



## Referral Early Consultation

**Date:** March 27, 2020

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

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

**Subject:** GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2020-0016 – BRICHETTO – RIVER ROAD

**Respond By:** April 14, 2020

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**\*\*\*\*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.

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**Applicant:** Joseph Brichetto

**Project Location:** 9919 Valley Home Road and 7420 River Road, between Rodden and Jackson Road, north of the Stanislaus River, in the Oakdale area.

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

**Williamson Act Contract:** N/A

**General Plan:** APN: 006-012-055 – Commercial and APN: 006-012-079 - Agriculture

**Current Zoning:** APN: 006-012-055 – P-D 144 and 006-012-079 – A-2-10 (General Agriculture)

**Project Description:** Request to amend the General Plan and rezone two parcels to a new Planned Develop for storage of heavy equipment, construction materials and RV's. The operation will also include an 8,000-gallon precast holding tank for septic waste associated with RVs stored on-site. Both parcels will be developed with an all-weather surface for a total of 294 stalls. The project site fronts both River Road and State Route 120/Valley Home Road but will only maintain customer access from River Road. Emergency Vehicle access will take place from SR 120/Valley Home. The proposed project will also include construction of curb, gutter, landscaping and sidewalk along each road frontage, paved access between sites, and perimeter fencing consisting of primarily 8 foot chain-link fencing with privacy slats and decorative wrought iron fencing along SR 120/Valley Home Road. The applicant is proposing to use the existing modular building for administration activities. The site is served by an existing well and septic system. The applicant estimates only

one employee on a maximum shift, with hours of operation as Monday through Friday 9AM to 6PM. The project site is located within the City of Oakdale's LAFCO adopted Sphere of Influence.

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



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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

**GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2020-0016 – BRICHETTO – RIVER ROAD**

**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	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: OAKDALE	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: OAKDALE RURAL	X	STAN CO SUPERVISOR DIST 1: OLSEN
X	HOSPITAL DIST: OAK VALLEY	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: OID		StanCOG
X	MOSQUITO DIST: EASTSIDE	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
	MUNICIPAL ADVISORY COUNCIL:	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	PACIFIC GAS & ELECTRIC		SURROUNDING LAND OWNERS
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
	RAILROAD:	X	TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD	X	US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: OAKDALE UNION	X	US FISH & WILDLIFE
X	SCHOOL DIST 2: OAKDALE JOINT UNIFIED		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		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 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

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

**SUBJECT:** GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2020-0016 – BRICHETTO – RIVER ROAD

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

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

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

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

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

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

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

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Response prepared by:

Name	Title	Date
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


# BRICHETTO

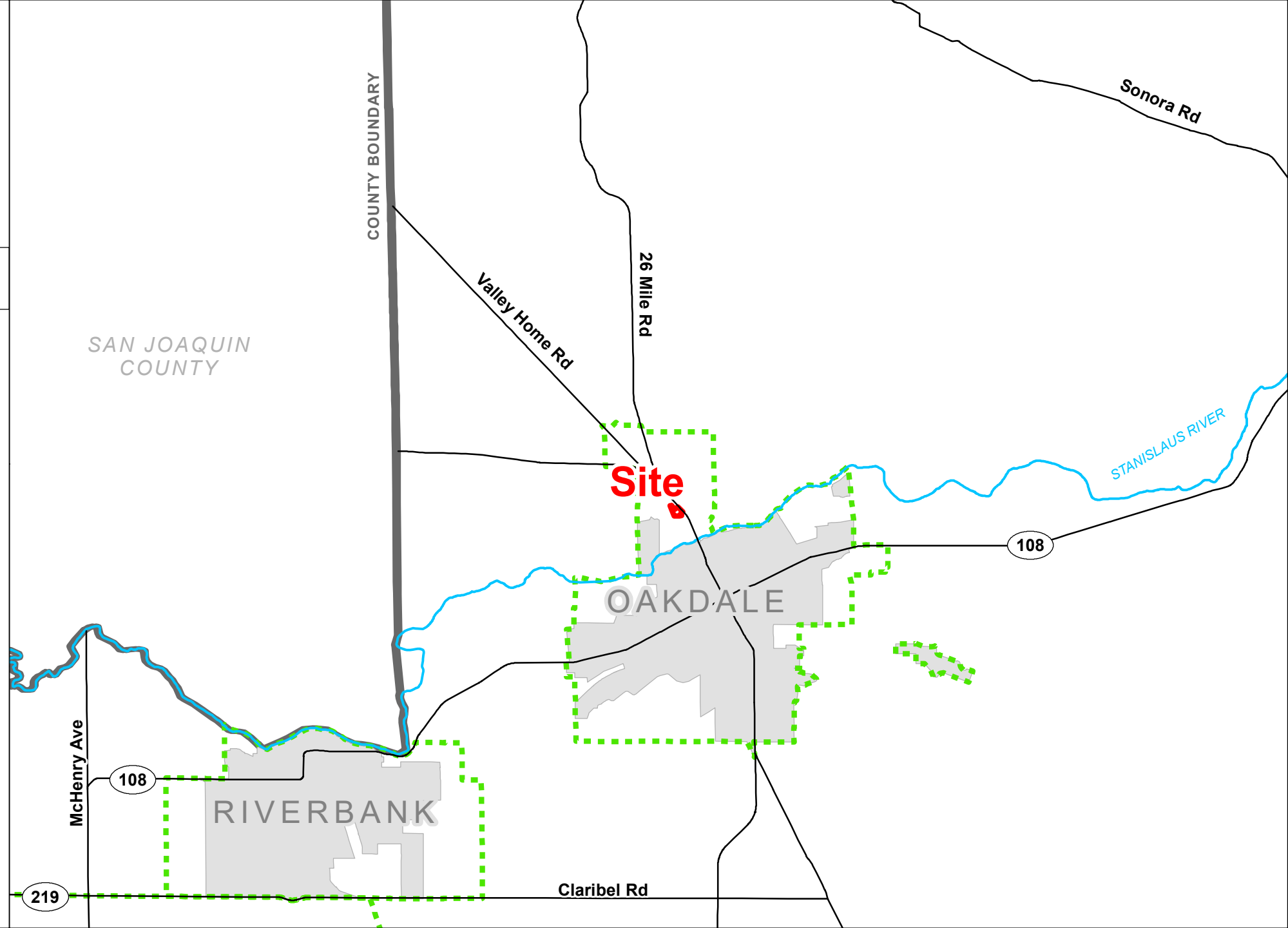
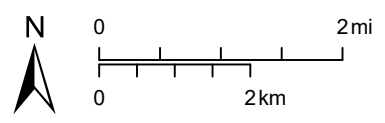
## GPA & REZ

### PLN2020-0016

#### AREA MAP

#### LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River










# BRICHETTO

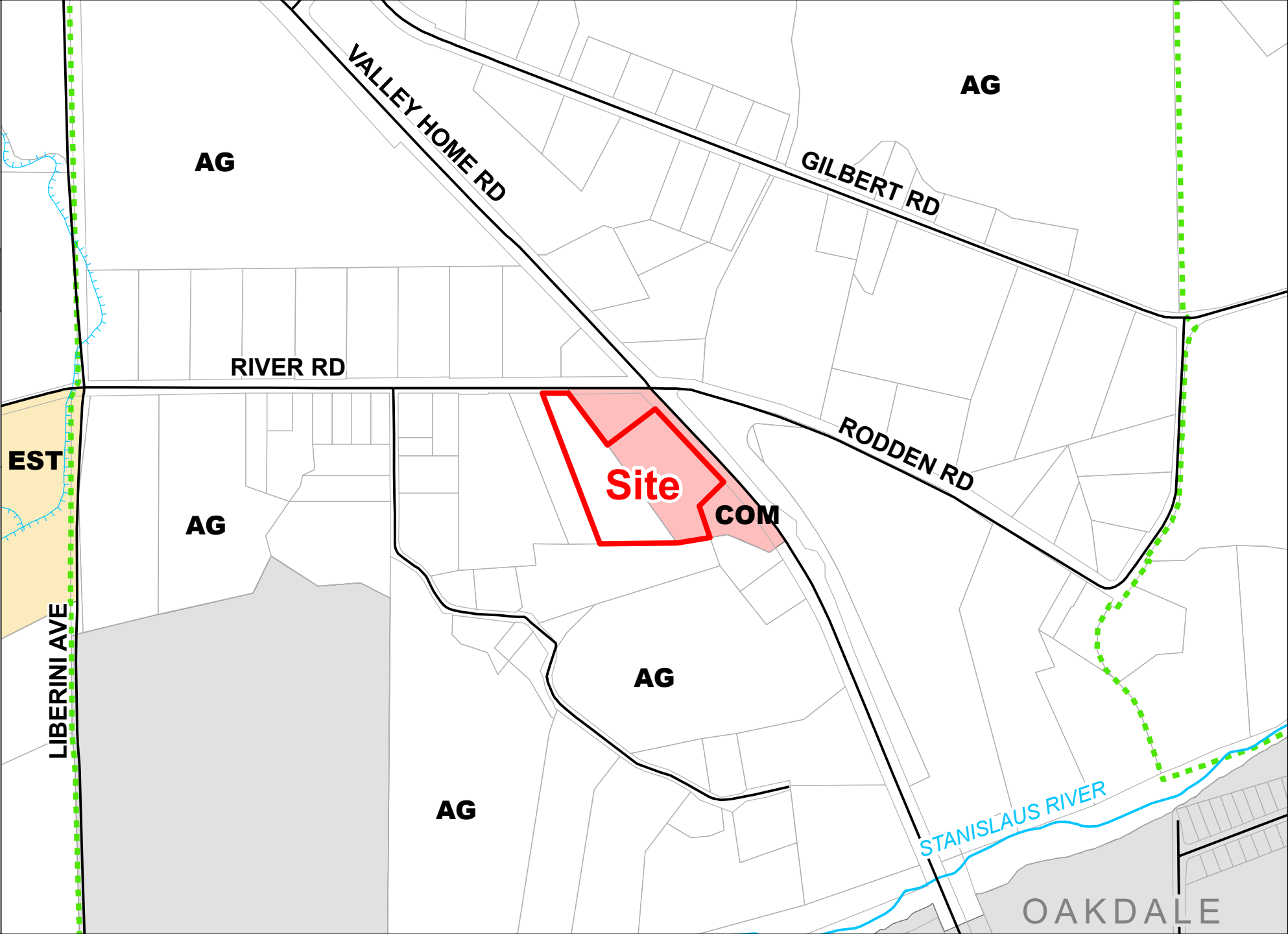
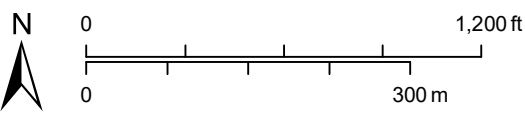
GPA & REZ  
PLN2020-0016

## GENERAL PLAN MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  City of Oakdale
-  Parcel
-  River
-  Road
-  Canal

- General Plan**
-  Agriculture
  -  Commercial
  -  Estate Residential










# BRICHETTO

## GPA & REZ

### PLN2020-0016

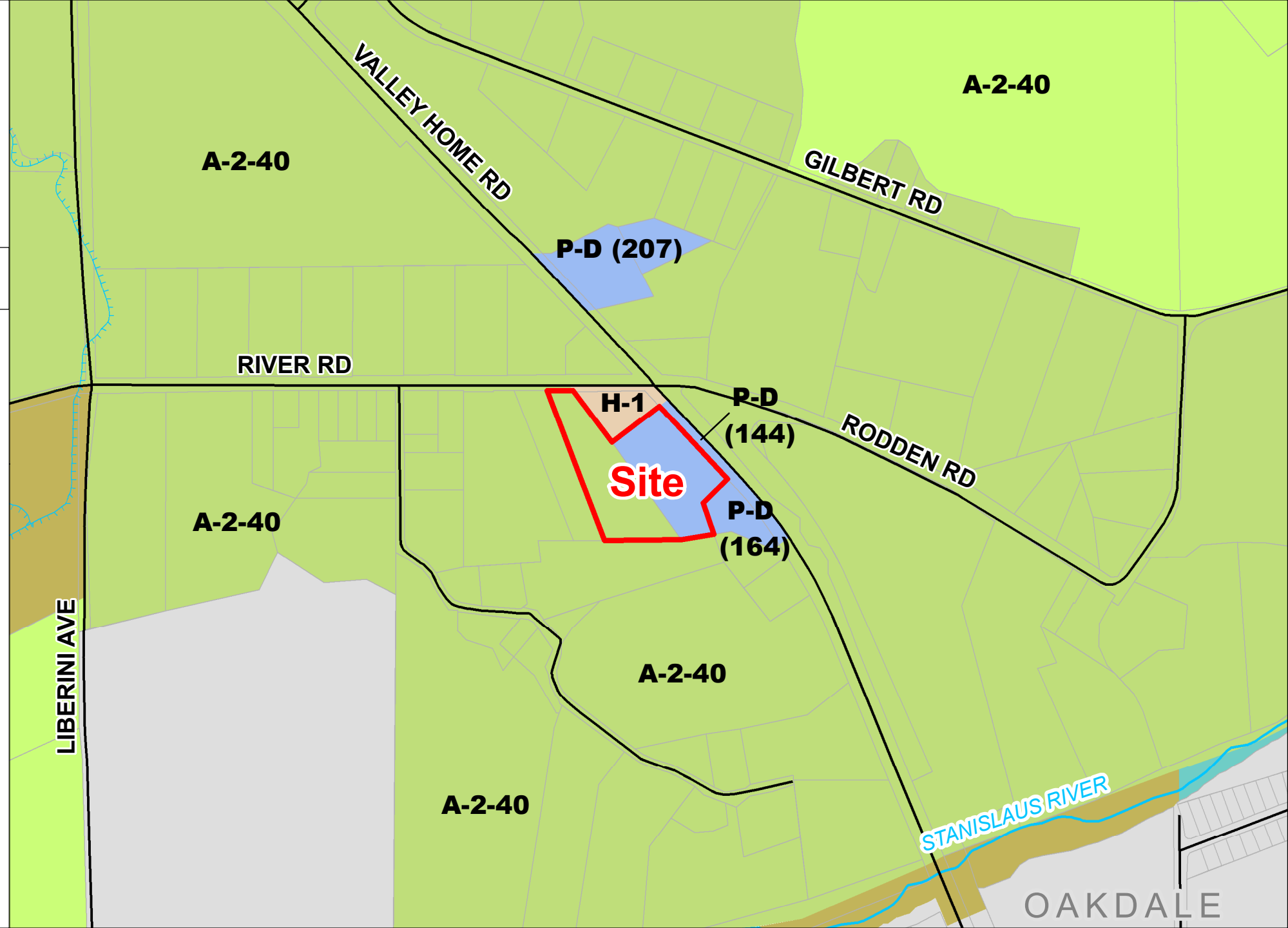
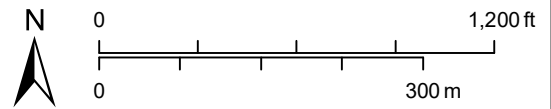
#### ZONING MAP

#### LEGEND

-  Project Site
-  Sphere of Influence
-  City of Oakdale
-  Parcel
-  River
-  Road
-  Canal

#### Zoning Designation

-  Highway Frontage
-  General Agriculture 10 Acre
-  General Agriculture 40 Acre
-  Planned Development
-  Rural Residential










# BRICHETTO

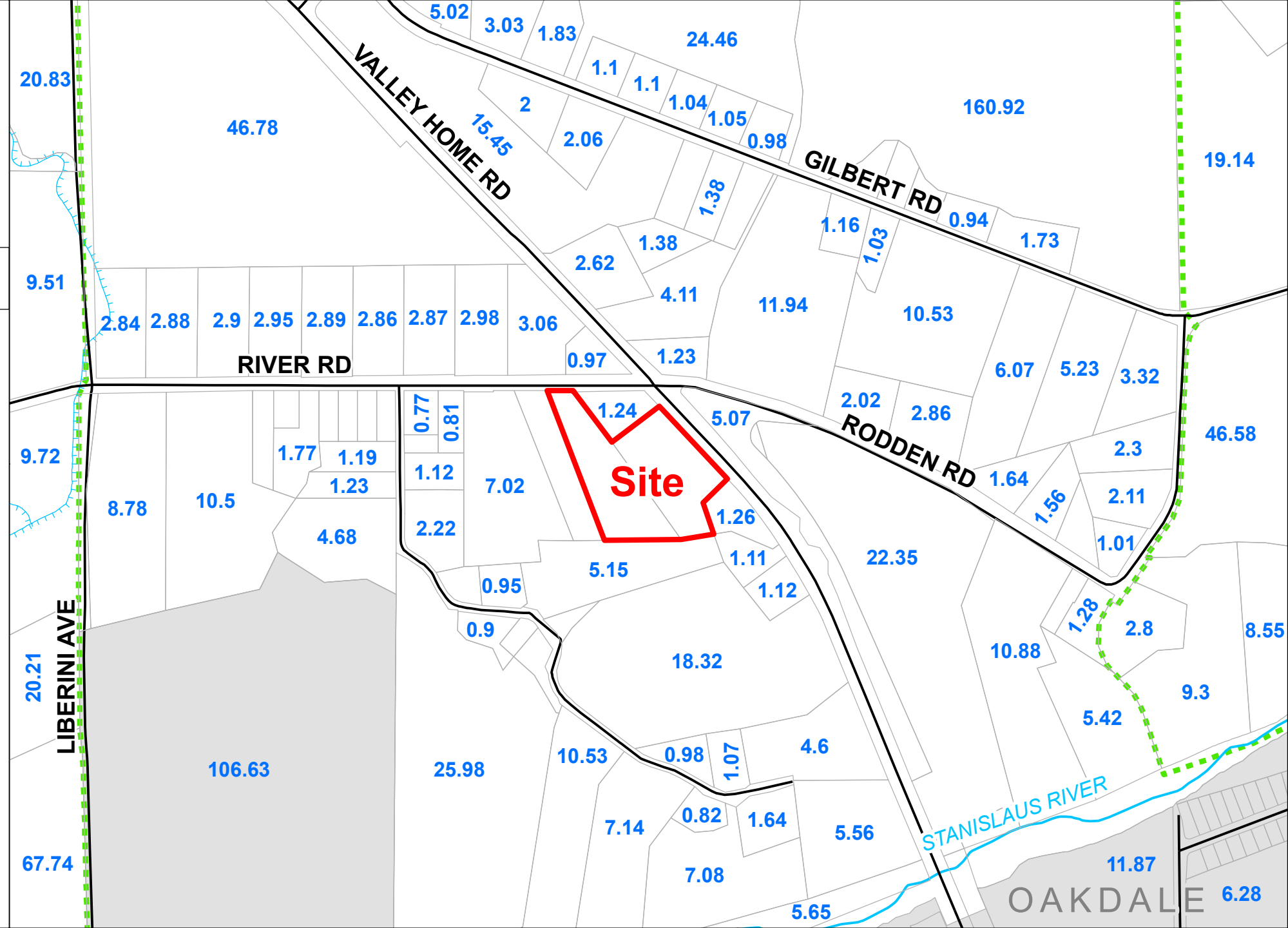
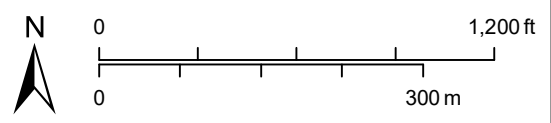
## GPA & REZ

### PLN2020-0016

#### ACREAGE MAP

#### LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel/Acres
-  Road
-  River
-  Canal










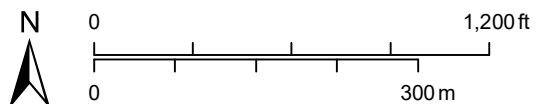
# BRICHETTO

## GPA & REZ PLN2020-0016

### 2017 AERIAL AREA MAP

#### LEGEND

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








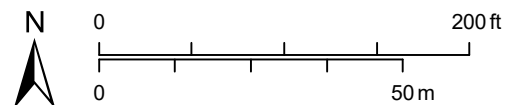
# BRICHETTO

GPA & REZ  
PLN2020-0016

## 2017 AERIAL SITE MAP

### LEGEND

-  Project Site
-  Road
-  Canal



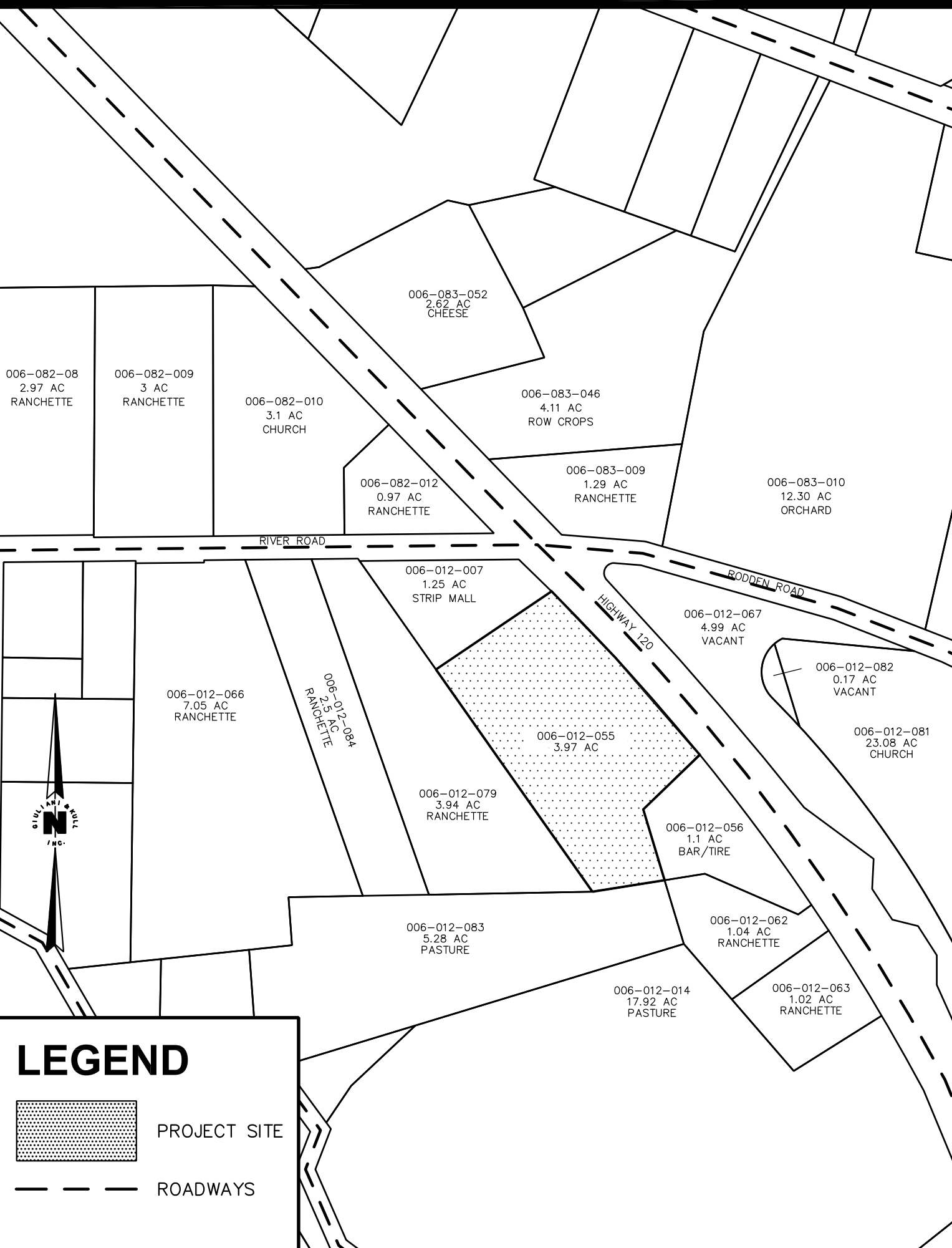
Source: Planning Department GIS

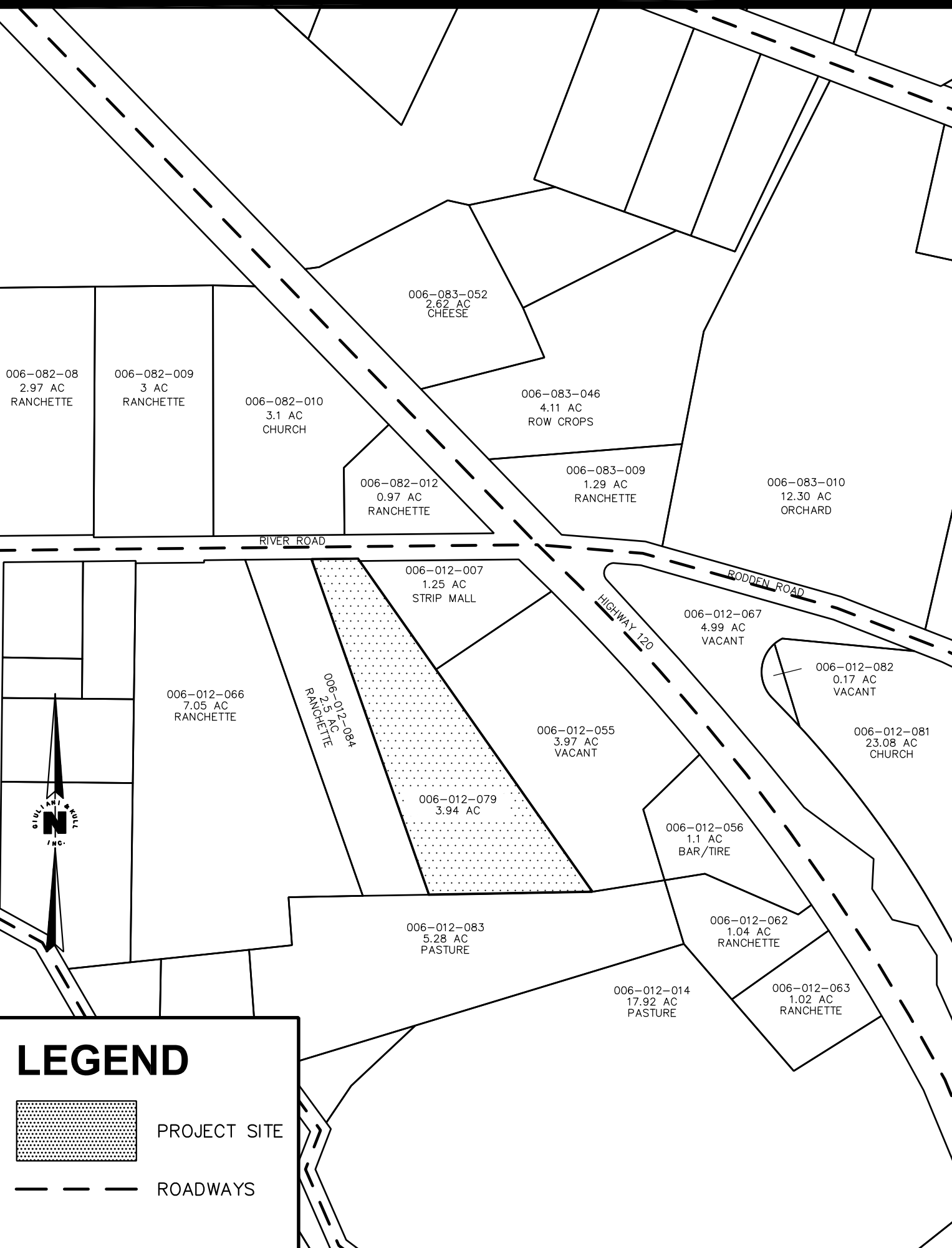
Date: 3/3/2020



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









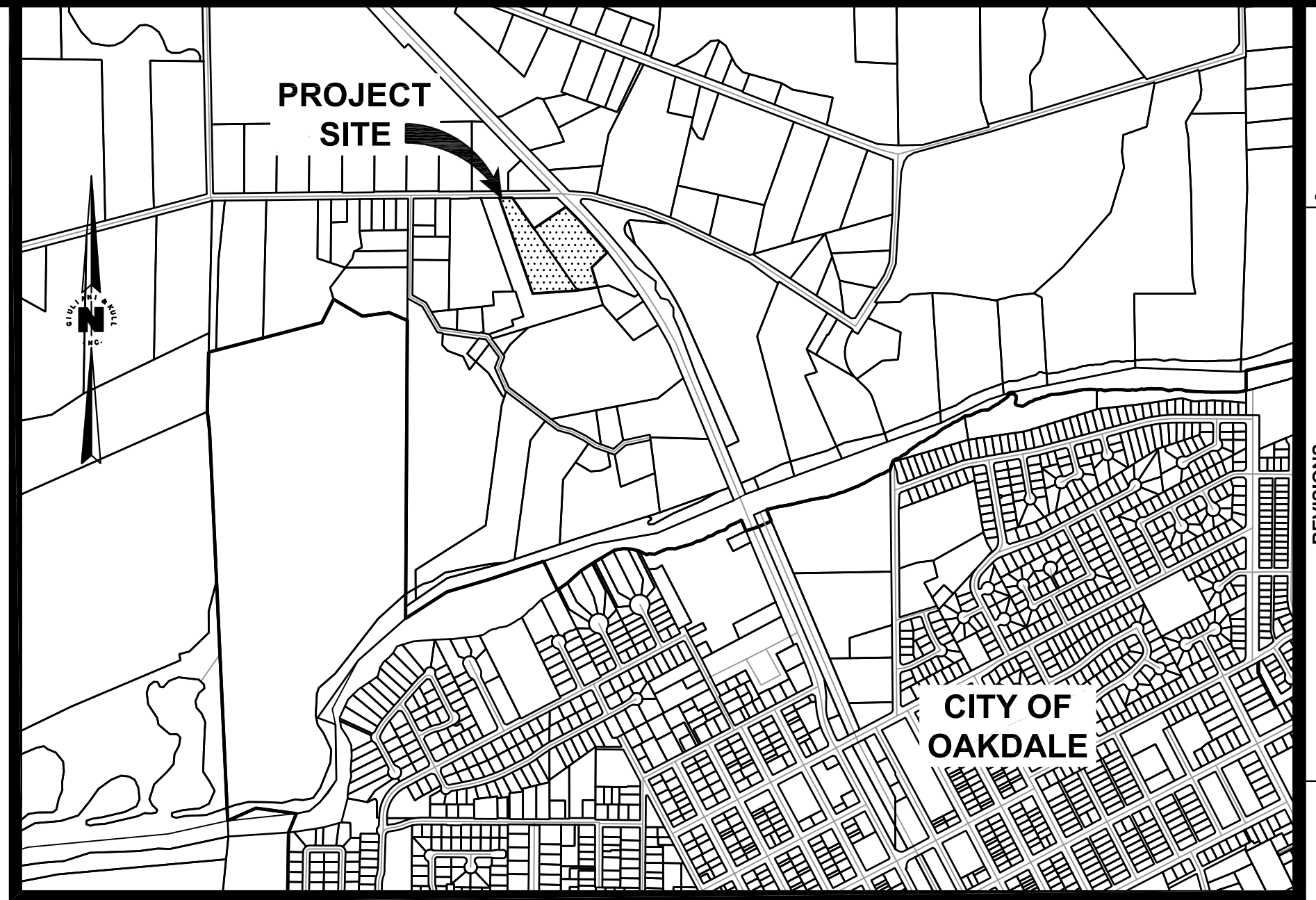
EQUIPMENT STORAGE SITE  
IMPROVEMENT PLANS  
APN: 006-012-055 & 006-012-079  
STANISLAUS COUNTY, CALIFORNIA

CONTACTS

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

OWNER  
CONTACT: JOE BRICHETTO  
P.O. BOX 11600  
OAKDALE, CA 95361  
(209) 404-6548

PROJECT SITE



VICINITY MAP

NO SCALE

SITE INFORMATION

SITE INFORMATION:

OWNER/APPLICANT:  
JOE BRICHETTO  
P.O. BOX 11600  
OAKDALE, CA 95361  
209-404-6548

APN: 006-012-055

SITE ADDRESS:  
9919 VALLEY HOME ROAD (STATE HIGHWAY 120)  
OAKDALE, CA 95361

SITE AREA: 3.97 ACRES  
WATER: FROM WEST PROPERTY ON-SITE WELL  
SANITARY SEWER: ON-SITE SEPTIC TANK FOR STORAGE (NO LEACH LINES)  
STORM DRAIN: ON-SITE STORM COLLECTION BASIN  
SLOPE OF LAND: FLAT - 2%  
CURRENT ZONING: COMMERCIAL  
PROPOSED ZONING: PLANNED DEVELOPMENT  
CURRENT LAND USE: VACANT (NO STRUCTURES)  
PROPOSED LAND USE: EQUIPMENT STORAGE LOT

APN: 006-012-079

SITE ADDRESS:  
7420 RIVER ROAD  
OAKDALE, CA 95361

TOTAL SITE AREA: 3.94 ACRES  
WATER: DOMESTIC EXISTING ON-SITE WELL  
SANITARY SEWER: EXISTING ON-SITE SEPTIC TANK  
STORM DRAIN: ON-SITE STORM COLLECTION BASIN  
SLOPE OF LAND: FLAT - 2%  
CURRENT ZONING: COMMERCIAL  
PROPOSED ZONING: PLANNED DEVELOPMENT  
CURRENT LAND USE: AGRICULTURAL (A-2-10)  
PROPOSED LAND USE: EQUIPMENT STORAGE LOT

STORM COLLECTION BASIN

DRAINAGE AREA				
Drainage Region	"C" Value	Area (AC)	100-Year 24hr Storm R Value <sup>2</sup>	Runoff Volume (AC-FT)
Equipment Storage Lot	0.45	7.910	3.7	1.10
<b>TOTAL</b>		<b>7.91</b>		<b>1.10</b>

Convert Acre-Feet to Cubic Feet	47,808	Cubic Feet
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COLLECTION BASIN DETAILS	
Top Elevation	177.0 FT
Highwater Elevation	173.0 FT
Basin Bottom Elevation	167.0 Feet
Total Basin Storage w/ 1' Freeboard	52,982 Cubic Feet

DRAINAGE ANALYSIS	
Total Drainage Water	47,808 Cubic Feet
Storm Collection Basin Storage	52,982 Cubic Feet

Per Section 4.2 & 4.3

$$R = \left( \frac{14''}{10.9} \right) \times 2.88'' = 3.70''$$

$$V = \frac{CAR}{12}$$

LEGEND

EXISTING

- EX CURB & GUTTER
- EX PROPERTY LINE
- EX LOT LINE
- EX BARBED WIRE FENCE
- EX CHAIN FENCE
- EX SD MANHOLE
- EX CATCH BASIN/DROP INLET
- EX SIGN
- EX UTILITY POLE
- EX TELEPHONE MANHOLE
- EX GUARD POST/BOLLARD
- EX FOUND MONUMENT

PROPOSED

- CURB AND GUTTER
- WATER PIPE
- STORM PIPE
- CONTOUR
- FINISH GRADES
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- DECORATIVE WALL
- WATER VALVE
- IRR BACK FLOW PREVENTER
- STORM MANHOLE / DRYWELL
- STORM OUTLET STRUCTURE

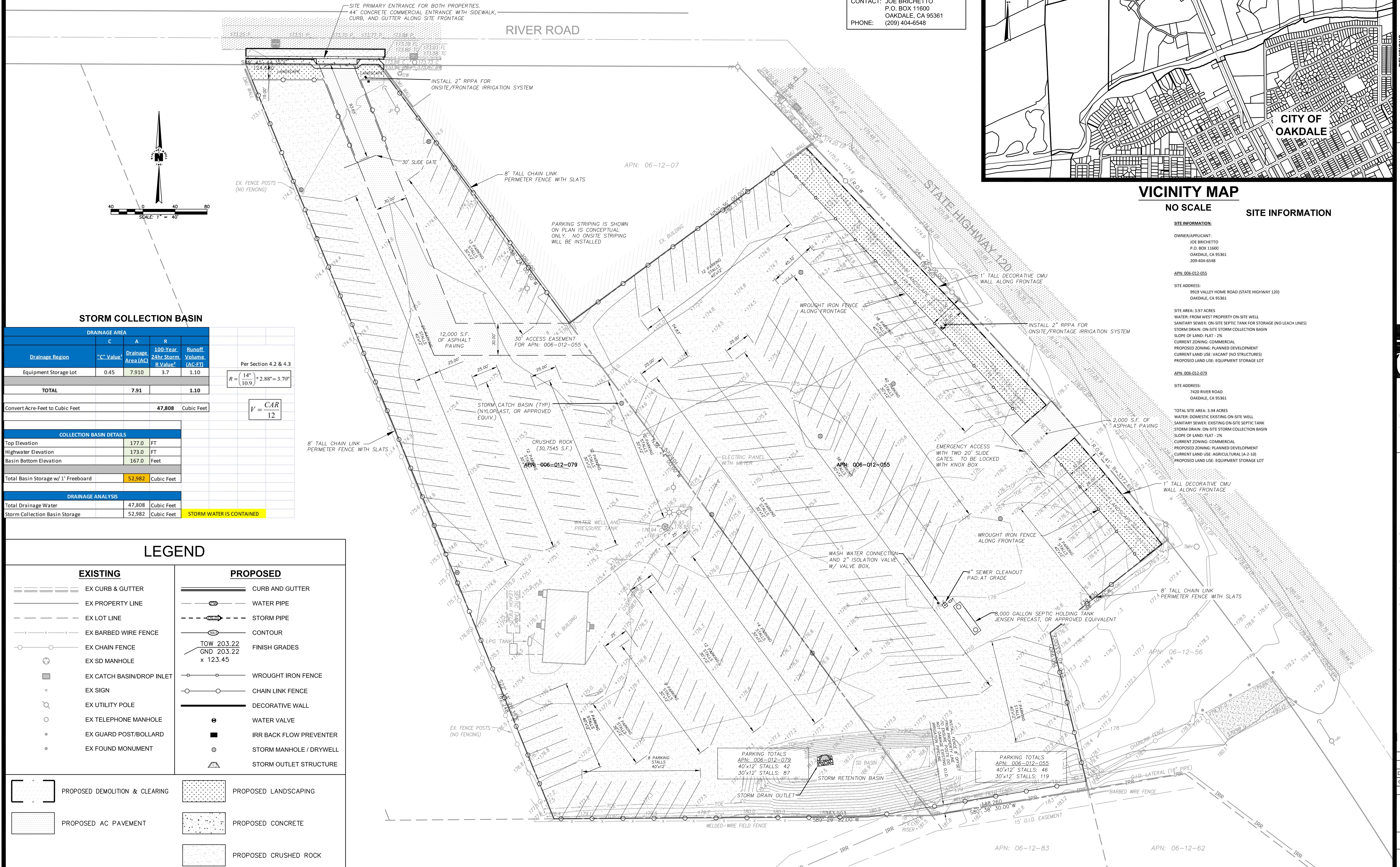
PROPOSED DEMOLITION & CLEARING

PROPOSED LANDSCAPING

PROPOSED AC PAVEMENT

PROPOSED CONCRETE

PROPOSED CRUSHED ROCK



Engineers • Planners • Surveyors

**Giuliani & Kull, Inc.**  
440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361  
(209) 847-8726 Fax (209) 847-7323  
Auburn • San Jose • Oakdale

EQUIPMENT STORAGE LOT  
SITE PLAN

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

SCALE: 1"=40'  
DRAWN BY: NWP  
DESIGNED BY: NWP  
CHECKED BY: WFK  
DATE: 1/17/20  
SHEET  
**SP-1**  
OF 1  
JOB NO.  
19154



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354

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

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

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 checked="" 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): CA/PA/EL 2020-0016  
Date: 2/13/20  
S 10 T 2 R 10  
GP Designation: Ag/Com  
Zoning: A-240/PD 44  
Fee: \$11,042  
Receipt No. 853971  
Received By: JB  
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).

The proposed equipment storage facility is located at 7420 River Road and is approximately 3.94 acres.

The existing site is currently vacant with a modular building and a well site. The proposed site shall store equipment and vehicles. The site shall have a fence perimeter, area lights and a storm basin collection system. The existing modular will be used as an office and the well site will provide water.

# 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 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.**

**ASSESSOR'S PARCEL NUMBER(S):** Book 006 Page 012 Parcel 079

Additional parcel numbers: \_\_\_\_\_

**Project Site Address**

**or Physical Location:**

7420 River Road

Oakdale, CA 95361

**Property Area:** Acres: 3.94 or Square feet: \_\_\_\_\_

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

Ranchette with a modular home, well site, and various out-buildings

**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)

**Existing General Plan & Zoning:** A-2-10

**Proposed General Plan & Zoning:** Planned Development  
(if applicable)

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

**East:** Vacant

**West:** Ranchette

**North:** Ranchette

**South:** Ranchette

## 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.) \_\_\_\_\_

Site will be graded for internal collection of drainage

**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: 2670 Sq. Ft. Landscaped Area: 1,370 Sq. Ft.  
Proposed Building Coverage: 0 Sq. Ft. Paved Surface Area: 12,000 Sq. Ft.

## BUILDING CHARACTERISTICS:

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

Number of floors for each building: N/A

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

Existing modular building height is 18'

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) \_\_\_\_\_

light poles not to exceed 28'

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

gravel at equipment storage area

## UTILITIES AND IRRIGATION FACILITIES:

- Yes ☒ No ☐ Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: MID

Sewer\*: Existing On-site Septic tank

Telephone: AT&T

Gas/Propane: On-site LPG

Water\*\*: Existing On-site Well

Irrigation: None

**\*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:)

None, waste only from existing modular building/office.

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

<i>(complete if applicable)</i>	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): N/A

Type of use(s): \_\_\_\_\_

Days and hours of operation: Existing modular building will be used as an office

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: 5 days a week from 9 am to 6pm.

Occupancy/capacity of building: N/A

Number of employees: (Maximum Shift): 1 (Minimum Shift): 1

Estimated number of daily customers/visitors on site at peak time: 1-2

Other occupants: N/A

Estimated number of truck deliveries/loadings per day: 1-2

Estimated hours of truck deliveries/loadings per day: 1

Estimated percentage of traffic to be generated by trucks: N/A

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

Square footage of:

Office area: 2,670

Warehouse area: N/A

Sales area: N/A

Storage area:

Loading area: N/A

Manufacturing area: N/A

Other: (explain type of area)

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

## ROAD AND ACCESS INFORMATION:

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

River Road. New sidewalk, curb, gutter, and commercial driveway shall be constructed along the

property's River Road frontage

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? N/A

**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.

BMPs per California's General Permit

**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)

The River Road access will also be utilized by the east neighboring property for vehicle access to the site.

Water from the well site will be piped to the east neighboring property for use at the sewer dumping area.

**General Plan, Community Plan and Specific Plan Amendment:**

**A description of the specific area of the General Plan which are requested to be changed:**

- The lot associated with the change in the General Plan is currently zoned A-2-10 and wishes to be re-zoned to P-D to allow for the development of an equipment storage lot. The lot (APN: 006-012-079) is currently a ranchette with an existing modular building, septic tank/leach lines, and a well site. The lot is currently surrounded by ranchettes to the north, west, and south. The lot to the east, currently zoned P-D, has also been purchased by the same owner and is currently vacant. Also to the east is a commercial lot that houses a strip mall.

**A full statement of the reasons and justifications for such changes in the General Plan to support your application:**

- The owner of the lot associated with the changes in the General plan has recently purchased the lot to the east, zoned commercial, and wishes to develop both properties to be an equipment storage lot. The existing modular building and septic system shall be kept and converted to an office for use by both developed lots. The existing well site would be kept and utilized as a source of water for the site's office building, landscape irrigation, and other on-site uses. Due to the desire for the equipment storage lot to house recreational vehicles, a re-zoning from agricultural uses to P-D uses is desired.

**A description of the events which have taken place which have rendered portions of the General Plan inadequate or unattainable unless the proposed amendment is approved:**

- Due to the desire for the equipment storage lot to house recreational vehicles and equipment not solely used for agricultural purposes, a re-zoning from agricultural uses to P-D uses is desired.

**A description of any studies or policies which have been brought into question the specific policies or portions of the General Plan sought to be changed**

- None

**A description of the effect of the General Plan upon future development of a specific area or the overall development of Stanislaus:**

- This re-zoning of the lot associated with the General Plan modification will aid in the commercial growth of the surrounding location.



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354

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

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

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): \_\_\_\_\_

Date: \_\_\_\_\_

S \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_

GP Designation: \_\_\_\_\_

Zoning: \_\_\_\_\_

Fee: \_\_\_\_\_

Receipt No. \_\_\_\_\_

Received By: \_\_\_\_\_

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).

The proposed equipment storage facility is located at 9919 Valley Home Road (State Highway 120) and is approximately 3.97 acres. The existing site is currently vacant. The proposed site shall store equipment, construction materials, and an on-site septic tank for septic truck dumping/storage. The site shall have a fence perimeter, area lights, and a storm basin collection system.

# 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 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.*

**ASSESSOR'S PARCEL NUMBER(S):** Book 006 Page 012 Parcel 055

Additional parcel numbers: \_\_\_\_\_

**Project Site Address**

**or Physical Location:**

9919 Valley Home Road (State Highway 120)

Oakdale, CA 95361

**Property Area:** Acres: 3.97 or Square feet: \_\_\_\_\_

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

Vacant, no uses have occurred on this land for over 10 years

**List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.:** (Please identify project name, type of project, and date of approval)

**Existing General Plan & Zoning:** Commercial

**Proposed General Plan & Zoning:** Planned Development  
(if applicable)

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

**East:** Ranchette/Orchard/vacant

**West:** Ranchette

**North:** Commercial Retail Center (River Road Plaza)

**South:** Commercial (Oakdale Sports Bar, A&M Tire Shop)

## 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.) \_\_\_\_\_

Site will be graded for internal collection of drainage

**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: 0 Sq. Ft.      Landscaped Area: 11,560 Sq. Ft.  
Proposed Building Coverage: 0 Sq. Ft.      Paved Surface Area: 2,000 Sq. Ft.

## BUILDING CHARACTERISTICS:

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

Number of floors for each building: N/A

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

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) \_\_\_\_\_

light poles not to exceed 28'

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

gravel at equipment storage area

## UTILITIES AND IRRIGATION FACILITIES:

- Yes ☐ No ☒ Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: MID

Sewer\*: None, on-site septic holding tank

Telephone: AT&T

Gas/Propane: None

Water\*\*: Well from west neighboring property

Irrigation: None

**\*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:)

On-site sewer dumping station with 8,000 pre-cast septic tank for storage shall be used by a commercial sewer company to dispose of sewage from pumper trucks. Sewage will be stored, no leach lines, and removed by commercial disposal company.

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

<i>(complete if applicable)</i>	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): N/A

Type of use(s): \_\_\_\_\_

Days and hours of operation: self storage of equipment, open 5 days a week from 9 am to 6pm.

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

Occupancy/capacity of building: \_\_\_\_\_

Number of employees: (Maximum Shift): N/A (Minimum Shift): N/A

Estimated number of daily customers/visitors on site at peak time: 1-2

Other occupants: N/A

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

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

Estimated percentage of traffic to be generated by trucks: N/A

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

Square footage of:

Office area: N/A Warehouse area: N/A

Sales area: N/A Storage area: \_\_\_\_\_

Loading area: N/A Manufacturing area: N/A

Other: (explain type of area) \_\_\_\_\_

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

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

## ROAD AND ACCESS INFORMATION:

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

The primary access to the site will be through the neighboring property and entrance off of River Road. There will  
be an emergency access route to Highway 120, which will be locked with a emergency access Knox box.

An access easement will be in place with the neighboring property.

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? N/A

**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.

BMPs per California's General Permit  
\_\_\_\_\_  
\_\_\_\_\_

**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)

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



## 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

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*Alpine, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus & Tuolumne Counties*

**Date:** 1/29/2020

**Records Search File #:** 11299N

**Project:** APN 006-012-079

7420 River Road, Oakdale, CA  
95361

Nick Prichard, P.E.  
Giuliani & Kull, Inc.  
440 Yosemite Avenue, Suite A  
Oakdale, CA 95361  
209-847-8726 Ext 202

[nprichard@gkengineers.com](mailto:nprichard@gkengineers.com)

Dear Mr. Prichard:

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

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the following:

National Register of Historic Places (NRHP)  
California Register of Historical Resources (CRHR)  
*California Inventory of Historic Resources* (1976)  
*California Historical Landmarks*  
California Points of Historical Interest listing  
Office of Historic Preservation Built Environment Resource Directory (BERD) and the  
Archaeological Determinations of Eligibility (ADOE)  
*Survey of Surveys* (1989)  
Caltrans State and Local Bridges Inventory  
General Land Office Plats  
Other pertinent historic data available at the CCalIC 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 T2S R10E (Sheet 44-116, dated 1853-1854) shows the vicinity of the project area divided in parcels of various acreage, and the route

of SR 120.

- The General Land Office Survey Plat for T2S R10E (Sheet 44-117, dated 1857-1873) shows the project area within the Del Rio Estanislao Mexican land grant.
- The Official Map of the County of Stanislaus, California (1906) shows an old Stanislaus River channel on or near the project area, and the possible landowner at that time as F. M. Cottle.
- The 1968 edition of the Oakdale USGS 7.5' quadrangle shows a building that would be 52 years in age (or older) within the project area. We have no further information on file regarding that possible historical resource.

**Prehistoric or historic resources within the immediate vicinity of the project area:** Both prehistoric and historic archaeological resources have been found within the general vicinity of Oakdale and the project area.

**Resources that are known to have value to local cultural groups:** None has been formally reported to the Information Center.

**Previous investigations within the project area:** There have been no previous investigations within the project area.

#### **Recommendations/Comments:**

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the project area has not been subject to previous investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline. Based on information provided above, it is possible that both prehistoric and/or historical archaeological resources might be encountered in subsurface context.

If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. However, if ground disturbance is considered a part of the current project, we recommend further review for the possibility of identifying Native American and historic-era archaeological resources.

If the proposed project contains buildings or structures that meet the minimum age requirement (45 years or older) it is recommended that the resource/s be assessed by a professional familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive.

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

If archaeological resources are encountered during project-related activities, work should be temporarily halted in the vicinity of the discovered materials, and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

We further advise you that if you retain the services of a historical resources consultant, the firm or individual you retain is responsible for submitting any report of findings prepared for you to the Central California Information Center, including one copy of the narrative report and copies of any records that document historical resources found as a result of field work, preferably in PDF format. If the consultant wishes to obtain copies of materials not included with this records search reply, additional copy or records search fees may apply.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Please sign and return the attached **Access Agreement Short Form**.

**Note:** Billing will be transmitted separately via email from the Financial Services office (\$225.00), payable within 60 days of receipt of the invoice.



**If you wish to include payment by Credit Card, you must wait to receive the official invoice from Financial Services so that you can reference the CMP # (Invoice Number), and then contact the link below:**

<https://commerce.cashnet.com/ANTHROPOLOGY>

Sincerely,

A handwritten signature in black ink, appearing to read "E. A. Greathouse". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

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

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



## 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

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*Alpine, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus & Tuolumne Counties*

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**Date:** February 7, 2017

**CCIC File #:** 10181N

**Project:** Rezone for planned development for  
APN 006-012-055 (Sierra Storage; RV storage  
facility); 9919 Valley Home Road, Oakdale, CA;  
applicant: E. Kuykendall

Jim Freitas  
Associated Engineering Group  
4206 Technology Drive, Suite 4  
Modesto, CA 95356

Email: [jim@assoceng.com](mailto:jim@assoceng.com)

Dear Mr. Freitas,

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

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), *California Inventory of Historic Resources* (DPR 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 computer lists dated 3-20-2014 and 4-05-2012, respectively), the *Survey of Surveys* (1989), GLO Plats and other historic maps on file for the area, and other pertinent historic data available at the CCIC for each specific county.

The following details the results of the records search:

**Prehistoric or historic resources within the project area and the immediate vicinity:**

No prehistoric or historic archaeological resources or historic properties have been reported to the CCalC within the project area; however, this does not preclude their existence in this location.

No prehistoric resources have been reported immediately adjacent.

One historic archaeological resource—a refuse dump/historic artifact deposit—has been reported very close by.

No historic properties (buildings, structures) have been reported immediately adjacent.

**Other information:**

- **GLO Plat maps:**

T2S/R10E (sheet #44-116, dated 1853-1854) shows an unnamed road or trail passing through the property. A ditch or fence line is shown immediately adjacent to the NW corner of the property. The old river channel is shown much closer, on the west side.

T2S/R10E (sheet #44-117, dated 1857) shows the old channel of the Stanislaus River much closer than it is now (the former terraces can be seen to the west and south west of the property, on USGS maps); and Cotton's Ferry is shown less than 1 mile to the west, on the Stanislaus River.

- *Annals of Stanislaus County, Volume I: River Towns and Ferries* (Brotherton, 1982:70-71): The former location of Holden's Ferry (ca. 1854) was roughly south of the project area, on the Stanislaus River, not far from Valley Home Road.
- One Native American occupation site has been recorded less than ½-mile from the property in question. Also, isolated milling implements and other artifacts have been observed in other locations in the general vicinity.

**Resources that are known to have value to local cultural groups:**

None have been formally reported to the Information Center.

**Previous investigations within the project area and the immediate vicinity:**

Two Caltrans studies/surveys included a narrow strip of project area (parcel in question) along SR 120/Valley Home Road:

Page, Susan E.

1992 *Department of Transportation Negative Archaeological Survey Report, District 10, Stanislaus County Route 120, Post Mile 0.0/5.9, Pavement Rehabilitation.*  
**CCIC Report ST-02545**

Keefe, T.

2000 *Department of Transportation; Negative Archaeological Survey Report, 10-Stanislaus-120 and 108, P.M. 2.98/5.9 and 37.4/38.2, CU 10-170, EA 10-2812U1, Repaving.*  
**CCIC Report ST-04201**

Six studies immediately adjacent (within 1/16<sup>th</sup> of a mile):

Parsons Brinckerhoff Quade & Douglas Inc., S. Wilcox, and M. Proctor

1995 *Historic Property Survey Report, Oakdale Bypass Project, State Route 120, Stanislaus County, California, 10-STA-120, P.M. 3.0/12.9, 10-345400.*  
**CCIC Report ST-03382**

Fisher, J. and T. M. Van Bueren

1995 *Historical Study Report for the Oakdale Bypass Project, Stanislaus County, California: 10-STA-120, PM 3.0/R12.9, EA 10-345400.*

**CCIC Report ST-03390**

Mikesell, S. D.

1994 *Contract No. 10B933, State Route 120 (P.M. 3.0/R12.9), SR-120 Oakdale Bypass, Stanislaus County, California, Historical Architecture Survey Report.*

**CCIC Report ST-03391**

Herbert, R. and R. T. Bunse

1994 *Historic Resource Evaluation Report for the SR-120 Oakdale Bypass Interchange Improvement Project Alternatives 1, 2A, 2C, and 2D; P.M. 3.0-R12.9; EA: 10-345400: Oakdale Irrigation District Canals Crossed by SR-120 Alternative Alignments.*

**CCIC Report ST-03392**

Holson, J., J. Hall, S. Goddard, J. Holson, J. Costello, and J. Marvin

1994 *Final Report; Archaeological Survey Report for the SR-120 Oakdale Bypass Interchange Improvement Project Alternatives 1, 2A, 2B, 2C, and 2D; Near Oakdale, Stanislaus County, California, 10-STA-120-3.0/R12.9, EA 10-345400.*

**CCIC Report ST-03393**

Jensen, P.

2004 *Archaeological Inventory Survey, MID Woodward Reservoir Transmission Line Project, near Oakdale, Stanislaus County, California.*

**CCIC Report ST-05589**

### **Recommendations/Comments:**

Based on existing data in our files the project area has a moderate to high sensitivity for the possible discovery of historical resources, specifically prehistoric occupation sites, scattered artifacts or tools, or even human burials, since the property is so close to the Stanislaus River (and its former northern terraces), and since Native American sites and artifacts have been previously reported in the general vicinity. Survey by a qualified historical resources consultant is recommended prior to implementation of the project or issuance of any discretionary permit. Also, since sensitivity for prehistoric resources will be even higher *under* the surface, we recommend archaeological monitoring during any excavation in this area (grading, utility trenching, tree removal, etc.).

The Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. There may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

We advise you that in accordance with State law, if any historical resources are discovered during project-related activities, all work is to stop and the lead agency and a qualified professional are to be consulted to determine the importance and appropriate treatment of the find. If Native American remains are found the County Coroner and the Native American Heritage Commission, Sacramento (916-373-3710) are to be notified immediately for recommended procedures.

**We further advise you that if you retain the services of a historical resources consultant, the firm or individual you retain is responsible for submitting any report of findings prepared for you to the Central California Information Center, including one copy of the narrative report and two copies of any records that document historical resources found as a result of field work. If the consultant wishes to obtain copies of materials not included with this records search reply, additional copy or records search fees may apply.**

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.