



## Referral Early Consultation

**Date:** April 5, 2022  
**To:** Distribution List (See Attachment A)  
**From:** Emily Basnight, Assistant Planner  
 Planning and Community Development  
**Subject:** REZONE AND SUBDIVISION MAP APPLICATION NO. PLN2022-0026 –  
 STORY ROAD SUBDIVISION  
**Respond By:** April 20, 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:** Torre Reich, Malet Development  
**Project Location:** 3700 Story Road, between East Zeering Road and Walton Street, in the community of Denair.  
**APN:** 024-055-060  
**Williamson Act Contract:** N/A  
**General Plan:** Low Density Residential  
**Community Plan:** Low Density Residential  
**Current Zoning:** Rural Residential (R-A)

**Project Description:** This is a request to rezone a 4.82± acre parcel from Rural Residential (R-A) to Planned Development (P-D) to increase the maximum building site coverage from 40 to 50 percent, and to subdivide the parcel into 17 single-family residential lots ranging in size from 8,000 to 10,594 square feet. Romie Way will be extended through the site which will connect to a cul-de-sac (proposed to serve lots 1-5, 9-16, and Lot A) that will include a stub-out to serve future development east of the project site. The remaining lots (lots 6-8 and proposed Lot B) will have access and road frontage onto Story Road. If approved, each residential lot could be developed with one single-family dwelling, an accessory dwelling unit, and a junior accessory dwelling unit. The setback requirements will be consistent with those of the County’s R-A zoning district. A “can

serve” letter for water and sewer services to serve the residential development has been issued from the Denair Community Services District for the project. Stormwater is proposed to be managed for the development through a 13,098 square-foot expansion (Lot A) of an existing stormwater basin located on APN 024-022-029, which currently serves an existing residential development to the south.

The project site is currently improved with one single-family dwelling and an attached two-car garage; the single-family dwelling and garage will remain on proposed Lot B of the proposed subdivision map. Improvements for curb-gutter and sidewalk are proposed for each lot as part of this project. The project is surrounded by single-family lots to the north and south and the Denair Community Services District facility to the west. An agriculturally-zoned ranchette parcel is to the east of the project site. The applicant has requested an alternative to the County’s Agricultural Buffer requirement of a 6-foot-tall wooden fence to be installed along the easterly boundary of the proposed basin and along the eastern property lines of proposed lots 15 and 16; a barricade per Public Works’ Standards and Specifications is proposed along the street stub to the east to prevent trespass onto the adjacent agriculturally-zoned parcel.

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



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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

**REZONE AND SUBDIVISION MAP APPLICATION NO. PLN2022-0026 – STORY ROAD SUBDIVISION**  
 Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
	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
	CITY OF:	X	STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DIST: DENAIR	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST TWO: CHIESA
X	DISPOSAL DIST: TURLOCK SCAVENGER	X	STAN COUNTY COUNSEL
X	FIRE PROTECTION DIST: DENAIR		StanCOG
X	GSA: WEST TURLOCK SUBBASIN	X	STANISLAUS FIRE PREVENTION BUREAU
	HOSPITAL DIST:	X	STANISLAUS LAFCO
X	IRRIGATION DIST: TURLOCK		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOSQUITO DIST: TURLOCK		SURROUNDING LAND OWNERS
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	TELEPHONE COMPANY: AT&T
X	MUNICIPAL ADVISORY COUNCIL: DENAIR		TRIBAL CONTACTS (CA Government Code §65352.3)
X	PACIFIC GAS & ELECTRIC		US ARMY CORPS OF ENGINEERS
X	POSTMASTER: DENAIR		US FISH & WILDLIFE
X	RAILROAD: BURLINGTON NORTHERN SANTA FE		US MILITARY (SB 1462) (7 agencies)
X	SAN JOAQUIN VALLEY APCD		USDA NRCS
X	SCHOOL DIST 1: DENAIR UNIFIED		WATER DIST:
	SCHOOL DIST 2:		
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		



## 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:** REZONE AND SUBDIVISION MAP APPLICATION NO. PLN2022-0026 –  
STORY ROAD SUBDIVISION

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

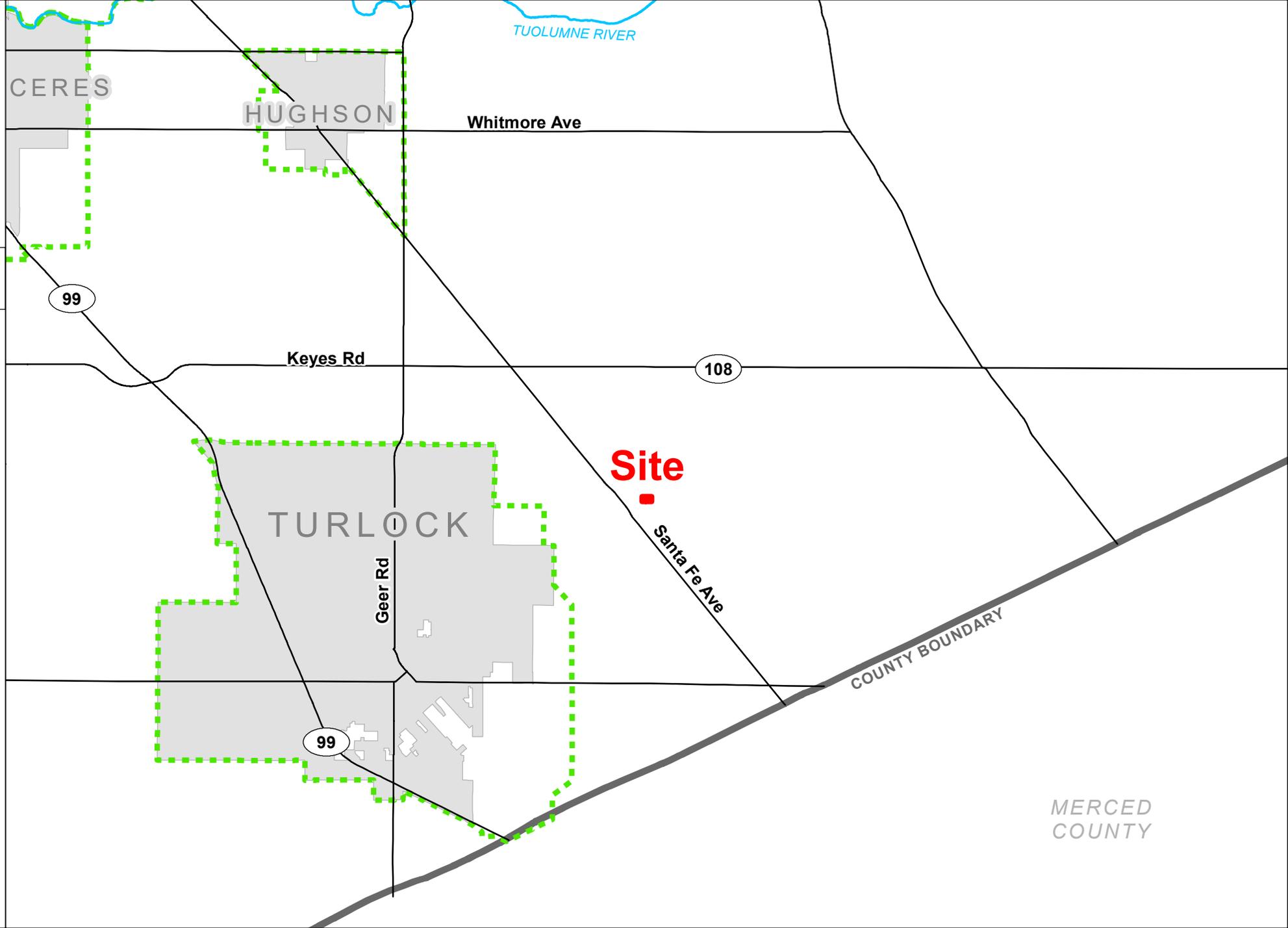
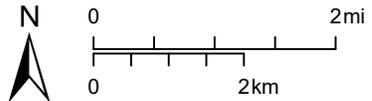
# STORY ROAD SUBDIVISION

## TSM REZ PLN2022-0026

### AREA MAP

#### LEGEND

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



MERCED  
COUNTY

# STORY ROAD SUBDIVISION

## TSM REZ PLN2022-0026

### GENERAL PLAN MAP

#### LEGEND

 Project Site

 Parcel

 Road  Canal

#### General Plan

 Agriculture

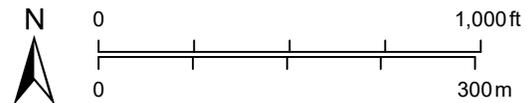
 Urban Transition

 Planned Development

 Medium Density Residential

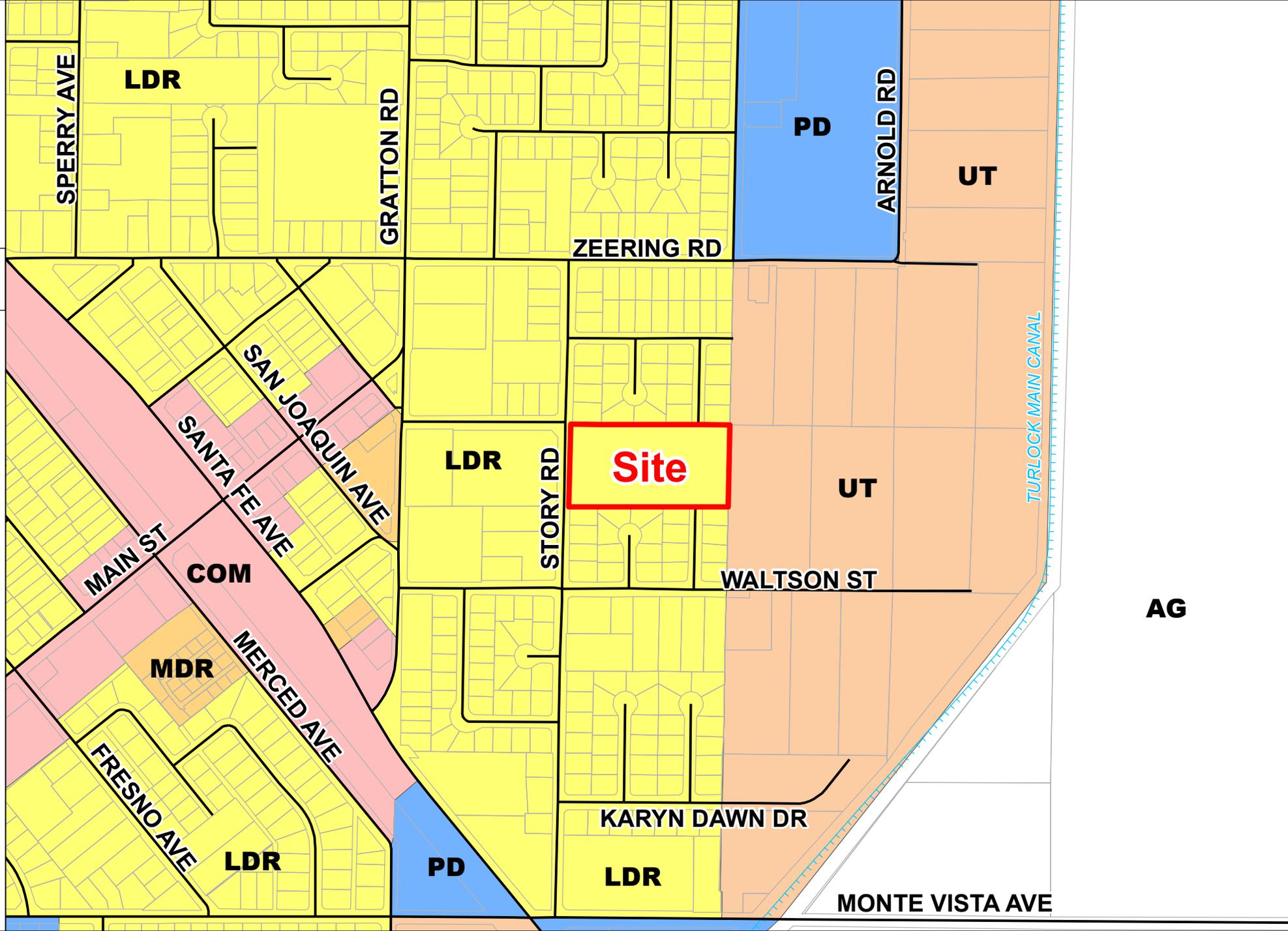
 Low Density Residential

 Commercial



Source: Planning Department GIS

Date: 3/31/2022



# STORY ROAD SUBDIVISION

## TSM REZ PLN2022-0026

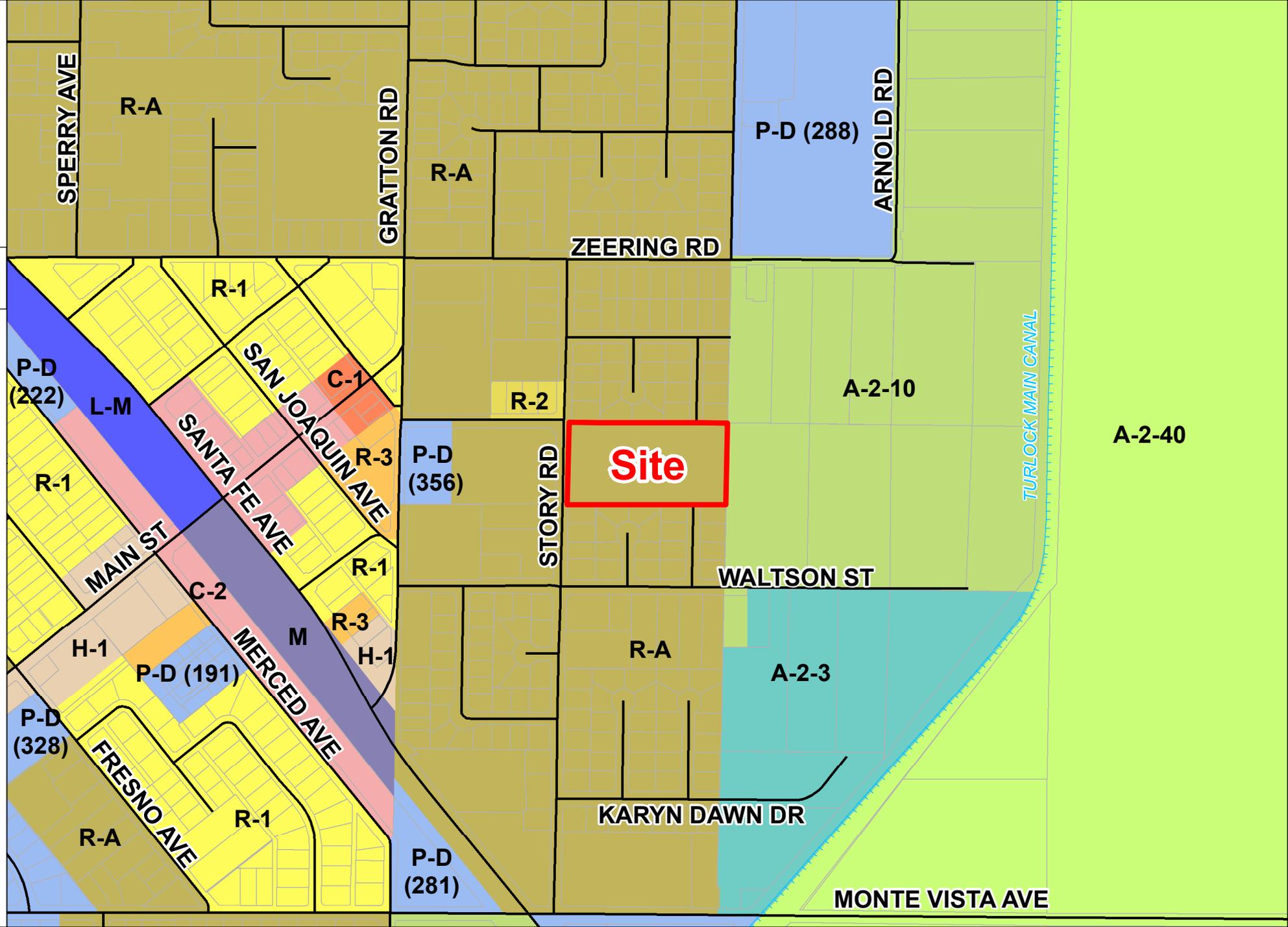
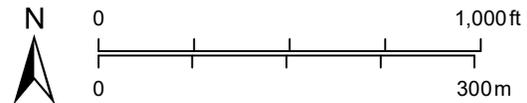
### ZONING MAP

#### LEGEND

-  Project Site
-  Parcel
-  Road
-  Canal

#### Zoning Designation

-  General Agriculture 10 Acre
-  General Agriculture 40 Acre
-  General Agriculture 3 Acre
-  Rural Residential
-  Multiple Family
-  Single Family Residential
-  Planned Development
-  Medium Density Residential



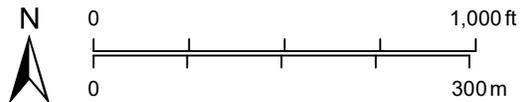
# STORY ROAD SUBDIVISION

TSM REZ  
PLN2022-0026

2021 AERIAL AREA MAP

## LEGEND

-  Project Site
-  Road
-  Canal



# STORY ROAD SUBDIVISION

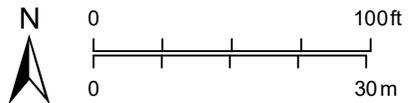
TSM REZ  
PLN2022-0026

2021 AERIAL SITE MAP

## LEGEND

-  Project Site
-  Road
-  Canal

STORY RD





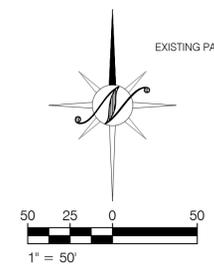
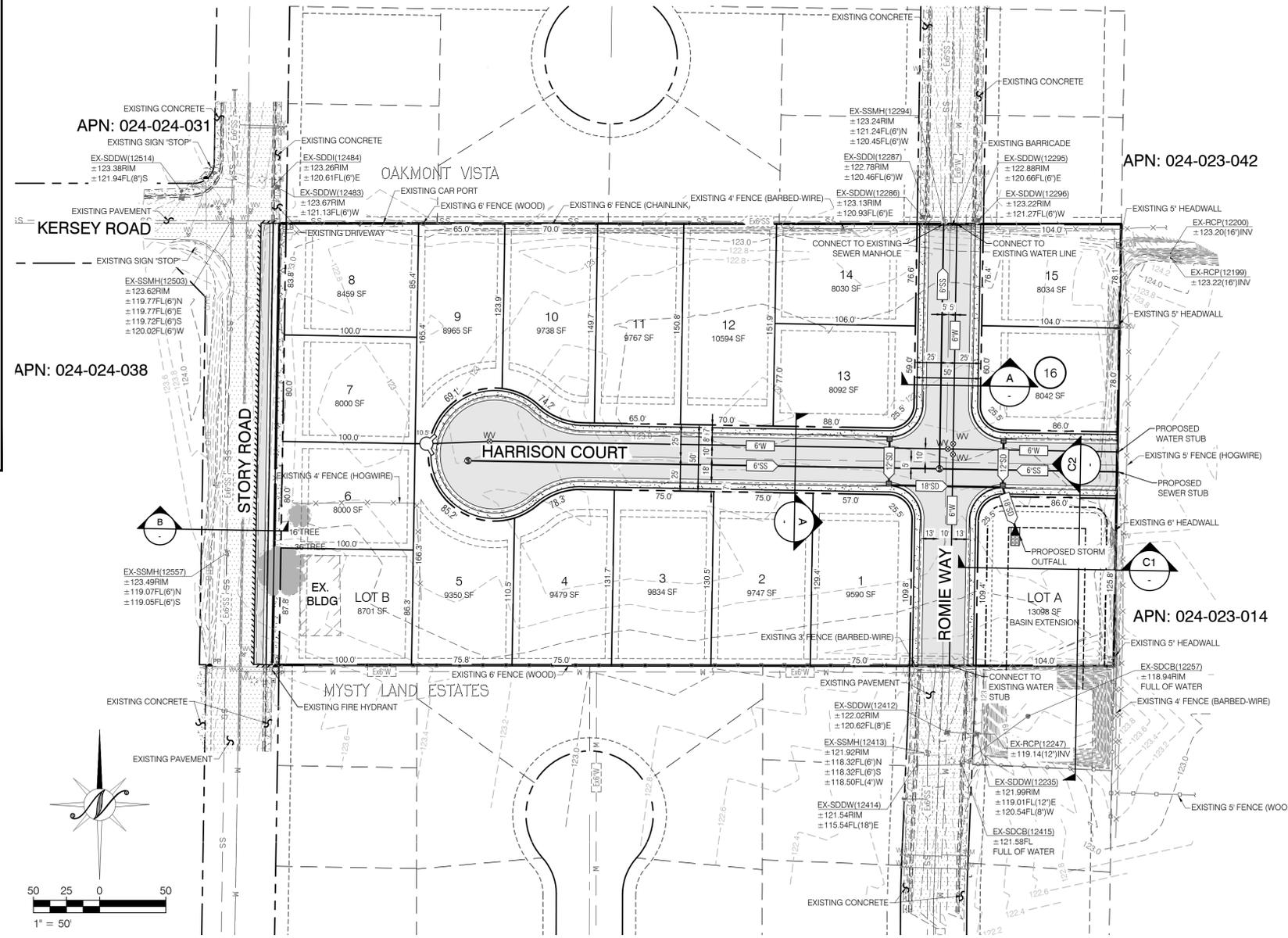
**LEGEND**

	EXISTING	PROPOSED
BOUNDARY LINE	N/A	---
CENTERLINE	---	---
RIGHT-OF-WAY	---	---
PARCEL LINE	---	---
CURB, GUTTER, AND SIDEWALK	---	---
EDGE OF PAVEMENT	---	---
DIRT ROAD	N/A	---
OVER HEAD ELECTRICAL	---	---
GAS LINE	---	---
CONTOURS	---	---
WALL (SEE LABEL FOR TYPE)	---	---
FENCE (CHAINLINK OR VINYL)	---	---
FENCE (WIRE OR HOGWIRE)	---	---
FENCE (WOOD OR WROUGHT IRON)	---	---
BARRICADE	---	---
TREE OR SHRUB/TO BE REMOVED	---	---
SIGN	---	---
SERVICE POLE	N/A	---
BUILDING SETBACK	N/A	---
STORM DRAIN (MAIN)	---	---
STORM DRAIN MAINTENANCE HOLE	---	---
CURB INLET	N/A	---
STORM DRAIN OUTFALL	N/A	---
WATER (MAIN)	---	---
WATER VALVE	---	---
FIRE HYDRANT	---	---
SEWER MAINTENANCE HOLE	---	---
SEWER (MAIN)	---	---

# TENTATIVE SUBDIVISION MAP

## STORY ROAD SUBDIVISION

### STANISLAUS COUNTY, CALIFORNIA



**PROJECT INFORMATION**

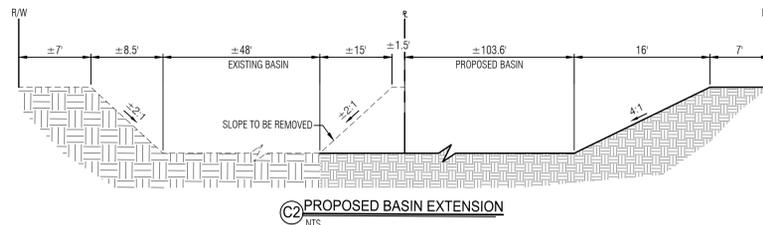
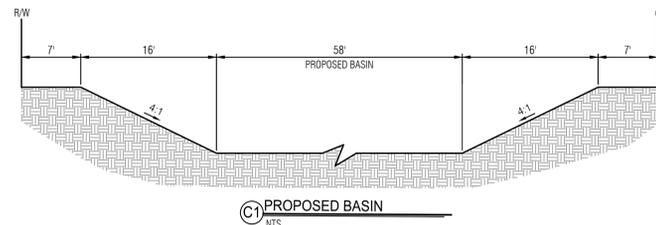
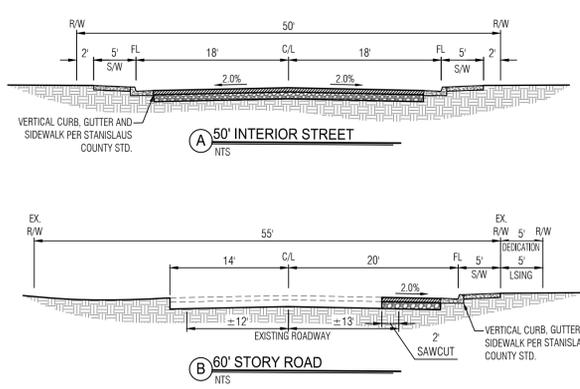
A. REGULATORY AGENCY:	STANISLAUS COUNTY 1010 10TH STREET, SUITE 3400 MODESTO, CA 95354 T. (209) 525-6557 CONTACT: JEREMY BALLARD
B. APPLICANT:	MALET DEVELOPMENT 219 N. BROADWAY TURLOCK, CA. 95380 T. (209) 668-8721 CONTACT: TORRE REICH
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC. 620 12th STREET MODESTO CA, 95354 T. (209) 524-3525 CONTACT: PAMELA HURBAN
D. ASSESSORS PARCEL NUMBER:	024-055-060
E. EXISTING LAND USE:	SINGLE-FAMILY HOME AND OPEN FIELD FOR LIVESTOCK
F. PROPOSED LAND USE:	SINGLE FAMILY HOMES
G. EXISTING ZONING/GP:	LOW-DENSITY RESIDENTIAL (COUNTY GP) RESIDENTIAL-LOW (DENAIR CP) R-4
H. PROPOSED ZONING/GP:	PLANNED DEVELOPMENT/ R-1
I. TOTAL PROJECT SIZE:	4.8 ± ACRES
J. NET ACREAGE:	4.7 ± ACRES
K. TOTAL NUMBER OF R-1 LOTS:	16
L. NET DENSITY:	3.4 DU/AC
M. TYPICAL LOT SIZE:	8,000 S.F. MINIMUM
N. MAXIMUM FOOTPRINT COVERAGE:	50%
O. PARKING:	MINIMUM TWO CAR GARAGE, AND TWO DRIVEWAY SPACES PER LOT
P. CONTOURS:	1.0-FOOT INTERVALS
Q. UTILITIES:	WATER SYSTEM - DENAIR COMMUNITY SERVICE DISTRICT SANITARY SEWER - DENAIR COMMUNITY SERVICE DISTRICT STORM DRAINAGE - STANISLAUS COUNTY GAS - PG&E ELECTRIC - TID TELEPHONE - AT&T SCHOOL DISTRICT - DENAIR UNIFIED SCHOOL DISTRICT

**GENERAL NOTES**

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE STANISLAUS COUNTY STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
- STORM DRAINAGE TO BE CONVEYED TO AN ONSITE STORM DRAIN RETENTION BASIN. ALL IMPROVEMENTS TO BE CONSTRUCTED TO THE STANISLAUS COUNTY STANDARDS.
- ALL STORM DRAINAGE IMPROVEMENTS AS PART OF FUTURE IMPROVEMENTS PLANS AND STUDIES SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT 2013-0001-DWO AND THE MULTI-AGENCY POST-CONSTRUCTION STORMWATER STANDARDS MANUAL APPROVED OR ADOPTED PRIOR TO THE TIME OF THIS TENTATIVE MAP APPLICATION BEING DEEMED COMPLETE.
- SANITARY SEWER TO BE CONSTRUCTED TO THE DENAIR COMMUNITY SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- WATER SYSTEM TO BE CONSTRUCTED TO THE DENAIR COMMUNITY SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- STREET LIGHTING SHALL BE INSTALLED PER STANISLAUS COUNTY STANDARD SPECIFICATIONS.
- PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN EASEMENTS.
- THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE "MULTIPLE SUBDIVISION MAPS" AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1, AND FILE PARCEL MAPS FOR REASON OF SALE. ALL PARCEL LINES SHALL CONFORM TO THIS TENTATIVE MAP.
- PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET IN-TRACT FRONTAGES.
- ALL EXISTING STRUCTURES AND TREES ARE TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING POWER POLES AND OVERHEAD POWERLINES TO BE REMOVED/ UNDERGROUND.
- ALL LOT SETBACK REQUIREMENTS AND LOT SIZES ARE TO BE IN ACCORDANCE WITH THE DENAIR COMMUNITY PLAN.

**LEGAL DESCRIPTION**

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF STANISLAUS UNINCORPORATED AREA AND DESCRIBED AS FOLLOWS: LOT A OF BLOCK 12 OF SUBDIVISION OF THE LOTS 9 TO 16 OF THE ELMWOOD COLONY ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA, ON JANUARY 14, 1907 IN VOLUME 2 OF MAPS AT PAGE 41.



PLOTTED: 03/04/2022 08:48 PLOTTED BY: Pchaban  
 DRAWING: P:\21-2883 Story Road Subdivision\Parings\TM1.MXD 1.dwg



NO.	DATE	APPROVED	REVISIONS	DESCRIPTIONS

**TENTATIVE SUBDIVISION MAP**  
**STORY ROAD SUBDIVISION**  
**STANISLAUS COUNTY, CALIFORNIA**



JOB #:	21-2883
DATE:	03/04/2022
SCALE:	AS SHOWN
DRAWN:	EP
DESIGN:	CV/PMH
CHKD:	TPD

SHEET NUMBER  
**TM1.1**



Revisions	Date	By
△	Modification	

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

© 2021

Story Road  
Subdivision  
Denair, CA

Torre Reich Construction  
219 N Broadway,  
Turlock, CA 95380  
(209)620-5956

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

**Subdivision  
Street Tree  
Plan**

Scale:

1" = 30'-0"

Date:

March 2, 2022

Drawn/Checked:

AL / JWA

Project No.:

22-2413

Sheet Number:

**L0.1**

**STREET TREE PLANTING SCHEDULE**

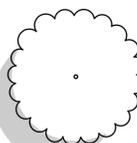
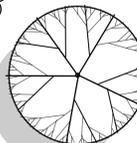
Residential street trees associated with each home are to be planted at the time the home is built and ready for occupancy. The County will require the street tree from this plan to be installed at the time of the installation of the front yard landscape and prior to issuance of the Certificate of Occupancy.

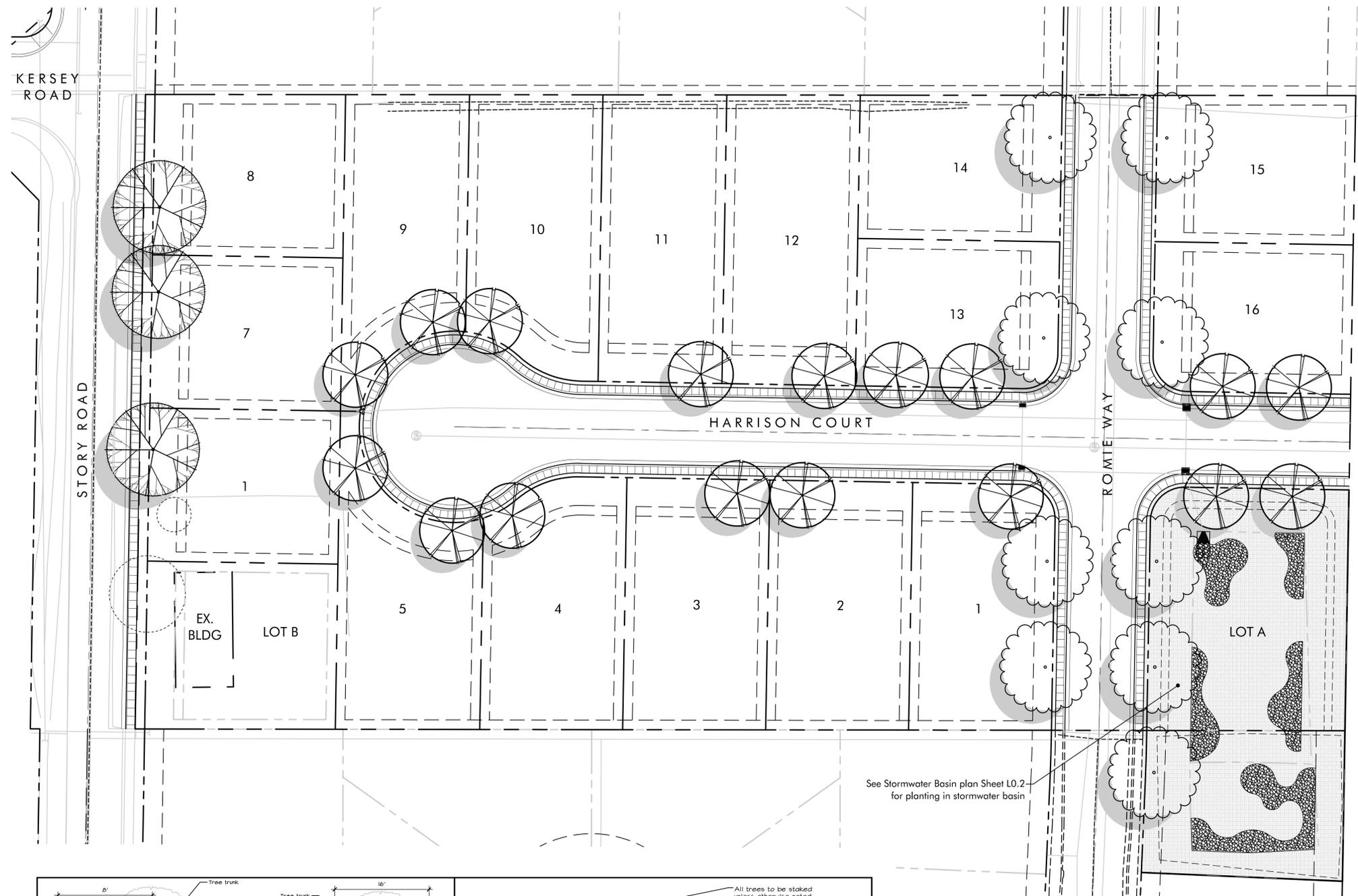
The location of trees as shown on this plan is referential. The contractor shall review the site and plant trees clear of conflicts:

- Curb Returns - Trees to be planted 35' from beginning
- Street Lights - Trees to be planted 20' clear
- Driveways - Trees to be planted 10' clear
- Sidewalks - Trees to be planted 3' clear
- Wet Utilities - Trees to be planted 15' clear
- Drain Lines - Trees to be planted 12' clear

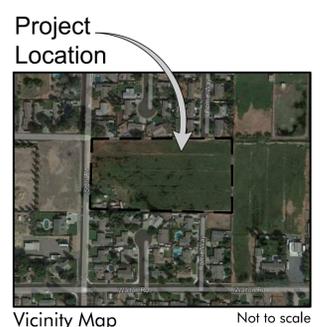
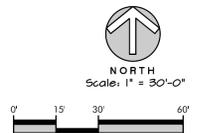
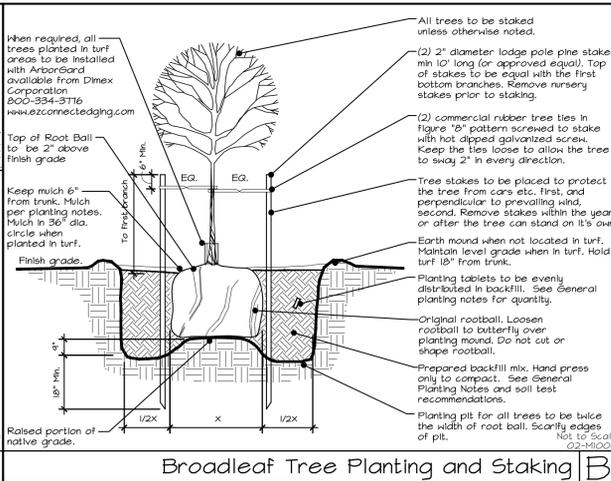
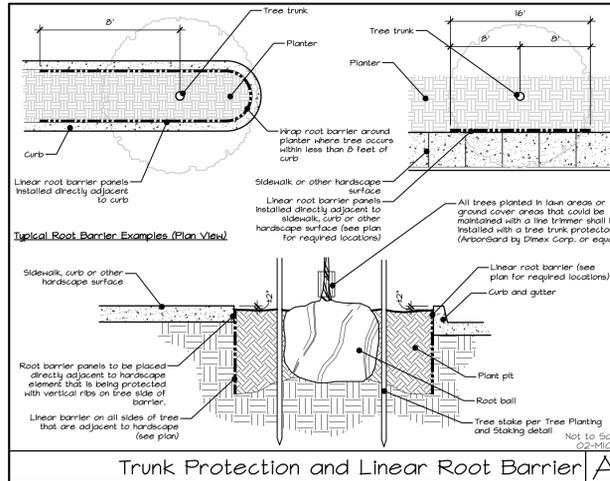
Where conflicts occur that preclude a tree from being planted, coordinate with the County Planning Dept. for alternate tree planting location or approval to omit the tree.

The following trees are to be planted at 15-gallon size with staking and root barriers per the tree planting and root barrier details on this sheet. The following tree species are associated with each street:

-  Harrison Court - 15-gal. Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache
-  Romie Way - 15-gal. Quercus virginiana Southern Live Oak
-  Story Road - 15-gal. Ulmus parvifolia 'True Green' Tru Green Elm



See Stormwater Basin plan Sheet L0.2 for planting in stormwater basin





Revisions	Date	By
△	Modification	

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

© 2021

**Story Road Subdivision**  
 Denair, CA

**Stormwater Basin**

**Torre Reich Construction**  
 219 N Broadway,  
 Turlock, CA 95380  
 (209)620-5956

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

**Preliminary Landscape Plan**

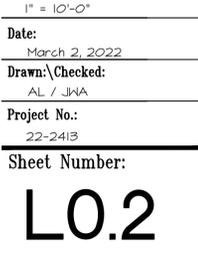
Scale:  
 1" = 10'-0"

Date:  
 March 2, 2022

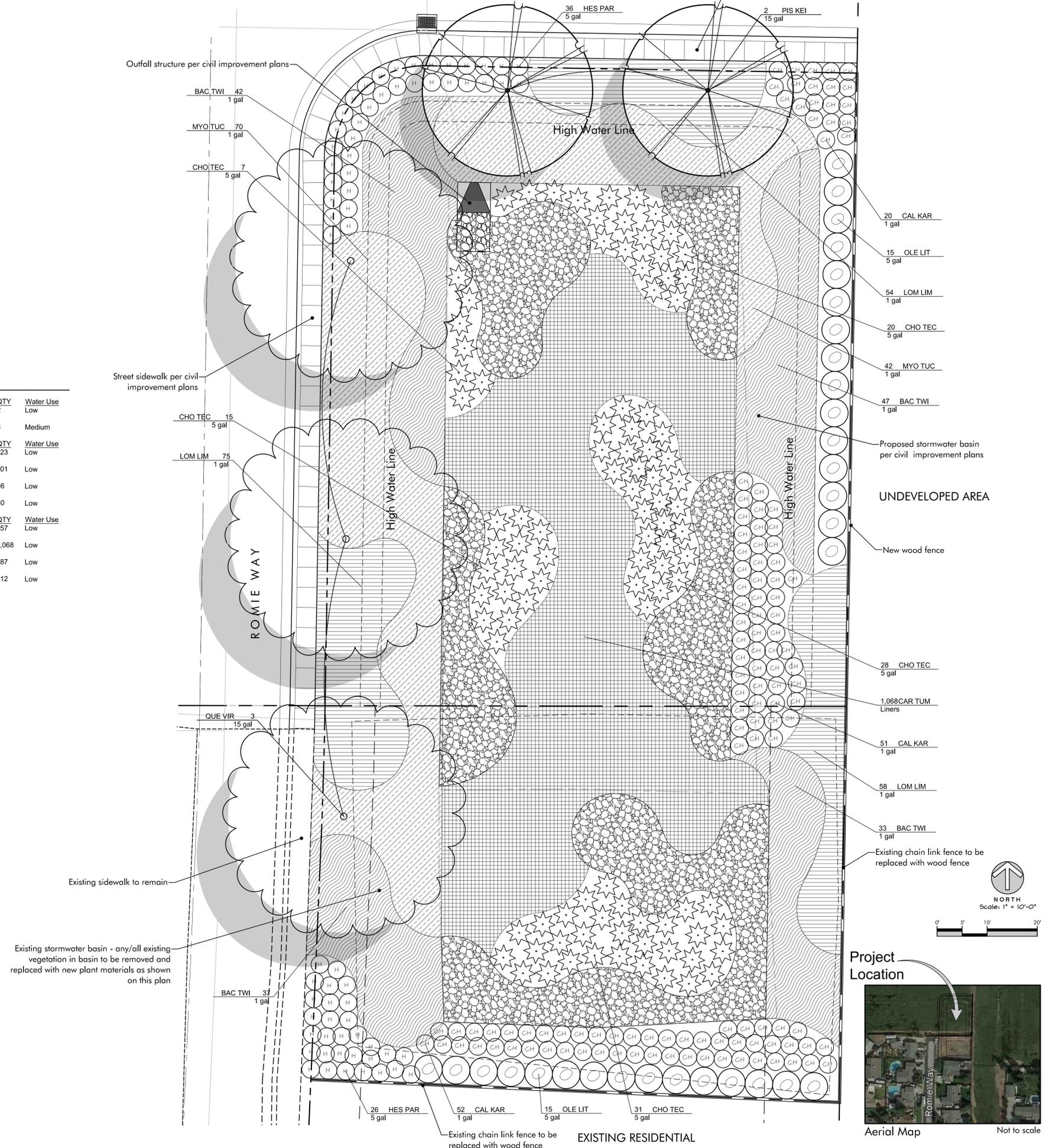
Drawn/Checked:  
 AL / JVA

Project No.:  
 22-2413

Sheet Number:  
**L0.2**



**HARRISON COURT**



**Landscape Design Concept**

The proposed landscape for the Story Road stormwater basin is comprised of a combination of drought tolerant ornamental shrubs, grasses and groundcovers that can withstand temporary periods of inundation, while also being an aesthetically pleasing addition to the community. In addition to the plantings, sweeps of decorative cobblestone has been used to accentuate the design and provide additional visual interest. The landscape has been designed to be compliant with Stanislaus County's Water Efficient Landscape Ordinance (WELO).

**Landscape Irrigation**

The site will be irrigated using a fully automatic system designed to meet Stanislaus County's Water Efficient Landscape Ordinance (WELO). The system will be on a dedicated irrigation water service and meter with a backflow prevention device to meet local building codes. The irrigation system will be comprised of pop-up spray heads with rotary nozzles. A 'Smart' controller will operate the system in tandem with a weather sensor that will automatically adjust the irrigation scheduling based on current weather conditions and will suspend watering during rain events.

A complete irrigation design showing all irrigation equipment, model numbers, placement and installation details will be provided with the construction documents.

**PLANT SCHEDULE**

TREES	BOTANICAL NAME	COMMON NAME	CONT	QTY	Water Use	
PIS KEI	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	15 gal	2	Low	
QUE VIR	Quercus virginiana	Southern Live Oak	15 gal	3	Medium	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use	
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal	123	Low	
CHO TEC	Chondropetalum tectorum	Small Cape Rush	5 gal	101	Low	
HES PAR	Hesperaloe parviflora	Red Yucca	5 gal	66	Low	
OLE LIT	Olea europaea 'Little Ollie'	Little Ollie Olive	5 gal	30	Low	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	Water Use
BAC TWI	Baccharis pilularis 'Twin Peaks #2'	Twin Peaks #2 Coyote Brush	1 gal	54" o.c.	157	Low
CAR TUM	Carex tumulicola	Foothill Sedge	Liners	24" o.c.	1,068	Low
LOM LIM	Lomandra longifolia 'Lomlon'	Lime Tuff Dwarf Mat Rush	1 gal	40" o.c.	187	Low
MYO TUC	Myoporum parvifolium 'Tucson'	Trailing Myoporum	1 gal	66" o.c.	112	Low

**Organic and Mineral Materials**

Shrub and groundcover areas at the bottom of the basin and on slopes up to the high water mark shall be top-dressed with a 3" layer of 3/4" diameter tan decorative aggregate mulch; all remaining shrub and groundcover areas shall be top-dressed with a 3" layer of organic mulch derived from recycled wood chips or arbor chips from tree trimming. Organic Mulch shall be 2" minus in length and not greater than 3/8" in thickness, and shall be dark brown in color. Contractor shall provide sample for approval prior to installation. Shredded redwood or cedar bark ("Gorilla-Hair") is not acceptable.

6" layer of 2"-4" diameter Noiya cobblestone over commercial-grade weed barrier fabric  
 Cobble edging to be Dura-Edge 3/16" x 4" brown steel edging by JD Russell Co., with stakes per manufacturer.

**WELO Water Use Calculations**

The following calculations represent the intended hydrozones and water usage as designed with this Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions of these calculations. However, compliance with WELO code requirements will always remain.

ETO for Denair 50.2

Hydrozone	Type of Plants	Water Use	Plant Factor	Hydrozone Area	%	Type of Irrigation	Irrigation Efficiency	ETW
1	Low Groundcover/Shrubs	Low	0.3	18,238	84.4%	Rotator	.75	227,056
2	Cobble	None	0	3,380	15.6%	None	1	0
<b>TOTAL</b>				21,618 sf				227,056 Gallons

Maximum Applied Water Allowance (MAWA) 302,777 gallon/year  
 Estimated Total Water Usage (ETWU) 227,056 gallon/year  
 Average Irrigation Efficiency .75

ETWU is less than MAWA, therefore water usage as designed exceeds code requirements

**Water Efficient Landscape Ordinance (WELO)**

Planting and irrigation have been designed to be compliant with the Water Efficient Landscape Ordinance (WELO). The contractor shall not make substitutions of irrigation product or placement of product or plant species and cultivars without the written consent of the Landscape Architect. The contractor shall be responsible for making all modifications to ensure the requirements of WELO are met if any changes are made in the field. Water use calculations as described on these plans must be met. The signature on this plan concurs that "I have complied with the criteria of the water conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the irrigation and planting design plan."

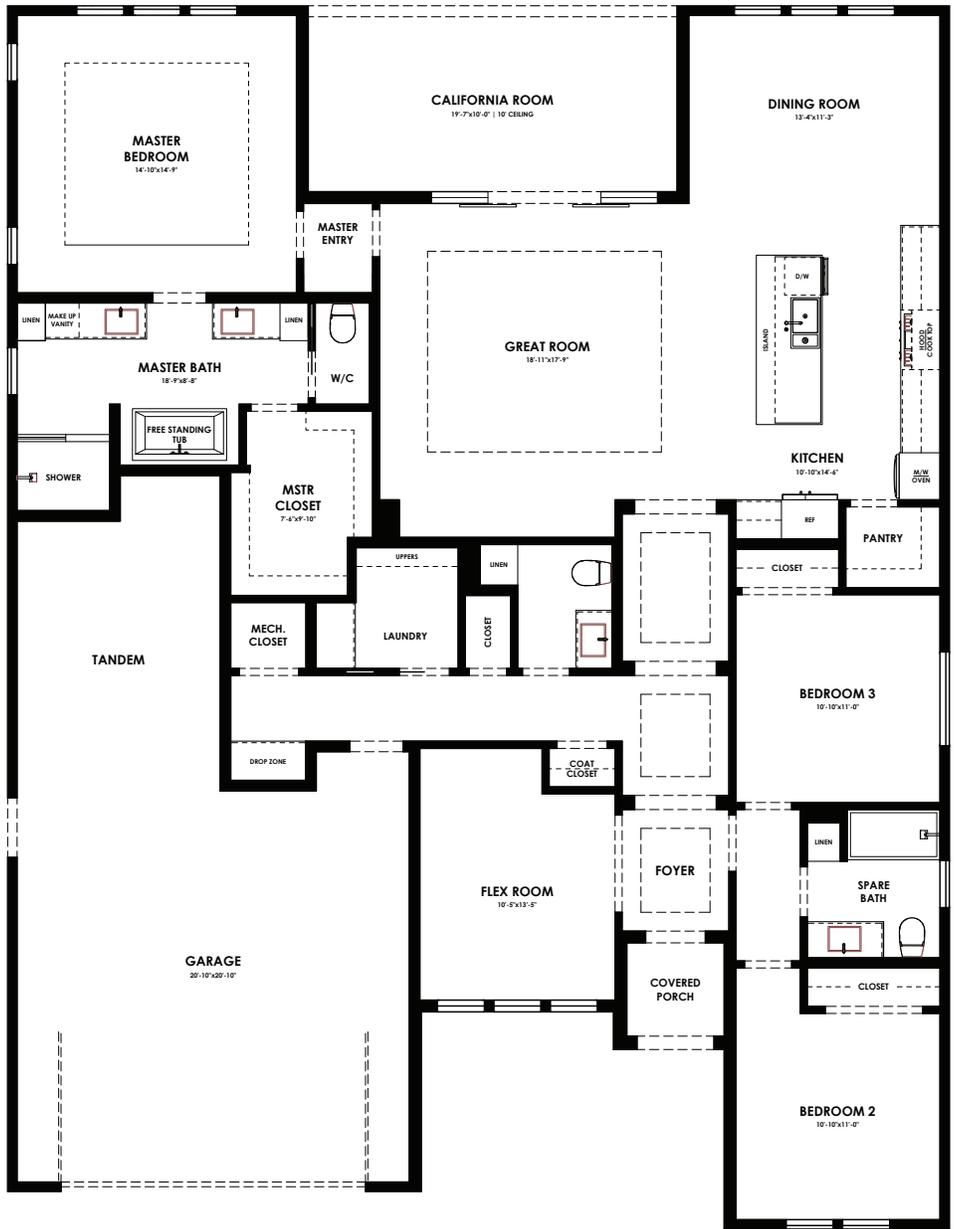


**STORY ROAD DEV | LOT 06**  
**FLOOR PLAN | PLAN 1850**

# STORY ROAD DEV | LOT 06

ELEVATION A | GABLE



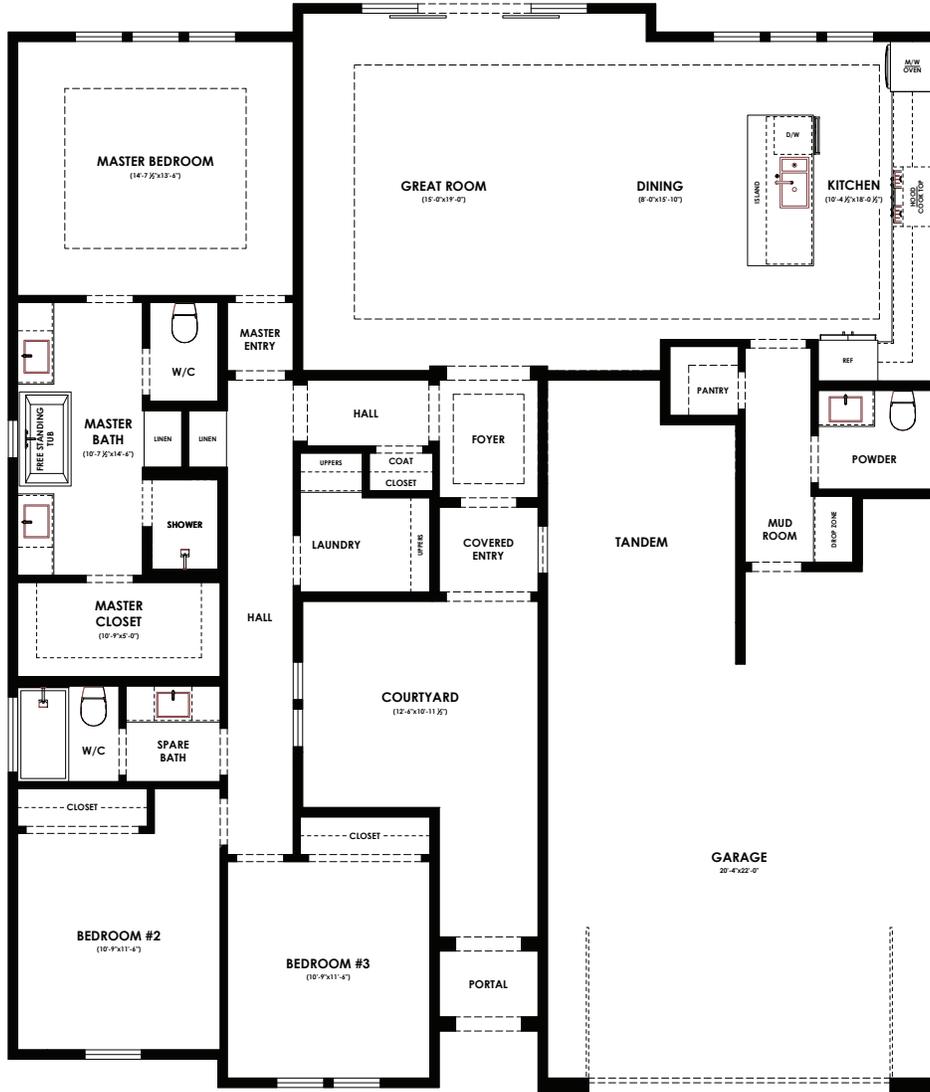


**STORY ROAD DEV | LOT 07**  
**FLOOR PLAN | PLAN 2138**

# STORY ROAD DEV | LOT 07

ELEVATION B | HIP





**STORY ROAD DEV | LOT 08**  
**FLOOR PLAN | PLAN 1850**

# STORY ROAD DEV | LOT 08

ELEVATION B | HIP





DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

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

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

Form Available Online: <http://www.stancounty.com/planning/applications.shtm>

# APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

**APPLICATION FOR:**

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

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

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

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

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

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

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

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

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

Notes: \_\_\_\_\_

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

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

# PROJECT INFORMATION

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

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

See attached Project Description

---



---



---



---

# 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 024 Page 055 Parcel 060

Additional parcel numbers: \_\_\_\_\_  
Project Site Address  
or Physical Location: 3700 Story Road, Denair, CA. 95316

Property Area: Acres: 4.8+- or Square feet: \_\_\_\_\_

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

Existing house with open field for livestock

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)

None

Existing General Plan & Zoning: Low-Density Residential (County GP) Residential-Low (Denair CP)/ R-A

Proposed General Plan & Zoning: Low-Density Residential/ Planned Development (PD)  
(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: open field

West: open field and single-family home

North: single-family subdivision

South: single-family subdivision

## WILLIAMSON ACT CONTRACT:

Yes  No

Is the property currently under a Williamson Act Contract?

Contract Number: \_\_\_\_\_

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

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

Yes  No

Do you propose to cancel any portion of the Contract?

Yes  No

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: \_\_\_\_\_

**SITE CHARACTERISTICS:** (Check one or more) Flat  Rolling  Steep

**VEGETATION:** What kind of plants are growing on your property? (Check one or more)

Field crops  Orchard  Pasture/Grassland  Scattered trees

Shrubs  Woodland  River/Riparian  Other

Explain Other: \_\_\_\_\_

Yes  No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

**GRADING:**

Yes  No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) Unknown cubic yards, 4.8 acres

**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) project to be graded to run off into proposed streets, and into a storm drainage system to on site basin.

Yes  No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes  No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

**Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.**

**STRUCTURES:**

Yes  No  Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)

Yes  No  Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes  No  Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes  No  Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) \_\_\_\_\_

**PROJECT SITE COVERAGE:**

Existing Building Coverage: \_\_\_\_\_ Sq. Ft. Landscaped Area: \_\_\_\_\_ Sq. Ft.

Proposed Building Coverage: 50% max. 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) See attached

Number of floors for each building: 1 story and 2 story homes

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 35' maximum

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) standard residential light poles

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) pavement for on street parking, concrete for driveways and garages

**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 TID Sewer\*: Denair Community Service District

Telephone: AT&T Gas/Propane: PG&E

Water\*\*: Denair Community Service District Irrigation: Turlock Irrigation District



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)

*Story Road and Romie Way*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

*Standard SWPPP measures and best management practices.* \_\_\_\_\_

\_\_\_\_\_

**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)

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



## **Story Road – Project Description**

Project Location: 3700 Story Road, APN 024-055-060

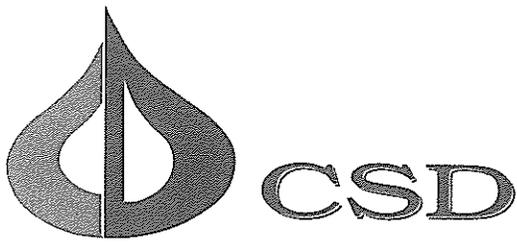
Parcel Size: 4.8+- acres

Existing use is a vacant lot with a residence to remain. Proposed use is single-family residential subdivision including 16 residential lots, basin expansion lot, and a remainder lot for the existing residence. The proposed project has a zoning designation of R-A, and will conform to all municipal code requirements for that designation, with the exception of lot coverage. A PD overlay is proposed to allow for an increase in lot coverage from 40% to 50%. Lots are all a minimum of 8,000 s.f., and range in width from 65' to 70', with the 70' lots allowing for a 3rd car garage option. Project is proposed to connect the north stub of Romie Way to the stub to the south.

Sewer and water to be provided by Denair Community Services District. A request for service has been submitted.

Storm: existing basin located just south of the project on Romie Way to be expanded to include the runoff produced by the proposed subdivision.

Architecture: House floorplans and front elevations have been submitted with this application for lots 6, 7, and 8 along Story Road as shown on the Tentative Map. The remainder of the lots within the interior of the subdivision to be sold individually and shall have custom homes built. The size and design of these homes will be determined by the future property owner, and separate plan review.



Denair Community  
Service District

3850 N. Gratton Road  
P.O. Box 217  
Denair, California 95316

February 10, 2022

Phone: 209-634-4986  
Fax: 209-634-9805

Stanislaus County  
Planning & Community Development  
1010 10<sup>th</sup> St.  
Modesto CA 95354

Re:     Applicant's Name:                 **Malet Development, LLC**  
       Project Name:                         **Story Road**  
       Location:                             **3700 Story Rd. // Denair CA**  
       APN:                                 **024-055-060**

Valid Until: 2-10-2023

Dear Reader:

The Denair Community Services District "Can Serve/Provide" water and sewer services to the location noted above.

Before any project begins, approval must first be obtained from the appropriate departments(s) at Stanislaus County, in addition to verifying availability of services from the Denair Community Services District.

When the owner does choose to develop this parcel, they must enter into a Developer's Agreement with the Denair Community Services District to construct and pay for the necessary infrastructure to enable the District to provide water and sewer services to the project. The Agreement will require, among other things that the infrastructure be constructed to the District specifications, that security be given to the District to guarantee performance and payment for the infrastructure and that all current connections fees be paid in full. Once all fees are paid, a "Will Serve Letter" will be submitted to the applicant. The "Will Serve Letter" must be presented to the Stanislaus County Building Department before a Building Permit will be issued.

Any substantial revision to the Tentative Map during Stanislaus County processing may require additional conditions by Denair Community Services District.

This "Can Serve/Provide" letter is valid until 2-10-2023, and pending Board review of the Public Facilities may be renewed.

Sincerely,

David Odom, General Manager  
Denair Community Services District.

# 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:** 2/10/2022

**Records Search File #: 12072N**

**Project: Story Road Subdivision, Rezone, 3700**

**Story Road, APN 024-055-060, 4.8 +/- acres,**

**Denair, CA**

Torre Reich, President

Malet Development

219 N. Broadway

Turlock, CA 95380

209-668-8721

torre@torrereichconstruction.com

Request transmitted by: Pamela Hurban

NorthStar Engineering Group, Inc.

620 12th Street, Modesto, CA 95354

209-524-3525

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on the Denair 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 CCaIC for each specific county

The following details the results of the records search:

## **Prehistoric or historic resources within the project area:**

- There are no formally recorded prehistoric or historic archaeological resources or historic buildings or structures within the project area. We have no information on file pertaining to the age or importance of the residence that is slated to remain on the property.
- The General Land Office Survey Plat for T5S R11E (dated 1855) shows the SW ¼ of Section 5 divided into a 160-acre parcel.

- The Official Map of the County of Stanislaus, California (1906) shows the Denair community referenced as “Elmwood”, and shows the SW ¼ of Section 5, T5S R11E divided into 16 separate parcels.
- The 1916 edition of the Denair USGS quadrangle shows the street layout of Denair, including Story Road and Zeering Road.

**Prehistoric or historic resources within the immediate vicinity of the project area:** Historic buildings and structures have been recorded within Denair and the surrounding vicinity.

**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:**

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. Thank you for submitting the completed **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

\* Invoice Request sent to: [ARBilling@csustan.edu](mailto:ARBilling@csustan.edu), CSU Stanislaus Financial Services

**Via E-Mail**

December 6, 2021  
BGG Project No. G250.01

Todd Anderson  
Torre Reich Construction, Inc.  
219 North Broadway Avenue  
Turlock, California 95380

Subject: **Field Percolation Test Results**  
Romie Way Basin  
Story Road Subdivision  
Story Road, north of Walton Road  
Denair, California

Dear Mr. Anderson:

This letter presents the results of our field percolation testing for the proposed Story Road subdivision improvements in Denair, California. The proposed 18-lot subdivision will be constructed on the east side of Story Road, between existing residences on Romie Way, Kerry Court, and Hillsdale Court, as shown on Plate 1, Vicinity Map. It is our understanding that an existing retention basin on the east side of Romie Way, north of Walton Road, may be utilized for stormwater management purposes for a new residential subdivision to the north. As such, percolation testing has been requested to determine appropriate soil infiltration rates for the soils in the existing storm retention basin.

Field percolation testing was performed on November 30, 2021 at the bottom of the existing retention basin, in the locations shown on the attached Plate 2, Site Plan. In accordance with test method ASTM D3385, a double ring infiltrometer, having a 6-inch diameter inner ring and a 12-inch diameter outer ring, was utilized for percolation testing by placing the ring on the saturated soil surface, filling with water, and recording the infiltration rate. The following is a summary of the percolation rates recorded during our testing:

**SUMMARY OF FIELD PERCOLATION RATES**

	<b>Test Location</b>	<b>Soil Type at Test Depth</b>	<b>Infiltration Rate (inches/hour)</b>	<b>Infiltration Rate (gallons/sf/day)</b>
P1	Bottom of Existing Basin, South End	SM – Silty Sand	1.88	28.05
P2	Bottom of Existing Basin, Middle	SM – Silty Sand	1.58	23.62
P3	Bottom of Existing Basin, North End	SM – Silty Sand	1.77	26.41

The stormwater management system designer should determine the appropriate rate to be used for site drainage design purposes. An appropriate safety factor should be applied to the field percolation rates.

Should you have questions or need additional information, please contact Stefanie Parman at (209) 602-6569 or [smp@baezgeotechnicalgroup.com](mailto:smp@baezgeotechnicalgroup.com). We appreciate the opportunity to work with you on this project.

Respectfully submitted,

**BAEZ GEOTECHNICAL GROUP**



Stefanie M. Parman  
Project Engineer



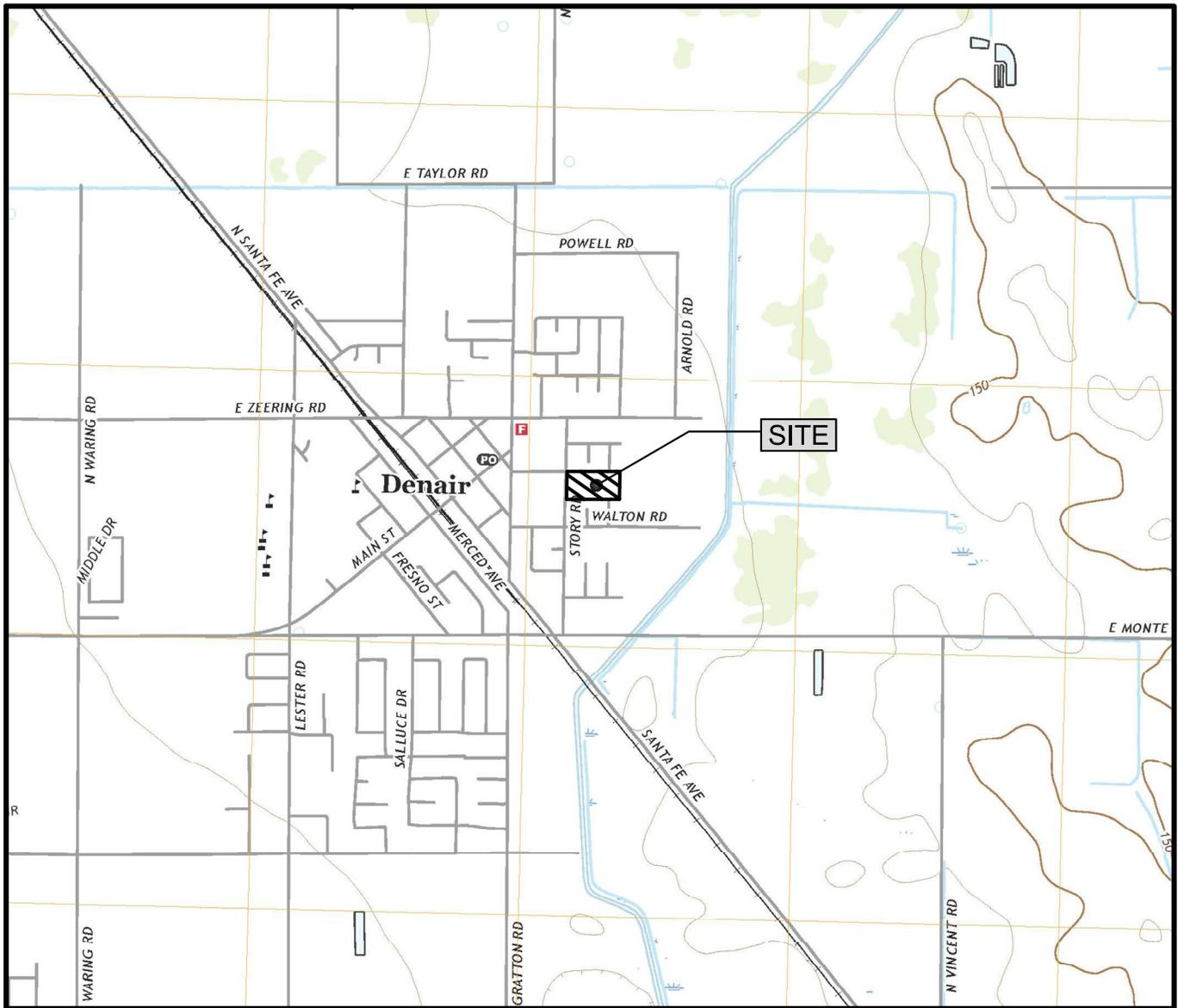
William R. Stevens  
Principal Engineer  
GE 2339

Attachments:

- Plate 1 – Vicinity Map
- Plate 2 – Site Plan

E:\BGG\G250-TRC Denair\Perc Testing Story Rd Basin.docx

BGG NUMBER: G250.01  
DATE: 12/01/2021  
DRAWN BY: SP



BASE: PORTION OF U.S.G.S. 7.5 MINUTE TOPOGRAPHIC  
QUADRANGLE, DENAIR, CALIFORNIA,  
PHOTOREVISED 2018, AT A SCALE OF 1:24,000.

0 2000  
1 INCH = 2000 FEET

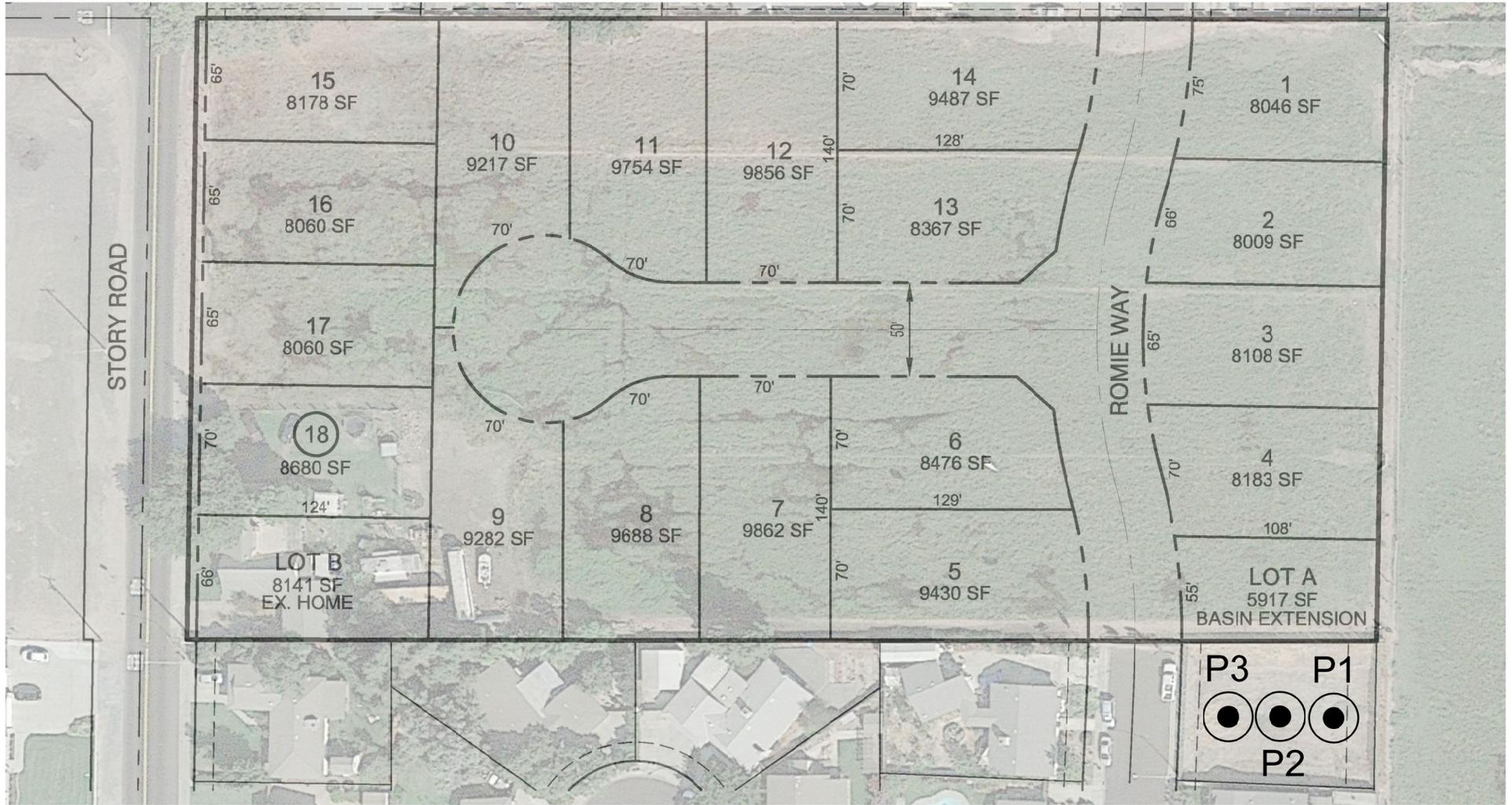
**VICINITY MAP**  
**ROMIE WAY BASIN**  
STORY ROAD SUBDIVISION  
STORY ROAD NORTH OF WALTON ROAD  
DENAIR, CALIFORNIA  
FOR  
TORRE REICH CONSTRUCTION, INC.



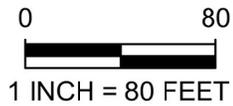
DRAWN BY: SP

DATE: 12/01/2021

BGG NUMBER: G250.01



BASE: GOOGLE EARTH IMAGE 9/27/2020 & SITE PLAN EXHIBIT B REV. 2 FOR STORY ROAD SUBDIVISION, BY NORTHSTAR ENGINEERING GROUP, DATED JULY 27, 2021.



### EXPLANATION

- P3
- APPROXIMATE PERCOLATION TEST LOCATION

## SITE PLAN

### ROMIE WAY BASIN

STORY ROAD SUBDIVISION  
 STORY ROAD NORTH OF WALTON ROAD  
 DENAIR, CALIFORNIA  
 FOR  
 TORRE REICH CONSTRUCTION, INC.

