



Referral Early Consultation

Date: June 16, 2022

To: Distribution List (See Attachment A)

From: Teresa McDonald, Associate Planner
Planning and Community Development

Subject: USE PERMIT APPLICATION NO. PLN2022-0020 – HALAL BUTCHER SHOP

Respond By: July 1, 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: Taha Aezah, Halal Butcher Shop

Project Location: 436 Mitchell Road, Suite F, between Hoover Avenue and Tenaya Drive, in the Modesto area.

APN: 036-001-083

Williamson Act Contract: N/A

General Plan: Industrial

Current Zoning: Industrial (M)

Project Description: Request to utilize a 4,000 square-foot suite, within an existing 29,040 square-foot warehouse building, for the slaughter of chickens, lambs, and goats on a 1.07-acre parcel in the Industrial (M) zoning district. The proposed hours of operation are seven days a week from 8:00 a.m. to 5:00 p.m. with three employees on a maximum shift. Outside of normal business hours, up to two employees may be on-site for cleaning. Additionally, the applicant proposes a maximum of one daily truck trip, and up to three customers on-site at one time. The project site has three dedicated parking spaces outside, and three parking spaces inside the facility for employees and trucks, with one vehicle expected to be parked inside the facility on a daily basis. Live animals will be delivered between 7:00 a.m. and 11:00 a.m., approximately twice a week by truck and be kept within cages inside the building. The trucks will park inside the facility, out of public view, before being unloaded. Up to two goats, two lambs, and 20 live chickens are expected on-site at any one time. An estimated three chickens are expected to be slaughtered per day (excluding Fridays), not

exceeding 1,000 per year. Approximately two to three goats and/or lambs may be slaughtered per week, not exceeding 130 per year. The slaughter of the animals will occur as needed depending on customer orders. Animals are anticipated to be on-site for 24 hours prior to slaughter. After the animals are slaughtered, they will be butchered into retail cuts, packaged for sale, then stored in the deli case until they are picked up by the customer. The animal waste (feathers, blood, organs, hides) will be frozen and held in a large chest freezer, and subsequently picked up and used to make bone meal and other related products. Rinse water used during production will be filtered and passed through a grease interceptor before draining into the sewer system. Interior tenant improvements will separate the existing suite into areas for animal holding, slaughter, cleaning and packaging, and sales. Equipment utilized during the slaughtering and packaging process will consist of hand tools, knives, saws, a slicer, defeathering machine, and pressure washer for cleaning and sanitization. Exhaust fans will be utilized to limit odor. Proposed signage will consist of one sign affixed to the building. The project site is served by the City of Modesto for water and sewer services and has access to County-maintained Mitchell Road via a 30-foot-wide access easement located on the adjacent parcel to the south.

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. PLN2022-0020 – HALAL BUTCHER SHOP

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	X	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
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 5: C. CONDIT
X	FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED	X	STAN COUNTY COUNSEL
X	GSA: STRGBA		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
X	RAILROAD: MODESTO & EMPIRE TRACTION CO		US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: MODESTO UNION	X	USDA NRCS
	SCHOOL DIST 2:		WATER DIST:
	WORKFORCE DEVELOPMENT	X	UNITED STATES DEPARTMENT OF AGRICULTURE
X	STAN CO AG COMMISSIONER	X	CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE
X	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. PLN2022-0020 – HALAL BUTCHER SHOP

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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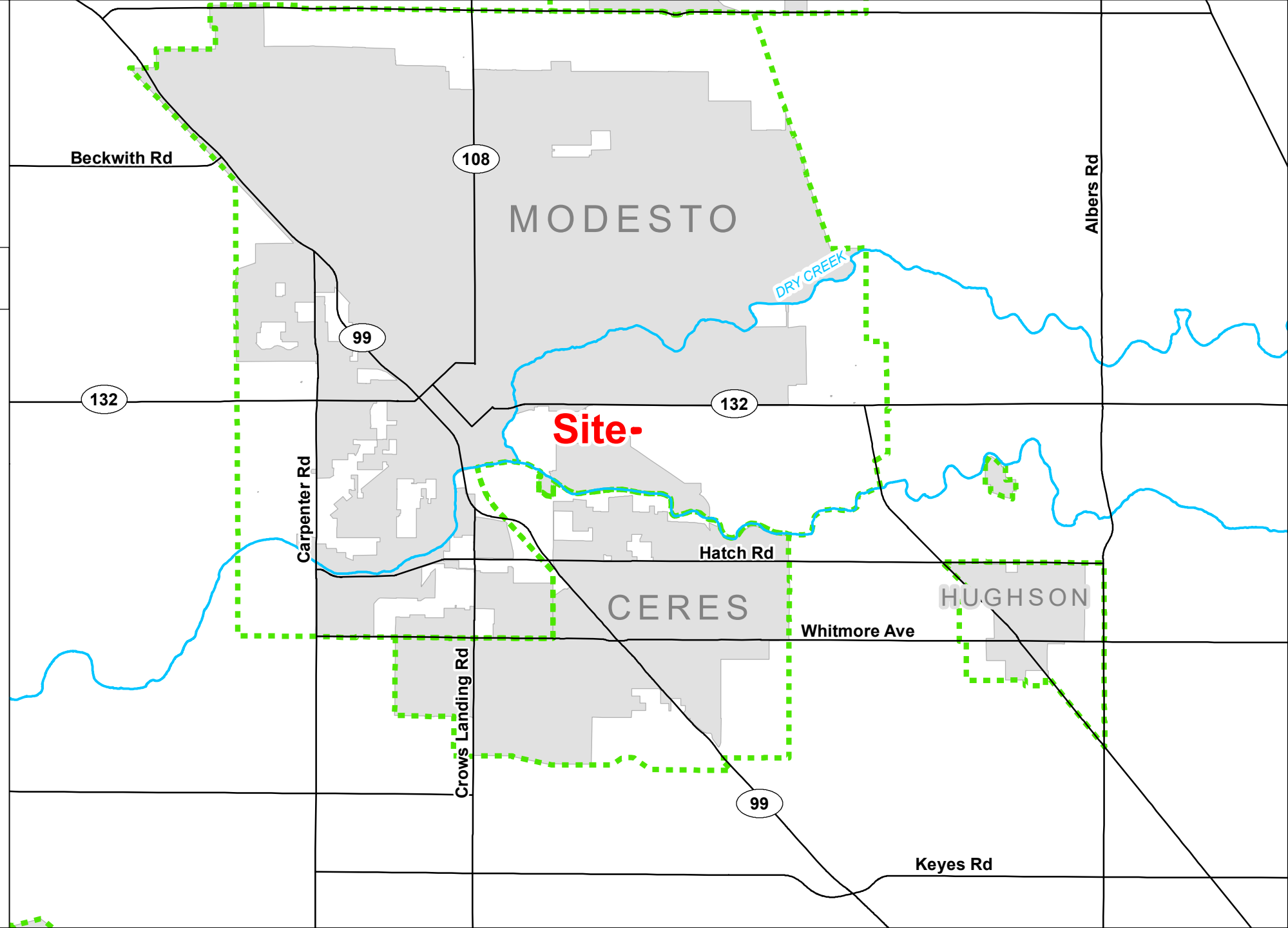
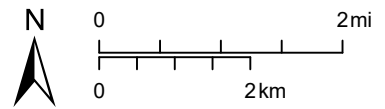
HALAL BUTCHER SHOP

UP PLN2022-0020

AREA MAP

LEGEND

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



HALAL BUTCHER SHOP

UP
PLN2022-0020

GENERAL PLAN MAP

LEGEND


 Project Site

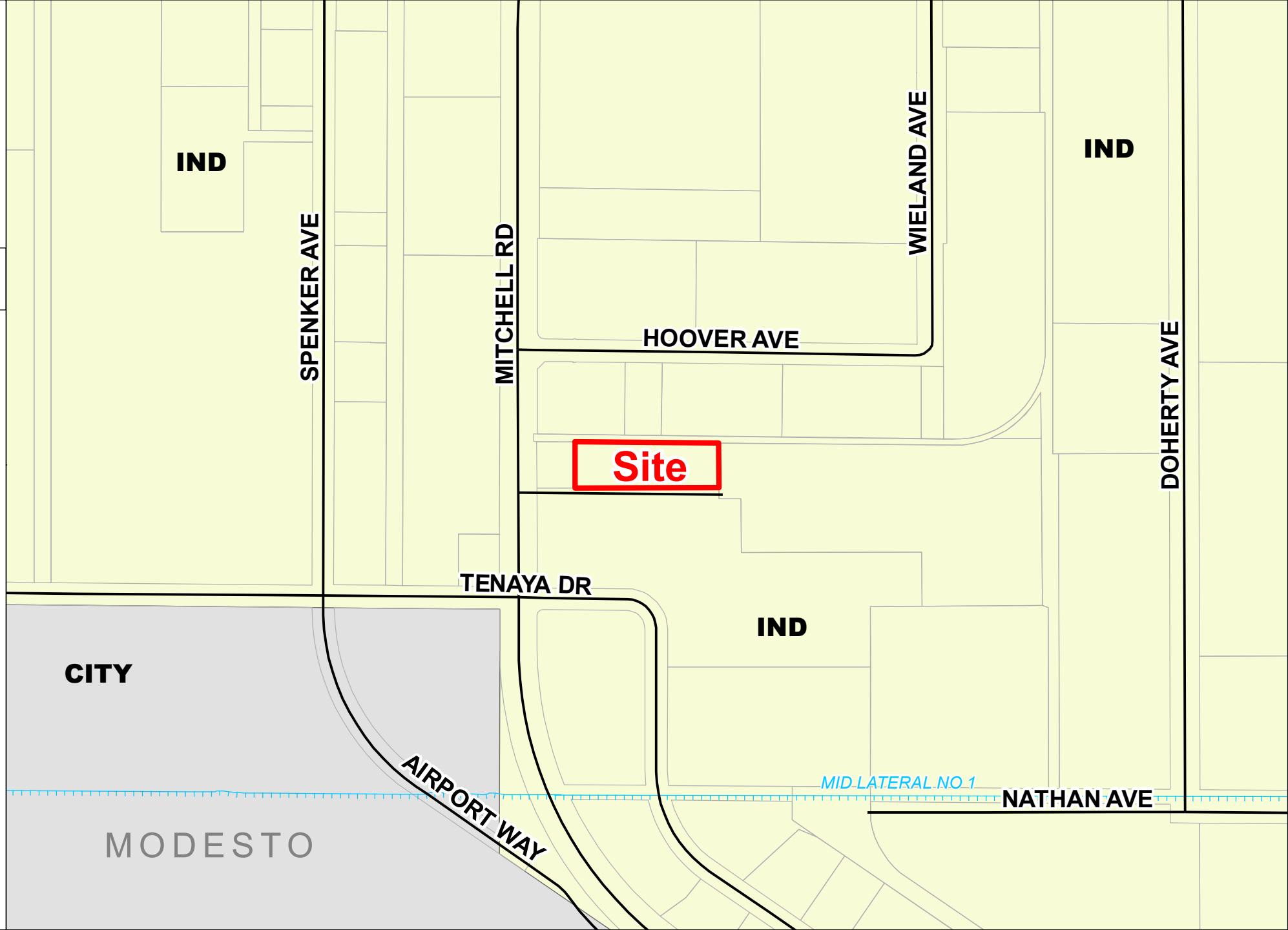
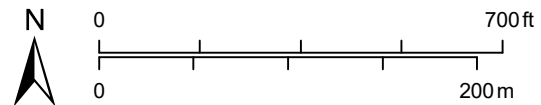
 City of

 Parcel

 Road  Canal

General Plan

 Industrial



HALAL BUTCHER SHOP

UP
PLN2022-0020

ZONING MAP

LEGEND


 Project Site

 City of

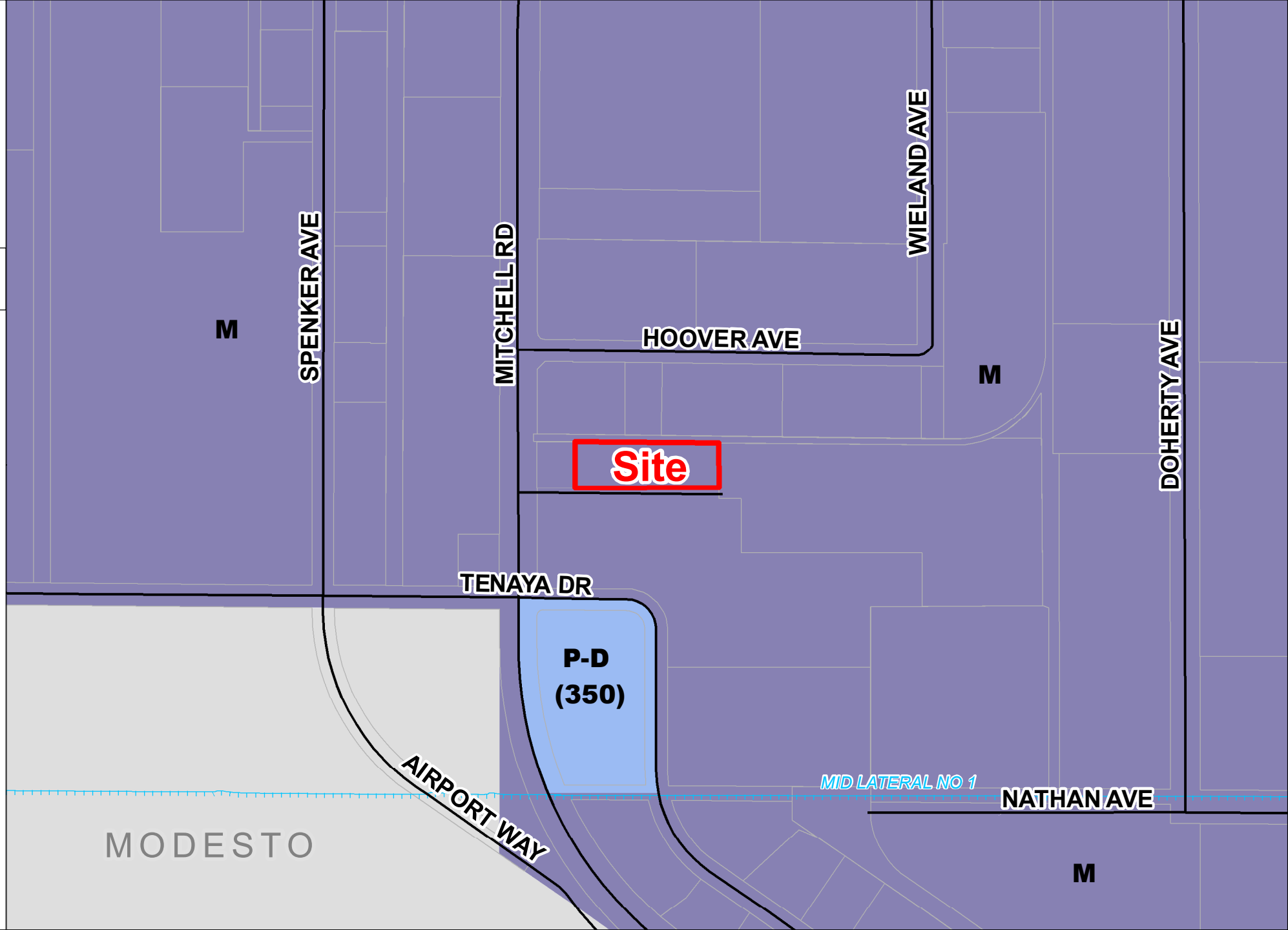
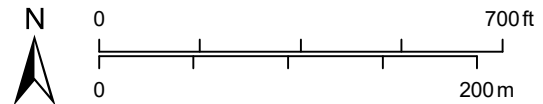
 Parcel

 Road  Canal

Zoning Designation

 Industrial

 Planned Development






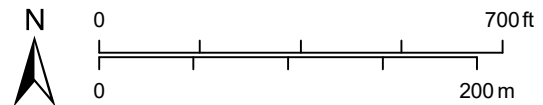
HALAL BUTCHER SHOP

UP
PLN2022-0020

2021 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  Canal



HALAL BUTCHER SHOP

UP
PLN2022-0020

2021 AERIAL SITE MAP

LEGEND

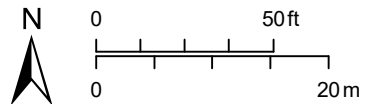
 Project Site

 Road

 Canal



ALLEY



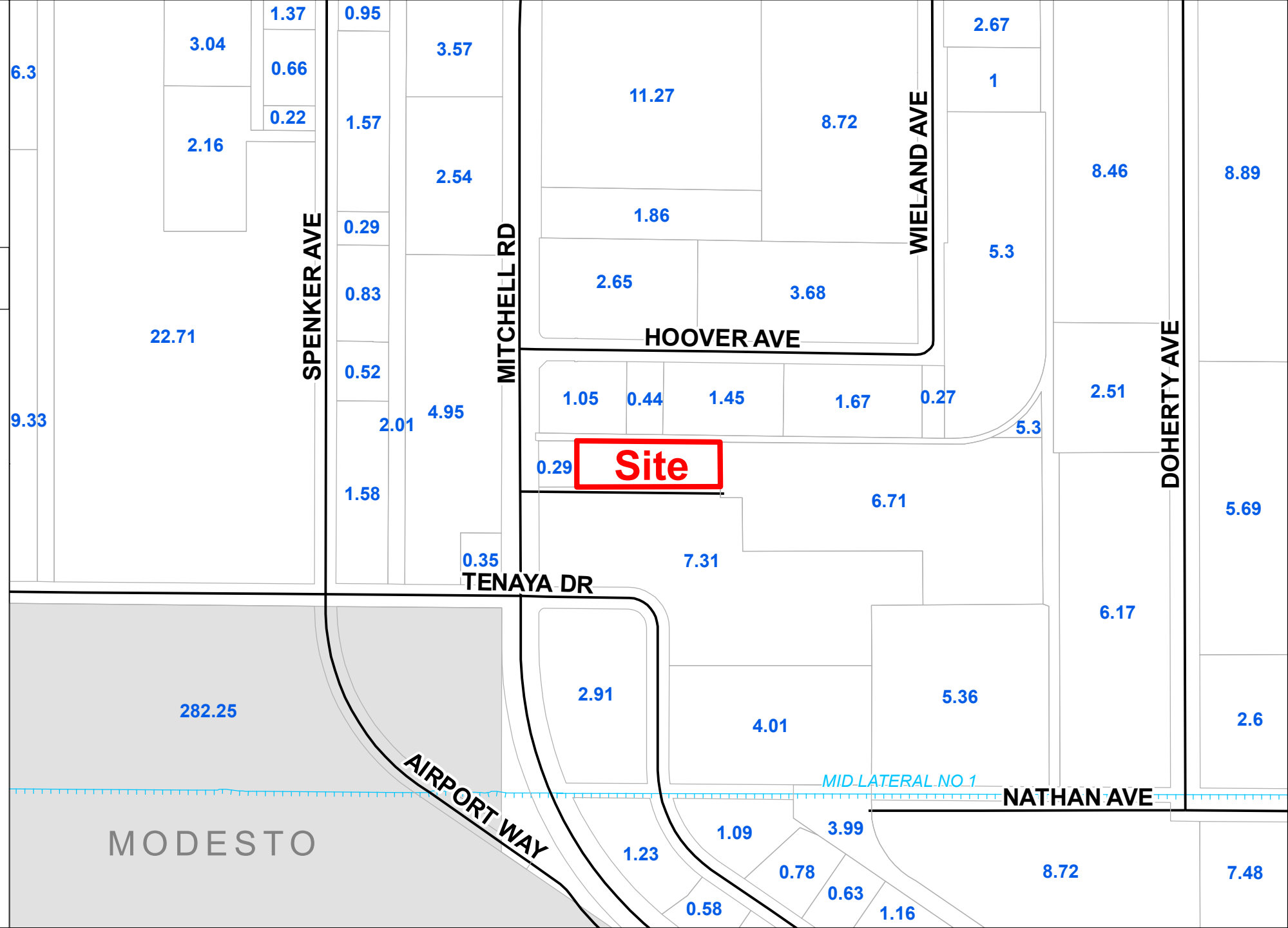
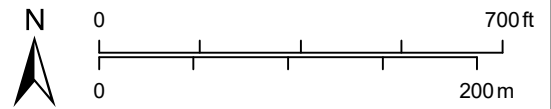
HALAL BUTCHER SHOP

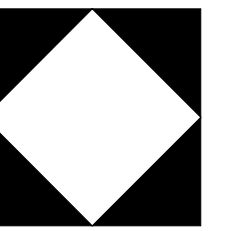
UP PLN2022-0020

ACREAGE MAP

LEGEND

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





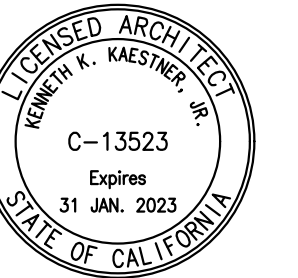
KAESTNER ARCHITECT

P.O. Box 1777
Empire, California 95319

KENNETH K. KAESTNER JR.
(209) 450-0085

E-Mail, KKaestner@aol.com

APN: 036-001-83



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PROJECT DATA:

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER:

NATHEN

FILENAME:

DRAWN BY:

KK

CHECKED BY:

ISSUE DATE:

2/23/2022

PROJECT DATA:

PROJECT: HALAL BUTCHER SHOP
ADDRESS: 436 MITCHELL ROAD, SPACE F
MODESTO, CA 95354

APN: 132-004-045
BUILDING 1

NAME: LIGHT INDUSTRIAL

OCCUPANCY: A2/B

CONSTRUCTION TYPE: V-B

PARKING: WHOLE SALE, 1/300=2, WAREHOUSE 1/2000=1

TABLE 503 ALLOWABLE BUILDING HEIGHTS AND AREAS:

ALLOWABLE HEIGHT: 40 FT
ALLOWABLE AREA: 9000 SF
BUILDING AREA: 29440 SF
ALLOWABLE STORIES: 2
EXISTING HEIGHT: 20'-0"

PROPOSED AREA, LEASED: 4000 SF

PROPOSED STORIES: 1

FIRE SPRINKLERS: YES

APPLICABLE CODE: 2019 CBC, CMC, CPC, CFC, CEC
MODESTO, CA
2019 CALGREEN CODE
2019 CA ENERGY CODE

ARCHITECT/ELECTRICAL: KAESTNER ARCHITECT
KEN KAESTNER
PO BOX 1777
EMPIRE, CA 95319
209-450-0085

OWNER: TAHA AEZAH
1318 GARDEN AVE
MODESTO, CA 95351

HALAL BUTCHER SHOP
TENANT IMPROVEMENT
436 MITCHELL ROAD, SPACE F
MODESTO, CA 95354

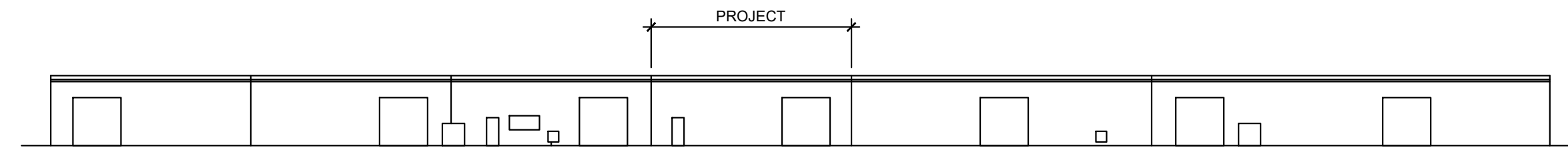
SHEET TITLE

SITE PLAN

SHEET NUMBER

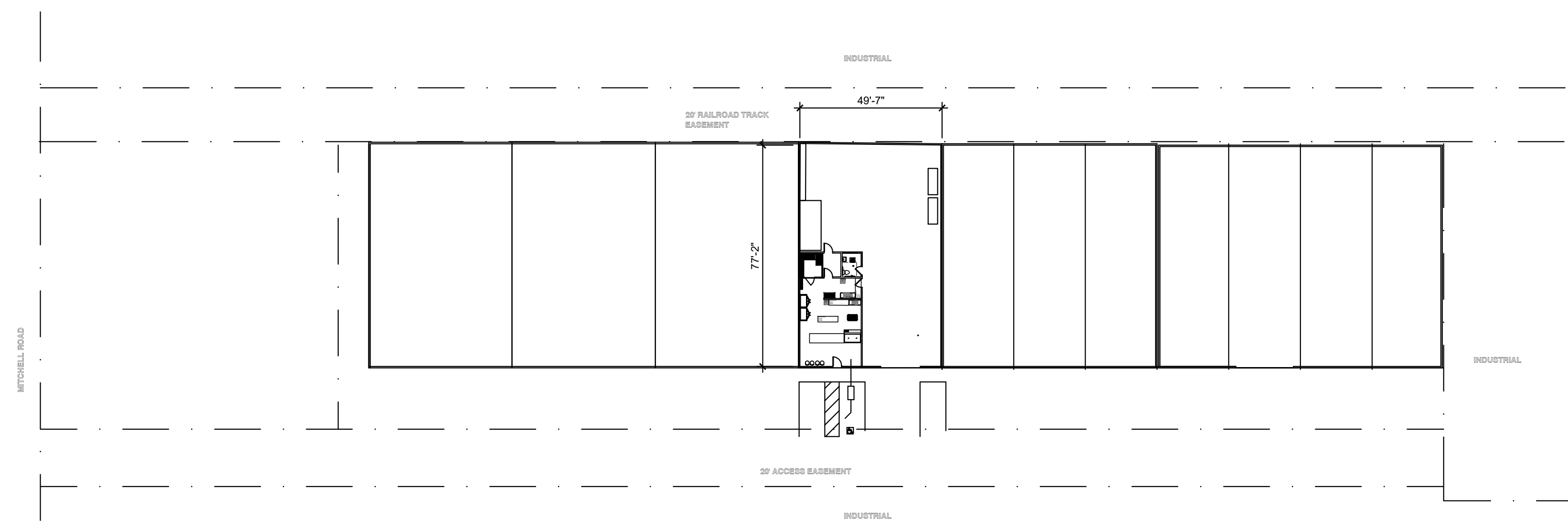
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of #



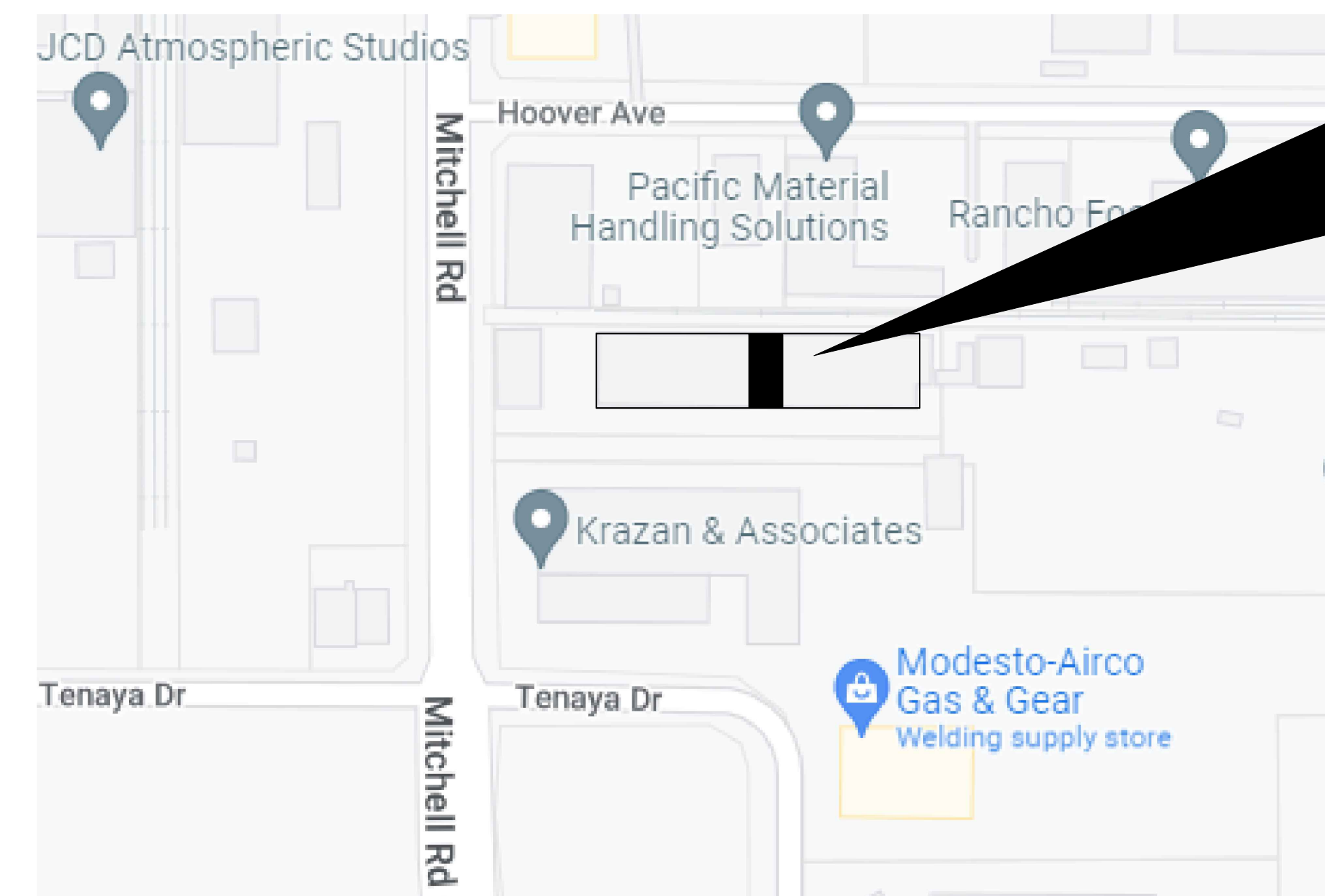
10 ELEVATION

1/32" = 1'-0"



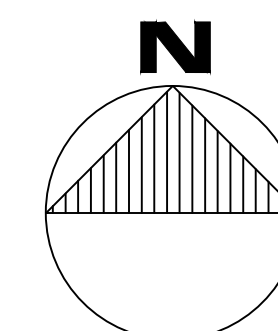
9 SITE PLAN

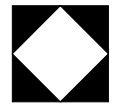
1/32" = 1'-0"



5 AREA MAP

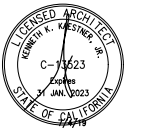
NTS





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 P.O. Box 1777
 Empire, California 95319
 KENNETH K. KAESTNER JR.
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PROJECT DATA:

REVISIONS

NO.	DESCRIPTION

PROJECT NUMBER:

NATHEN

FILENAME:

DRAWN BY:

KK

CHECKED BY:

ISSUE DATE:

2/23/2022

**HALAL BUTCHER SHOP
 TENANT IMPROVEMENT
 436 MITCHELL ROAD,
 MODESTO, CA 95354**

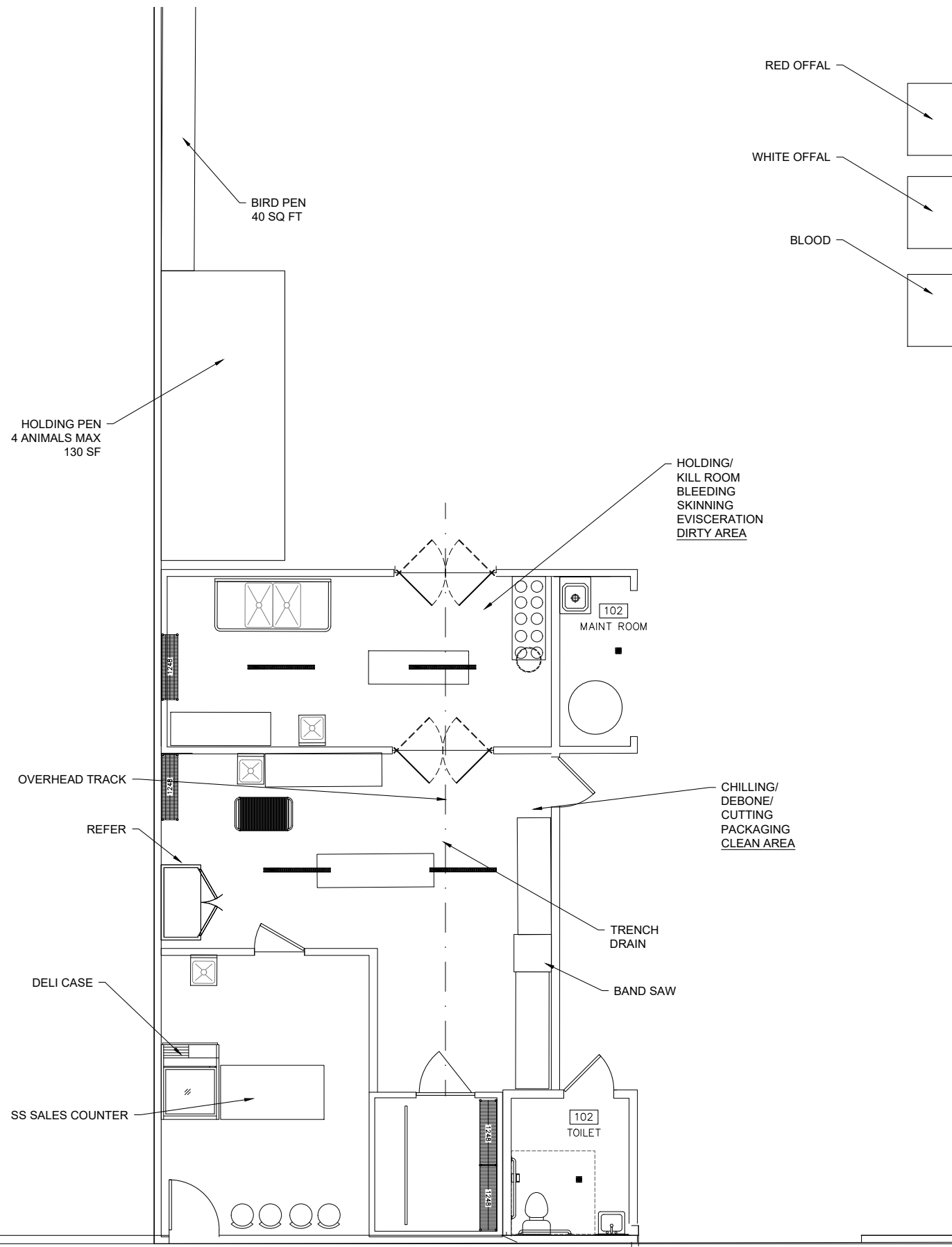
SHEET TITLE

EQUIPMENT PLAN

SHEET NUMBER

K1A

of #



HEALTH DEPARTMENT NOTES

- HD1. ALL FOOD SERVICE AND RELATED EQUIPMENT SHALL BE NATIONAL SANITATION FOUNDATION (NSF) APPROVED AND IN CONFORMITY WITH LOCAL HEALTH REGULATIONS. INSTALLATION OF EQUIPMENT SHALL MEET SAME REQUIREMENTS. ALTHOUGH HEALTH REQUIREMENTS WILL BE REVIEWED DURING BUILDING DEPARTMENT REVIEW, THE OWNER WILL HAVE TO TAKE OUT SEPARATE HEALTH PERMIT.
- HD2. ALL WORKING SURFACES SHALL BE SMOOTH AND IMPERVIOUS.
- HD3. ALL CUTTING BOARD SHALL BE OF NON-WOOD CONSTRUCTION AND N.S.F.
- HD4. STORAGE SHELVING MUST BE SPECIFIED AS HAVING SMOOTH, NONABSORBENT FINISH. THE LOWEST SHELF SHOULD BE 6 INCHES ABOVE FINISHED FLOOR.
- HD5. A SEPARATE WALL-MOUNTED, HAND WASH BASIN IS REQUIRED WITHIN OR ADJACENT TO THE FOOD PREPARATION AND PACKAGING AREAS. GENERAL CONTRACTOR/OWNER TO PROVIDE PERMANENTLY MOUNTED SINGLE-SERVICE SOAP AND PAPER TOWEL DISPENSERS.
- HD6. ALL SINKS TO BE PROVIDED WITH ADEQUATE HOT AND COLD WATER FROM MIXING FAUCETS.
- HD7. THE JUNCTURE AT THE FLOOR AND WALL MUST HAVE A COVED BASE WITH AT LEAST A 3/8 INCH RADIUS AND EXTENDING AT LEAST 6 INCHES UP THE WALL. STATIONARY FIXTURES OR BUILT-IN EQUIPMENT CAN BE SEALED ON A 4 INCH HIGH, 3/8 INCH RADIUS CONCRETE CURB OR COVED-IN POSITION ON THE FLOOR IF TOP SET COVING IS USED. IT MUST BE ADEQUATELY SEALED AT THE FLOOR WITH SILICONE SEALANT OR EQUIVALENT TO FORM WATERPROOF SEAL.
- HD8. LIGHT FIXTURES IN AREAS WHERE FOOD IS PREPARED, WHERE OPEN FOOD IS STORED OR WHERE UTENSILS ARE CLEANED MUST HAVE SHATTERPROOF SHIELDS SHALL BE READILY CLEANABLE.
- HD9. WASTE CONTAINERS TO BE MOISTURE & VERMIN PROOF W/ TIGHT FITTING LIDS.
- HD10. ANY TRASH AND GARBAGE STORAGE AREA RECEIVING FOOD WASTE OR FOOD CONTAINERS, MUST HAVE A HOSE BIBB TO FACILITATE CLEANING. FLOOR, WALLS AND CEILING MUST BE SMOOTH AND CLEANABLE. RECOMMEND HOT AND COLD WATER BIBB BE AVAILABLE FOR CLEANING OPERATIONS MUST BE DISPENSED OF AS SEWAGE THROUGH A FLOOR DRAIN IN THE TRASH ENCLOSURE OR THE EQUIVALENT.
- HD11. GENERAL CONTRACTOR/OWNER TO PROVIDED A MOP AND BROOM RACK AND CLEANING SOLUTION STORAGE SHELVING AWAY FROM FOOD AREAS.
- HD12. EMPLOYEE GARMENT CHANGE AREA, SEPARATE FROM REST ROOMS, IS REQUIRED. CABINETS OR LOCKERS MUST BE INSTALLED IN THIS AREA.
- HD13. WALLS AND CEILINGS OF ALL ROOMS, EXCEPT IN DINING AREAS, WHERE FOOD IS STORED IN UNOPENED CONTAINERS, SHALL BE DURABLE, SMOOTH, NONABSORBENT AND WASHABLE. WALLS AND CEILING OF FOOD PREPARATION UNITS SHALL ALSO BE LIGHT COLORED.
- HD14. EACH METAL SINK COMPARTMENT MUST BE LARGE ENOUGH TO HOLD THE LARGEST UTENSILS WASHED IN THE SINK. EVERY UTENSIL SINK MUST HAVE TWO (2) METAL DRAINBOARDS. EACH DRAIN BOARD MUST BE INTEGRAL WITH THE SINK AND SHOULD BE AT LEAST THE WIDTH OF ONE SINK COMPARTMENT.
- HD15. INSECT AND RODENT PROOFED: A FOOD FACILITY SHALL AT ALL TIMES BE SO CONSTRUCTED, EQUIPPED, MAINTAINED AND OPERATED AS TO PREVENT THE ENTRANCE AND HARBORAGE OF ANIMALS, BIRDS AND VERMIN, INCLUDING, BUT NOT LIMITED TO, RODENTS AND INSECTS. ALL EXTERIOR DOORS TO BE SELF CLOSING AND TIGHT FITTING (1/4" MAXIMUM GAP AROUND DOOR AND DOOR JAMB). ALL OPENABLE WINDOWS AND/OR VENT PIPES TO HAVE MINIMUM NUMBER 16 MESH SCREEN.
- HD16. FLOOR MOUNTED EQUIPMENT MUST BE SUPPORTED BY SIX (6) INCH MINIMUM APPROVED EASILY CLEANABLE METAL LEGS, OR APPROVED COMMERCIAL CASTERS, OR BE COMPLETELY SEALED IN POSITION ON A FOUR (4) INCH MINIMUM HIGH CONTINUOUSLY AND INTEGRALLY COVED BASE OR COVED CONCRETE CURB TO FACILITATE EASE OF CLEANING.

8 EQUIPMENT PLAN

1/4"=1'

NEW GREASE INTERCEPT

C:\Data Drive\2022_projects\HALAL BUTCHER\BRAN CENTURY_SITE\HALAL BUTCHER\PROJECT FILES\ DATE: 6-06-22 02:57:05 PM



APPLICATION QUESTIONNAIRE

<p>Please Check all applicable boxes APPLICATION FOR: <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____ </td> </tr> </table>	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____	<p>PLANNING STAFF USE ONLY: Application No(s): <u>UPPLN2022-0020</u> Date: <u>2/25/22</u> S <u>35</u> T <u>3</u> R <u>9</u> GP Designation: <u>INDUSTRIAL</u> Zoning: <u>M</u> Fee: <u>\$4989⁰⁰</u> Receipt No. <u>564743</u> Received By: <u>KA</u> Notes: _____</p>
<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____		

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).*

PROCESS LESS THAN 1000 CHICKENS IN A YEAR, FOR SALE TO THE GENERAL PUBLIC. THE PROCESS IS TO P
IT INTENDED THAT THE KILLING WILL BE "KOSHER OR HALAL" THERE IS DEMAND WITHIN THE COMMUNITY
FOR THIS TYPE OF SERVICE.

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 036 Page 001 Parcel 83

Additional parcel numbers: _____
Project Site Address
or Physical Location: 436 MITCHELL ROAD, STE F

Property Area: Acres: 1.07 or Square feet: _____

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

INDUSTRIAL

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)

33-RS-66

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: **INDUSTRIAL**

West: **INDUSTRIAL**

North: **INDISTRIAL**

South: **INDUSTRIAL**

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: **ALL CONCRETE**

Yes No

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

GRADING:

Yes No

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

STREAMS, LAKES, & PONDS:

Yes No

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes No

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

Yes No

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

Yes No

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

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

STRUCTURES:

- Yes No Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)
- Yes No Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes No Do you plan to build new structures? (If yes, show location and size on plot plan.)
- Yes No Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: 36,395 Sq. Ft. Landscaped Area: 0 Sq. Ft.
 Proposed Building Coverage: NO CHANGE Sq. Ft. Paved Surface Area: 12,250 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) _____
0 SF ADDED

Number of floors for each building: 1 FLOOR

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) _____
26'

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) NIA

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

UTILITIES AND IRRIGATION FACILITIES:

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

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

Electrical: MID Sewer*: MODESTO
 Telephone: AT&T Gas/Propane: PG&E
 Water**: MODESTO Irrigation: NIA

***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:)

CHICKEN AND SMALL ANIMAL SLAUGHTER HOUSE, WASTE FLUIDS, RINCE WATER,

BLOOD. NOTE THIS A KOSHER OR HALAL INSTALATION WHERE THE KILL

BASED ON RELIGIOUS TRADITIONS

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: NIA 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): 1 BUILDING,

Type of use(s): VARIETY OF SMALL FABRICATION SHOPS

Days and hours of operation: **8 AM TO 5PM**

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

NO

Occupancy/capacity of building: **LIGHT INDUSTRIAL MFG**

Number of employees: (Maximum Shift): 3 (Minimum Shift): 2

Estimated number of daily customers/visitors on site at peak time: 3

Other occupants: _____

Estimated number of truck deliveries/loadings per day: 1

Estimated hours of truck deliveries/loadings per day: 1

Estimated percentage of traffic to be generated by trucks: 10

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: _____ Warehouse area: 3150

Sales area: 850 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)

EXISTING EASEMENT

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) CITY STORM SYSTEM

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.

NO

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)

NO WORK ON THE EXTERIOR OTHER THAN A MANDOOR, AND A SIGN WHICH IS UNDER DIFFERENT APPROVAL

