



Referral Early Consultation

Date: March 10, 2023
To: Distribution List (See Attachment A)
From: Jeremy Ballard, Senior Planner, Planning and Community Development
Subject: SALIDA COMMUNITY PLAN DEVELOPMENT PLAN, WILLIAMSON ACT CANCELLATION, AND LOT LINE ADJUSTMENT APPLICATION NO. PLN2023-0007 – GROVER - RUMBLE
Respond By: March 27, 2023

******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 the conditions for a Staff Approval. Therefore, please list any conditions that you wish to have included 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: Mark Grover on behalf of Grover Landscaping Services; Rumble Stoddard Property LLC on behalf of Rumble Ag Services, Inc; and Darin Beachler.

Project Location: 6290, 6224, and 6230 Stoddard Road and 3780 Ladd Road, between the MID Main Canal and the Stanislaus River, in the Community of Salida.

APN: Grover Landscaping Services: 003-021-021; 9.62± acres
 Rumble Ag Services, Inc.: 003-021-022; 3.5± acres
 Beachler: 003-021-023; 36.74± acres

Williamson Act Contract: Beachler: 003-021-023; 1971-64

General Plan: Planned Industrial

Community Plan: Planned Industrial

Current Zoning: Salida Community Plan – Planned Industrial (SCP-PI)

Project Description: Request to approve two separate Salida Community Plan Development Plans (SCP-DP), for a previously approved wholesale nursery and landscape contracting service (Use Permit No. PLN2006-39 – Grover Landscaping Services) and a custom ripping and leveling agricultural service business (Use Permit No. PLN2015-0086 – Rumble Ag Services, Inc.). Both Development Plans will include a site expansion, which will correspond with a Lot Line Adjustment Application between three parcels, all designated as Salida Community Plan – Planned Industrial (SCP – PI).

In accordance with County Code Section 21.66.040, a Development Plan within the Salida Community Plan requires review and recommendation by the County's Planning Commission and approval by the County's Board of Supervisors. The proposed SCP-DP for Grover Landscaping and Rumble Ag Services, Inc. will include the adoption of a development plan for each existing operation as well as an expansion of employee parking and outdoor storage areas for equipment along the eastern boundary of each operation by 1.9± acres and 0.57± acres, respectively, added from the adjacent APN 003-021-023 (Beachler). The expansion area for Grover Landscaping will consist of a 100 foot by 727 foot open graveled area, that will be left unmarked to be utilized for equipment storage and overflow employee parking. The expansion area for Rumble Ag Services, Inc, will consist of a 100 foot by 246 foot open graveled area and also unmarked for additional equipment storage. If approved, the resulting parcel sizes will be 34.27± acres (Beachler), 11.5± acres (Grover Landscaping Services), and 4.07± acres (Rumble Ag Services Inc.). Consequently, APN 003-021-023 (Beachler) is enrolled in Williamson Act Contract No. 1971-64, thus the exchange of 2.47± acres to parcels no longer enrolled in a contract, requires a cancellation of a portion of Contract No. 1971-64.

Although the existing wholesale nursery and landscaping contracting service would remain unchanged with the exception of the expansion area, the proposed Development Plan would be consistent with the SCP – PI zoning, as a contractor and building material yard are permitted uses. Both parcels will continue to be served by private on-site wells and septic systems and will continue to handle stormwater on-site via existing on-site drainage basins. Similar to Grover Landscaping, as a farm equipment service and implement manufacture, Rumble Ag Services, Inc., will: be consistent with the permitted uses of the SCP - PI zoning district, continue to utilize County-maintained Stoddard Road, continue its use of an existing domestic well and septic system, and maintain storm drainage overland. No other operational changes to either operation is proposed as part of this 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

SALIDA COMMUNITY PLAN DEVELOPMENT PLAN, WILLIAMSON ACT CANCELLATION, & LOT LINE ADJUSTMENT APPLICATION NO. PLN2023-0007 – GROVER - RUMBLE

Attachment A

Distribution List

X	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
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
X	COUNTY OF: SAN JOAQUIN	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 3: WITHROW
X	FIRE PROTECTION DIST: SALIDA	X	STAN COUNTY COUNSEL
X	GSA: STRGBA		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: MID	X	STANISLAUS LAFCO
X	MOSQUITO DIST: EASTSIDE	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
X	MUNICIPAL ADVISORY COUNCIL: SALIDA		INTERESTED PARTIES
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
	RAILROAD:		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD	X	US FISH & WILDLIFE
X	SCHOOL DIST 1: MODESTO UNION		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 2: SALIDA UNION		USDA NRCS
	WORKFORCE DEVELOPMENT		WATER DIST:
X	STAN CO AG COMMISSIONER		

	TUOLUMNE RIVER TRUST		
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**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

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

FROM: _____

SUBJECT: SALIDA COMMUNITY PLAN DEVELOPMENT PLAN, WILLIAMSON ACT
CANCELLATION, & LOT LINE ADJUSTMENT APPLICATION NO. PLN2023-
0007 – GROVER - RUMBLE

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

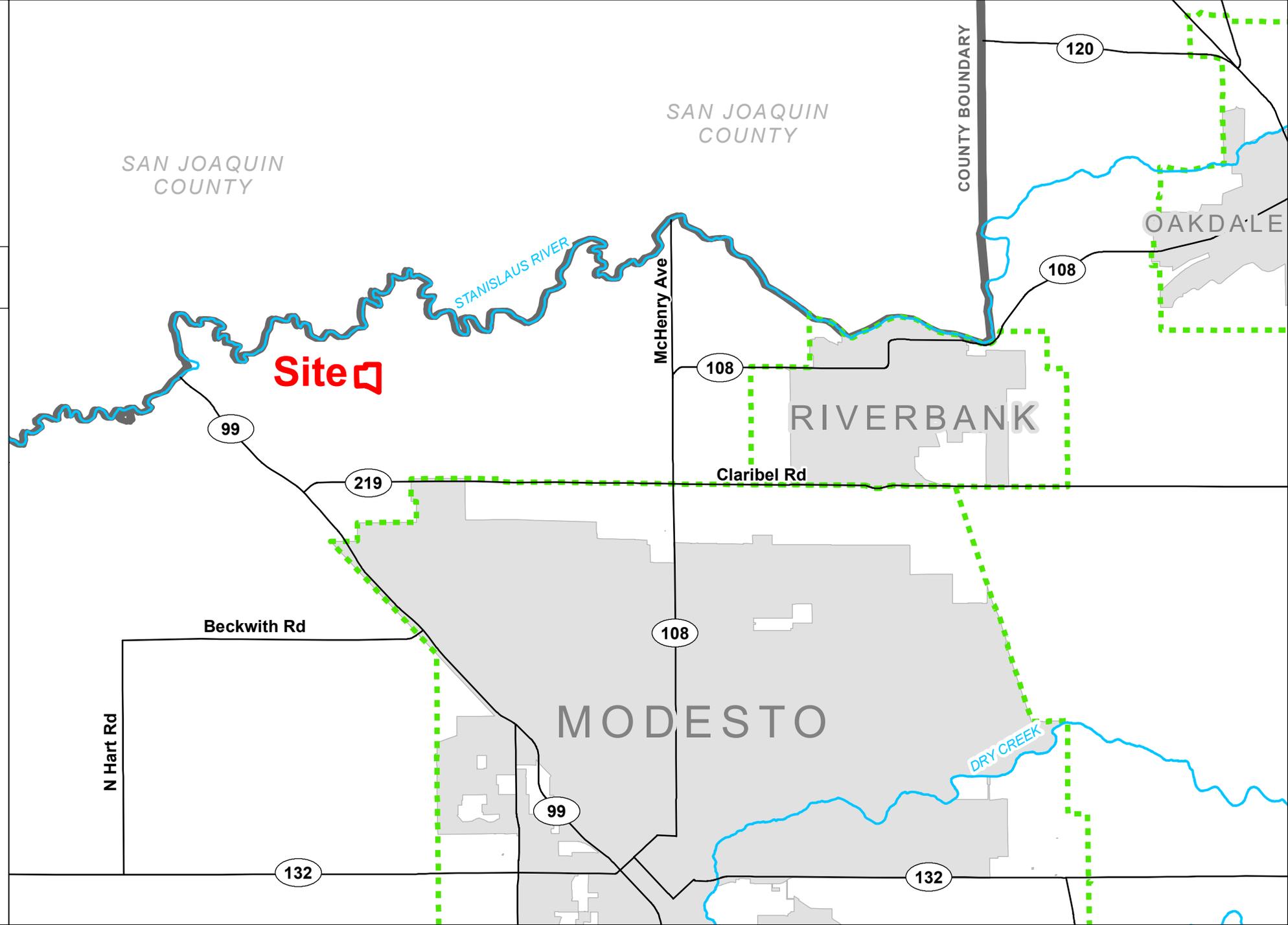
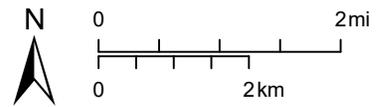
GROVER - RUMBLE

SCP DP WA-CAN LLA PLN2023-0007

AREA MAP

LEGEND

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



GROVER - RUMBLE

SCP DP WA-CAN LLA PLN2023-0007

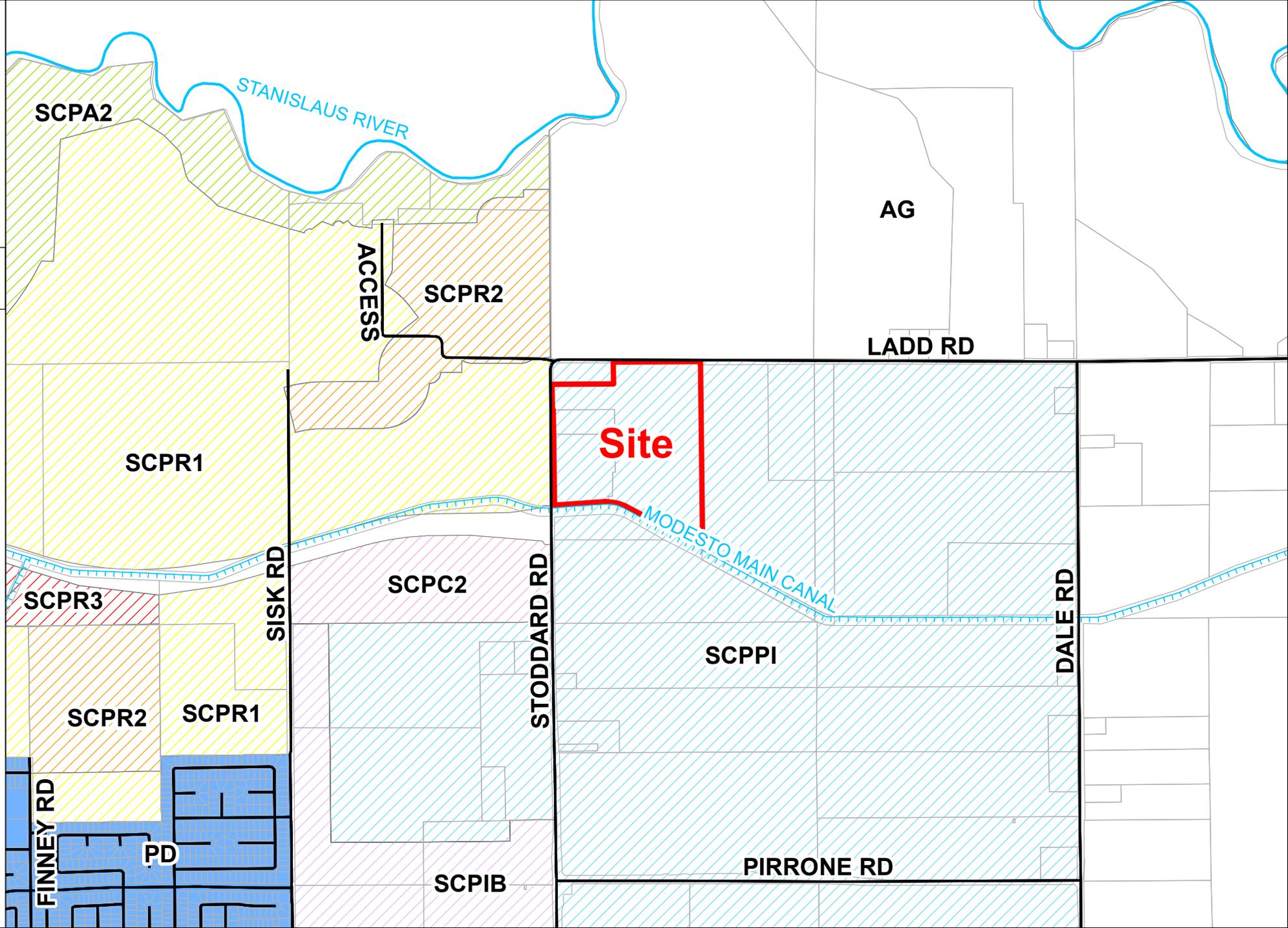
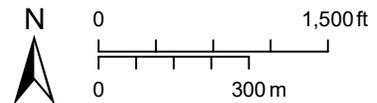
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  River
-  Road
-  Canal

General Plan

-  Agriculture
-  Planned Development
-  SCPA2
-  SCPC2
-  SCPIB
-  SCPPI
-  SCPR1
-  SCPR3



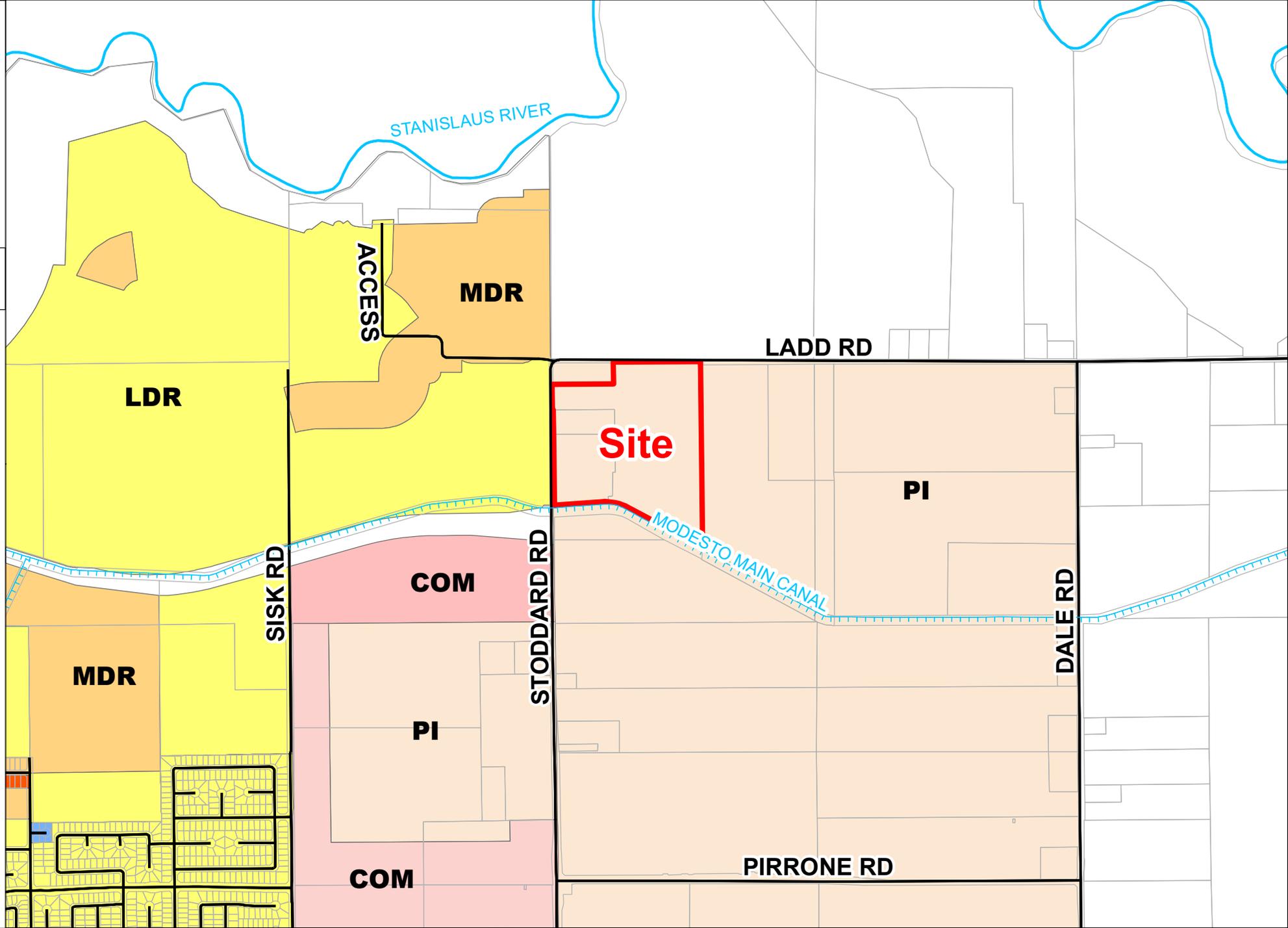
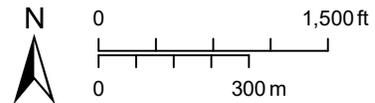
GROVER - RUMBLE

SCP DP WA-CAN LLA PLN2023-0007

COMMUNITY PLAN MAP

Community Plan Land Use Designations

-  LOW DENSITY RESIDENTIAL
-  MDR
-  COMMERCIAL
-  PIANNED INDUSTRIAL
-  PLANNED DEVELOPMENT
-  Project Site
-  Road
-  River
-  Canal



GROVER - RUMBLE

SCP DP WA-CAN LLA PLN2023-0007

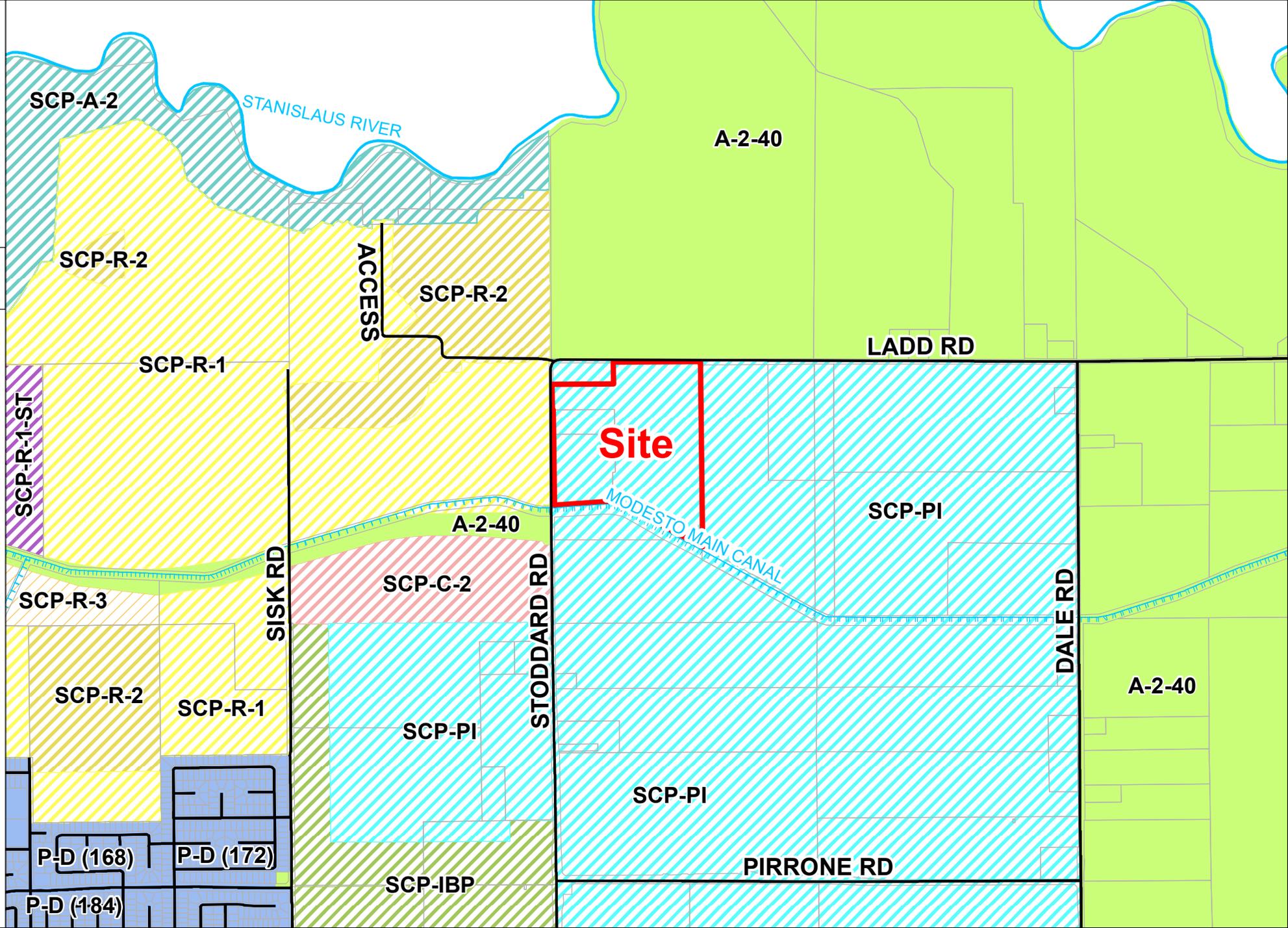
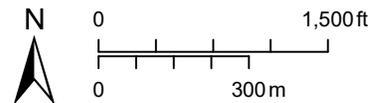
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Road
-  River
-  Canal

Zoning Designation

-  General Agriculture 40 Acre
-  Planned Development
-  SCP-A-2
-  SCP-C-2
-  SCP-IBP
-  SCP-PI
-  SCP-R-1
-  SCP-R-2



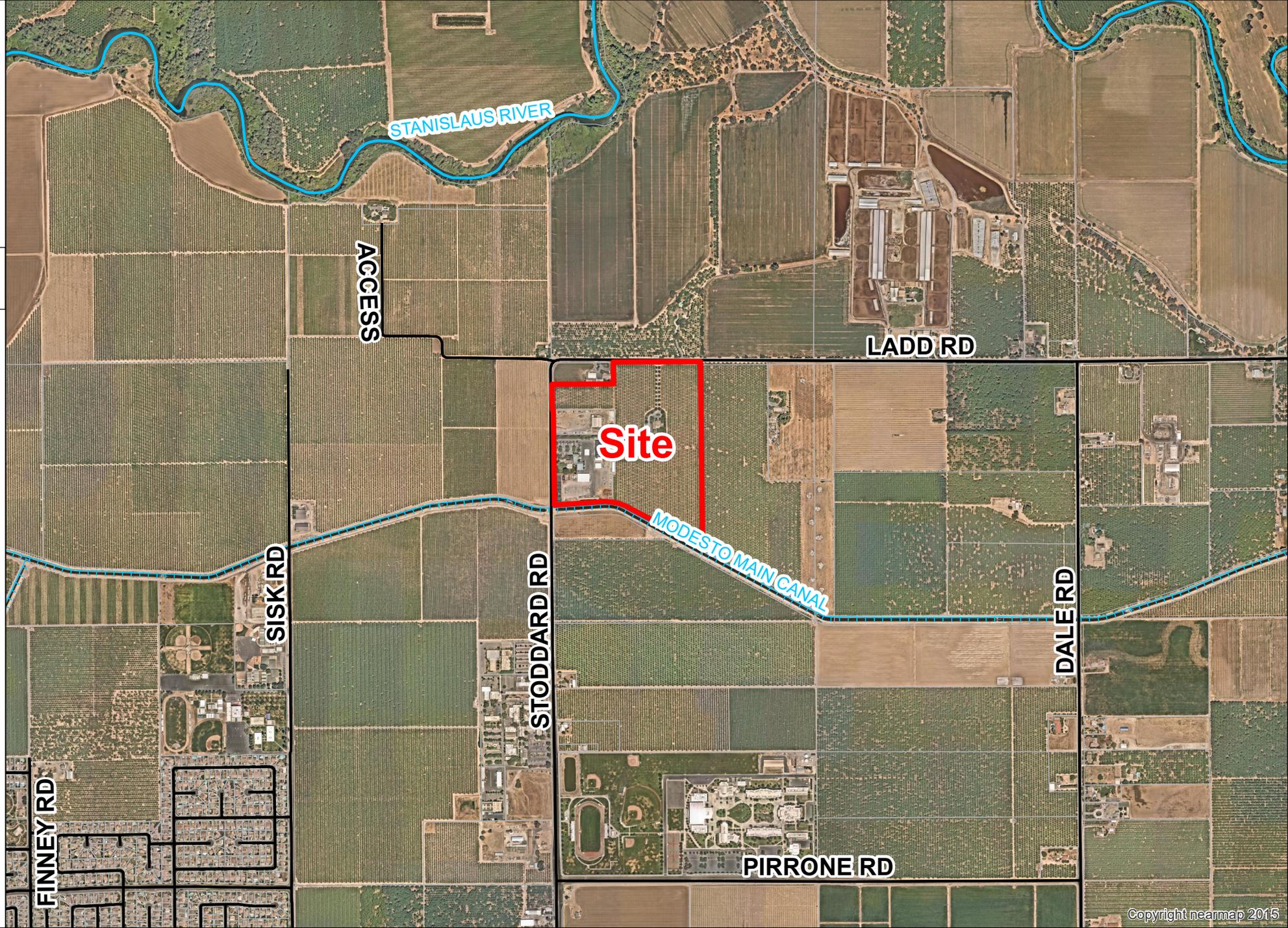
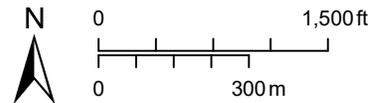
GROVER - RUMBLE

SCP DP WA-CAN LLA PLN2023-0007

2022 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  River
-  Canal



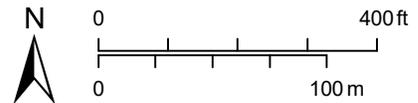
GROVER - RUMBLE

SCP DP WA-CAN LLA PLN2023-0007

2022 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road
-  Canal



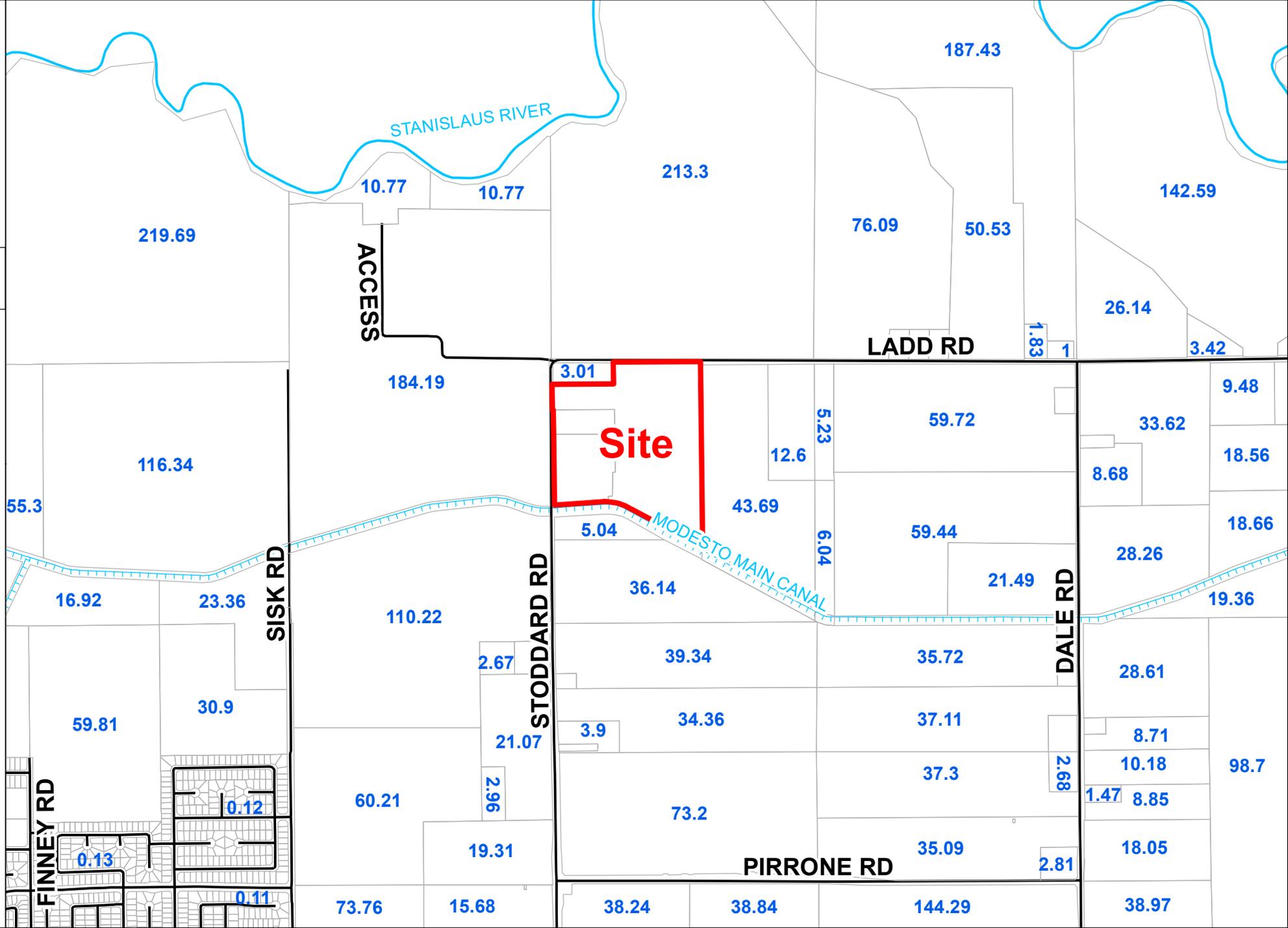
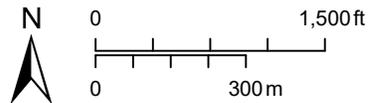
GROVER - RUMBLE

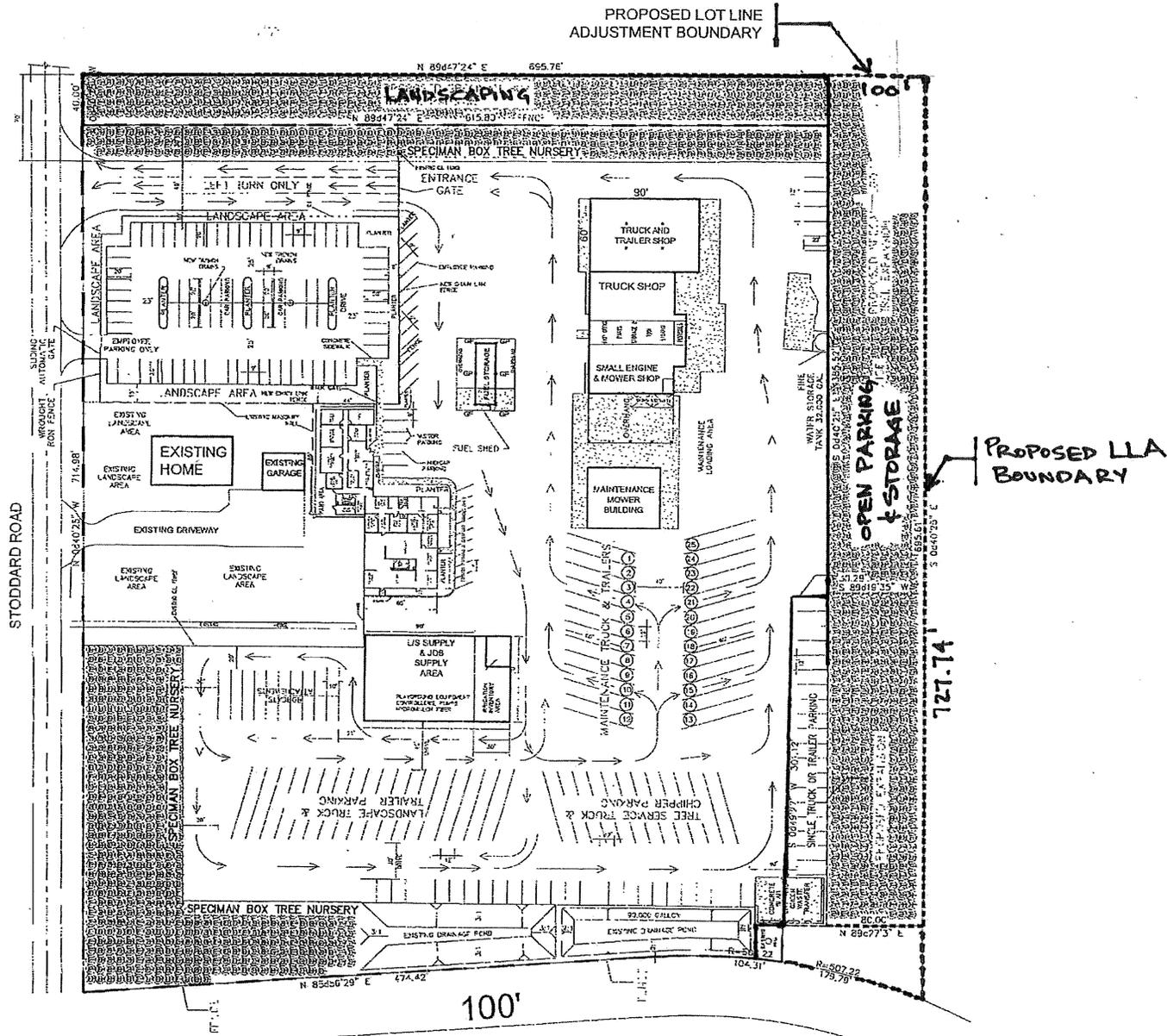
SCP DP WA-CAN LLA PLN2023-0007

ACREAGE MAP

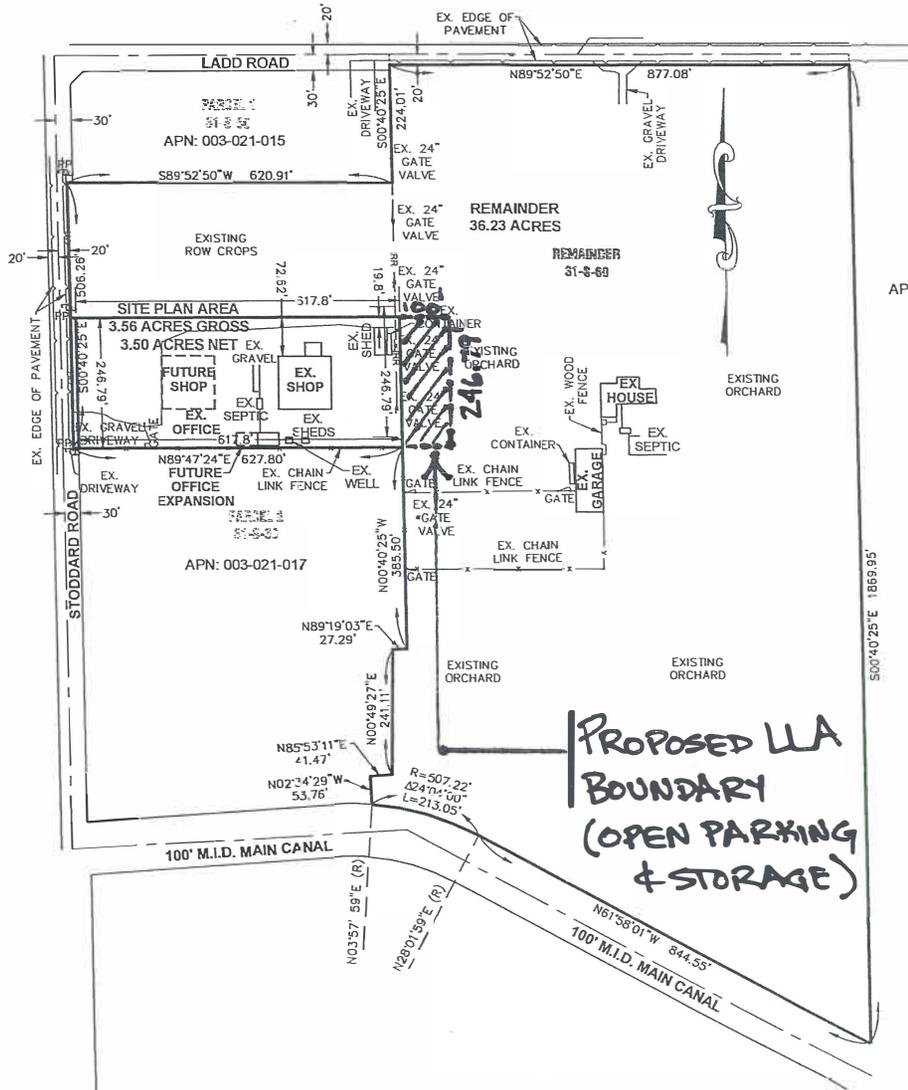
LEGEND

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





GROVER LANDSCAPE SERVICES - DEVELOPMENT PLAN



APN: 003-021-002



VICINITY MAP
NO SCALE

A.P.N. 003-021-016
 OWNER: DARIN L. BEACHLER & SANDRA L. BEACHLER
 3780 LADD ROAD
 MODESTO, CA 95356
 (209)

APPLICANT: RUMBLE FABRICATION & AG SERVICE
 CONTACT: DAN RUMBLE
 6226 STODDARD ROAD
 MODESTO, CA 95356
 (209) 765-2838

SITE ADDRESS: 3780 LADD ROAD
 MODESTO, CA 95356

TOTAL AREA: 40.29 AC.
 WATER: PRIVATE WELL
 SANITARY SEWER: PRIVATE SEPTIC
 STORM DRAIN: ON-SITE
 SLOPE OF LAND: FLAT-20%

ZONING: SCP-PI
 GENERAL PLAN: SCPP1
 IRRIGATION: M.I.D.

PREPARED BY: MORRIS ENGINEERING & SURVEYING, INC.
 334 S. YOSEMITE AVENUE, SUITE D
 OAKDALE, CA 95361
 (209) 845-9175



SITE PLAN

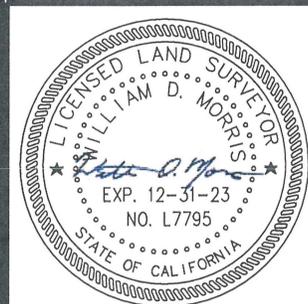
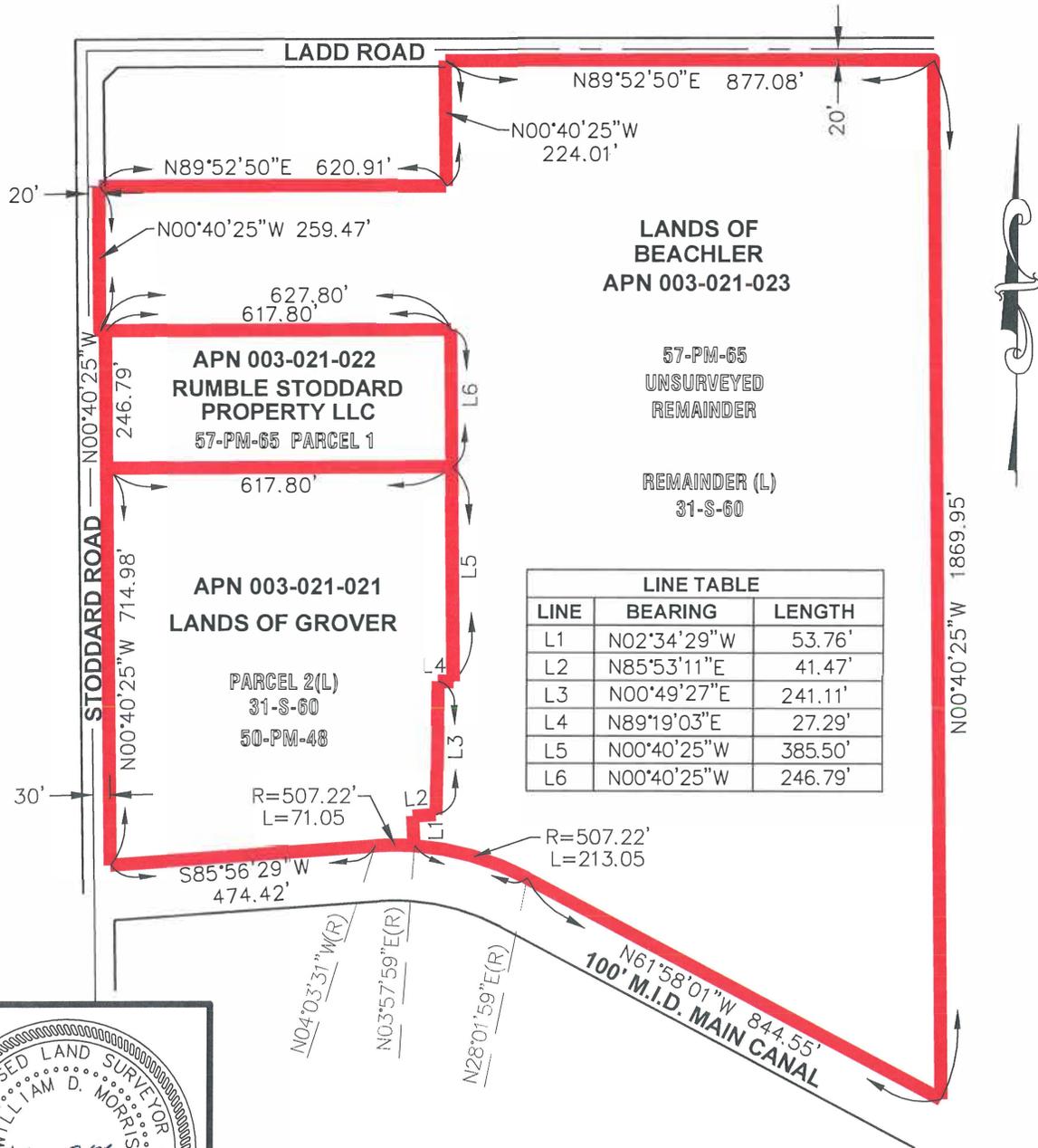
BEING ALL OF THE NEW REMAINDER PARCEL AS SHOWN IN BOOK 31 OF SURVEYS, AT PAGE 60, STANISLAUS COUNTY RECORDS, LYING IN THE SOUTHWEST QUARTER OF SECTION 26, T.2S., R.8E., M.D.M., STANISLAUS COUNTY, CALIFORNIA
 SCALE: 1"=150' MAY 2015

MORRIS
 ENGINEERING & SURVEYING, INC.

334 S. YOSEMITE AVENUE, SUITE D
 OAKDALE, CA 95361
 (209) 845-9175 (209) 845-9177 (FAX)

RUMBLE-DEVELOPMENT PLAN

BEFORE LOT LINE ADJUSTMENT



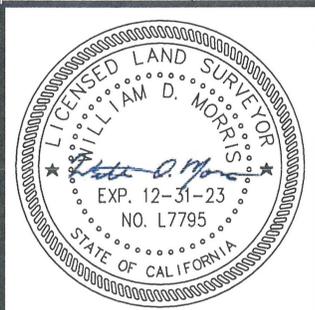
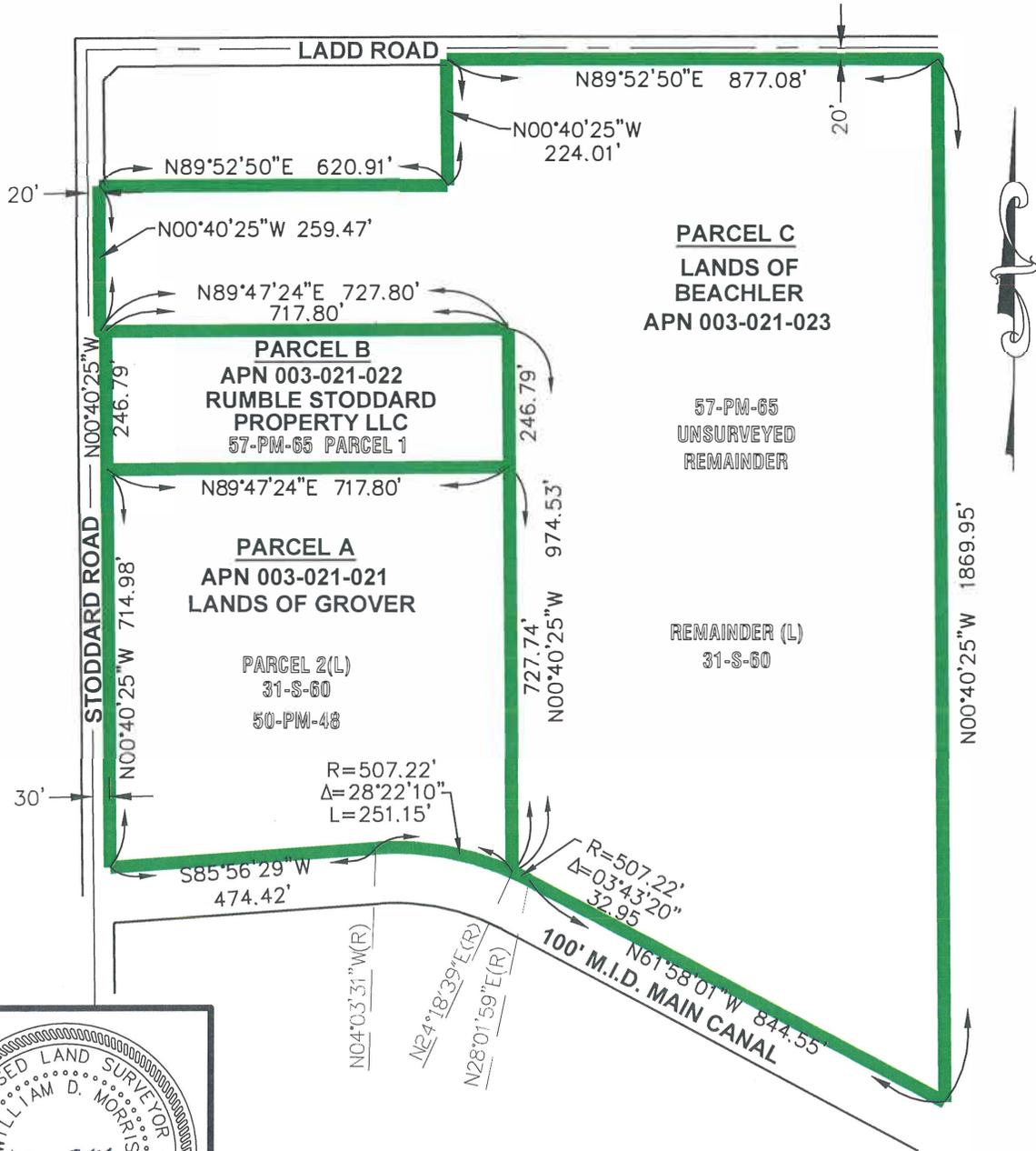
MORRIS
ENGINEERING & SURVEYING, INC.

334 S. YOSEMITE AVENUE, SUITE D
OAKDALE, CA 95361
(209) 845-9175 ☎ (209) 845-9177 (FAX)

SCALE: 1" = 300'
DRAWN: PLM
CHECKED: WDM
JOB NO.: 22-140
SHEET: 1 OF 1

GROVER, RUMBLE, & BEACHLER
STODDARD ROAD & LADD ROAD
MODESTO, CA

AFTER LOT LINE ADJUSTMENT



MORRIS
ENGINEERING & SURVEYING, INC.

334 S. YOSEMITE AVENUE, SUITE D
OAKDALE, CA 95361
(209) 845-9175 ☎ (209) 845-9177 (FAX)

SCALE: 1"=300'
 DRAWN: PLM
 CHECKED: WDM
 JOB NO.: 22-140
 SHEET: 1 OF 1

GROVER, RUMBLE, & BEACHLER
 STODDARD ROAD & LADD ROAD
 MODESTO, CA

Beachler, Grover, Rumble Project Description

Darin and Sandra Beachler (Beachler) own APN 003-021-023 which consists of 36.74 acres, and is actively farmed in almonds. See attached Deed. The property is enrolled in Williamson Act Contract No. 71-64 which is the subject of a Notice of Non-Renewal (copy attached), and the contract is set to expire on December 31, 2026. This property is zoned SCP-PI.

Mark S. Grover and Lorraine Grover, Trustees of the Grover Revocable Living Trust, et al (Grover) own APN 003-021-021 which currently consists of approximately 9.60 acres, and which are permitted as a wholesale nursery with an ancillary landscape Contractor's Yard (Grover Landscaping Services, Inc). See attached Deed. The property is enrolled in Williamson Act Contract No. 71-64 which is subject of a Notice of Non-Renewal filed with County Planning (draft attached). The property is zoned SCP-PI.

Rumble Stoddard Property, LLC (Rumble) owns APN 003-021-022 which currently consist of 3.50 acres and contains Rumble Agricultural Services which is permitted as a Tier 2 agricultural use. See attached Deed. The property is not enrolled in the Williamson Act. The property is zoned SCP-PI.

The project involves a series of actions as follows:

1. A Lot Line Adjustment to take approximately 0.57 acres from the Beachler property and add it to the Rumble property;
2. A Lot Line Adjustment to take approximately 1.90 acres from the Beachler property and add it to the Grover property;
3. A Williamson Act Tentative Cancellation on the Grover property (APN: 003-021-021);
4. A Williamson Act Tentative Cancellation on the area being transferred from Beachler to Rumble (0.57 acres) and from Beachler to Grover (1.90 acres);
5. A Development Plan approval for the adjusted Grover property; and,
6. A Development Plan approval for the adjusted Rumble property.

Rumble:

Rumble Ag Services ("Rumble") resides at 6290 Stoddard Road on APN 003-021-022. The site is 3.5 acres.

Rumble is currently permitted as a land leveling, ripping, and custom farm contracting business. This is the primary use but includes machining and fabrication in order to service and maintain existing equipment. The machining and fabrication side of the business has grown and is receiving requests to perform work for others.

The property is zoned Salida Community Plan-Planned Industrial (SCP-PI). Machine shops are permissible under SCP-PI zoning (Stanislaus County Code Section 21.42.020 (W)). Rumble desires to obtain a Development Plan approval, consistent with the Salida Community Plan, in order to more properly recognize the scope of its operations.

In addition, Rumble wishes to expand the parcel on which the business resides via a Lot Line Adjustment with the neighboring Beachler Property (APN 003-021-023). This adjustment would expand the current Rumble parcel by approximately 0.57 acres.

The Beachler Property is in the Williamson Act, but a Notice of Nonrenewal has been filed, and the contract will expire on December 21, 2026. The Rumble Property is no longer under the Williamson Act.

Rumble's Operations:

Rumble will operate both as a land leveling, ripping, and custom farm contracting, and a machine shop. The existing site contains three buildings, a mobile office, a 100 ft by 100 ft workshop; and, a 50 ft by 100 ft storage building. The attached site plan shows the existing and proposed buildings and parking areas.

The site operates from 6:00 AM to 4:30 PM, 5 days a week. Approximately 13-18 workers are employed on-site year-round. During the peak season, between April and November, there are around 10-12 tractor operators on staff. These employees do not visit the facility on a regular basis, or work from the facility. Furthermore, customer visitation rarely occurs, with most business being conducted by phone. At any given time, the number of employees and customers (if any), does not exceed twenty (20). Access to the site is from a driveway on Stoddard Road. This site is served by a private well and septic tank. Stormwater is disposed of on site.

Grover:

Grover Landscape Services ("Grover") resides at 6224 Stoddard Road on APN 003-021-021. The site is 9.62 acres.

Grover is currently permitted to use the site as a wholesale nursery. When the site was initially permitted, wholesale nursery was intended to be the primary use, but over time, the landscape contracting portion of the business has expanded and the wholesale nursery use has diminished.

The property is zoned Salida Community Plan-Planned Industrial (SCP-PI). Contractor's Yards are permissible uses in the SCP-PI zone (Stanislaus County Code Section 21.42.020 (M)). Grover desires to obtain a Development Plan approval, consistent with the Salida Community Plan, to recognize its current operations at the site are more consistent with a Contractor's Yard.

In addition, Grover desires to expand its footprint onto designation of approximately 1.9 acres of the adjacent Beachler Property (APN 003-021-023). This adjustment will move the current easterly boundary of the Grover parcel about 100 feet further to the east.

The Beachler Property is in the Williamson Act, but a Notice of Nonrenewal has been filed, and that property will be out of the Act on December 31, 2026. The Grover property is in the Williamson Act and a Notice of Nonrenewal has recently been filed.

Grover's Operations:

Grover will operate a landscape contractor's yard with wholesale nursery as an ancillary use. The existing site contains the Grover offices and warehouse buildings. The attached site plan shows the existing and proposed buildings and parking areas.

The site operates from 6 AM to 6 PM, 6 days a week. Approximately 110 workers show up at the site to pick up work trucks, returning to the site at the end of the day. Approximately 25 office workers are at the site full time. Customers and deliveries are minimal, estimated at no more than 3-5 per day.

The site is accessed by a driveway on Stoddard Road that has a deceleration (slip) lane for northbound traffic. This is used by 90% or more of the traffic accessing the site. The site is served by a public water system and septic tank. Stormwater is disposed of on-site.



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

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 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 checked="" type="checkbox"/> Williamson Act Cancellation <input checked="" type="checkbox"/> Other <u>Development Plan</u> <i>ALLA</i> </td> </tr> </table>	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input 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 checked="" type="checkbox"/> Williamson Act Cancellation <input checked="" type="checkbox"/> Other <u>Development Plan</u> <i>ALLA</i>	<p>PLANNING STAFF USE ONLY: <i>NA-CANLLASCP-DP PLN</i> Application No(s): <u>2023-</u> Date: <u>1/13/2023</u> S <u>26</u> T <u>2</u> R <u>8</u> GP Designation: <u>SCP P1</u> Zoning: <u>SCP P1</u> Fee: _____ Receipt No. _____ Received By: <u>KCO</u> Notes: _____</p>
<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input 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 checked="" type="checkbox"/> Williamson Act Cancellation <input checked="" type="checkbox"/> Other <u>Development Plan</u> <i>ALLA</i>		

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

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

PROJECT INFORMATION

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

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

See Attached

PROJECT SITE INFORMATION

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

ASSESSOR'S PARCEL NUMBER(S): Book 08 Page 021 Parcel 021, 022 & 023

Additional parcel numbers: _____
Project Site Address _____
or Physical Location: _____

Property Area: Acres: 49.84 or Square feet: _____

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)
Almond Farm, Grover Landscape Services (Wholesale Nursery) and Rumble Agricultural Services

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)
Use Permit for both Grover & Rumble

Existing General Plan & Zoning: Salida Community Plan/SCP-PI

Proposed General Plan & Zoning: Salida Community Plan/SCP-PI
(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: Agriculture

West: Agriculture

North: Agriculture

South: Agriculture

WILLIAMSON ACT CONTRACT:

Yes No

Is the property currently under a Williamson Act Contract?
Contract Number: 71-64

If yes, has a Notice of Non-Renewal been filed?
Date Filed: December 9, 1970

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.) _____

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: _____ Sq. Ft. Landscaped Area: _____ Sq. Ft.

Proposed Building Coverage: _____ Sq. Ft. Paved Surface Area: _____ Sq. Ft.

BUILDING CHARACTERISTICS:

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

Number of floors for each building: _____

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

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) _____

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: _____

Sewer*: _____

Telephone: _____

Gas/Propane: _____

Water**: _____

Irrigation: _____

***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:)

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

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

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

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

AFFORDABLE HOUSING/SENIOR:

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

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

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

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

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

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): _____

Type of use(s): _____

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)

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.

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)

