



## Referral Early Consultation

**Date:** December 23, 2021  
**To:** Distribution List (See Attachment A)  
**From:** Avleen K. Aujla, Assistant Planner  
Planning and Community Development  
**Subject:** PARCEL MAP APPLICATION NO. PLN2021-0086 – ONKAR BUILDERS, INC.  
**Respond By:** January 7, 2022

**\*\*\*\*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:** Bill Bhatti, Nav Sandhu and Sukh Bhatti  
**Project Location:** 3950 Collins Road, at the northeast corner of Collins Road and E. Service Road, in the Ceres area  
**APN:** 053-037-033  
**Williamson Act Contract:** NA  
**General Plan:** Low Density Residential (LDR)  
**Current Zoning:** Rural Residential (R-A)

**Project Description:** Request to subdivide an existing 25,718.4± square-foot parcel into two parcels 10,684.6± and 8,639.1± square-feet in size, in the Rural Residential (R-A) zoning district. The project site is located in the City of Ceres LAFCO adopted Sphere of Influence and is currently unimproved. If approved, sewer and water services will be provided by the City of Ceres, and each parcel could be improved with one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit in accordance with the zoning ordinance. Access will be provided by County-maintained Collins Road and E. Service Road.

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



**PARCEL MAP APPLICATION NO. PLN2021-0086 – ONKAR BUILDERS, INC.**  
Attachment A

Distribution List

	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
	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 CERES	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES/SANITARY DIST	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: Ceres Consolidated Fire	X	STAN CO SUPERVISOR DIST 5: C. CONDIT
	HOSPITAL DIST: None	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: TID	X	StanCOG
X	MOSQUITO DIST: Turlock Mosquito Abatement District	X	STANISLAUS FIRE PREVENTION BUREAU
	MUNICIPAL ADVISORY COUNCIL:	X	STANISLAUS LAFCO
X	PACIFIC GAS & ELECTRIC		SURROUNDING LANDOWNERS (on file w/the Clerk to the Board of Supervisors)
	POSTMASTER:	X	TELEPHONE COMPANY: ATT
X	RAILROAD: UNION PACIFIC RAILROAD		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: Ceres Unified	X	US FISH & WILDLIFE
X	SCHOOL DIST 2: Ceres Unified		US MILITARY (SB 1462) (7 agencies)
	STAN ALLIANCE		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:** PARCEL MAP APPLICATION NO. PLN2021-0086 – ONKAR BUILDERS, INC.

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

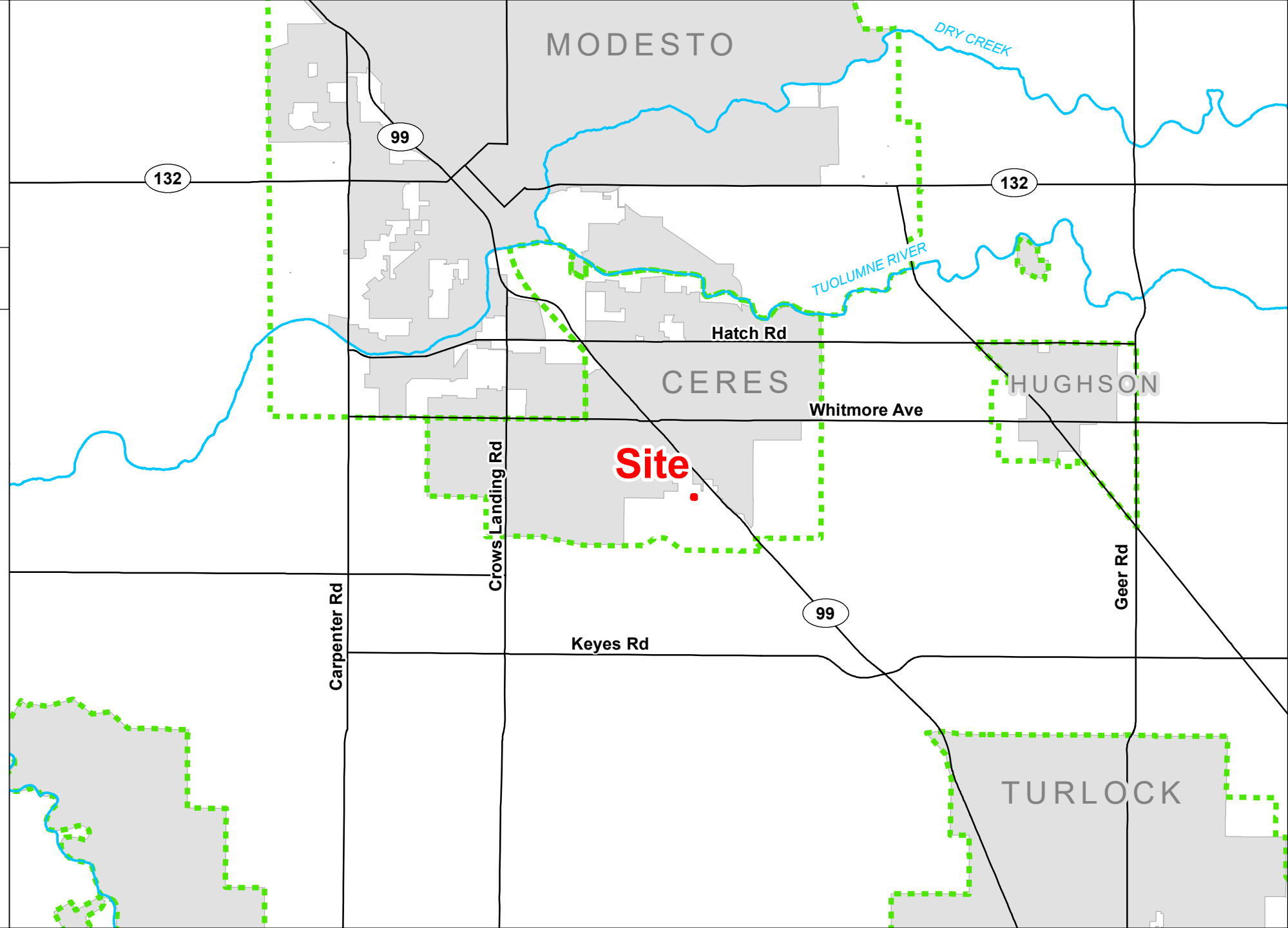
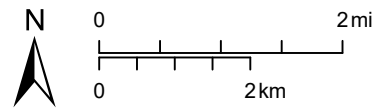
# ONKAR BUILDERS, INC.

PM  
PLN2021-0086

## AREA MAP

### LEGEND

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



# ONKAR BUILDERS, INC.

PM  
PLN2021-0086

## GENERAL PLAN MAP

### LEGEND

 Project Site

 City of

 Parcel

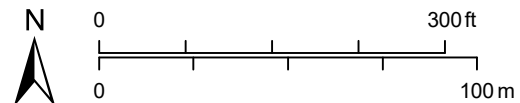
 Road

### General Plan

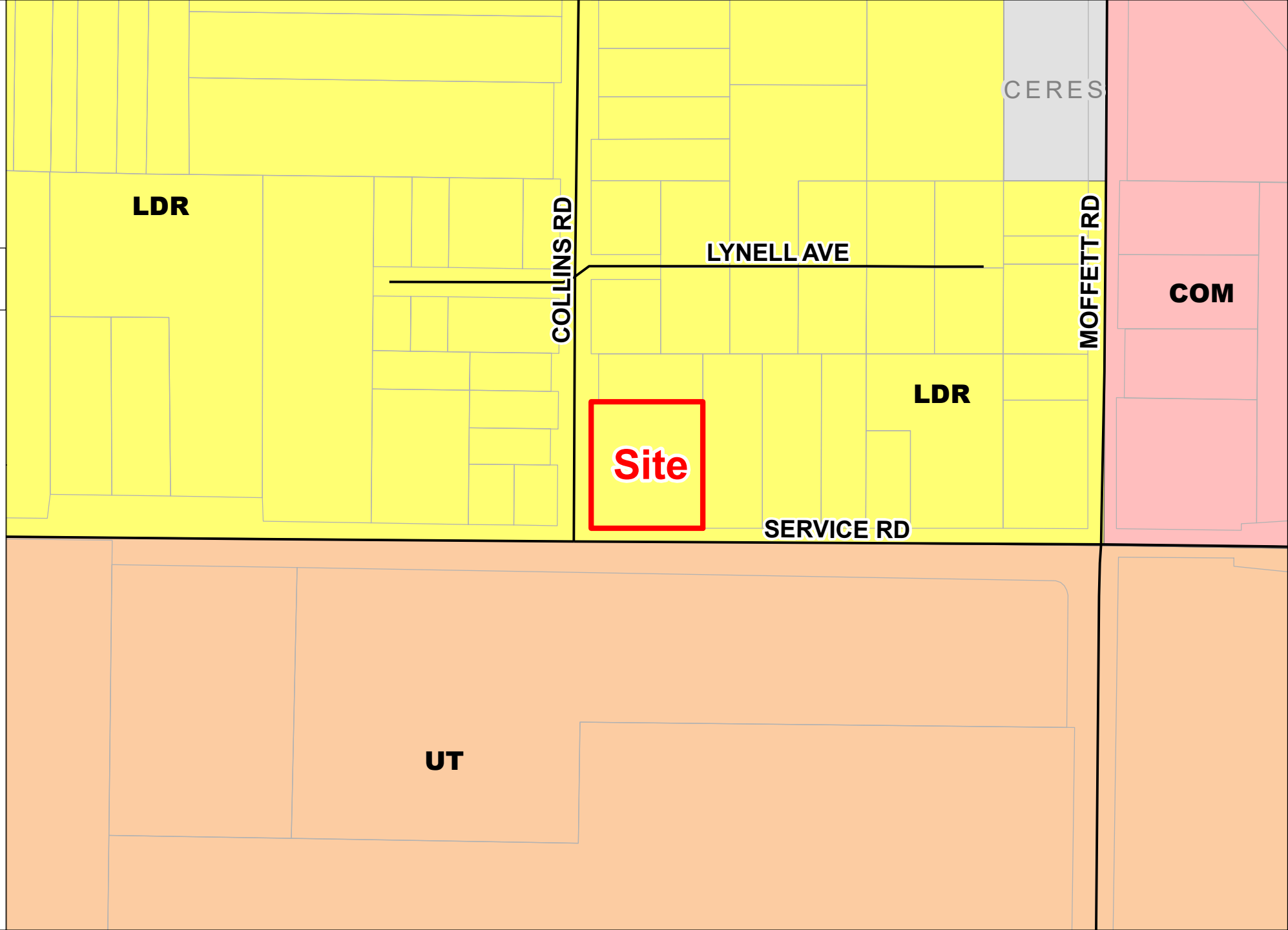
 Commercial

 Low Density Residential

 Urban Transition



Source: Planning Department GIS



# ONKAR BUILDERS, INC.

PM  
PLN2021-0086

## ZONING MAP

### LEGEND

 Project Site

 City of


 Parcel

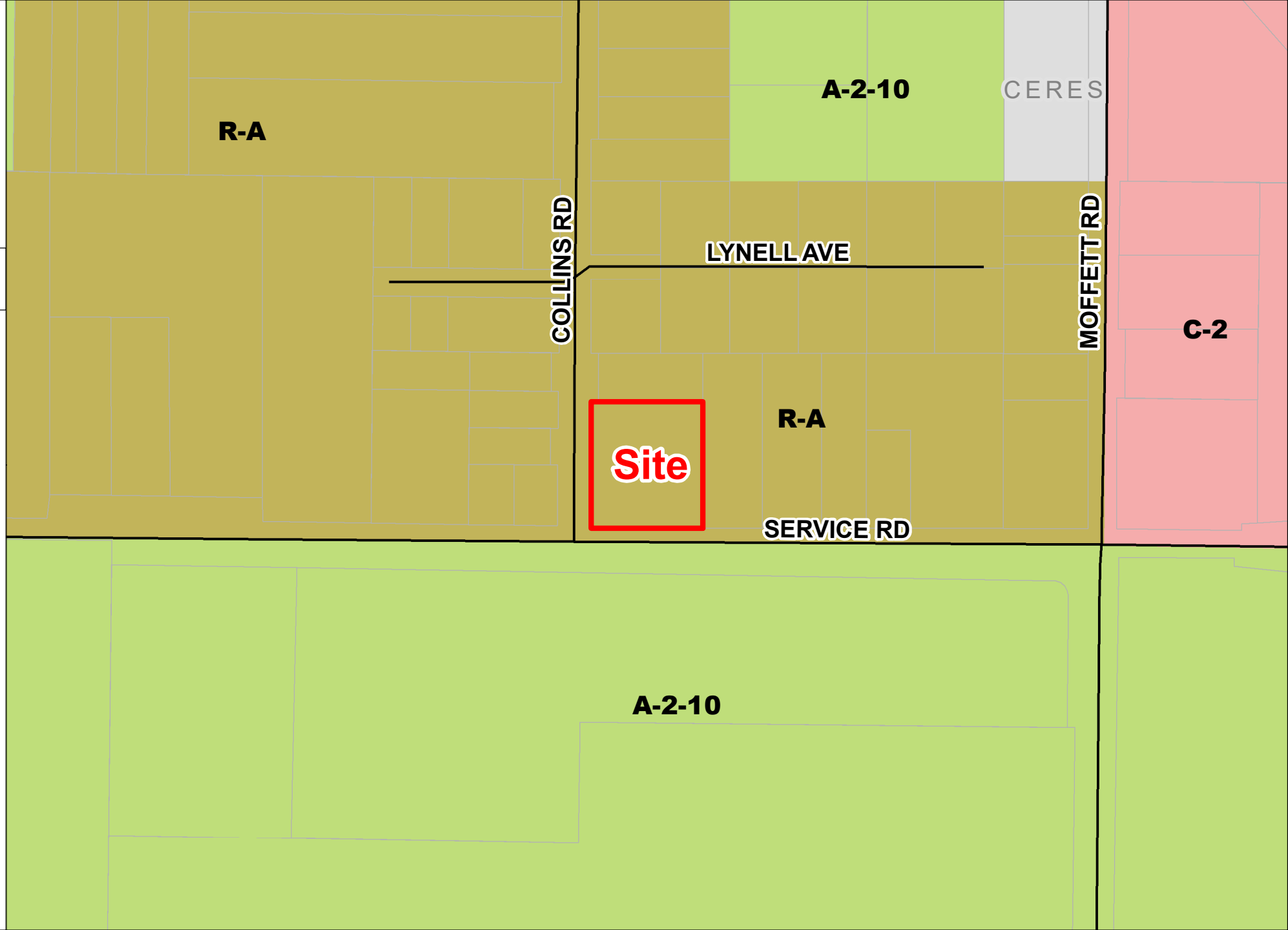
 Road

### Zoning Designation

 Commercial

 General Agriculture 10 Acre

 Rural Residential





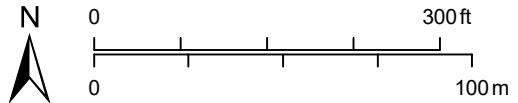
# ONKAR BUILDERS, INC.

PM  
PLN2021-0086

## 2020 AERIAL AREA MAP

### LEGEND

-  Project Site
-  Road




# ONKAR BUILDERS, INC.

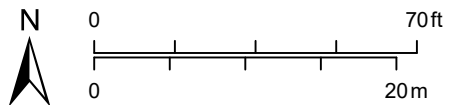
PM  
PLN2021-0086

## 2020 AERIAL SITE MAP

### LEGEND

 Project Site

 Road











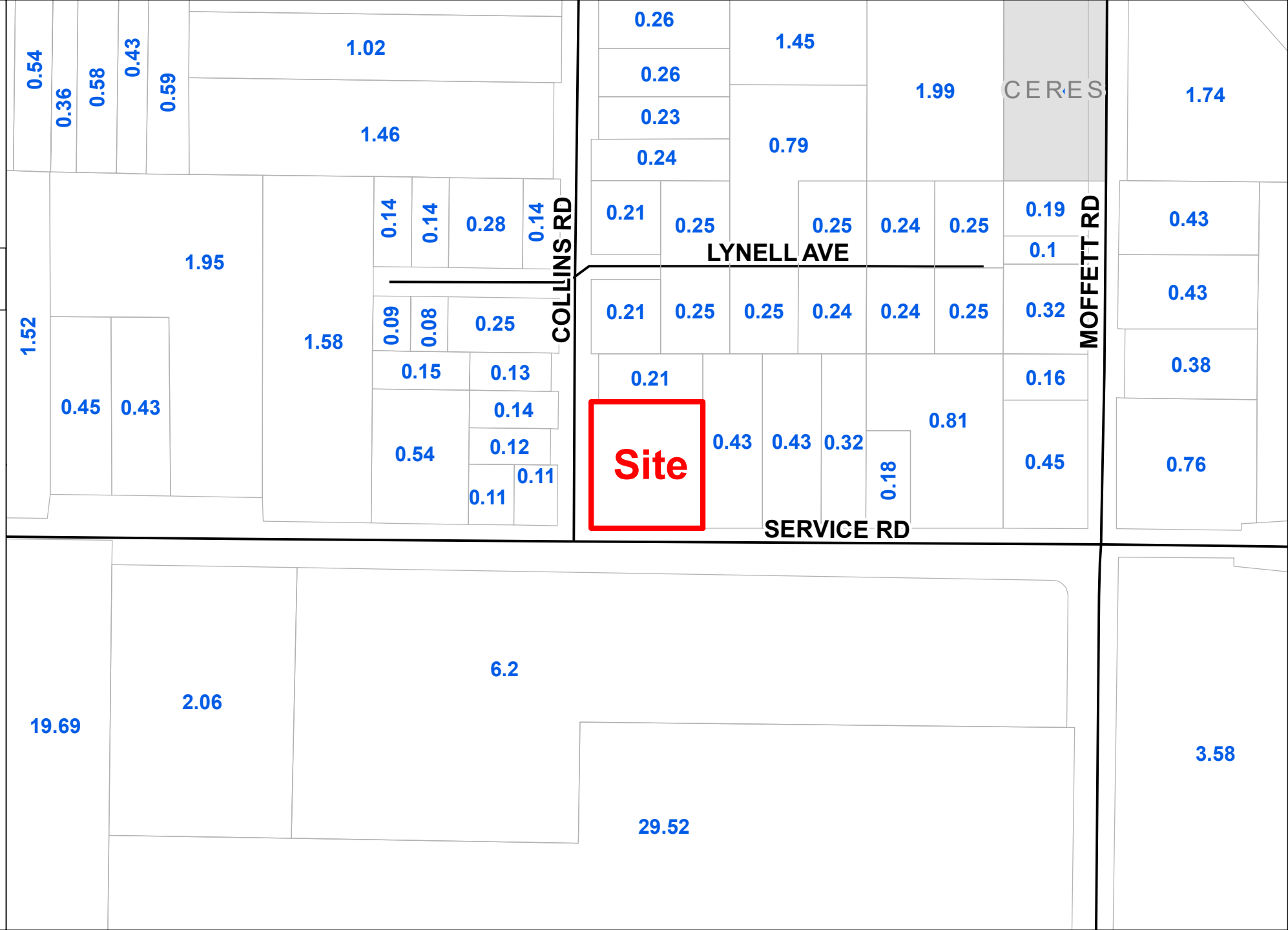
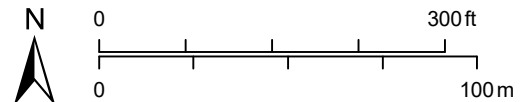
# ONKAR BUILDERS, INC.

## PM PLN2021-0086

### ACREAGE MAP

#### LEGEND

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







# APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

### APPLICATION FOR:

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

- General Plan Amendment
- Rezone
- Use Permit
- Variance
- Historic Site Permit
- Subdivision Map
- Parcel Map
- Exception
- Williamson Act Cancellation
- Other \_\_\_\_\_

### PLANNING STAFF USE ONLY:

Application No(s): PLN 2021-0086

Date: 9/18/21

S 14 T 4 R 9

GP Designation: LDR

Zoning: RA

Fee: 04380

Receipt No. 160 562221

Received By: TM

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 Parcel APN 053-037-033 3950 Collins Road, Ceres, Ca. shall be divided into two parcel for future building purposes.

# 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 053 Page 037 Parcel 033

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

**Project Site Address or Physical Location:** NE corner Collins Road and Service Road.

3950 Collins Road, Ceres, Ca. 95307

**Property Area:** Acres: \_\_\_\_\_ or Square feet: 25709 sf.

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

Currently open land. the site was previously a multiple home site.

**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)

PLN 2007-15 Vesting Tentative Parcel Map.

**Existing General Plan & Zoning:** LDR R-A

**Proposed General Plan & Zoning:** LDR R-A  
(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:** Rural residential Housing

**West:** Rural residential Housing

**North:** Residential

**South:** Agricultural commercial.

## WILLIAMSON ACT CONTRACT:

Yes  No

Is the property currently under a Williamson Act Contract?

Contract Number: none

If yes, has a Notice of Non-Renewal been filed?

Date Filed: none

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: none

**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: open ground former house site

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.) Any grading would be done during

building construction. Construction may be done at a future date.

**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: \_\_\_\_\_ 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) 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) N/A  
 \_\_\_\_\_

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

**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: Turlock Irrigation District                      Sewer\*: City of Ceres  
 Telephone: ATT                      Gas/Propane: P. G. & E.  
 Water\*\*: City of Ceres                      Irrigation: Not applicable

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

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

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

NONE

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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: \_\_\_\_\_

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

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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)

Service Road and Collins Road with driveways being located on Collins 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) On site

If direct discharge is proposed, what specific waterway are you proposing to discharge to? NONE

**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.

to be handled under future building 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)

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ENGINEERING SERVICES DEPARTMENT  
2220 MAGNOLIA STREET  
CERES, CA 95307  
(209) 538-5792  
FAX (209) 538-5675

November 12, 2021

Stanislaus County  
Planning & Community Development Department  
1010 10<sup>th</sup> Street  
Suite 3400, 3<sup>rd</sup> Floor  
Modesto, CA 95354

**Re: Will Serve Letter for 3950 Collins Road, Modesto CA 95351 APN:053-037-033**

It is understood that the property owner is preparing to submit an application to Stanislaus County Planning and Community Development to subdivide this land. The City of Ceres will provide sanitary sewer and water services for the new parcels. The exact locations and pipe sizes will be determined when the civil drawings are submitted and reviewed by the City of Ceres staff.

Sanitary sewer and water services are currently available to the property. They have previously paid for one sewer and one water connection. If the land is divided, the owner is responsible for submitting new applications for utility connections. They may receive a credit for the fees previously paid and will be responsible for any additional fees and submittals to meet the City of Ceres Engineering Services Department standards.

This letter does not represent the City of Ceres formal review of the proposed parcel map and in no way grants approval or partial approval for the land division. City of Ceres staff will conduct a formal review once the official County Referral Notice is received. Conditions of approval will be written at that time.

Should you have any questions or concerns, please feel free to contact me at (209) 538-5630.

Sincerely,  
Max Navarro, EIT  
Assistant Engineer  
[max.navarro@ci.ceres.ca.us](mailto:max.navarro@ci.ceres.ca.us)

Enclosures:  
Proposed Parcel Map Exhibit





**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*

California Historical Resources Information System

**ACCESS AGREEMENT SHORT FORM**

CCaIC File Number: \_\_\_\_\_

I, the undersigned, have been granted access to historical resources information on file at the **Central California Information Center** of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name: David L. Harris Date: July 21, 2021

Signature: *David L. Harris*

Affiliation: Aspen Survey Company Inc.

Address: City/State/Zip: 1121 Oakdale Road, Suite 6 Modesto, Ca. 95355

Billing Address (if different from above): same

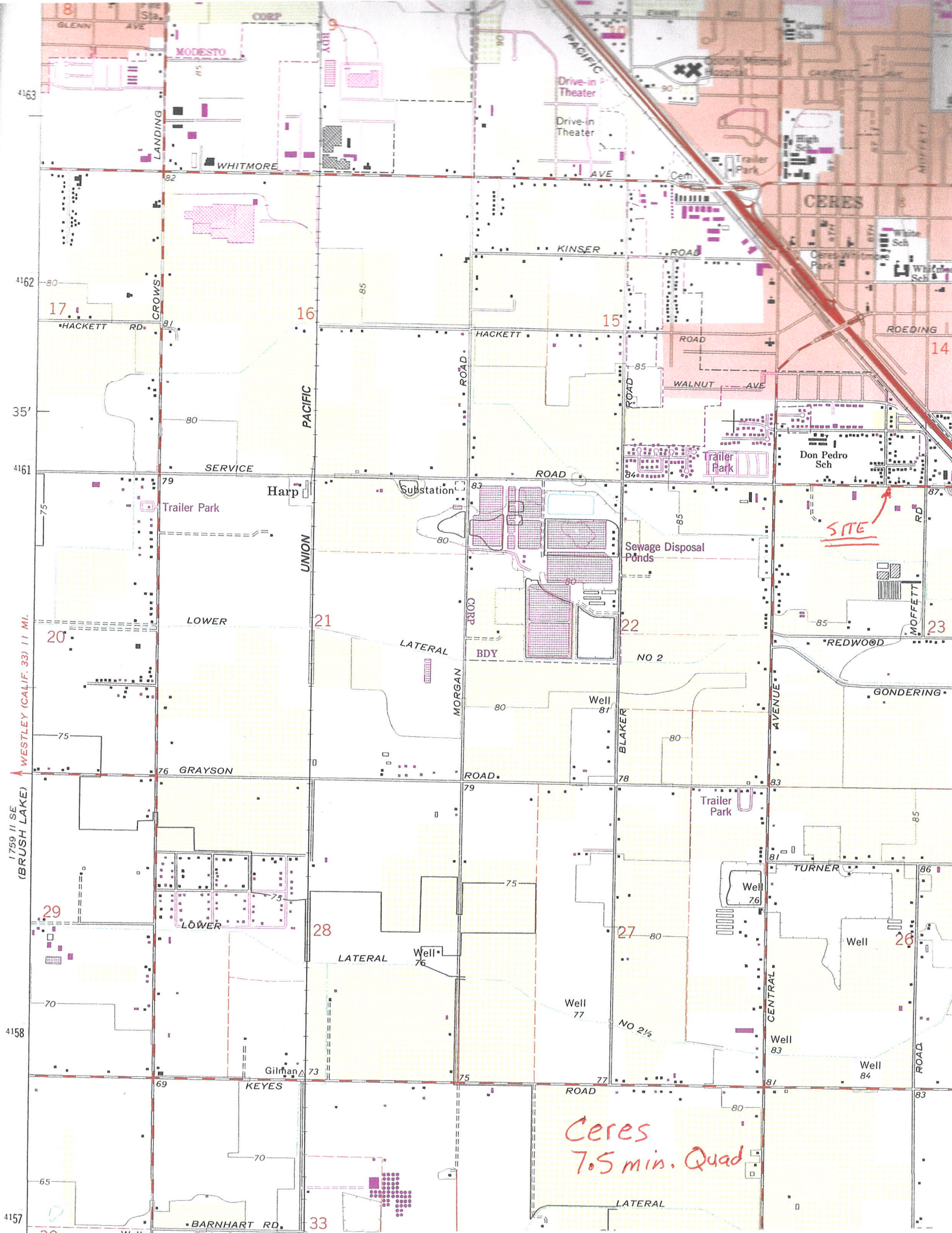
Telephone: 209 526 9724 Fax: 209 526 0472 Email: davidh\_aspen@sbcglobal.net

Purpose of Access: Proposed Parcel Map on the subject property

Reference (project name or number, title of study, and street address if applicable):  
Onkar Builders, Parcel Map. 3950 Collins Road, Ceres, Ca. Stanislaus County APN. 053-037-033

County: Township/Range/Section or UTM's: Stanislaus: Twp 4 South / Range 9 East / SW 1/4 Section 14

USGS 7.5' Quad: Ceres Quad 7.5 minutes



SITE

Ceres  
7.5 min. Quad

WESTLEY (CALIF. 33) 1 I MI.

1759 II SE  
(BRUSH LAKE)

4163

4162

4161

4158

4157

8

9

17

16

15

14

20

21

22

23

29

28

27

26

33

MODESTO

WHITMORE

Drive-in Theater

Drive-in Theater

CERES

KINSER ROAD

ROAD

ROEDING

LANDING

CROWS

SERVICE

Harp

Substation

Trailer Park

Don Pedro Sch

LOWER

LATERAL

NO 2

GONDERING

GRAYSON

ROAD

Trailer Park

TURNER

LOWER

LATERAL

Well 77

Well 76

Well

Well 83

Well 84

Gilman

KEYES

ROAD

NO 2 1/2

LATERAL

BARNHART RD

LATERAL



## Onkar Builders Parcel Map

3950 Collins Road, Ceres, Ca. 95307

Ceres 75 minute quad

**ASPEN SURVEY**  
 COMPANY, INC.  
 1121 OAKDALE RD., STE. 6 MODESTO, CA 95355  
 PH: (209) 526-9724 FX: (209) 526-0472