



## Referral Early Consultation

**Date:** January 28, 2021

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

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

**Subject:** GENERAL PLAN AMENDMENT, REZONE, & PARCEL MAP APPLICATION  
NO. PLN2020-0102 – M&B FAMILY DEVELOPMENT

**Respond By:** February 12, 2021

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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:** M&B Bruno Family, L.P.

**Project Location:** 5045 McHenry (SR 108) Avenue, northwest of the McHenry Avenue and Kiernan (SR 219) intersection, in the Modesto area.

**APN:** 004-094-011

**Williamson Act Contract:** N/A

**General Plan:** Agriculture

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

**Project Description:** Request to amend the General Plan and zoning designation of a portion of a 2.84 parcel from Agriculture and A-2-40 (General Agriculture) to Planned Development, and to create a 0.35 acre parcel and a 2.47 acre remainder parcel, to legalize an unpermitted parking lot. The parking lot was developed with 28 paved parking stalls and an eight-foot tall chain-link fence with privacy slats without any land use or grading permits. The parking lot is proposed to be used in conjunction with the existing mixed-use development on the adjoining parcel to the south, via a reciprocal access easement. Additionally, the 0.35 acre parcel is proposed to be developed with a storm drain basin, frontage improvements, two light poles and landscaping. No new well or septic systems are proposed for on-site use; however, an existing domestic well and septic system is utilized for the commercial development to the south. The General Plan and zoning designations of the 2.47 acre remainder parcel will remain unchanged and cannot be developed any further without a Master Plan for the North McHenry corridor.

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, REZONE, & PARCEL MAP APPLICATION NO. PLN2020-0102 – M&B  
 FAMILY DEVELOPMENT**

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
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: MODESTO		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
	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 4: GREWAL
X	FIRE PROTECTION DIST: SALIDA	X	STAN COUNTY COUNSEL
X	GSA: STANISLAUS & TUOLUMNE	X	StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: MID	X	STANISLAUS LAFCO
X	MOSQUITO DIST: EASTSIDE		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC	X	TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
X	RAILROAD: UNION PACIFIC		US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD	X	US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: STANISLAUS UNION		USDA NRCS
X	SCHOOL DIST 2: MODESTO UNION		WATER DIST:
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		
	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, REZONE, & PARCEL MAP APPLICATION  
NO. PLN2020-0102 – M&B FAMILY DEVELOPMENT

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:

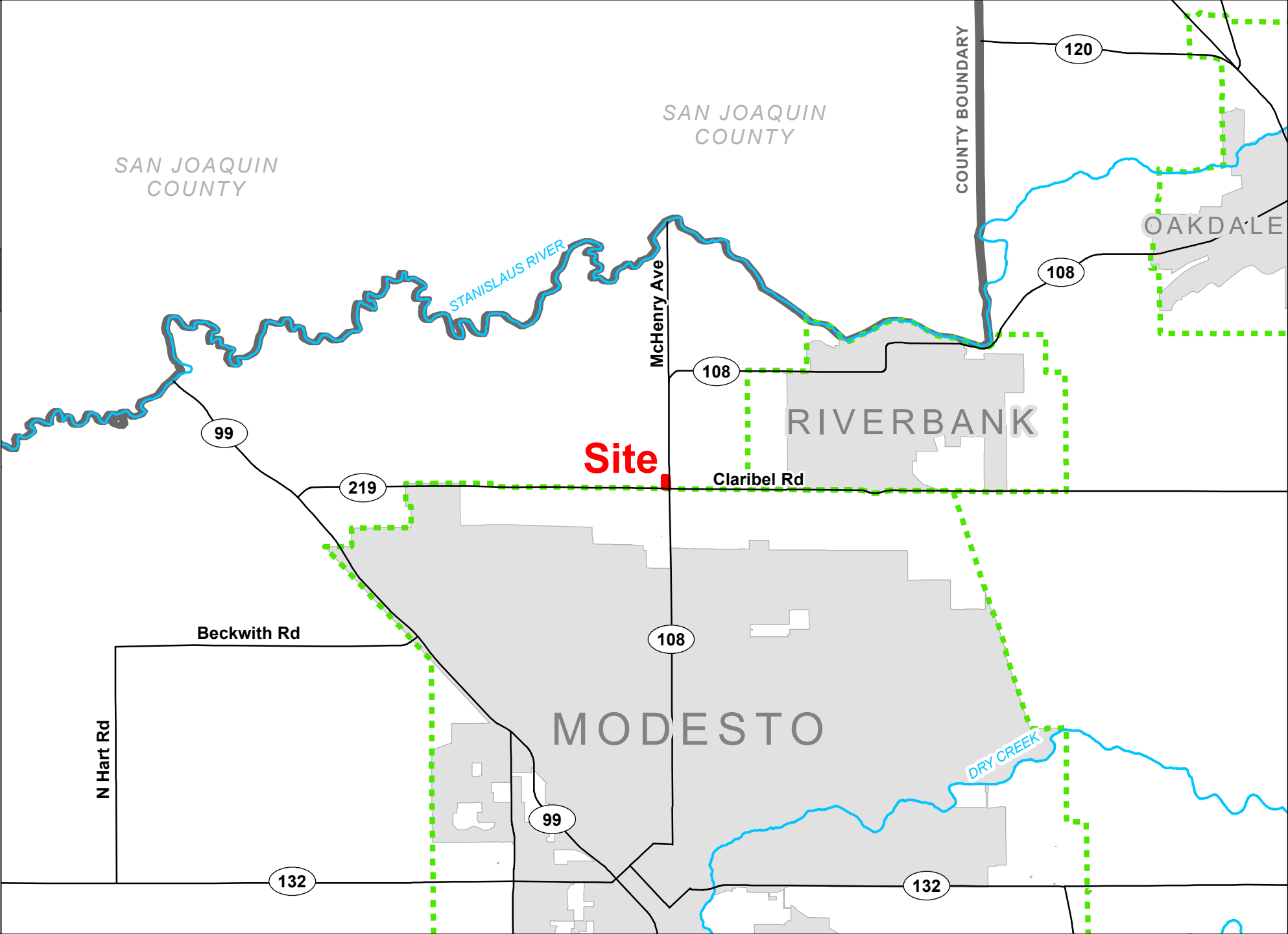
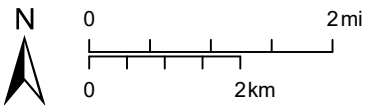
Name	Title	Date
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M&B FAMILY  
DEVELOPMENT  
GPA & REZ  
PLN2020 – 0102

AREA MAP

LEGEND

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



M&B FAMILY  
DEVELOPMENT  
GPA & REZ  
PLN2020 – 0102

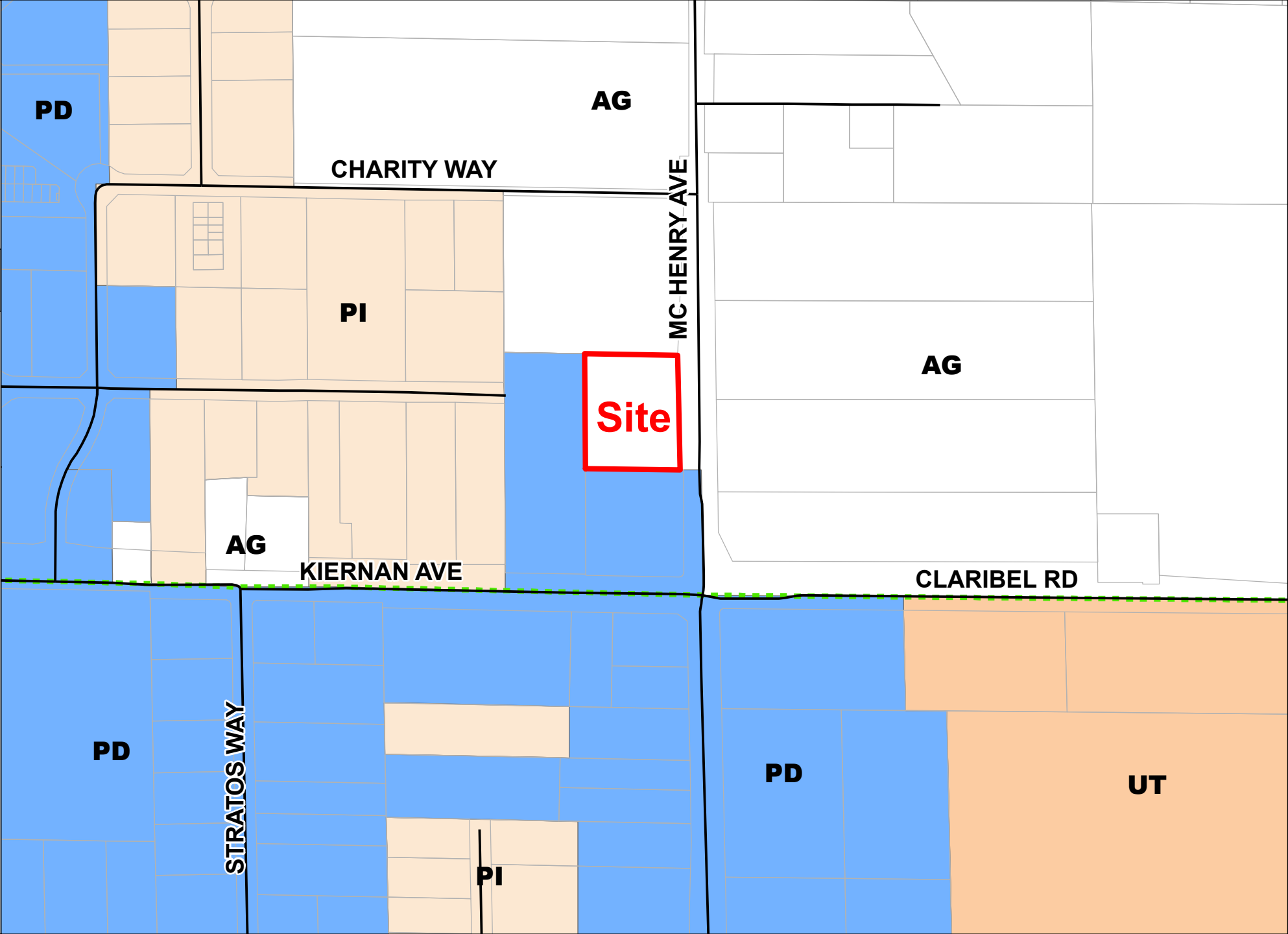
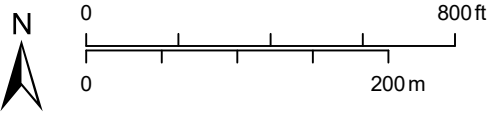
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Parcel
-  Road

General Plan





-  Agriculture
-  Planned Development
-  Planned Industrial
-  Urban Transition






M&B FAMILY  
DEVELOPMENT  
GPA & REZ  
PLN2020 – 0102

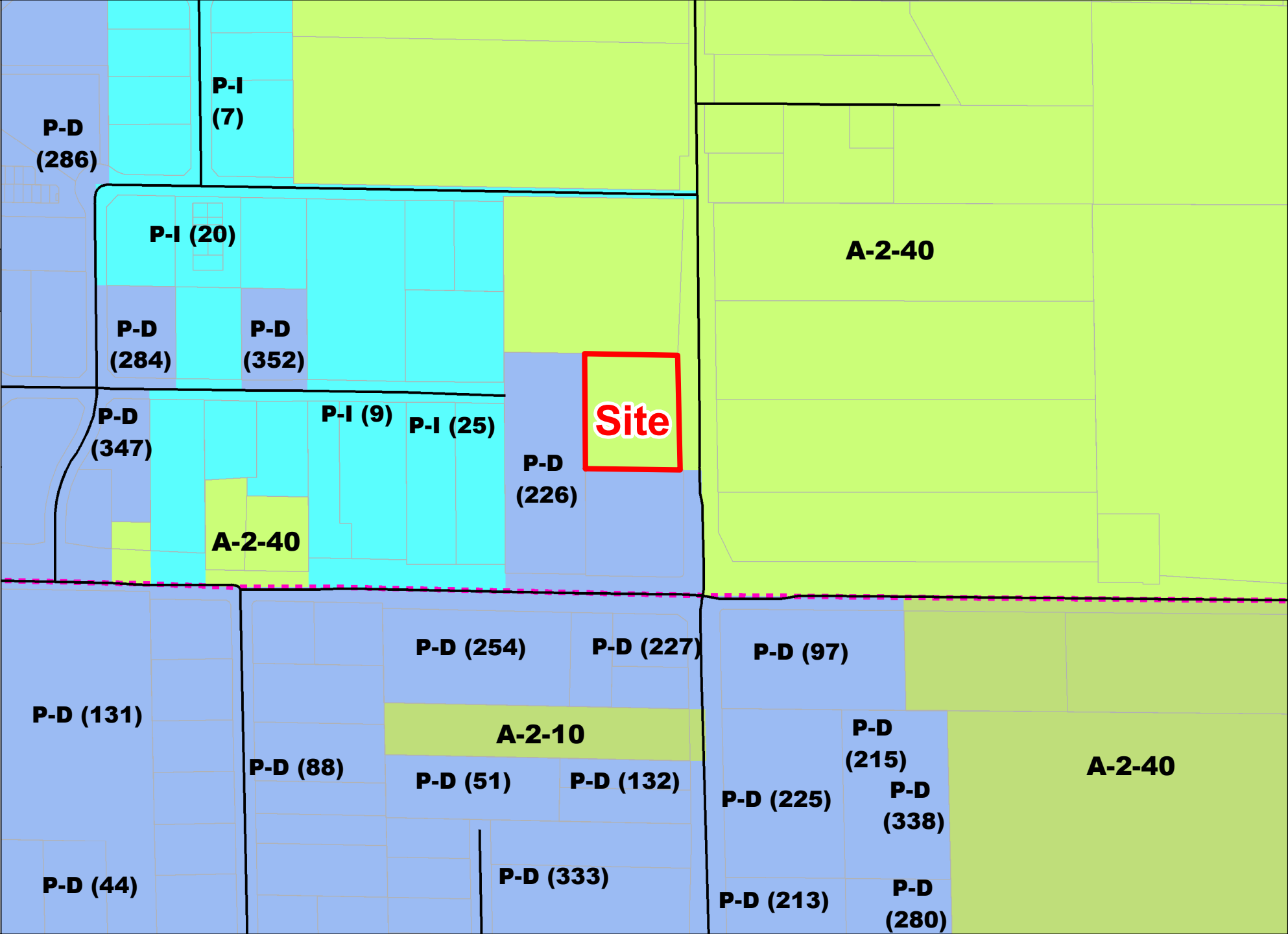
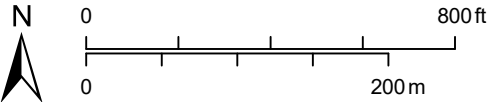
ZONING MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Parcel
-  Road

Zoning Designation

-  General Agriculture 10 Acre
-  General Agriculture 40 Acre
-  Planned Industrial
-  Planned Development



**M&B FAMILY  
DEVELOPMENT  
GPA & REZ  
PLN2020 – 0102**

*ACREAGE MAP*

### LEGEND



## Project Site



## Sphere of Influence



Parcel/Acres



Road



Source: Planning Department GIS

Date: 12/30/2020



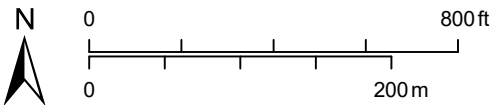


M&B FAMILY  
DEVELOPMENT  
GPA & REZ  
PLN2020 – 0102

2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Road






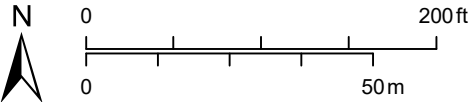


M&B FAMILY  
DEVELOPMENT  
GPA & REZ  
PLN2020 – 0102

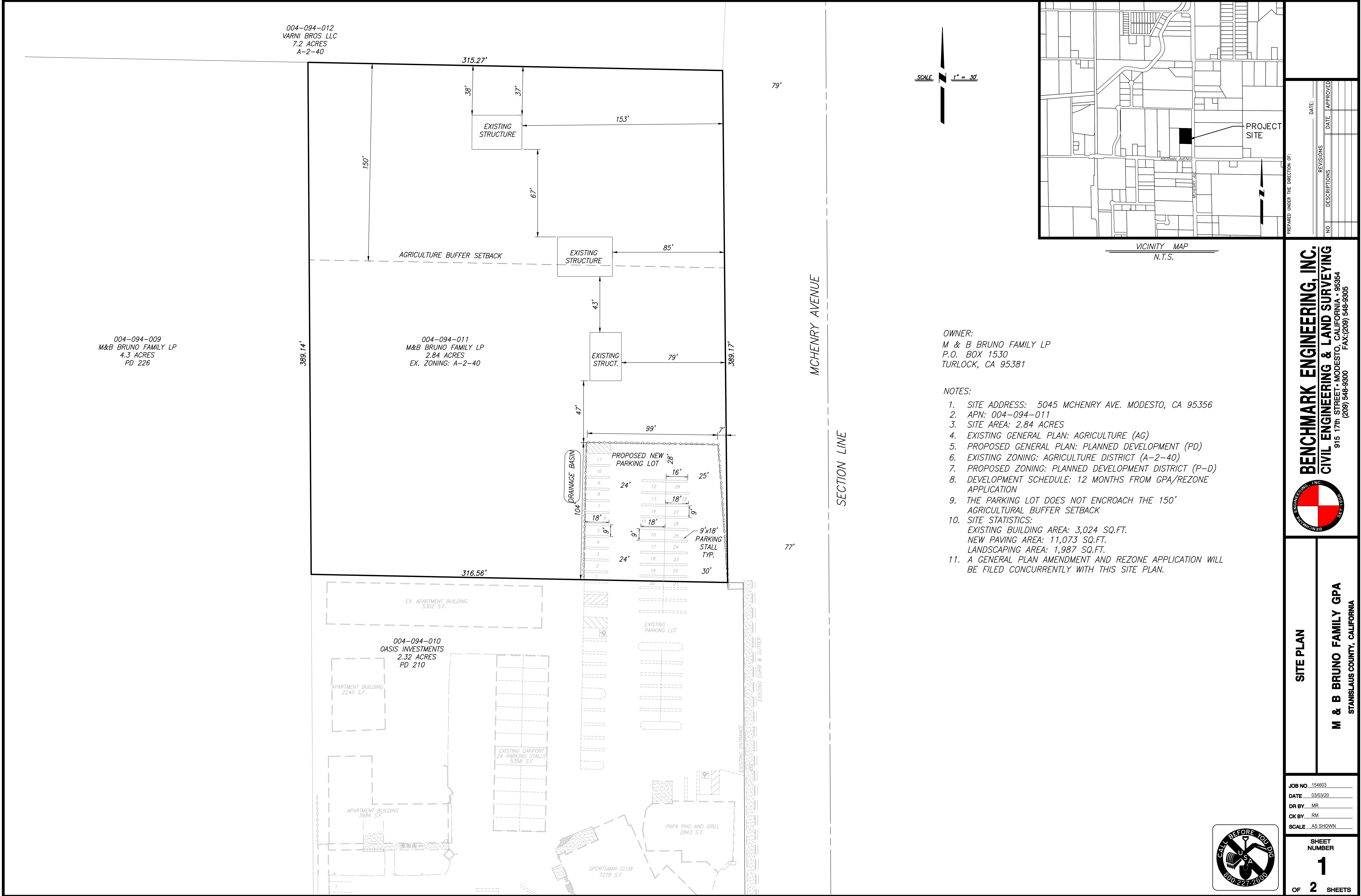
2017 AERIAL SITE MAP

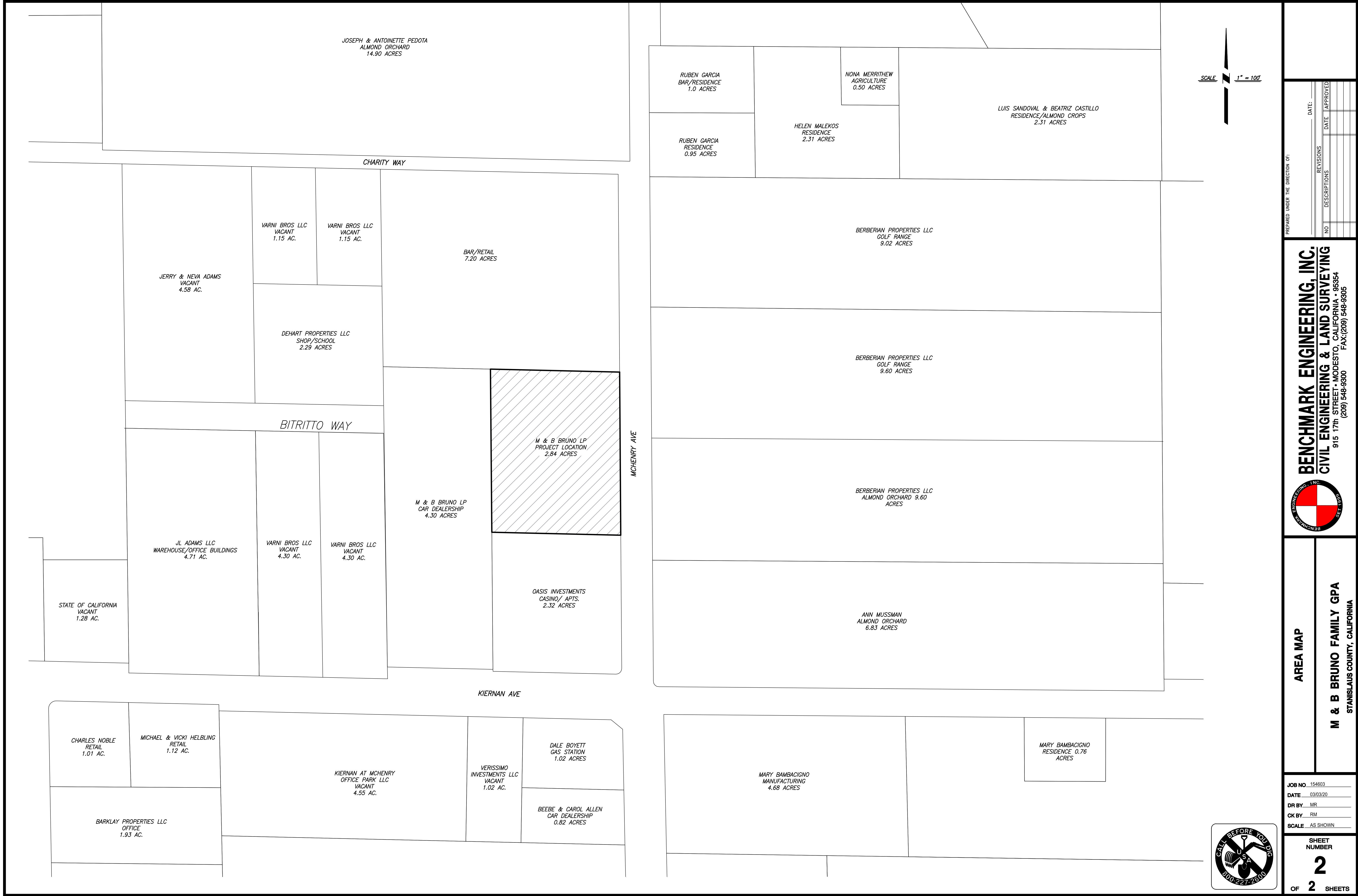
LEGEND

-  Project Site
-  Road
-  Canal

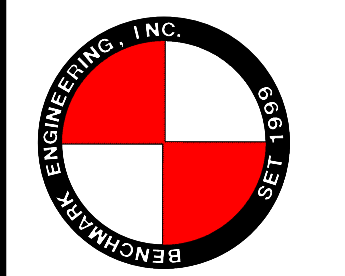








**BENCHMARK ENGINEERING, INC.**  
**CIVIL ENGINEERING & LAND SURVEYING**  
915 17th STREET • MODESTO, CALIFORNIA • 95354  
(209) 548-9300 FAX: (209) 548-9305



**AREA MAP**

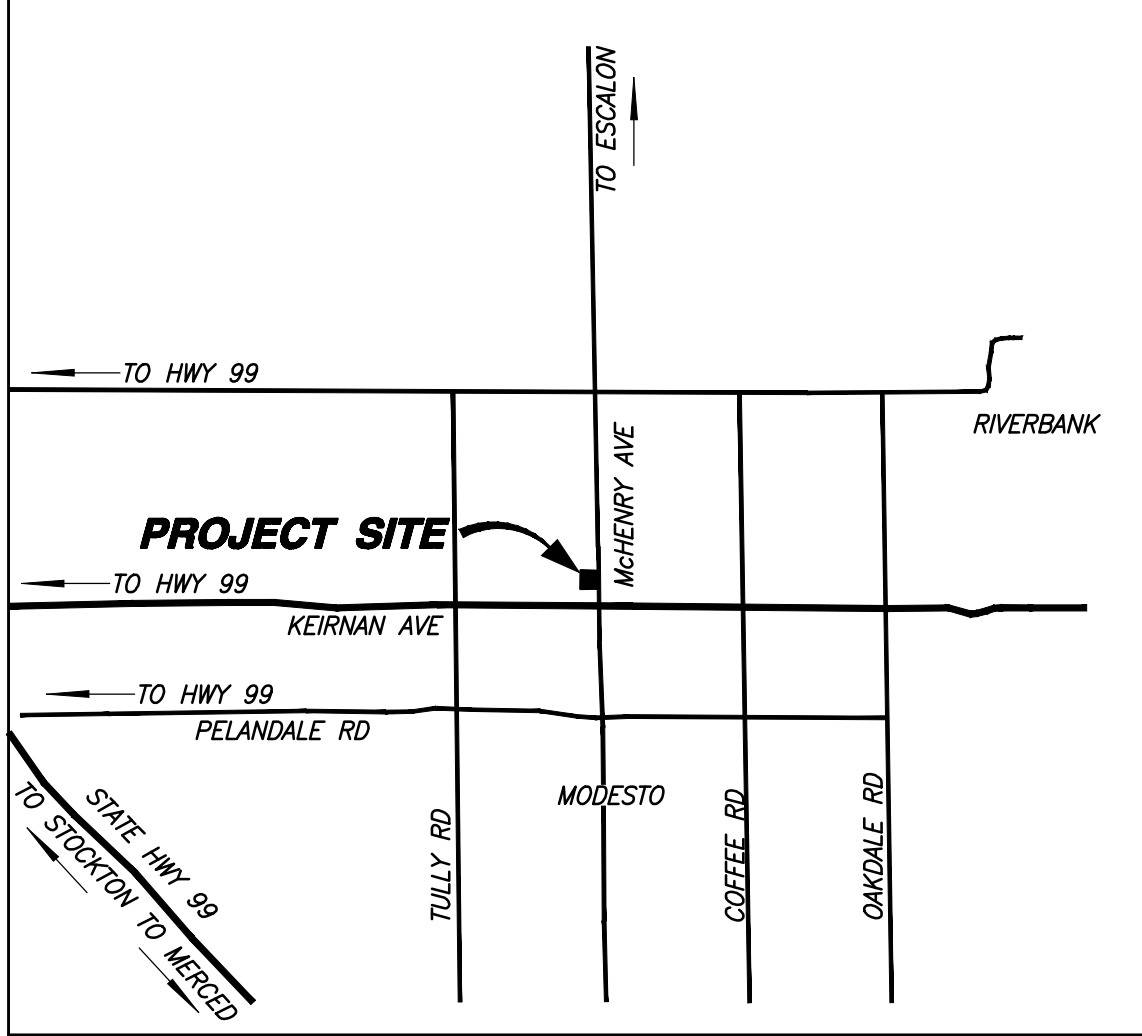
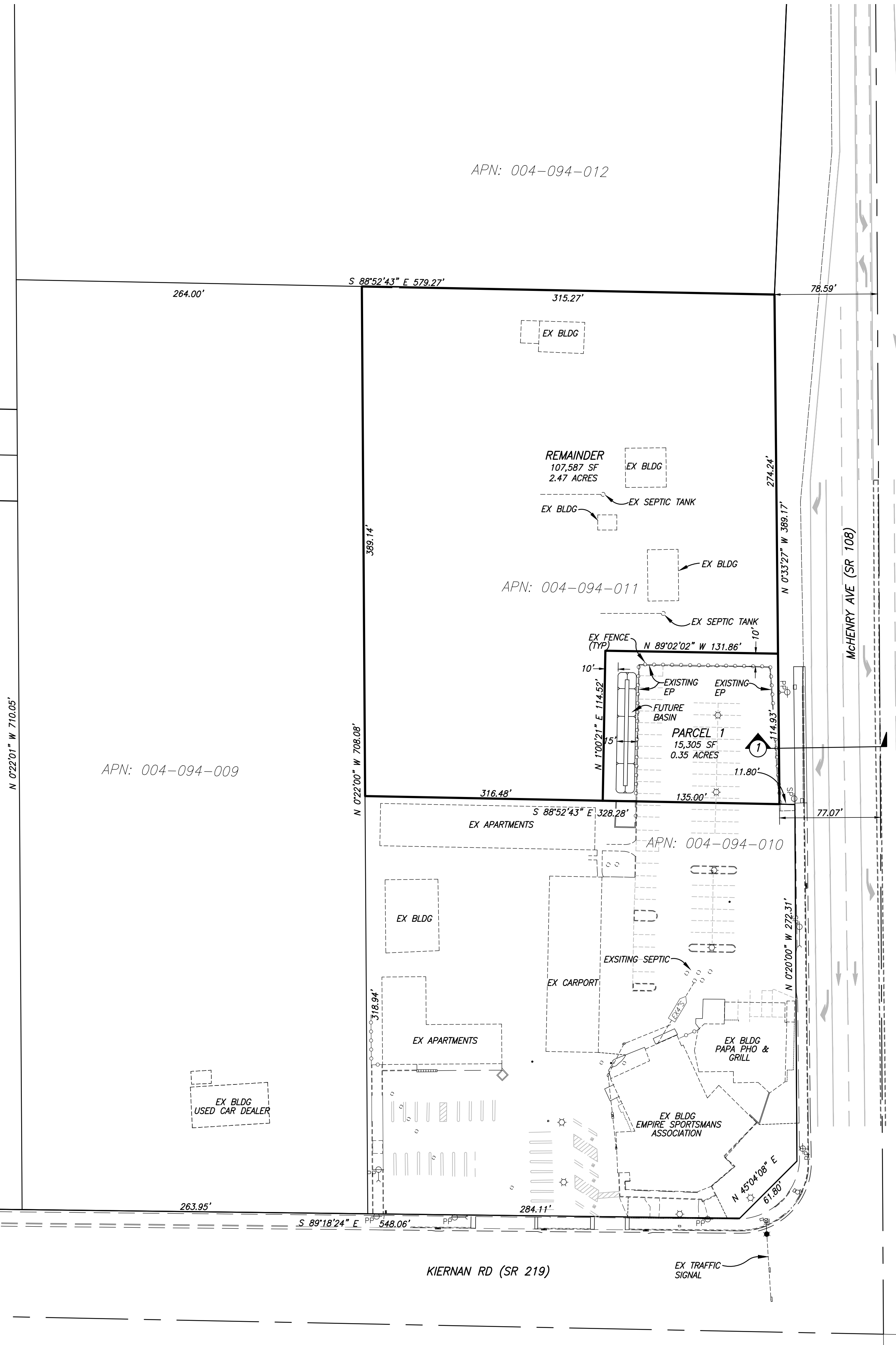
**M & B BRUNO FAMILY GPA**  
STANISLAUS COUNTY, CALIFORNIA

JOB NO. 154603  
DATE 03/03/20  
DR BY MR  
CK BY RM  
SCALE AS SHOWN

SHEET  
NUMBER  
**2**  
OF 2 SHEETS







**OWNERS:**

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M&B BRUNO FAMILY, LP  
PO BOX 1530  
TURLOCK, CA 95381

**APPLICANT:**

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M&B BRUNO FAMILY, LP  
PO BOX 1530  
TURLOCK, CA 95381  
PHONE: (209) 632-2647

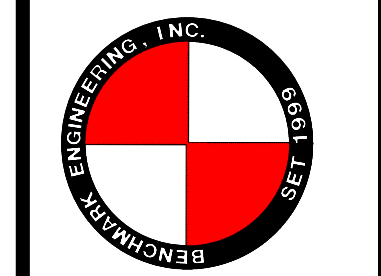
1. ASSESSORS PARCEL NO: 004-094-011
2. EXISTING ZONING: GENERAL AG 40 ACRE
3. EXISTING GENERAL PLAN: AGRICULTURE
4. WATER SUPPLY: OWNED, OPERATED, AND MAINTAINED BY THE OWNER(S).
5. SEWAGE DISPOSAL: OWNED, OPERATED, AND MAINTAINED BY THE OWNER(S).
6. ON-SITE STORM DRAINAGE SYSTEMS TO BE DESIGNED PER COUNTY OF STANISLAUS STANDARDS AND OWNED, OPERATED, AND MAINTAINED BY THE OWNER(S).

1. STREET IMPROVEMENTS SHALL BE INSTALLED PER COUNTY OF STANISLAUS STANDARD SPECIFICATIONS.
2. THE SITE IS RELATIVELY FLAT, WITH 0%-1% SLOPES.
3. NO AREAS ARE SUBJECT TO INUNDATION BY 1% ANNUAL CHANCE STORM.
4. EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
5. TOTAL AREA OF THIS SUBDIVISION IS 2.82 ACRES, CONTAINING 2 PARCELS.

	EXISTING	FUTURE
WATER VALVE	N/A	
FIRE HYDRANT		
STORM INLET		
ELECTROLIER		
STANDARD MANHOLE	N/A	
WATER LATERAL	N/A	
WATER LINE		
SANITARY SEWER		
HORIZONTAL DRAIN		
SANITARY SEWER	N/A	
CURB, GUTTER AND SIDEWALK		
APN	ASSESSOR'S PARCEL NUMBER	
PUE	PUBLIC UTILITY EASEMENT	
SQ. FT.	SQUARE FEET	
BLDG	BUILDING	
EP	EDGE OF PAVEMENT	
EX	EXISTING	
PP	POWER POLE	

[illegible]

**BENCHMARK ENGINEERING, INC.**  
**CIVIL ENGINEERING & LAND SURVEYING**  
916 17th STREET, MODESTO, CALIFORNIA - 95354  
(209) 548-9300 FAX: (209) 548-9305



**FOR:**  
**BRUNO PARCEL**  
**COUNTY OF STANISLAUS, CA**

**JOB NO** 154603  
**DATE** 6-5-20  
**DR BY** JP  
**CK BY** TG  
**SCALE** AS SHOWN

**SHEET  
NUMBER**

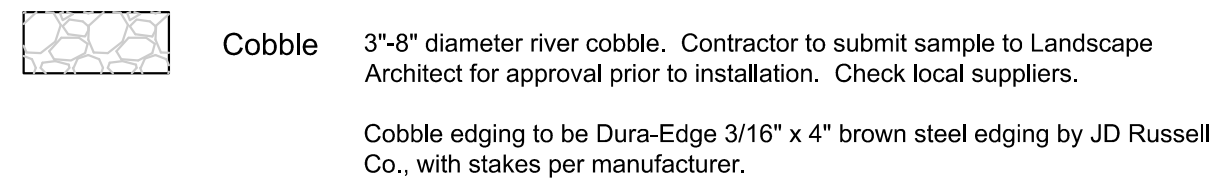
**1**

**OF 1 SHEETS**



TREES	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>QTY</u>	<u>Water Use</u>
LAG RED	Lagerstroemia indica 'Red'	Red Crape Myrtle Multi-Trunk	15 gal	3	Low
PLA BLO	Platanus x acerifolia 'Bloodgood'	London Plane Tree	15 gal	5	Medium
SHRUBS	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	<u>Water Use</u>
DIA LR	Dianella revoluta 'Little Rev'	Little Rev Flax Lily	1 gal	12	Low
LIG TEX	Ligustrum japonicum 'Texanum'	Wax Leaf Privet	5 gal	15	Low
OLE LIT	Olea europaea 'Little Ollie'	Little Ollie Olive	5 gal	9	Low
VINES	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	<u>Water Use</u>
TRA JAS	Trachelospermum jasminoides	Chinese Star Jasmine	1 gal	8	Low
GROUND COVERS	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>QTY</u>
COT STR	Cotoneaster dammeri 'Streibs Findling'	Streibs Findling Cotoneaster	1 gal	54" o.c.	30
JUN CON	Juniperus conferta	Shore Juniper	1 gal	48" o.c.	29
ZAU ROU	Zauschneria californica 'Route 66'	California Fuchsia	1 gal	36" o.c.	14
SOD/SEED	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>QTY</u>
TUR NO	Turf No-Mow Fescue Blend	No-Mow	Sod	1,612 sf	Medium

All shrub and groundcover areas shall be top-dressed with a 3" layer of mulch derived from recycled wood chips or arbor chips from tree trimming. Mulch shall be 2" minus in length and not greater than 3/8" in thickness, and shall be dark brown in color. Contractor shall provide sample for approval prior to installation. Shredded redwood or cedar bark ("Gorilla-Hair") is not acceptable.



This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

Final landscape design shall meet Stanislaus County's codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.

The landscape design concept for the existing parking lot at the Empire Sportsman Club is to provide an enjoyable and aesthetic space for employees and customers that fits within the landscape framework of the existing neighborhood and the surrounding area, as well as the requirements of the County. Plant material has been selected that performs well in the special conditions of the Central Valley (Sunset Zone #14).

No new high water use turf areas are included. Low and medium water use hardy trees, shrubs and groundcover are proposed for the landscape around the site. The landscape (and associated irrigation) has been designed to be compliant with City of Modesto's Water Efficient Landscape Ordinance (WELO).

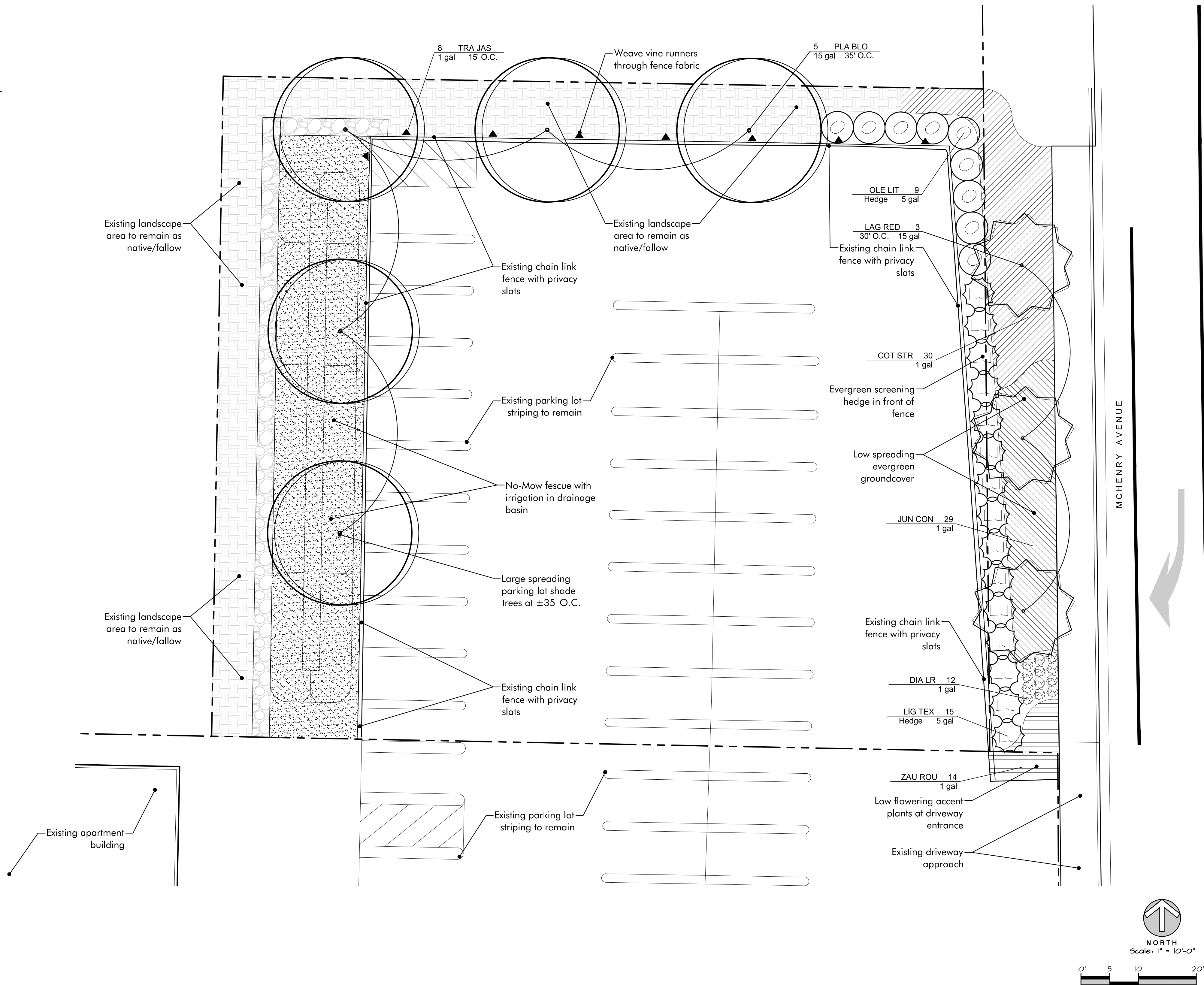
Special considerations have been provided in selection of plant material that respect the needs of the facility as well as the customers. Clear and secure view corridors have been provided to ensure safety of the customers entering and moving around the site.

All trees denoted with the root barrier symbol and/or within five (5) feet of hardscape are to have DeepRoot Model #UB 18-2 root barriers installed along the inside edge of the adjacent sidewalk or curb. Length of linear root barrier shall be 16 linear feet (8 panels) and shall be centered on tree.

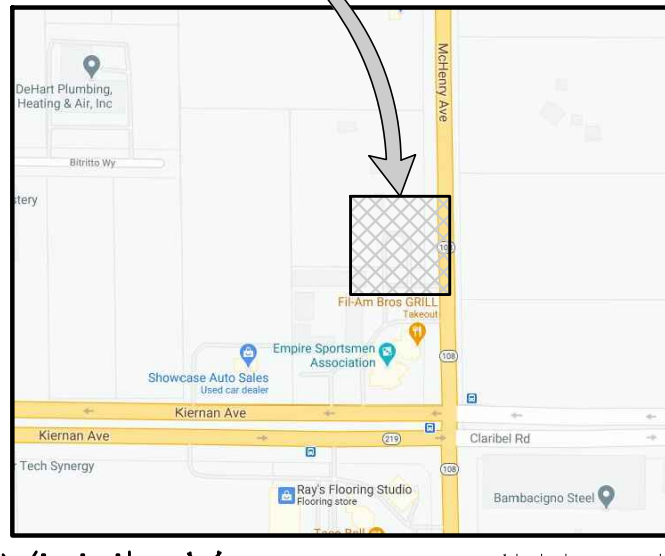
The entire site will be irrigated using a fully automatic system and designed to meet the County's Water Efficient Landscape Ordinance (WELO). The irrigation system will largely be low-volume design. The system will include in-line valves, quick couplers, and gate valves. New irrigation controller such as a Hunter, Rainbird, Irritrol, or equal will be required to meet the WELO requirements of a "Smart" controller. A complete irrigation design with these parameters will be provided with the improvement plans.

On-Site Planting Area:	3,846 sf (.09 acres)	
No-Mow Fescue Drainage Basin:	1,612 sf	41.9%
New Shrub Area:	1,855 sf	48.2%
New Cobble Area:	379 sf	9.9%
Total Landscape Area:	3,846 sf	100%

Total Parcel size: 15,305 sf (.35 acres)  
Percentage of parcel in landscape: 25.1%



## Project Location



Vicinity Map Not to scale



[www.kla-ca.com](http://www.kla-ca.com)

151 N. Norlin St., Sonora, CA 95370  
(209)532-2856



## Revisions



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*These plans are the property of KLA, Inc.; their use shall be restricted to the site for which they were prepared. Publication or other uses of these plans in whole or in part is not permitted without the express consent of KLA, Inc. Visual contact with these plans implies acceptance of the above restrictions.*

© 2020

Empire Sportsman  
Club - North  
Parking Lot

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5001 Kiernan Avenue  
Modesto, CA 95356

**Oasis Investments**  
Turlock, CA 95381  
(209) 667-6455

The original size of this drawing is 24" x 36". If the plan is a different size than 24x36 do not scale off of the drawing.

# Preliminary Landscape Plan

**Scale:**

$$I'' = |O' - O''|$$

Date:

September 2, 2020

Drawn:\Checked:

TDF / TWH

Project No.:

16-1887

Sheet Number:

**lo**

LO



## **M & B Bruno Family Development Parcel #1 Project Description**

The M & B Bruno Family Development project proposes to amend the Stanislaus County General Plan land use designation and diagram and a rezone to Planned Development.

The parcel subject to the proposed General Plan Amendment and rezone is located at 5045 McHenry Avenue, and is commonly referred to as APN 004-094-011 (Parcel #1). The parcel is 2.84 acres, has a General Plan land use designation of Agriculture (AG) and is zoned Agricultural District A-2-40. The site is flat and contains a single family residence and small outbuildings. It also contains a parking lot of approximately 11,073 square feet.

Parcel #1 is bounded to both the west and south by existing Planned Developments, to the east by McHenry Avenue, and to the north by a parcel that has a General Plan designation of Agriculture but is developed with a bar and a fruit stand along its McHenry frontage.

For Parcel #1, no new development is proposed; the intent is to legalize the existing parking lot, install a drainage basin, change the General Plan to Planned Development (PD) & Zoning to Planned Development District (P-D) and ensure that it meets County standards. Any future development on this parcel would be subject to the County application and approval process. The existing single family residence and outbuildings will remain in the interim.

Parcel #1 is outside the Sphere of Influence of the City of Modesto.

According to the North County Corridor New State Route 108 Project EIR/EIS, Parcel #1 is subject to Full Acquisition and Relocation due to that project's impacts.

## **Development Schedule**

Parking Lot Improvements are complete with the exception of the Storm Drain Basin and Landscaping





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 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).

# 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 \_\_\_\_\_ Page \_\_\_\_\_ Parcel \_\_\_\_\_

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

**Project Site Address**  
**or Physical Location:** \_\_\_\_\_

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

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

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

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

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

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

## 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: \_\_\_\_\_ Sq. Ft.      Paved Surface Area: \_\_\_\_\_ Sq. Ft.

## BUILDING CHARACTERISTICS:

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

Number of floors for each building: \_\_\_\_\_

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

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

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

## UTILITIES AND IRRIGATION FACILITIES:

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

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

Electrical: \_\_\_\_\_ Sewer\*: \_\_\_\_\_

Telephone: \_\_\_\_\_ Gas/Propane: \_\_\_\_\_

Water\*\*: \_\_\_\_\_ Irrigation: \_\_\_\_\_

**\*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:)

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

<b>(complete if applicable)</b>	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): \_\_\_\_\_

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

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Days and hours of operation: \_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

Number of employees: (Maximum Shift): \_\_\_\_\_ (Minimum Shift): \_\_\_\_\_

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

Other occupants: \_\_\_\_\_

\_\_\_\_\_

Estimated number of truck deliveries/loadings per day: \_\_\_\_\_

Estimated hours of truck deliveries/loadings per day: \_\_\_\_\_

Estimated percentage of traffic to be generated by trucks: \_\_\_\_\_

Estimated number of railroad deliveries/loadings per day: \_\_\_\_\_

Square footage of:

Office area: \_\_\_\_\_

Warehouse area: \_\_\_\_\_

Sales area: \_\_\_\_\_

Storage area: \_\_\_\_\_

Loading area: \_\_\_\_\_

Manufacturing area: \_\_\_\_\_

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## ROAD AND ACCESS INFORMATION:

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

**STORM DRAINAGE:**

- How will your project handle storm water runoff? (Check one) ☐ Drainage Basin ☐ Direct Discharge ☐ Overland
- ☐ Other: (please explain) \_\_\_\_\_

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

\_\_\_\_\_

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

**EROSION CONTROL:**

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

\_\_\_\_\_

\_\_\_\_\_

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

**ADDITIONAL INFORMATION:**

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



## 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:** 1/7/2021

**Records Search File#: 11616N**

**Project:** M&B Bruno GPA, 5045 McHenry Ave.,  
Modesto; SE ¼ SE ¼ Section 32, T2S R9E

Matthew Rodgers, EIT  
Benchmark Engineering, Inc.  
915 17<sup>th</sup> Street  
Modesto, CA 95354  
209-548-9300

mrodgers@bmeng.net

Dear Mr. Rodgers:

We have conducted a records search as per your request for the above-referenced project area located on the Riverbank 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 (dated 1854) shows a historic road in the SE ¼ of Section 32.
- The Official Map of the County of Stanislaus, California (1906) shows C. F. Harris as the



historic landowner at that time.

- The 1953 edition of the Riverbank 7.5' quadrangle shows two buildings within the SE ¼ SE ¼ of Section 32; The 1969 edition shows the 1953 buildings removed and an additional 4 buildings within the project area. We have no further information on file pertaining to any of these buildings.

**Prehistoric or historic resources within the immediate vicinity of the project area:** There are no formally recorded prehistoric or historic archaeological resources or historic buildings within the immediate vicinity of 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:** Three investigations have been conducted on portions of the project area, referenced as follows (none are project specific investigations):

**CCIC Report ST-03697**

Sharp, J., K. Hovey, and L. Nishimura (Caltrans District 10)

1999 *Department of Transportation Negative Archaeological Survey Report, 10-STA-219, P.M. 0.1/4.9.*

**CCIC Report ST-04054**

Sharp, J. (California Department of Transportation)

2000 *Department of Transportation Negative Archaeological Survey Report- First Supplemental Survey, 10-STA-219, P.M. 0.1/4.9, EA 0A8700, Widening of Route 219.*

**CCIC Report ST-07244**

Waechter, S. and M. Bunse (Far Western A.R.G, Inc.& JRP Historical Consulting; for Circle Point and Stanislaus Council of Governments)

2007 *North County Corridor Environmental Constraints Analysis: Cultural Resources.*

**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 specific 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.

If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. If ground disturbance is considered a part of the current project, we recommend further review for the possibility of identifying prehistoric or

historic-era archaeological resources.

If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age 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.

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. Thank you for providing the signed **Access Agreement Short Form**.

**Note:** Billing will be transmitted separately via email from the Financial Services office (\$150.00), 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,

*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](mailto:lamarroquin@csustan.edu))