# STANISLAUS COUNTY PLANNING COMMISSION

October 19, 2017

# STAFF REPORT

**VARIANCE APPLICATION NO. PLN2017-0064**
**HICKMAN MARKET**

**REQUEST: A VARIANCE FROM THE STANISLAUS COUNTY ZONING ORDINANCE §21.52.040(E), WHICH REQUIRES CONSTRUCTION OF AN 8-FOOT HIGH MASONRY WALL, AS REQUIRED FOR RECONSTRUCTION OF THE EXISTING NEIGHBORHOOD MARKET, ALONG PROPERTY LINES WHERE THE COMMERCIALLY ZONED PROJECT SITE ABUTS RESIDENTIALLY ZONED PROPERTIES TO THE NORTH AND EAST.**

## APPLICATION INFORMATION

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| Property Owner & Applicants: | Jarnail & Surinder Mallhi |
| Agent: | John E. Price, Artisan Construction |
| Location: | 13135 Lake Road, east of Hickman Road, northwest of Montpelier Road, in the Hickman area. |
| Section, Township, Range: | 34-3-11 |
| Supervisorial District: | Two (Supervisor Chiesa) |
| APN: | 080-046-010 |
| Referrals: | See Exhibit G<br>Environmental Review Referrals |
| Area of Parcel(s): | 0.4 acres |
| Water Supply: | Hickman Water District |
| Sewage Disposal: | Septic system |
| Existing Zoning: | C-1 (Neighborhood Commercial) |
| General Plan Designation: | COM (Commercial) |
| Sphere of Influence: | N/A |
| Community Plan Designation: | N/A |
| Williamson Act Contract No.: | N/A |
| Environmental Review: | Exempt (CEQA Guidelines Section 15305) |
| Present Land Use: | Single-family dwelling, neighborhood market |
| Surrounding Land Use: | Pasture and orchard to the north, single-family dwellings to the east, vacant lot and mining machinery manufacturer to the south, and a nursery to the west. |

## RECOMMENDATION

Staff recommends the Planning Commission approve this request based on the discussion below and on the whole of the record provided to the County. If the Planning Commission decides to approve the project, Exhibit A provides an overview of all of the findings required for project approval, which includes Variance findings.

## PROJECT DESCRIPTION AND BACKGROUND

This is a request for a Variance from the Stanislaus County Zoning Ordinance Section 21.52.040(E), which requires construction of an 8-foot high masonry wall along property lines where the commercially zoned property abuts residentially zoned properties. The subject property is located in the C-1 (Neighborhood Commercial) zoning district and the requirement for the masonry wall is being triggered by a building permit requesting to reconstruct the existing market. The applicants are requesting a variance to defer the construction of the masonry wall along the eastern property line, abutting the Rural Residential (R-A) zoning district, until: 1) the existing 6-foot high wood fence is replaced; or 2) either the project site or the adjoining parcel along the eastern property line (which the applicants also own) are either sold or title is transferred. (See Exhibit C – *Maps*.) The applicants were originally requesting a variance for the construction of the masonry wall along both the north and eastern property lines; however, the variance request has been amended to exclude deferral of the masonry wall along the northern property line.

## SITE DESCRIPTION

The project site is located at 13135 Lake Road, east of Hickman Road and northwest of Montpelier Road, in the Hickman area; and consists of a 0.4 acre parcel improved with a 2,504 square-foot market and a single-family dwelling (rental property). The southwest corner of the parcel is used daily as the site of a mobile food truck. The applicants own three adjoining parcels fronting onto Lake Road. These parcels are: the 0.4 acre project site and the 0.24 acre vacant parcel to the west both located in the C-1 zoning district; and the 0.27 acre parcel to the east located in the R-A zoning district. The R-A zoned parcel is improved with a single-family dwelling. Wood fencing exists along the eastern and western property lines of the project site.

Reconstruction of the existing market as opposed to remodel has been triggered by right-of-way dedication requirements. In order to meet building and parking setback requirements, the market is being moved northeast of its current location. During the site plan development process, a survey prepared for the roadway dedication revealed that the northern property line is actually five feet south of what has historically been understood to be the property line, as marked by the placement of an existing barbed wire cattle fence. The single-family dwelling located on the northern part of project site encroaches onto the adjoining parcel to the north. (See Exhibit D – *Applicant's Project History and Findings*.)

The adjoining property to the north is located within the A-2 (General Agriculture) zoning district. The applicants have approached the property owners of the adjoining parcel to the north, Mr. and Mrs. King, seeking to purchase the five feet. The purchase of the property would allow the applicant to correct the property line encroachment issue with the single-family dwelling and provide greater space for the market. Because the boundaries of the zoning districts follow the legal boundaries of the property and not the existing fence line, a rezone (from R-A to C-1) and lot line adjustment would be needed to construct the masonry wall along the existing fence line. Due to the cost associated with the rezone and lot line adjustment, the applicants have decided to go ahead and construct the masonry wall along the properties legal northern boundary.

Surrounding land uses include pasture and orchard to the north; single-family dwellings to the east; single-family dwellings, a vacant lot, and a mining equipment manufacturer to the south; and single-family dwellings and wholesale nursery stock to the west.

## ISSUES

The Planning Department has received the following correspondence and a petition in response to this request:

- Letter dated September 20, 2017, from Mr. and Mrs. King, residents of 13215 Lake Road. The King's own the 1.51 acre parcel adjoining both the project site and the adjoining parcel to the east of the project site. The King's want the 8-foot high masonry wall installed, along the northern property line to screen their property from the commercial use in order to address concerns with noise and light impacts, and trash from the store blowing onto their parcel. (See Exhibit E – *Correspondence.*) The applicants are proposing to construct the masonry wall along the project site's northern property line. Conditions of Approval have been added to the project to address litter control. (See Exhibit C – *Conditions of Approval*.)

- Email dated September 23, 2017, in support for the variance request.

- Response to public hearing notice dated September 27, 2017, from Ramon Rodriguez stating that a firewall is not needed around the Hickman Market. The author of this letter lives at 13218 Lake Road, a residential parcel southeast of the project site.

- Petition received on October 12, 2017, containing 146 names, addresses, and phone numbers of residents who live in the Hickman area. Signatories of the petition oppose the building of the 8-foot high masonry wall. The petition was provided to Staff by the applicants.

With the applicant's decision to construct the masonry wall along the northern property boundary and conditions in place to address the concerns raised in correspondence, the only issue with request is the need to meet the variance findings. A discussion of the variance findings is provided below in the "Zoning Ordinance Consistency" section of this report.

## GENERAL PLAN CONSISTENCY

The site is currently designated COM (Commercial) in the Stanislaus County General Plan and the Hickman Community Plan. The intent of this designation is to indicate areas for various forms of light or heavy commercial uses, including retail, service, and wholesaling operations. This designation also allows for residential development in limited situations or when connected to both public sewer and water service.

## ZONING ORDINANCE CONSISTENCY

The site is currently zoned C-1 (Neighborhood Commercial). Retail markets are permitted uses in the C-1 zoning district provided they can comply with all development standards, such as the requirement for a masonry wall.

Stanislaus County Zoning Ordinance Section 21.52.040(E) requires an 8-foot high masonry wall be constructed along the property line adjacent to any residential or agricultural zone or any P-D zoning for residential use, except where a building abuts an alley in which case no wall shall be required.

With the exception of the requested deferral of the masonry wall requirement along the eastern property line, the proposed reconstruction of the existing market meets all other C-1 zoning district development standards. A Variance may be approved in situations where property site physical characteristics exist that limit the enjoyment of development rights experienced by other properties within the same zoning designation, resulting in unnecessary hardships, from the strict application of provisions of the Zoning Ordinance. In order to grant a variance, the Planning Commission must make the following findings:

(a) That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of this title will deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.

(b) That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner and will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

(c) That the granting of the application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The special circumstances applicable to this project are the applicant's ownership of the adjoining eastern parcel and the presence of a six-foot wood fence in good repair. The applicants are not requesting to be exempt from the masonry wall requirement, but to defer construction of the 8-foot high masonry wall along the project site's eastern property line. The existing market is currently encroaching into the County's ultimate right-of-way for Lake Road. Reconstruction of the market, which includes relocation of the parking lot, will improve traffic safety along Lake Road. While Staff is in support of allowing deferral of the masonry wall, provided the adjoining property owners do not oppose the request, there is a need to establish a defined timeline for the deferral. Condition of approval No. 10 provides for a deferral of up to ten years from Variance approval or until one of the following occurs prior to the ten year period: 1) the existing wood fence is either replaced, or 2) title to the project site or the adjoining parcel to the east (both owned by the applicants) is changed through sale or transfer. (See Exhibit C – *Conditions of Approval*.)

## ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the proposed project was circulated to all interested parties and responsible agencies for review and comment and no significant issues were raised. Staff is considering the project Exempt under Section 15305 "Minor Alterations in Land Use Limitations" of the California Code of Regulations (CEQA Guidelines) and no mitigation measures can be imposed on the project. A Notice of Exemption has been prepared for approval as the project meets the criteria for a CEQA categorical exemption. (See Exhibit D – *Notice of Exemption*.) Standard Conditions of Approval have been incorporated into the project. (See Exhibit C - *Conditions of Approval*.)

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Contact Person: Rachel Wyse, Senior Planner, (209) 525-6330

Attachments:

Exhibit A - Findings and Actions Required for Project Approval
Exhibit B - Maps
Exhibit C - Conditions of Approval
Exhibit D - Applicant's Project History and Findings
Exhibit E - Correspondence
Exhibit F - Notice of Exemption
Exhibit G - Environmental Review Referral

**Exhibit A**
**Findings and Actions Required for Project Approval**

1. Find that there is no substantial evidence the project will have a significant effect on the environment and that the Exemption reflects Stanislaus County's independent judgment and analysis.

2. Find the project is generally exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15035 and order the filing of a Notice of Exemption.

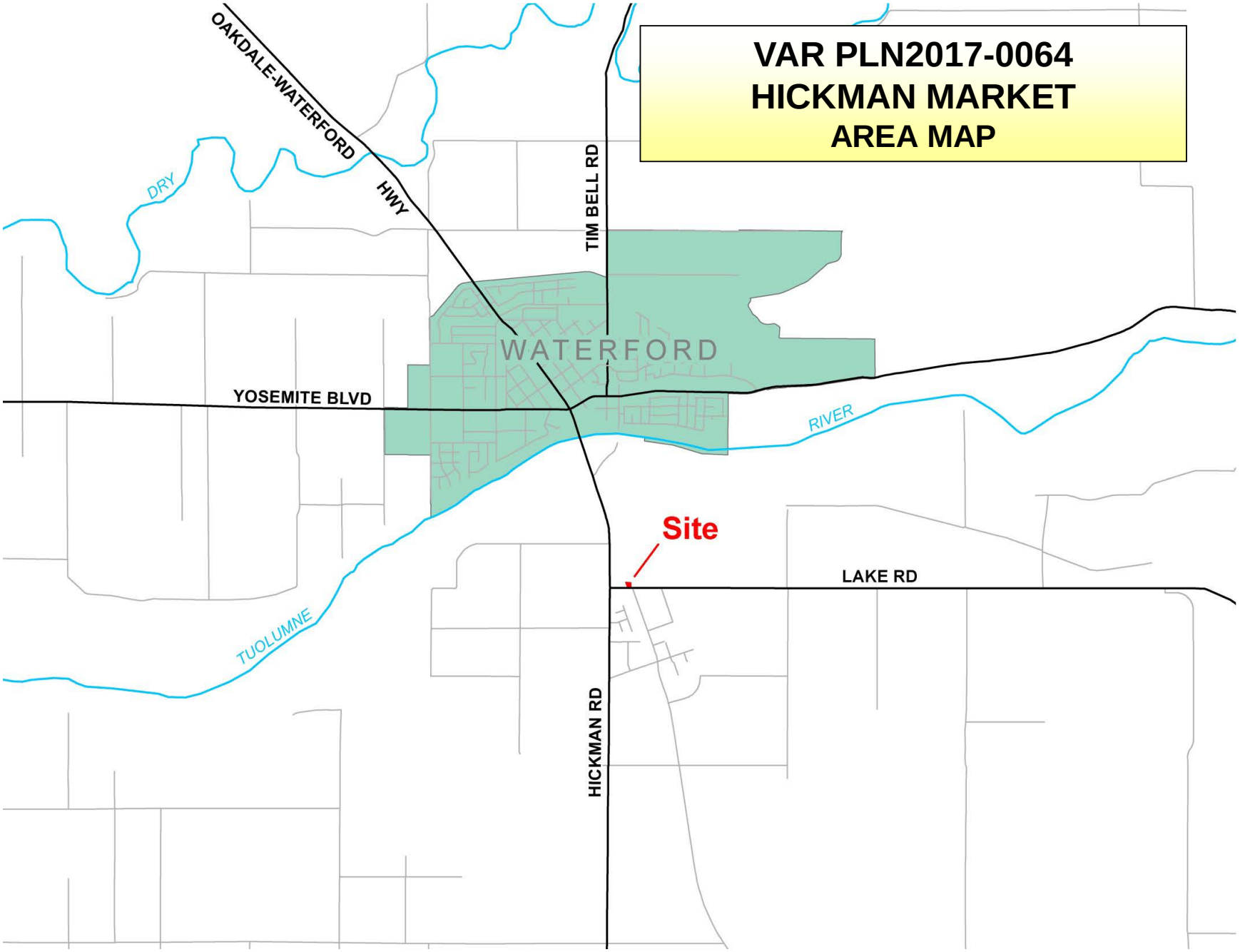
3. Find that:

   (a) That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of this title will deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.

   (b) That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner and will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

   (c) That the granting of the application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

4. Approve Variance Application No. PLN2016-0074 – Hickman Market, subject to the attached Conditions of Approval.


VAR PLN2017-0064
HICKMAN MARKET
AREA MAP
OAKDALE-WATERFORD HWY
TIM BELL RD
DRY
WATERFORD
YOSEMITE BLVD
RIVER
Site
LAKE RD
TUOLUMNE
HICKMAN RD
7
EXHIBIT B

# VAR PLN2017-0064
# HICKMAN MARKET
## GENERAL PLAN MAP

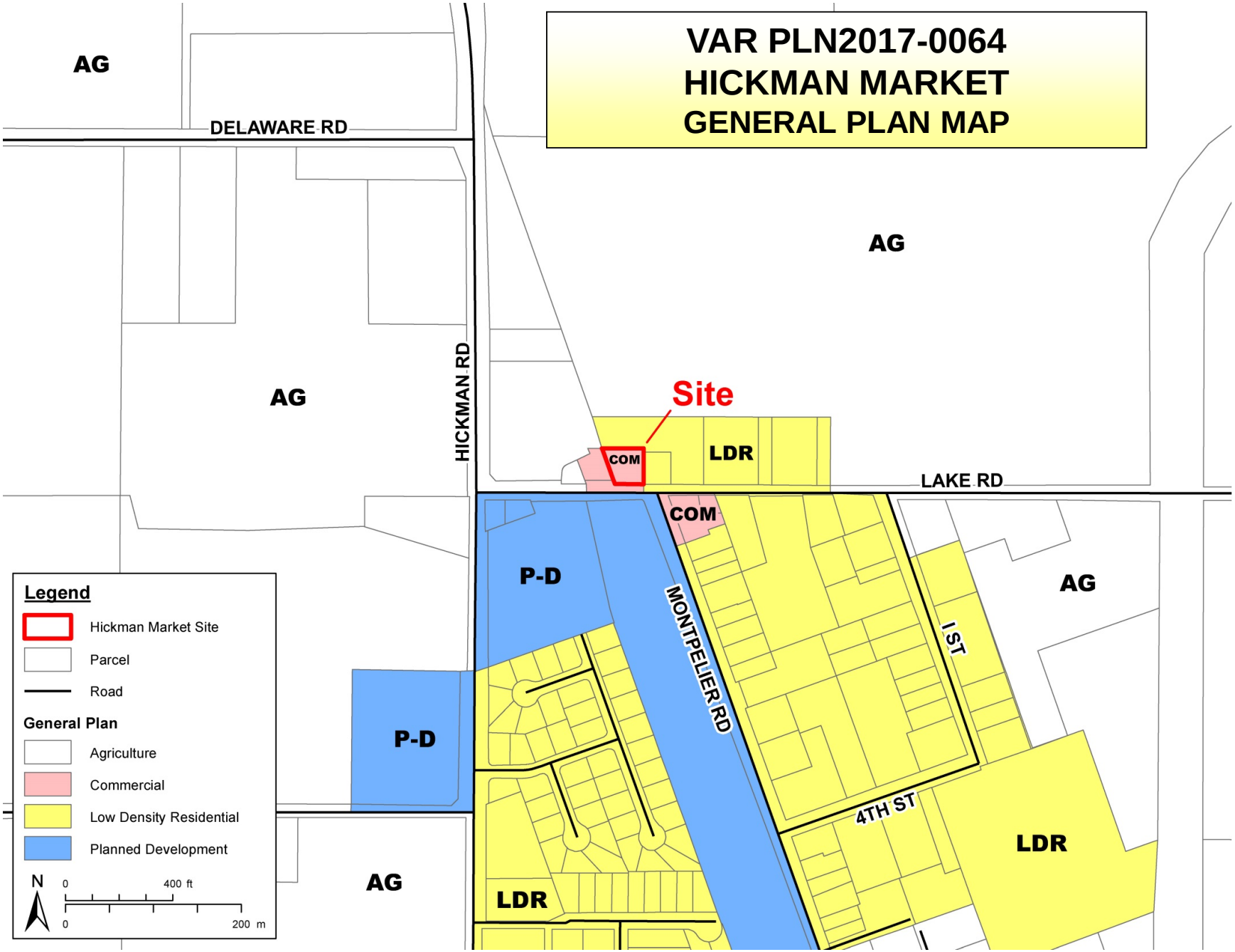



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EXHIBIT B -1

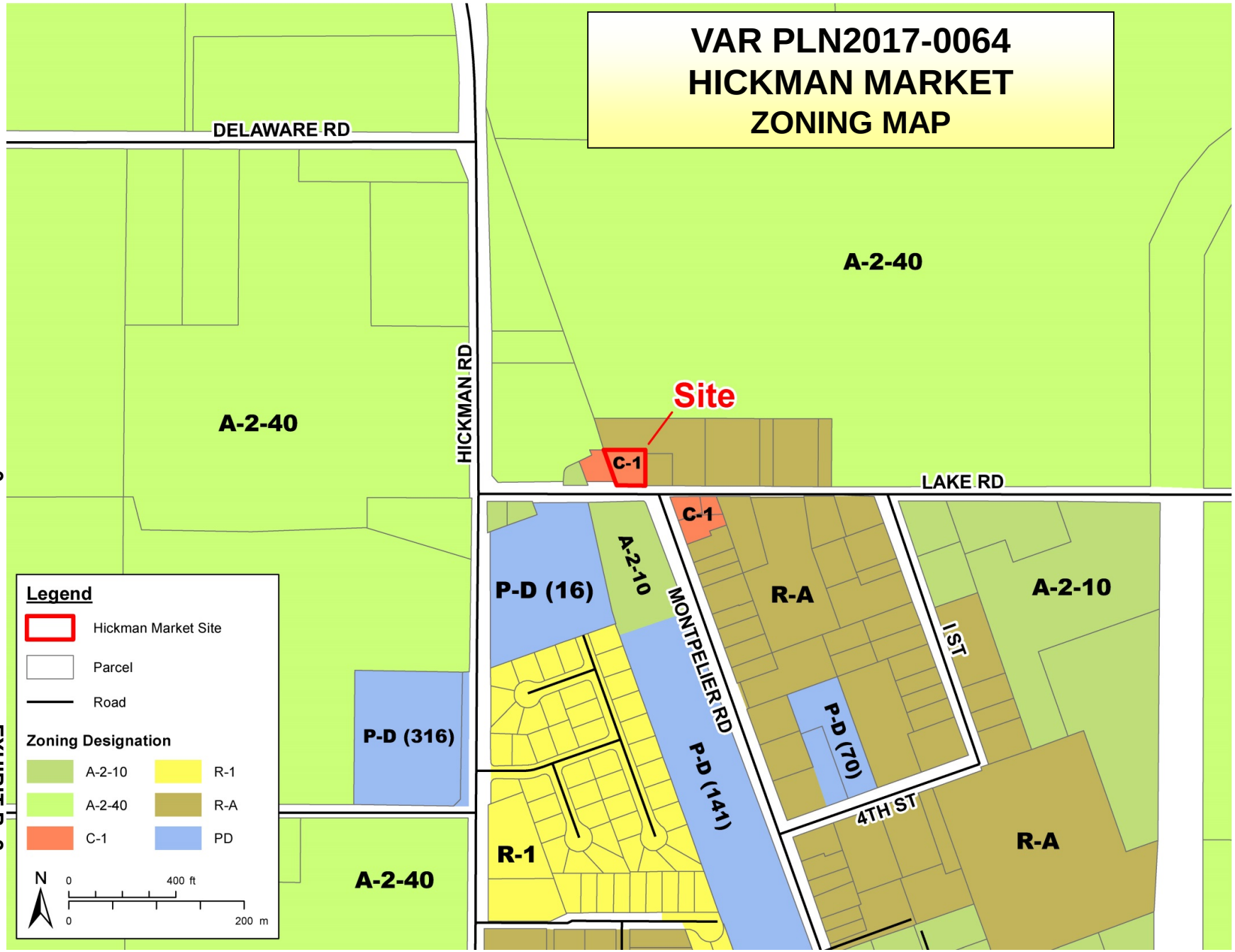
VAR PLN2017-0064
HICKMAN MARKET
ZONING MAP
DELAWARE RD
HICKMAN RD
LAKE RD
MONTPELIER RD
IST
4TH ST
A-2-40
A-2-40
A-2-40
A-2-10
A-2-10
P-D (316)
P-D (16)
P-D (141)
P-D (70)
C-1
C-1
R-A
R-A
R-1
Site
Legend
Hickman Market Site
Parcel
Road
Zoning Designation
A-2-10
A-2-40
C-1
R-1
R-A
PD
N
0
400 ft
0
200 m



EXHIBIT B -2


VAR PLN2017-0064
HICKMAN MARKET
2015 COUNTY AERIAL
HICKMAN RD
Site
LAKE RD
N
0
200 ft
0
100 m



EXHIBIT B -3

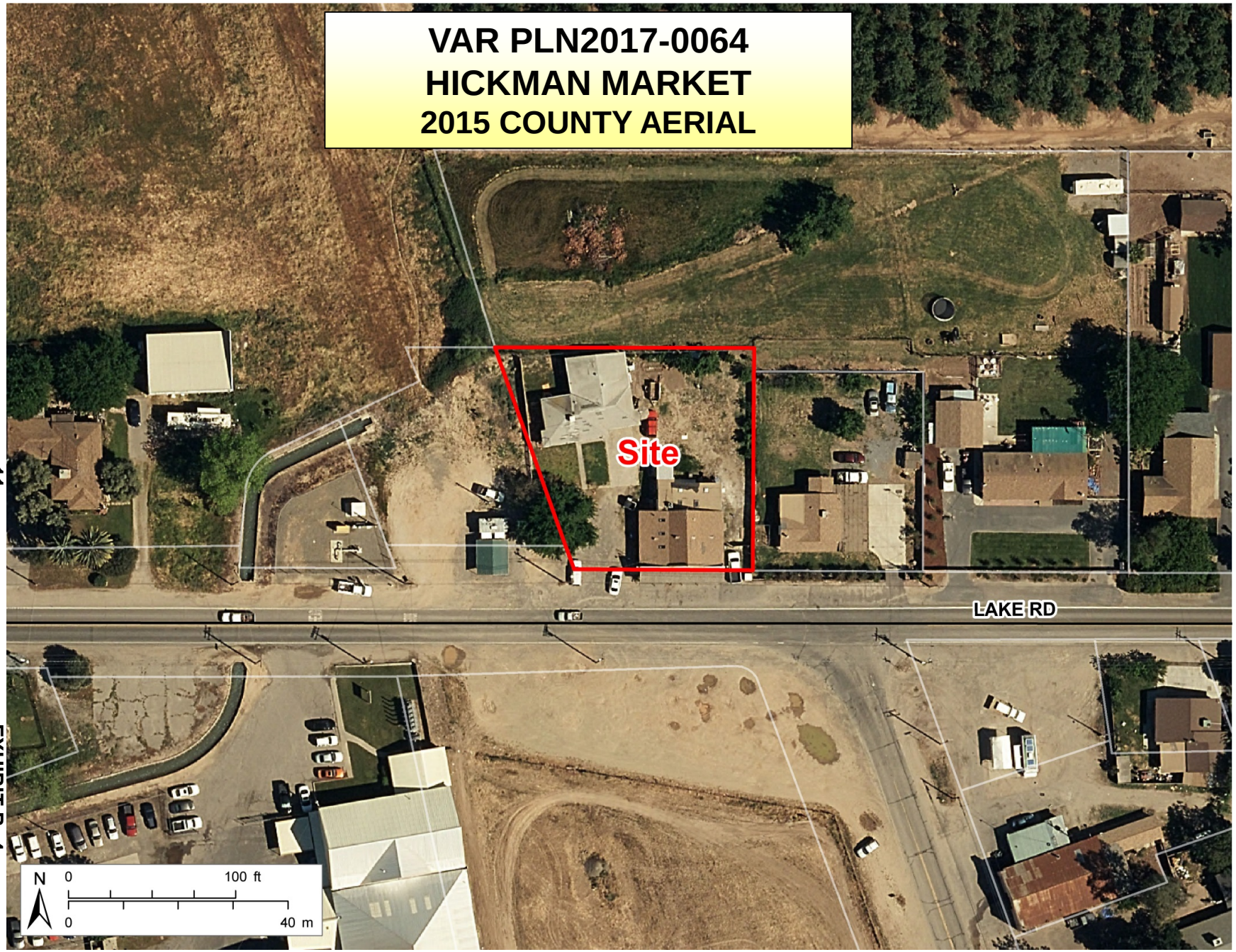
VAR PLN2017-0064
HICKMAN MARKET
2015 COUNTY AERIAL
Site
LAKE RD
N
0
100 ft
0
40 m



EXHIBIT B -4

# VAR PLN2017-0064
# HICKMAN MARKET
# MASONRY WALL EXHIBIT

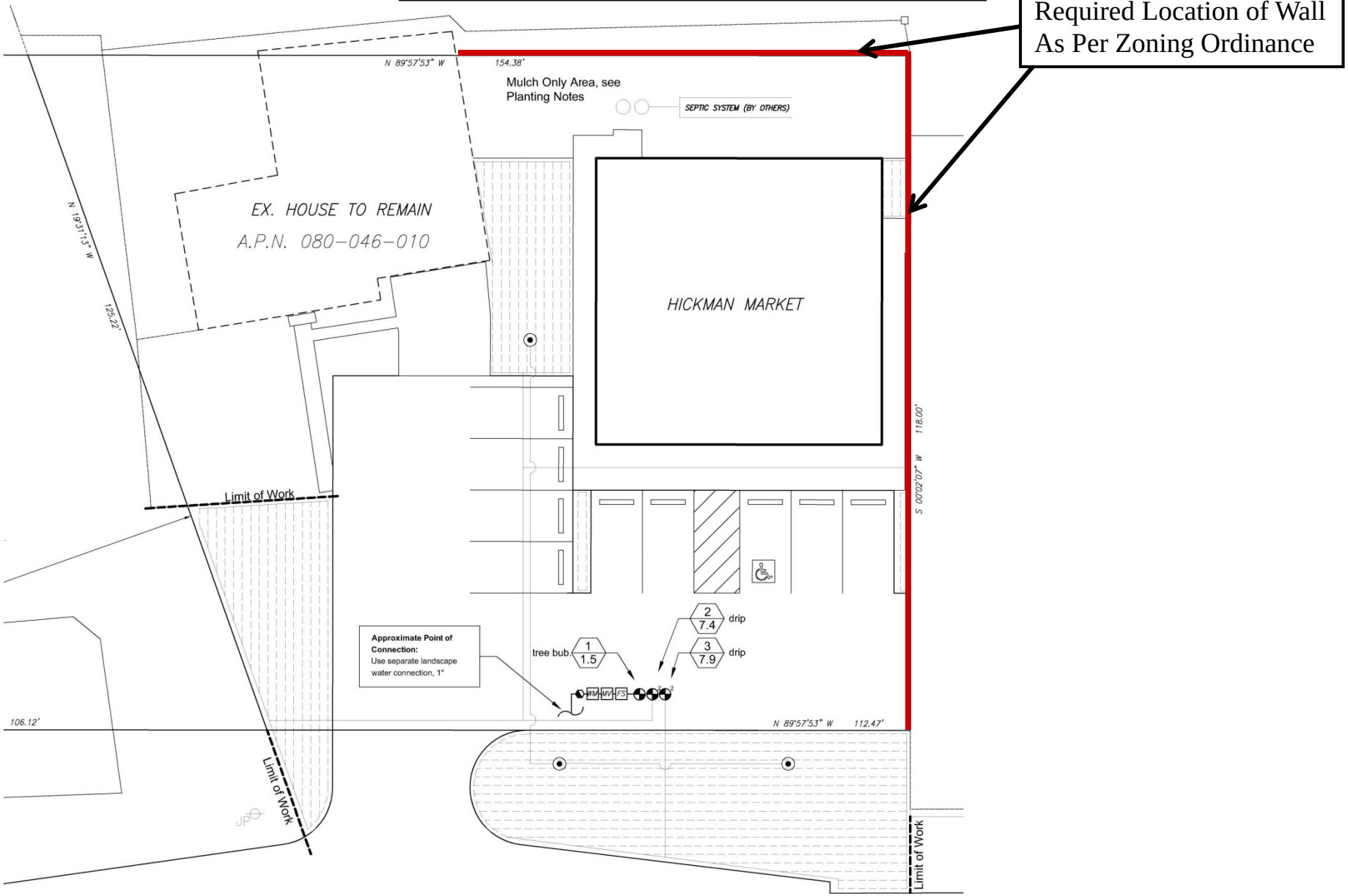


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EXHIBIT B-5

# VAR PLN2017-0064
# HICKMAN MARKET
# FENCING EXHIBIT

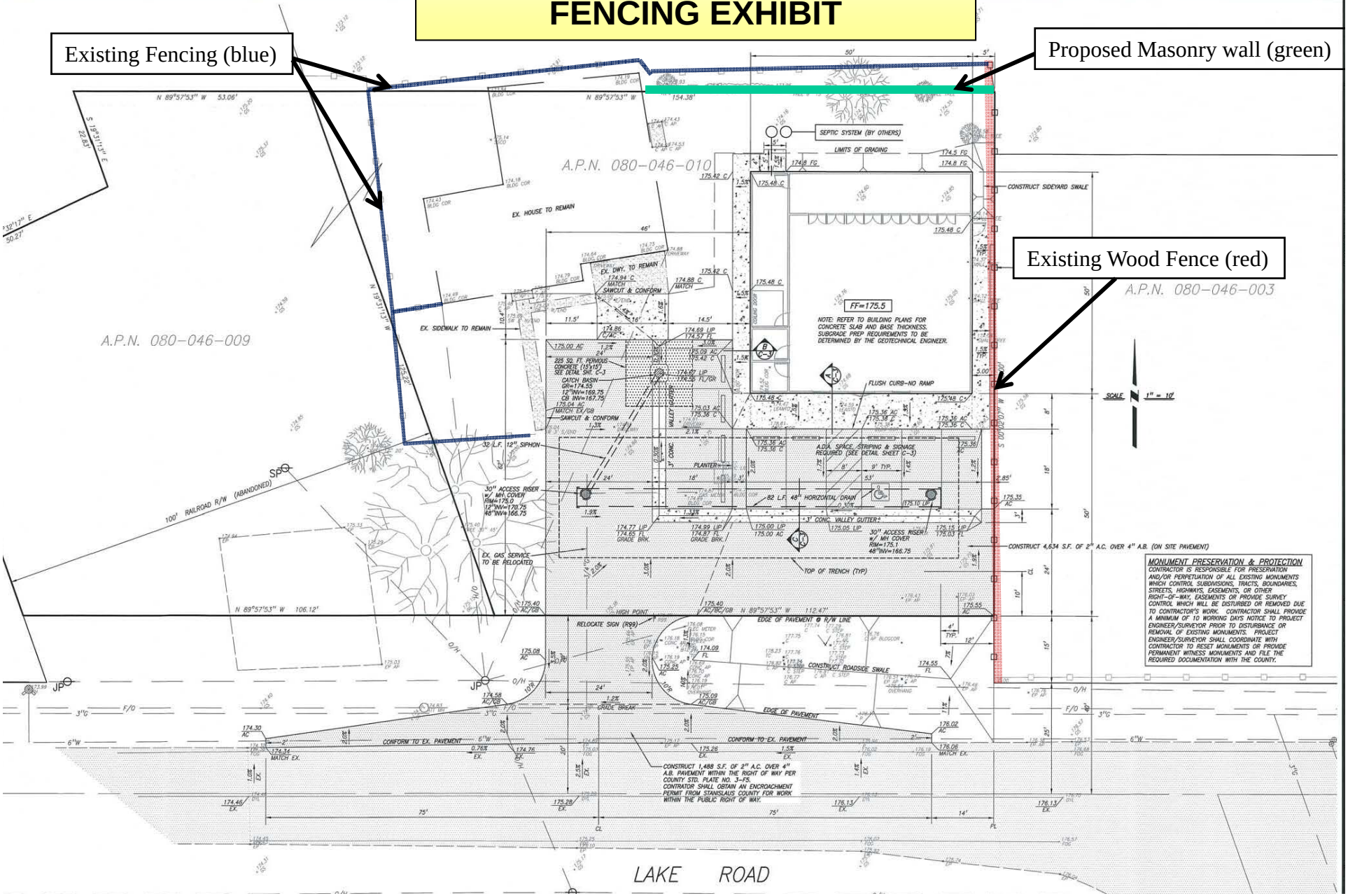




EXHIBIT B-6

NOTE: Approval of this application is valid only if the following conditions are met. This permit shall expire unless activated within 18 months of the date of approval. In order to activate the permit, it must be signed by the applicant and one of the following actions must occur: (a) a valid building permit must be obtained to construct the necessary structures and appurtenances; or, (b) the property must be used for the purpose for which the permit is granted. (Stanislaus County Ordinance 21.104.030)

# CONDITIONS OF APPROVAL

**VARIANCE APPLICATION NO. PLN2017-0064**
**HICKMAN MARKET**

**Department of Planning and Community Development**

1. Use(s) shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances.

2. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.

3. The applicant/owner is required to defend, indemnify, or hold harmless the County, its officers, and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.

4. All exterior lighting shall be designed (aimed down and toward the site) to provide adequate illumination without a glare effect. This shall include, but not be limited to, the use of shielded light fixtures to prevent skyglow (light spilling into the night sky) and the installation of shielded fixtures to prevent light trespass (glare and spill light that shines onto neighboring properties).

5. Any construction resulting from this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and may be subject to additional regulations/permits, as determined by the SJVAPCD.

6. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.

7. Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate

mitigation measures to protect and preserve the resource shall be formulated and implemented. The Central California Information Center shall be notified if the find is deemed historically or culturally significant.

8. A trash enclosure shall be constructed, screened from the public right-of-way shall be constructed and ready for use prior to occupancy of the reconstructed market. The design and location of the trash enclosure shall be approved by the Planning Director, or a designee, prior to issuance of the building permit for the market reconstruction.

   The store waste receptacle shall be kept within a trash enclosure constructed to Stanislaus County Standards and screened from the public right-of-way. Smaller trash receptacles shall be provided outside of the store and the food truck and emptied regularly.

9. The applicant shall submit a litter management plan for review and approval by the Planning Director, or a designee, prior to occupancy of the reconstructed market. The litter management plan shall reflect the number and location of trash receptacles to be placed on the property and the schedule for on-site litter pick-up. A revised litter plan shall be submitted to the Planning Department within 30 days of receipt of written notification by the Planning Department that the existing litter management plan is insufficient and on-site litter is an issue.

10. The construction of an 8-foot high masonry wall along the entire length of the eastern property line, excluding the front yard setback area, shall be deferred for up to ten years from Variance approval or until one of the following occurs prior to the ten year period: 1) the existing wood fence is either replaced, or 2) title to the project site or the adjoining parcel to the east (both owned by the applicants) is changed through sale or transfer. The existing wood fence shall be considered in need of replacement when there are visible signs of sag, lean, disrepair, and/or or material decay that cannot be addressed through normal maintenance to replace lose or fallen fence boards. Prior to issuance of a building permit, the applicant shall submit photos of the entire length of fence for purposes of documenting the condition of the fence at time of deferral.

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*Please note: If Conditions of Approval/Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right-hand corner of the Conditions of Approval/Development Standards; new wording is in **bold**, and deleted wording will have a ~~line through it.~~*

**Project History and Alternative Fencing Proposal**

This project has been a long time in development. Allow me to elaborate on the circuitous route we have been on.

Originally Mr. Jarnail Mallhi had contracted with a civil engineer to draw some plans to update and remodel the existing Hickman Market. He did so and took them in to the county building department. He was then informed that the amount of work needed to be done would trigger Road Dedication and a property line adjustment. The amount of roadway space would then actually cross into the existing building.

Additionally, Mr. Mallhi was informed that a portion of the building, in the rear of the store, was constructed illegally by someone prior to Mr. Mallhi's ownership, and that the structure would need to be removed. Removing the back of the store, and removing the front of the store to allow for roadway and setback, would eliminate the entire building!

Mr. Mallhi then was placed in contact with me, (John Price) and Artisan Construction & Design. As we discussed the options, it was decided that the best course of action was to build a new Store towards the rear of the lot, and then remove the old store to make way for the required parking lot and encroachment improvements. This seemed the best course of action and plans were set in motion.

I had a draft concept done and asked for a pre-development meeting with County Staff to make sure we would be following each department's requirements. Mr. Mallhi and I were surprised that a masonry wall was required to replace the old store. The store is closer to the northern property line but its better construction and location will work better than a masonry wall to block the pasture and orchard behind the store from noise and car lights. There are no homes directly behind the store just pasture and orchard. After a good meeting, a plan and direction was decided.

I secured the services of Benchmark Engineering in Modesto to begin the Civil Engineering and Plot Plan. When they began their initial work, they learned that there were lot line issues with the property due to language differences in the property descriptions. This required going back in the records all the way to the original Hickman Property in 1893. Each transaction was studied and new surveying from section points. This process took one whole year. At the end of that work, it was learned that the property line on the north side of the property was five feet to far to the north. When it is adjusted on the maps, the existing house on the property now sits over the new property line. The issue there really doesn't impact the project that much, because the new store will be setback 17'6" from the legally established northern property line. There is a challenge with any fence that would be built because of just where the property line is. It runs into the home on Mr. Mallhi's Property. At a minimum, a discussion on the concept of Adverse Possession will be necessary to adequately address the house on the newly discovered property line.

Mr. Mallhi did contact the property owners to the north and offer to buy a strip of the property to adequately allow for a definitive property line and a setback for the existing house. Even though not required to do so, he did make the gesture to have them give him a price at which they would sell a few feet. Mr. Mallhi was willing to pay a reasonable sum for property, given that in its current state, it is worth less than the market for Agricultural Residential property. The property will never be rezoned to Commercial by Mr. Mallhi because of the cost to rezone and the fact that the additional property is not necessary to construct the store. The two parties were not able to agree on the value. The property

owners were trying to sell the land at commercial property market rates and it made the prospective deal infeasible. However, in order to preserve a positive relationship with the Kings Mr. Mallhi offered to purchase the five feet and to install a chain link fence per their request. After speaking with Planning we learned that we could not just purchase five feet to utilize. Instead we would have to rezone it and the site to a Planned Development and complete a lot line adjustment. This would cost more than purchasing the property and installing the chain link fence. Consequently, since Mr. Mallhi will not be purchasing the property, as a show of good faith he is offering to install the eight foot masonry wall along the northern property line between the single family dwelling and the northeastern corner of the store property.

Additional expenses were discovered during the design of the civil plans. We learned that Storm water runoff from the property, which historically drained onto the northern pasture and Lake Road right of way, would need to be stored onsite and not run off the property. The process for that is to dig a giant trench and fill it with rocks, with drains and valley gutter in the parking lot. This is a very expensive and unexpected surprise to say the least. This requirement was unexpected since Hickman has no existing drainage system to contaminate. This will be a very expensive additional cost.

Mr. Mallhi owns the lots on either side of the store property. He owns the property to the west, which is commercial property and the east, which is residential. He has an existing wooden fence, in good repair, between the project site and his residential property on the east and is asking for a variance to allow him to continue to utilize the wood fence instead of constructing a very expensive masonry wall to separate his commercial property from his residential property. The current estimate for the masonry wall is roughly four to five times more than a new wooden fence, and when compared to the fact that a perfectly good wooden fence is existing this request seems reasonable. Consequently, we are proposing a variance to defer construction of the 8’ high masonry wall along the eastern property line. Mr. Mallhi has offered to record, on his deed, a requirement to build the 8’ high masonry wall should he ever sell the property to the east side of the store.

Because of the unforeseen additional requirements and costs to Mr. Mallhi and his project, it is likely that the cost of the wall will make replacement of the building infeasible. This causes great concern since it has become obvious to us that the current structure and present location of the store, in the Lake Road right of way, is possibly a hazard for employees and customers of the store. We ask that construction of the eastern block wall be deferred. That Mr. Mallhi could continue to use the existing wooden fence between his commercial and residential properties on Lake Road until the fence needs to be replaced or the property is sold.

## Variance Findings:

1. **That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of this Chapter will deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.**

   The subject property is unique in that it is currently a Neighborhood Market that has been found, through the course of attempting to improve the existing structure, to be in the revised public right of way. It also has unique property lines and neighboring zoning. The property to the West is zoned Commercial and owned by the same owner, (Mr. Mallhi) as the subject property. The property to the East is zoned Residential and is also owned by the same owner (Mr. Mahllhi). The subject property is flanked on either side by the same owner, and one could argue that they could be treated as one property and, as such, a masonry wall would not be needed to separate the parcels.

   While the property to the North, has a different owner, and is zoned Agricultural-Residential (R-A zoning) and is used as a pasture. This land can never be developed for several houses, because of the size of the property, and the rules that would preclude development; such as vehicle access, lot size and other such requirements.

   The Neighborhood Market that needs to be built is to replace one that can't be remodeled. The existing Store, if remodeled, would have required mandatory relinquishment of property for the public right-of way. Since that is triggered, a substantial amount of the existing building would be lost and a replacement is the method that makes the most sense and would add to the neighborhood.

2. **That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner and will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.**

   A requirement of the Concrete Block wall would keep Mr. Mallhi from enjoying substantial property rights, and should not be viewed as a grant of special privilege. This project is actually an existing store that must be replaced to be out of the public right of way and the front yard setback. The wall shouldn't be required because there are no new impacts associated with the replacement of the store. For example, one could assume that the purpose of the wall is to keep down noise, reduce light spillage from vehicles, and to prevent trespassing on to neighboring parcels. However, this is an existing store and its replacement will not result in any new impacts.

   A wood fence to the east is existing and will be replaced and will continue to reduce impacts. The fence to the north is not on the property line but on the northern parcel. It is a barbed wire cattle fence. The store is in front of the fence and will prevent light spillage onto the northern parcel as will existing and proposed landscaping. Moreover, the new store will in itself be a higher standard of construction that will reduce noise impacts. Consequently, this is not a grant of special privilege only a request to replace the existing structure and utilize the same type of fencing that is in place.

3. **That the granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in**

**the neighborhood of the property of the applicant and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.**

Once again, the store exists now. Replacing the old building with a new one will actually benefit the neighborhood and increase safety because the building and the new parking will be out of the public right of way. Additionally, since it is a replacement of an existing store, there are no new impacts associated with the store, a wall is not needed, because a wood fence will serve the same basic purpose to keep lights from vehicles off neighboring properties, and both sides of the property are owned by Mr. Mallhi, and there are no structures or residences to the north that would be directly impacted. Construction of the replacement store will actually improve the health and safety of the neighborhood, properties and improvements.

September 20th, 2017

Stanislaus County Planning Department
C/O: Rachel Wyse, Senior Planner, Planning and Community Development
1010 10th Street
Modesto, CA. 95354

Re: Variance Application No. PLN2017-0064- Hickman Market

Dear Ms. Wyse; Stanislaus County Planning Commission-

My name is Melinda King and myself, alongside my husband, are the property owners of 13215 Lake Road in Hickman. Our property is immediately north of the Hickman Market, placing us with a direct, shared property line with Mr. Jarnail Singh and the Hickman Market.

We recently received a Notice of Public Hearing and Notice of Exemption regarding parcel number: 080-046-010, stating that the Hickman Market owner, Jarnail Singh, has submitted a Variance Application: No. PLN2017-0064, on behalf of his proposed store expansion project. While my husband and I agree that major work is needed at the Hickman Market, we decline the suggestion that the expansion of the Hickman Market be exempt from building the required masonry wall that will separate our residential-agricultural property from Mr. Singh's commercial property.

As stated in the Development Standards Code- 21.52.040 (E), *An eight foot masonry wall shall be constructed along the property line adjacent to any residential or agriculture zone or any P-D zoning for residential use, except where a building abuts an ally in which no wall shall be required.*

We believe it is within the best interest of Stanislaus County to enforce the placement of the required masonry wall for both residential and agricultural screening protection to the north and east sides of the Hickman Market. While Mr. Singh currently owns the property to the east and west of his store, he uses these homes as rental properties. The desired curb appeal of these rental homes is lack-luster; producing trash, tall weeds, and neglect, stemming from the stores foot traffic, clientele, and commercial trash production. Lake Road is a gateway for farmworkers to get to their jobs year round when harvesting various types of agricultural crops. On any given afternoon, you will find a plethora of farm hands congregating on all sides of the Hickman Market, retreating for a snack or cold drink, after a long day's work. Unfortunately, once the dust has settled, you will also find an abundance of trash left behind. Mr. Singh also allows a taco truck to park to the west of his store, again producing an abundance of traffic, noise, and trash that carries over to neighboring properties, including our back pasture. Requiring a masonry wall will help to serve as a sound barrier and trash collector, not only to our pasture, but to all neighboring residence affected. No one can foresee ownership changes in the future and this is the one time the county can enforce the rights of whomever may acquire property around the Hickman Market in the future. We would ask that you please allow all current and possible future Hickman residents to continue to enjoy rural Hickman, with a proper masonry screening wall, as protection from the busy commercial business the Hickman Market provides.

In our case, our property at 13215 Lake Road is zoned R-A (Rural-Residential). Being that we are both a residential and agricultural property, we believe that it is vital for the county to protect not only our residential right, but our agricultural rights as well. We have only owned our home for 4 years and still debate what we will do with our pasture land. Trash is already an issue with the current store location and with the new plans putting the store even closer to our property line, one can only imagine an increase in trash on our property. We believe it is only right to respect our farm land, alongside our residential rights, and enforce the placement of a masonry screening wall that will block noise, trash, and the obvious commercial property, that will abut to our desired farm land we purchased to enjoy.

While trash, noise, foot traffic, and the protection of our legal rights are of the greatest concerns of this requested variance, we believe it should be noted that there is a distinct property line issue between our property and the Hickman Store that should be considered. While Mr. Singh does include in his letter to the county that "a block wall on the back of our property will require some additional legal work to resolve a property line issue", Mr. Singh does not disclose that we have tried to resolve this issue, but cannot come to an agreement.

In April, 2016 Mr. Singh, alongside his Construction Engineer, approached my husband and I regarding a fence line issue discovered through their surveying process for the store expansion plan. The land survey revealed that the current fence placed to separate our two properties was incorrect, portraying an inaccurate property line, and that Mr. Singh has been occupying part of our land. To top it off, part of his rental property to the west of his store encroaches onto our property, extending across property lines. Mr. Singh then proceeded to ask us if we were interested in selling this part of the land to him, in order for him to proceed with his store expansion project. We agreed. But, Mr. Singh would not make us an offer, instead, insisted that we provide him an asking price, even though he was the one asking to purchase the property. We met with our realtor and after running commercial comps of empty lots around our area, we drew up an offer and on May 8th, 2016 we provided it to Mr. Singh (See attached proposal).

After a couple of weeks, Mr. Singh came back suggesting that we had overpriced the land he wished to buy and rather than counter offering, asked us again to reconsider and propose another offer to him. So, we did. And again, Mr. Singh was unsatisfied. At that point we explained that we would not create another proposal and he would need to make us an offer if he wanted to proceed. He offered us less than ¼ of our original asking price and noted that if we agreed to his offer we would also need to pay for half of a new fence on the adjusted back property line. He closed this meeting by stating, "If you do not accept this offer, I will just stop pursuing my store remodel and remove the part of my rental house that is on your property". After great deliberation, we declined his offer mid-June 2016 and have not spoken of the property line since.

After all of the above noted correspondences ending without a solution, we took it upon ourselves to reach out to several local and county departments, seeking help with fixing our fence line issue. We spoke with a Tim at the Stanislaus County Planning Department, Melissa Ling at the tax-assessor's office, Larry Fontana in the surveying department, William Lee with our Title Company, as well as the Engineering Contractor of store project, Tom Price. Short of hiring an attorney, we have done our due diligence in attempting to correct the fence line/property line issue between our property and the Hickman Market. It seems, Mr. Singh on the other hand, focuses on finding loopholes, trying to avoid rules and regulations to simply get what he wants, rather than trying to fix the issue at hand.

In closing, we would ask the Stanislaus County Planning Commission to consider the rights of those who are affected by this variance request. It is the residents who have to deal with the trash produced from the Hickman Market. It is the residents who have to deal with the noise produced by the Hickman Market. It is the residents who have to deal with the foot traffic produced by the Hickman Market. While Mr. Singh will gain property value, increased store income, and enhanced curb appeal with his store remodel, neighboring residence gain nothing. Please do not let him bypass the laws put into place to help protect those who are directly affected around him. An improved Hickman Market, great. Let's make sure it is done in the proper and required manner. A wall is a must!

Respectfully-

Shaun and Melinda King
13215 Lake Road
Hickman, CA 95323

May 8th, 2016

Mallhi Jarnial S and Mallhi Surinder
3125 Lake Road
Hickman CA 95323

RE: Shaun and Melinda King
13215 Lake Road
Hickman, CA 95326

Upon being approached by Mr. Singh, Mr. and Mrs. Shaun King made several phone calls and inquiries regarding the sale of their property at 13215 Lake Road, in Hickman CA. In hopes to come up with a fair selling price of the property, property comps were ran, to help determine the asking sale price. Since the property being sold is labeled AG/Residential, but is being purchased for the purpose of Commercial, finding comps became difficult within the Hickman/ Waterford area. That beings said, 1 property was found in Waterford and 1 property was found in Modesto that posed a reasonable price in comparison to the property being sold/purchased.

1.) 12716 Bentley Street, Waterford
[redacted]

2.) 2110 College Avenue, Modesto
[redacted]

With taking into account the above listed property comps, as well as the knowledge that the seller will be losing property value, while the buyer will be gaining long term property value and income, Mr. and Mrs. King believe that a fair selling price for their property is [redacted] a square foot (the median price of the above two comps). With the total proposed property purchase square footage of 1973 square feet and the offered square footage sale price of [redacted] per square foot, this would be a total sale/purchase price of [redacted]

It is to be understood that Mr. and Mrs. King will not attach a deed to their home and all changes made to the property must be handled appropriately through Stanislaus County.

Respectfully-

Shaun and Melinda King

**From:** Russ
**To:** <planning@co.stanislaus.ca.us>
**Date:** 9/23/2017 7:48 AM
**Subject:** 09-23-17 @ 07:41

Public hearing on October 19, 2017. Assessor Parcel Number: 080-046-010. Variance application number PLN2017-0064 - Hickman Market. I voice agreement with the application.

Sent from my iPhone

Stanislaus County
Striving to be the Best

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
1010 10th Street, Suite 3400, Modesto, CA 95354
Phone: 209.525.6330 Fax: 209.525.5911



**September 11, 2017**

## NOTICE OF PUBLIC HEARING AND NOTICE OF EXEMPTION

**NOTICE IS HEREBY GIVEN THAT** the Stanislaus County Planning Commission will hold a public hearing on **Thursday, October 19, 2017,** at a meeting starting at **6:00 P.M.** in the Joint Chambers, 1010 10th Street, Basement Level, Modesto, California, to consider the following:

**VARIANCE APPLICATION NO. PLN2017-0064 – HICKMAN MARKET –** Request for a Variance from the Stanislaus County Zoning Ordinance §21.52.040(E), which requires construction of an 8-foot high masonry wall, as required for reconstruction of the existing neighborhood market, along property lines where the commercially zoned property abuts residential zoned properties to the north and east. The property is located at 13135 Lake Road, east of Montpelier Road, east of Hickman Road, in the Hickman area.

**The property is further identified as Assessor Parcel Number: 080-046-010**

This Project is considered **EXEMPT** from the California Environmental Quality Act.

At the above noticed time and place, all interested persons will be given an opportunity to speak.

***Any written material, photographs, or other new information which you intend to present regarding this application should be submitted to this office ten days prior to the meeting. Presenting such information for the first time at the public hearing may lead to a continuance because the Planning Commission and other concerned parties may not be able to adequately review such new information during a meeting.***

Materials submitted to the Planning Commission for consideration (i.e., photos, slides, petitions, letters, etc.) will be retained by the County and cannot be returned. Comments may be submitted by U.S. mail, email: planning@co.stanislaus.ca.us or fax: (209) 525-5911.

If you challenge the above item in court, you may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

All Documents related to this project are available for review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto California or on-line at www.stanco-planning.org. For further information, please call (209) 525-6330 or email: planning@co.stanislaus.ca.us.

**STRIVING TO BE THE BEST COUNTY IN AMERICA**

we no need Firewall around the HICKMAN MKT

Ramon Rodriguez
13218 LAKE Rd HICKMAN 95323

(1)

September 27, 2017

Re: Variance Application No PLN2017-0064 – Hickman Market /APN 080-046-010

To Whom It May Concern:

Please consider this our petition in our opposing the building of an 8-foot high masonry wall.

| NAME | ADDRESS |
|---|---|
| 1) Donald Yeary | 930 Montpilier Rd. Hickman |
| 2) Saul Rodriguez | 842 Montpilier Rd. |
| 3) Dixie Hagerton | 855 I Street Hickman |
| 4) Camille Bewley | 13001 6th St. Hickman |
| 5) Joel Acosta | 10001 Wren Rd Oakdale |
| 6) Kody Whitehead | 13872 6th St Hickman |
| 7) Trace Thomas | 3242 Montpelier Rd Hickman |
| 8) Gage Hemm | 812 Montpelier rd Hickman |
| 9) Daniel Elios | 10181 Hickman rd Hickman |
| 10) Wilma Landes | 10381 Star Ave, Wtrd |
| 11) Todd Knight | 445 ARLBERG RD, HICKMAN |
| 12) Amy McGinnis | 13131 LAKE RD Hickman |
| 13) Gurpreet Samra | 13006 Lake rd Hickman |
| 14) Jose Ortiz Flores | 936 montpelier Rd Hickman |
| 15) Michael Frantz | 12161 Delaware Hickman CA 95323 |

(2)

September 27, 2017

Re: Variance Application No PLN2017-0064 – Hickman Market /APN 080-046-010

To Whom It May Concern:

Please consider this our petition in our opposing the building of an 8-foot high masonry wall.

| | |
|---|---|
| 16.) Keith Frantz | 12161 Delaware Rd Hickman Ca. 95323 |
| 17) Rodney Stine | 13543 Lake Rd. Hickman |
| 18) Billie Mojeda | 13131 Lake rd Hickm |
| 19) Chase Herrin | 612 montpelier Hick |
| 20) Kenneth Hoach | 1030 Montpelier Hic |
| 21) Ernesto Acosta A. | 3246 Montpelier rd Hick |
| 22) Edgar Gomez | 506 N. Western Ave W |
| 23) Ivan Gomez | 506 N. Western Ave W |
| 24) Ivan Garibaldi | 12143 Hernandez Ave Wat |
| 25) Charles Shepherd IV | 6050 Kylie Pl. Hick |
| 26) Rick Kendrick | 3401 montpelier Rd Hick |
| 27) April Votaw | 3242 Montpellier Rd |
| 28) Matthew Bass | 15401 Lampleyard Hickman 95323 |
| 29) ESTEVAN NAVARRO | 936 Montelleer road HICKMAN |
| 30) Lois Pettit-Aurrea | 13230 Lake Rd Hickman Ca 95323 |
| 31) Stephen Hensley | 957 1st HICKMAN. |

(3)

September 27, 2017

Re: Variance Application No PLN2017-0064 – Hickman Market /APN 080-046-010

To Whom It May Concern:

Please consider this our petition in our opposing the building of an 8-foot high masonry wall.

| | | |
|---|---|---|
| 32) | | 15401 Lancaster Rd Hickman |
| 33) | | 13800 Yosemite Waterford |
| 34) | John A. Ande | 820 Montpellier Rd. Hickman |
| 35) | Elizabeth Bridges | 820 Montpellier Rd Hickman |
| 36) | Dave Wallace | 572 Lampley Rd. Hickman |
| 37) | Hugo Fausto | 806 Montpelier Rd Hickman |
| 38) | Manuel Salazar | 13431 Lake Rd Hickman |
| 39) | Hector O. Ortiz | 868 Kim Ct. Hickman |
| 40) | Julia Gatdula | 13431 Lake Rd Hickman |
| 41) | Arturo Acosta | 860 Montpellier Rd Hickman |
| 42) | Susan de la Torre | 19701 Lake Rd Hickman |
| 43) | Jay Willis | 491 DENTON Rd Hickman CA |
| 44) | Carla Baskin | 13118 6th St. Hickman |
| 45) | Tom Weimer | 15200 Lake Rd Hickman |
| 46) | Arturo | 860 Montpellier Rd Hickman |
| 47) | Keith Sanders | 820 Montpelier Rd Hickman |

(4)

September 27, 2017

Re: Variance Application No PLN2017-0064 – Hickman Market /APN 080-046-010

To Whom It May Concern:

Please consider this our petition in our opposing the building of an 8-foot high masonry wall.

| | |
|---|---|
| 48) Study Stafford | 8731 Street Hickmon |
| 49) JACK Stafford | 8731 St. HICKMAN |
| 50) STAN DARNELL | 500 Dalberg Rd Hickman |
| 51) Evan Hollaway | 873 I street Hickman |
| 52) Dirk Hirst | 13037 Davis ST. HICKMAN |
| 53) Renita Bassett | 13326 Lake Road Hickman |
| 54) Karen Brown | 13143 6th Hickman |
| 55) Tony Mendonca | 15206 Lake Rd, Hickman |
| 56) David Crawford | 13112 6th Hickman |
| 57) Debra Yeary | 930 montpelier Rd. Hickman, Ca. |
| 58) Don Yeary | 930 montpelier Rd. Hickman |
| 59 merrilynn Harder | 12424 oden dr. |
| 60) PATRICIA ACOSTA | 13210½ 4th ST Hickman |
| 61) John A. Andrew | 830 Montpelier B Hickman |
| 62) EARL GAINES | 13230 LAKE RD |
| 63) Antonio Toledo | 13201 LAKE ROAD HICKMAN |
| 64) Jimmie Hensley | 13313 4th Street Hickman CA 95323 |

(8)

September 27, 2017

Re: Variance Application No PLN2017-0064 – Hickman Market /APN 080-046-010

To Whom It May Concern:

Please consider this our petition in our opposing the building of an 8-foot high masonry wall.

| | |
|---|---|
| 65) Fred Rodriguez | 1042 Mady Way Hickman Ca |
| 66) Conrado Vasquez | 13431 Lake Rd Hick CA |
| 67) Paul Clemence | 1042 Kylie Pl. Hickman |
| 68) Jim Ramont | 24749 Lake Rd Hickman |
| 69) Josh Davis | 877 lorenzo st Hickman |
| 70) Donna Walker | 13012 Lake Hickman |
| 71.) Sharon Korn | 13006 Lake Rd Hickman |
| 72) PAUL WILKINSON | 812 Montpelier Hickman |
| 73) Amrinder Singh | 13006 Lake Hick |
| 74) Lidia Martinez | 13201 Lake Rd Hickman |
| 75) E. C. | 954 montpelier Hickman |
| 76) Hector castillo | 954 montPelier |
| 77) Randy Brunoldi | PO Box 70 |
| 78) Tibi Bodeau | 820 Montpellier |
| 79) Mike Edwards | 15501 Lampley Rd |
| 80) Cathy Sanchez | 13201 Lake Rd |

(6)

September 27, 2017

Re: Variance Application No PLN2017-0064 – Hickman Market /APN 080-046-010

To Whom It May Concern:

Please consider this our petition in our opposing the building of an 8-foot high masonry wall.

| | | |
|---|---|---|
| 81) | Kevin Clark | PO Box 377 Hickman 95323 |
| 82) | MEMO GRANICIO | PO BOX 335 HICKMAN 95323 |
| 83) | Jim Clarke | 824 MONTPILIER HICKMAN |
| 84) | DALE HAGADORN | 855 I ST Hickman |
| 85) | Sean Wingo | 930 Montpelier Rd. Hickman |
| 86) | Justin Silva | 15206 Lake Rd ~~Hickman~~ Rd. |
| 87) | Leslie Loveall | 13500 Lake Rd HICKMAN HICKMAN |
| 88) | MATT Silveira | 12401 Riverview Rd. |
| 89) | Margarita Sifuentes | 13643 Cogswell Rd. Hickman |
| 90) | RICHARD Tucker | 13824 LAKE RD. |
| 91) | LORNA EVOVICK | 14001 CANAL BANK |
| 92) | Humberto Acosta | 860 Montpilier Rd |
| 93) | Alicia Castillo | 954 montpilier RD |
| 94) | Jason Herrin | 812 montpelier Rd. |
| 95) | Wayne B. Meshew III | 13017 KIM ST Hickman CA |
| 96) | Amelia Aragon | 8191 St Hickman Ca |
| 97) | Kim Lambert | 391 Arlberg Rd Hickman |
| 98) | Melissa Jones | 13037 DAVIS ST Hickman |

(7)

September 27, 2017

Re: Variance Application No PLN2017-0064 – Hickman Market /APN 080-046-010

To Whom It May Concern:

Please consider this our petition in our opposing the building of an 8-foot high masonry wall.

| | NAME | ADRESS | CONTACT NO. |
|---|---|---|---|
| 99) | Greg Erickson | 812 Montpilier | |
| 100) | Ray [illegible] | 824 " | |
| 101) | Michell [illegible] | " | |
| 102) | Renee Wilson | 826 Montpellier | 209- |
| 103) | Aaron Johnson | 820 Montpellier | 209- |
| 104) | Donnie Stewart | 820 Montpellier Rd | 209- |
| 105) | R. Mathews | 354 Hickman | 209 |
| 106) | Bill Walker | 13012 Lake Rd. Hickman | |
| 107) | James Fielder | 13012 Lake Hickman | |
| 108) | MELCHOR RAMIREZ | 872 MONTPILIER RD. | |
| 109) | Genaro Romero | 13135 LAKE R HICKMAN | |
| 110) | Genaro Fausto | 806 Montpellier Hickman | |
| 111) | Roberto Lepe | 806 Montpellier Hickman | |
| 112) | Jorge Barajas | 8076 Davis St Hickman | |
| 113) | Jose Ortiz | 936 montpelierd Hickman, CA | |

(8)

September 27, 2017

Re: Variance Application No PLN2017-0064 – Hickman Market /APN 080-046-010

To Whom It May Concern:

Please consider this our petition in our opposing the building of an 8-foot high masonry wall.

| | NAME | ADDRESS | CONTACT NUMBER |
|---|---|---|---|
| 114) | Patsy Hester | 966 Hickman Rd | |
| 115) | Tom McMann | 960 Hickman Rd | |
| 116) | Marlene Gardner | 830 Montpiler Hickman | |
| 117) | Guy Gardner | 830 Montpiler | |
| 118) | Linda Smith | 13019 Lake Rd. | |
| 119) | Tom Nunez | 754 Hickman | |
| 120) | Celia Rodriguez | 13218 LAKE Rd | |
| 121) | Ramon Rodriguez | 13218 LAKE RD | |
| 122) | Jessica Rocha | 13218 Lake Rd | |
| 123) | Luis Rocha | 13218 lake rd | |
| 124) | Darly Brown | 13218 lake rd | |
| 125) | Kari Thornberry | 13245 Lake Rd | |
| 126) | Brooke Miranda | 13637 Dallas Rd | |

September 27, 2017

Re: Variance Application No PLN2017-0064 – Hickman Market /APN 080-046-010

To Whom It May Concern:

Please consider this our petition in our opposing the building of an 8-foot high masonry wall.

| | NAME | ADDRESS |
|---|---|---|
| 127) | Mandeep Kaur | 800 Hickman Rd Hickman |
| 128) | Shagma Stevenson | 800 Hickman Rd. |
| 129) | | 865 Kim Ct Hickman Ca. |
| 130) | Theresa Root | 13000 Hickman Ct |
| 131) | Tony Root | 13000 Hickman CA |
| 132) | Whitley Root | 13000 Hickman CA |
| 133) | Emilee Buck | 13000 Hickman CA |
| 134) | Billy Curt | 13001 Kim |
| 135) | Stefany Garcia | 13004 Kim St |
| 136) | Maria. Delgado | 13004 Kim St. |
| 137) | Josh Mabry | 869 Kim St |
| 138) | Corrine Lamere | 13008 Kim St. |
| 139) | Jaleo greene | 864 Kim ct. |
| 140) | | 868 Kim ct |
| 141) | Reesa Frederick | 840 Kim Ct |
| 142) | | 772 Kim Ct |

**STANISLAUS COUNTY**
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT
1010 10th Street, Suite 3400
Modesto, California 95354

## NOTICE OF EXEMPTION

**Project Title:** VAR APPLICATION NO. PLN2017-0064 – HICKMAN MARKET

**Applicant Information:** Jarnail & Surinder Mallhi, 13135 Lake Road, Hickman, 95323

**Project Location:** 13135 Lake Road, east of Hickman Road, northwest of Montpelier Road, in the Hickman area (Stanislaus County; 080-046-010).

**Description of Project:** A Variance from the Stanislaus County Zoning Ordinance Section 21.52.040(E), which requires construction of an 8-foot high masonry wall, as required for reconstruction of the existing neighborhood market, along property lines where the commercially zoned project site abuts residentially zoned properties to the north and east.

**Name of Agency Approving Project:** Stanislaus County Planning Commission

**Lead Agency Contact Person:** Rachel Wyse, Senior Planner **Telephone:** (209) 525-6330

**Exempt Status:** (check one)

- ☐ Ministerial (Section 21080(b)(1); 15268);
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a));
- ☐ Emergency Project (Section 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: Minor Alteration in Land Use Limitations. 15305.
- ☐ Statutory Exemptions. State code number: _____
- ☐ General Exemption.

**Reasons why project is exempt:** The proposed variance is in regards to local zoning ordinance screening requirements where a commercially zoned property abuts residentially zoned properties. The proposed infill development is consistent with the surrounding commercial/residential character of the area, and will not change any land use, or density.

October 19, 2017
Dated

Signature on File
Rachel Wyse
Senior Planner

(I:\PLANNING\STAFF REPORTS\VAR\2017\VAR PLN2017-0064 - HICKMAN MARKET\PLANNING COMMISSION\OCTOBER 19, 2017\STAFF REPORT\NOTICE OF EXEMPTION.DOC)

## SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

### PROJECT: VARIANCE APPLICATION NO. PLN2017-0064 - HICKMAN MARKET

| REFERRED TO: | | | | RESPONDED | | RESPONSE | | | MITIGATION MEASURES | | CONDITIONS | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | 2 WK | 30 DAY | PUBLIC HEARING NOTICE | YES | NO | WILL NOT HAVE SIGNIFICANT IMPACT | MAY HAVE SIGNIFICANT IMPACT | NO COMMENT NON CEQA | YES | NO | YES | NO |
| COOPERATIVE EXTENSION | X | | X | | X | | | | | | | |
| FIRE PROTECTION DIST: Stanikslaus Consolidated | X | | X | | X | | | | | | | |
| IRRIGATION DISTRICT: Turlock | X | | X | | X | | | | | | | |
| MOSQUITO DISTRICT: Turlock | X | | X | | X | | | | | | | |
| MT VALLEY EMERGENCY MEDICAL | X | | X | | X | | | | | | | |
| MUNICIPAL ADVISORY COUNCIL: Hickman | X | | X | X | | | | X | | | | |
| PACIFIC GAS & ELECTRIC | X | | X | | X | | | | | | | |
| SCHOOL DISTRICT 1: Hickman Elementary | X | | X | | X | | | | | | | |
| SCHOOL DISTRICT 2: Hughson Unified | X | | X | | X | | | | | | | |
| STAN CO AG COMMISSIONER | X | | X | | X | | | | | | | |
| STAN CO BUILDING PERMITS DIVISION | X | | X | | X | | | | | | | |
| STAN CO CEO | X | | X | | X | | | | | | | |
| STAN CO DER | X | | X | X | | | | X | | X | | X |
| STAN CO ERC | X | | X | | X | | | | | | | |
| STAN CO HAZARDOUS MATERIALS | X | | X | | X | | | | | | | |
| STAN CO PUBLIC WORKS | X | | X | | X | | | | | | | |
| STAN CO SHERIFF | X | | X | | X | | | | | | | |
| STAN CO SUPERVISOR DIST 2: Chiesa | X | | X | | X | | | | | | | |
| STAN COUNTY COUNSEL | X | | X | | X | | | | | | | |
| STANISLAUS FIRE PREVENTION BUREAU | X | | X | | X | | | | | | | |
| STANISLAUS LAFCO | X | | X | | X | | | | | | | |
| SURROUNDING LAND OWNERS | | | X | | | | | | | | | |
| TELEPHONE COMPANY: AT&T | X | | X | | X | | | | | | | |