



Referral Early Consultation

Date: January 29, 2021

To: Distribution List (See Attachment A)

From: Emily Basnight, Assistant Planner
Planning and Community Development

Subject: GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2020-0123 – 132 INVESTMENTS – MAZE BLVD

Respond By: February 16, 2021

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

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

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

Applicant: Abdo Almolaiki dba 132 Investments

Project Location: 15101 Maze Boulevard (State Route 132), between State Route 33 and S McCracken Road near the border of Stanislaus County and San Joaquin County.

APN: 016-001-001

Williamson Act Contract: N/A

General Plan: Agriculture

Current Zoning: P-D (23) (Planned Development)

Project Description: Request to amend the General Plan and zoning designations of a 15.66± acre parcel from Agriculture and expired P-D (23) to Planned Development to allow for development of: a gas station; 8,400± square foot commercial building, which will be comprised of an 1,800± square-foot drive-thru restaurant, 4,800± square-foot convenience store, and 1,800± square foot storage and retail space; an 880± square foot detached restroom facility; and outdoor rest area. The project also proposes to install a 499 gallon above-ground propane tank and dispenser for propane sales and to develop a 2,000 square-foot area for above-ground fuel tanks totaling 16,000 gallons. The fueling station will include two gas canopies, 1,380± square-feet in size with six gas pumps and 5,130± square-feet in size with 12 gas pumps, proposed to be located on the northern and southern portions of the project site, respectively. The total project area for the proposed development will

be 8± acres in size and will include 4.5± acres of landscaping surrounding the convenience store, restaurant, and storage building and parking areas; the remaining 7± acres of the project site will remain planted in walnut trees. A total of 138 paved parking stalls are proposed to be developed around the convenience store building and gas station canopies. Proposed hours of operation will be seven days a week from 6:00AM to 10:00PM. The applicant anticipates two shifts per day with 8-12 employees on each shift. A total of three truck deliveries are anticipated per day. The project site is currently planted in 10.66± acres of walnut trees and has a 5± acre area previously developed with a farm animal zoo and 14 structures used as gift shops. The applicant proposes to remove six of the gift shops as part of this project and to utilize two of them as storage buildings as part of the proposed development. The project site is located on the southeast portion of a parcel on the border line between San Joaquin and Stanislaus Counties. The San Joaquin side of the property has been improved with two retail stores, an event center, drive-thru coffee stand, and a RV park. The proposed project under this application is separate from the developments on the San Joaquin side of the property. The site will develop and be served by a private septic system and a public water supply system (well). Primary access will be taken off State Route 132 (Maze Boulevard), and secondary access by way of County-maintained S McCracken Road.

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



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

**GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2020-0123 - 132
 INVESTMENTS - MAZE BLVD**

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		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
X	CA STATE LANDS COMMISSION Environmental Planning & Management	X	STAN CO ERC
X	CEMETERY DISTRICT: PATTERSON	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
X	COUNTY OF: SAN JOAQUIN	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 5: CONDIR
X	FIRE PROTECTION DIST: WEST STANISLAUS	X	STAN COUNTY COUNSEL
X	GSA: WEST STAN IRRIGATION DISTRICT	X	StanCOG
X	HOSPITAL DIST: DEL PUERTO HEALTHCARE	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: WEST STANISLAUS	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	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
	RAILROAD:	X	US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: PATTERSON JOINT UNIFIED		USDA NRCS
	SCHOOL DIST 2:		WATER DIST:
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		



STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2020-0123 – 132 INVESTMENTS – MAZE BLVD

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

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

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

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

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

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

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

Response prepared by:

Name	Title	Date
------	-------	------

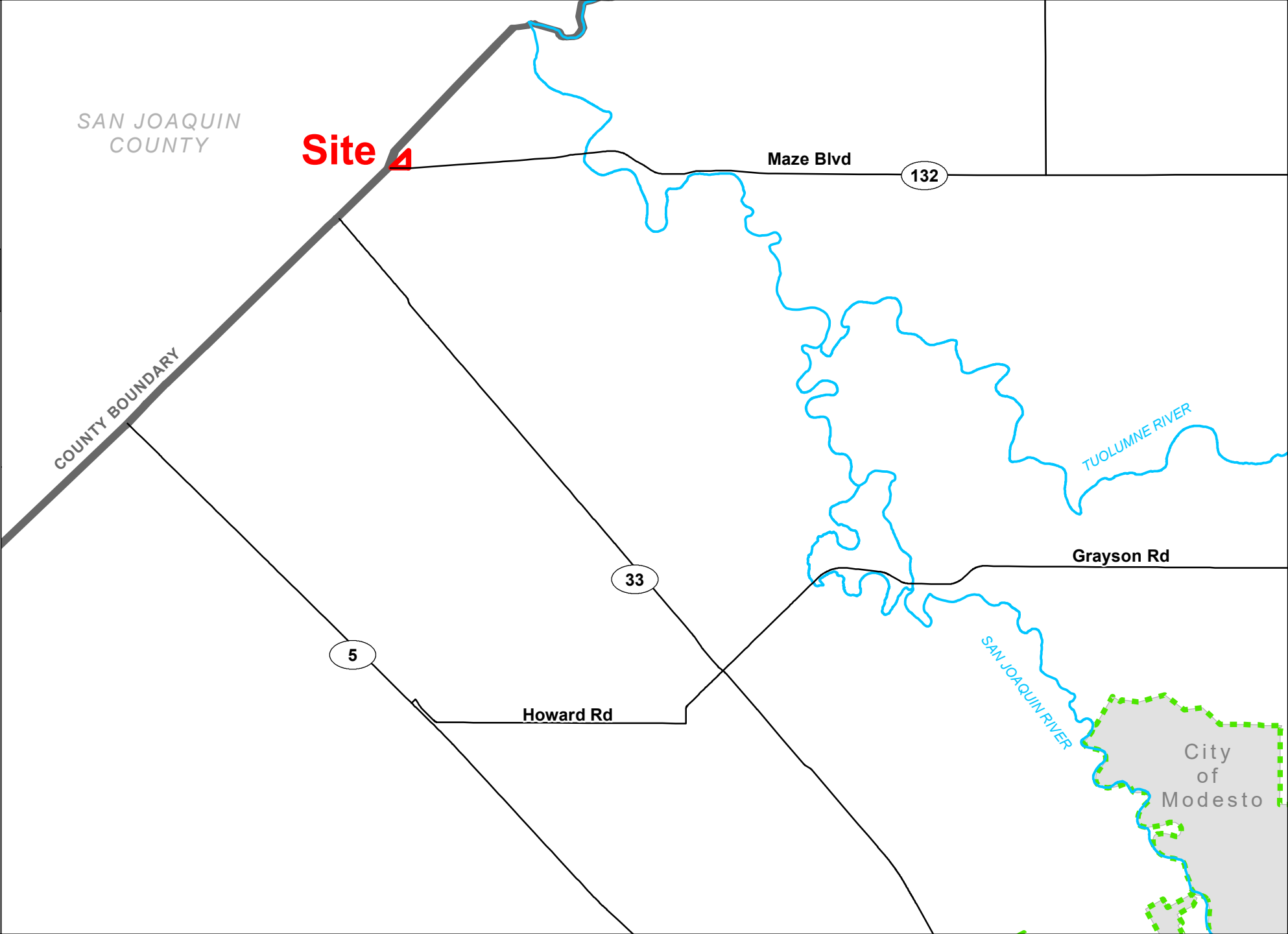
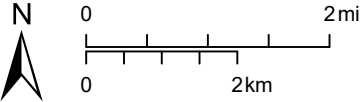
132 INVESTMENTS
MAZE BLVD

GPA REZ
PLN2020-0123

AREA MAP

LEGEND

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



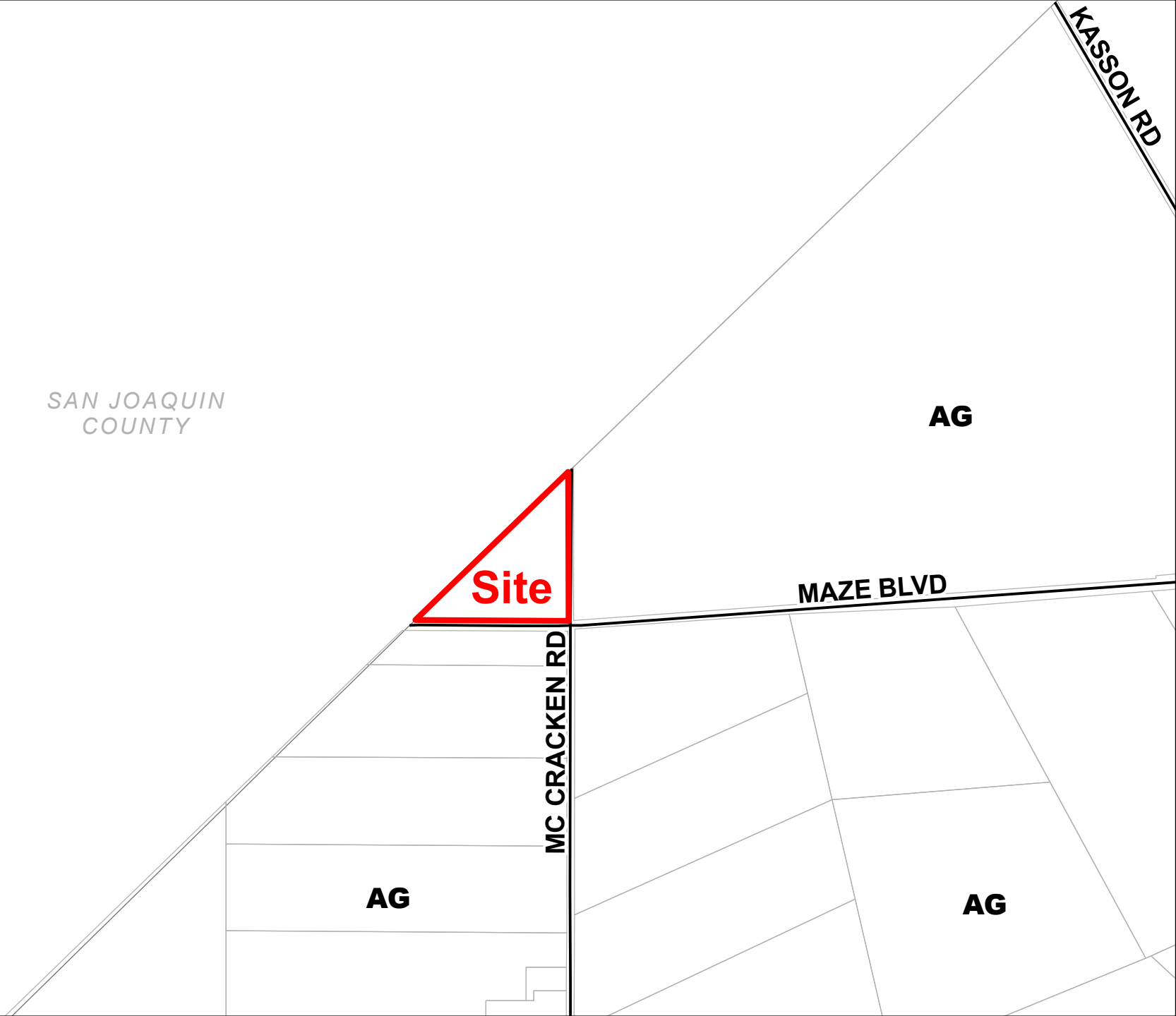
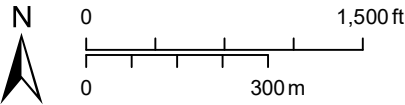
132 INVESTMENTS
MAZE BLVD

GPA REZ
PLN2020-0123

GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Road
- General Plan**
-  Agriculture



132 INVESTMENTS
MAZE BLVD

GPA REZ
PLN2020-0123

ZONING MAP

LEGEND

 Project Site

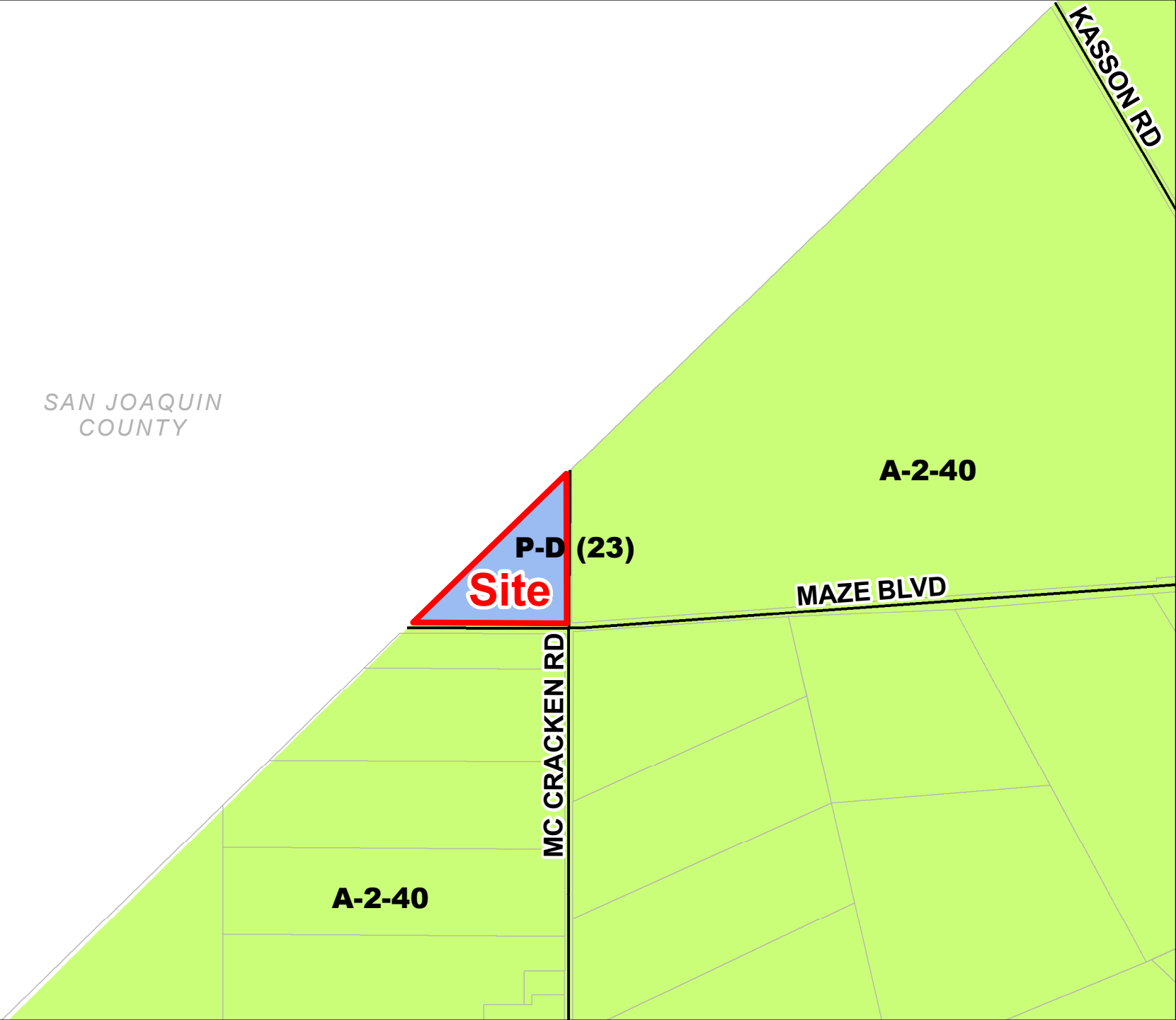
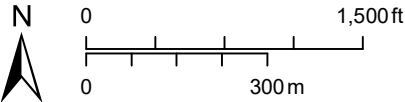
 Parcel

 Road

Zoning Designation

 General Agriculture 40 Acre

 Planned Development



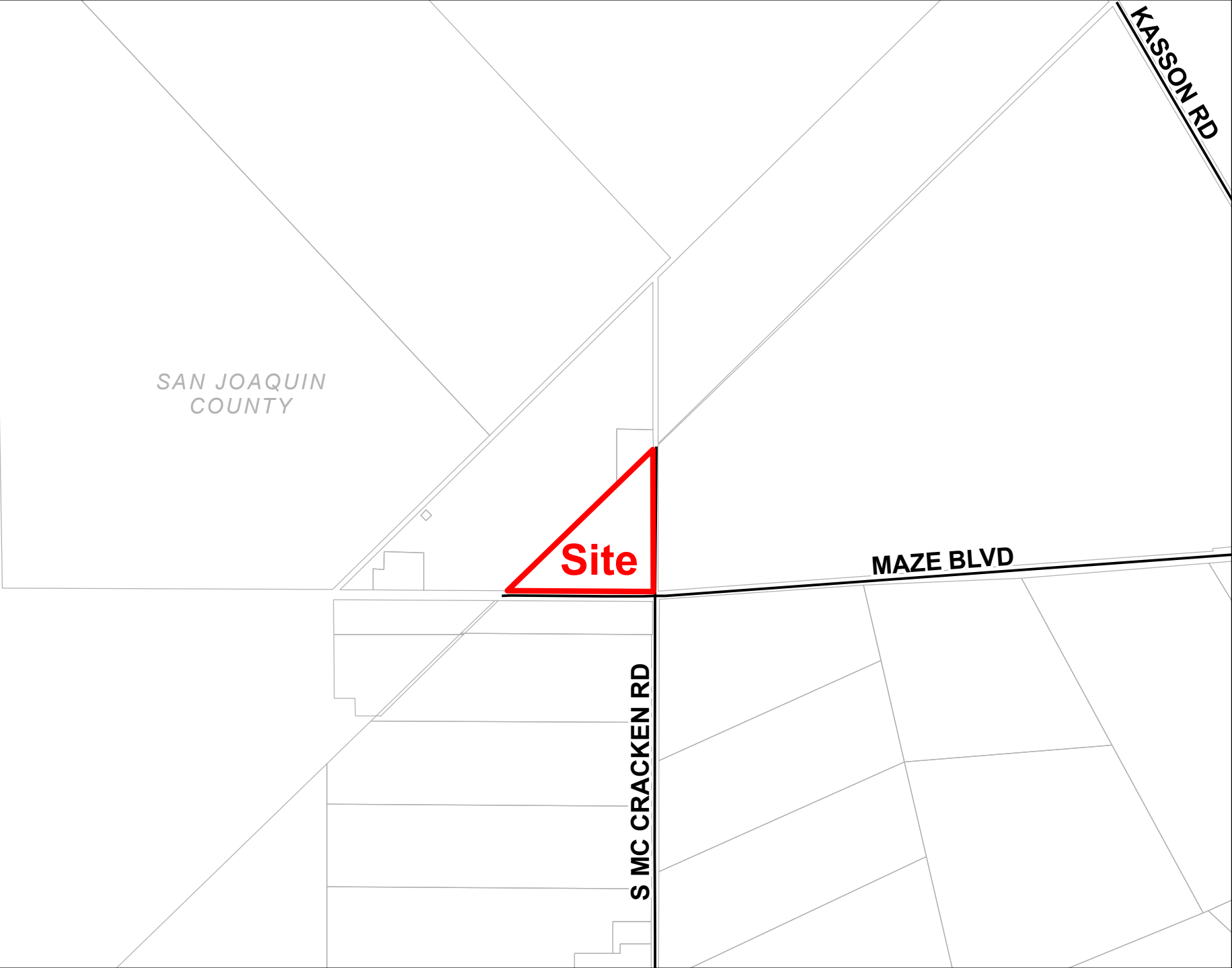
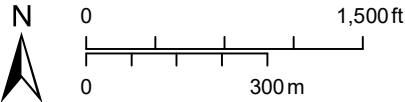
132 INVESTMENTS
MAZE BLVD

GPA REZ
PLN2020-0123

ACREAGE MAP

LEGEND

-  Project Site
-  Parcel/Acres
-  Road



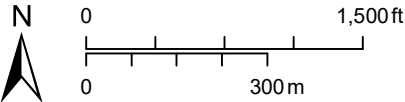
132 INVESTMENTS
MAZE BLVD

GPA REZ
PLN2020-0123

2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road



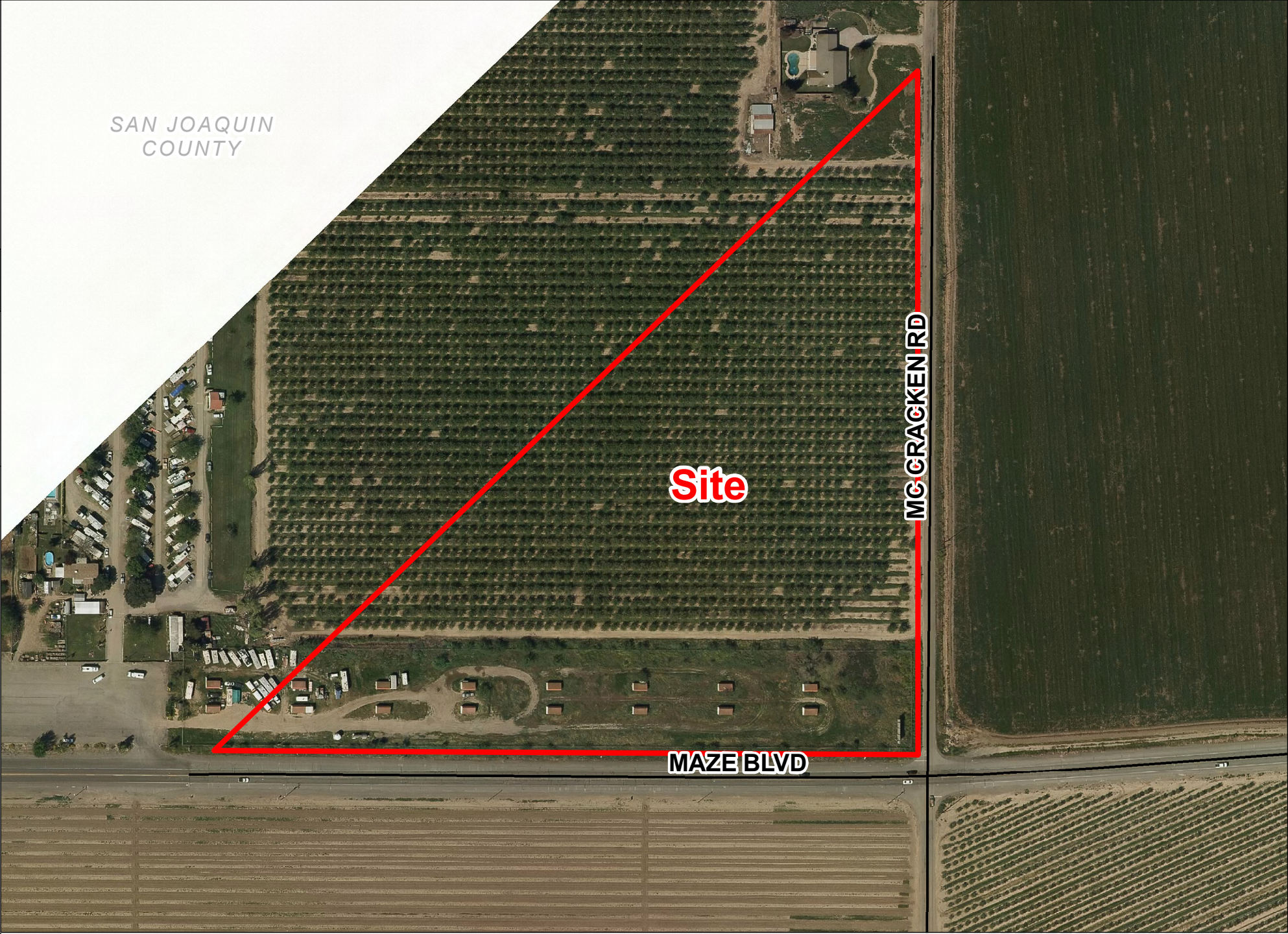
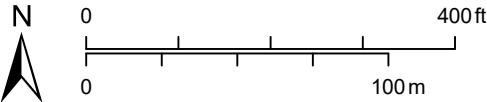
132 INVESTMENTS
MAZE BLVD

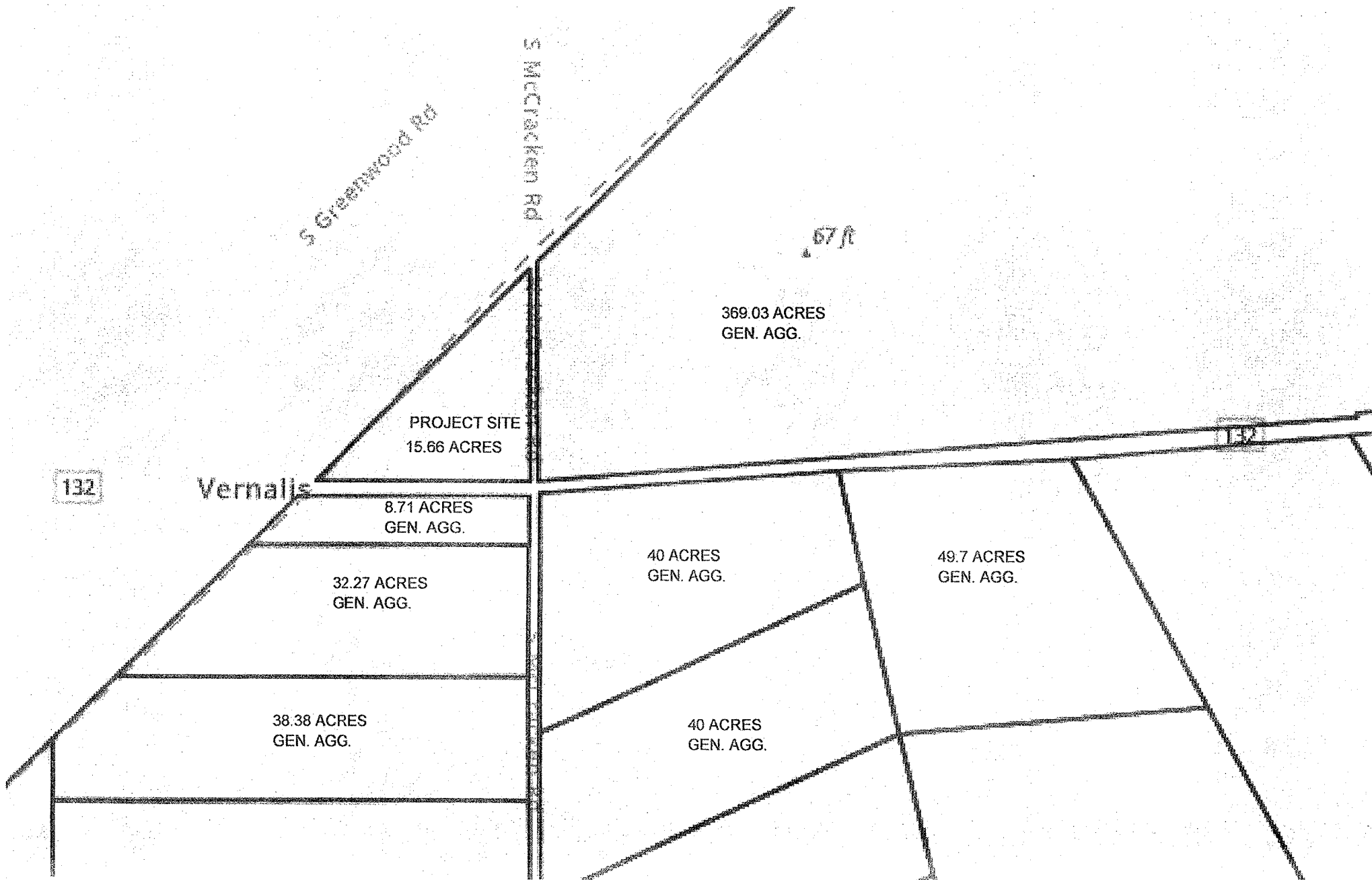
GPA REZ
PLN2020-0123

2017 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road





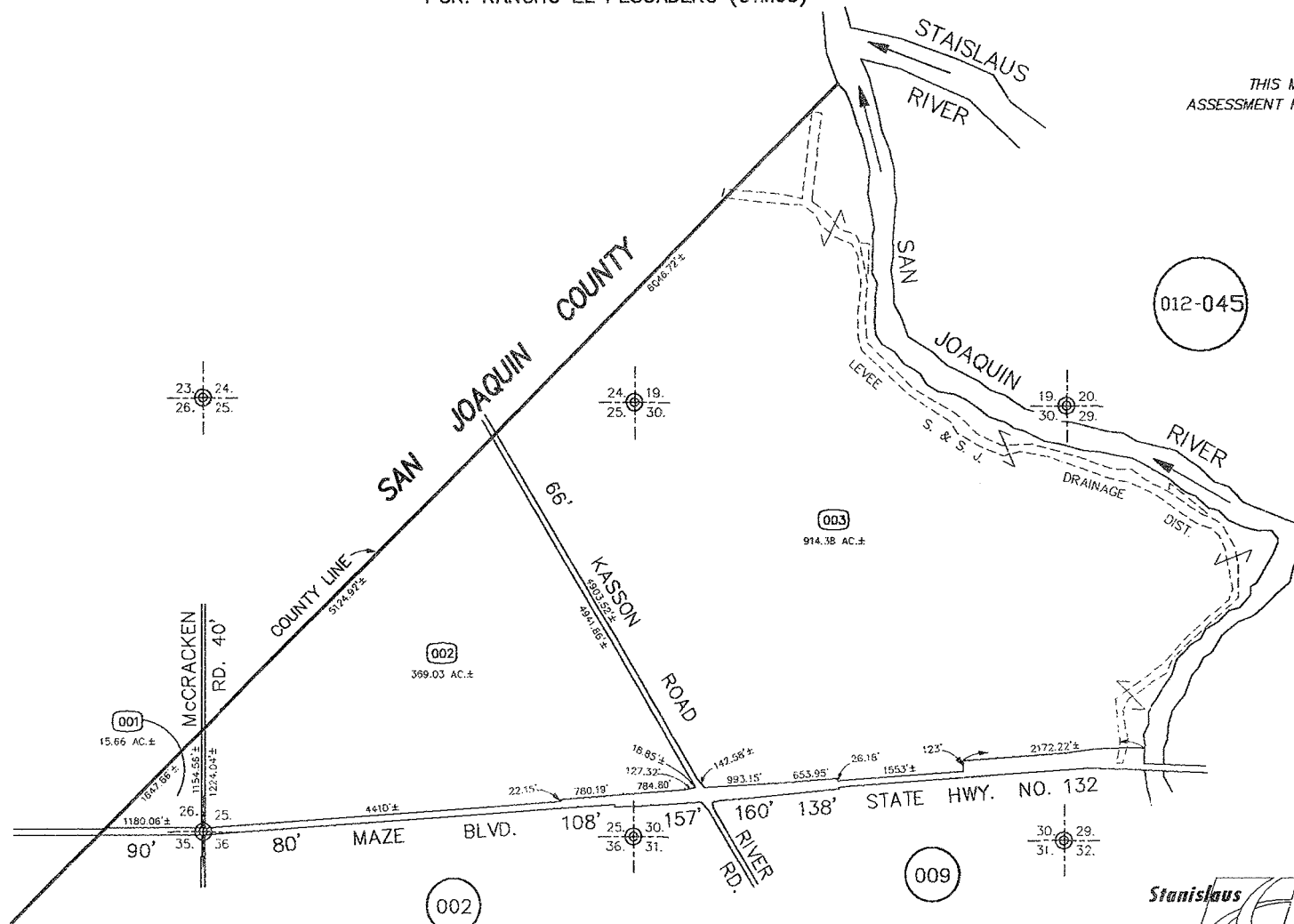
POR. SEC. 24,25,26 T.3S. R.6E. & POR. SEC. 19,29,30 T.3S. R.7E. M.D.B.& M.

POR. RANCHO EL PESCADERO (01M69)

086 007
086 020

016 - 001

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

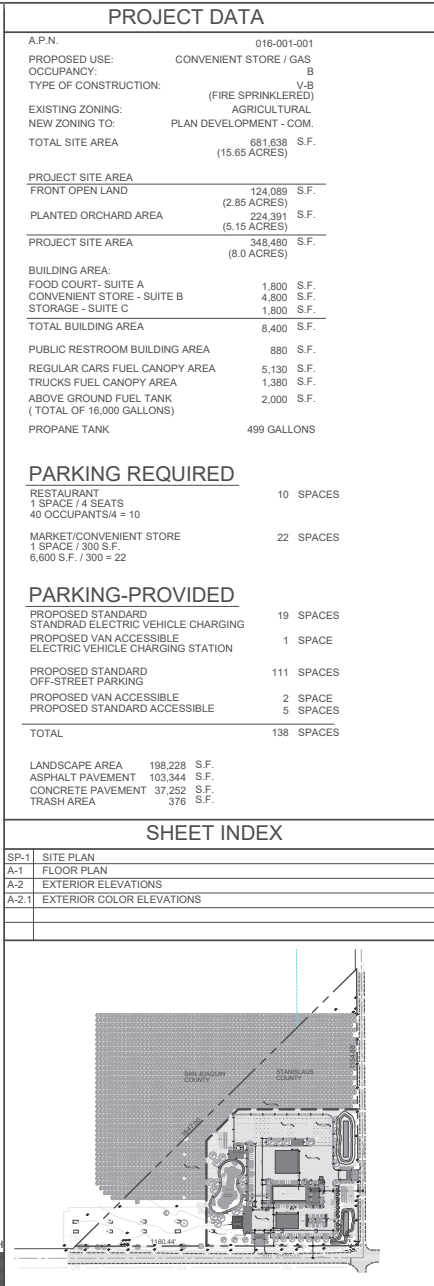
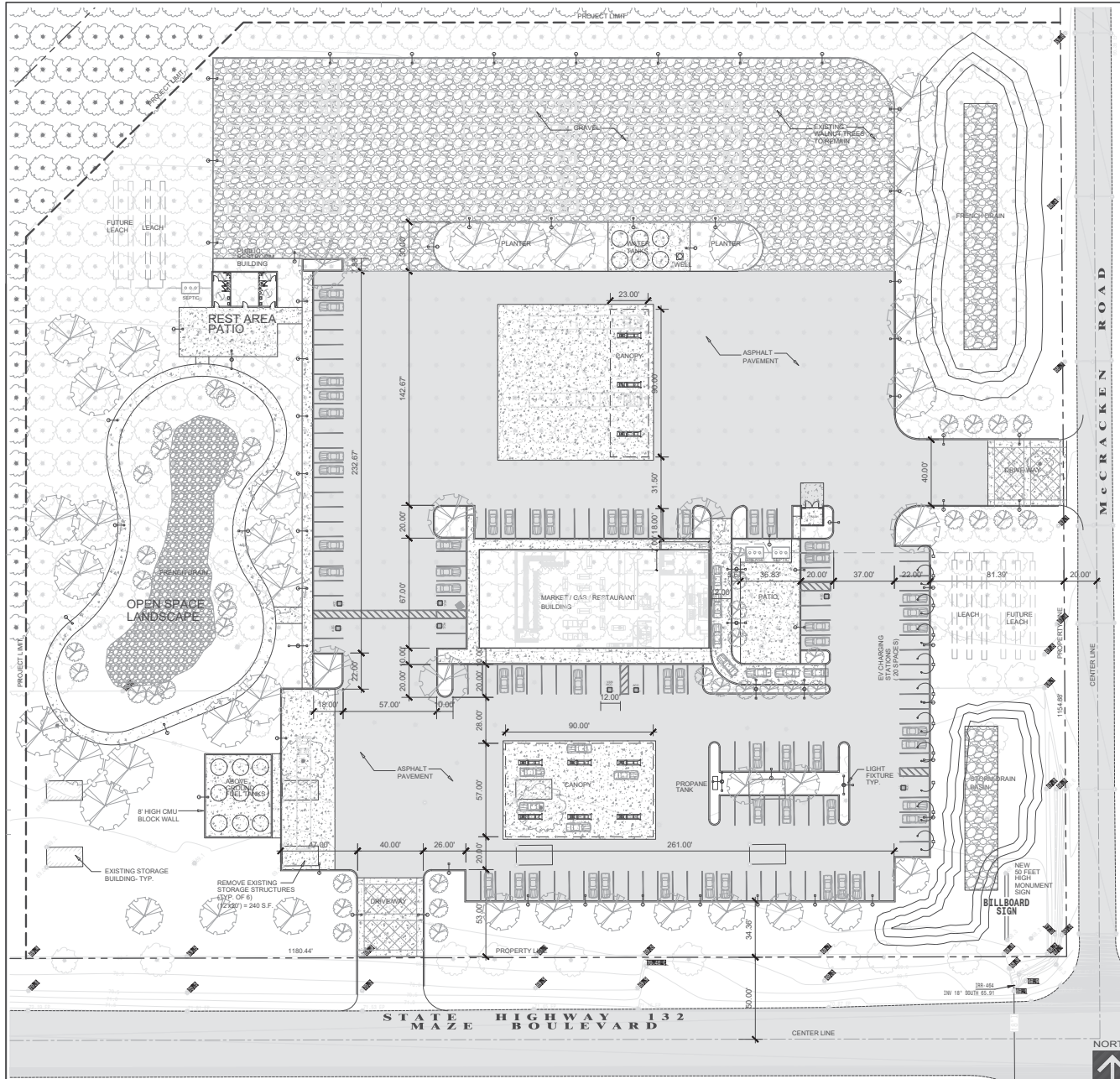


FROM: 012-001 & 006
DRAWN: 9-28-66
REVISED: 3-1-82, 9-29-16 (V)MB, 6-29-18 MF

Stanislaus
County
Assessor

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016 - 001



PROJECT DATA

A.P.N.	016-001-001
PROPOSED USE:	CONVENIENT STORE / GAS
OCCUPANCY:	B
TYPE OF CONSTRUCTION:	V-B (FIRE SPRINKLERED)
EXISTING ZONING:	AGRICULTURAL
NEW ZONING TO:	PLAN DEVELOPMENT - COM.
TOTAL SITE AREA	681,638 S.F. (15.65 ACRES)

PROJECT SITE AREA	
FRONT OPEN LAND	124,089 S.F. (2.85 ACRES)
PLANTED ORCHARD AREA	224,391 S.F. (5.15 ACRES)
PROJECT SITE AREA	348,480 S.F. (8.0 ACRES)
BUILDING AREA:	
FOOD COURT - SUITE A	1,800 S.F.
CONVENIENT STORE - SUITE B	4,800 S.F.
STORAGE - SUITE C	1,800 S.F.
TOTAL BUILDING AREA	8,400 S.F.
PUBLIC RESTROOM BUILDING AREA	880 S.F.
REGULAR CARS FUEL CANOPY AREA	5,130 S.F.
TRUCKS FUEL CANOPY AREA	1,380 S.F.
ABOVE GROUND FUEL TANK (TOTAL OF 16,000 GALLONS)	2,000 S.F.
PROPANE TANK	499 GALLONS

PARKING REQUIRED

RESTAURANT	10 SPACES
1 SPACE / 4 SEATS	
40 OCCUPANTS/4 = 10	
MARKET/CONVENIENT STORE	22 SPACES
1 SPACE / 300 S.F.	
6,600 S.F. / 300 = 22	

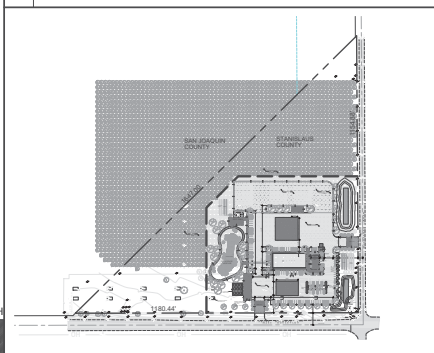
PARKING-PROVIDED

PROPOSED STANDARD	19 SPACES
STANDARD ELECTRIC VEHICLE CHARGING	
PROPOSED VAN ACCESSIBLE	1 SPACE
ELECTRIC VEHICLE CHARGING STATION	
PROPOSED STANDARD	111 SPACES
OFF-STREET PARKING	
PROPOSED VAN ACCESSIBLE	2 SPACE
PROPOSED STANDARD ACCESSIBLE	5 SPACES
TOTAL	138 SPACES

LANDSCAPE AREA	198,228 S.F.
ASPHALT PAVEMENT	103,344 S.F.
CONCRETE PAVEMENT	37,252 S.F.
TRASH AREA	376 S.F.

SHEET INDEX

SP-1	SITE PLAN
A-1	FLOOR PLAN
A-2	EXTERIOR ELEVATIONS
A-2.1	EXTERIOR COLOR ELEVATIONS



2301 Coffee Road #B • Modesto, CA 95305
Phone: 209-408-0074 • edmond@edjacobs.com

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CONSULTANT:

PROJECT ADDRESS:

132 COMPLEX

NEW
GAS/ MARKET
BUILDING

15101 MAZE BOULEVARD
PATTERSON, CA 95363

CLIENT:

132 INVESTMENT, LLC

2405 E. HIGHWAY 132
VERNALIS, CA 95385

DATE: NOVEMBER 25, 2020

DRAWN: ETJ

FILE: X29-2019

PROJECT NO: 285-19

PERMIT NO:

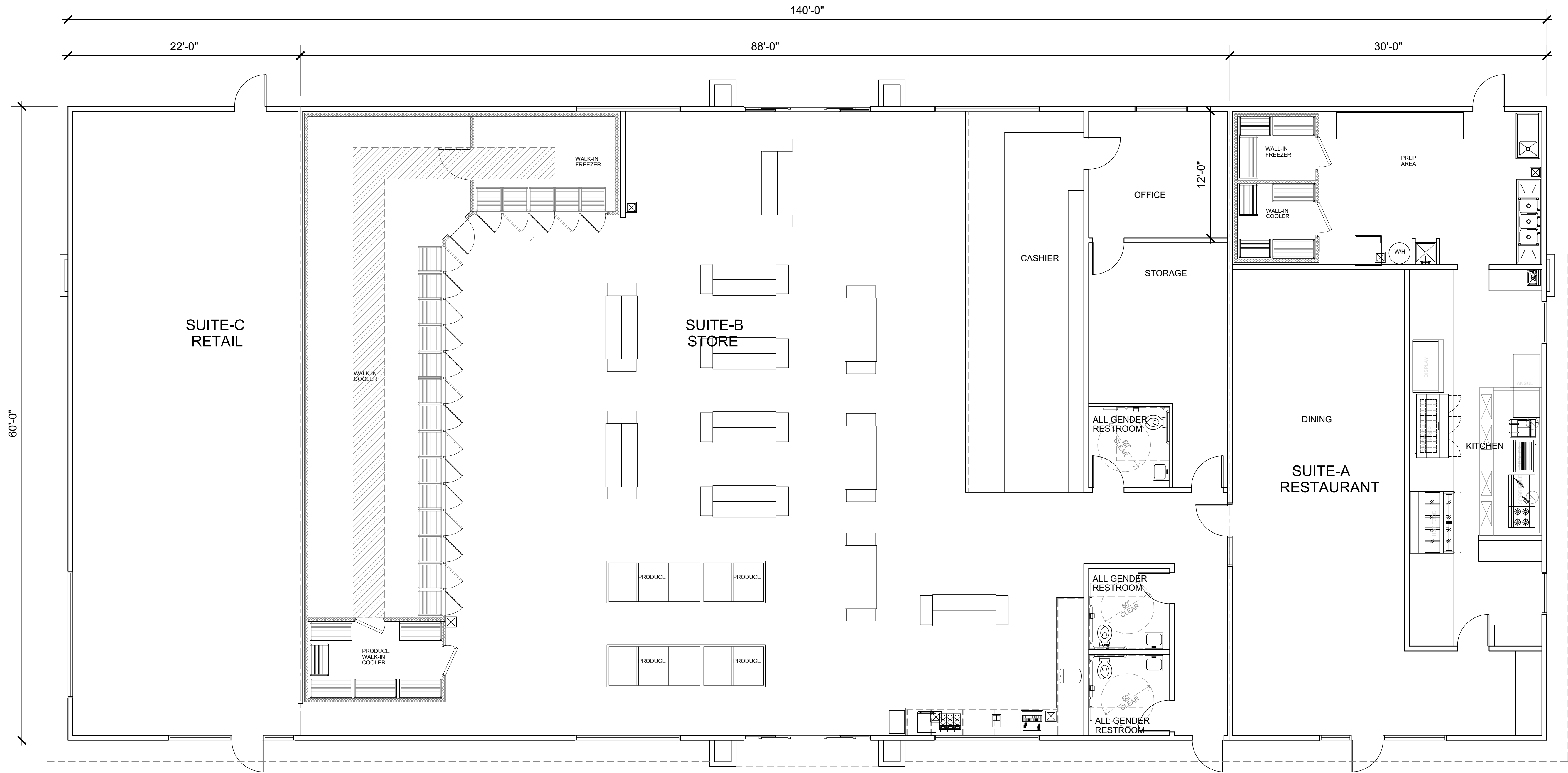
REVISIONS BY

DESCRIPTION:

SITE PLAN

SHEET NO.

SP-1



2301 Coffee Road #B ♦ Modesto, CA 95355
Phone: 209 - 408-0674 ♦ edmond@etjarchitect.com

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BUILDING

15101 MAZE BOULEVARD
PATTERSON, CA 95363

CLIENT:

132 INVESTMENT, LLC

2405 E. HIGHWAY 132
VERNALIS, CA 95385

DATE: NOVEMBER 25, 2020

DRAWN: ETJ

FILE: 286-19-PLAN

PROJECT NO: 285-19

PERMIT NO:

REVISIONS	BY

DESCRIPTION:

FLOOR PLAN

SHEET NO.

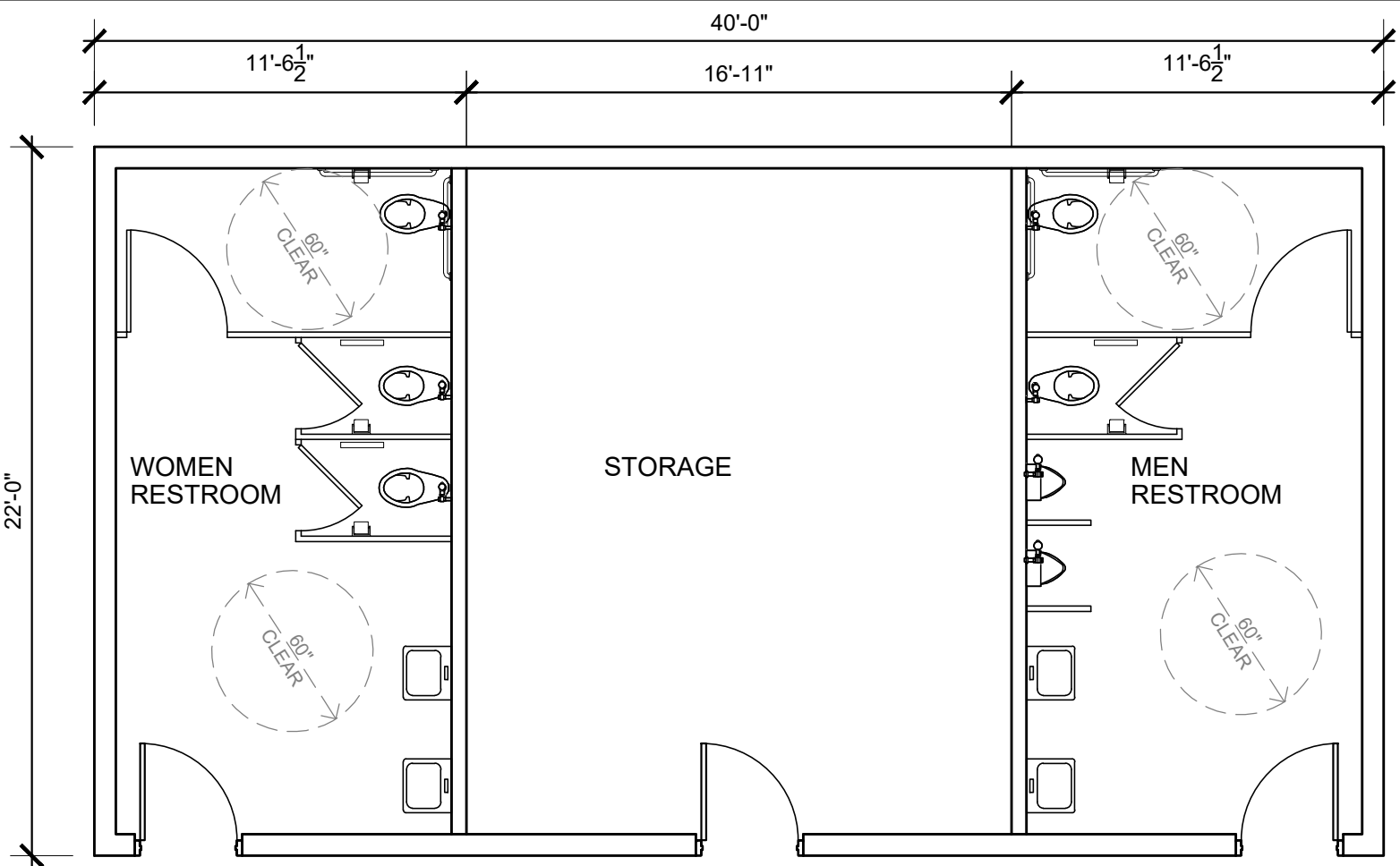
A-1

FLOOR PLAN

NORTH



SCALE: 3/16" = 1'-0"



NORTH



FLOOR PLAN- PUBLIC RESTROOM

SCALE: 3/16" = 1'-0"

REVISIONS	BY



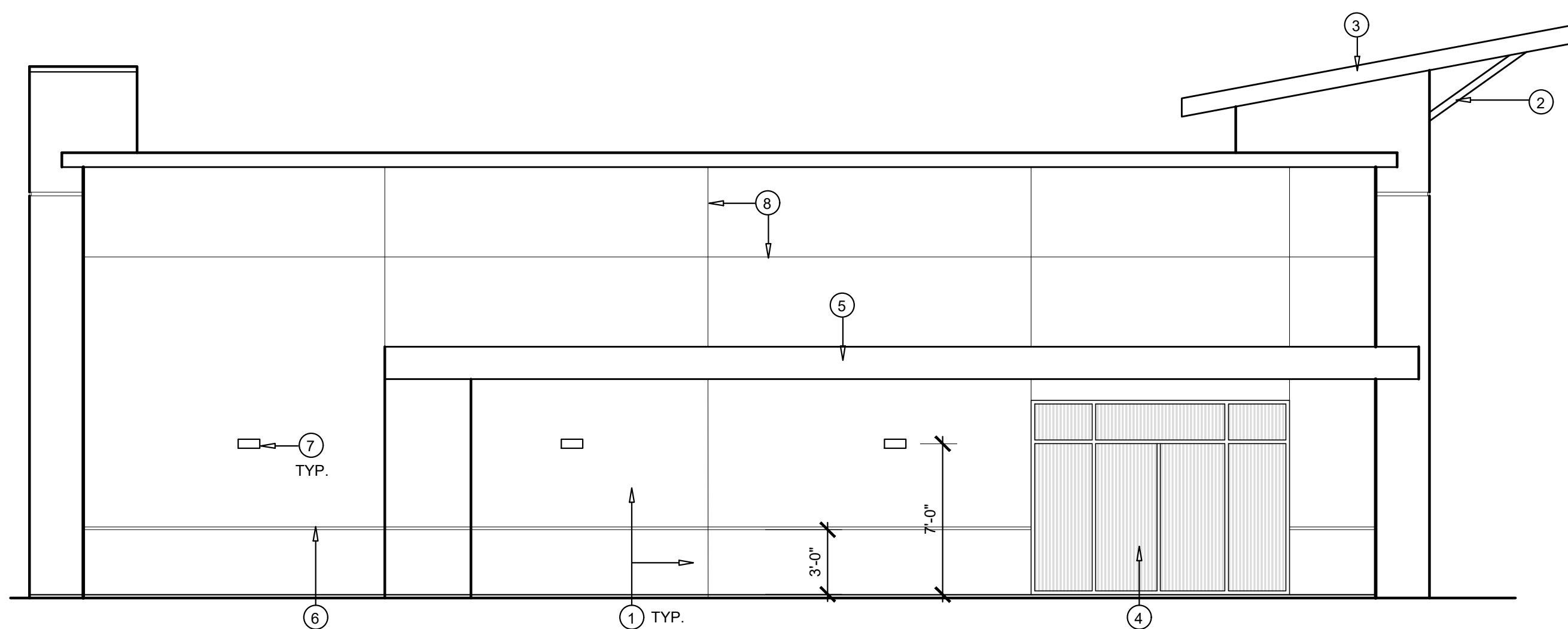
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



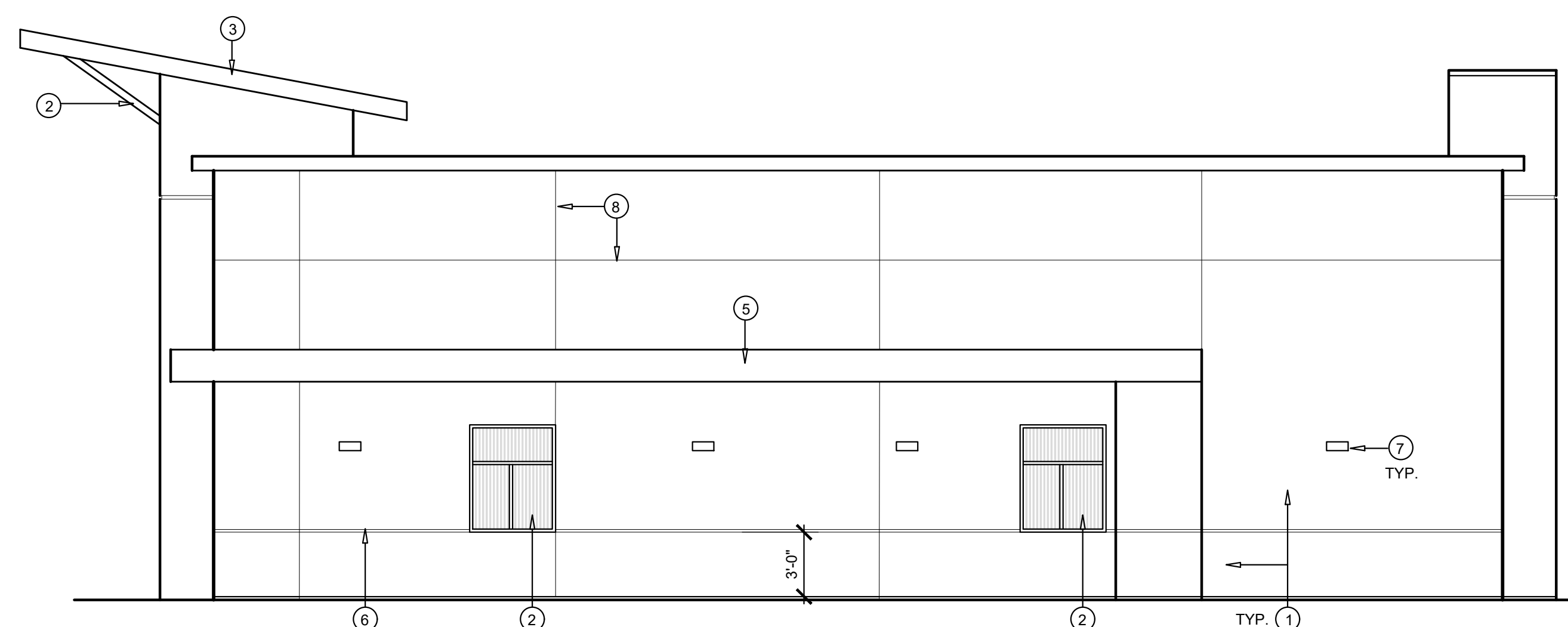
NORTH ELEVATION

SCALE: 3/16" = 1'-0"



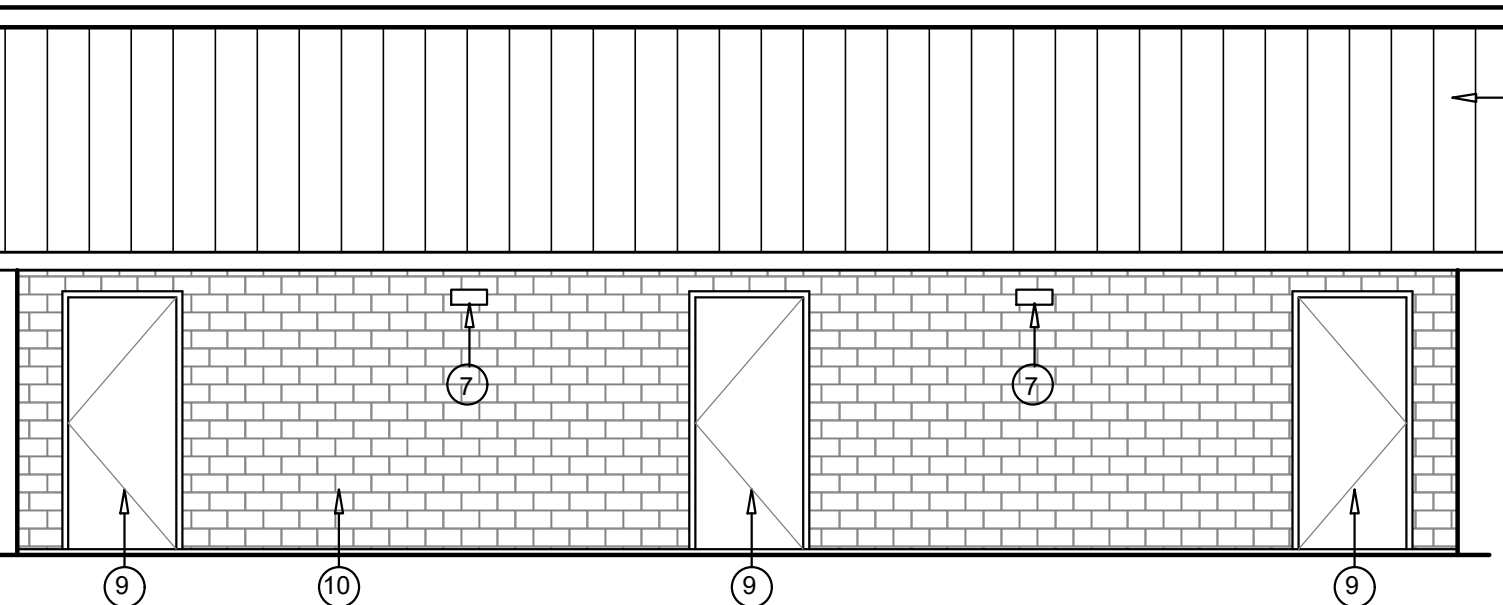
WEST ELEVATION

SCALE: 3/16" = 1'-0"



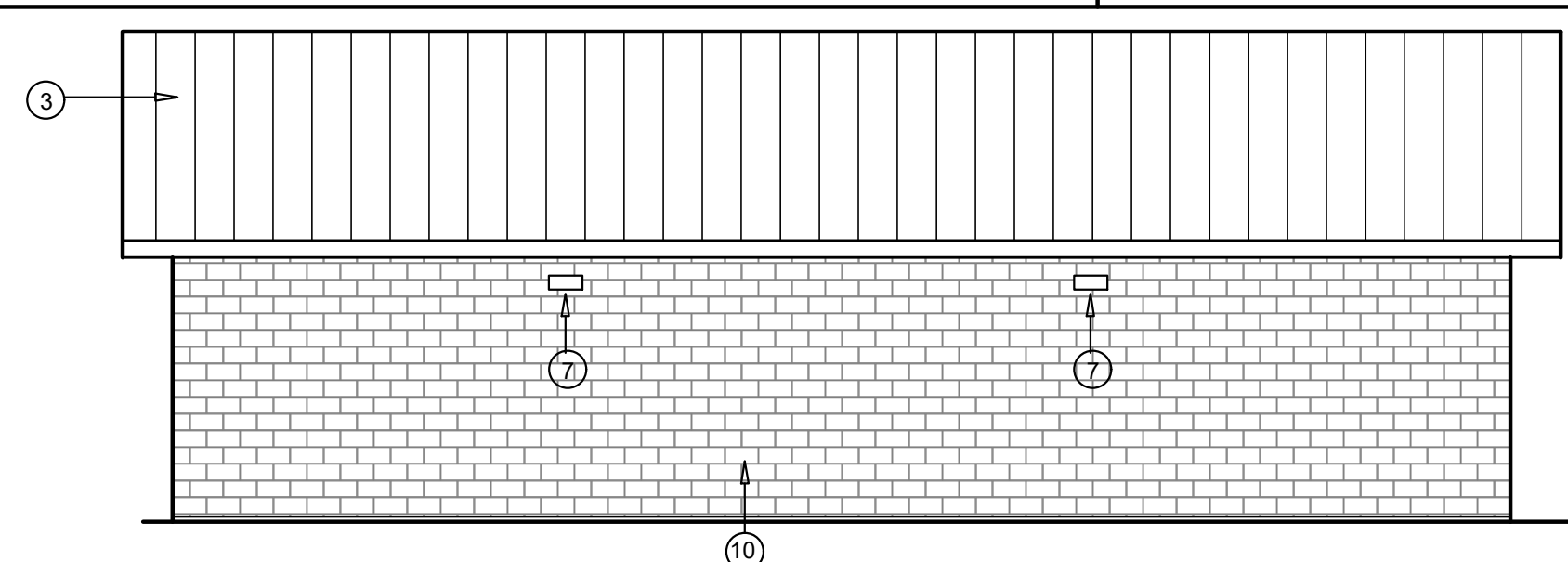
EAST ELEVATION

SCALE: 3/16" = 1'-0"



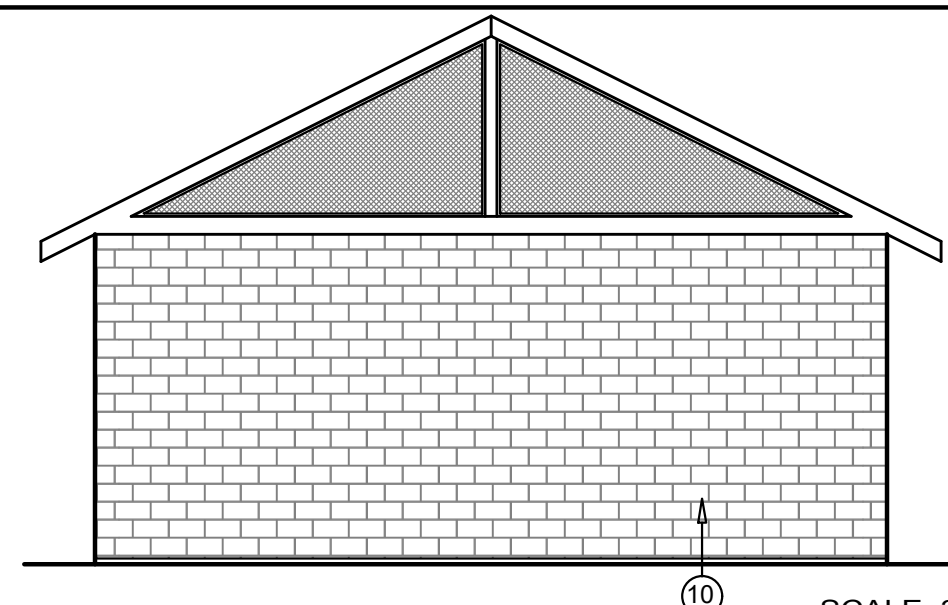
R.R. - SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



R.R. - NORTH ELEVATION

SCALE: 3/16" = 1'-0"



R.R. - EAST/ WEST ELEVATION

SCALE: 3/16" = 1'-0"

	DESCRIPTION	FINISH
①	7/8" THICK (3 COATS) STUCCO	SMOOTH FINISH COLOR: PER COLOR ELEVATIONS
②	METAL BRACE	COLOR: PER COLOR ELEVATIONS
③	STANDING SEAM METAL ROOF ROOF SYSTEM	MANUF.: GARY COLOR: CLEAR ANODIZED FINISH LOW-E
④	ALUMINUM STOREFRONT	GLASS: SMOOTH FINISH COLOR: PER COLOR ELEVATIONS
⑤	STUCCOED OVERHANG	SMOOTH FINISH COLOR: PER COLOR ELEVATIONS
⑥	2" ALUMINUM CHANNEL	COLOR: CLEAR ANODIZED FINISH
⑦	LED LIGHT FIXTURE	COLOR: WHITE
⑧	EXPANSION JOINT	COLOR: PAINT TO MATCH WALL COLOR
⑨	METAL DOOR	COLOR: PER COLOR ELEVATIONS
⑩	CMU WALL	COLOR: TAN COLOR

EXTERIOR FINISH KEYNOTES



2301 Coffee Road #B ♦ Modesto, CA 95355
Phone: 209-408-0674 ♦ edmond@edjacarchitect.com

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PROJECT ADDRESS:

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DRAWN: ETJ

FILE: 286-19-PLAN

PROJECT NO: 285-19

PERMIT NO:

REVISIONS	BY

DESCRIPTION:

EXTERIOR
COLOR
ELEVATIONS

SHEET NO.

A-2.1



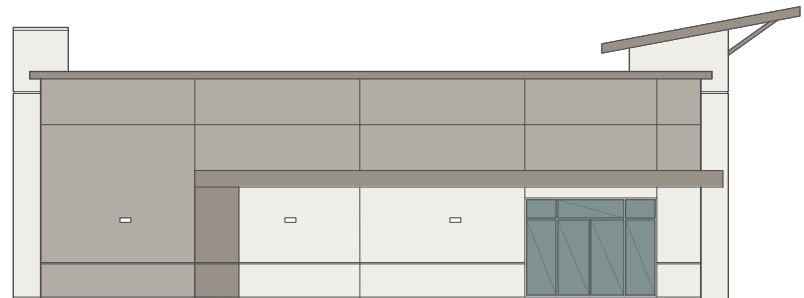
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



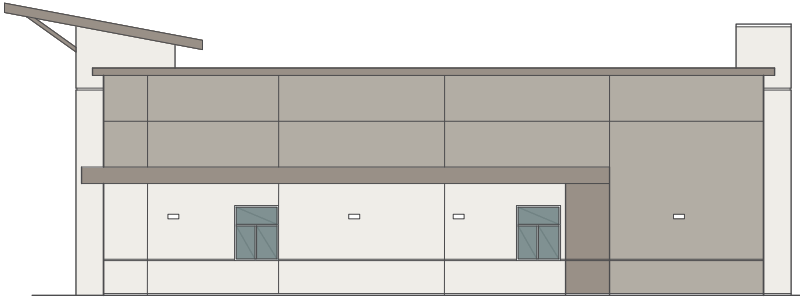
NORTH ELEVATION

SCALE: 3/16" = 1'-0"



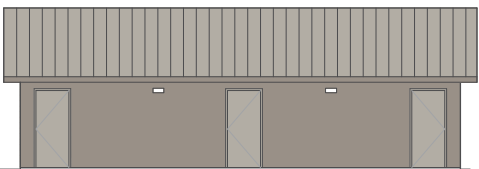
WEST ELEVATION

SCALE: 3/16" = 1'-0"



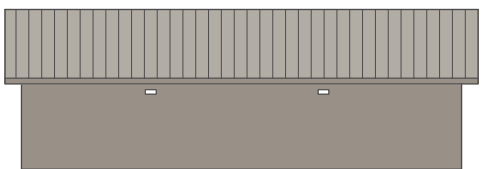
EAST ELEVATION

SCALE: 3/16" = 1'-0"



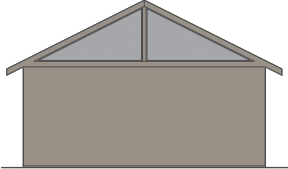
R.R. - SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



R.R.- NORTH ELEVATION

SCALE: 3/16" = 1'-0"



R.R.-EAST/ WEST ELEVATION

SCALE: 3/16" = 1'-0"

	SAND FINISH COLOR: SNOWBOUND SW 7004 BY SHERWIN WILLIAMS
	SAND FINISH COLOR: PEWTER TANKARD SW 0023 BY SHERWIN WILLIAMS
	SAND FINISH COLOR: BACKDROP SW 7025 BY SHERWIN WILLIAMS

EXTERIOR FINISH SCHEDULE



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
1010 10TH Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759
Form Available Online: <http://www.stancounty.com/planning/applications.shtm>

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

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

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

PLANNING STAFF USE ONLY:

Application No(s): PLN 2020-0123
Date: 11/30/2020
S 26 T 3 R 6
GP Designation: Ag
Zoning: P-D 23
Fee: \$11,704.00
Receipt No. #558027
Received By: EB
Notes: GPA / REZ

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

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

PROJECT INFORMATION

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

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

SEE ATTACHED

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 016 Page 001 Parcel 001

Additional parcel numbers:

Project Site Address
or Physical Location:

15101 MAZE BOULEVARD

PATTERSON, CA 95363

Property Area:

Acres: 15.69 or Square feet: _____

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

ORCHARD

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)

ORCHARD AND GIFT SHOP STRUCTURES

Existing General Plan & Zoning: AGRICULTURAL

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: AGRICULTURAL

West: COMMERCIAL / AGRICULTURAL

North: AGRICULTURAL

South: AGRICULTURAL

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: 5 ACRES OF OPEN LAND WITH (14) STRUCTURES

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.) _____

WILL GRADE 8 ACRES AS SHOWN WITH IN PROJECT LIMIT

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: 3,360 Sq. Ft. Landscaped Area: 198,228 Sq. Ft.
Proposed Building Coverage: 9,280 Sq. Ft. Paved Surface Area: 140,972 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) _____
STORE = 8,400 S.F. RESTROOM = 88 S.F. FUEL CANOPY = 1,380 S.F.
FUEL CANOPY = 5,130 S.F.
Number of floors for each building: 1
Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 25'
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) NONE
Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) ASPHALT PAVEMENT AND GRAVEL

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: PG & E Sewer*: SEPTIC
Telephone: COMCAST Gas Propane
Water**: WELL Irrigation: WELL

***Please Note:** A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

****Please Note:** A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

NO

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes ☐ No ☒ Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes ☐ No ☒ Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes ☐ No ☐ Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

Yes ☐ No ☒ Will the project include affordable or senior housing provisions? (If yes, please explain)

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

Total No. Lots: _____ Total Dwelling Units: _____ Total Acreage: _____

Net Density per Acre: _____ Gross Density per Acre: _____

(complete if applicable)	Single 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): 9,280 S.F. NEW
1,920 S.F. EXISTING

Type of use(s): GAS STATION & CONVENIENCE STORE

Days and hours of operation: 7 DAYS A WEEK
6:00 AM UNTIL 10:00 PM

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: NO

Occupancy/capacity of building: 60 OCCUPANTS

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

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

Other occupants: NONE

Estimated number of truck deliveries/loadings per day: 3/DAY AVERAGE

Estimated hours of truck deliveries/loadings per day: 3 HOUR/DAY AVERAGE

Estimated percentage of traffic to be generated by trucks: 20%

Estimated number of railroad deliveries/loadings per day: NONE

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)

GASOLINE AND DIESEL FUEL

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)

132 STATE ROUTE AND McCracken Road

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

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

STORM DRAINAGE:

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

☐ Other: (please explain) _____

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.

ON SITE DRAIN BASIN

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)

FEED TO PROJECT DESCRIPTION AND PROJECT STATEMENT

Project Description:

This project consists of Site Approval, Rezoning and General Plan Amendment to construct a combination of gas station and convenience store on State Route 132 at McCracken Road on a portion of 15.65- acre parcel currently planted with walnut trees on 10.56 acres and has open field of 5 acres with 14 structures used previously as gift shops. Project call for the demolition of 6 existing gift shop structures.

The proposed project includes the construction of 8,400 square foot convenience store, a 1,380 square foot canopied island with six (6) gas pumps for trucks, a 5,130 square foot canopied island with twelve (12) gas pumps for regular vehicles. This project also proposes 880 square foot restroom building, an outdoor rest area with benches, tables, open landscape spaces and walkway path. A 499-gallon propane tank and dispenser for propane sales, and a 2,000 square foot area for aboveground fuel tanks totaling 16,000 gallons.

The project proposes access from both State Route 132 and McCracken Road. The facility anticipates operating seven (7) days a week, from 6:00 a.m. until 10:00 p.m. This parcel is not under a Williamson Act contract.

Project Statement:

This project will create economic growth in support of agricultural transportation industry and produce market. It is anticipated that project will generate 30 new jobs along with usage of local vendor services. It is set up to focus on State Route 132 traffic and designed to take care and serve fuel and food service needs of trucks, regular vehicles and surrounding farms.

There are approximately 5 acres of open field, along with 14 small previously gift shops, in front of parcel that are undeveloped and under utilized. Adjoining parcel to west is in San Joaquin county and is zoned a combination of Agricultural and Commercial. It has two (2) retail stores, an event center, a drive-up coffee stand and a walnut orchard. We believe changing the zone to plan development will be more fitting for the site than Agricultural. It will compliment adjacent parcel usage and establish new businesses within county instead of developing on the San Joaquin county parcel.

We believe this changing is suitable at this location since it is gate way parcel into the county along State Route 132 east bound corridor. It is not in the heart of agricultural field within the county



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

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

Date: 10/13/2020

Records Search File#: 11526N

Project: Site Approval, Rezoning
and General Plan Amendment, Gas
Station and Convenience Store on SR 132
at McCracken Road

Edmond T. Jacobs, Architect
2301 Coffee Road, Suite B
Modesto, CA 95355
209-408-0674/209-499-3495

edmond@etjarchitect.com

Dear Mr. Jacobs:

We have conducted a records search as per your request for the above-referenced project area located on the Vernalis 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:

- (1) There are no formally reported prehistoric archaeological resources or historic buildings located within the project area.
- (2) A segment of the Tesla-Salado-Manteca transmission line (construction date of 1952) is located on or immediately adjacent to the project area (historical resource P-50-003228).

- (3) The General Land Office Survey Plats for T3S R6E (1860) and T3S R6E (1875-1883) show that the project area within the NE ¼ of the SW ¼ of Section 35, part of an 160-acre parcel immediately adjacent to the Rancho El Pescadero Mexican Land Grant.
- (4) The Map of the County of Stanislaus, California (1906) references H. Southerland as the historic landowner of that time.
- (5) The 1969 edition of the Vernalis USGS 7.5' quadrangle references buildings and structures that are at least 51 years in age (or older) on or adjacent to the project area, qualifying as possible historical resources. We have no information on file that pertains to these buildings or structures.

Prehistoric or historic resources within the immediate vicinity of the project area: None formally reported to the Information Center.

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: None has been formally reported to the Information Center.

Recommendations/Comments: Based on existing data in our files the project area has a moderate to high sensitivity for the possible discovery of historic archaeological resources or historic buildings or structures.

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.

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. Please sign and return the attached **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)