



Referral Early Consultation

Date: October 6, 2021

To: Distribution List (See Attachment A)

From: Teresa McDonald, Associate Planner
Planning and Community Development

Subject: USE PERMIT APPLICATION NO. PLN2021-0070 – VELOCITER WIRELESS,
INC – PIONEER AVENUE

Respond By: October 21, 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: Velociter Wireless, Inc.

Project Location: 10742 Pioneer Avenue, between the Old Tullock Drain and Lon Dale Road/
State Highway 108/120, in the Valley Home area

APN: 006-001-053

**Williamson Act
Contract:** 1972-0682

General Plan: Agriculture

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

Project Description: Request to permit an existing wireless communication facility constructed in 2021, on a 9.88± acre parcel in the A-2-40 (General Agriculture) zoning district. The proposal includes an existing 100-foot-tall lattice-style tower used to deliver broadband internet. In accordance with Section 21.91.020(B) of the County Code, a use permit would be required for a lattice-style communication tower. The existing tower did not receive appropriate land use entitlements or building permits prior to construction. As such, a use permit is required to operate the existing unmanned communication facility. The existing tower includes 16 antennas, between the 55 and 95-foot centerlines, which will be connected to an existing utility cabinet mounted on the tower. Existing fencing around the perimeter of the tower will consist of a combination of cattle fencing and barbed wire. The tower is setback approximately 258± feet from the nearest adjacent offsite residential structure. No additional ground equipment is proposed. The project site is

improved with a single-family dwelling and accessory structures and is served by private well and septic. The site has access to County-Maintained Pioneer Avenue.

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

USE PERMIT APPLICATION NO. PLN2021-0070 – VELOCITER WIRELESS, INC – PIONEER AVENUE
 Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
X	COUNTY OF: SAN JOAQUIN	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 1: CONDIT
X	FIRE PROTECTION DIST: OAKDALE RURAL	X	STAN COUNTY COUNSEL
X	GSA: OAKDALE IRRIGATION DISTRICT		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: OAKDALE	X	STANISLAUS LAFCO
X	MOSQUITO DIST: EASTSIDE	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
X	MUNICIPAL ADVISORY COUNCIL: VALLEY HOME	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
	RAILROAD:		US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: OAKDALE JOINT UNIFIED	X	USDA NRCS
X	SCHOOL DIST 2: VALLEY HOME		WATER DIST:
	WORKFORCE DEVELOPMENT	X	CROPDUSTERS
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		



STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: USE PERMIT APPLICATION NO. PLN2021-0070 – VELOCITER WIRELESS,
INC – PIONEER AVENUE

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
------	-------	------

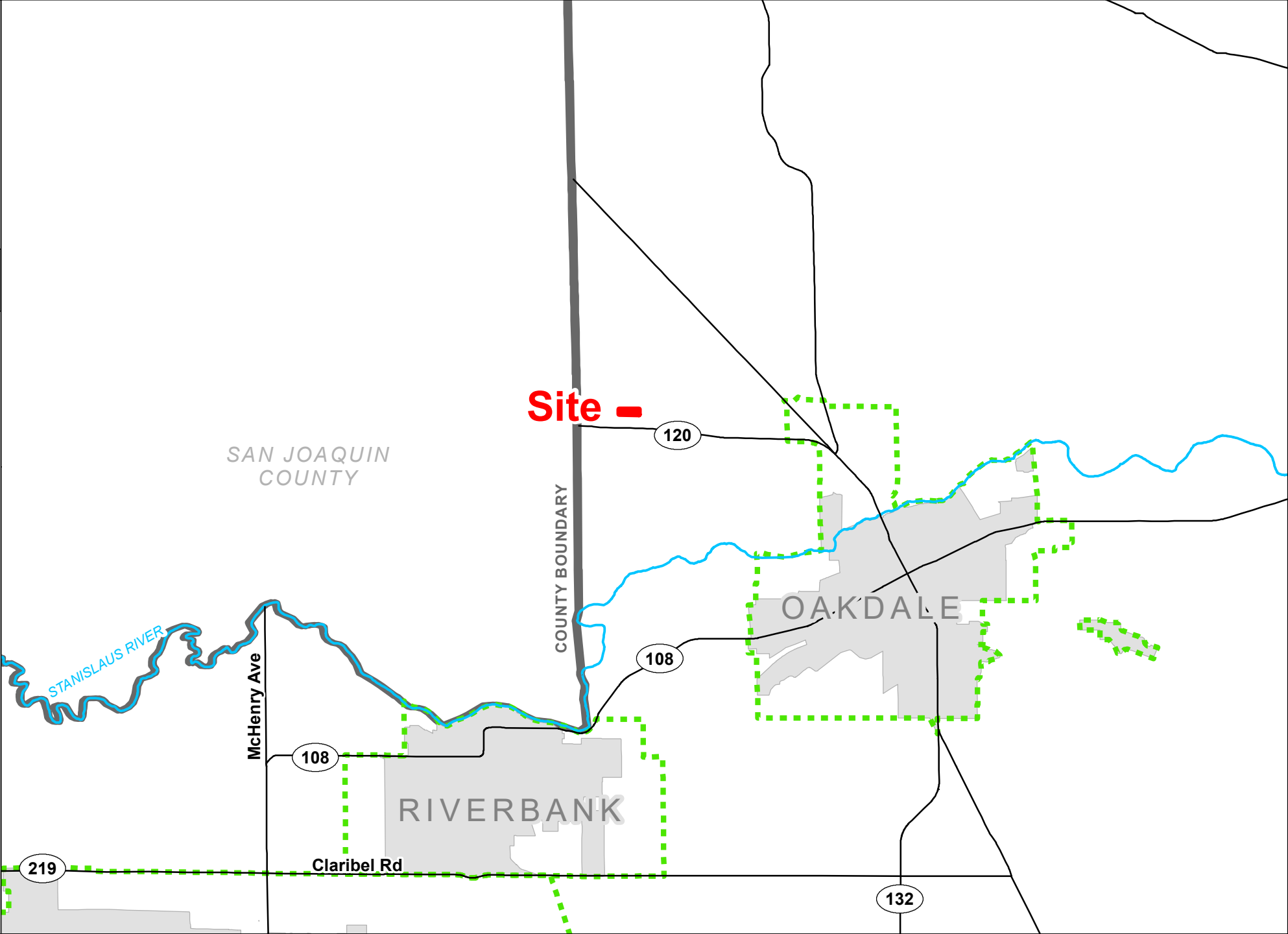
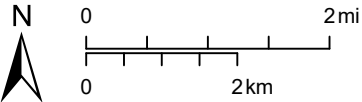
VELOCITER
WIRELESS INC

UP
PLN2021-0070

AREA MAP

LEGEND

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





VELOCITER
WIRELESS INC

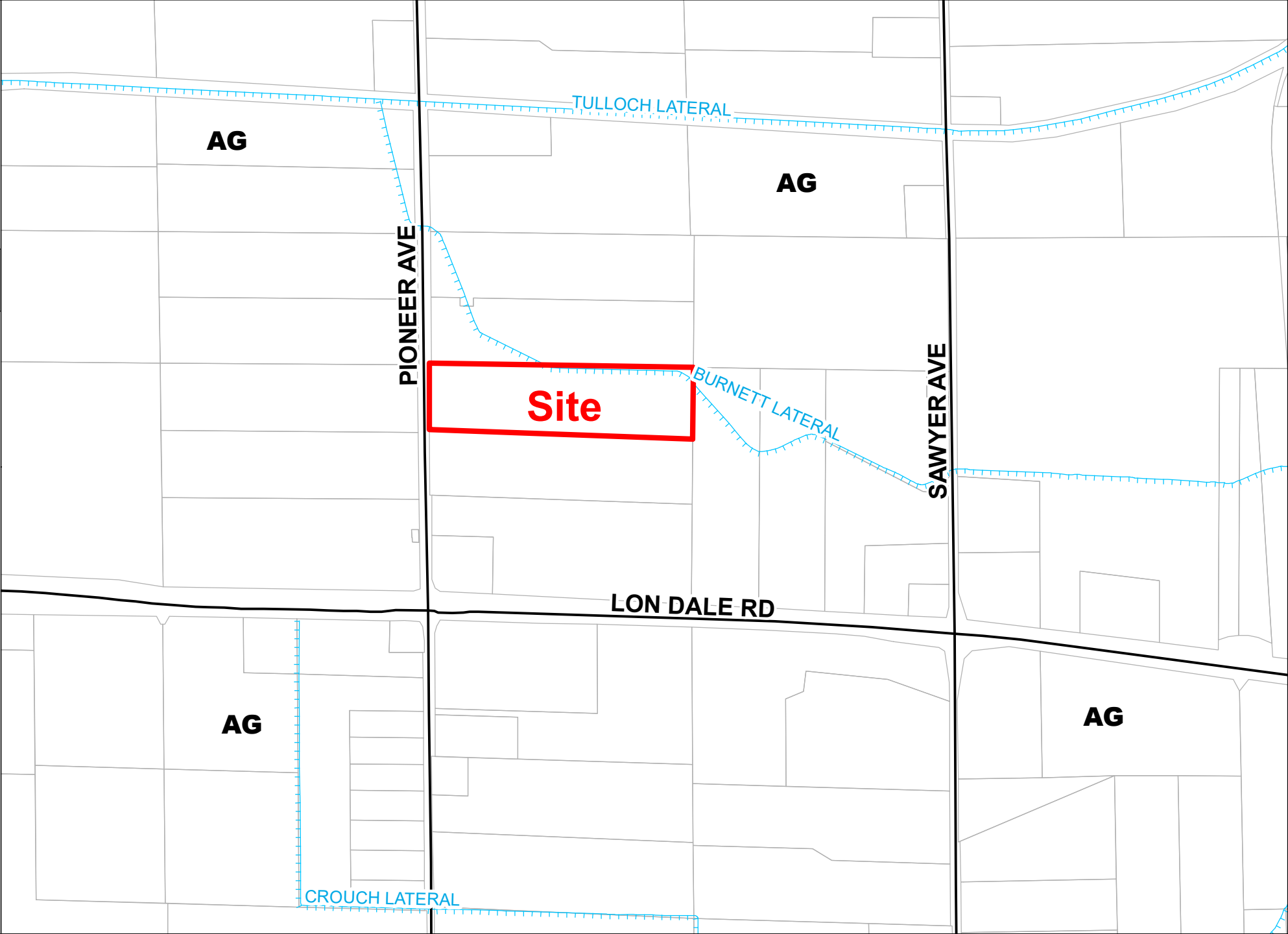
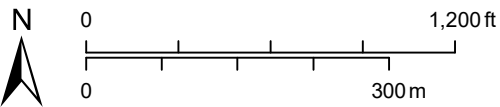
UP
PLN2021-0070

GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Road
-  Canal

- General Plan
-  Agriculture







VELOCITER
WIRELESS INC

UP
PLN2021-0070

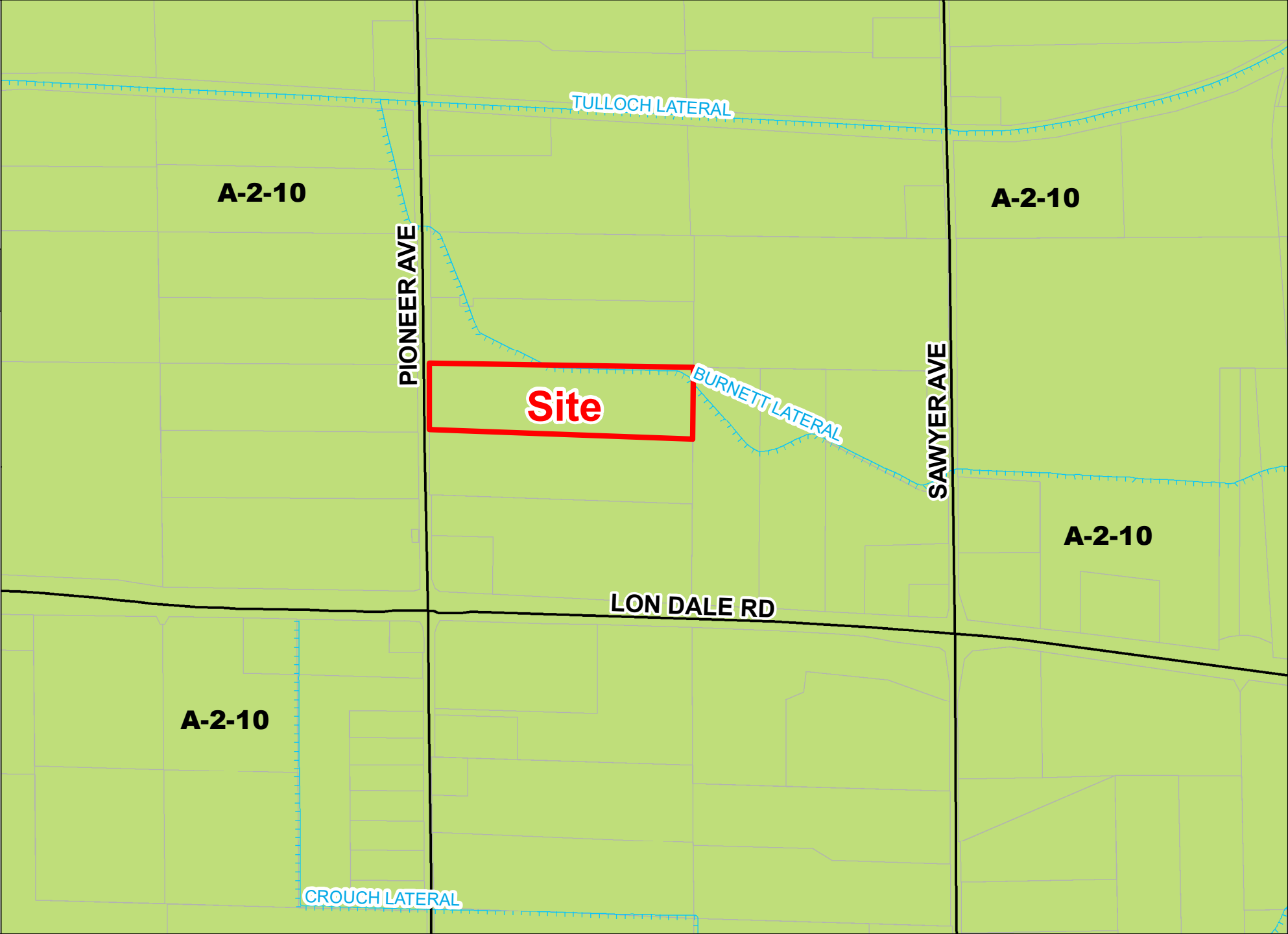
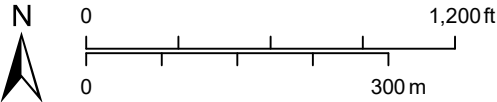
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Road
-  Canal

Zoning Designation

-  General Agriculture 10 Acre






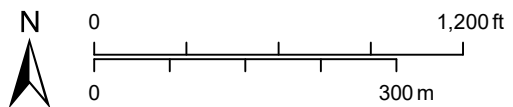
VELOCITER
WIRELESS INC

UP
PLN2021-0070

2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  Canal



Source: Planning Department GIS

Date: 8/4/2021




VELOCITER WIRELESS INC

UP
PLN2021-0070

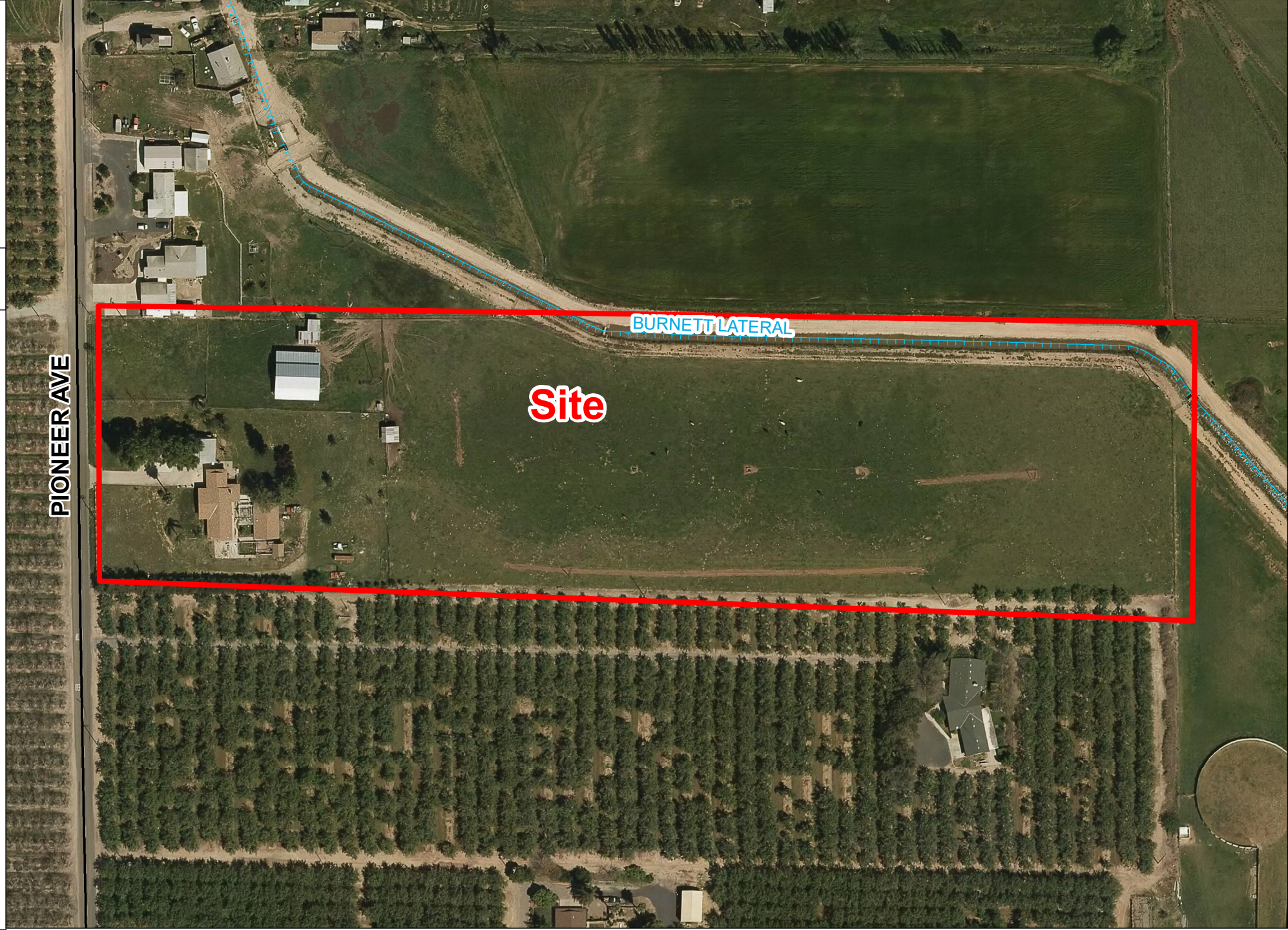
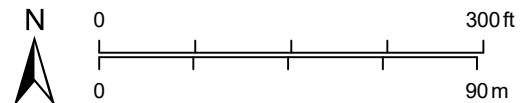
2017 AERIAL SITE MAP

LEGEND

 Project Site

 Road

 Canal







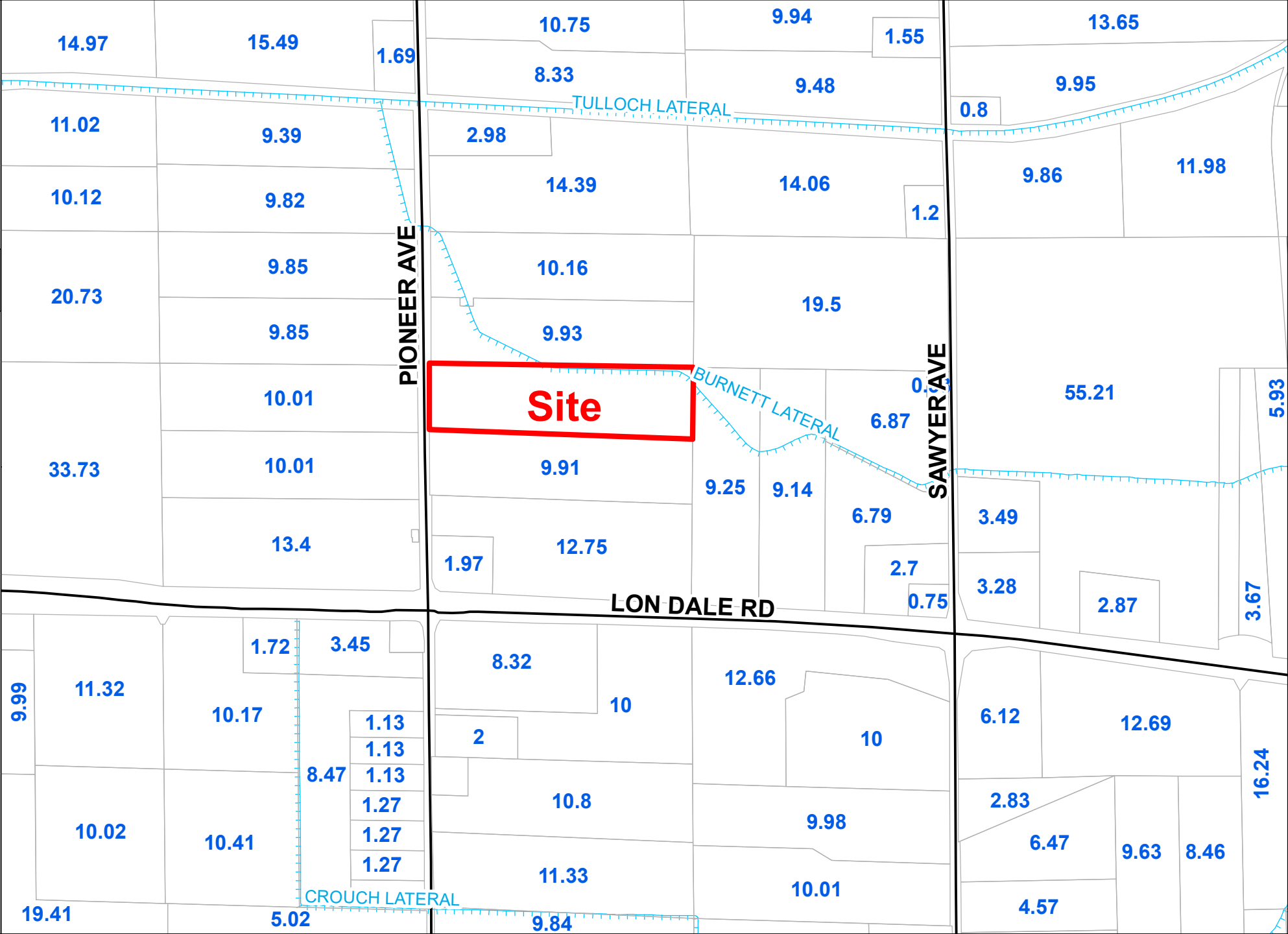
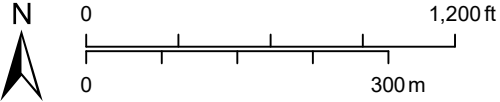
VELOCITER
WIRELESS INC

UP
PLN2021-0070

ACREAGE MAP

LEGEND

-  Project Site
-  Parcel/Acres
-  Road
-  Canal



TOWER KIT NUMBER	5.94.0100.100
DESCRIPTION	5.94.0100.100
MARKING	
LEG (350W)	D
HORIZONTAL (300W)	B
DIAGONAL (300W)	B
SECTION WT. (lbs)	231
DIAGONAL BOLTS	A
SPLICE BOLTS	A

EL. = 100.00'	
h-h = 1.00'	
EL. = 90.00'	
h-h = 1.25'	
EL. = 80.00'	
h-h = 1.50'	
EL. = 70.00'	
h-h = 1.75'	
EL. = 60.00'	
h-h = 2.00'	
EL. = 50.00'	
h-h = 2.25'	
EL. = 40.00'	
h-h = 2.50'	
EL. = 30.00'	
h-h = 2.75'	
EL. = 20.00'	
h-h = 3.00'	
EL. = 10.00'	
h-h = 3.25'	
EL. = 0'	
h-h = 3.50'	

GALVANIZED ANCHOR BOLTS: N/A

LEG FOUNDATION LOADS

Max Download = 69.46 (Kips)
 Max Uplift = 59.11 (Kips)
 Max Shear = 2.35 (Kips)

GLOBAL FOUNDATION LOADS

Max Axial = 2.73 (Kips)
 Max OTM = 206.96 (Kips-ft)
 Max Shear = 3.80 (Kips)

ANTENNA LOADING CHART

No.	Description	Qty	Elev. (m)	Elev. (ft)	Azimuth (°TN)	TX Line IN ROWS	Qty	Owner	Status
1	HG3-TP-S30	1	29	95	0	LDF1P-50A	1	VW	I
2	HG3-TP-S30	1	29	95	0	LDF1P-50A	1	VW	I
3	HG3-TP-S30	1	29	95	0	LDF1P-50A	1	VW	I
4	HG3-TP-S30	1	29	95	0	LDF1P-50A	1	VW	I
5	HG3-TP-S30	1	29	95	120	LDF1P-50A	1	VW	I
6	HG3-TP-S30	1	29	95	120	LDF1P-50A	1	VW	I
7	HG3-TP-S30	1	29	95	120	LDF1P-50A	1	VW	I
8	HG3-TP-S30	1	29	95	120	LDF1P-50A	1	VW	I
9	HG3-TP-S30	1	29	95	240	LDF1P-50A	1	VW	I
10	HG3-TP-S30	1	29	95	240	LDF1P-50A	1	VW	I
11	HG3-TP-S30	1	29	95	240	LDF1P-50A	1	VW	I
12	HG3-TP-S30	1	29	95	240	LDF1P-50A	1	VW	I
13	HG3-TP-S30	1	29	95	240	LDF1P-50A	1	VW	I
14	HG3-TP-S30	1	29	95	0	LDF1P-50A	1	VW	I
15	HG3-TP-S30	1	29	95	120	LDF1P-50A	1	VW	I
16	HP2	1	16.8	55	30	LDF1P-50A	1	VW	I

STATUS: E-EXISTING, F-FUTURE, I-INITIAL, P-PROPOSED

MOUNT USED

ASSUMED 1FT LIGHT STANDOFF (5.930.0201.007) QTY: 6
 ASSUMED 1FT MEDIUM STANDOFF (5.930.0101.007) QTY: 1

MEMBERS LEGEND

A = V2 1/2x2 1/2x3/16
 B = L1 1/2x1 1/2x1/8
 C = L3x3x3/16
 D = V3 1/2x3 1/2x1/4

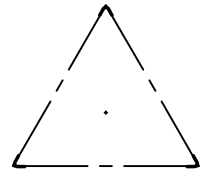
BOLTS LEGEND

A = (1) 1/2 in A325

SPLICE BOLTS LEGEND

A = (8) 1/2 in A325/Leg

STEP BOLTS & SAFETY CABLE



TOWER CROSS SECTION



NOTES:

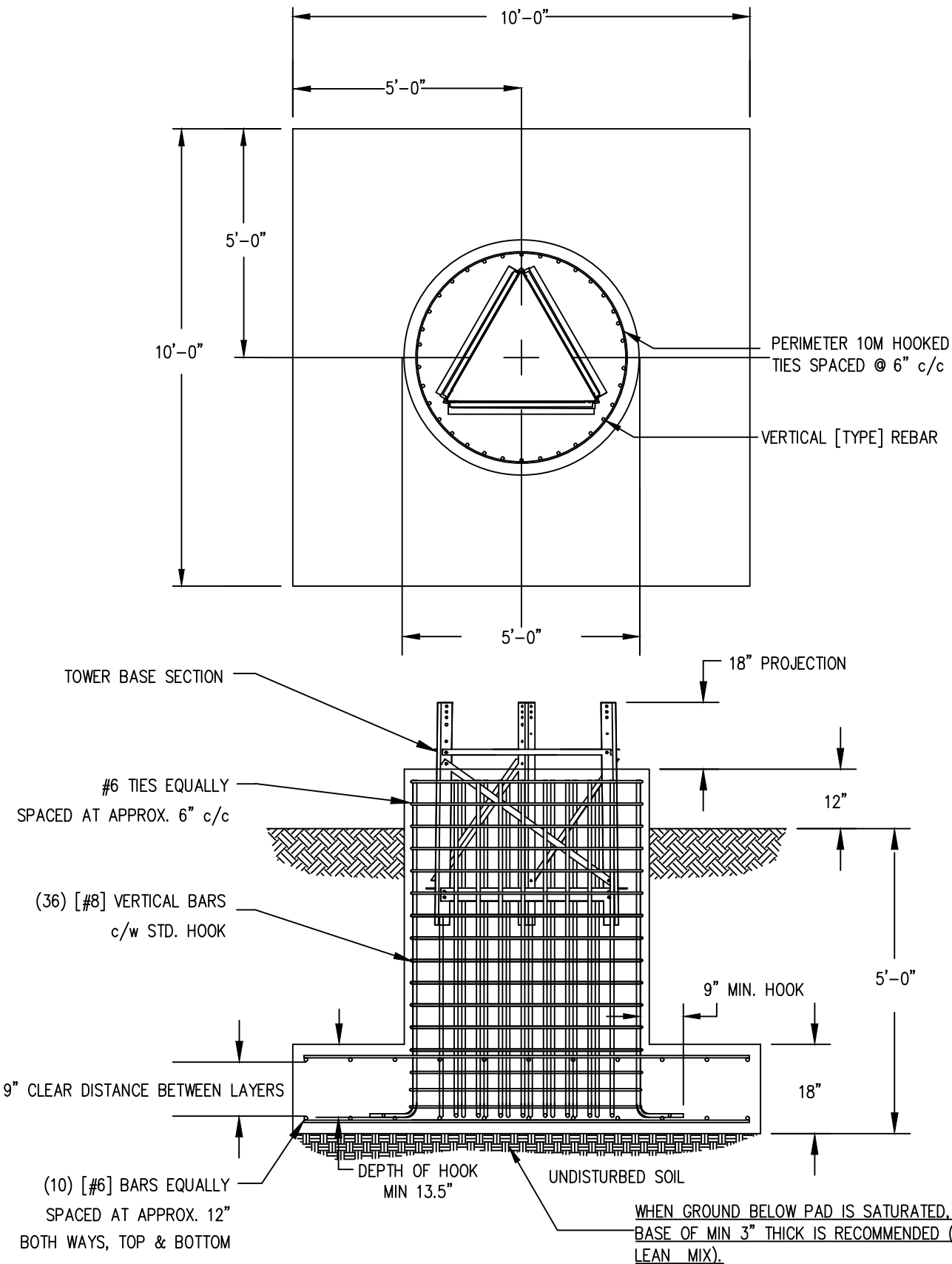
DESIGN STANDARD: TIA-222-H
 BASIC 3 SEC. GUST WIND SPEED: 94.0 (mph)
 BASIC 3 SEC. GUST WIND SPEED WITH ICE: 30.0 (mph)
 SERVICE WIND SPEED: 60.0 (mph)
 BASIC ICE THICKNESS: 0.00 (in)
 TOPOGRAPHIC CATEGORY: 1
 EXPOSURE CATEGORY: C
 RISK CATEGORY: II
 MAX MW ROTATION AT: 60.0 (mph) : 0.78"

CONFIDENTIAL: ALL INTELLECTUAL PROPERTY RIGHTS HEREIN ARE THE PROPERTY OF TRYLON TSF Inc. ALL DUPLICATION, RECORDING, DISCLOSURE OR USE IS PROHIBITED WITHOUT WRITTEN CONSENT OF TRYLON TSF Inc.



CUSTOMER:	SITE:	
VELOCITER WIRELESS	OAKDALE, CA	20
DATE:	BY:	CHK:
27 MAY 21	TN	
TITLE:	DRAWING NO.	
100FT S100 STKD	TA4875-2	

100FT S100 STKD



FOUNDATION NOTES:

GENERAL:

- 1) THE CONTRACTOR SHALL FIELD CHECK ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH THE WORK.
- 2) ALL WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST ISSUE OF ANSI STANDARDS.
- 3) FOUNDATIONS DESIGNED BASED ON NORMAL DRY SOIL.
- 4) THE TOWER BASE PAD SHALL BE PLACED AGAINST UNDISTURBED SOIL.

CONCRETE:

- 1) CONCRETE CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS CURRENT ACI STANDARDS.
- 2) CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF NOT LESS THAN 4000 psi.
- 3) CONCRETE SHALL CONTAIN AN AIR ENTRAINING AGENT. TOTAL AIR CONTENT TO BE 5% TO 7% AS SPECIFIED IN [RELEVANT STANDARD], FOR THE PARTICULAR SIZE OF AGGREGATE BEING USED. THE AIR ENTRAINING AGENT SHALL BE COMPATIBLE WITH THE WATER REDUCING AGENT.
- 4) THE MAXIMUM SIZE OF COARSE AGGREGATE SHALL BE 0.75 INCHES.
- 5) THE USE OF CALCIUM CHLORIDE OR ACCELERATING ADMIXTURES IS PROHIBITED.
- 6) SLUMP SHALL BE 3.00 in. +/- 1.00 in.
- 7) IF THE AIR TEMPERATURE IS 41 DEGREES FAHRENHEIT OR LESS, THE TEMPERATURE OF THE CONCRETE AT TIME OF PLACING, SHALL BE BETWEEN 59 AND 86 DEGREES FAHRENHEIT.
- 8) CHAMFER EXPOSED CORNERS OF CONCRETE (APPROX 1.00 INCHES).
- 9) PROVIDE EFFECTIVE MEANS OF MAINTAINING THE TEMPERATURE OF CONCRETE IN PLACE AT A MINIMUM OF 50 DEGREES FAHRENHEIT AND A MAXIMUM OF 86 DEGREES FAHRENHEIT FOR THREE DAYS AFTER PLACING. WHEN THE MEAN DAILY AIR TEMPERATURE IS LESS THAN 41 DEGREES FAHRENHEIT PROVIDE PROTECTION FOR NEWLY PLACED CONCRETE BY MEANS OF SUITABLE ENCLOSURES OR RAISED COVERINGS, HEAT AND INSULATION.

REINFORCEMENT:

- 1) CLEAN REINFORCEMENT OF ANY LOOSE SCALE, DIRT OR OTHER COATINGS WHICH WOULD DESTROY OR REDUCE
- 2) ALL REINFORCEMENT SHALL HAVE A MINIMUM OF 3.00 INCHES CONCRETE COVER.
- 3) REINFORCING STEEL SHALL BE ASTM GRADE 60 WITH FY=60KSI.

BACKFILLING:

- 1) BACKFILL SHALL BE PLACED IN THIN LIFTS (MAXIMUM 6.00 INCHES) AND COMPACTED TO MIN 95 PERCENT OF STANDARD PROCTOR MAXIMUM DRY DENSITY (SPMDD). IN THE EVENT THAT EXCAVATED MATERIALS ARE NOT SUITABLE FOR BACKFILL, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUPPLY AND COMPACT SUITABLE CLEAN MATERIAL TO MEET THAT REQUIREMENT.

STANDARDS:

- 1) FOUNDATIONS AND ANCHORS DESIGNED IN ACCORDANCE WITH EIA/TIA 222 REV. H.
- 2) REINFORCED CONCRETE DESIGN SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI STANDARDS.

SPECIAL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED SHORING AND SHALL RETAIN A P.ENG AS REQUIRED.
2. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL ADJACENT UTILITIES AND/OR BUILDINGS ARE NOT DISTURBED, DAMAGED, OR COMPROMISED DURING AND AFTER TOWER CONSTRUCTION.
3. DEWATERING IS REQ'D PER GEOTECH REPORT.

REFER TO SUPERTITAN
INSTALLATION MANUAL FOR
ADDITIONAL INFORMATION

TOWER COORDINATES

LATITUDE: 37° 47' 44.80"N
LONGITUDE: 120° 54' 40.50" W

REV.	BY: REV.	BY: CHK.	DESCRIPTION	DATE
REFERENCE DRAWINGS:				
DRAWING NUMBER			DRAWING NUMBER	
<div><div><div><div><div><div></div><div>LICENSED PROFESSIONAL ENGINEER</div></div><div><div></div><div>JINSHAN WANG</div></div></div><div><div></div><div>C 91739</div></div><div><div></div><div>May 27, 2021</div></div><div><div></div><div>Exp. 12/31/2022</div></div></div><div><div></div><div>CIVIL</div></div><div><div></div><div>STATE OF CALIFORNIA</div></div></div></div>				
CONFIDENTIAL: ALL INTELLECTUAL PROPERTY RIGHTS HEREIN ARE THE PROPERTY OF TRYLON INC. ALL DUPLICATION, RECORDING, DISCLOSURE OR USE IS PROHIBITED WITHOUT WRITTEN CONSENT OF TRYLON INC			<div><div><div><div><div><div></div><div>Trylon</div></div></div></div></div></div>	
CUSTOMER: VELOCITER WIRELESS			DRAWING NO. 184298	
DATE: MAY 27 2021			BY: TN	SCALE: NTS
			CHK: DF	APP:
TITLE: 100FT S100 FOUNDATION				

CONFIDENTIAL: ALL INTELLECTUAL PROPERTY RIGHTS HEREIN ARE THE PROPERTY OF TRYLON INC. ALL DUPLICATION, RECORDING, DISCLOSURE OR USE IS PROHIBITED WITHOUT WRITTEN CONSENT OF TRYLON INC

Trylon

DRAWING NO.
184298

CUSTOMER:
VELOCITER WIRELESS

SITE:
OAKDALE, CA

SCALE:
NTS

DATE:
MAY 27 2021

BY:
TN

CHK:
DF

APP:

TITLE:
100FT S100 FOUNDATION





**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 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 _____ |

PLANNING STAFF USE ONLY:Application No(s): UP PLN 2021-0070Date: 7/22/21S 6 T 2 R 10GP Designation: AgricultureZoning: A-2-10Fee: \$4761⁰⁰Receipt No. 561489Received By: KA

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).

Tower - Lattice 100' - will be used to deliver broadband internet for neighboring households to deliver high-speed

internet to under-served rural communities. Antennas will be mounted to the tower upon completion of the permit.

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 ^{DDU}~~21~~ Page ⁰⁰¹~~82~~ Parcel ⁰⁵³~~75 & 76~~

Additional parcel numbers: _____

Project Site Address _____

or Physical Location: _____

Property Area: Acres: 9.88 or Square feet: _____

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

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)

BLD2017-1105 Electricalservice for Ag Pump, BLD2017-0823 Photovoltaic Roof Mount

BLD2015-0229 Hay Storage Building

Existing General Plan & Zoning: ***AG2***

Proposed General Plan & Zoning: _____
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: ***Agriculture***

West: ***Agriculture***

North: ***Agriculture***

South: ***Agriculture***

WILLIAMSON ACT CONTRACT:

Yes ☒ No ☐

Is the property currently under a Williamson Act Contract?

Contract Number: 1972-682

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

Date Filed: _____

Yes ☐ No ☒

Do you propose to cancel any portion of the Contract?

Yes ☐ No ☒

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

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

SITE CHARACTERISTICS: (Check one or more)

Flat ☒

Rolling ☐

Steep ☐

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

Field crops ☐

Orchard ☐

Pasture/Grassland ☐

Scattered trees ☐

Shrubs ☐

Woodland ☐

River/Riparian ☐

Other ☐

Explain Other: _____

Yes ☐ No ☒

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes ☐ No ☒

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) _____

STREAMS, LAKES, & PONDS:

Yes ☐ No ☒

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes ☐ No ☒

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

Yes ☐ No ☒

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes ☐ No ☒

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

- Yes ☒ No ☐ Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)
- Yes ☐ No ☒ Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes ☐ No ☒ Do you plan to build new structures? (If yes, show location and size on plot plan.)
- Yes ☐ No ☒ Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

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

BUILDING CHARACTERISTICS:

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

Number of floors for each building: _____

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

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) **100'**

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: PG&E	Sewer*: septic tank
Telephone: no land line	Gas/Propane: none
Water**: well	Irrigation: Oakdale Irrigation 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:)

NIA

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: _____

(complete if applicable)	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): **Communication Tower**

Days and hours of operation: 24 hour

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: N/A

Occupancy/capacity of building: N/A

Number of employees: (Maximum Shift): N/A (Minimum Shift): N/A

Estimated number of daily customers/visitors on site at peak time: less than 1

Other occupants: Home owners

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

Estimated hours of truck deliveries/loadings per day: N/A

Estimated percentage of traffic to be generated by trucks: N/A

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) _____

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)

Pioneer Ave

- 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)
