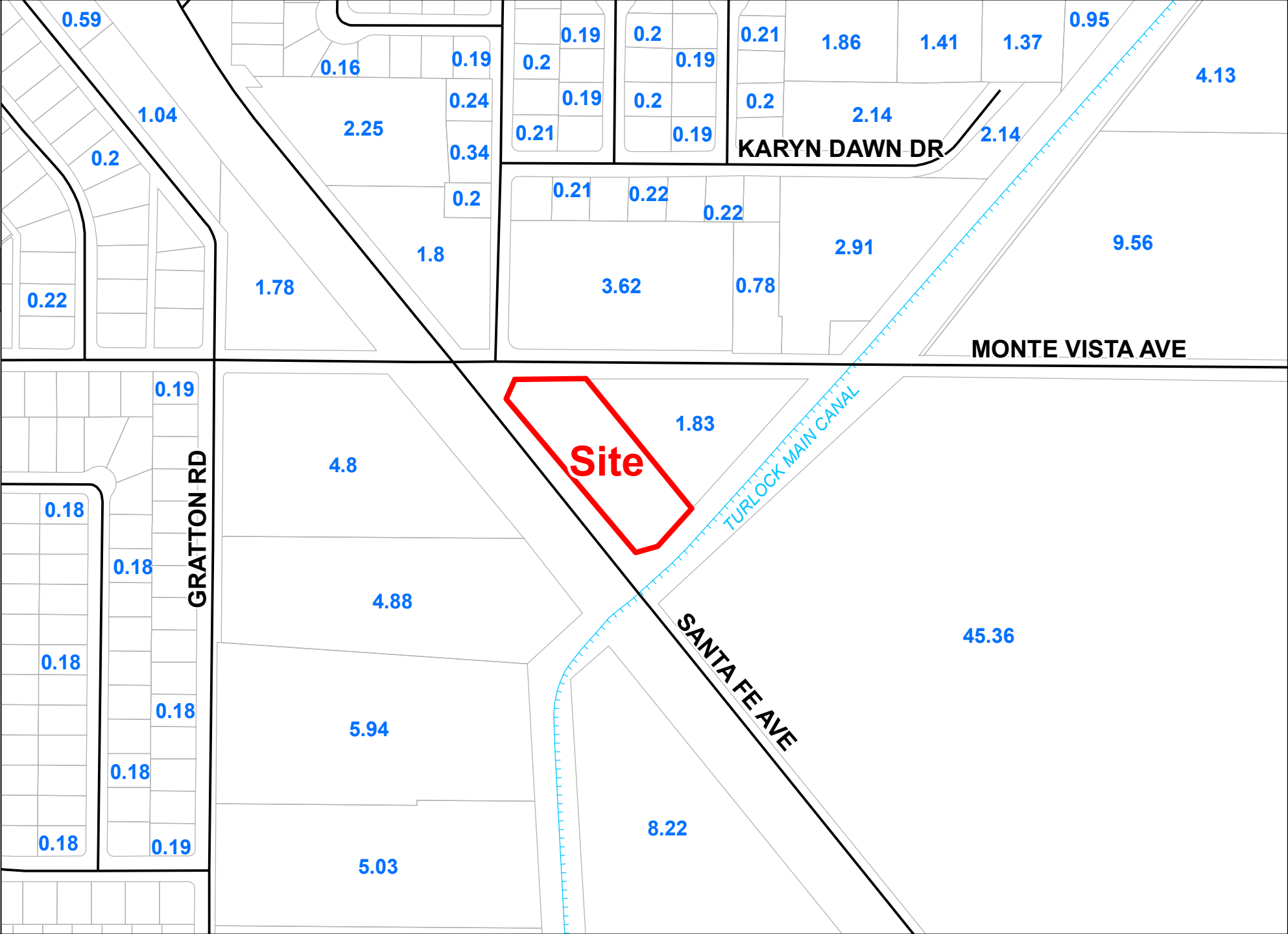
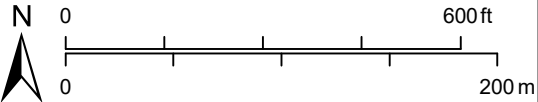
GONZALES READY-MIX
AND LANDSCAPING
SUPPLY

REZ
PLN2020-0014

ACREAGE MAP

LEGEND

-  Project Site
-  Parcel/Acres
-  Road
-  Canal






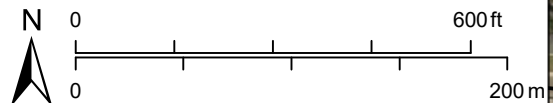
GONZALES READY-MIX AND LANDSCAPING SUPPLY

**REZ
PLN2020-0014**

2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  Canal



Source: Planning Department GIS

Date: 2/10/2020






Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

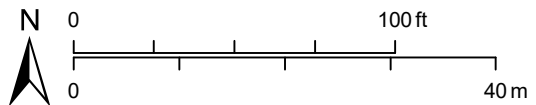
GONZALES READY-MIX AND LANDSCAPING SUPPLY

**REZ
PLN2020-0014**

2017 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road
-  Canal



Source: Planning Department GIS

Date: 2/10/2020

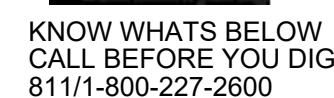
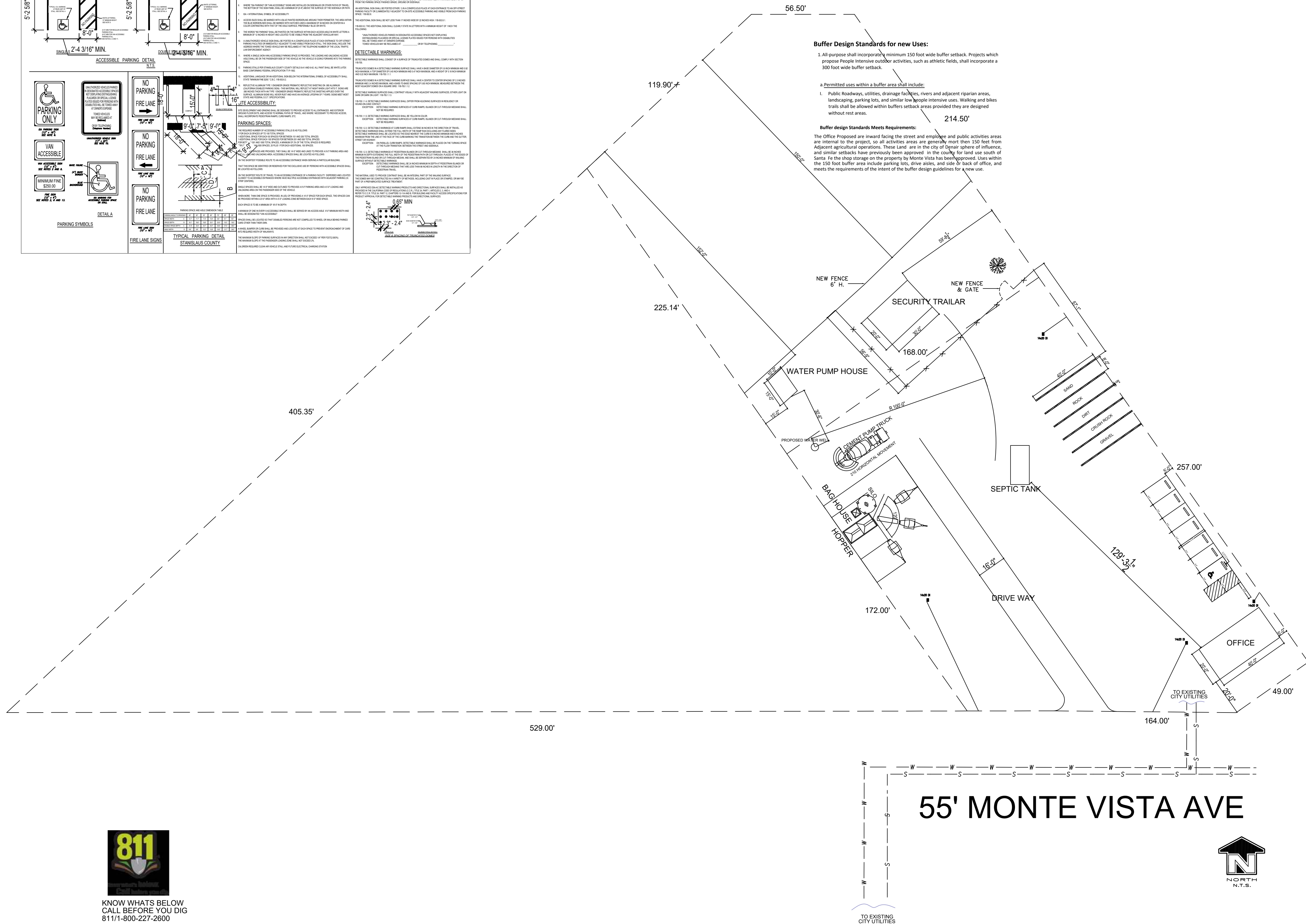
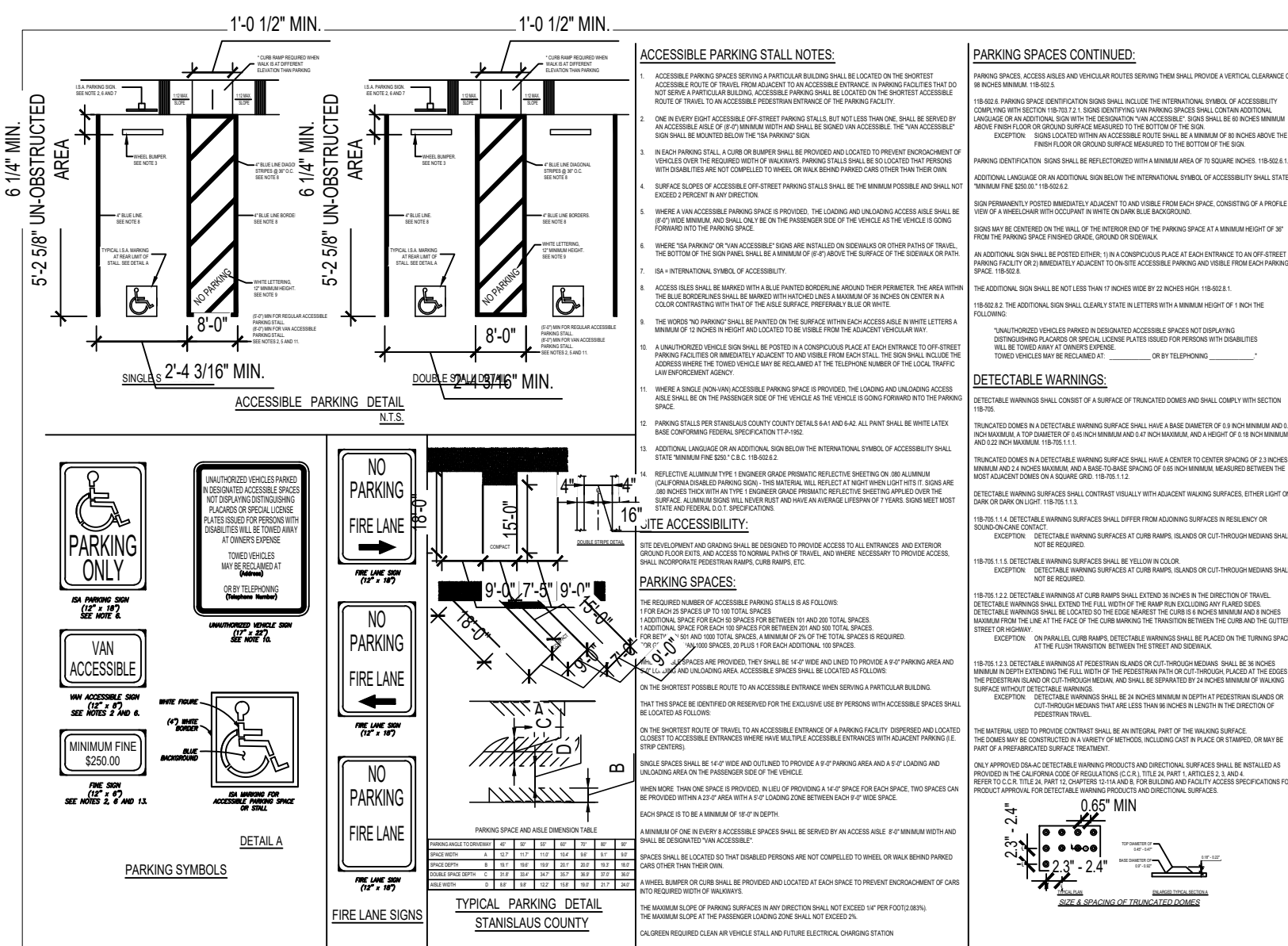


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

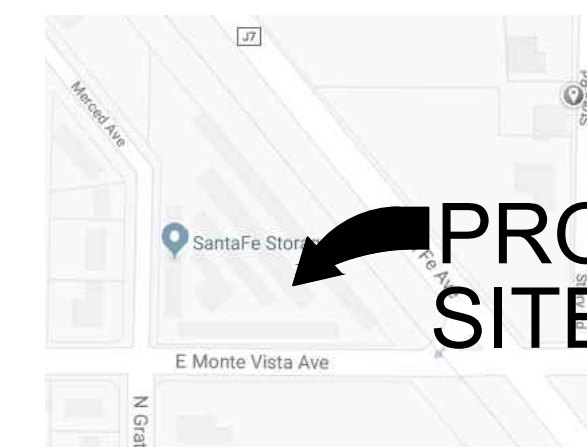
SITE PLAN

APN: 024-039-013

SCALE: N.T.S.



DENAIR, CALIFORNIA



PROJECT SITE

A1.0	PLOT PLAN & COVER SHEET
A2.0	ELEVATIONS PLAN
A3.0	LANDSCAPE PLAN

OWNER : JAIME GONZALES
3334 E Montevista Ave, Denair, CA 95316

SITE ADDRESS : 3334 E Montevista Ave, Denair, CA 95316

DRAW: JORGE RODRIGUEZ (209) 496 8124
/ VICTOR GALINDO (209) 345 6039

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

CITY OF STANISLAUS COUNTY WITH THE FOLLOWING CODES:

2016	CA. ENERGY CODE (CEC)
2016	CA. RESIDENTIAL CODE (CRC)
2016	CA. MECHANICAL CODE (CMC)
2016	CA. PLUMBING CODE (CPC)
2016	CA. FIRE CODE (CFC)
2016	CA. ELECTRIC CODE (CEC)
2016	CA. RESIDENTIAL CODE (CRC)
2016	CA. GREEN CODE (CALGREEN)

CITY OF STANISLAUS COUNTY MUNICIPAL CODE.

— S —	SANITARY SEWER LINE
MH ○	MANHOLE
○ ○	CLEAN-OUT
CB ⊗	CATCH BASIN
DW □	DRYWELL
— W —	WATER LINE
□ W	WATER METER
⊗	GATE VALVE
PIV ⊗	POST INDICATOR VALVE
⊗	BACKFLOW PREVENTION DEVICE
⌋ HB	HOSE BIB
PP ↘	POWER POLE (EX)
↘	POLE WITH GUY ANCHOR
— A —	SIGN
● GP	GUARD POST
○ T	TELEPHONE BOX
□ E	ELECTRICAL BOX
○ G	GAS METER
⌋	ELECTROLUER
— X — X —	FENCE
↙	DRAIN ARROWS

NO.		REVISION	DATE

APN:	DESIGNED :
DATE: 8 - 15 - 19	DRAWN : JR / VG
SCALE:	
SHEET NUMBER:	

SHEET NUMBER:

1000

A

11

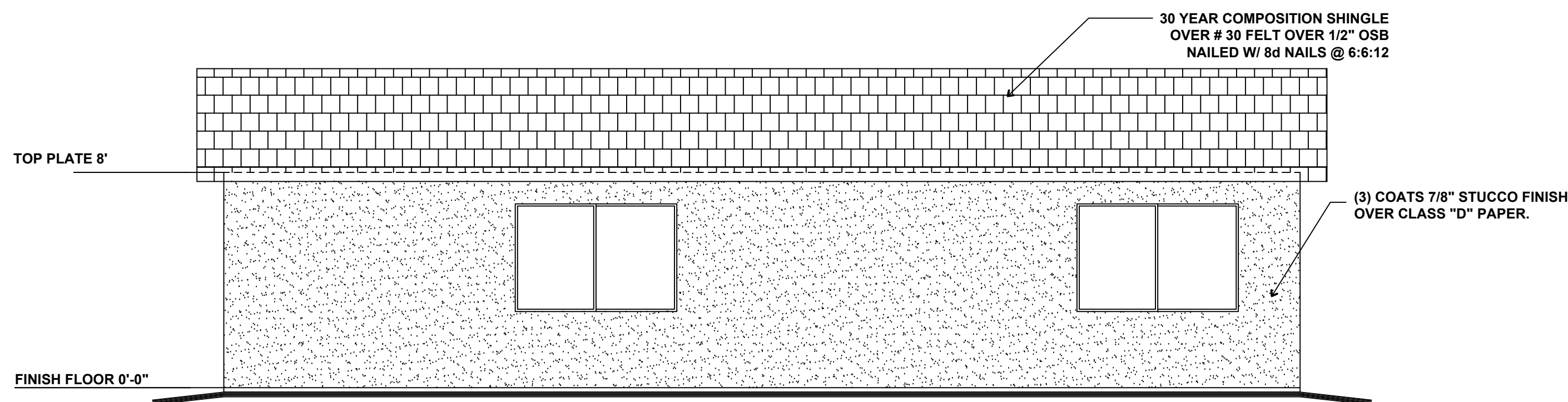
A1.0

PLOT PLAN AND COVER SHEET

3334 E MONTEVISTA AVE, DENAIR, CA 95316

3334 E Montevista Ave, Denair, CA 95316

ELEVATIONS PLAN SCALE: 1/4"=1'-0"



REAR ELEVATION



OWNER : JAIME GONZALES
3334 E Montevista Ave, Denair, CA 95316

SITE ADDRESS : 3334 E Montevista Ave, Denair, CA 95316

DRAW: JORGE RODRIGUEZ (209) 496 8124
/ VICTOR GALINDO (209) 345 6039

SCOPE OF WORK: SITE PLAN

<u>BUILDING:</u>	Land Use: COMMERCIAL
OCCUPANCY GROUP :	M
TYPE OF CONSTRUCTION :	V
APN:	024-039-012
APN:	024-039-013
<u>SPRINKLERS:</u>	NO
<u>STORIES:</u>	ONE
<u>AREA OF WORK (SQ. FT.):</u>	000 sq-ft

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

CALIFORNIA:

- 2016 CA. ENERGY CODE (CEC)
- 2016 CA. RESIDENTIAL CODE (CRC)
- 2016 CA. MECHANICAL CODE (CMC)
- 2016 CA. PLUMBING CODE (CPC)
- 2016 CA. FIRE CODE (CFC)
- 2016 CA. ELECTRIC CODE (CEC)
- 2016 CA. RESIDENTIAL CODE (CRC)
- 2016 CA. GREEN CODE (CALGREEN)

CITY OF STANISLAUS COUNTY MUNICIPAL CODE.

[illegible]

APN:	DESIGNED:
DATE: 8-15-19	DRAWN: JR/VG
00115	

A2.0

ELEVATIONS PLAN

33334 E MONTEVISTA AVE, DENAIR, CA 95316

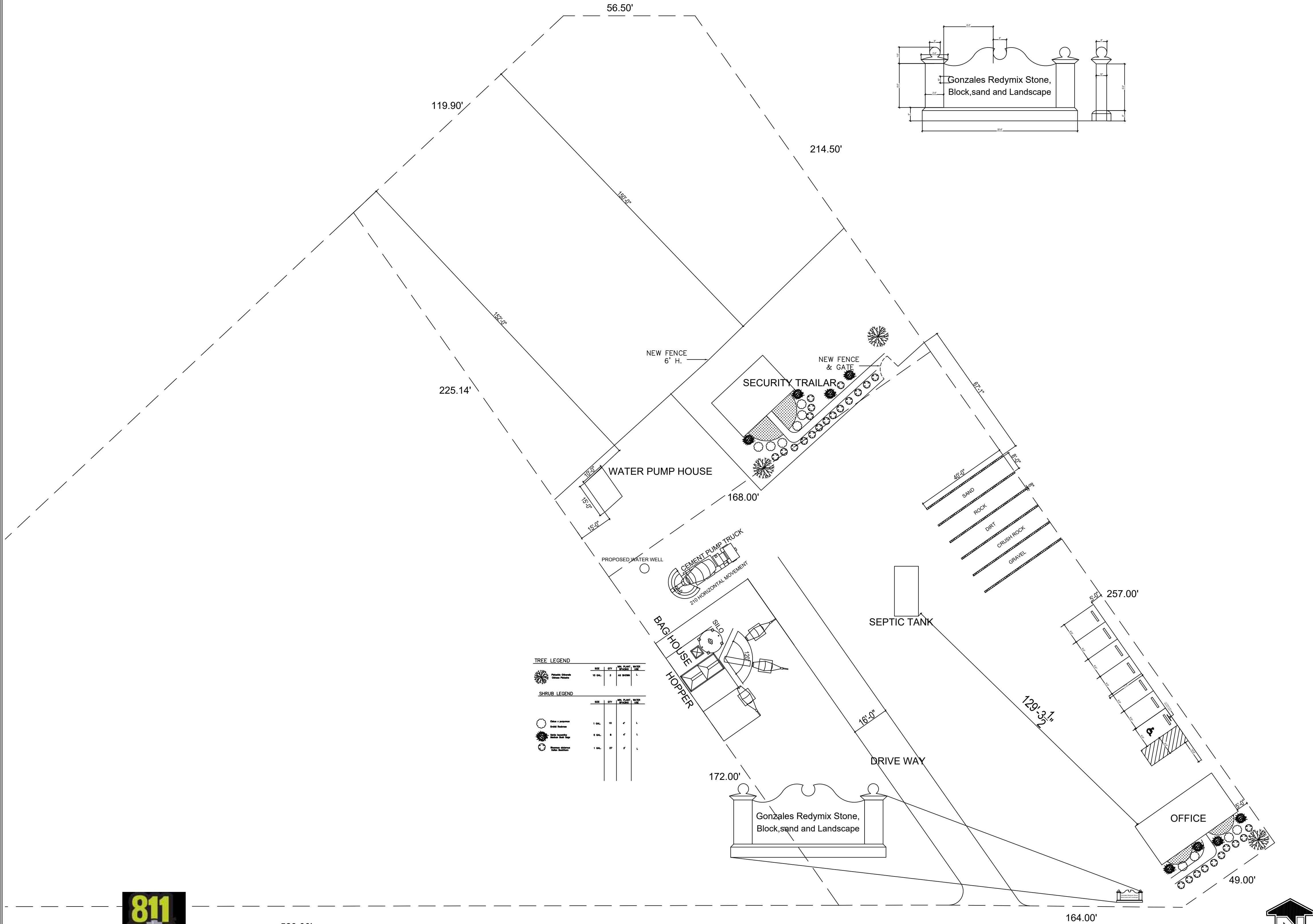
CONSTRUCTION PLANS FOR:

LANDSCAPE PLAN

3334 E Montevista Ave, Denair,CA 95316
APN: 024-039-012
APN: 024-039-013

LANDSCAPE PLAN

SCALE: N.T.S.



PROJECT INFORMATION

OWNER : JAIME GONZALES
3334 E Montevista Ave, Denair,CA 95316

SITE ADDRESS : 3334 E Montevista Ave, Denair,CA 95316

DRAW: JORGE RODRIGUEZ (209) 496 8124
/ VICTOR GALINDO (209) 345 6039

SCOPE OF WORK: SITE PLAN

BUILDING: Land Use: COMMERCIAL

OCCUPANCY GROUP : M

TYPE OF CONSTRUCTION : V

APN: 024-039-012

APN: 024-039-013

SPRINKLERS: NO

STORIES: ONE

AREA OF WORK (SQ. FT.): 000 sq-ft

CODE ANALYSIS:

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

CALIFORNIA:

- 2016 CA. ENERGY CODE (CEC)
- 2016 CA. RESIDENTIAL CODE (CRC)
- 2016 CA. MECHANICAL CODE (CMC)
- 2016 CA. PLUMBING CODE (CPC)
- 2016 CA. FIRE CODE (CFC)
- 2016 CA. ELECTRIC CODE (CEC)
- 2016 CA. RESIDENTIAL CODE (CRC)
- 2016 CA. GREEN CODE (CALGREEN)

CITY OF STANISLAUS COUNTY MUNICIPAL CODE.

LANDSCAPE PLAN

3334 E MONTEVISTA AVE, DENAIR, CA 95316



KNOW WHAT'S BELOW
CALL BEFORE YOU DIG
811/1-800-227-2600

529.00'



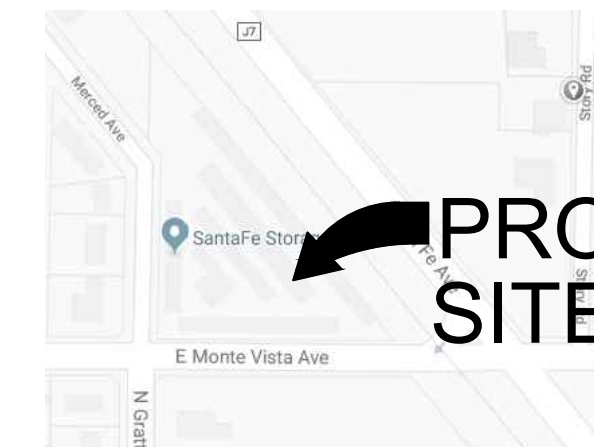
NO.	REVISION	DATE

APN:	DESIGNED:
DATE: 8-15-19	DRAWN: JR/VG
SCALE:	

SHEET NUMBER:

A3.0

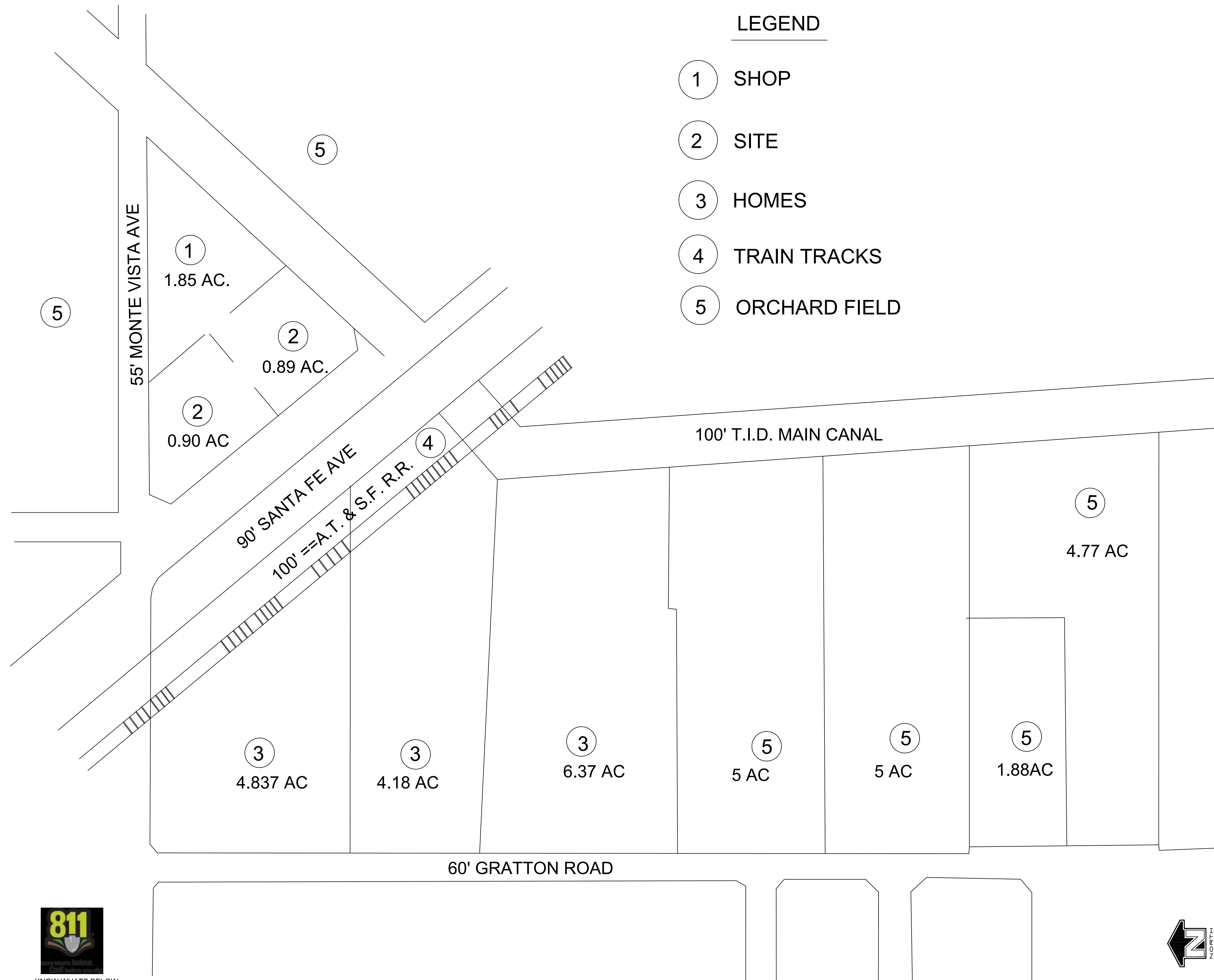
AREA MAP PLAN



PROJECT SITE

SCALE: N.T.S.

- 1 SHOP
- 2 SITE
- 3 HOMES
- 4 TRAIN TRACKS
- 5 ORCHARD FIELD



A1.0	PLOT PLAN & COVER SHEET
A2.0	ELEVATIONS PLAN
A3.0	LANDSCAPE PLAN
A4.0	AREA MAP PLAN

<u>BUILDING:</u>	Land Use: COMMERCIAL
OCCUPANCY GROUP :	M
TYPE OF CONSTRUCTION :	V
APN:	024-039-012
APN:	024-039-013
<u>SPRINKLERS:</u>	NO
<u>STORIES:</u>	ONE
<u>AREA OF WORK (SQ. FT.):</u>	000 sq-ft

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
CALIFORNIA:
2016 CA ENERGY CODE (CEC)
2016 CA RESIDENTIAL CODE (CRC)
2016 CA MECHANICAL CODE (CMC)
2016 CA PLUMBING CODE (CPC)
2016 CA FIRE CODE (CFC)
2016 CA ELECTRIC CODE (CEC)
2016 CA RESIDENTIAL CODE (CRC)
2016 CA GREEN CODE (CALGREEN)
CITY OF STANISLAUS COUNTY MUNICIPAL CODE.

PLOT PLAN AND COVER SHEET

3334 E MONTEVISTA AVE, DENAIR, CA 95316

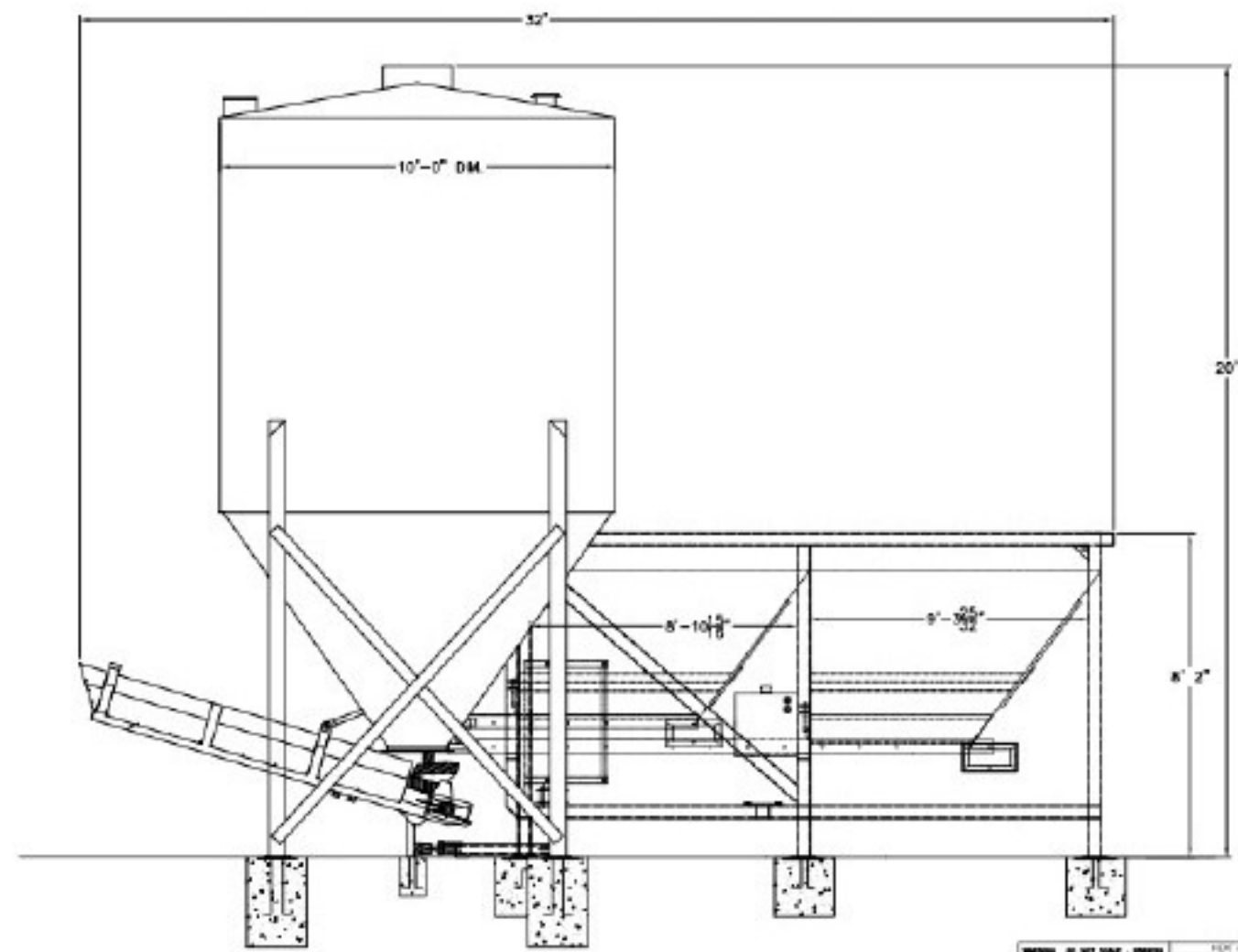
NO.	REVISION	DATE
APN :		DESIGNED :
DATE : 8 - 15 - 19		DRAWN : JR / VG
SCALE :		
SHEET NUMBER :		

A4.0



KNOW WHATS BELOW
CALL BEFORE YOU DIG
811/1-800-227-2600

REV	DESCRIPTION	DATE	BY	APP
1	REWORK ON NEW DESIGN	7/28/94	P. JONES	
2	REWORK FOR TANK SIZE, VIEW	10/11/94	P. JONES	



PRELIMINARY
FOR REFERENCE ONLY.

DESIGNER: J. M. JONES, P.E.
CHECKED: J. M. JONES, P.E.
DATE: 7/28/94
PROJECT: CBL-2 SIDE VIEW
BELT LOADER SYSTEM
CBL-6023 B

REV	DESCRIPTION	DATE	BY	APP
1	REWORK ON NEW DESIGN	7/28/94	P. JONES	
2	REWORK FOR TANK SIZE, VIEW	10/11/94	P. JONES	

REV	BY	DATE	DESCRIPTION
1	J. M. JONES	7/28/94	REWORK ON NEW DESIGN
2	J. M. JONES	10/11/94	REWORK FOR TANK SIZE, VIEW

CART AWAY
1000 S. 10th St., Suite 100
Phoenix, AZ 85007
Phone: (602) 944-4007 Fax: (602) 944-4007

**CBL-2 SIDE VIEW
BELT LOADER SYSTEM**

CBL-6023 B



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354

Planning Phone: (209) 525-6330 Fax: (209) 525-5911

Building Phone: (209) 525-6557 Fax: (209) 525-7759

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

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- | | |
|---|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map |
| <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Parcel Map |
| <input type="checkbox"/> Use Permit | <input type="checkbox"/> Exception |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Williamson Act Cancellation |
| <input type="checkbox"/> Historic Site Permit | <input type="checkbox"/> Other _____ |

PLANNING STAFF USE ONLY:

Application No(s): PLN 2020-014

Date: 2/3/2020

S 8 T 5 R 11

GP Designation: P-D

Zoning: P-D 256

Fee: \$11,642 (deposit)

Receipt No. 553806

Received By: KNA

Notes: _____

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

**Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).*

(see attachment)

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 24 Page 39 Parcel 13

Additional parcel numbers:

Project Site Address

or Physical Location:

024-039-012

Corner of E. Monte Vista and Santa Fe Ave.

Property Area:

Acres:

or

Square feet:

39,204 and 38,768.4

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

Previously Zoned for a gas station, but zone permit expired.

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)

approximately 10 years ago it had been approved for a gas station, but permit expired.

Existing General Plan & Zoning:

Commercial Vacant lot, Planned Dev.

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:

home and septic tank business

West:

railroad tracks

North:

open field

South:

open land

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.) _____

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: _____ Sq. Ft. Landscaped Area: _____ Sq. Ft.

Proposed Building Coverage: 800 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) _____

20 ft x 40 ft

Number of floors for each building: 1

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

16 feet

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) _____

25 feet (existing planned mechanical equipment)

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

asphalt/concrete

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

Sewer*: Denair Community Service District

Telephone: AT&T

Gas/Propane: PG&E

Water**: Well

Irrigation: Not applicable

*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)

N/A

RESIDENTIAL PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

N/A

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): 800 sq. ft. building

Type of use(s): Sales office and restroom

Days and hours of operation: Monday - Sunday
7am - 5pm

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

Occupancy/capacity of building: 10

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

Estimated number of daily customers/visitors on site at peak time: 5

Other occupants: my son, Jaime Gonzales Jr.
He will be my business partner.

Estimated number of truck deliveries/loadings per day: 7

Estimated hours of truck deliveries/loadings per day: 3

Estimated percentage of traffic to be generated by trucks: 1% or less

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: 80 sq. ft.

Warehouse area: 0

Sales area: 100 sq. ft.

Storage area: N/A

Loading area: 0

Manufacturing area: N/A

Other: (explain type of area) restroom within building 100 sq ft.

Yes ☒ No ☐

Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

concrete

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)

E. Monte Vista Ave.

- Yes ☒ No ☐ Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)
- Yes ☐ No ☒ Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)
- Yes ☒ No ☐ Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) ☐ Drainage Basin ☐ Direct Discharge ☒ Overland

☐ Other: (please explain) _____

If direct discharge is proposed, what specific waterway are you proposing to discharge to? _____

Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

N/A

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

PROPOSED PROJECT DESCRIPTION

Introduction:

Please allow me to introduce myself, my name is Jaime Gonzalez. I have been self employed for over 15 years. I have experience in running a business and serving customers. The business I have run for the last 15 years is one related to construction and masonry. The business that I plan to establish if my application for rezoning the lots that I am purchasing is approved is very much related to construction and masonry since it deals with the sale of cement and masonry products.

Plan:

Currently, I am under contract to purchase two lots located on the corner of E. Monte Vista and Santa Fe Ave. in Denair California. The current owner is cooperating with me to rezone the property so that I can use the land according to my business plan. As far as services go: there is already power to the lots, the city of Denair has given me permission to drill a well as a water source, the city manager has also stated that connecting to the sewer should not be a problem since a sewer line is adjacent to the property. Please see below under 'Proposed Improvements' for additional building plans.

On the Business end, my plan is to develop these two vacant lots into a Cement Delivery Service Business and also offer Landscaping Supplies and Ready Mix Cart Away to locals. Both, delivered cement and hauled away cement will not be manufactured by my company. The cement will be purchased from a supplier like Seven Eleven Concrete in Modesto CA. The supplier will fill our company silo bi-weekly, from there, I will sell in 1 yard increments which can be hauled away or 10 yard increments of cement which I will deliver to the job site. The Cement from the silo will be added to sand and gravel to make what I refer to as 'Ready Mix Cement.' This mixture will be poured into a portable cement mixer that customers haul away or it will be poured into our truck for delivery. Customers can come and pick up up to 1 and $\frac{3}{4}$ yards of concrete; anything more than that amount must be called in and delivered to the job site. Again, I will not be manufacturing the cement or selling bagged concrete mix (aka quickrete).

The cement delivery system consists of selling over 10 yards of cement by the truck load. This is the main part of the business and will be the main source of revenue and sustainability. Customers will call in their order and I will deliver the cement. I approximate selling and delivering 1-2 truck loads of cement per week.

In an effort to become involved with my community and build relationships, I plan to establish a small store front where local customers would be able to haul away up to 1 yard of cement in haul away carts trailers and also be able to purchase rock, sand, gravel, bark, and brick or stone materials used in landscaping.

Since Denair is a city of about 4,000 people, I approximate selling about 7-10 carts of cement per day during the peak season of late spring and summer months (approximately from March-August) for the first 5 years and about 1-5 carts during the fall and winter months which consists from approximately from September-February. Rainy days will most likely yield less sales, approximately 1-3 haul away carts per day. I do not foresee more than 2-3 customers at one time; customers who come to the business will come in, purchase the cement and haul it away. The well would be the main water source. In the future, if my business is successful, manages to attract customers from the surrounding areas, and my business grows to having more than 25 customers per day within a 6 month period, I am aware that I would then have to convert its water source into a public water system. At that point, I will work closely with David Odom General Manager of the City of Denair to connect to their water line. Currently, the property is beyond the service area to connect to city water and would be extremely costly. The water line is apx 350 ft away and would cost anywhere from 100,000-200,000 to connect. However, if my business is successful and grows more than I anticipate, then YES I plan to work with the city manager and board to create a public water system.

Existing Physical Features:

The physical features of the current lots are flat and vacant. They have possible access to TWO main roads. I plan to make the business entrance on the Monte Vista side to avoid causing any traffic or need for a traffic light on Santa Fe. The current landscape features one little tree on the corner of one of the lots and most of the lot is covered with small shrubs. I do not plan on removing that tree, only the small shrubs. There is also an electrical three face commercial panel on the property on a wooden pole. Otherwise, both lots are pretty much vacant.

Proposed Improvements:

Proposed improvements to the site are to connect to existing sewage lines, which I have already received a "will serve letter" from the city manager. I also plan to drill a well for water. I am working with a draftsman/engineer to pull permits and build a small sales office with a restroom inside that will be handicap accessible. I will also lay out a parking area covered by asphalt/concrete for up to 5 cars next to the sales office. The tallest structure that will exist on the property will be a 25 ft high by 10ft wide Cement Silo toward the back corner of the property. Please refer to the site plan drawing for visual of exact placement, specifications, and planned location of entrance, business sign, electrical post, silo, office, etc.

Business Operation:

The business name will be Gonzales Ready Mix and Landscaping Supplies. The operating days of the storefront will be Monday thru Sunday from 7am-5pm. However most customers would most likely pick up cement anywhere from 7-3pm since the carts would need to be returned and since most projects begin in the morning, not late afternoon. The delivery option will operate from 6am-3pm since most projects need the concrete at the site in the early morning. I do not foresee having to deliver a truck load past 3pm.

My son and I will be partners in this business. My son will mostly be in charge of the office, answering phones and setting up deliveries. I will be in charge of the yard and making scheduled deliveries by the truck load to the job sites. We anticipate serving most of our customers via phone and delivery contact. My son and I would be the only ones running the business the full day without creating a need for shifts. My son will run both the office and yard while I am out doing deliveries. The only other person I plan to hire is a bookkeeper who would come in once per month to pick up receipts, accounts payable, etc.



CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System
Department of Anthropology – California State University, Stanislaus
One University Circle, Turlock, California 95382
(209) 667-3307

~~Date: 11/13/1029~~
Alpine, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus & Tuolumne Counties

Records Search File #: 11238N

Project: Gonzalez Landscaping and
Cement Supplies, corner of
Santa Fe and Monte Vista,
Stanislaus County

Jaime Gonzalez
3433 Village Avenue
Denair, CA 95316

gg.valencial@gmail.com

Dear Mr. Gonzalez:

We have conducted a records search as per your Priority response request for the above-referenced project area located on the Denair USGS 7.5-minute quadrangle map in County.

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the *California Inventory of Historic Resources* (1976), the *California Historical Landmarks* (1990), and the California Points of Historical Interest listing (May 1992 and updates), the Directory of Properties in the Historic Property Data File (HPDF) and the Archaeological Determinations of Eligibility (ADOE) (Office of Historic Preservation current electronic files dated 03-20-2014), the *Survey of Surveys* (1989), the Caltrans State and Local Bridges Inventory, GLO Plats, and other pertinent historic data available at the CCalC for each specific county.

The following details the results of the records search:

Prehistoric or historic resources within the project area:

- There are no formally recorded prehistoric or historic archaeological resources, or historic buildings within the project area.
- The General Land Office Survey Plat for T5S R11E, Sheet No. 44-324, dated 1854-1855 does not reference any historic features and Section 8 section had not been subdivided into parcels at that time.
- The Official Map of the County of Stanislaus, California (1906) shows the historic landowner at that time as F. F. Ryer.

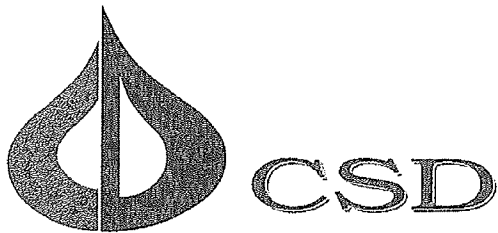
Note: Thank you for providing the check for \$225.00 at the time of service. A receipt showing that the invoice has been paid is attached.

Sincerely,

E. A. Greathouse

E. A. Greathouse, Coordinator
Central California Information Center
California Historical Resources Information System

Copy of invoice to Laurie Marroquin, Financial Services (lamarroquin@csustan.edu)



Denair Community
Services District

3850 N. Gratton Road
P.O. Box 217
Denair, California 95316

Phone: 209-634-4986
Fax: 209-634-9805

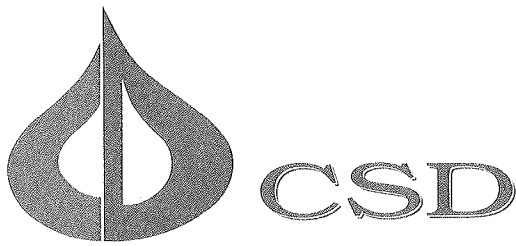
January 24, 2020

To whom it may concern:

I am the General Manager of the Denair Community Services District and I am writing this letter on behalf of Jaime Gonzales regarding the property in Denair on Monte Vista and Santa Fe Ave. I have been working with Jamie to try to resolve the water issue for this property so that this process can move forward. There has been a lot of discrepancy on whether a well can be drilled or if hooking up to our public water system will be mandated and not an option. I will be attending the next meeting with Stanislaus County to see how to speed up this process and to resolve the water issue. Please feel free to reach out to me with any questions you may have.

Sincerely,

David Odom
General Manager



Denair Community
Services District

3850 N. Gratton Road
P.O. Box 217
Denair, California 95316

October 15, 2019

Phone: 209-634-4986
Fax: 209-634-9805

Stanislaus County
Planning & Community Development
1010 10th St.
Modesto CA 95354

Re: Applicant's Name: **Jaime Gonzales**
 Location: **Santa Fe Ave & E. Monte Vista Ave**
 APN: **024039013**
 024039012

Valid Until: 11-15-2020

Dear Reader:

The Denair Community Services District can provide sewer services to the location noted above. We have no objection to the drilling of a well for water services as the property is outside of the district boundary.

Before any project begins, approval must first be obtained from the appropriate departments(s) at Stanislaus County, in addition to verifying availability of services from the Denair Community Services District.

When the owner does choose to develop this parcel, they must enter into an Agreement with the Denair Community Services District to construct and pay for the necessary infrastructure to enable the District to provide sewer services to the project. The Agreement will require, among other things that the infrastructure be constructed to the District specifications, that security be given to the District to guarantee performance and payment for the infrastructure and that all current connections fees be paid in full. Once all fees are paid, a "Will Serve Letter" will be submitted to the applicant. The "Will Serve Letter" must be presented to the Stanislaus County Building Department before a Building Permit will be issued.

Any substantial revision to the Tentative Map during Stanislaus County processing may require additional conditions by Denair Community Services District.

A "Will Serve Letter" is required for all additions and remodels.
This letter is valid until 11-15-2020 and pending Board review of the Public Facilities may be renewed.

Sincerely,

David Odom, General Manager
Denair Community Services District.

DEVELOPMENT SCHEDULE

GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2020-0014 GONZALES READY-MIX & LANDSCAPING SUPPLY

- Construction shall begin by September 2020.
- Issuance of any building permit after September 2020 for construction of a building shall be subject to a staff approval permit to allow modification to development standards as determined necessary by the Planning Director.