



Referral
Early Consultation

Date: March 30, 2022
To: Distribution List (See Attachment A)
From: Jeremy Ballard, Associate Planner, Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2022-0029 – OUTFRONT MEDIA
Respond By: April 14, 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: Kevin Johnson, OUTFRONT Media
Project Location: 1027 North Emerald Avenue, between State Route 99 and Lone Palm Avenue, in the Modesto area.
APN: 029-012-073
Williamson Act Contract: N/A
General Plan: Industrial
Current Zoning: Industrial (M)

Project Description: This is a request to replace a 35-foot-tall existing billboard sign with a new 60-foot-tall digital two-sided advertising billboard in the Industrial (M) zoning district. The proposed digital billboard will consist of two screens, 672 square feet each, facing north and south along State Route (SR) 99. The digital billboard will cycle through up to nine (9) different advertising messages, including advertising messages from the City of Modesto and Stanislaus County. The base of structure will be of monopole design. The proposed digital billboard will be located within the existing footprint of the previous billboard on the site, with no expansion of that footprint proposed.

As proposed, the applicant is requesting to replace the billboards with two digital screens, as well as increasing the height of the supporting structure by 25 feet, for a total of 60 feet. Stanislaus County Code Section 21.60.040 allows separate standing advertising structures, provided it does

not exceed 35 feet in height. Exceedance of the 35 feet height limit requires that a conditional use permit be granted by the Planning Commission, prior to any construction. Consequently, County standards do not permit any flashing, moving, or animated advertising signage; however, the project site is located within the LAFCO adopted sphere of influence of the City of Modesto and per the County's General Plan policies, City development standards would supersede County standards for signage. The City of Modesto permits digital signage provided the proposed sign can meet development standards including an approved operating and management agreement, removal of a total four (4) billboard signs within the County/City, and be located outside of 2,500 linear feet of another digital advertising sign. As part of the application submittal, the applicant has provided a draft operating and management agreement with the City of Modesto, as well as an agreement to remove three (3) additional off-site billboard signs in addition to the removal of the existing on-site sign.

The remaining balance of the project site has been developed with two industrial buildings, paved parking lot, and frontage landscaping. No modifications to the existing buildings or site is proposed as part of this project request.

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

USE PERMIT APPLICATION NO. PLN2022-0029 – OUTFRONT MEDIA

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation	X	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		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 3: WITHROW
X	FIRE PROTECTION DIST: WOODLAND	X	STAN COUNTY COUNSEL
	GSA:		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: MODESTO	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		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
	RAILROAD:		US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: MODESTO UNION		USDA NRCS
	SCHOOL DIST 2:		WATER DIST:
	WORKFORCE DEVELOPMENT		
	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		



STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: USE PERMIT APPLICATION NO. PLN2022-0029 – OUTFRONT MEDIA

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
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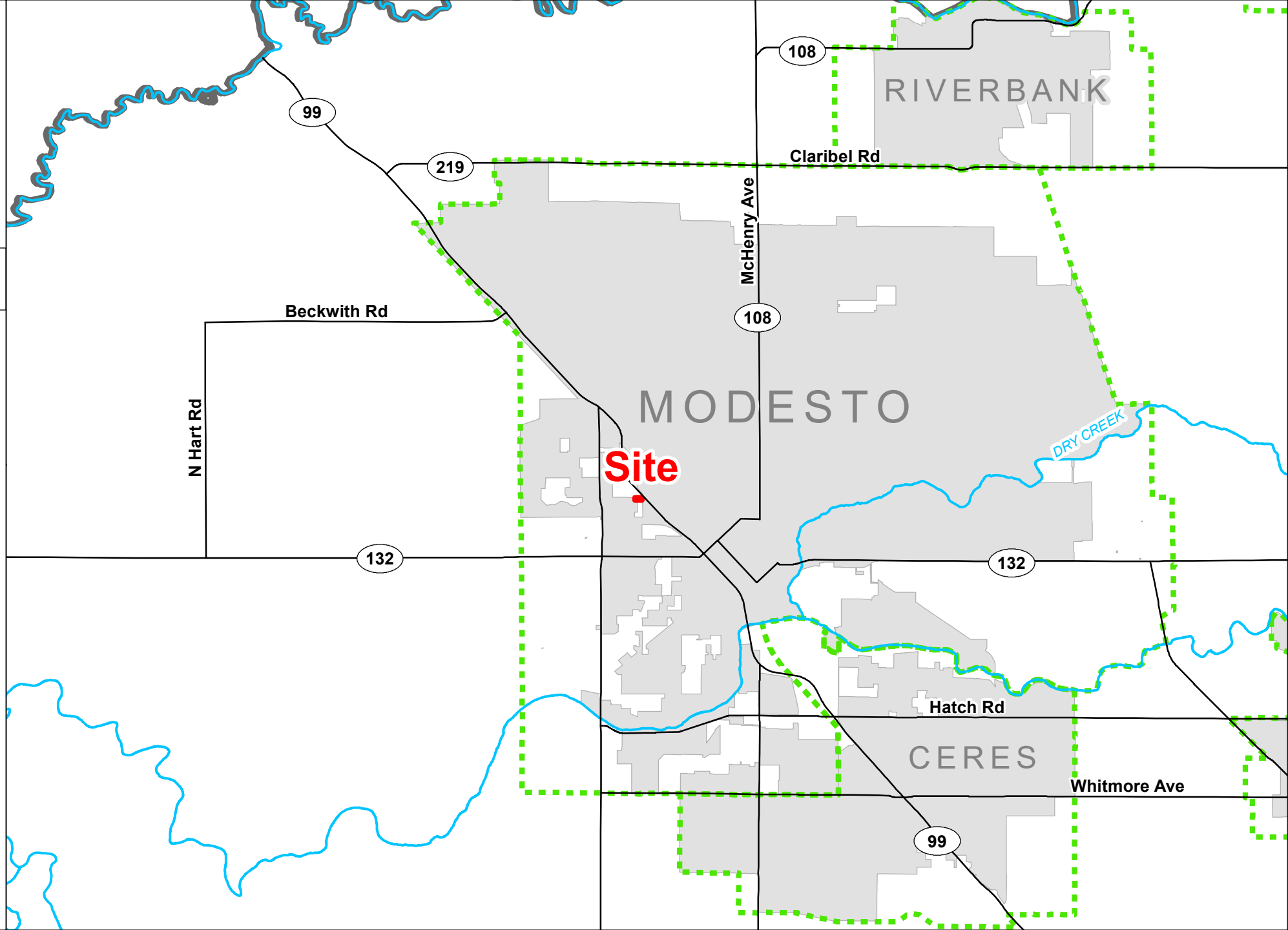
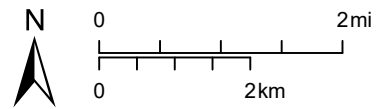
OUT FRONT MEDIA

UP PLN2022-0029

AREA MAP

LEGEND

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









OUT FRONT MEDIA

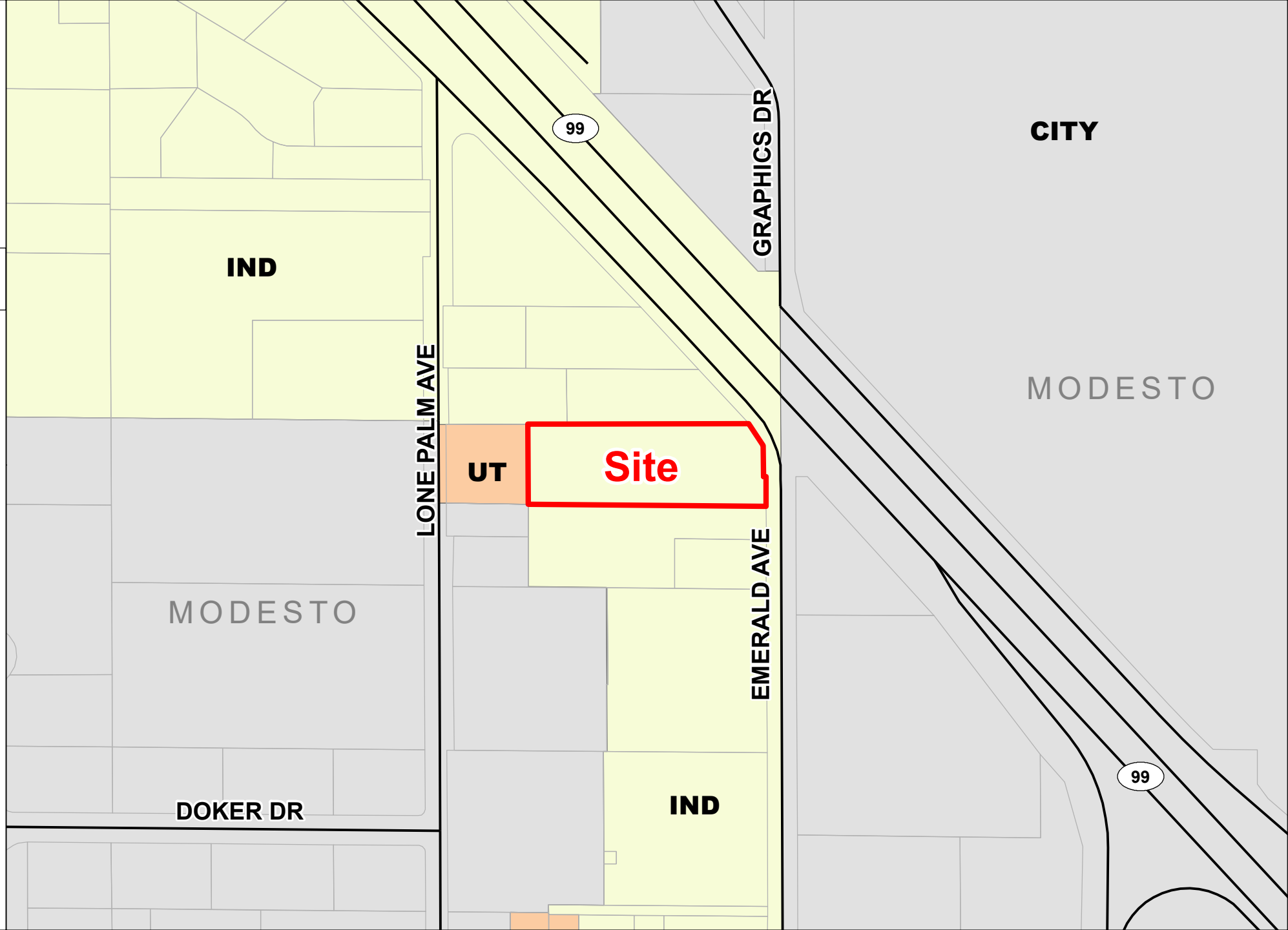
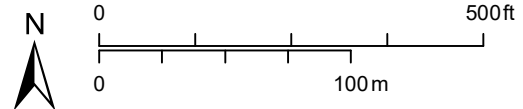
UP PLN2022-0029

GENERAL PLAN MAP

LEGEND

-  Project Site
-  City of
-  Parcel
-  Road

- General Plan**
-  Industrial
-  Urban Transition






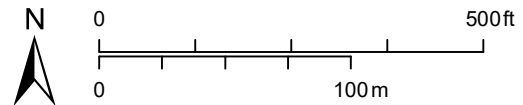
OUT FRONT MEDIA

UP PLN2022-0029

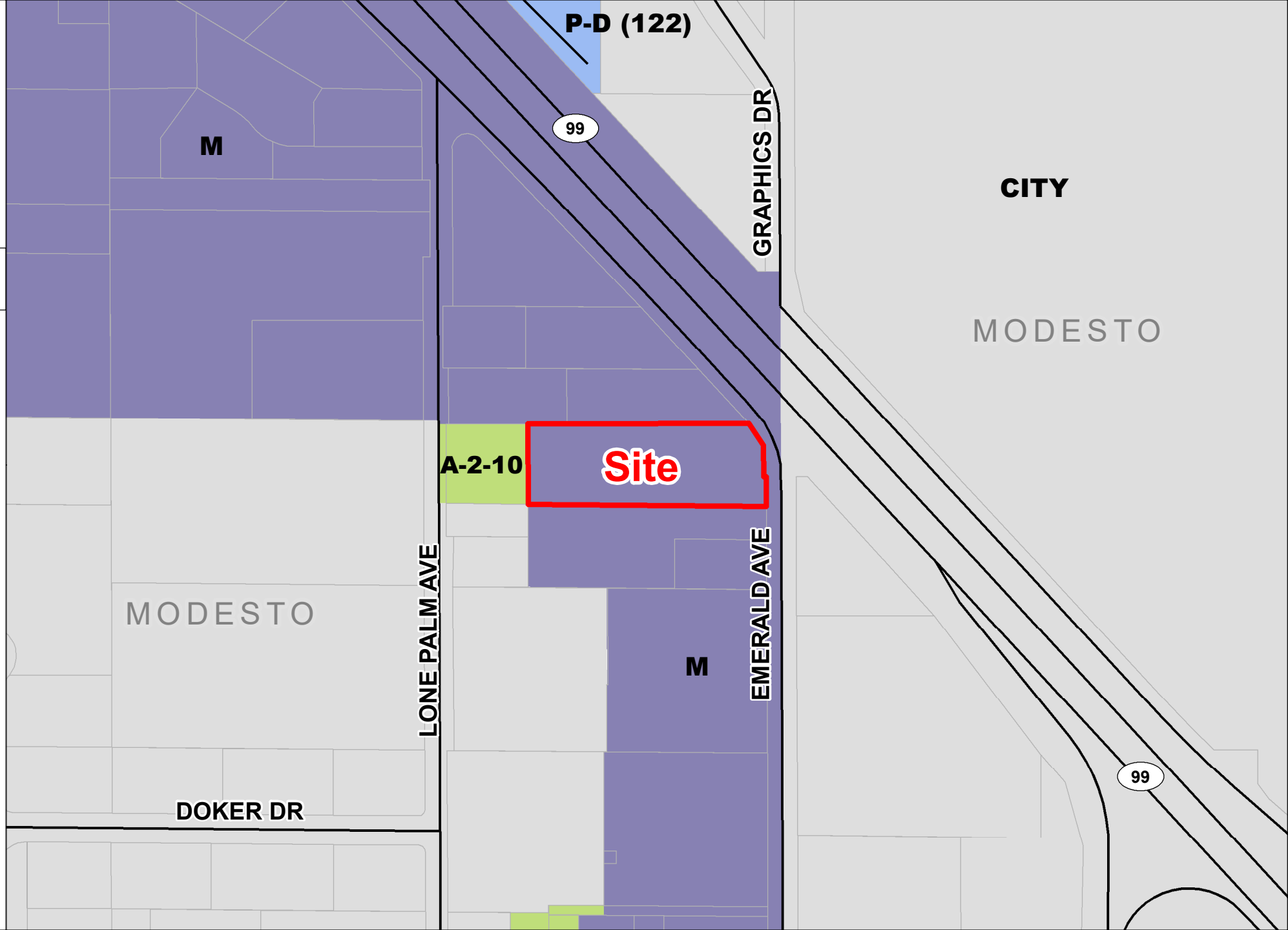
ZONING MAP

LEGEND

-  Project Site
-  City of
-  Parcel
-  Road
- Zoning Designation**
-  General Agriculture 10 Acre
-  Industrial
-  Planned Development



Source: Planning Department GIS Date: 3/23/2022



OUT FRONT MEDIA

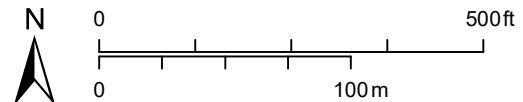
UP
PLN2022-0029

2021 AERIAL AREA MAP

LEGEND

 Project Site

 Road



Source: Planning Department GIS

Date: 3/23/2022





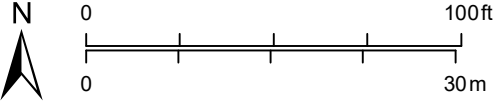
OUT FRONT MEDIA

UP
PLN2022-0029

2021 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road



OUT FRONT MEDIA

UP PLN2022-0029

ACREAGE MAP

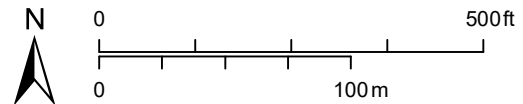
LEGEND

 Project Site

 City of

 # Parcel/Acres

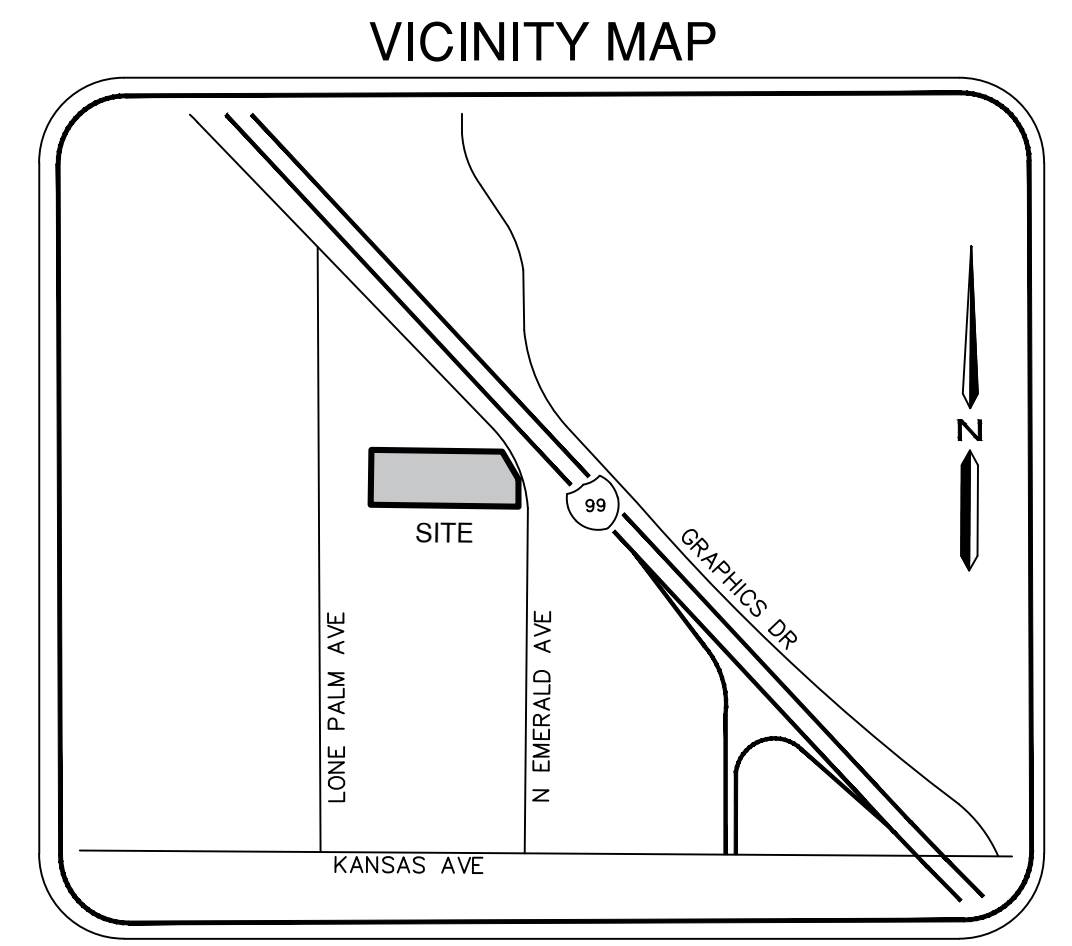
 Road



Revisions	
No.	Description

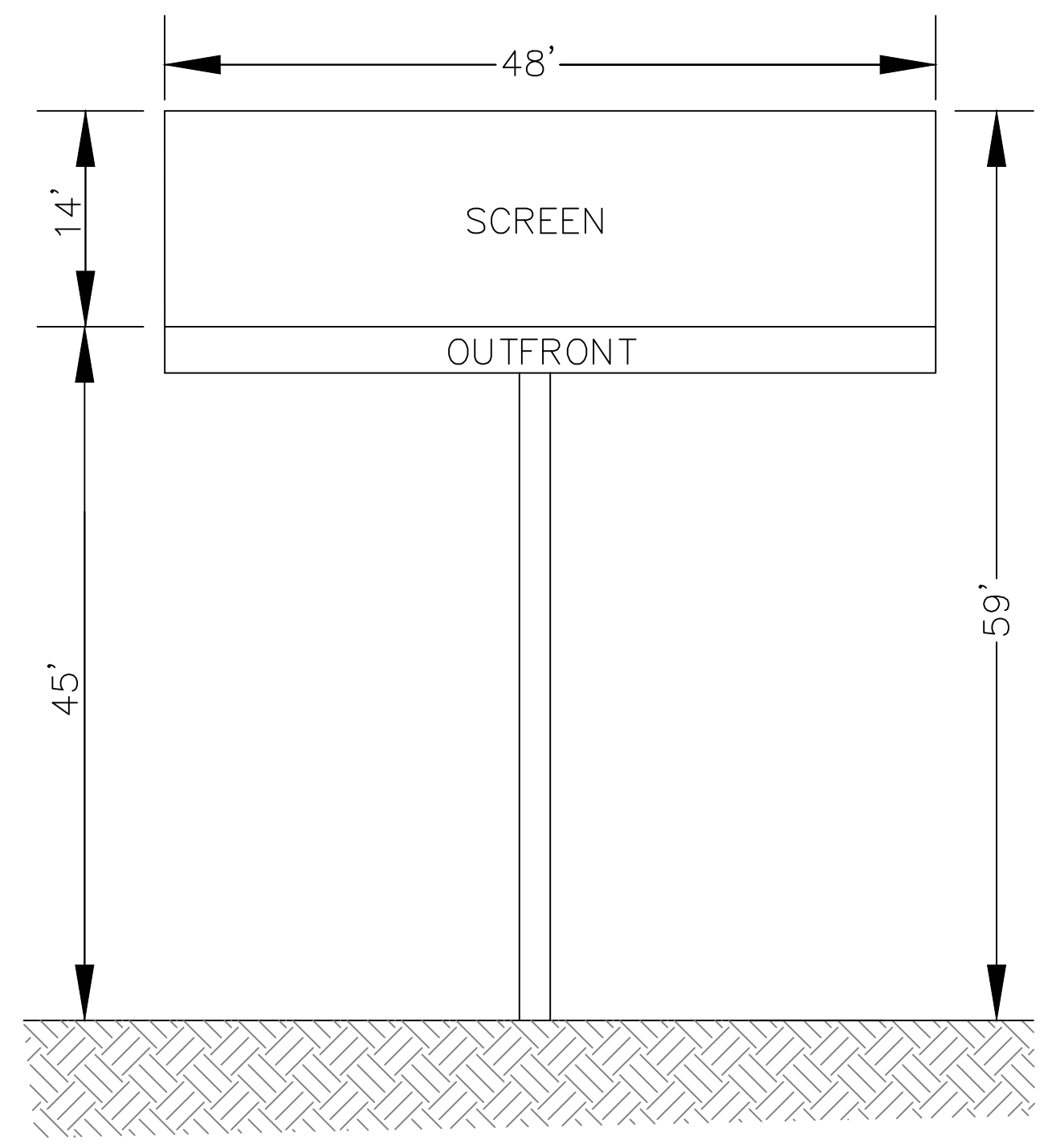
Date	11/9/2022
Scale	VARIABLES
Field	BLC
Mapping	BLC
Approved	BLC
Job No.	2022002

Drawing	2022002
1	OF 1



APPLICANT:
OUTFRONT MEDIA
KEVIN JOHNSON
8174 BERRY AVENUE
SACRAMENTO, CA 95828
(916)596-0915

OWNER:
CROWN VIEW CORPORATION
7435 RIVER NINE DRIVE,
MODESTO, CA 95356



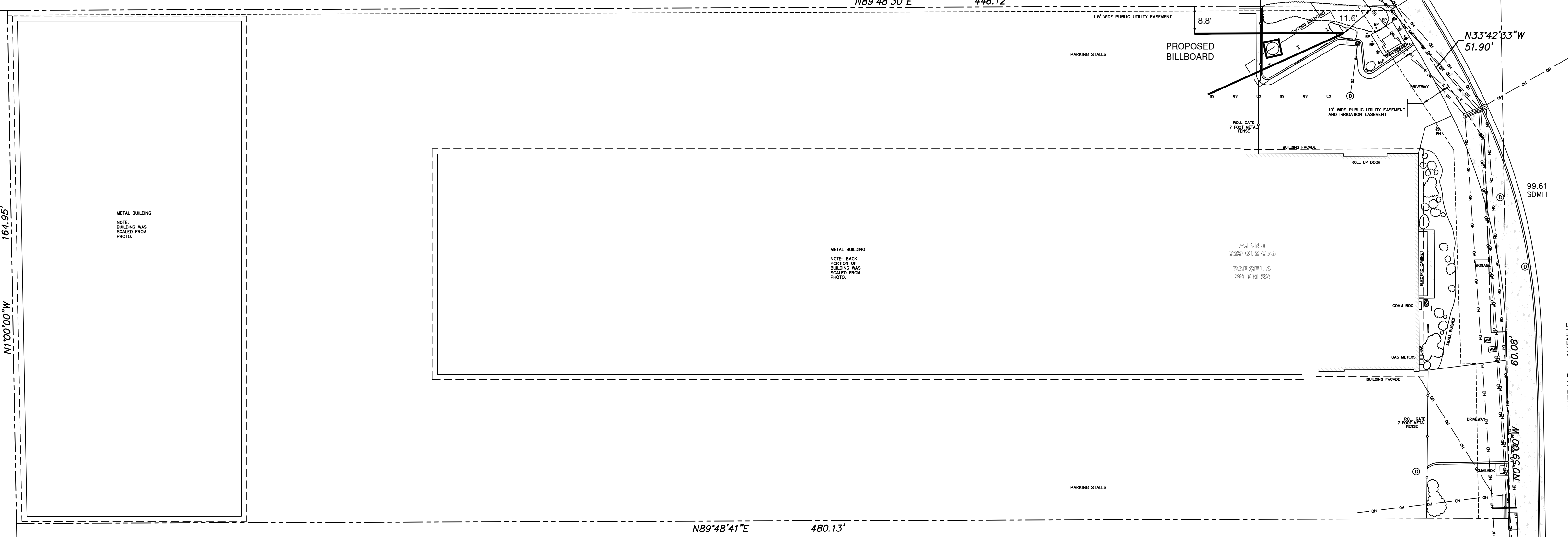
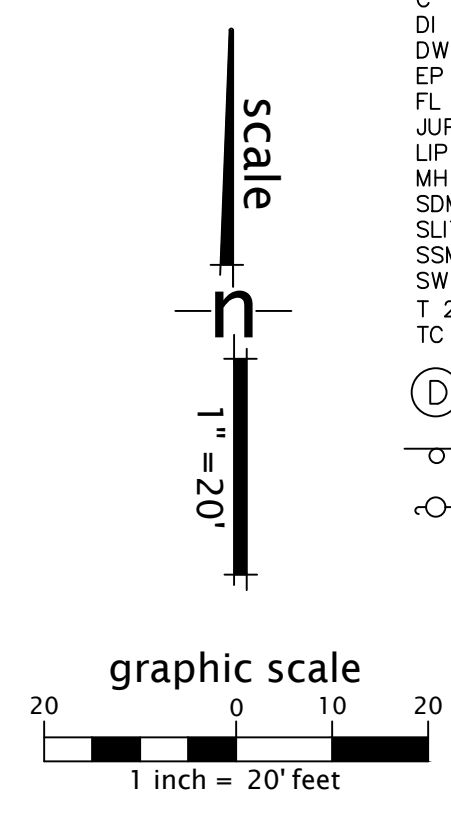
BILLBOARD ELEVATION DETAIL

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
AC	ASPHALTIC CONCRETE
BP	BOLLARD
C	CONCRETE
DI	DRAINAGE INLET
DW	DRIVEWAY
EP	EDGE OF ASPHALT PAVEMENT
FL	FLOW LINE
JUP	JOINT UTILITY POLE
LIP	LIP OF GUTTER
MH	MANHOLE
SDMH	STORM DRAINAGE MANHOLE
SLITE	SLIT
SSMH	SANITARY SEWER MANHOLE
SW	SIDEWALK
T 22"	TREE W/ 22" DIAMETER TRUNK
TC	TOP OF CURB AT FACE
(D)	STORM DRAIN MANHOLE
(S)	STREET SIGN
(J)	JOINT UTILITY POLE

LINE TYPES

---	BOUNDARY LINES
---	CENTERLINE
---	EASEMENT
---	PROPERTY LINE
---	STREET RIGHT-OF-WAY
---	SUBJECT PROPERTY BOUNDARY
---	EXISTING UTILITY LINES
---	UNDERGROUND ELECTRICAL
---	OVERHEAD UTILITY LINE(S)
---	STORM LINE
---	WATER LINE
---	CURB AND GUTTER
---	STRIPING
---	BUILDING FOOTPRINT
---	BUILDING ROOF DRIPLINE
---	CONCRETE



UTILITY NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN.
- CONTRACTORS AND OTHER PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITHIN CONSTRUCTION AREA.
- SPRINKLER HEADS AND IRRIGATION LATERAL LINES ARE NOT SHOWN HEREON.
- ADDITIONAL UNDETECTED UTILITIES MAY EXIST WITHIN THE LIMIT OF THIS SURVEY.
- CALL UNDERGROUND SERVICE ALERT (USA) 48 HOURS PRIOR TO ANY UNDERGROUND WORK.

COPYRIGHT NOTE

COPYRIGHT © CHAPPELL GEOMATICS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF CHAPPELL GEOMATICS, INC. COPIES OF THIS DRAWING WITHOUT AN ORIGINAL SIGNATURE AND STAMP ARE NOT VALID.

TREE NOTE

TREE TYPES AND SIZE ARE FOR INFORMATIONAL PURPOSES ONLY. ACTUAL TYPE OF TREE, TREE SHAPE, AND GROVE CONFIGURATION MAY VARY FROM ACTUAL FIELD CONDITIONS. NO WARRANTIES ARE IMPLIED WITH REGARD TO TREE INFORMATION.

TITLE NOTE

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH WERE FURNISHED TO CHAPPELL GEOMATICS, INC. THERE MAY EXIST DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.

TOPOGRAPHIC SURVEY NOTES

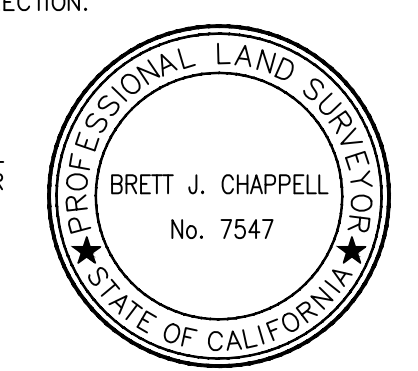
- ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE OBJECTS NOT SHOWN MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION OR PER SITE IMPROVEMENT PLANS.
- DIMENSIONAL TIES TO IMPROVEMENTS ARE 90° TO THE PROPERTY LINES UNLESS NOTED OTHERWISE.
- THE FIELD DATA FOR THIS SURVEY WAS COLLECTED USING A LEICA BLK360 LASER SCANNER AND A TRIMBLE TOTAL STATION.
- THE TOPOGRAPHIC POINTS AND LINE WORK SHOWN HEREON WERE MAPPED FROM THE LASER SCAN POINT CLOUD.
- POINT ELEVATIONS ARE FOR THE FEATURE DESCRIBED AND DO NOT CORRESPOND PRECISELY TO THE ADJACENT HORIZONTAL LOCATION. PRECISE LINE WORK WAS DERIVED FROM THE LASER SCAN POINT CLOUD.

SURVEYOR'S STATEMENT

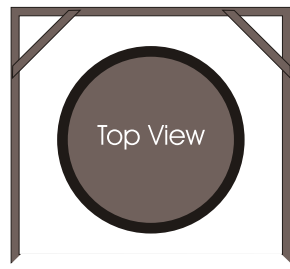
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

Brett J. Chappell

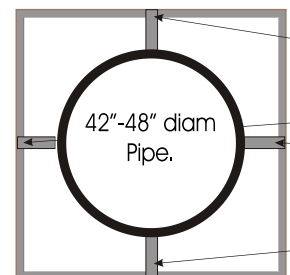
BRETT J. CHAPPELL, PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 7547
EXPIRATION DATE: DECEMBER 31, 2023



2/9/2022
DATE



Top View



42"-48" diam Pipe.

Removable end sections on this side only.

WELDED ANGLE IRON SECTIONS BETWEEN PIPE AND POLE COVER FRAMING TO SECURE POLE COVER IN PLACE. BY INSTALLER

Fabricate and install one 5' x 5' x 46' +/- tall pole cover for new billboard.
Internal angle to be 1-1/2" x 1/1/2" x 3/16".

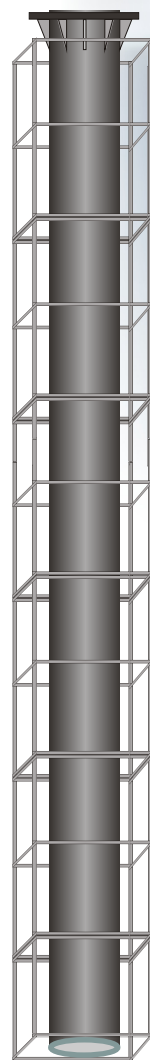
Outer skin to be .100 thick aluminum, Smooth satin finish to be painted Matthews Brushed Aluminum. 1/2" tall x 1/2" deep inset reveals painted same color as pole cover.

Pole cover to be welded to pipe as noted in diagram.

1027 North Emerald Ave, Modesto CA



ADDRESS 1027 N Emerald Ave, Modesto, CA
DATE 12-13-21
DRAWING NUMBER Outfront-12-13-21



FRONT VIEW SHOWING EXAMPLE OF APPROX. PLACEMENT OF INTERNAL FRAMING

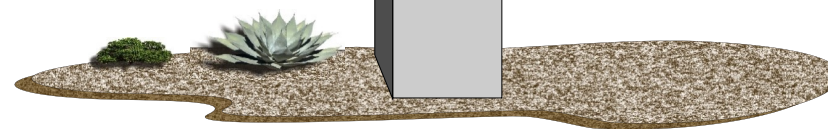
60'

48'

14'



OUTFRONT





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

<p><u>Please Check all applicable boxes</u> APPLICATION FOR: <i>Staff is available to assist you with determining which applications are necessary</i></p> <table border="0"> <tr> <td><input type="checkbox"/> General Plan Amendment</td> <td><input type="checkbox"/> Subdivision Map</td> </tr> <tr> <td><input type="checkbox"/> Rezone</td> <td><input type="checkbox"/> Parcel Map</td> </tr> <tr> <td><input type="checkbox"/> Use Permit</td> <td><input type="checkbox"/> Exception</td> </tr> <tr> <td><input checked="" type="checkbox"/> Variance</td> <td><input type="checkbox"/> Williamson Act Cancellation</td> </tr> <tr> <td><input type="checkbox"/> Historic Site Permit</td> <td><input type="checkbox"/> Other <u>ALLOW OFFFRONT TO BUILD 1 OFFPREMISE</u></td> </tr> </table>	<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 checked="" type="checkbox"/> Variance	<input type="checkbox"/> Williamson Act Cancellation	<input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Other <u>ALLOW OFFFRONT TO BUILD 1 OFFPREMISE</u>	<p>PLANNING STAFF USE ONLY: Application No(s): _____ Date: <u>03/08/2022</u> S _____ T _____ R _____ GP Designation: _____ Zoning: _____ Fee: <u>\$4,989.00</u> Receipt No. _____ Received By: <u>EB</u> Notes: <u>UP</u></p>
<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 checked="" type="checkbox"/> Variance	<input type="checkbox"/> Williamson Act Cancellation										
<input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Other <u>ALLOW OFFFRONT TO BUILD 1 OFFPREMISE</u>										

DIGITAL BILLBOARD STRUCTURE w/2 14x48' FACES,

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).*

OUTFRONT MEDIA DESIRES TO ENTER INTO AN AGREEMENT WITH THE CITY OF MODESTO AND STANISLAUS COUNTY TO PERMIT AND BUILD 1 OFF-PREMISE ^{DIGITAL} ADVERTISING SIGN WITH 2 14' X 48' FACES ALONG HIGHWAY 99 UNDER THE CITY OF MODESTO SIGN CODE AND IN LIEU OF COMPENSATION FOR THE REMOVAL OF 3 STRUCTURES THE COUNTY HAS REQUESTED US TO REMOVE FOR THEIR BRIDGE PROJECT. A TOTAL OF 5 STRUCTURES WILL BE REMOVED FOR THE ONE BEING PERMITTED AND BUILT. THE CITY/COUNTY WILL ALSO RECEIVE FREE AD SPACE

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 029 Page 012 Parcel 73

Additional parcel numbers: 029-012-073
 Project Site Address or Physical Location: 1027^N EMERALD AVE
MODESTO CA 95357

Property Area: Acres: 1.79 AC or Square feet: _____

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

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)
8/24 2000 PROPERTY DEVELOPED
BLO 2000-01374 AND BLO 2000-01375

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:	<u>1034 EMERALD AVE</u> <u>029-013-008</u>	<u>WAREHOUSES - (HIGHWAY 99)</u>
West:	<u>1042 LONE PALM AVE</u> <u>029-012-042</u>	<u>MISC MIXED COMMERCIAL</u>
North:	<u>1051 N. EMERALD AVE</u> <u>029-011-033</u>	<u>MULTI USE WAREHOUSE</u>
South:	<u>1013 EMERALD AVE</u> <u>029-012-072</u>	<u>MULTI USE WAREHOUSE</u>

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 N/A Do you propose to cancel any portion of the Contract?

Yes No N/A 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: _____ N/A _____

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.) **BILLBOARD SIGN STRUCTURE**

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: 33,250 Sq. Ft. Landscaped Area: _____ Sq. Ft.

Proposed Building Coverage: 25 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) _____

1 4.5 FOOT MONOPOLE PLACED IN GROUND -

Number of floors for each building: N/A

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

60' OVERALL HEIGHT.

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) _____

POLE WILL BE PLACED IN EXISTING PLANTER AREA IN N.E.

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)

CORNER OF PROPERTY

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

Electrical: _____ Sewer*: _____

Telephone: N/A (AT&T WIRELESS) Gas/Propane: _____

Water**: _____ Irrigation: N/A

*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: N/A Total Dwelling Units: _____ Total Acreage: _____

Net Density per Acre: N/A Gross Density per Acre: _____

(complete if applicable)	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	<u>N/A</u>	_____	_____	_____
Acreage:	<u>N/A</u>	_____	_____	_____

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): EXISTING WAREHOUSE SPACES ARE USED FOR VARIOUS COMMERCIAL BUSINESS.

Type of use(s): NEW USE WILL BE 1 MONOPOLE DIGITAL OFF PREMISE ADVERTISING STRUCTURE WITH 2, 14' X 48' AD FACES THAT IS 60' OVERALL IN HEIGHT (6720' EACH)

Days and hours of operation: 24/7

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

N/A

Occupancy/capacity of building: N/A

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

Estimated number of daily customers/visitors on site at peak time: 0

Other occupants: N/A

Estimated number of truck deliveries/loadings per day: 0

Estimated hours of truck deliveries/loadings per day: 0

Estimated percentage of traffic to be generated by trucks: 0

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: N/A

Warehouse area: N/A

Sales area: N/A

Storage area: N/A

Loading area: N/A

Manufacturing area: N/A

Other: (explain type of area) SEE PREVIOUS

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)
EMERALD AVE OFF OF KANSAS AVE

Yes No Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes No Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes No Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

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

STORM DRAINAGE:

N/A

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

Other: (please explain) _____

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

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

EROSION CONTROL:

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

N/A

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

ADDITIONAL INFORMATION:

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