



Referral Early Consultation

Date: March 31, 2021

To: Distribution List (See Attachment A)

From: Kristen Anaya, Assistant Planner
Planning and Community Development

Subject: REZONE APPLICATION NO. PLN2019-0120 – GAWFCO ENTERPRISES, INC.

Respond By: April 15, 2021

******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: M I Architects, Inc. on behalf of GAWFCO Enterprises, Inc.

Project Location: 4549 Ingram Creek Road, west of the I-5 Interstate Highway, east of the Diablo Mountain Range, in the Patterson area.

APN: 016-036-035

Williamson Act Contract: Not Applicable

General Plan: Highway Commercial Planned Development (HCPD)

Current Zoning: A-2-10 (General Agriculture)

Project Description: Request to rezone a 10.0± acre parcel from A-2-10 (General Agriculture) to Planned Development (P-D) to allow for the development of various commercial uses for the traveling public. Specifically, the applicant proposes to construct a 2,980 square-foot addition to an existing 4,066 square foot convenience store, two quick-service restaurants totaling 5,526 square feet with drive-thrus, a 6,000 square foot sit-down restaurant, and a 2,560 square foot truck wash, and an outdoor rest area. The site has an existing automobile fueling station with six fueling pumps and proposes to add both a secondary fueling station, with four fueling dispensers, and a tractor-trailer fueling station, with ten fueling lanes. The project also proposes to replace the face of an existing 60 foot-tall freestanding sign with a digital reader board which will be viewable from the freeway. The site is also improved with a produce stand which will continue to operate if this project is approved

This project proposes to improve the site with 90 parking stalls for automobiles, 50 parking stalls for tractor-trailers for overnight and short-term parking, perimeter landscaping, and an on-site storm water retention basin. The site proposes to provide 7 points of access via paved driveways onto Ingram Creek Road, a portion of which is County-maintained. The development will be served by private septic systems and wells. An east-west 60 foot-wide access easement crosses the site allowing landlocked parcels to the west access to the County-maintained roadways.

The fueling facilities will operate 24 hours per day, seven days per week, 365 days per year. There will be up to five employees on a maximum shift at the convenience store, up to four employees per shift operating the truck wash, approximately six employees on a max shift at each of the two quick-service restaurants, and approximately ten employees on a maximum shift at the sit-down restaurant--for a total of 25 maximum employees on-site at one time. Once developed, future tenants of the three on-site restaurants will establish individual hours of operation and overall number of employees for their respective operations. The applicant anticipates 30 fuel deliveries per week for the truck stop, approximately seven truck deliveries per week for the gas station, and approximately 5-7 deliveries per week for the three on-site restaurants.

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

REZONE APPLICATION NO. PLN2019-0120 – GAWFCO ENTERPRISES, INC.

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
X	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
X	CEMETERY DISTRICT: PATTERSON	X	STAN CO FARM BUREAU
	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 DIST 5: C. CONDIT
X	FIRE PROTECTION DIST: W. STANISLAUS FIRE	X	STAN COUNTY COUNSEL
X	GSA: NORTHWEST DELTA-MENDOTA	X	StanCOG
X	HOSPITAL DIST: DEL PUERTO HEALTHCARE	X	STANISLAUS FIRE PREVENTION BUREAU
	IRRIGATION DIST:	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:	X	US ARMY CORPS OF ENGINEERS
	RAILROAD:	X	US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: PATTERSON JOINT UNIFIED	X	USDA NRCS
	SCHOOL DIST 2:		WATER DIST:
	WORKFORCE DEVELOPMENT		TUOLUMNE RIVER TRUST
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: REZONE APPLICATION NO. PLN2019-0120 – GAWFCO ENTERPRISES, 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
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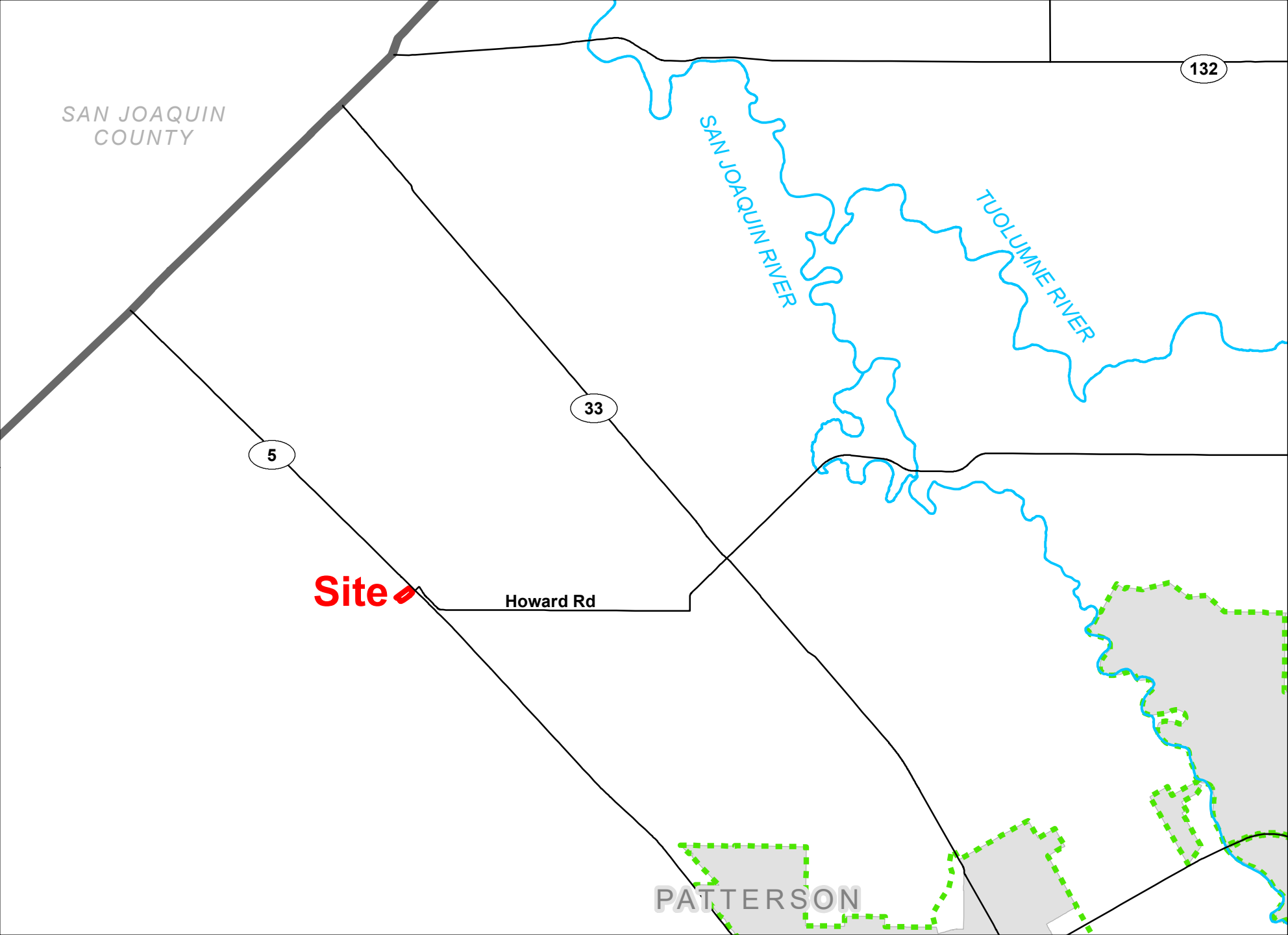
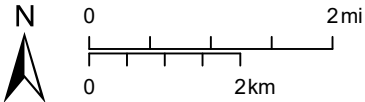
**GAWFCO
ENTERPRISES, INC.**

**REZ
PLN2019-0120**

AREA MAP

LEGEND

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







GAWFCO
ENTERPRISES, INC.

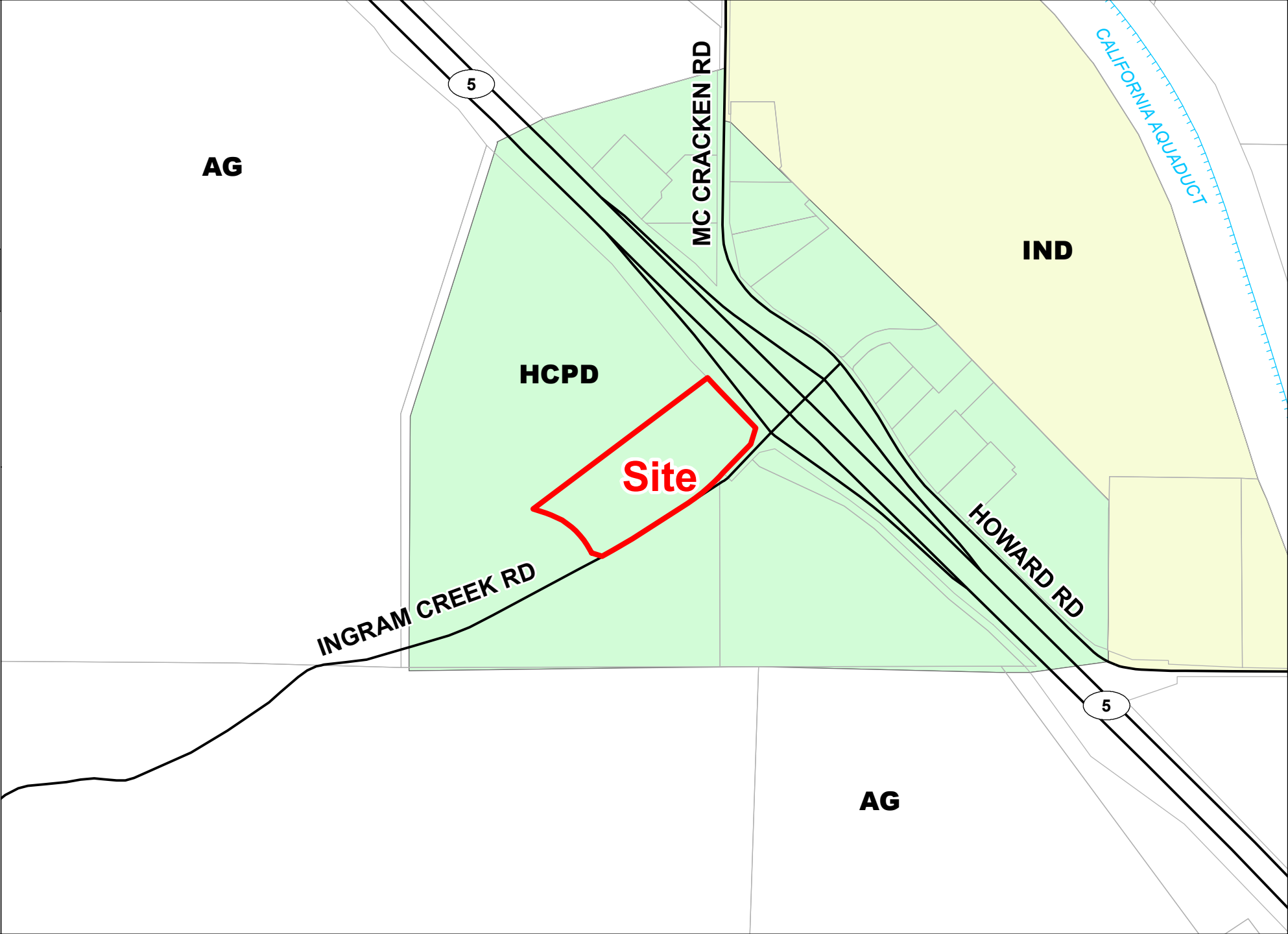
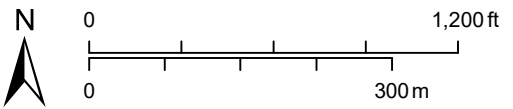
REZ
PLN2019-0120

GENERAL PLAN MAP

LEGEND

-  Project Site
-  City of
-  Parcel
-  Road
-  Canal

- General Plan
-  Agriculture
 -  Highway Commercial Planned Development
 -  Industrial










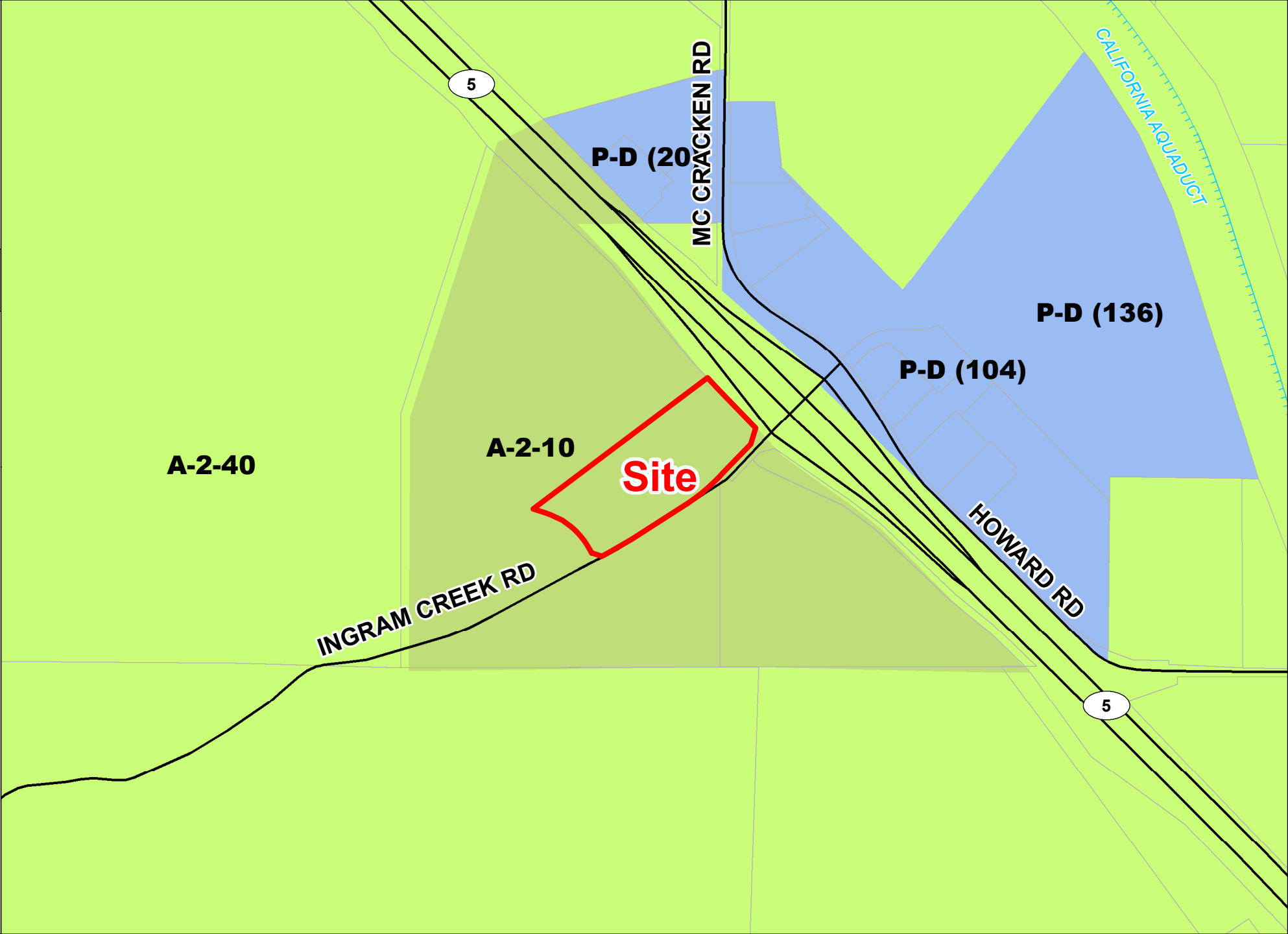
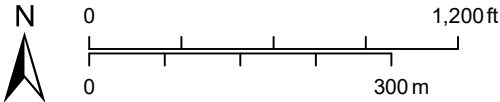
GAWFCO
ENTERPRISES, INC.

REZ
PLN2019-0120

ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Road
-  Canal
- Zoning Designation**
-  Planned Development
-  General Agriculture 10 Acre
-  General Agriculture 40 Acre






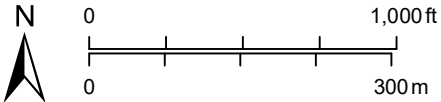
GAWFCO
ENTERPRISES, INC.

REZ
PLN2019-0120

2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  Canal






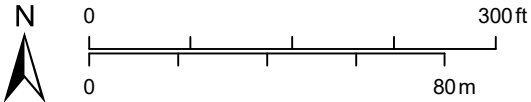
GAWFCO
ENTERPRISES, INC.

REZ
PLN2019-0120

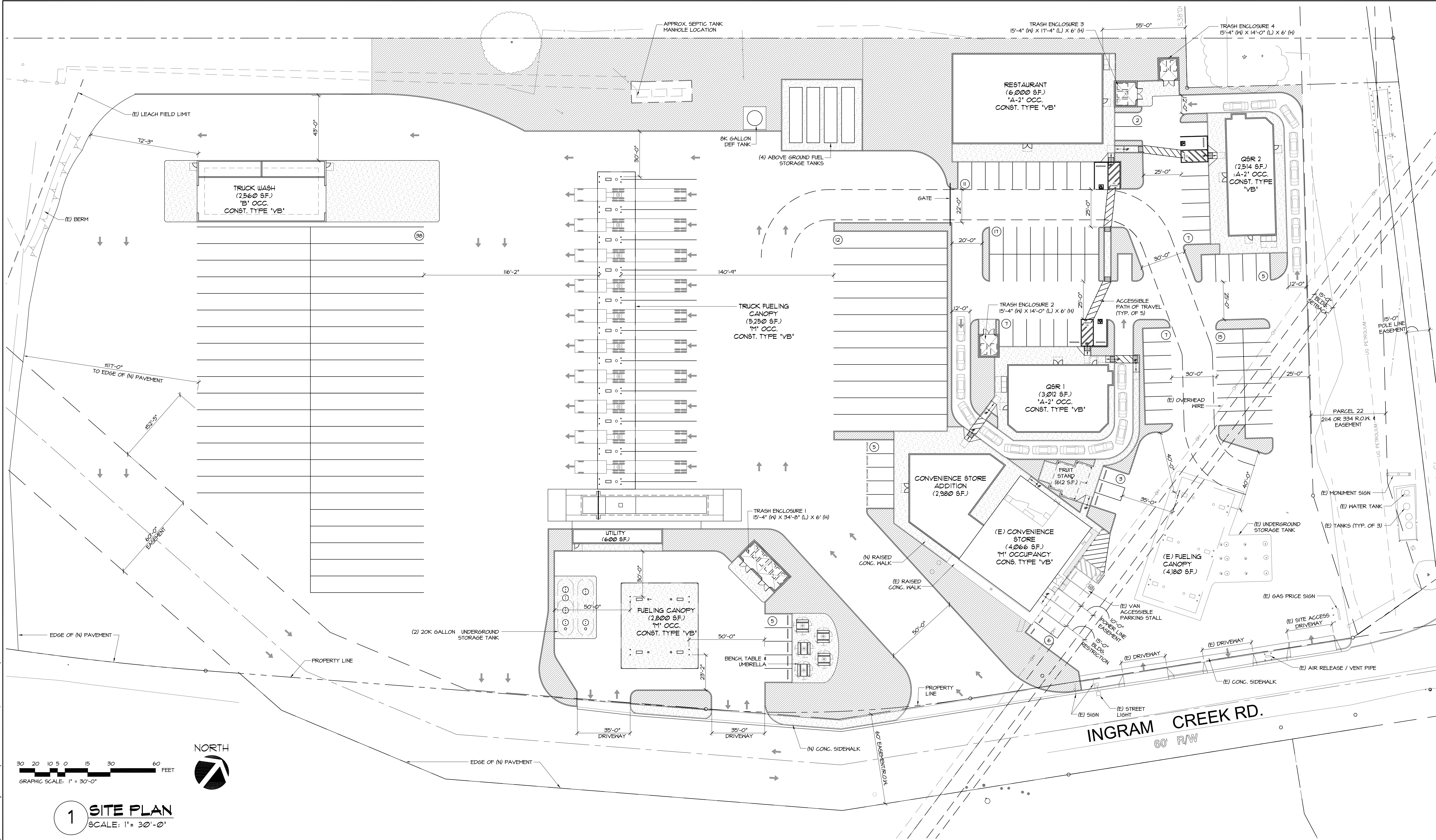
2017 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road
-  Canal



S:\1-Projects\18-444 Ingram Creek Rd Westley\02-10-20\18-444-SD1.dwg modified by m1user3 at Oct 09, 2020 - 12:45pm



1 SITE PLAN
SCALE: 1" = 30'-0"

SITE INFORMATION

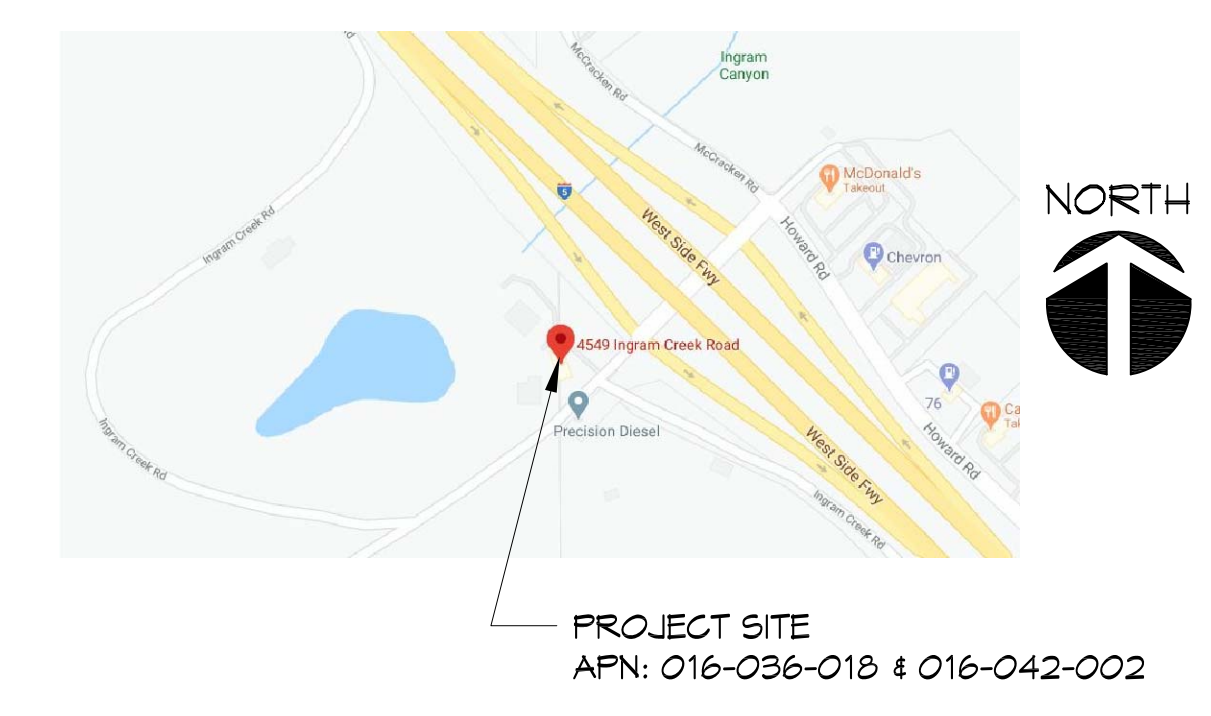
APN #:	016-036-018 & 016-042-002	PARKING REQUIREMENTS:	
JURISDICTION:	COUNTY OF STANISLAUS, CA	CONVENIENCE STORE:	
ZONING:	A-2-10	1 SPACE PER 300 S.F. (1,046 S.F. / 300):	24 SPACES
EXISTING USE:	CONVENIENCE STORE & GASOLINE STATION	QSR 1 & 2:	
PROPOSED USE:	CONVENIENCE STORE ADDITION, TWO QSR BUILDING, RESTAURANT, TRUCK STOP W/ SERVICE & WASH BAY	1 SPACE PER 300 S.F. (5,526 S.F. / 300):	19 SPACES
SITE AREA GROSS:	XXXX ACRES	RESTAURANT:	
PARCEL 1	= XXXX ACRES	60% GFA (6,000 S.F. x 0.60 = 3,600 S.F.)	
PARCEL 2	= XXXX ACRES	1 SPACE PER 4 SEATS	30 SPACES
TOTAL LANDSCAPE AREA:	XXXX ACRES	TOTAL PARKING REQUIRED:	73 SPACES
REQUIRED:	XX% (XXX S.F.)		
PROVIDED:	XX% (XXX S.F.)		
BUILDINGS:			
CONVENIENCE STORE	1,046 S.F.		
(E) 4,066 S.F. + (ADDITION) 2,980 S.F.]			
(E) FUELING CANOPY	4,180 S.F.		
(N) QSR 1	3,012 S.F.		
(N) QSR 2	2,514 S.F.		
(N) RESTAURANT	6,000 S.F.		
(N) TRUCK FUELING CANOPY	5,250 S.F.		
(N) UTILITY	600 S.F.		
(N) FUEL CANOPY	2,800 S.F.		
TOTAL:	31,402 S.F.		

PARKING PROVIDED:	
STANDARD PARKING STALLS (9'x19'):	81 SPACES
EMPLOYEE PARKING STALLS (9'x19'):	5 SPACES
VAN ACCESSIBLE PARKING STALL (12'x19'):	4 SPACES
TOTAL:	90 SPACES
TRUCK PARKING STALLS (11' x 75'):	50 SPACES

SITE PLAN LEGEND

	NEW LANDSCAPING
	NEW CONCRETE PAVING
	4 FT. WIDE (MIN) ACCESSIBLE ROUTE OF TRAVEL, SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE
	EXISTING CURB TO REMAIN
	NEW CONCRETE CURB

VICINITY MAP



M I Architects
M I Architects, Inc.
ARCHITECTURE
PLANNING
MANAGEMENT
DESIGN
2221 OLYMPIC BLVD.,
SUITE 100
WALNUT CREEK, CA
94595
925-287-1174 Tel
925-943-1581 Fax
925-878-9875 Cell
muthana@miarchitect.com
www.miarchitect.com

NOT FOR CONSTRUCTION

**VALERO GAS STATION
TRUCK STOP DEVELOPMENT
4549 INGRAM CREEK ROAD
WESTLEY, CA 95387**

DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND REMAIN THE PROPERTY OF THE ARCHITECT. THE USE, DUPLICATION OR DISCLOSURE OF THE DOCUMENTS WITHOUT WRITTEN CONSENT FROM M I ARCHITECTS, INC. IS PROHIBITED.

ISSUED FOR CONSTRUCTION	
ISSUED FOR PLAN CHECK	
ISSUED FOR PLANNING	

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		

PRELIMINARY SITE PLAN

PROJECT #: 18-444
DRAWN: EMQ
CHECKED: MI
SCALE: AS NOTED
DATE: 02-10-20

SD1

SHEET OF



M I Architects, Inc. A California Corporation

ARCHITECTURE . PLANNING . MANAGEMENT . DESIGN

2221 OLYMPIC BLVD, SUITE 100, WALNUT CREEK, CALIFORNIA 94595

Muthana Ibrahim
Architect
President

Telephone :
(925) 287-1174

Facsimile:
(925) 943-1581

Cell:
(925) 878-9875

Email:
muthana@miarchitect.com

WRITTEN DESCRIPTION FOR:

March 29, 2021

**Truck Stop, Gas Stations, C-store, QSR's & Sit-Down Restaurant
4549 Ingram Creek Road
Westley, CA 95125**

On behalf of our client, Mr. Mike Ahmadi, GAWFCO Enterprises, Inc., we are submitting the project description for development of a Truck Stop located at the above referenced site. The scope of the work includes the addition of approximately 2,980 sf. to an existing 4,066 sf. convenience store. Adding approximately 2,514 sf. and 3,012 sf. (2) quick service restaurant (QSR's) with drive-thru, approximately 6,000 sf. sit-down restaurant, a new gas station with (4) dispensers fuel canopy, and (2) 20k gallon underground storage tanks, Approximately 5,250 sf. truck stop canopy with (10) diesel lanes and approximately 2,560 sf. truck wash bay with service and storage. The Truck Stop fuel system includes (4) 12k gallon each aboveground diesel tanks and (1) 8k gallon DEF aboveground tank. The site improvements include onsite parking stalls, accessible parking stalls, future EV charging stalls, accessible path of travel, masonry trash enclosures, site lighting, landscaping, benches/tables, and a 612 sf. fruit stand canopy. The following are items to be considered in this project:

- **ITEMS TO BE SOLD AT C-STORE:** The truck stop and the gas station will sell diesel and gasoline products. The convenience store will sell pre-packaged food items, sundry items, some automobile accessories (i.e.- air fresheners, cell phone accessories, anti-freeze, motor oil, etc.), self-service beverages, fresh and/or pre-packaged pastries, can and/or bottles of soda, water & sports/energy drinks and Krispy Krunchy Chicken.
- **CUSTOMER:** Number of customers for the gas station is (220 – 250) customer per day.
- **EMPLOYEE:** For the convenience store, there will be (3) shifts per day. There will be (4) employees plus (1) manager for the first and second shifts. There will be (3) employees for the third shift. For the truck wash, there will be (2) shifts per day. There will be (4) employees per shift. For QSR's, there will be (3) shifts per day, (6) employees per shift for the first and second shifts, and (3) employees for the third shift. For the sit-down restaurant, there will be (3) shifts. (6-10) employees for the first and second shifts and (6) employees for the third shift.
- **HOURS OF OPERATION:** The truck wash will be from 7am to 6pm, and the scale will be from 6am to 8pm. The gas station, convenience store, QSR's & Sit-down restaurant will be 24 hrs. /day. All operations are 7days a week, 365 days per year.
- **DELIVERY:** The fuel delivery truck for the truck stop will be 25 to 30 times / week. The fuel delivery for the gas stations will be 7 times / week. The delivery trucks for the restaurants will be 5 to 7 times / week.

If you have any questions please don't hesitate to give me a call. I can be reached at (925) 287-1174 x1.

Sincerely,

Muthana Ibrahim

Architect, President
M I Architects, Inc.



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

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

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- | | |
|---|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map |
| <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Parcel Map |
| <input 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 _____ |

PLANNING STAFF USE ONLY:

Application No(s): _____

Date: _____

S _____ T _____ R _____

GP Designation: _____

Zoning: _____

Fee: _____

Receipt No. _____

Received By: _____

Notes: _____

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).

Please see attached written description

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 016 Page 036 Parcel 018

Additional parcel numbers: 016-042- 002

**Project Site Address
or Physical Location:** 4549 Ingram Creek Road, Westley, CA 95125

Property Area: Acres: 10 or Square feet: _____

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

Existing gas station, Existing Convenience Store, Existing closed Restaurant

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)

Restroom addition to existing convenience store , Partial sign approved at 04-09-19

Existing General Plan & Zoning: A-2-40

Proposed General Plan & Zoning: P-D
(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: FAST FOOD, HOTEL, GAS STATION AND TRAVEL PLAZA

West: VACANT PROPERTY

North: VACANT PROPERTY

South: PRECISION DIESEL

WILLIAMSON ACT CONTRACT:

Yes ☐ No ☒

Is the property currently under a Williamson Act Contract?

Contract Number: _____

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

Date Filed: _____

Yes ☐ No ☐

Do you propose to cancel any portion of the Contract?

Yes ☐ No ☐

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

SITE CHARACTERISTICS: (Check one or more)

Flat ☒

Rolling ☐

Steep ☐

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops ☐

Orchard ☐

Pasture/Grassland ☐

Scattered trees ☐

Shrubs ☐

Woodland ☐

River/Riparian ☐

Other ☒

Explain Other: dirt

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) regrading will be required which will affect property drainage pattern

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: 8,246 Sq. Ft. Landscaped Area: _____ Sq. Ft.

Proposed Building Coverage: 23,156 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) _____

See attached project description

Number of floors for each building: 1 for each building

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

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) _____

EXISTING SIGN 60' high

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

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*: <u>ON SITE SEPTIC SYSTEM</u>
Telephone: <u>AT&T</u>	Gas/Propane: _____
Water**: <u>Well system (Stanislaus County)</u>	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:)

There will be an approximately 2,560 sf. truck wash bay that will be connected to the sewage waste line. The project will provide sand/oil separator and clarifier tanks to treat the sanitary sewer before discharging to the onsite septic system

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: N/A 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): See written description

Type of use(s): See written description

Days and hours of operation: See written description

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

Occupancy/capacity of building: See written description

Number of employees: (Maximum Shift): See written description (Minimum Shift): See written description

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

Other occupants: N/A

Estimated number of truck deliveries/loadings per day: See written description

Estimated hours of truck deliveries/loadings per day: See written description

Estimated percentage of traffic to be generated by trucks: _____

Estimated number of railroad deliveries/loadings per day: N/A

Square footage of:

Office area: _____ Warehouse area: _____

Sales area: _____ Storage area: _____

Loading area: _____ Manufacturing area: _____

Other: (explain type of area) See written description

Yes ☒ No ☐ Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

yes. Gas station and truck stop facilities (see written description)

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)

INTERSTATE 5 FWY and Ingram Creek 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? Adjacent creek

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.

Standard BMP will be applied to this development.

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)



CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System

Department of Anthropology – California State University, Stanislaus

One University Circle, Turlock, California 95382

(209) 667-3307

Alpine, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus & Tuolumne Counties

Date: 12/4/2019

Records Search File #: 11247N

Project: 4549 Ingram Creek Road,
Westley, CA 95387

Portions of Sections 35 & 36, T4S
R6E

Mehran Ghaffari. Architect
MI Architects, Inc.
2221 Olympic Blvd., Suite 100
Walnut Creek, CA 94595
925-287-1174 x3

mehran@miarchitect.com

Dear Mr. Ghaffari:

We have conducted a **Priority Response** records search as per your request for the above-referenced project area located on the Solyo USGS 7.5-minute quadrangle map in Stanislaus County.

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the following:

National Register of Historic Places (NRHP)
California Register of Historical Resources (CRHR)
California Inventory of Historic Resources (1976)
California Historical Landmarks
California Points of Historical Interest listing
Built Environment Resource Directory (BERD) and the Archaeological Determinations of Eligibility (ADOE) (Office of Historic Preservation current electronic files dated 03-20-2014)
Survey of Surveys (1989)
Caltrans State and Local Bridges Inventory
General Land Office Plats
Other pertinent historic data available at the CCalIC for each specific county

The following details the results of the records search:

Prehistoric or historic resources within the project area:

- There are no formally recorded prehistoric or historic archaeological resources within the project area.

- For your information, the Tesla-Salado-Manteca 115 kV Transmission line that traverses the project area and has been formally recorded as historical resource P-50-002338.
- The General Land Office survey plat for T4S R6E (Sheet No. 44-239, dated 1854-1871) does not show any historic features at that time. Sections 35 and 36 had not been subdivided into smaller parcels.
- The Official Map of the County of Stanislaus, California (1906) shows the historic landowner in Section 35 as M. I. Crocker and N. Hamilton in Section 36.
- The 1971 photo revised Solyo USGS 7.5' quadrangle indicates that the existing structures might be at least 48 years in age (or older).

Prehistoric or historic resources within the immediate vicinity of the project area: There are no formally recorded prehistoric or historic archaeological resources or historic buildings or structures within the immediate vicinity of the project area.

Resources that are known to have value to local cultural groups: None has been formally reported to the Information Center.

Previous investigations within the project area: The project area is within an overview study area reported upon in two documents, SJ-00621 and SJ-02753. There is no project-specific survey reported. These two documents are referenced below:

Overview Reports

CCaIC

Report #	Author/Date	Title
SJ-00621	Moratto, M. et al. 1990	Cultural Resources Assessment Report PGT-PG&E Pipeline Expansion Project in Idaho, Washington, Oregon and California: Phase 1: Survey, Inventory and Preliminary Evaluation of Cultural Resources. INFOTEC Research, Inc. & Biosystems Analysis, Inc.
SJ-02753	Moratto, M. et al. (1994)	Archaeological Investigations, PGT-PG&E Pipeline Expansion Project in Idaho, Washington, Oregon and California, Volumes I-V. INFOTEC Research, Inc. and Far Western Anthropological Research Group, Inc.

Recommendations/Comments: Based on existing data in our files the project area has a moderate-high sensitivity for the possible discovery of prehistoric or historic archaeological resources. The project area at the mouth of Ingram Canyon can be considered particularly sensitive in reference to Native American occupation and resource utilization of the environs of Ingram Creek and the Coast Range. The fact that the area has been developed as a commercial enterprise in the past does not rule out the possibility for discovery of either prehistoric or

historic remains in the subsurface context. As stated above, the 1971 photo revised Solyo USGS 7.5' quadrangle indicates that the existing structures might be at least 48 years in age (or older).

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the area has not been subject to project-specific cultural resources investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

Survey by a qualified professional is recommended prior to the onset of project-related activities. The Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

If archaeological resources are encountered, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

We further advise you that if you retain the services of a historical resources consultant, the firm or individual you retain is responsible for submitting any report of findings prepared for you to the Central California Information Center, including one copy of the narrative report and copies of any records that document historical resources found as a result of field work, preferably in PDF format. If the consultant wishes to obtain copies of materials not included with this records search reply, additional copy or records search fees may apply.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Please sign and return the attached **Access Agreement Short Form**.

Note: Billing will be transmitted separately via email from the Financial Services office (Priority Response 50 % surcharge, \$225.00), payable within 60 days of receipt of the invoice.

If you wish to include payment by Credit Card, you must wait to receive the official invoice from Financial Services so that you can reference the CMP # (Invoice Number), and then contact the link below:

<https://commerce.cashnet.com/ANTHROPOLOGY>

Sincerely,

E. A. Greathouse

E. A. Greathouse, Coordinator
Central California Information Center
California Historical Resources Information System

Copy of invoice request to Laurie Marroquin, Financial Services (lamarroquin@csustan.edu)