



Referral Early Consultation

Date: February 28, 2024

To: Distribution List (See Attachment A)

From: Emily DeAnda, Associate Planner
Planning and Community Development

Subject: PARCEL MAP APPLICATION NO. PLN2023-0115 – HALL FAMILY PARTNERSHIP, LP

Respond By: March 14, 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: Linda Jill Hall and Trace Thomas, Hall Family Partnership, LP

Project Location: 3618 and 3242 Montpelier Road, and Meikle Road, between Lake Road and East Keyes Road, in the Hickman area.

APN: 019-013-002: 320± acres
019-013-007: 433.97± acres
019-013-022: 94.34± acres

Williamson Act Contract: 71-166

General Plan: Agriculture

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

Project Description: Request to subdivide three parcels totaling 848± acres into 21 parcels, each 40± acres or more in size in the General Agriculture (A-2-40) zoning district. The existing parcels are currently planted in almond orchards, grape vines, and forage crops; no change in the agricultural production on the proposed parcels is anticipated. The current parcels are irrigated with water from on-site irrigation wells via sprinklers and pumps. The proposed parcels will irrigate independently from wells on individual parcels.

The proposed parcels are improved with the following:

- Proposed Parcel 1 will encompass an existing single-family dwelling, agricultural storage building, shed, almond trees, and private well and septic system.
- Proposed Parcel 20 will encompass an existing single-family dwelling, three agricultural storage buildings, almond trees and private well and septic system.
- Proposed Parcels 4-5, 8-10, 14, 16-17, 19 and 21 are planted in almond trees.
- In addition to being planted in almond trees, proposed Parcels 2-3, 6-7, 11-13, 15, and 18, are also improved with the following:
 - Proposed Parcel 2 has an existing pond.
 - Proposed Parcels 3, 7, 11, and 18 have existing irrigation wells and filtration systems.
 - Proposed Parcel 6 has an existing utility pole.
 - Proposed Parcel 12 has an existing natural drainage basin on-site.
 - Proposed Parcels 13 and 15 will be bisected by the Turlock Irrigation District (TID) High Line Canal along the eastern portion of each Proposed Parcel. The applicant proposes to continue utilizing existing access easements over the TID bridges to access portions of Proposed Parcels 13 and 15 that will be east of the canal.

Proposed Parcels 19 and 20 have direct access onto Montpellier Road, a County-maintained Road. Proposed Parcel 21 has an existing 20-foot-wide access easement along a portion of the southern property line across proposed Parcel 20 for access onto Montpellier Road. Proposed Parcel 13 has an existing 30-foot-wide road right-of-way easement located along the eastern portion of the parcel to access Meikle Road, a County-maintained Road. Additionally, five 30-foot-wide private road easements are proposed as part of this request to provide primary access for proposed Parcels 1-19 and 21 to Montpellier Road and secondary access to Meikle Road. The proposed 30-foot-wide private road easements will be covered with four inches of crushed rock.

The well and filter system located on proposed Parcel 3 may be abandoned in the future due to a section of the 30-foot-wide private road easement proposed over the existing well site.

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

PARCEL MAP APPLICATION NO. PLN2023-0115 – HALL FAMILY PARTNERSHIP, LP

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
	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	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: STANISLAUS CONSOLIDATED	X	STAN CO SUPERVISOR DIST TWO: CHIESA
X	GSA: EAST TURLOCK SUBBASIN	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:		StanCOG
X	IRRIGATION DIST 1: TURLOCK	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST 2: EASTSIDE WATER	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
X	MUNICIPAL ADVISORY COUNCIL: HICKMAN		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: HICKMAN COMMUNITY CHARTER		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 2: HUGHSON UNIFIED		USDA NRCS
X	SCHOOL DIST 3: DENAIR UNIFIED		
X	STAN CO AG COMMISSIONER		



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. PLN2023-0115 – HALL FAMILY PARTNERSHIP, LP

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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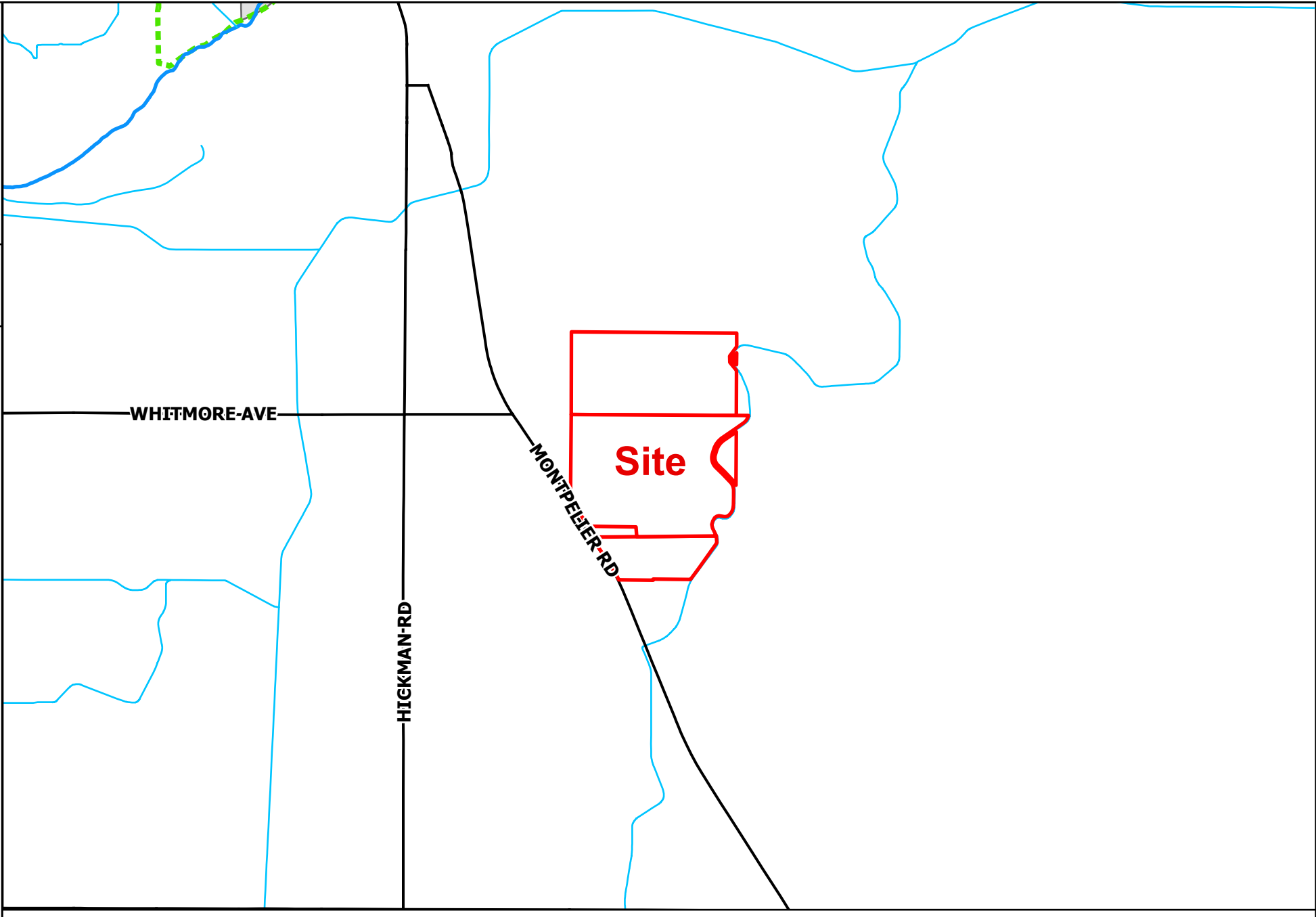
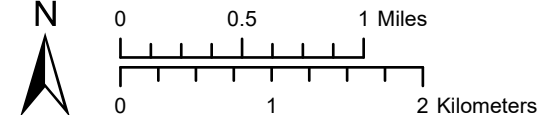
HALL FAMILY PARTNERSHIP

PM PLN2023-0115

AREA MAP

LEGEND

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



HALL FAMILY PARTNERSHIP

PM PLN2023-0115


GENERAL PLAN MAP

LEGEND

 County Boundary

 Project Site

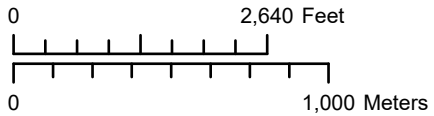
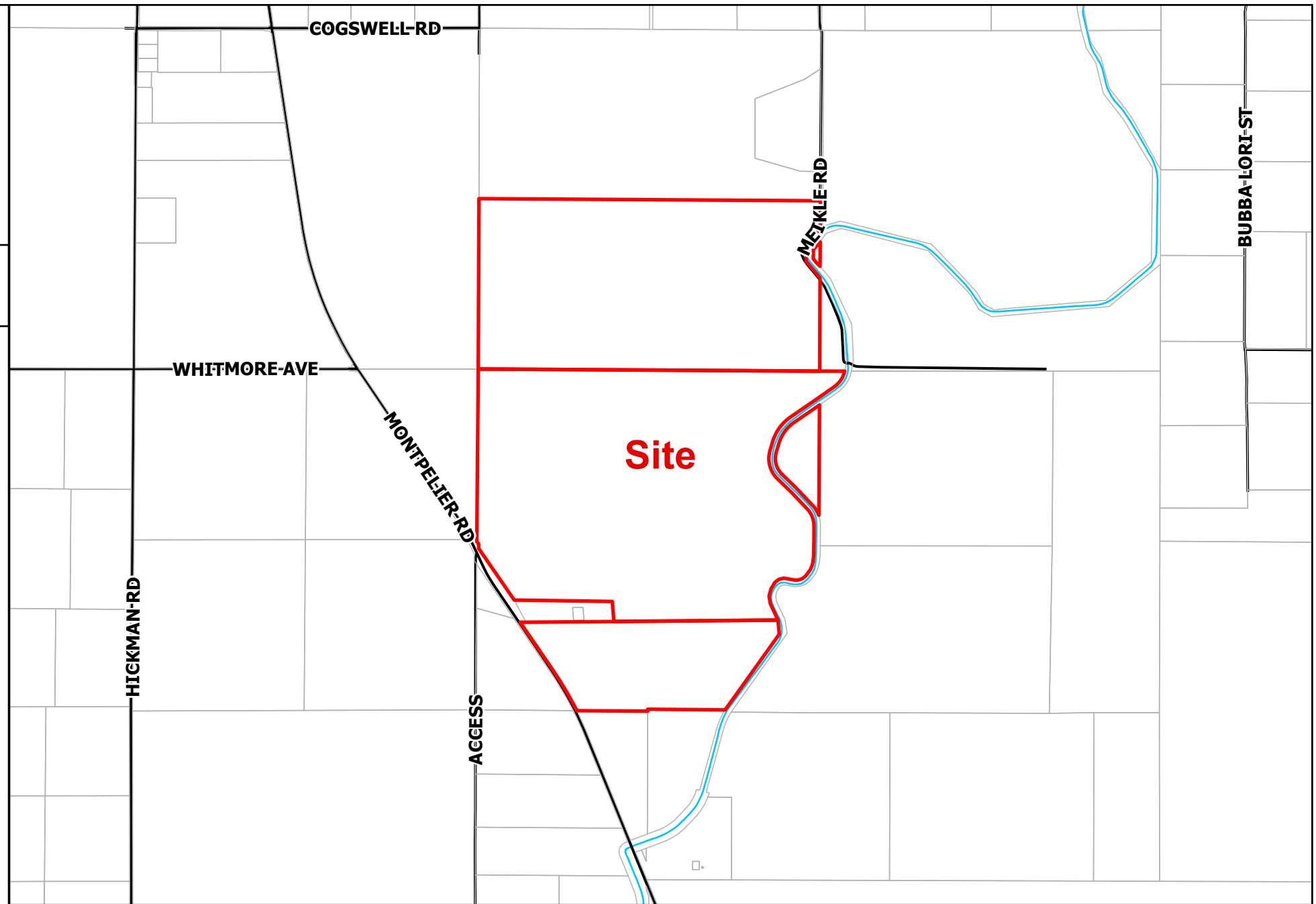
 Parcel

 Road

 Canal

General Plan

 Agriculture



HALL FAMILY PARTNERSHIP

PM PLN2023-0115

ZONING MAP

LEGEND

 County Boundary


 Project Site

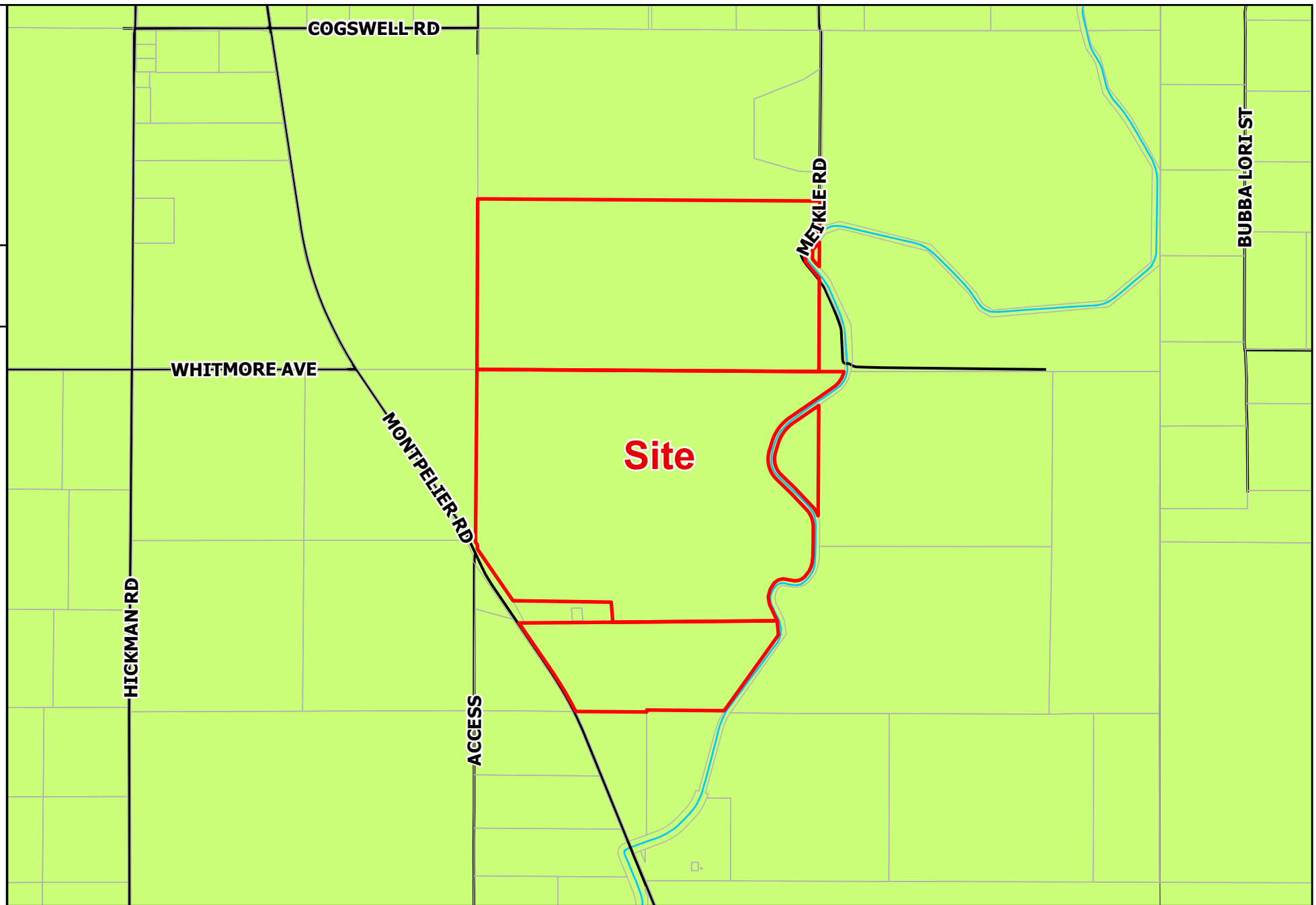
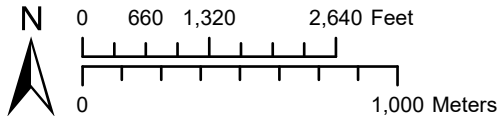
 Parcel

 Road

 Canal

Zoning Designation

 General AG 40 Acre








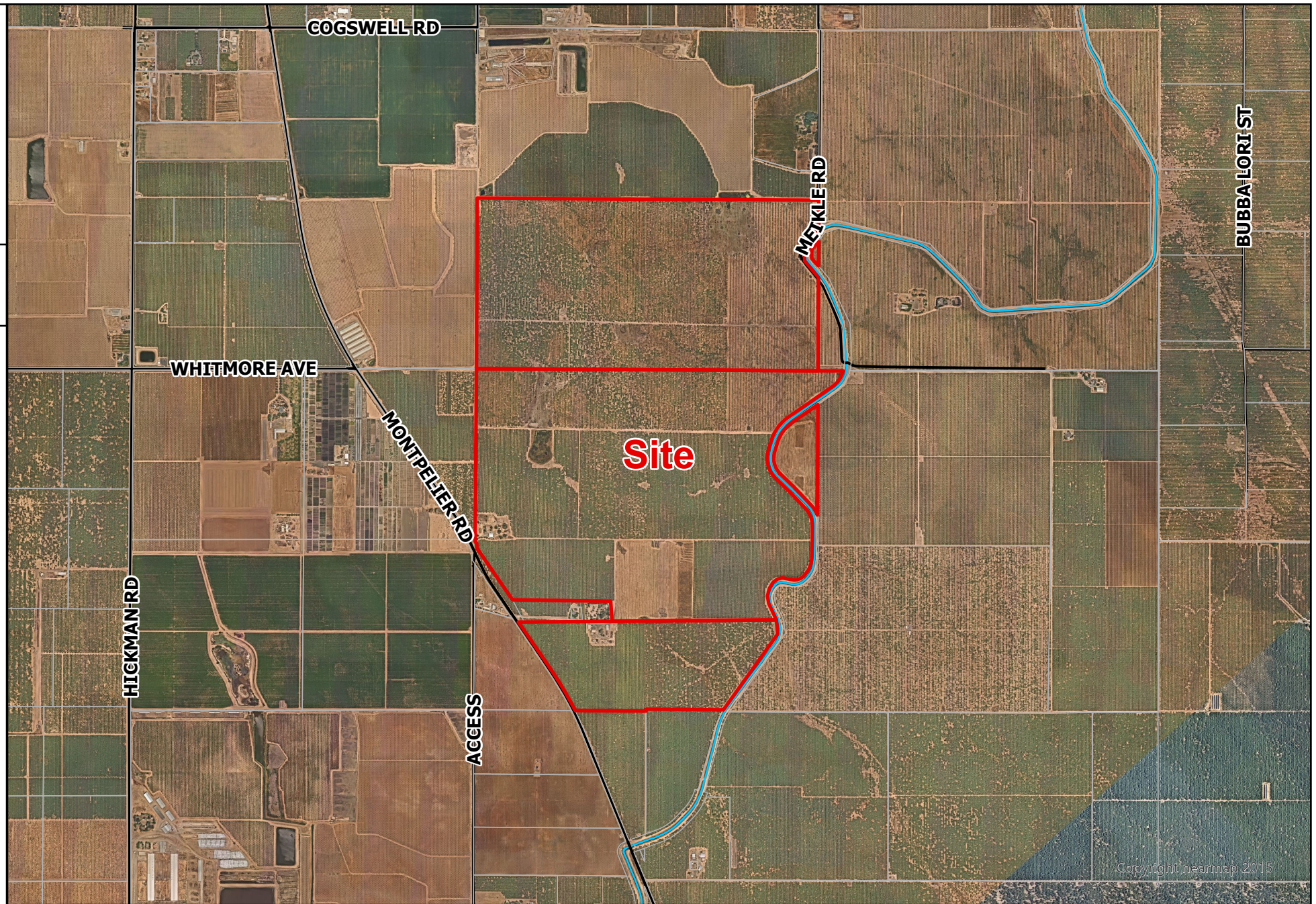
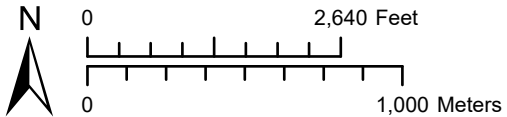
HALL FAMILY PARTNERSHIP

PM PLN2023-0115

AERIAL AREA MAP

LEGEND

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







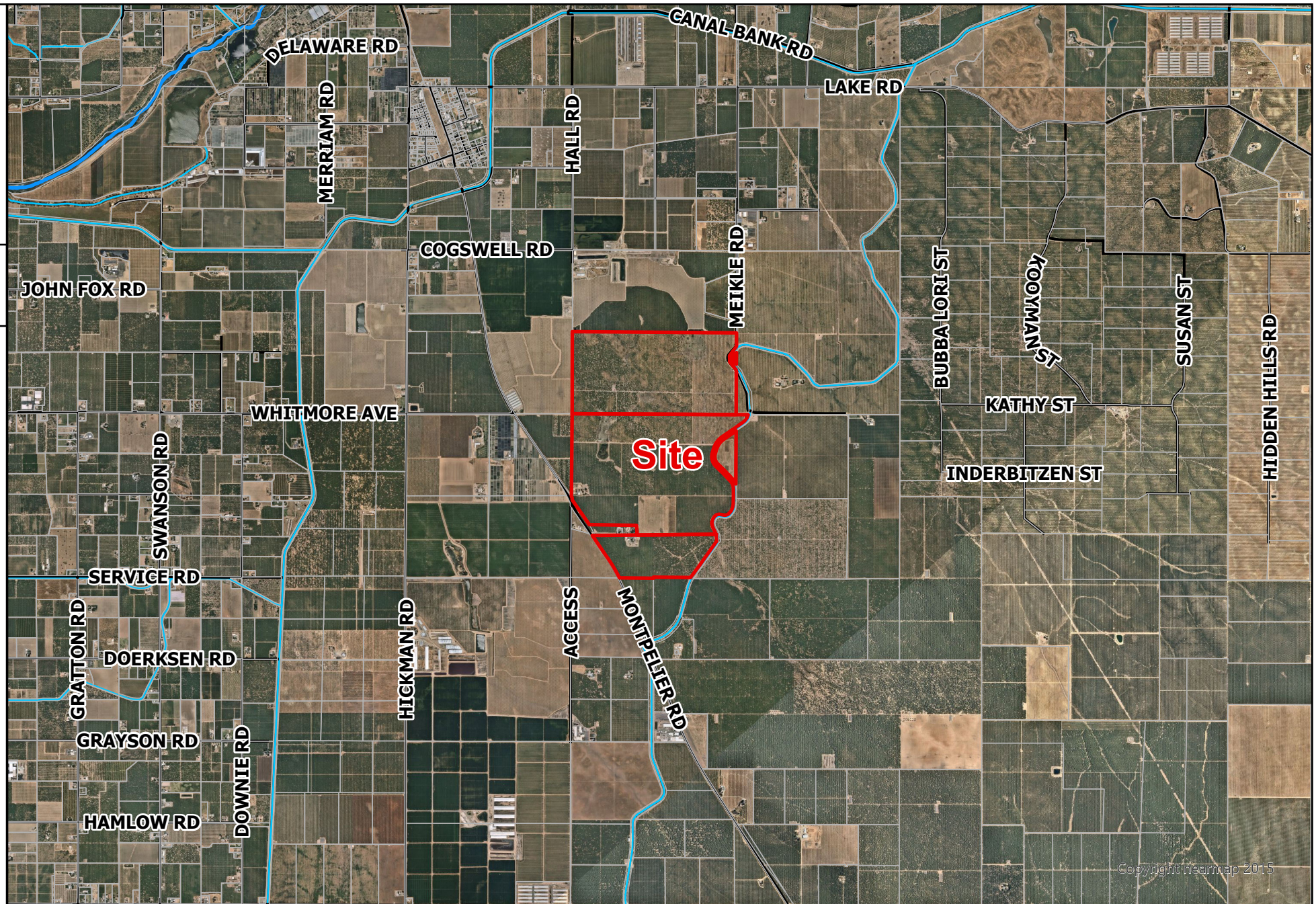
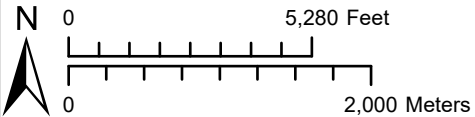
HALL FAMILY PARTNERSHIP

PM PLN2023-0115

AERIAL SITE MAP

LEGEND

-  County Boundary
-  Project Site
-  Parcel
-  Road




HALL FAMILY PARTNERSHIP

PM PLN2023-0115

ACREAGE MAP

Legend

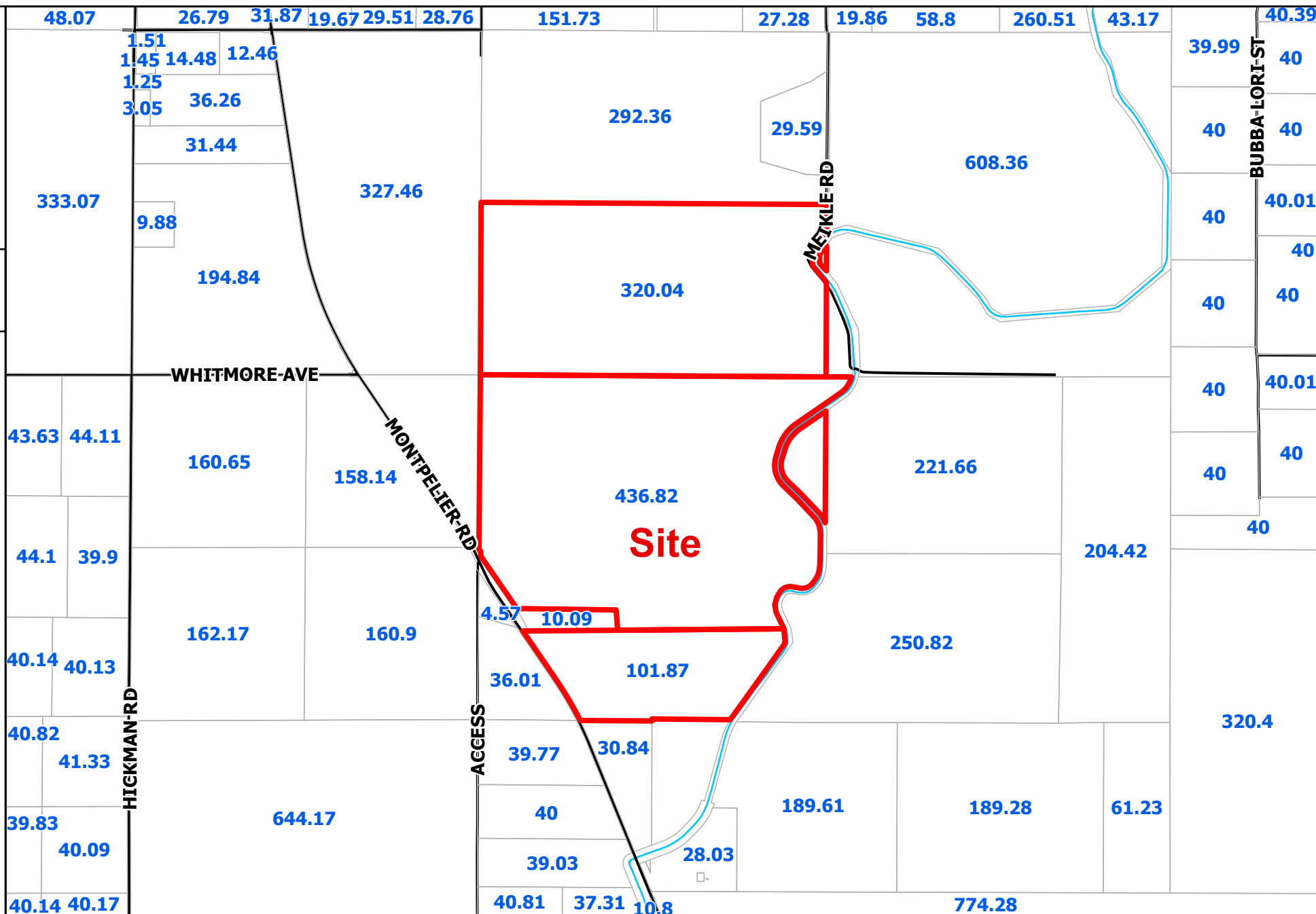
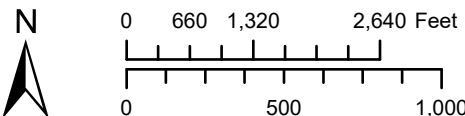
 County Boundary

 Project Site

 Parcel/Acres

 Road

 Canal



BUBBA LORI-ST

40
40
40
40
40
40
40
40

MONTPELIER-RD

WHITMORE-AVE

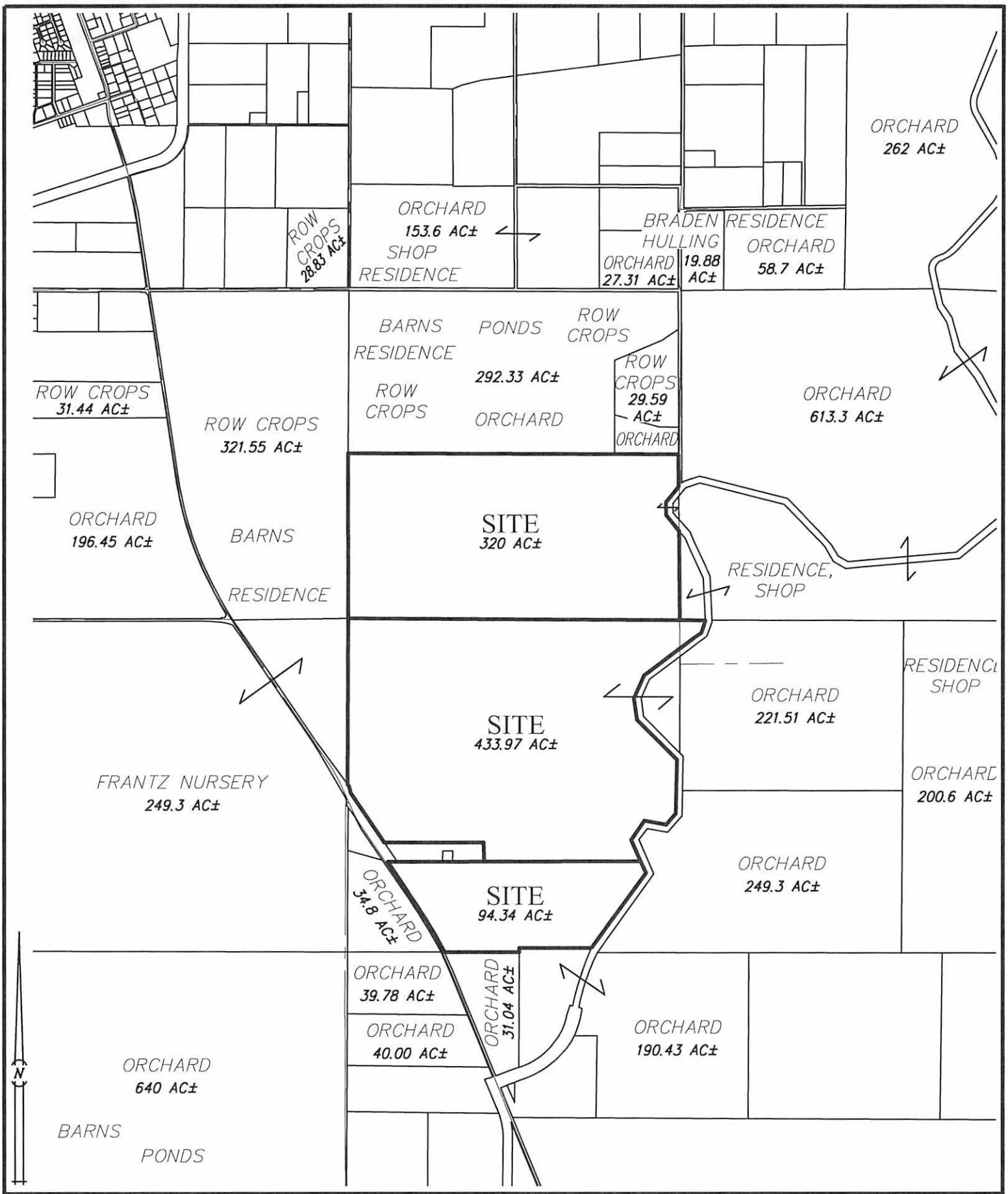
HICKMAN-RD

METKLE-RD

ACCESS

Site

48.07 26.79 31.87 19.67 29.51 28.76 151.73 27.28 19.86 58.8 260.51 43.17 40.39
1.51 1.45 14.48 12.46 1.25 3.05 36.26 31.44 333.07 9.88 327.46 292.36 29.59 608.36 39.99 40
194.84 320.04 40 40
43.63 44.11 160.65 158.14 436.82 221.66 40 40
44.1 39.9 204.42
40.14 40.13 162.17 160.9 4.57 10.09 250.82 320.4
40.82 41.33 36.01 101.87 39.77 30.84 189.61 189.28 61.23
39.83 40.09 644.17 40 28.03
40.14 40.17 40.81 37.31 10.8 774.28



**HAWKINS & ASSOCIATES
ENGINEERING, INC.**
 436 MITCHELL ROAD
 MODESTO, CA. 95354
 PH: (209) 575 - 4295
 FX: (209) 578 - 4295

AREA MAP
 HALL FAMILY PARTNERSHIP, LP
 A.P.N. 019-013-002, 007, & 022
 3622 MONTEPELIER ROAD, HICKMAN 95323
 STANISLAUS COUNTY, CALIFORNIA

BY: RCS
 CHK: RHH
 DATE: 09/25/23
 SCALE: 1"=XX'
 JOB #: 2835.00

1 OF 1

SOILS TYPE AND SLOPES

GREENFIELD SANDY LOAM 0-3% SLOPES
 HANFORD SANDY LOAM 0-3% SLOPES
 MADERA SANDY LOAM 0-2% SLOPES
 MEKLE CLAY 0-1% SLOPES
 MONTPELLIER COARSE SANDY LOAM 0-1% SLOPES
 MONTPELLIER COARSE SANDY LOAM 3-8% SLOPES
 SWELLING SAND LOAM 0-3% SLOPES
 WHITNEY SANDY LOAMS 3-8% SLOPES
 WHITNEY SANDY LOAMS 8-15% SLOPES
 WHITNEY AND ROCKLIN SANDY LOAMS 0-1% SLOPES
 WHITNEY AND ROCKLIN SANDY LOAMS 8-15% SLOPES

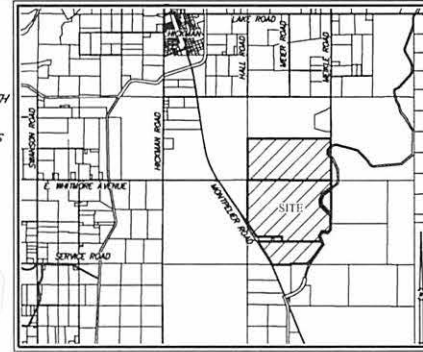
NOTES:
 * REFER TO SOIL SURVEY EASTERN STANISLAUS AREA, CALIFORNIA AGRICULTURAL LAND USE, CROPS LISTED ARE HISTORICAL DATING TO 1957.
 LOT LINES EXTEND TO CENTER LINE OF ROAD EASEMENTS ON SITE.
 CONTOURS SHOWN PER THE USGS QUADRANGLE MAP.

LEGAL DESCRIPTION

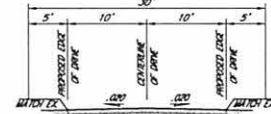
A.P.N. 019-013-002, 007, AND 022 BEING A PORTION OF SECTIONS 11 AND 14, TOWNSHIP 4 SOUTH, RANGE 11 EAST, MOUNT DIABLO BASE AND MERIDIAN
OWNER
 HALL FAMILY PARTNERSHIP, LP
 ATTN: JILL HALL OR TRACE THOMAS
 3622 MONTPELLIER ROAD
 HICKMAN, CA 95323
 PH: (209) 614 - 4177

PROJECT STATISTICS

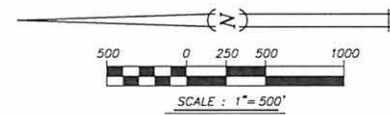
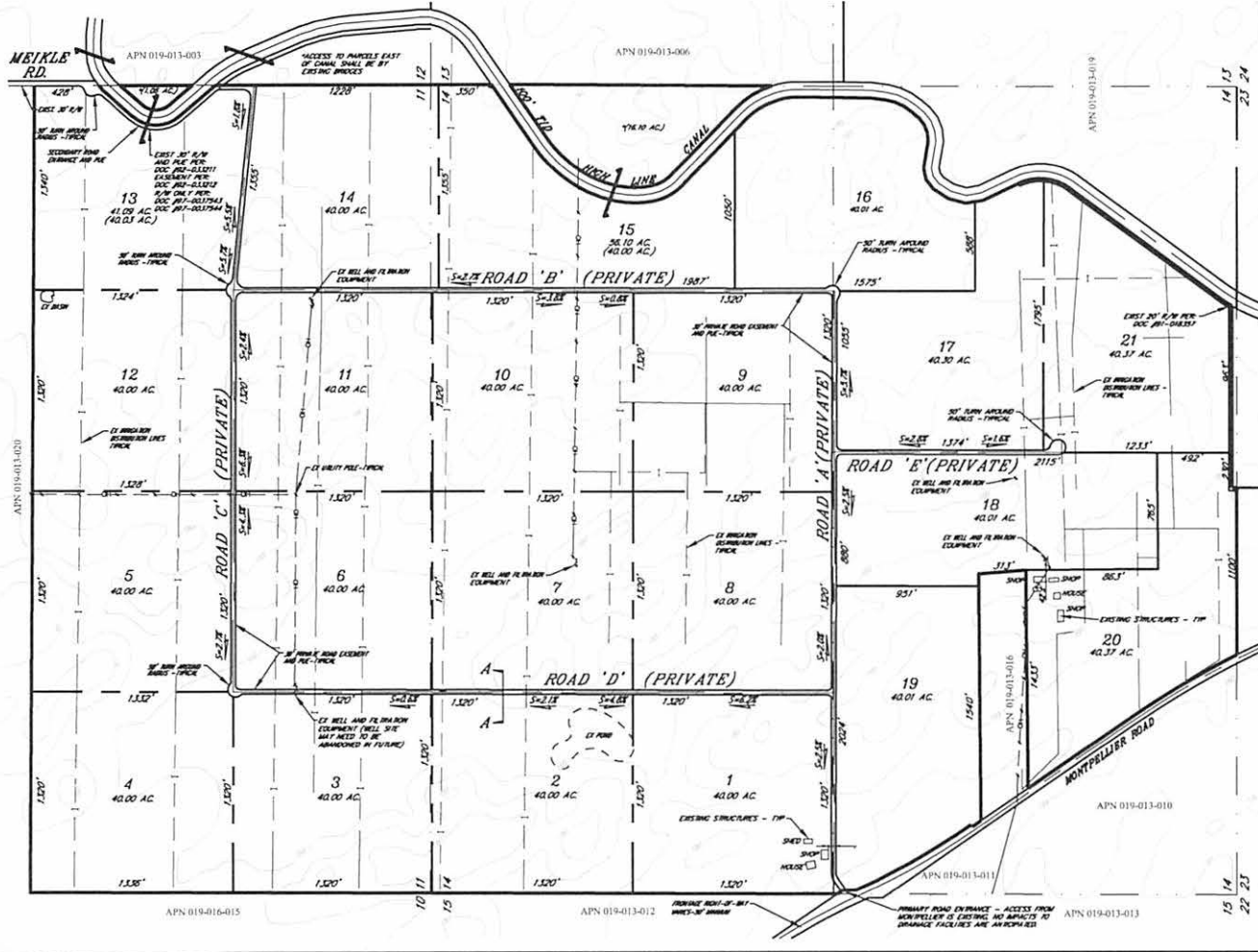
1. CURRENT ZONING: A-2-40 AGRICULTURE.
2. CURRENT LAND USE: AGRICULTURE.
3. IRRIGATION BY PUMP SPRINKLER.
4. POWER BY TURLOCK IRRIGATION DISTRICT.
5. STRUCTURES EXIST ON PROPOSED PARCELS 1 AND 20, BOTH WITH PRIVATE SEPTIC SYSTEM AND WELLS.
6. WATER TABLE: EXCEEDS 15 FEET
7. ALL STRUCTURE SETBACKS SHALL ADHERE TO STANISLAUS COUNTY ORDINANCE 21.20.070.
8. PROPOSED PARCELS SHALL BE SERVED INDIVIDUALLY BY THEIR OWN PRIVATE WELLS AND SEPTIC SYSTEMS.



VICINITY MAP
NO SCALE



SECTION A-A
TYPICAL ALL-WEATHER ROADWAY
4" CRUSHED AGGREGATE BASE OVER NATIVE COMPACTED TO 95% R.D.



SHEET	1	OF	1
HAWKINS & ASSOCIATES ENGINEERING, INC. 436 MITCHELL RD. MODOesto, CA 95354 PH: (209) 575 - 4295 FX: (209) 578 - 4295			
TENTATIVE PARCEL MAP HALL FAMILY PARTNERSHIP, LP A.P.N. 019-013-002, 007, & 022 3622 MONTPELLIER ROAD, HICKMAN 95323 STANISLAUS COUNTY, CALIFORNIA			
BY:	RCS	CHK:	RHH
DATE:	9/26/2023	DATE:	9/26/2023
SCALE:	XXXX	SCALE:	XXXX
JOB #:	2835.00	JOB #:	2835.00
RODRICK H. HAWKINS: S.C.E. 50188 L.S. 9489		DESCRIPTION: APFD	



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; padding: 5px;"> <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; padding: 5px;"> <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: Application No(s): <u>PLN0023-015</u> Date: <u>9/27/23</u> S <u>11</u> T <u>11</u> R <u>4</u> GP Designation: <u>A4</u> Zoning: <u>A-2-40</u> Fee: <u>6079</u> Receipt No. <u>028886</u> Received By: <u>Tm</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 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).*

This project is to split 848 acres into 21 40-plus acre lots in an A2-40 zone. The project is located just northeast of Montpelier Road and is accessed by farm road. The T.I.D. Highline Canal runs transversely through the property cutting off 16.10 acres. We propose that this parcel stand alone. Access would be provided via access easements with minimum 20-foot wide all weather surface. **SEE ATTACHED SHEET FOR ADDITIONAL INFORMATION**

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 019 Page 013 Parcel 002

Additional parcel numbers: 019-013-007, and 019-013-022

Project Site Address or Physical Location: 3 miles south of Hickman off Montpelier to the east.

Property Area: Acres: 848 or Square feet: _____

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

Agriculture - (previous, current and future use) Alfalfa, Grapes, Orchard, and Grain.

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

None Known

Existing General Plan & Zoning: A-2-40

Proposed General Plan & Zoning: No Change
(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: # 0166

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)

T.I.D. Highline Canal and natural Drainage swales.

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) See Aerial

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: _____ N/A Sq. Ft.
 Proposed Building Coverage: _____ N/A Sq. Ft. Paved Surface Area: _____ None Sq. Ft.

BUILDING CHARACTERISTICS: N/A

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: _____ T.I.D. Sewer*: _____ Private
 Telephone: _____ Gas/Propane: _____ Propane
 Water**: _____ Private Irrigation: _____ T.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:)

N/A

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.) T.I.D. right-of-way for Highline Canal. WM. A. Hall 20' access road & public utility. Giannini Phipps Non-Exclusive Right-of-Way for road purpose.

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.)
Power, Telephone, TV if future homesite is developed.

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) N/A

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)

Montpelier 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: N/A

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)
