



Referral
Early Consultation

Date: December 22, 2023
To: Distribution List (See Attachment A)
From: Jeremy Ballard, Senior Planner
Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2023-0146 – CENTRAL IRRIGATION, INC.
Respond By: January 08, 2024

\*\*\*\*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: Keith Yamamoto, Central Irrigation, Inc.
Project Location: 757 Orchard Road, between Highway 33 and River Road, in the Vernalis area
APN: 016-006-007
Williamson Act Contract: 1976-2782
General Plan: Agriculture
Current Zoning: General Agriculture (A-2-40)

Project Description: This is a request to establish a warehouse for irrigation supplies within two existing 5,000 square feet agricultural storage buildings on a 3.5±-acre portion of a 194.8-acre parcel in the General Agriculture (A-2-40) zoning district. The irrigation business will serve as a wholesale warehouse for delivery or pickup of irrigation materials by agricultural customers. The warehouses will store PVC pipe, drip irrigation hoses, and other irrigation components. Additional storage of material will be stored north of each building, enclosed by a six-foot-tall chain-link fence. The warehouses and storage are located at the southwest corner of the parcel, fronting County-maintained Orchard Road. Each warehouse sits on a concrete slab with the area between the buildings enclosed by a chain-link fence. The project proposes a tenant improvement to the western most warehouse by adding an office and employee restroom. A single existing driveway onto Orchard Road serves both warehouses. The primary areas served for agricultural customers

**will consist of Vernalis, Westley, South Tracy, and West Modesto. The operation will consist of a maximum of three people on a single shift with an estimated number of customers per-day at 15. The business will be open Monday through Friday, 7:00 a.m. to 5:00 p.m. and Saturdays from 7:00 a.m. to 1:00 p.m.**

**The remaining balance of the property was historically planted in walnuts but will be planted in almonds at the start of the year. It is also developed with one single-family dwelling, located at the southeastern edge of the parcel. The applicant proposes to drill a new domestic well to serve the proposed employee restroom. A new septic system will be installed as part of the restroom development.**

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



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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

**USE PERMIT APPLICATION NO. PLN2023-0146 – CENTRAL IRRIGATION, INC.**

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		STAN CO ERC
X	CEMETERY DISTRICT: PATTERSON	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
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: WEST STAN	X	STAN CO SUPERVISOR DIST 3: WITHROW
X	GSA: NW DELTA MENDOTA	X	STAN COUNTY COUNSEL
X	HOSPITAL DIST: DEL PUERTO		StanCOG
X	IRRIGATION DIST: EL SOLYO	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: SPRR		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: PATTERSON JOINT UNIFIED	X	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		

**STANISLAUS COUNTY  
CEQA REFERRAL RESPONSE FORM**

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT:** USE PERMIT APPLICATION NO. PLN2023-0146 – CENTRAL IRRIGATION, INC.

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

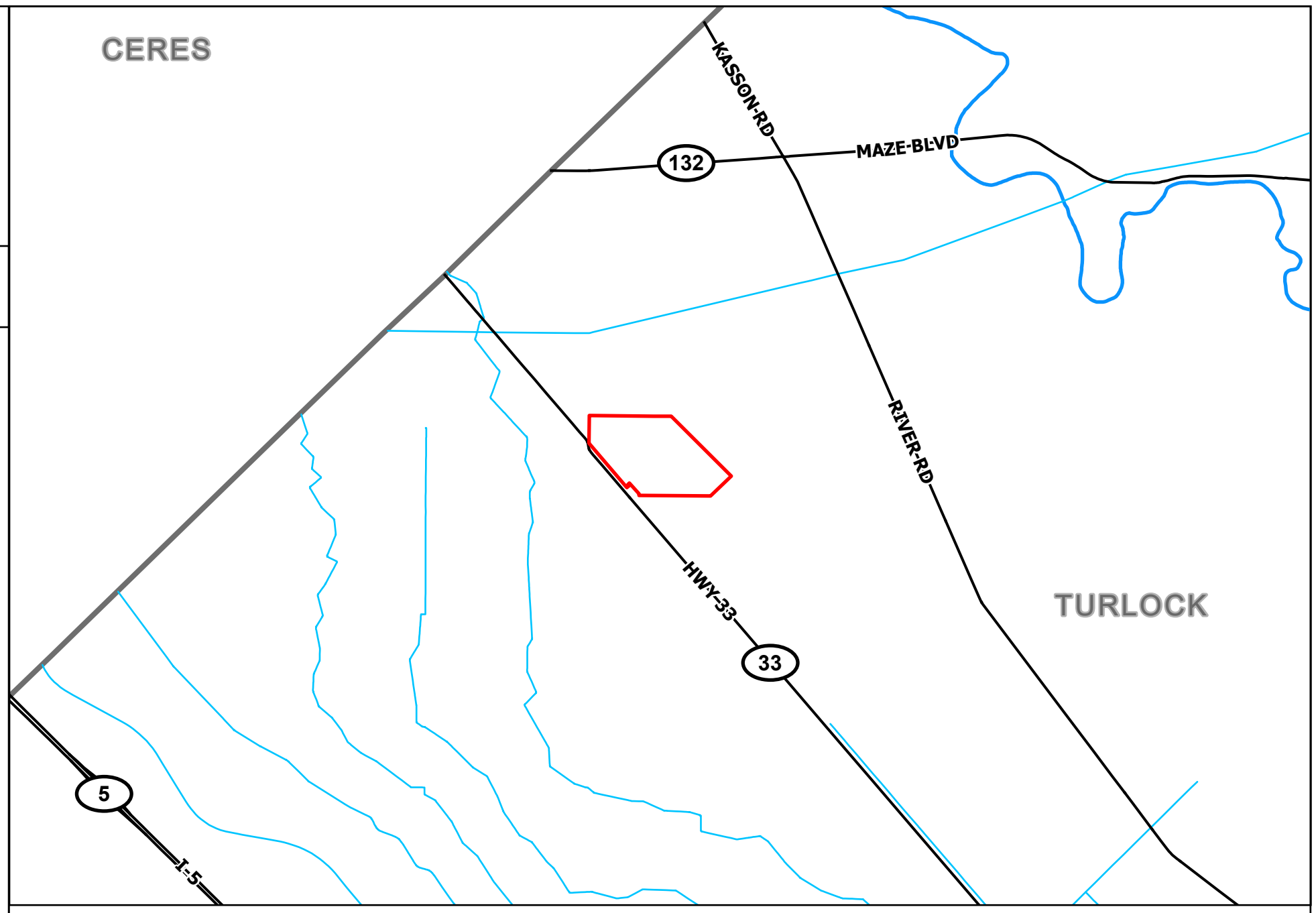
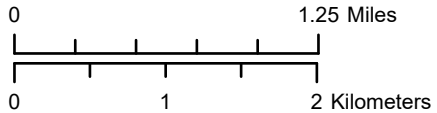
# CENTRAL IRRIGATION INC

## PLN2023-0146

### AREA MAP

#### LEGEND

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



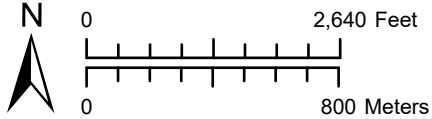
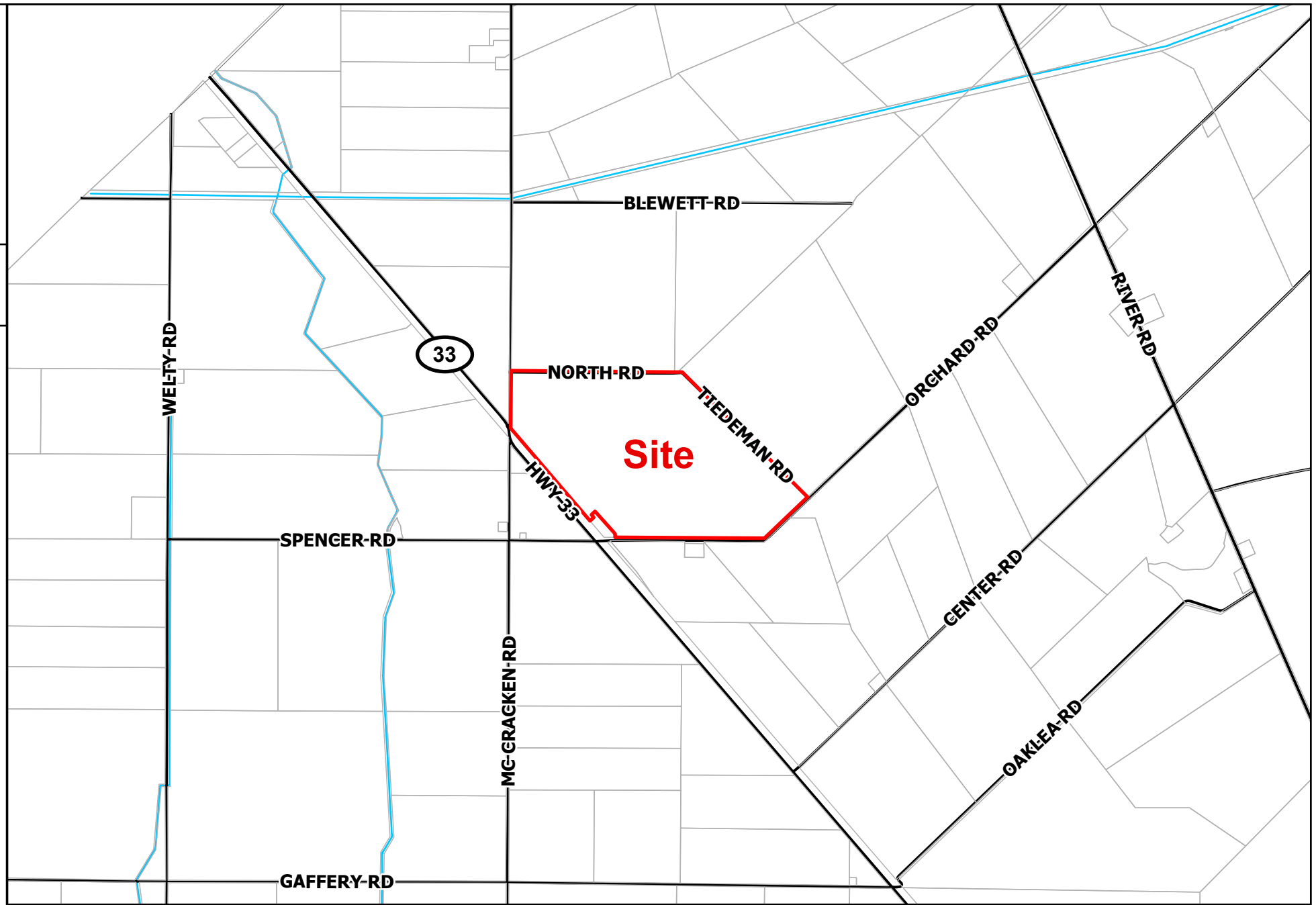
# CENTRAL IRRIGATION INC

## PLN2023-0146

### GENERAL PLAN MAP

#### LEGEND

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




# CENTRAL IRRIGATION INC

## PLN2023-0146


### ZONING MAP

#### LEGEND

 County Boundary

 Project Site


 Parcel

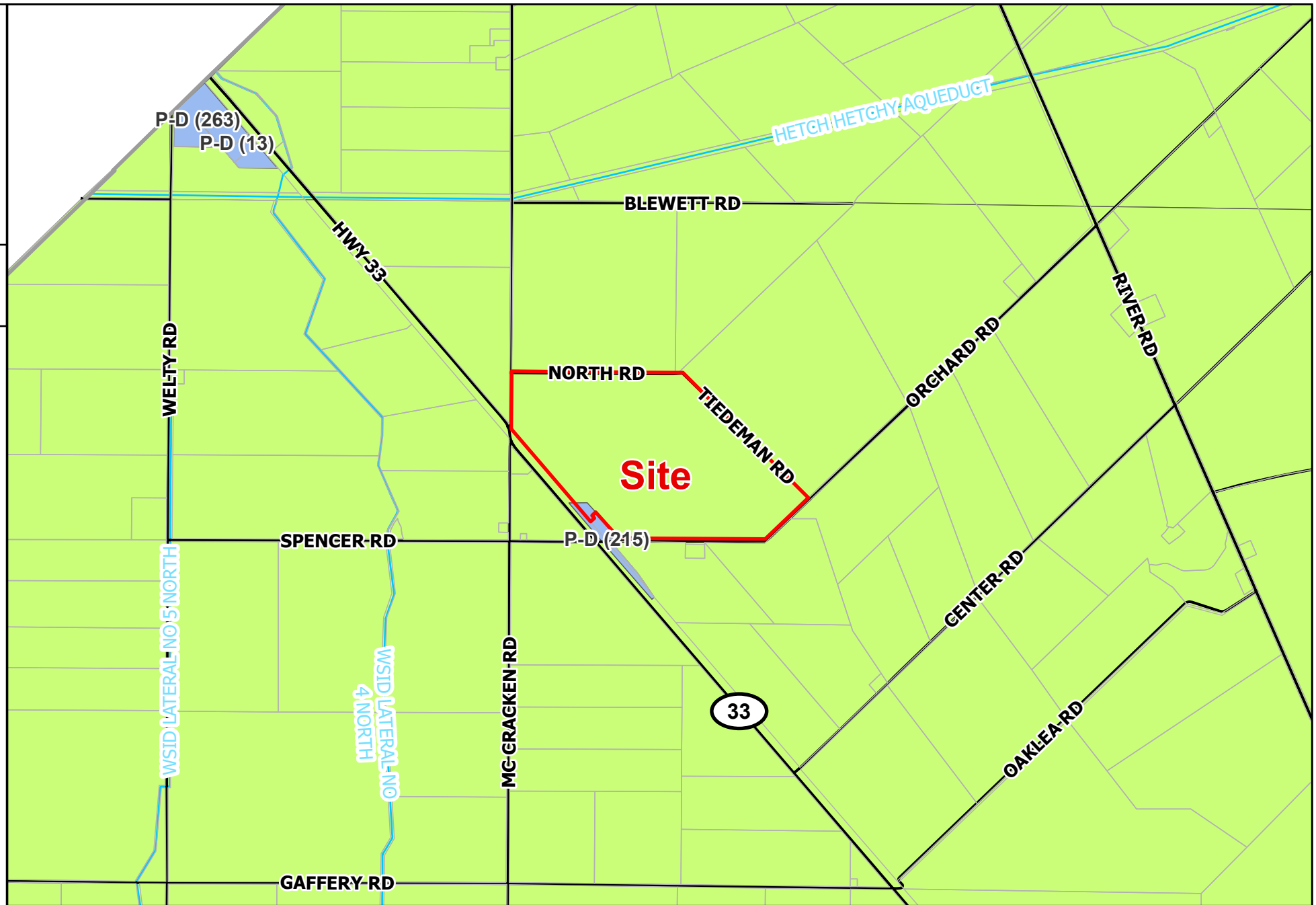
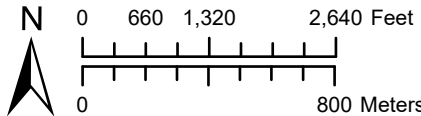
 Road

 Canal

#### Zoning Designation

 General AG 40 Acre

 Planned Development




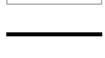




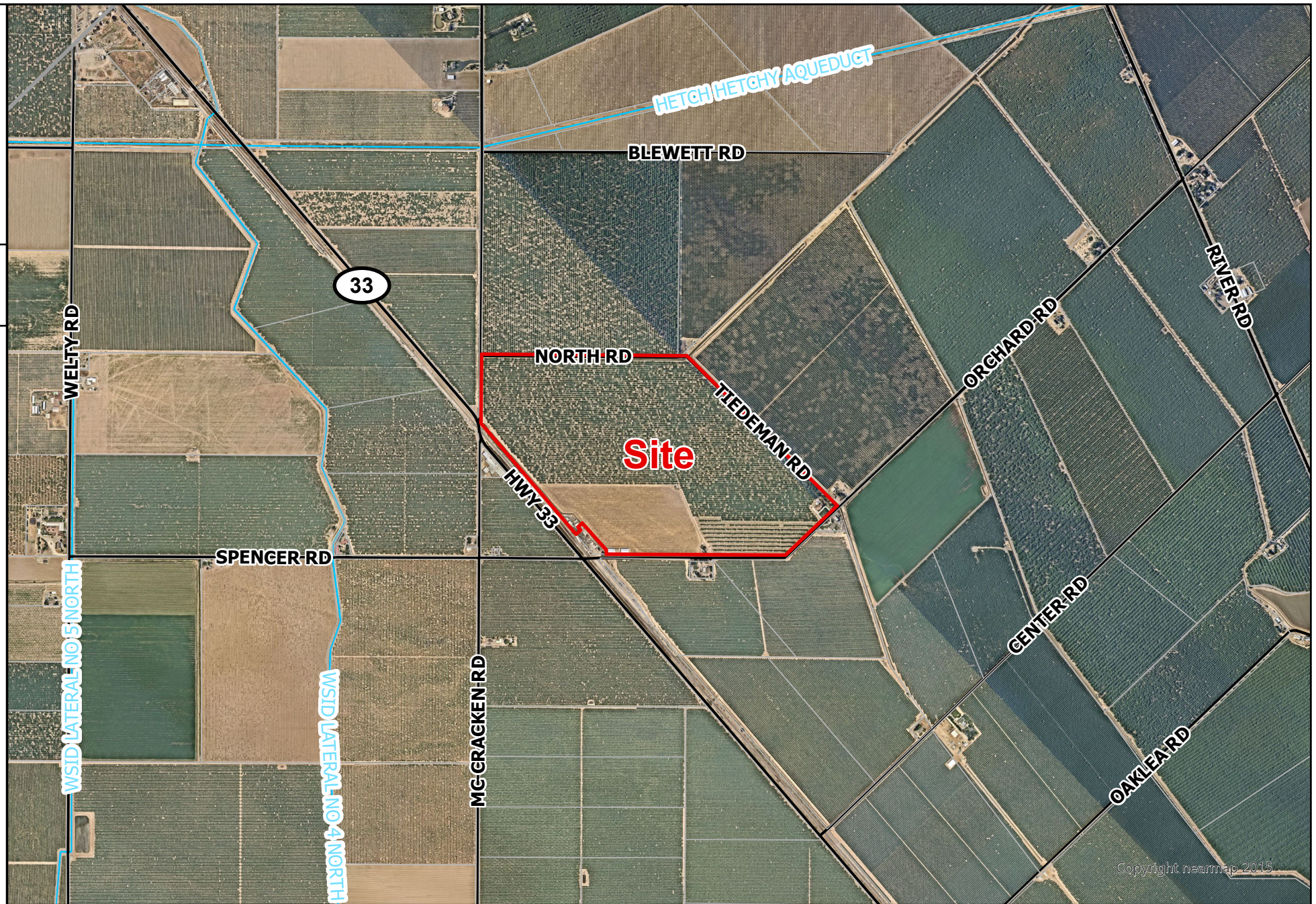
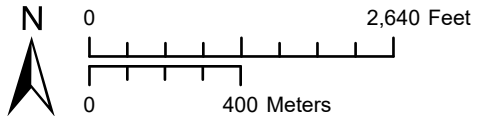
# CENTRAL IRRIGATION INC

## PLN2023-0146

### AERIAL AREA MAP

#### LEGEND

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











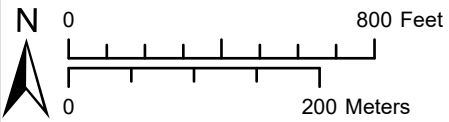
# CENTRAL IRRIGATION INC

## PLN2023-0146

### AERIAL SITE MAP

#### LEGEND

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








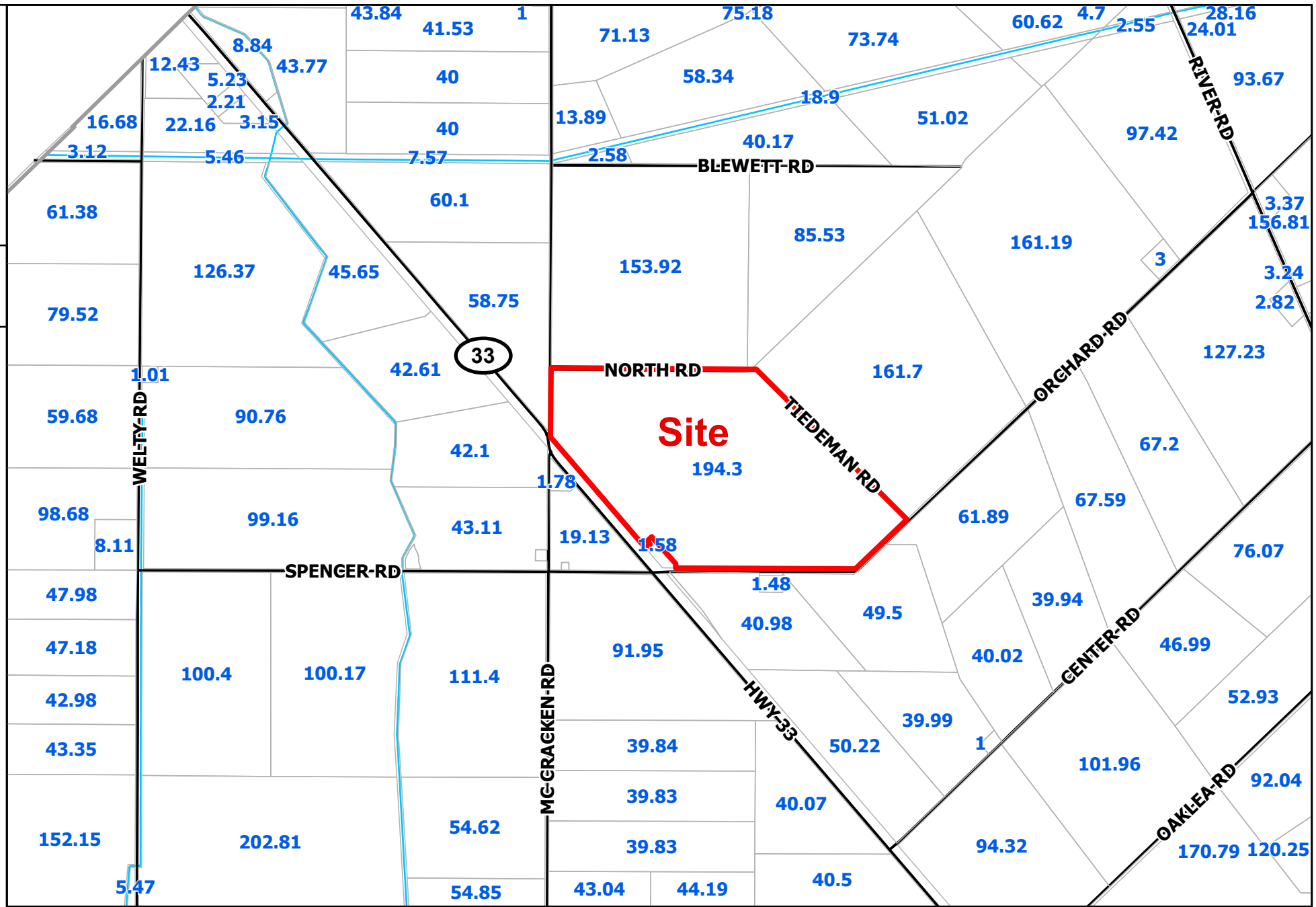
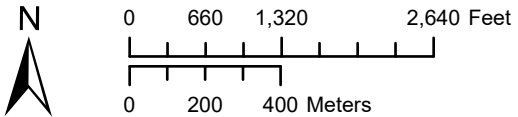
# CENTRAL IRRIGATION INC

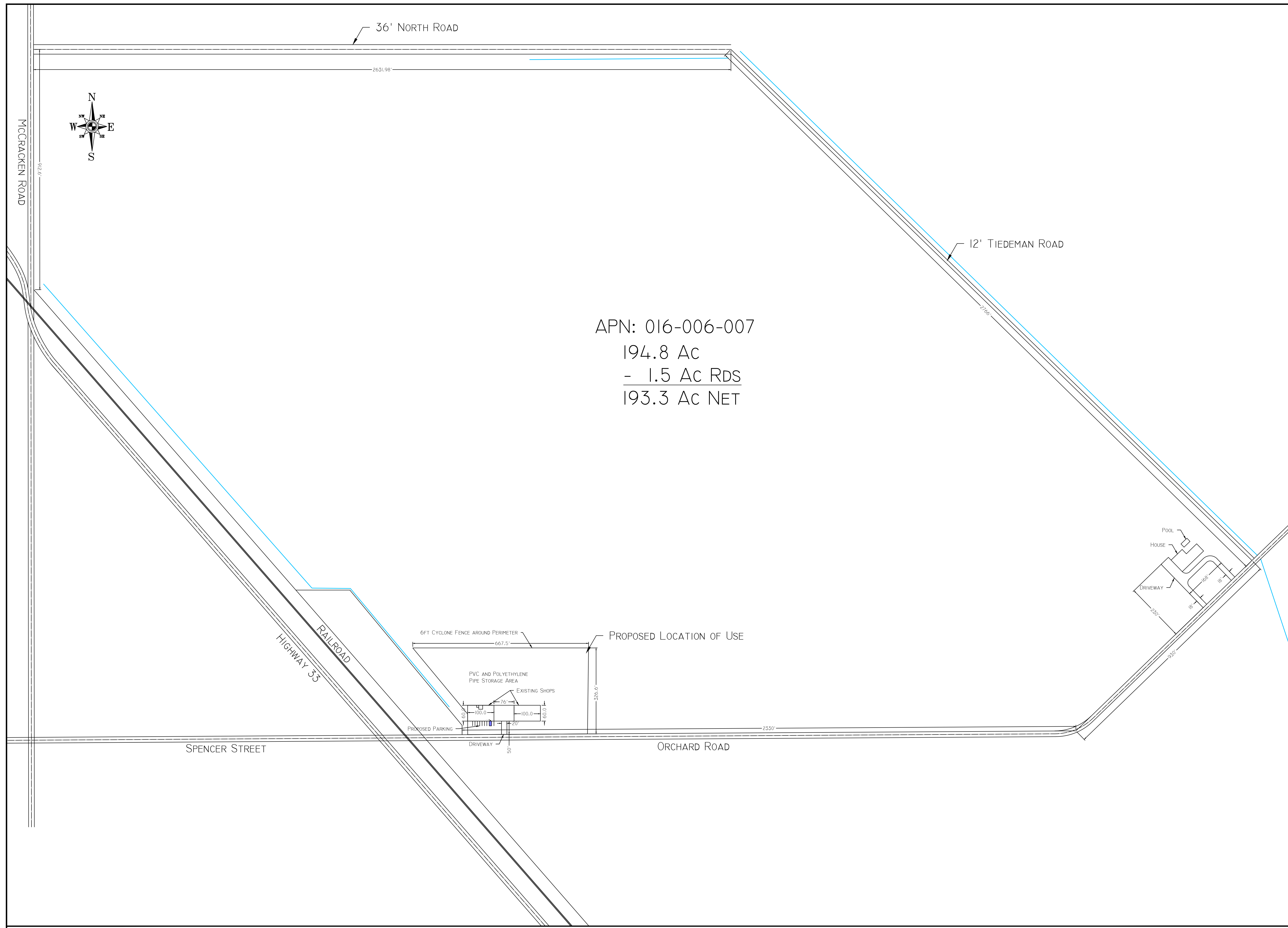
## PLN2023-0146

### ACREAGE MAP

#### Legend

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





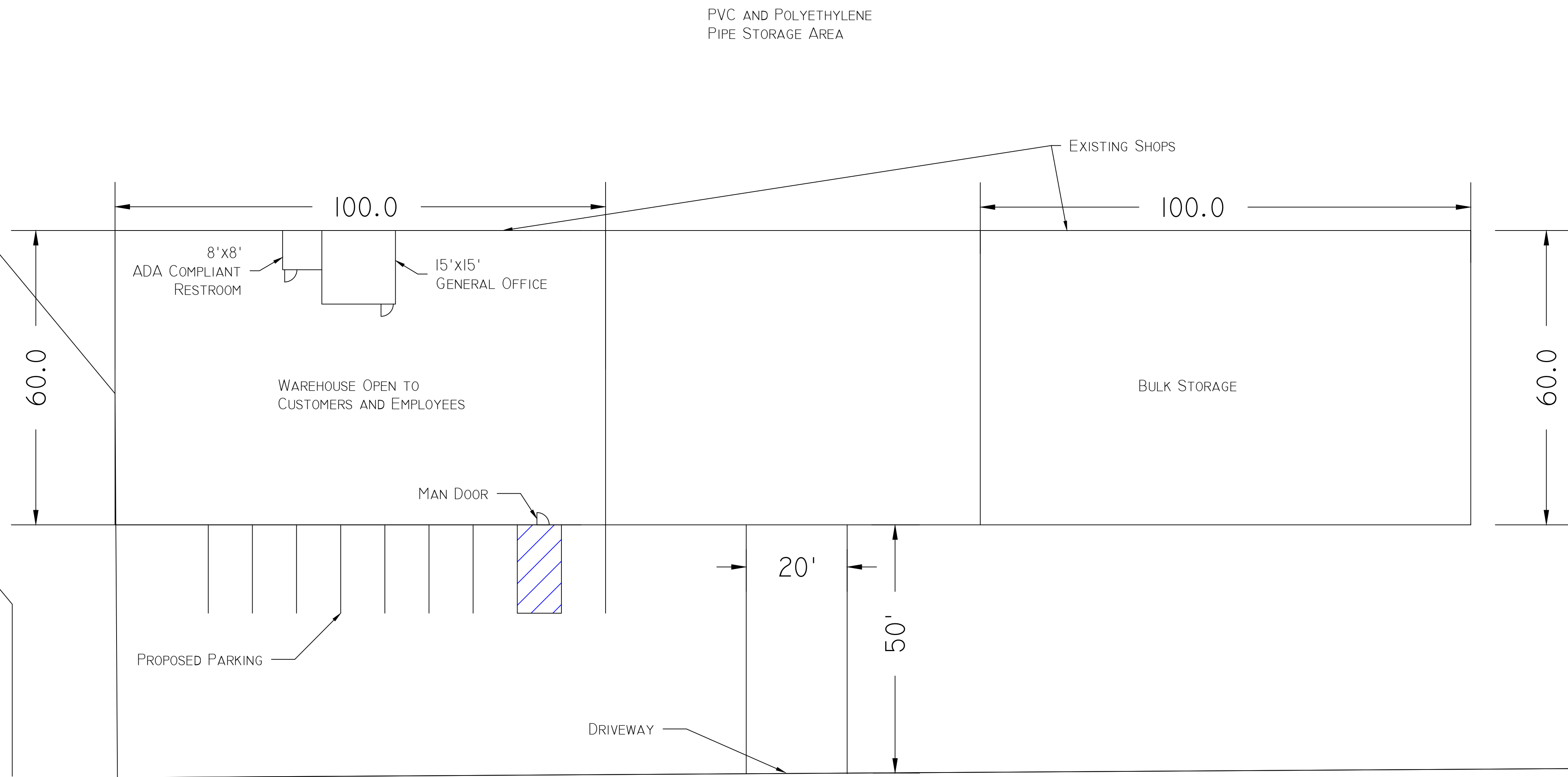
LEGEND	REVISIONS	
	DATE	DESIGNER
△ HOME		
△ SHOP		
△ BARN		

PREPARED BY: GRANT DOERKSEN  
ADDRESS: 2941 LOS BANOS HWY.  
MERCED, CA 95361  
TEL: (209) 535-0086  
EMAIL: GRANT@CENTRALIRRIGATION.COM

PREPARED FOR: STANISLAUS COUNTY  
LOCATION: VERNALIS, CA

DESIGN BY: GRANT DOERKSEN  
ORIGINAL DATE: 10/2/2023





LEGEND	REVISIONS	
	DATE	DESIGNER
△ HOME		
△ SHOP		
△ BARN		

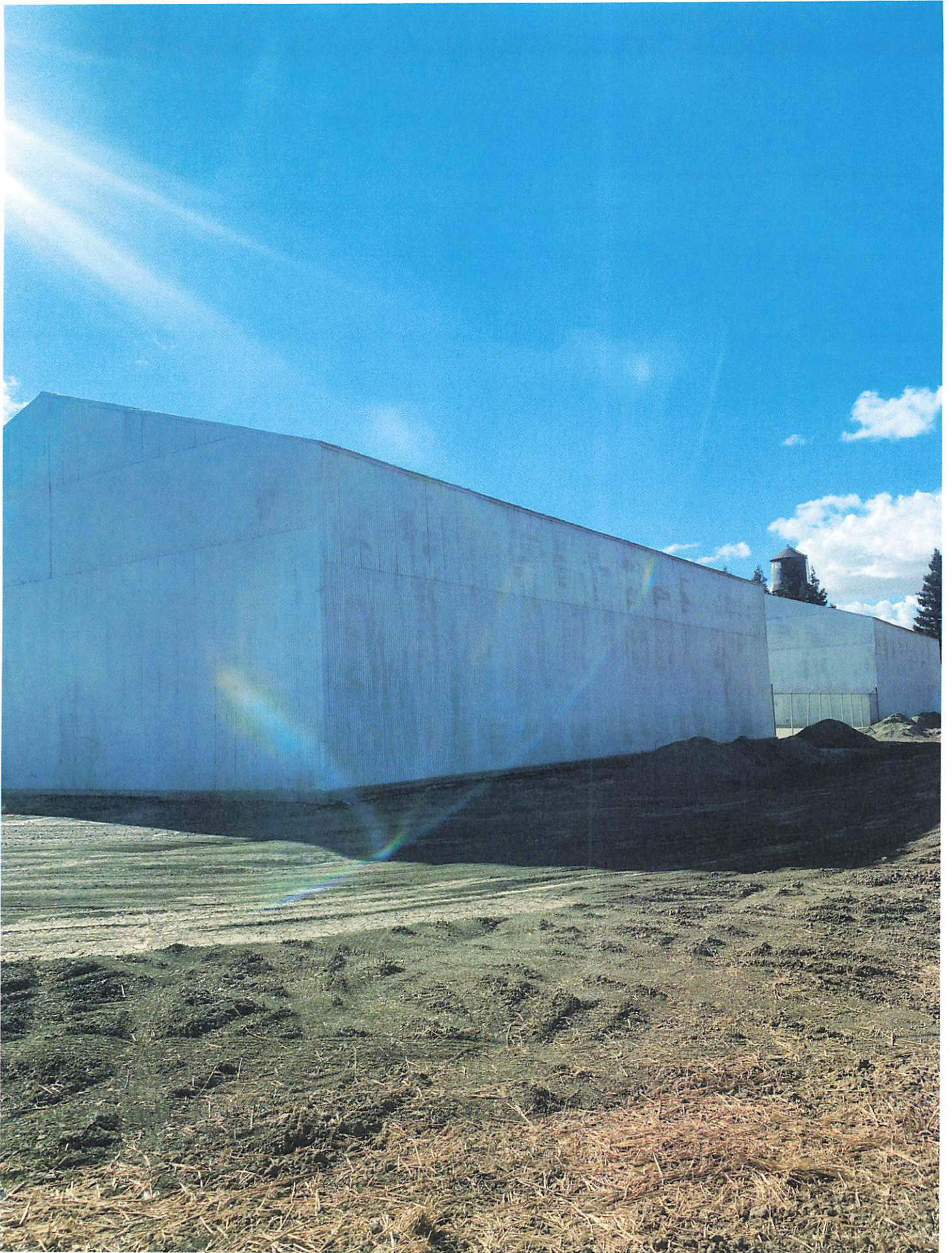
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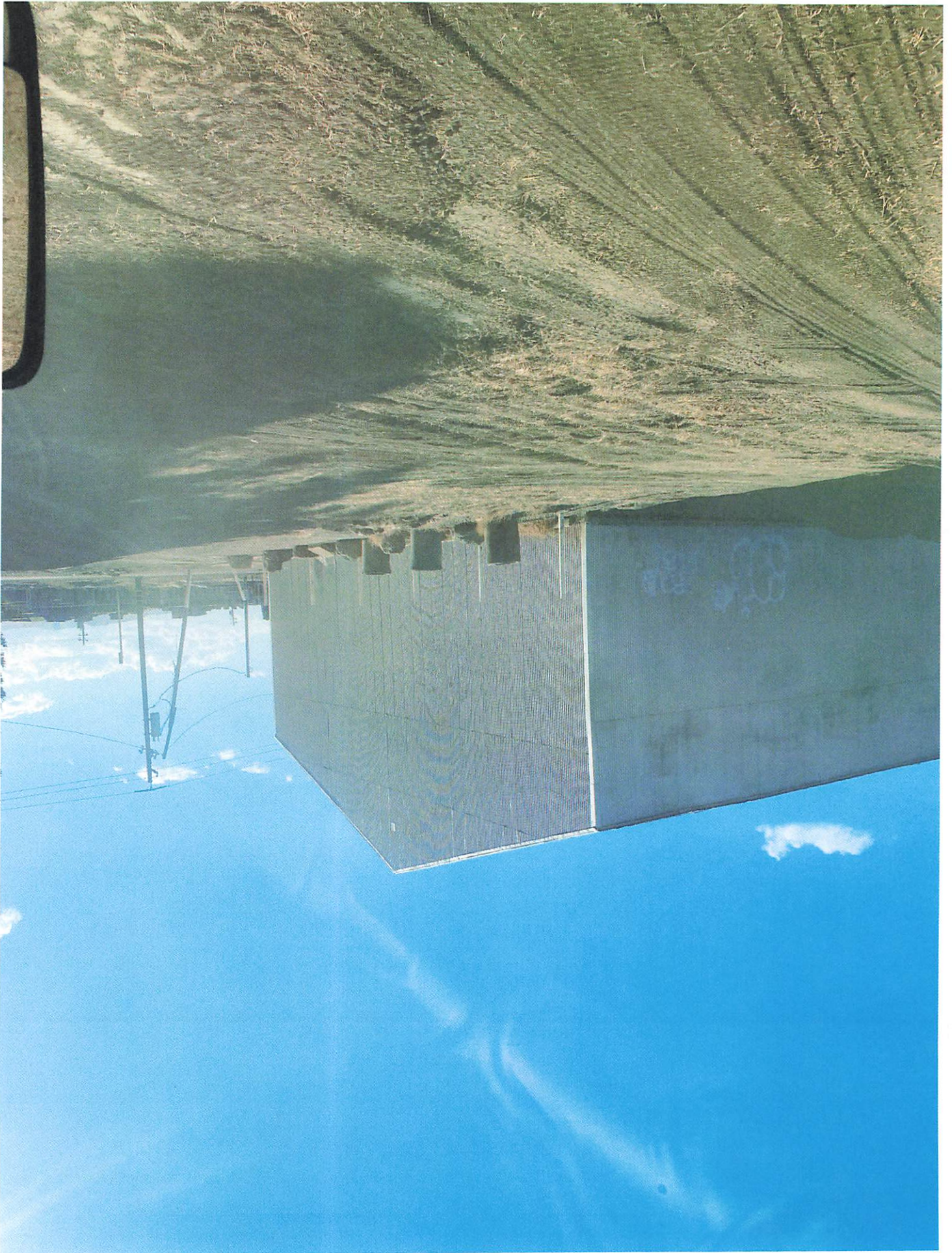
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LOCATION: VERNALIS, CA

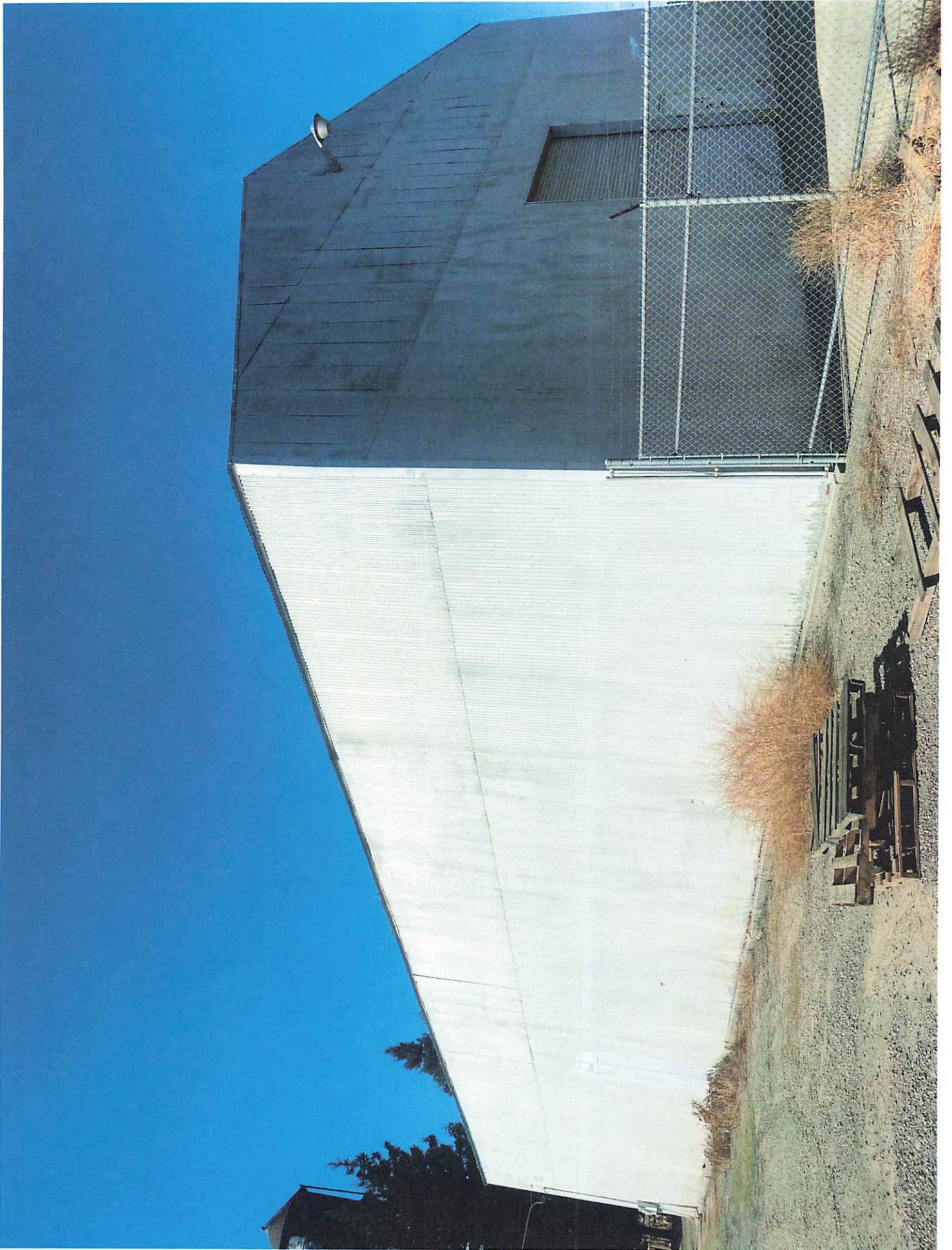
DESIGN BY: GRANT DOERKSEN  
ORIGINAL DATE: 10/2/2023





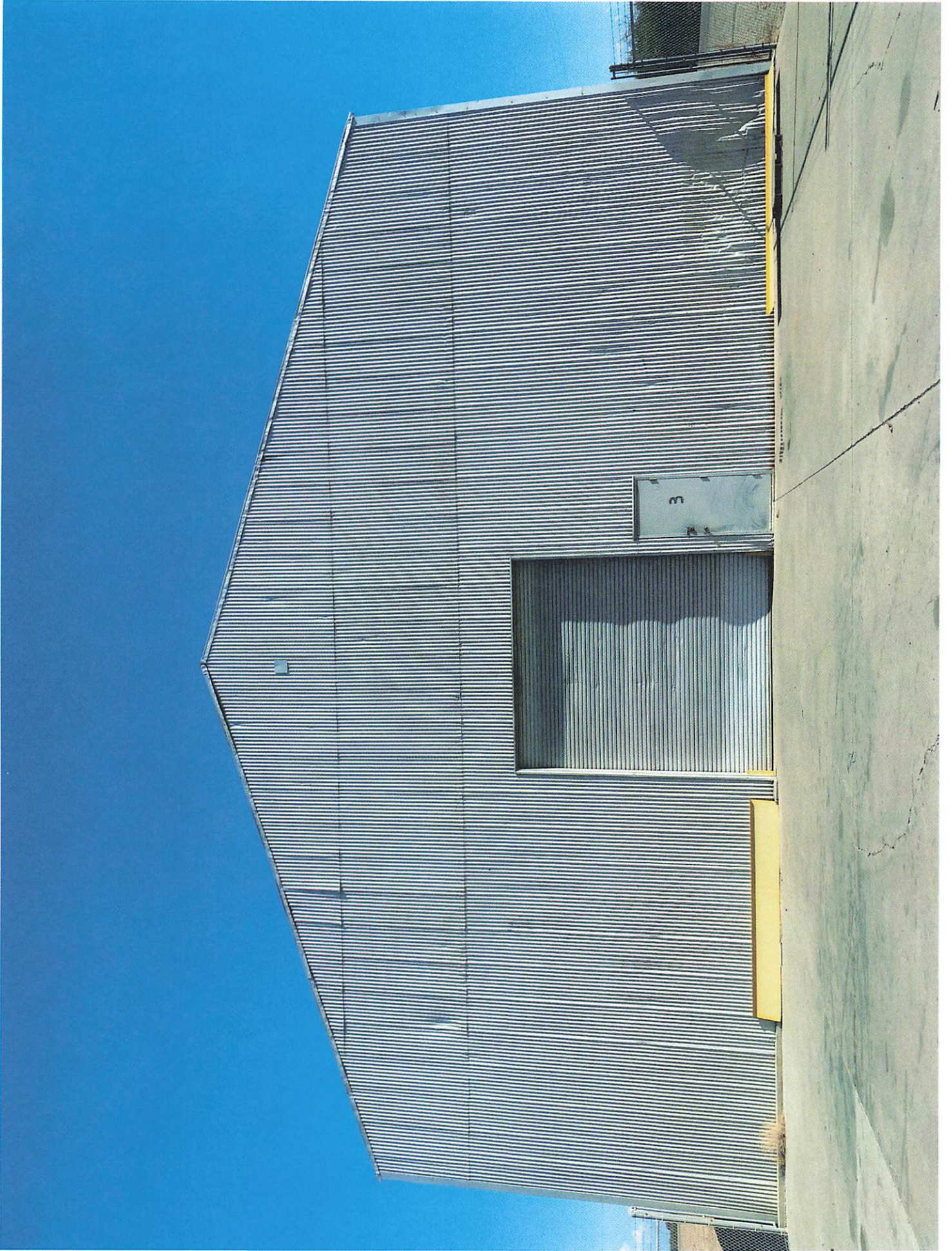












## Project Description

117 Orchard Road, Vernalis, Ca

The proposed project at 117 Orchard Road in Vernalis will be an agricultural irrigation component warehouse that will house materials for delivery or pickup by farmers and other agricultural customers. In addition to the existing buildings at the address, we will use a galvanized cyclone fence to enclose approximately 3.5 acres to house PVC pipe, drip irrigation hose, and other agricultural irrigation equipment for agricultural customers. Included in the project would be the drilling and development of a new domestic well that will service an ADA compliant restroom for the use of employees and customers only. This location will service farmers and agricultural customers in: Vernalis, Westley, South Tracy/New Jerusalem and the Western Modesto agricultural communities. Customers will be required to carry a house account with Central Irrigation, Inc. and No cash tender will be on site. The proposed farming region is home to the larger farming operations, and we believe the traffic impact will be minimal due to less farms making larger purchases less frequently than other farm warehouses.



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

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

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

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

# APPLICATION QUESTIONNAIRE

<p><b>Please Check all applicable boxes</b>  <b>APPLICATION FOR:</b>  <i>Staff is available to assist you with determining which applications are necessary</i></p> <table border="0"> <tr> <td><input type="checkbox"/> General Plan Amendment</td> <td><input type="checkbox"/> Subdivision Map</td> </tr> <tr> <td><input type="checkbox"/> Rezone</td> <td><input type="checkbox"/> Parcel Map</td> </tr> <tr> <td><input checked="" type="checkbox"/> Use Permit</td> <td><input type="checkbox"/> Exception</td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td><input type="checkbox"/> Williamson Act Cancellation</td> </tr> <tr> <td><input type="checkbox"/> Historic Site Permit</td> <td><input type="checkbox"/> Other _____</td> </tr> </table>	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map	<input type="checkbox"/> Rezone	<input type="checkbox"/> Parcel Map	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Exception	<input type="checkbox"/> Variance	<input type="checkbox"/> Williamson Act Cancellation	<input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Other _____	<p><b>PLANNING STAFF USE ONLY:</b>  Application No(s): <u>PLN 2023-0146</u>  Date: <u>11/08/2023</u>  S <u>1</u> T <u>6</u> R <u>4</u>  GP Designation: <u>Agriculture</u>  Zoning: <u>A-2-40</u>  Fee: <u>\$ 5559.00</u>  Receipt No. <u>574664</u>  Received By: <u>DB</u>  Notes: _____</p>
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map										
<input type="checkbox"/> Rezone	<input type="checkbox"/> Parcel Map										
<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Exception										
<input type="checkbox"/> Variance	<input type="checkbox"/> Williamson Act Cancellation										
<input type="checkbox"/> Historic Site Permit	<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).

See Attached.

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# PROJECT SITE INFORMATION

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

**ASSESSOR'S PARCEL NUMBER(S):** Book 016 Page 006 Parcel 007

Additional parcel numbers: \_\_\_\_\_  
**Project Site Address or Physical Location:** 117 Orchard Road, Vernalis, Ca 95385

**Property Area:** Acres: 193 or Square feet: \_\_\_\_\_

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

The (2) barns in question and the adjacent 4 acres have been used for equipment storage and forage farming.

**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)

N/A

**Existing General Plan & Zoning:** AG40

**Proposed General Plan & Zoning:** Tier 2 Special Use Permit for an AG Service Establishment.  
(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:** Orchard and Forage Farms

**West:** Pallet manufacturer and repair business, California Northern Railroad

**North:** Forage and Tree Nut Farms

**South:** Pallet manufactureer and repair business, Tree nut farming.

## WILLIAMSON ACT CONTRACT:

Yes  No

Is the property currently under a Williamson Act Contract?  
Contract Number: 2010-0111935-00

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

Date Filed: December 16th, 2010

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: 10,000 Sq. Ft.                      Landscaped Area: 0 Sq. Ft.  
 Proposed Building Coverage: 0 Sq. Ft.                      Paved Surface Area: 2000 Sq. Ft.

**BUILDING CHARACTERISTICS:**

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

Number of floors for each building: 1 floor on existing buildings

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

Existing Highest point is: 32 feet.

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) N/A

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

Aggregate Base & 3/4" Crushed Gravel

**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: PGE    Sewer\*: N/a  
 Telephone: N/a    Gas/Propane: N/a  
 Water\*\*: \_\_\_\_\_    Irrigation: El Solyo Water District

**\*Please Note: A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.**

**\*\*Please Note: A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.**

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

NO  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

**AFFORDABLE HOUSING/SENIOR:**

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

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

Total No. Lots: \_\_\_\_\_ 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): (2) 5000 Square Foot Buildings

Type of use(s): Irrigation Material Warehouse



Days and hours of operation: Monday - Friday 7am to 5PM, Saturday 7am to 1pm , Closed on Sunday

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

Occupancy/capacity of building: \_\_\_\_\_

Number of employees: (Maximum Shift): 3 (Minimum Shift): 1

Estimated number of daily customers/visitors on site at peak time: 15

Other occupants: \_\_\_\_\_

Estimated number of truck deliveries/loadings per day: 2

Estimated hours of truck deliveries/loadings per day: 2 hours per day

Estimated percentage of traffic to be generated by trucks: 10%

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: 500

Warehouse area: 9500

Sales area: 0

Storage area: 0

Loading area: 1000

Manufacturing area: 0

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)

Orchard Road via CA State HWY 33

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

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)

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