



Referral Early Consultation

Date: November 28, 2023

To: Distribution List (See Attachment A)

From: Daniel Burk, Assistant Planner
Planning and Community Development

Subject: PARCEL MAP APPLICATION NO. PLN2023-0130 – NORTHPOINTE
MODESTO

Respond By: December 13, 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 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: Jim Freitas, Northpointe Modesto 1, LLC.

Project Location: 744 McEwen Road, between Yosemite Boulevard and the Tuolumne River, in the Waterford area.

APN: 080-005-004: 162± acres
019-001-001: 22.3± acres
019-002-001: 149.3± acres

Williamson Act Contract: 1996-4330

General Plan: Agriculture

Current Zoning: General Agriculture (A-2-40)

Project Description: Request to subdivide a 335± acre parcel in the General Agriculture (A-2-40) zoning district into three parcels, 129.2± acres, 57.7± acres, and 148.1± acres in size. The existing parcel is currently planted with almonds and contains a calf breeding facility consisting of various buildings totaling 214,301± square feet. Proposed Parcel 1 would consist of an existing almond orchard and would contain the Modesto Irrigation District (MID) Lateral No. 12 canal, running north to south within the parcel, and would include an existing irrigation pond in the southern portion of the proposed parcel. Proposed Parcel 2 would encompass the calf breeding facility, as well as a

single-family dwelling, garage, and a manure pond. Proposed Parcel 3 would be planted with almonds and bordered by the Tuolumne River to the south. The current parcel receives irrigation water from the MID Lateral No. 12 canal; Proposed Parcels 1 and 3 would continue to be irrigated by the MID Lateral No. 12 canal, and Proposed Parcel 2 would remain unirrigated and maintain a private domestic well.

All three proposed parcels would front County-maintained McEwen Road. County-maintained Pellerin Road divides the existing parcel and would run between both Proposed Parcels 1 and 2 on the north side and Proposed Parcel 3 on the south side of Pellerin Road. The existing parcel is enrolled in Williamson Act Contract No. 96-4530. If approved, Proposed Parcels 1 and 2 would remain under contract. Parcel 3 is not enrolled in a Williamson Act Contract and would remain so.

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



PARCEL MAP APPLICATION NO. PLN2023-0130 – NORTHPOINTE MODESTO

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
X	CA STATE LANDS COMMISSION		STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:	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 DISTRICT 1: B. CONDIT
X	FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED	X	STAN COUNTY COUNSEL
X	GSA: STAN & TUOLUMNE		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: MODESTO	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
	MUNICIPAL ADVISORY COUNCIL:		INTERESTED PARTIES
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
	RAILROAD:	X	US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD	X	US FISH & WILDLIFE
X	SCHOOL DIST 1: EMPIRE UNION		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 2: MODESTO UNION		USDA NRCS
	WORKFORCE DEVELOPMENT		SAN JOAQUIN RIVER CONSERVANCY
X	STAN CO AG COMMISSIONER		
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: PARCEL MAP APPLICATION NO. PLN2023-0130 – NORTHPOINTE
MODESTO

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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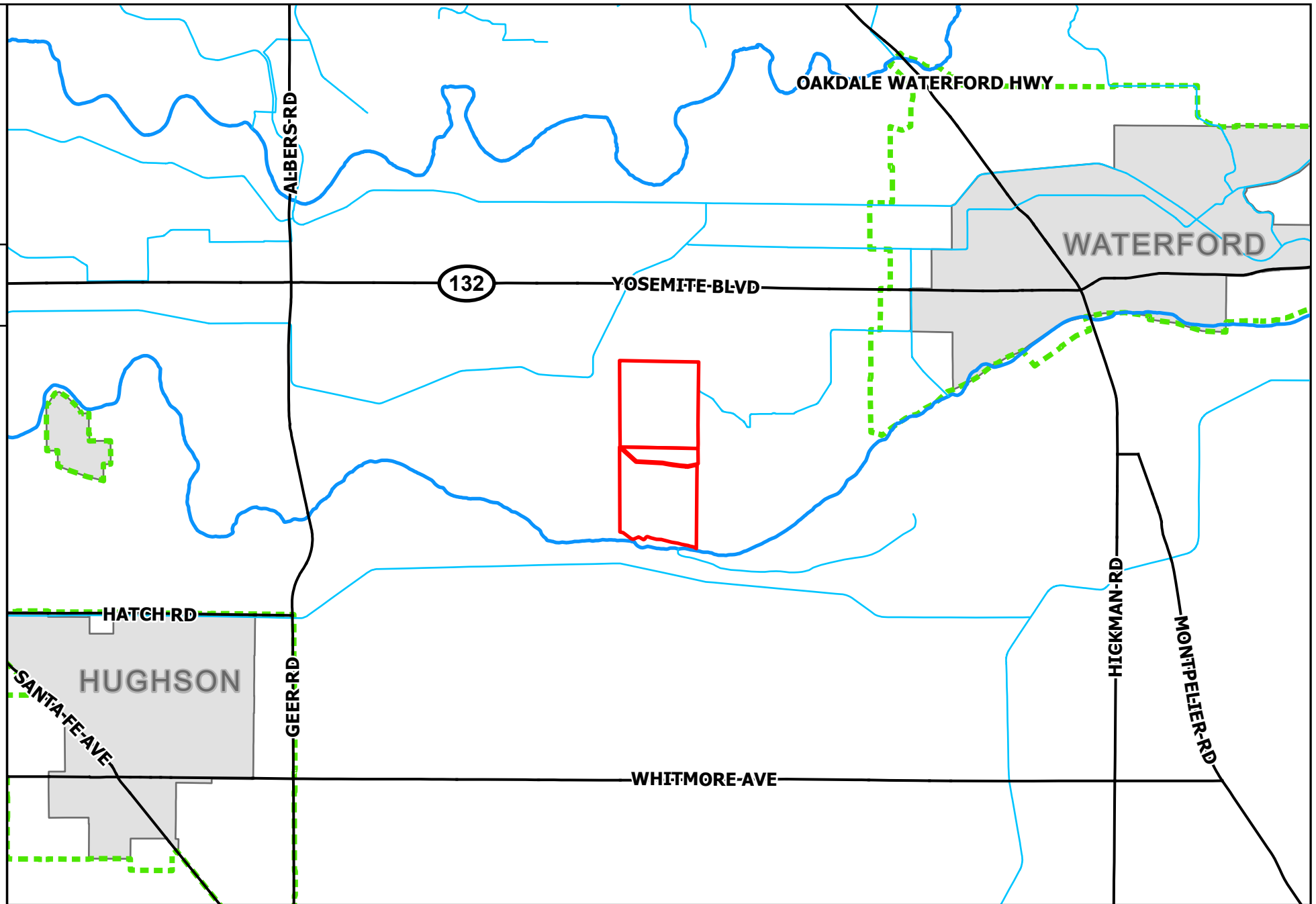
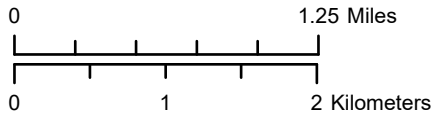
NORTHPOINTE MODESTO

PLN2023-0130

AREA MAP

LEGEND

-  Project Site
-  County Boundary
-  Sphere of Influence
-  City
-  Road
-  Canal
-  Rivers



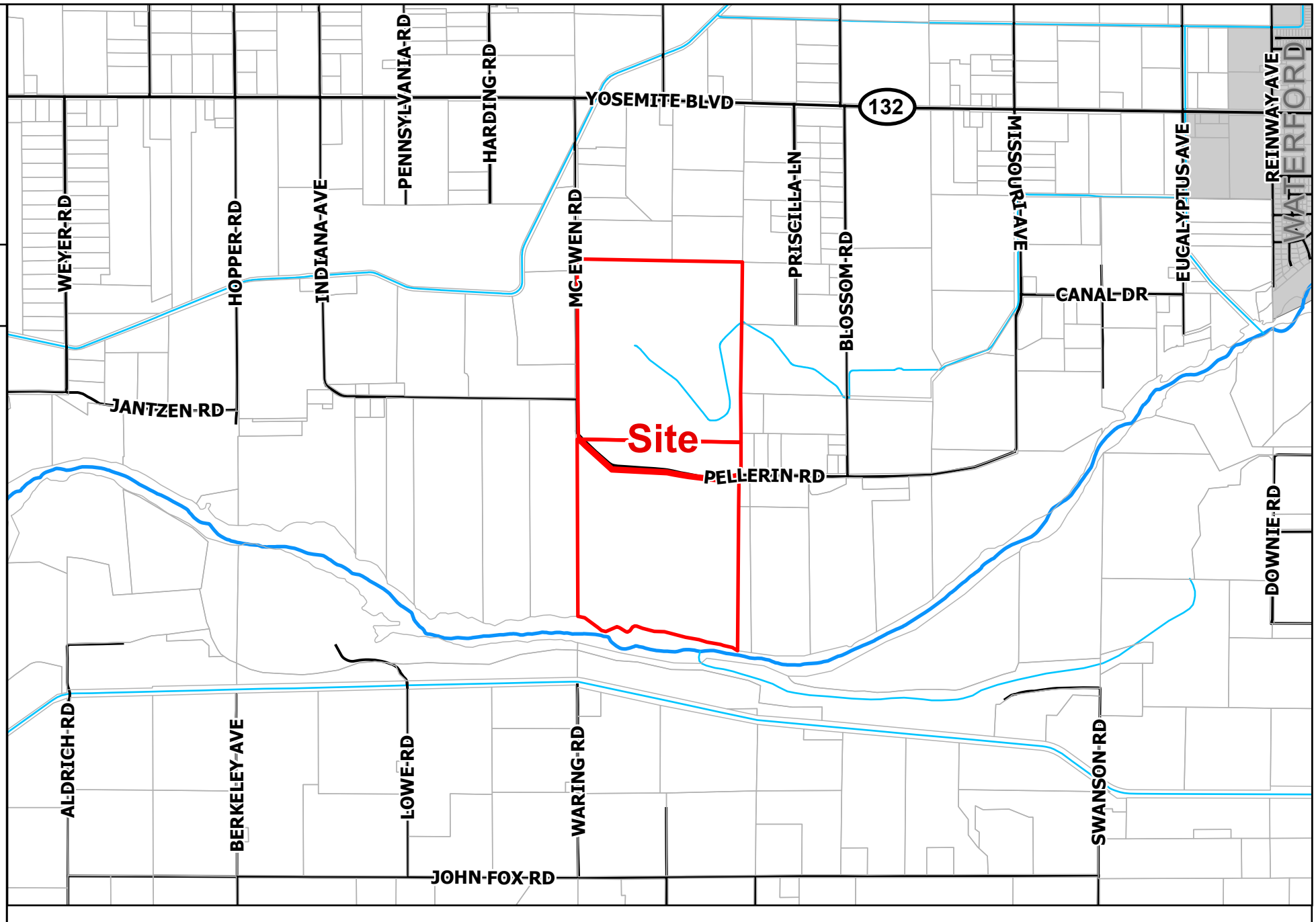
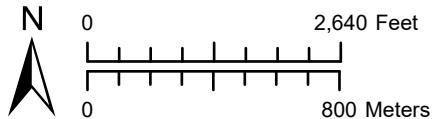
NORTHPOINTE MODESTO

PLN2023-0130

GENERAL PLAN MAP

LEGEND

- Parcel
- Road
- Canal
- Rivers
- General Plan**
- Agriculture
- City
- Project Site**









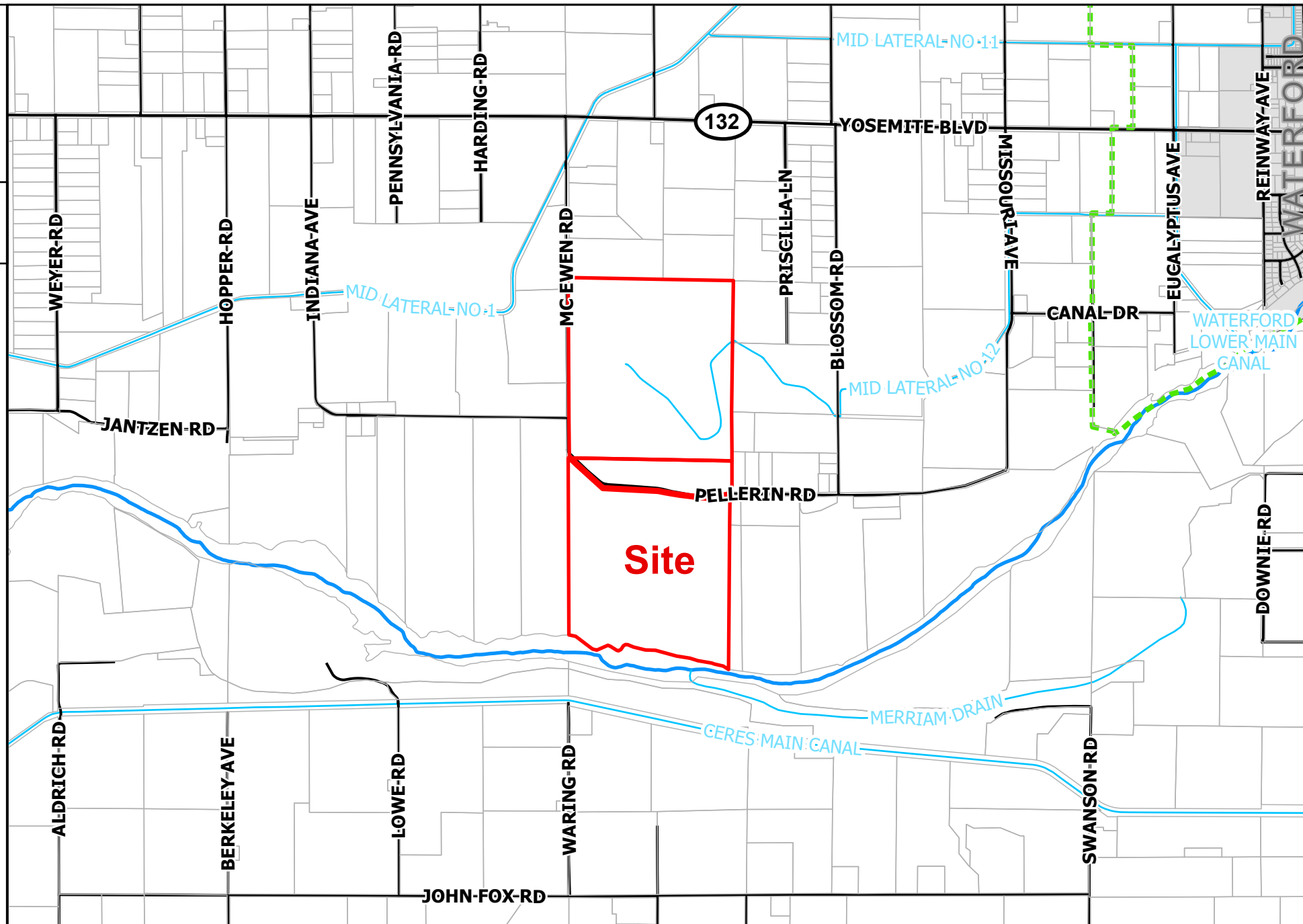
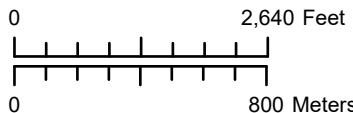
NORTHPOINTE MODESTO

PLN2023-0130

COMMUNITY PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Sphere of Influence
-  Road
-  Canal
-  Rivers



NORTHPOINTE MODESTO


PLN2023-0130


ZONING MAP

LEGEND

 County Boundary

 Project Site

 Parcel

 Road

 Canal

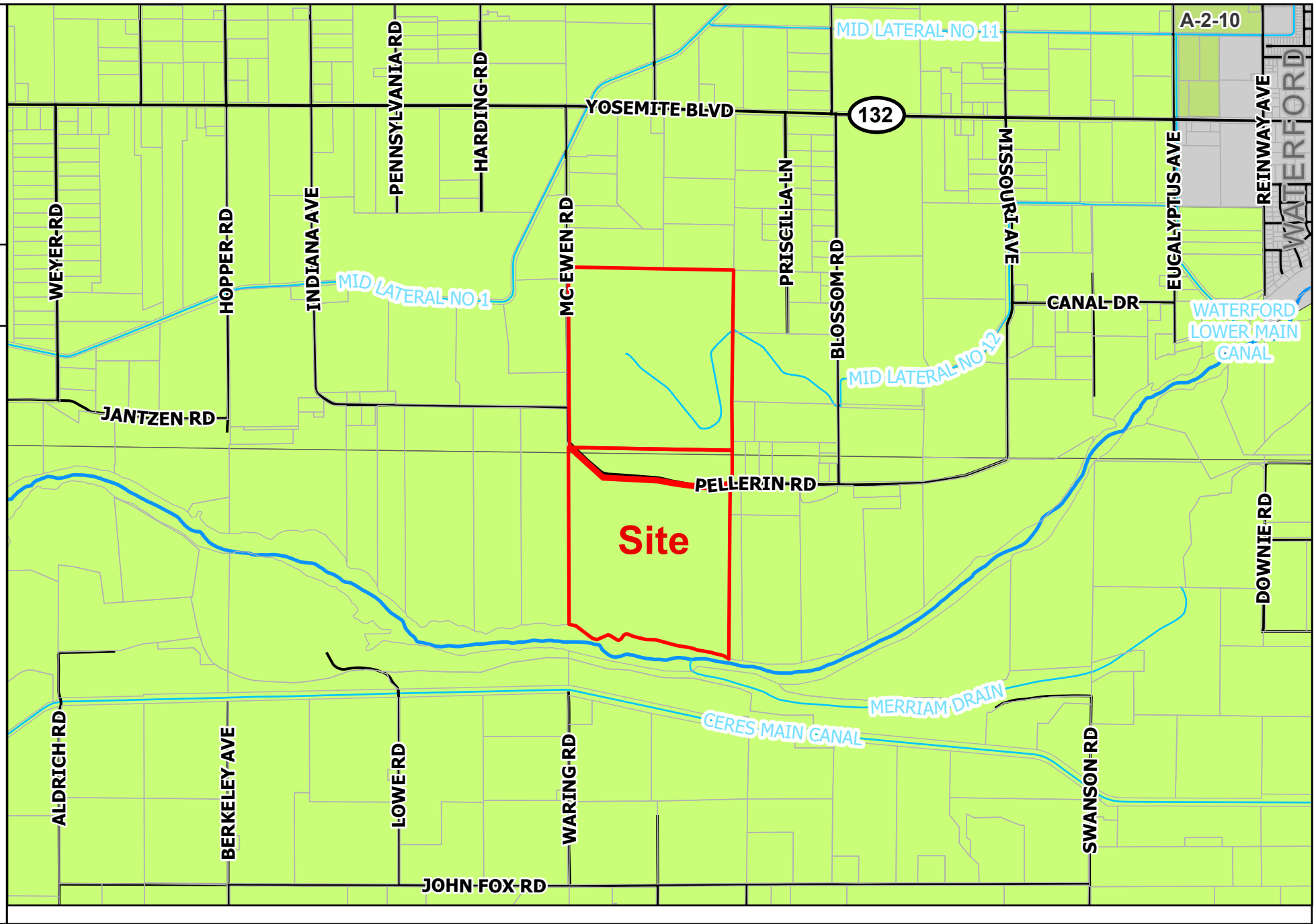
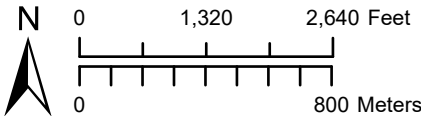
 Rivers

Zoning Designation

 City

 General AG 10 Acre

 General AG 40 Acre









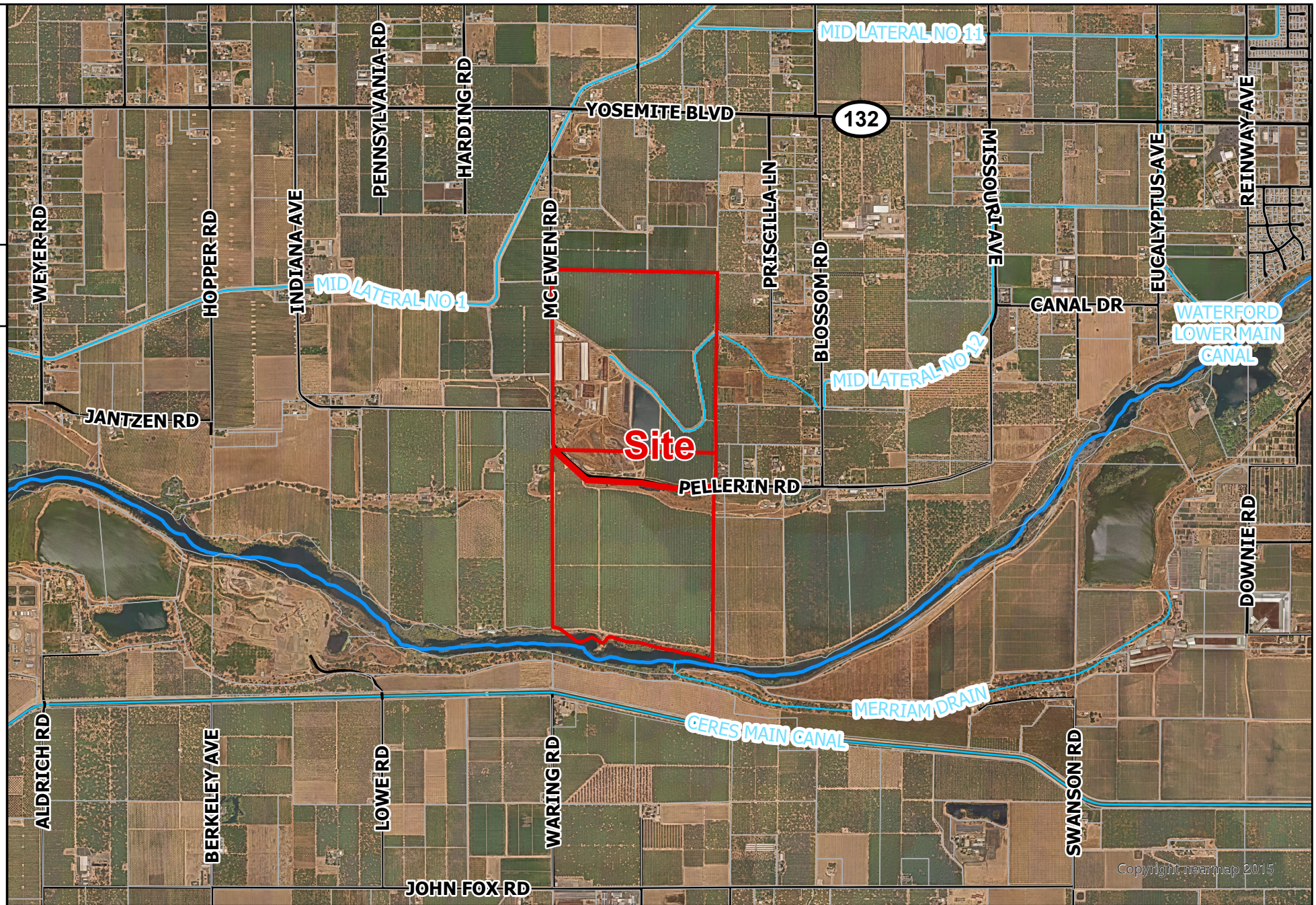
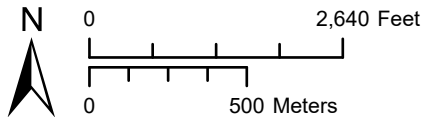
NORTHPOINTE MODESTO

PLN2023-0130

AERIAL AREA MAP

LEGEND

-  County Boundary
-  Project Site
-  Parcel
-  Road
-  Canal
-  Rivers









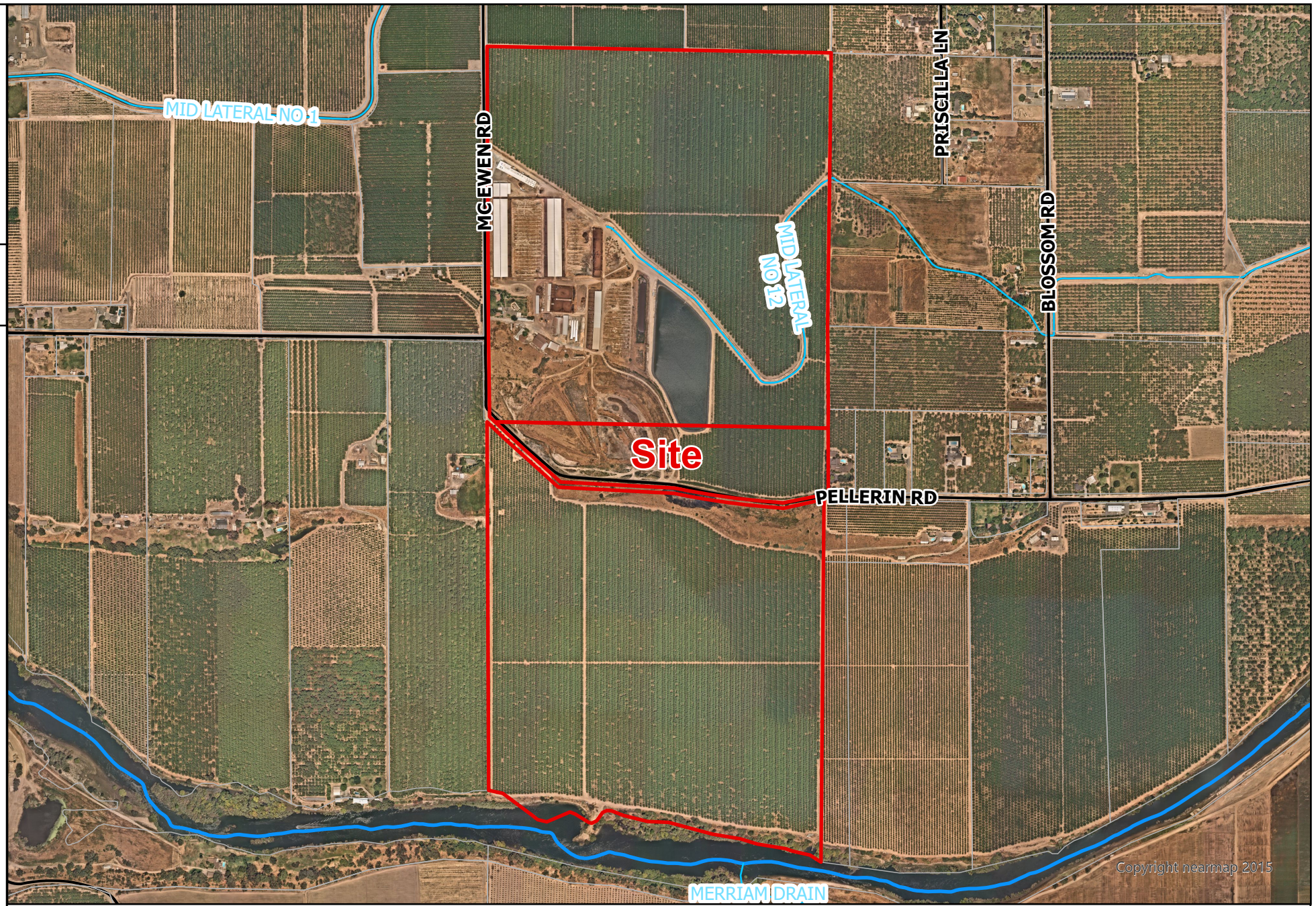
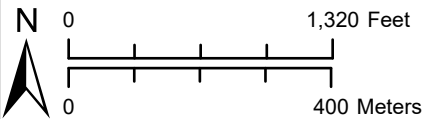
NORTHPOINTE MODESTO

PLN2023-0130

AERIAL SITE MAP

LEGEND

-  County Boundary
-  Project Site
-  Parcel
-  Road
-  Canal
-  Rivers









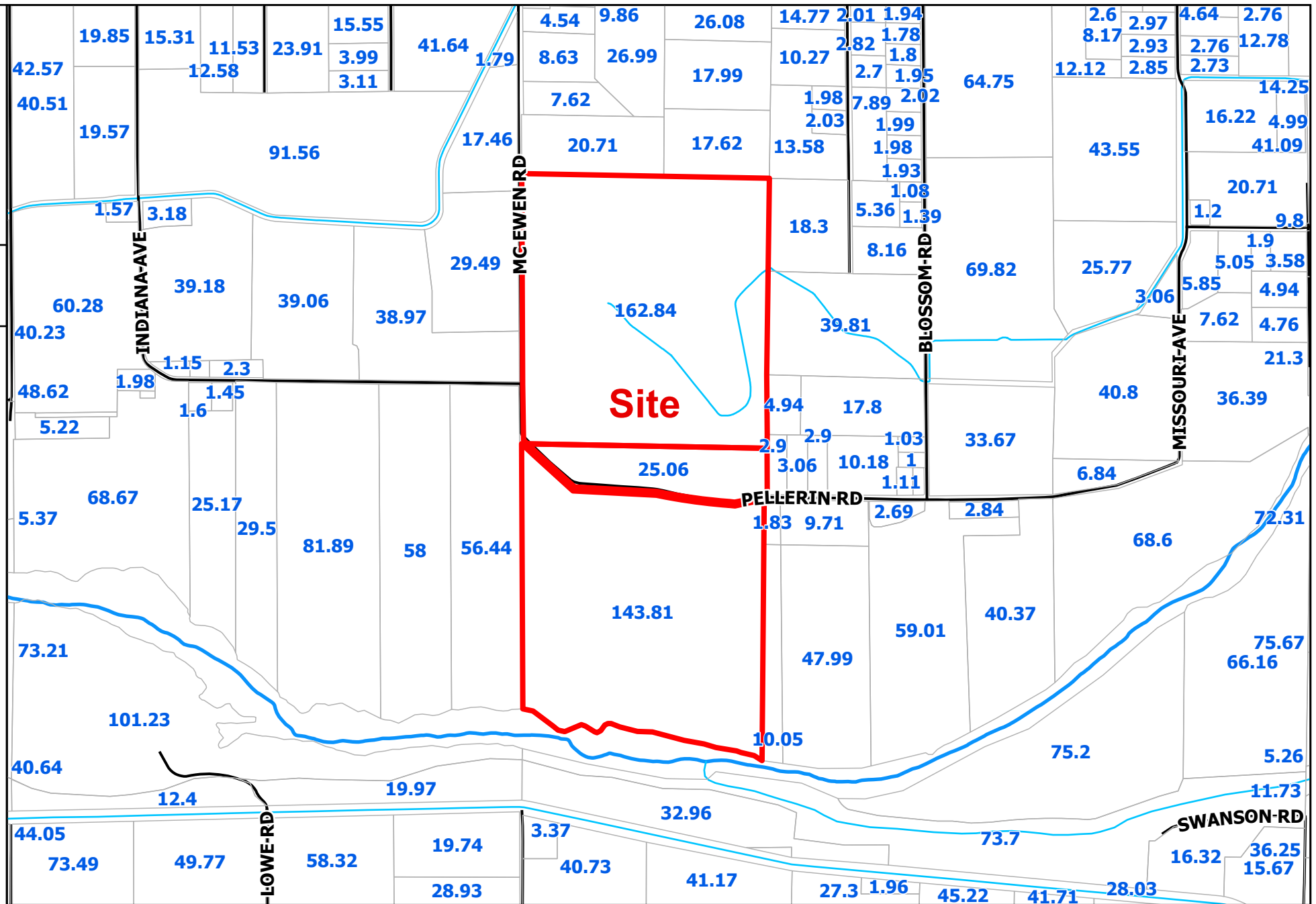
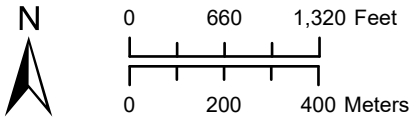
NORTHPOINTE MODESTO

PLN2023-0130

ACREAGE MAP

Legend

-  County Boundary
-  Project Site
-  Parcel/Acres
-  Road
-  Rivers
-  Canal

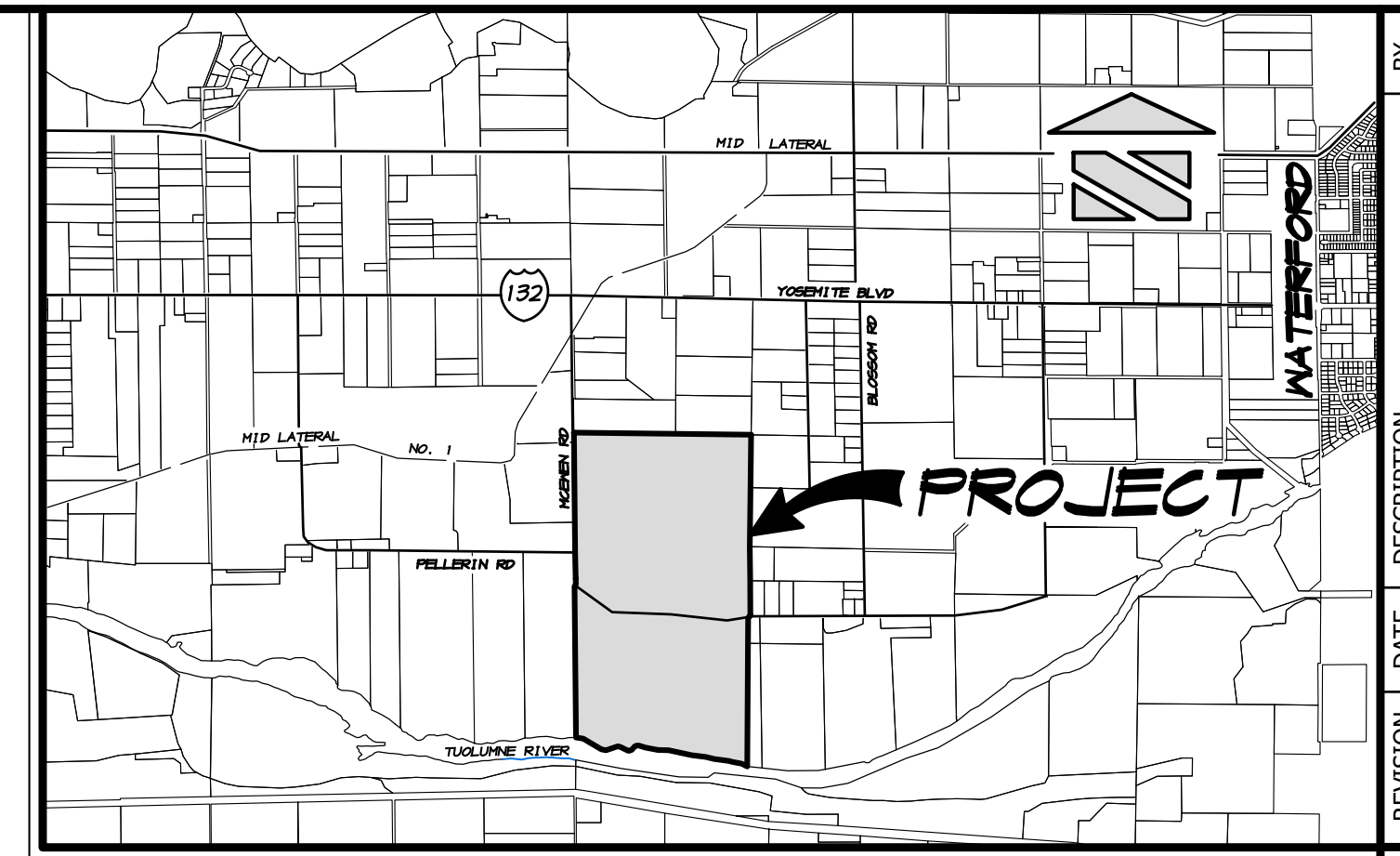


GENERAL NOTES

- ASSESSOR'S PARCEL NUMBER: 080-005-004, 019-001-001 AND 019-002-001
- A2-40 AGRICULTURE
- SITE SUMMARY: TOTAL SITE CONSISTS OF ONE (1) PARCEL COMPRISING 335 +/- ACRES AND BEING DIVIDED INTO THREE (3) PARCELS, OF 129.2 ACRES, 57.7 ACRES, AND 148.1 ACRES.
- DOMESTIC WATER: PARCEL "2" - EXISTING PRIVATE WATER WELL. PARCEL "1" AND "3" - NO DOMESTIC WELL AT THE PRESENT TIME. SHOULD THE PARCEL EVER BE PERMITTED FOR A RESIDENCE, A DOMESTIC WELL WILL NEED TO BE PERMITTED AND CONSTRUCTED.
- SANITARY SEWER: PARCEL "2" - EXISTING PRIVATE SEPTIC SYSTEM. PARCEL "1" AND "3" - NO SEPTIC SYSTEM AT THE PRESENT TIME. SHOULD THE PARCEL EVER BE PERMITTED FOR A RESIDENCE, A SEPTIC SYSTEM WILL NEED TO BE PERMITTED AND CONSTRUCTED.
- IRRIGATION: EXISTING MICRO SPRINKLER SYSTEM
- SITE CURRENTLY CONSISTS OF EXISTING ORCHARDS. PARCELS ARE CONFIGURED SO THAT THEY IRRIGATE AND DRAIN UTILIZING THE EXISTING IRRIGATION AND DRAINAGE FACILITIES. THIS PROJECT IS SLOPED RANGING BETWEEN THE 82 AND 161 FEET. THE SITE COMPRISES OF SOILS WITH CLASSIFICATIONS OF SANDY LOAM. CLASSIFICATIONS ARE DERIVED FROM USDA WEB SOIL SURVEY. NO CHANGES ARE ANTICIPATED. AN IRRIGATION USE AND MAINTENANCE AGREEMENT (IF REQUIRED) SHALL BE RECORDED CONCURRENTLY WITH THE FINAL PARCEL MAP.
- GROUND WATER DEPTH IS APPROXIMATELY 25-100 FEET (DATA PROVIDED BY CALIFORNIA DEPARTMENT OF WATER RESOURCES).
- SUBJECT PARCEL IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 06094C0368E, DATED SEPT. 26, 2008 AND FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 06094C0368E, DATED SEPT. 26, 2008.
- THE PROPERTY LINE DISTANCES, BEARINGS, AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP ARE TAKEN FROM RECORD INFORMATION, AND PRELIMINARY FILED OBSERVATIONS BY OFFICE PERSONNEL AND DO NOT REFLECT AN ACTUAL FIELD SURVEY.

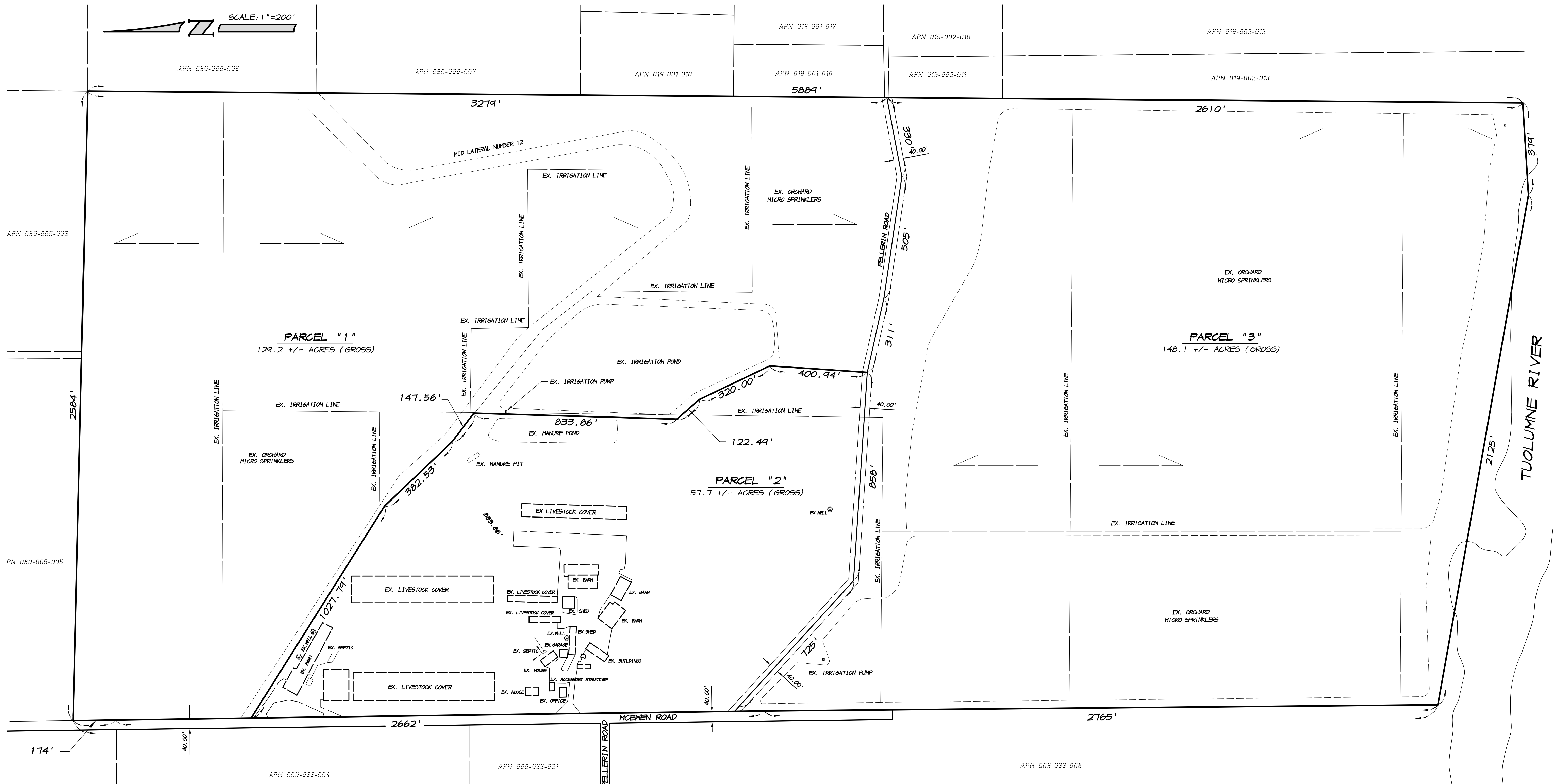
OWNER / SUBDIVIDER

NORTHPOINTE MODESTO 1, L.L.C.
 4350 BAKER ROAD, STE 400
 MINNETONKA MN 55343
 ATTN.: BRAD ARDIS



VICINITY MAP

NO SCALE



REVISION	DATE	DESCRIPTION

ASSOCIATED ENGINEERING GROUP
 4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356
 PHONE: (209) 345-3390 FAX: (209) 345-3073 www.aeseng.com

TENTATIVE PARCEL MAP
 744 MCEWEN RD
 STANISLAUS COUNTY CALIFORNIA

RYAN CARREL, R.C.E. 61619
 JEFF SHELDON, R.C.E. 84078

DRAWN BY: B.C.F.
 DATE: 10/24/23 9:00
 SCALE: 1"=300'
 DWG: 1008-TPM
 CHECKED: J.F.
 JOB #: 1008A-23

SHEET
 OF



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 checked="" 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 type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____	<p>PLANNING STAFF USE ONLY:</p> <p>Application No(s): <u>PLN 2023-0130</u> Date: <u>10-12-23 SR/ED</u> S <u>31</u> T <u>3</u> R <u>11</u> GP Designation: <u>Ag</u> Zoning: <u>A-2-40</u> Fee: <u>\$5,639.00</u> Receipt No. <u>574267</u> Received By: <u>SR/ED</u> Notes: <u>Pm w/wa</u></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 checked="" 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).

Parcel map to create 3 parcels with a minimum parcel size of 57.7 acres for purpose of sale or lease for future agricultural uses. For purpose of segregating existing orchards from calf facility.

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 080 Page 005 Parcel 004

Additional parcel numbers: 019-001-001

Project Site Address or Physical Location: 019-002-001

Property Area: Acres: 335 +/- or Square feet: _____

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

The site is predominately used for almond cultivation with calf breeding as well.

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)

Existing General Plan & Zoning: A2-40 AG

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: Orchards.

West: Orchards.

North: Orchards.

South: Tuolumne River and Orchards.

WILLIAMSON ACT CONTRACT:

Yes No

Is the property currently under a Williamson Act Contract?

Contract Number: 96-4530

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.) _____

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: _____ *MID* _____

Sewer*: _____ *Septic System* _____

Telephone: _____ *AT&T* _____

Gas/Propane: _____ *Propane gas* _____

Water**: _____ *Private well* _____

Irrigation: _____ *M.I.D.* _____

***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)

McEwan Road and Pellerin Road

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

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

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

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

STORM DRAINAGE:

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

Other: (please explain) _____

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)

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS

Storm water discharges associated with construction activity are a potentially significant source of pollutants. The most common pollutant associated with construction is sediment. Sediment and other construction related wastes can degrade water quality in creeks, rivers, lakes, and other water bodies. In 1992, the State Water Resources Control Board adopted a statewide General Permit for all storm water discharges associated with construction activity that disturbs five or more acres of land. Effective March 10, 2003, all construction sites disturbing one or more acres of land will be required to obtain permit coverage. The General Permit is intended to ensure that construction activity does not impact water quality.

You need to obtain General Permit coverage if storm water discharges from your site and either of the following apply:

- Construction activities result in one or more acres of land disturbance, including clearing, grading, excavating, staging areas, and stockpiles or;
- The project is part of a larger common plan of development or sale (e.g., subdivisions, group of lots with or without a homeowner's association, some lot line adjustments) that result in one or more acres of land disturbance.

It is the applicants responsibility to obtain any necessary permit directly from the California Regional Water Quality Control Board. The applicant(s) signature on this application form signifies an acknowledgment that this statement has been read and understood.

STATE OF CALIFORNIA HAZARDOUS WASTE AND SUBSTANCES SITES LIST (C.G.C. § 65962.5)

Pursuant to California Government Code Section 65962.5(e), before a local agency accepts as complete an application for any development project, the applicant shall consult the latest State of California Hazardous Waste and Substances Sites List on file with the Planning Department and submit a signed statement indicating whether the project is located on a site which is included on the List. The List may be obtained on the California State Department of Toxic Substances Control web site (<http://www.envirostor.dtsc.ca.gov/public>).

The applicant(s) signature on this application form signifies that they have consulted the latest State of California Hazardous Waste and Substances List on file with the Planning Department, and have determined that the project site is or is not included on the List.

Date of List consulted: 10/06/2023

Source of the listing: _____
(To be completed only if the site is included on the List)

ASSESSOR'S INFORMATION WAIVER

The property owner(s) signature on this application authorizes the Stanislaus County Assessor's Office to make any information relating to the current owners assessed value and pursuant to R&T Code Sec. 408, available to the Stanislaus County Department of Planning and Community Development.