



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

Referral Early Consultation

Date: February 14, 2018

To: Distribution List (See Attachment A)

From: Kristin Doud, Senior Planner, Planning and Community Development

Subject: REZONE & PARCEL MAP APPLICATION NO. PLN2017-0144 – KGS DHOOT PARTNERSHIP

Respond By: March 5, 2018

******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: KGS Dhoot Partnership

Project Location: Howard Road, on the northeast corner of McCracken Road and Howard Avenue, parallel to Interstate Highway 5, near the Community of Westley.

APN: 016-042-026

Williamson Act Contract: N/A

General Plan: Highway Commercial Planned Development (HCPD)

Current Zoning: P-D 136 (Planned Development)

Project Description: This is a request to amend the zoning designation from an expired Planned Development (P-D 136) to a new Planned Development to allow the development of two 2,000± square foot restaurant facilities at the Howard/McCracken Road Interchange, next to Interstate 5.



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The project also includes a request to split the 7.42 acre parcel into a 5.92 and a 1.50 acre parcel. No development is proposed to be located on proposed Parcel "B". The project proposes to locate a Starbucks at the northwest corner and a Taco Bell at the southwest corner of the proposed 1.5 acre parcel (identified on the parcel map as Parcel "A"). Each restaurant includes a drive through lane, and an outdoor seating and bicycle parking area. The project also proposes a total of 48 parking stalls, eight truck parking stalls, and landscaping. Two driveways are proposed, one on Ingram Creek Road and one on Howard Road. The project proposes operating hours of 24 hours per day, seven days per week, including 12 employees on a maximum shift, and 100 customers per restaurant per day, and one truck delivery per restaurant per day. The proposed Development Schedule is to complete construction of both restaurants within 12 months of recording the parcel map. The project site was rezoned in 1984 to Planned Development 104 and again in 1986 to Planned Development 136, both of which never developed and expired. A French drain system is proposed to be located on-site to contain storm water runoff on-site. The project site is proposed to be served by well and an on-site septic system. A drainage easement, for Ingram Creek, is located next to the California Aqueduct on a 106 acre parcel north of the project site, and Ingram Creek runs through proposed Parcel "B".

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



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REZONE & PARCEL MAP APPLICATION NO. PLN2017-0144 – KGS DHOOT PARTNERSHIP

Attachment A

Distribution List

| | | | |
|---|--|---|--|
| | CA DEPT OF CONSERVATION Land Resources / Mine Reclamation | | 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 DEPT OF WATER RESOURCES | | STAN CO CSA |
| X | CA OPR STATE CLEARINGHOUSE | X | STAN CO DER |
| X | CA RWQCB CENTRAL VALLEY REGION | X | STAN CO ERC |
| | CA STATE LANDS COMMISSION | X | STAN CO FARM BUREAU |
| | CENTRAL VALLEY FLOOD PROTECTION | X | STAN CO HAZARDOUS MATERIALS |
| | CITY OF: | | STAN CO PARKS & RECREATION |
| X | SPECIAL DISTRICT: HOWARD MCCRACKEN LANDSCAPE AND LIGHTING DISTRICT | X | STAN CO PUBLIC WORKS |
| X | COOPERATIVE EXTENSION | | STAN CO RISK MANAGEMENT |
| X | DISPOSAL DISTRICT: BERTOLOTTI | X | STAN CO SHERIFF |
| X | FIRE PROTECTION DIST: WEST STANISLAUS FIRE | X | STAN CO SUPERVISOR DIST #5: DEMARTINI |
| X | HOSPITAL DIST: DEL PUERTO | X | STAN COUNTY COUNSEL |
| | IRRIGATION DIST: | X | StanCOG |
| X | MOSQUITO DIST: TURLOCK | X | STANISLAUS FIRE PREVENTION BUREAU |
| X | MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES | X | STANISLAUS LAFCO |
| | MUNICIPAL ADVISORY COUNCIL: | | SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors) |
| X | PACIFIC GAS & ELECTRIC | X | TELEPHONE COMPANY: AT&T |
| | POSTMASTER: | | TRIBAL CONTACTS (CA Government Code §65352.3) |
| | RAILROAD: | X | US ARMY CORPS OF ENGINEERS |
| X | SAN JOAQUIN VALLEY APCD | X | US FISH & WILDLIFE |
| X | SCHOOL DIST 1: PATTERSON JOINT UNIFIED | | US MILITARY (SB 1462) (7 agencies) |
| | SCHOOL DIST 2: | X | USDA NRCS |
| | STAN ALLIANCE | X | WATER DIST: Del Puerto |
| 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: REZONE & PARCEL MAP APPLICATION NO. PLN2017-0144 – KGS DHOOT PARTNERSHIP

Based on this agencies 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 |
|------|-------|------|
|------|-------|------|

KGS DHOOT PARTNERSHIP REZ PLN2017-0144 AREA MAP

SAN JOAQUIN
COUNTY

COUNTY BOUNDARY



33

GRAYSON RD

Site


HOWARD RD


5

STANISLAUS
COUNTY


PATTERSON

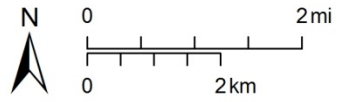
LEGEND

 KGS Dhoot Partnership Site

 Sphere of Influence

 City  River

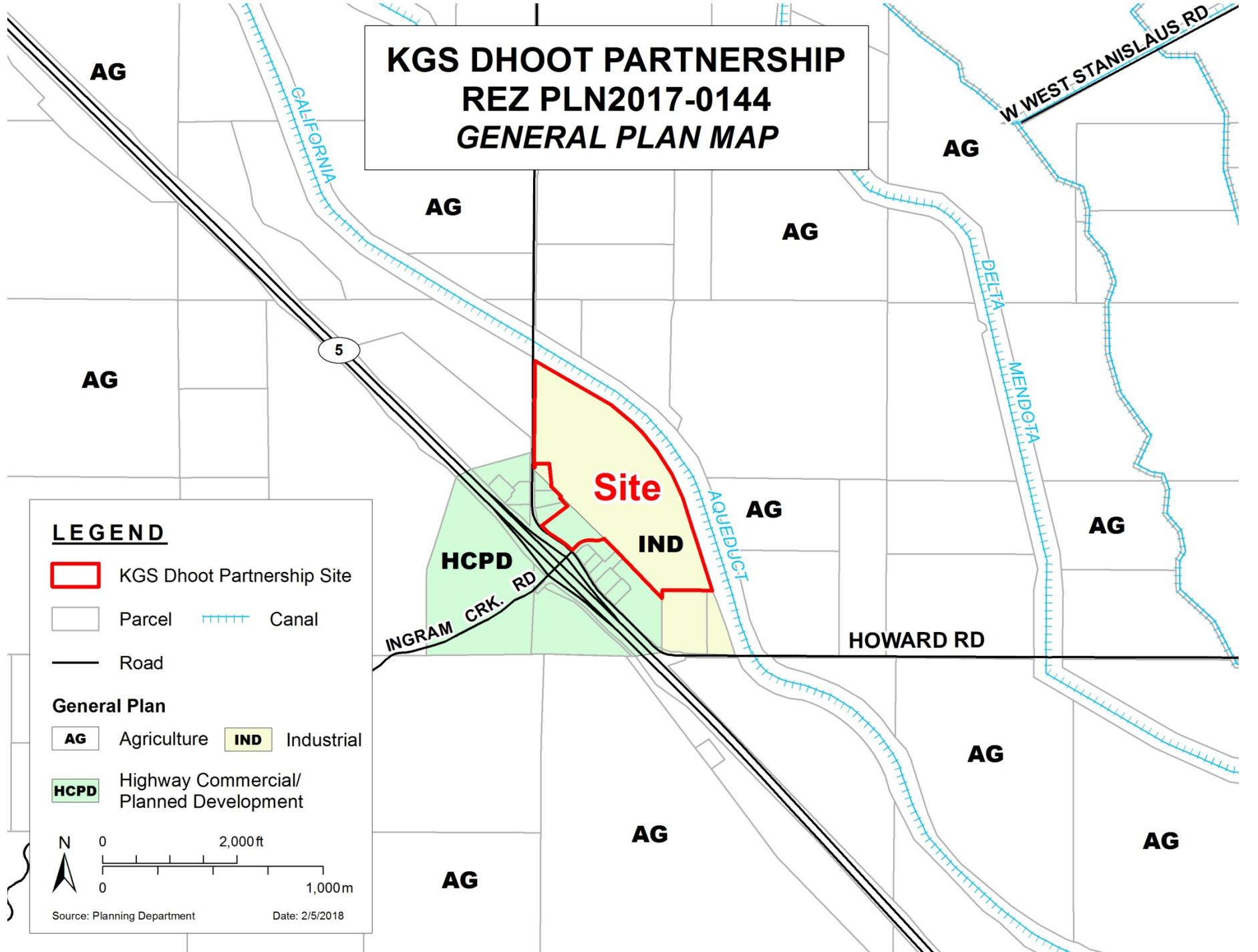
 Road




Source: Planning Department

Date: 2/5/2018

KGS DHOOT PARTNERSHIP REZ PLN2017-0144 GENERAL PLAN MAP





LEGEND


 KGS Dhoot Partnership Site

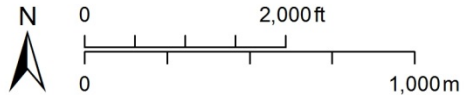
 Parcel  Canal

 Road

General Plan

 Agriculture  Industrial

 Highway Commercial/
Planned Development



Source: Planning Department

Date: 2/5/2018

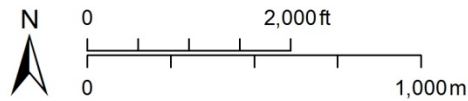
KGS DHOOT PARTNERSHIP REZ PLN2017-0144 ZONING MAP

LEGEND

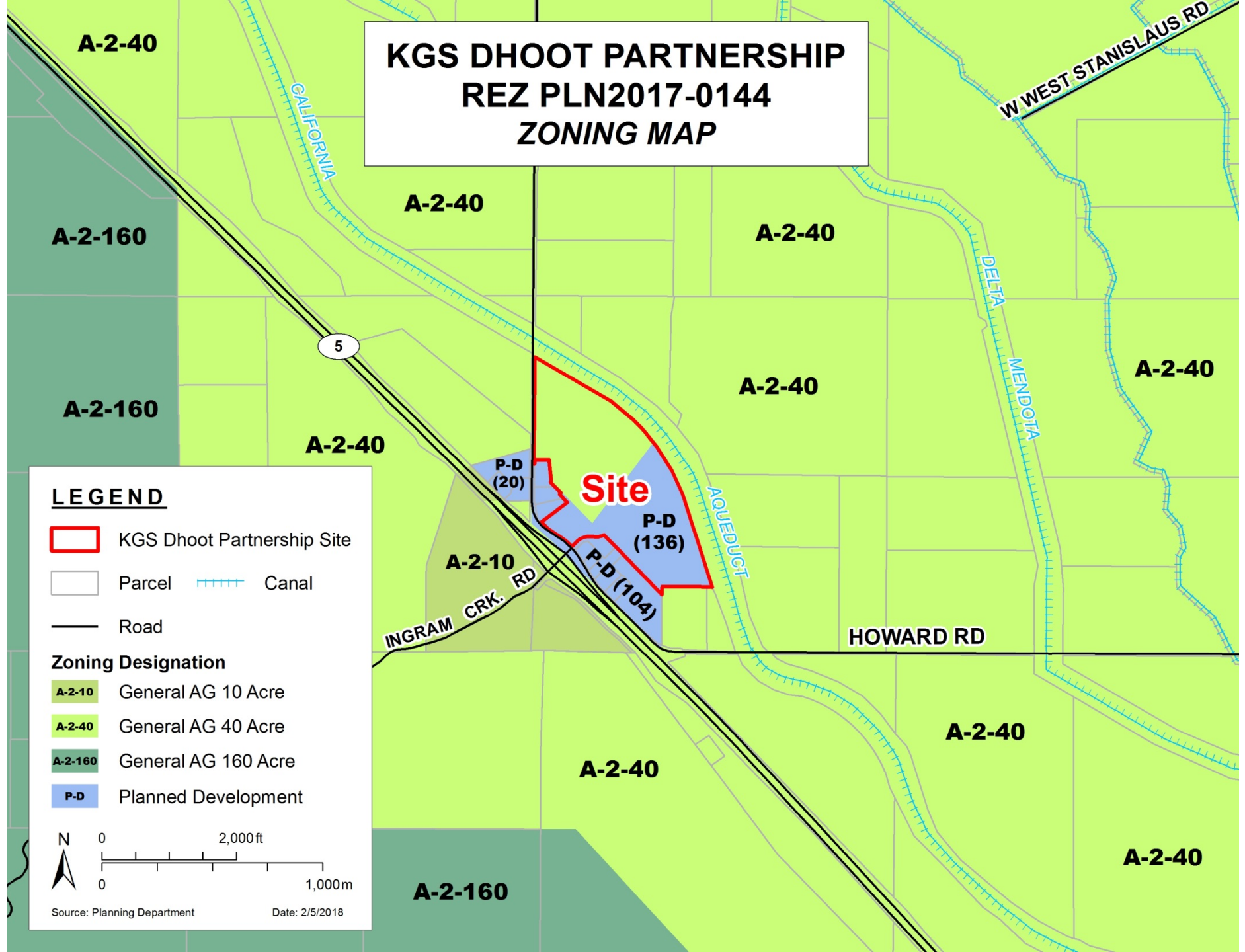
- KGS Dhoot Partnership Site
- Parcel
- Canal
- Road

Zoning Designation

- A-2-10** General AG 10 Acre
- A-2-40** General AG 40 Acre
- A-2-160** General AG 160 Acre
- P-D** Planned Development



Source: Planning Department Date: 2/5/2018



**KGS DHOOT PARTNERSHIP
REZ PLN2017-0144
2017 AERIAL AREA MAP**

W WEST STANISLAUS RD

5

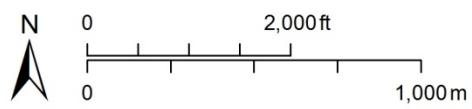
Site

INGRAM CRK. RD

HOWARD RD

LEGEND

-  KGS Dhoot Partnership Site
-  Road



Source: Planning Department Date: 2/5/2018


KGS DHOOT PARTNERSHIP REZ PLN2017-0144 2017 AERIAL SITE MAP

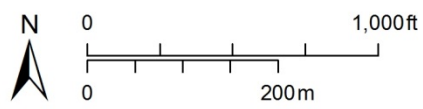
5

Site

LEGEND

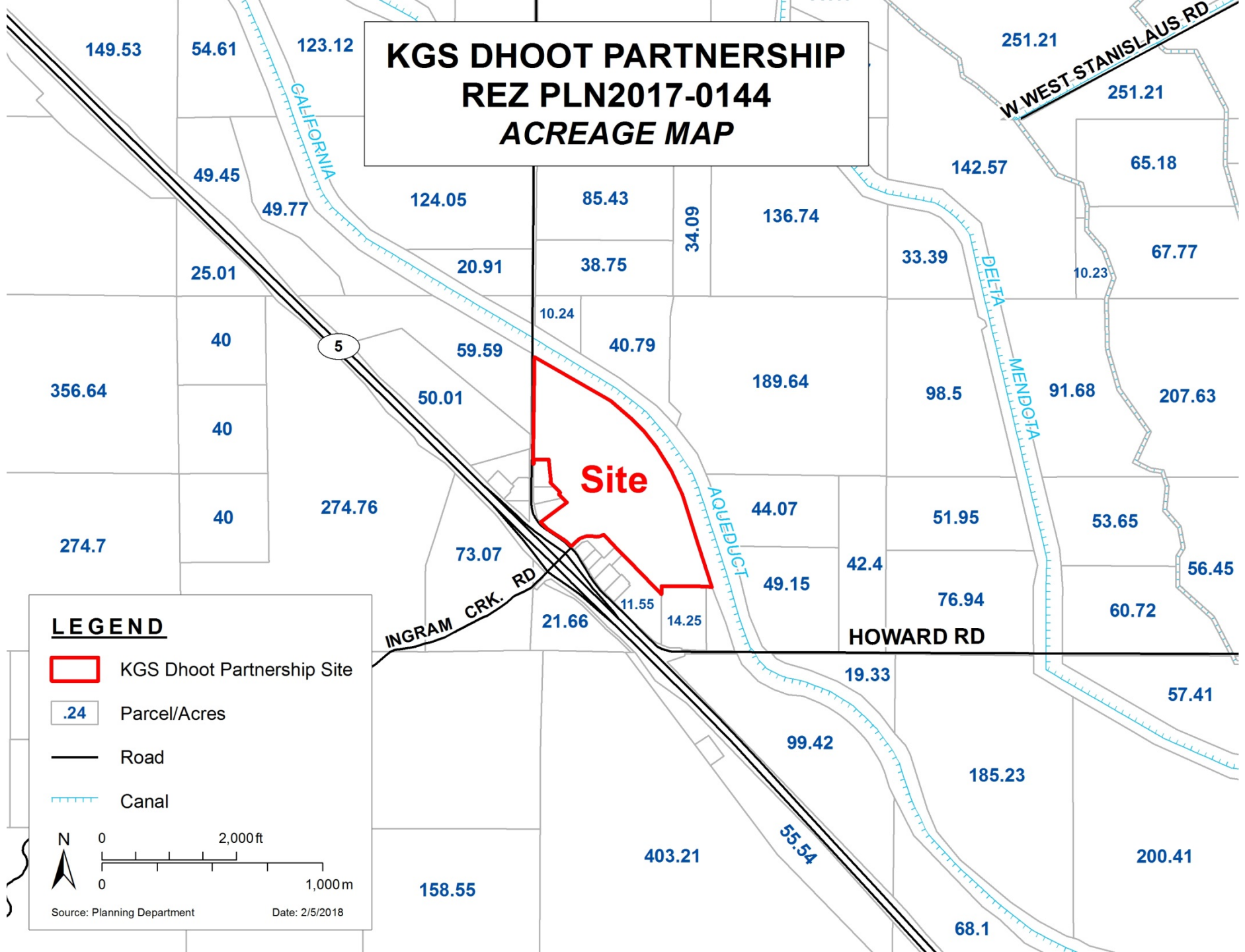
 KGS Dhoot Partnership Site

 Road



Source: Planning Department Date: 2/5/2018

KGS DHOOT PARTNERSHIP REZ PLN2017-0144 ACREAGE MAP



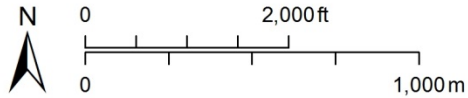
LEGEND

KGS Dhoot Partnership Site

.24 Parcel/Acres

— Road

— Canal



Source: Planning Department

Date: 2/5/2018



NOT TO SCALE

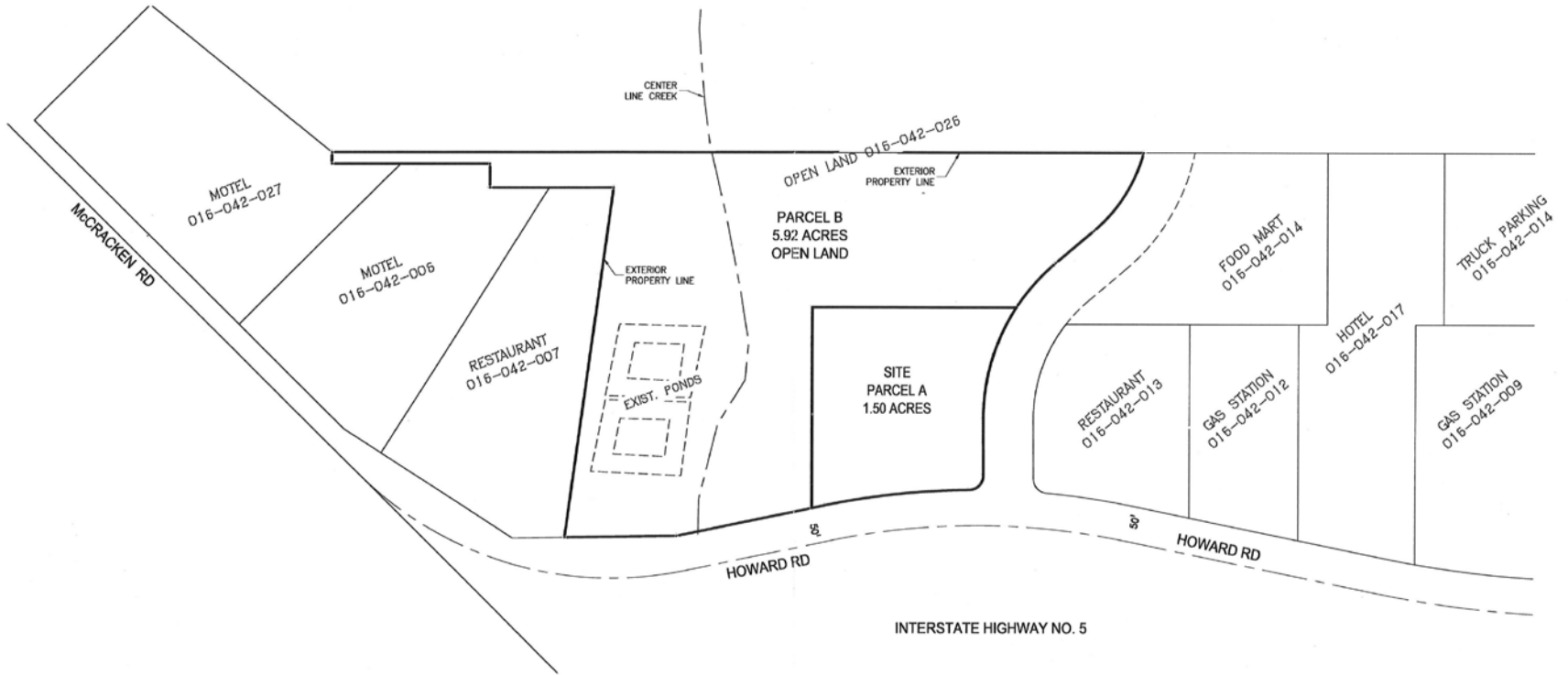
AREA MAP

FOR KGS DHOOD PARTNERSHIP

JOB NO. 1120-0100 DATE: OCTOBER 18, 2017



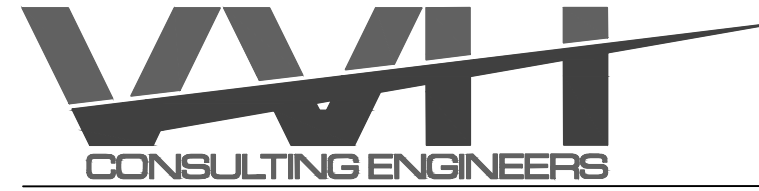
430 10th Street
Modesto, CA 95354
Tel: 209.568.4477 Fax: 209.568.4478



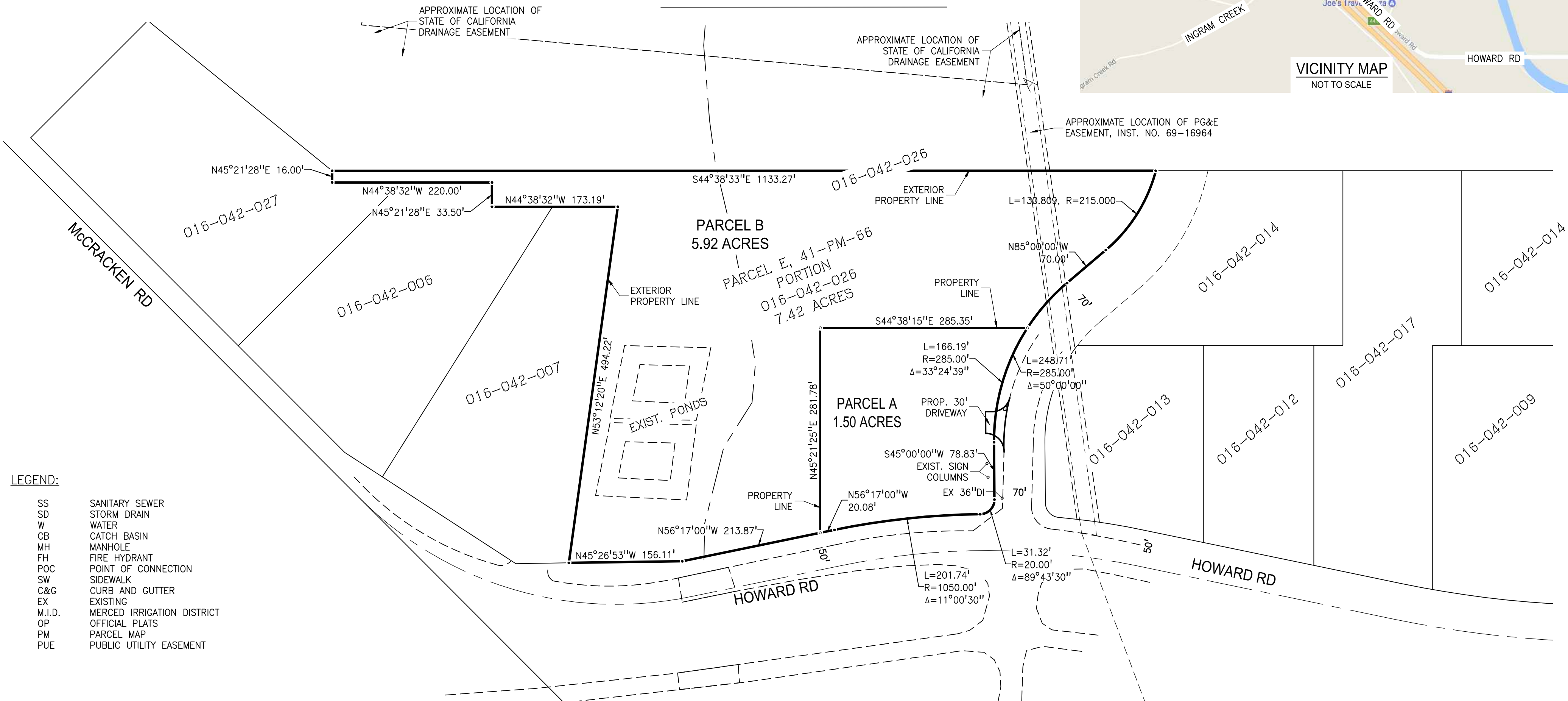
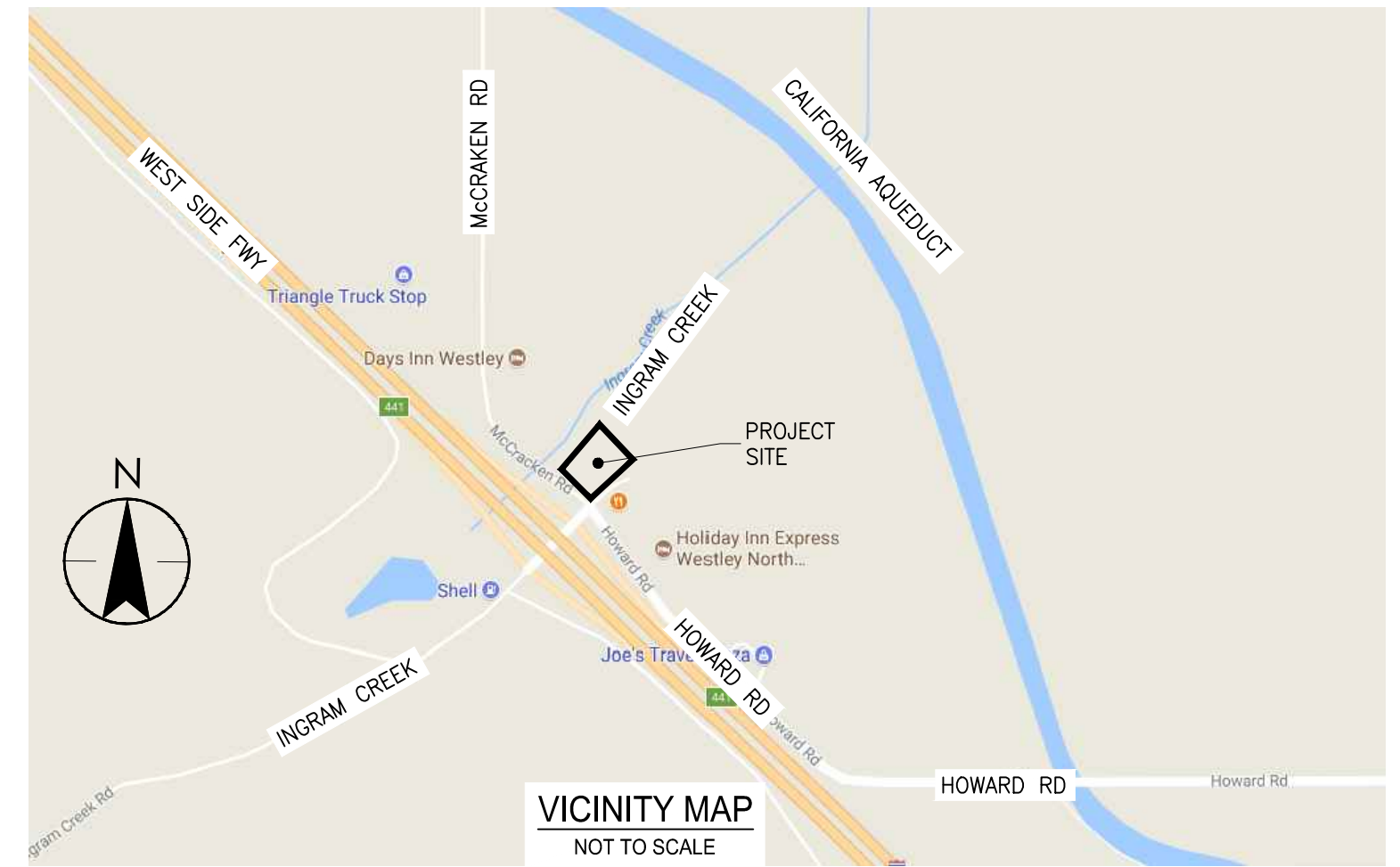
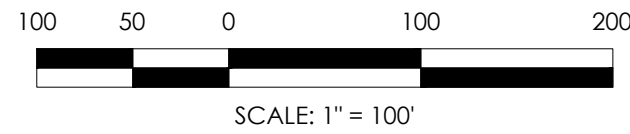
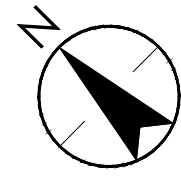
TENTATIVE PARCEL MAP

FOR KGS DHOOD PARTNERSHIP

BEING A SUBDIVISION OF PARCEL E AS SHOWN ON THE PARCEL MAP FOR WESTLEY TRIANGLE PROPERTIES, FILED IN BOOK 41 OF PARCEL MAPS, AT PAGE 66, STANISLAUS COUNTY RECORDS, LYING IN SECTION 36, TOWNSHIP 4 SOUTH, RANGE 6 EAST, MOUNT DIABLO BASE AND MERIDIAN STANISLAUS COUNTY, CALIFORNIA
JOB NO. 1120-0100 DATE: SEPTEMBER 13, 2017



430 10th Street
Modesto, CA 95354
Tel: 209.568.4477 Fax: 209.568.4478



LEGEND:

- SS SANITARY SEWER
- SD STORM DRAIN
- W WATER
- CB CATCH BASIN
- MH MANHOLE
- FH FIRE HYDRANT
- POC POINT OF CONNECTION
- SW SIDEWALK
- C&G CURB AND GUTTER
- EX EXISTING
- M.I.D. MERCED IRRIGATION DISTRICT
- OP OFFICIAL PLATS
- PM PARCEL MAP
- PUE PUBLIC UTILITY EASEMENT

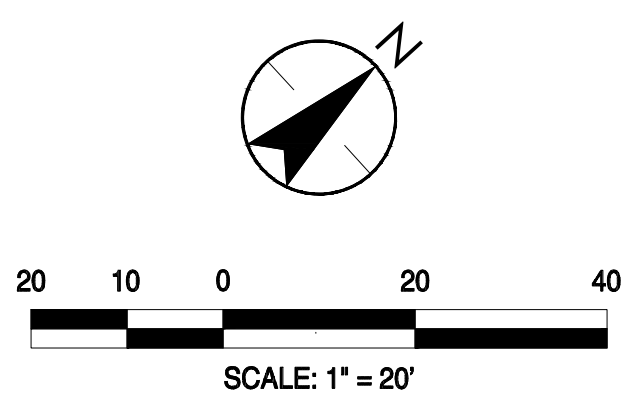
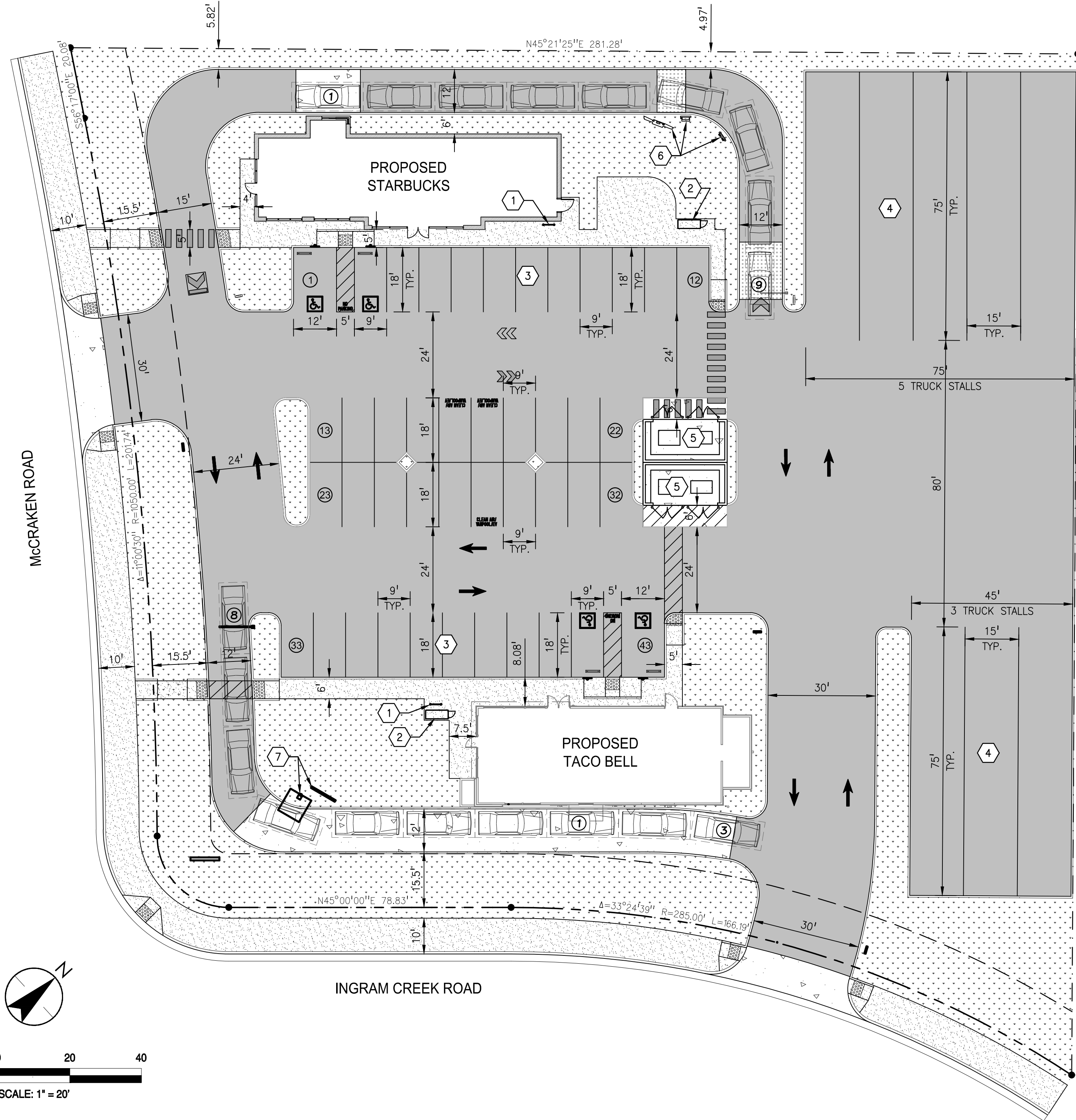
NOTES:

1. RIGHT-OF-WAY DEDICATION: POSSIBLE ADDITIONAL 5' STRIP.
2. THERE ARE NO STRUCTURES ON THE SITE.

PROPERTY INFORMATION:

OWNER NAME: KGS DHOOD PARTNERSHIP
ASSESSOR'S PARCEL NUMBER: PORTION OF 016-042-026
TOTAL LOT SIZE: 7.42 ACRES

W:\1200100\civil\ip\model_files\1200100-sp.dwg
2015-2-28 10:46 By: sbradlee



EXISTING PARCEL INFORMATION

OWNER: KGS DHOOT
 ASSESSOR PARCEL NUMBER (APN): 016-042-026 (XX AC)
 PROPERTY ADDRESS: MC CRACKEN ROAD, WESTLEY, CA 95387
 FLOOD MAP NO.: 06099C0500E
 FLOOD PANEL NO.: 0500E
 EFFECTIVE DATE: 9/26/2008
 COMMUNITY NAME: STANISLAUS COUNTY
 CURRENT GENERAL PLAN DESIGNATION: HCPD (HIGHWAY COMMERCIAL PLANNED DEVELOPMENT)
 CURRENT ZONING: P-D (PLANNED DEVELOPMENT DISTRICT)
 EXISTING USE OF PROPERTY: VACANT
 SUPERVISOR DISTRICT: 5 - JIM DeMARTINI
 EXISTING STRUCTURES: NONE
 SURROUNDING USES: HIGHWAY COMMERCIAL AGRICULTURAL

PROPOSED DEVELOPMENT INFORMATION

PARCEL SIZE: 65,370 SF (1.5 AC)
 PROPERTY ADDRESS: TBD
 GENERAL PLAN DESIGNATION: NO CHANGE
 ZONING: NO CHANGE
 PROPOSED USE: FAST FOOD / COFFEE SHOP
 STRUCTURES: STARBUCKS- 2,000 SF
 TACO BELL- 2,079 SF

PARKING REQUIREMENTS

OCCUPANT LOAD:
 TACO BELL 62 62/4 = 15.5 (16 SPACES)
 STARBUCKS XX
 TOTAL REQUIRED (SCC 21.76.140)

VICINITY MAP

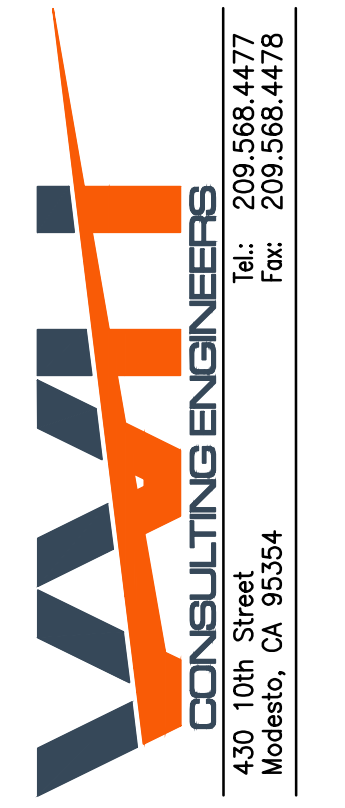


LEGEND

- RIGHT OF WAY
- PARCEL LINE
- SETBACK LINE
- 42" METAL FENCE
- PROPOSED ASPHALT CONCRETE
- PROPOSED POROUS PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED CONCRETE SIDEWALK

KEYNOTES

- ① SHORT TERM BICYCLE PARKING
- ② LONG TERM BICYCLE PARKING
- ③ ACCESSIBLE PARKING
- ④ TRUCK PARKING
- ⑤ TRASH ENCLOSURE
- ⑥ PREVIEW MENU BOARD, MENU BOARD, ORDER CONFIRMATION SYSTEM (OCS)
- ⑦ MENU BOARD, ORDER CONFIRMATION SYSTEM (OCS)



| No. | Description | By | Appd. |
|-------|---------------------------|----|-------|
| 09.17 | MM/YY | | |
| | FIRE DEPARTMENT BACKCHECK | | |

Client/Project: **FIRST STREET DEVELOPMENT, INC.**
 2929 E CAMELBACK RD SUITE 116
 PHOENIX, AZ 85016

Title: WESTLEY, DHOOT
 SITE PLAN
 STANISLAUS COUNTY, CALIFORNIA

Permit-Seal

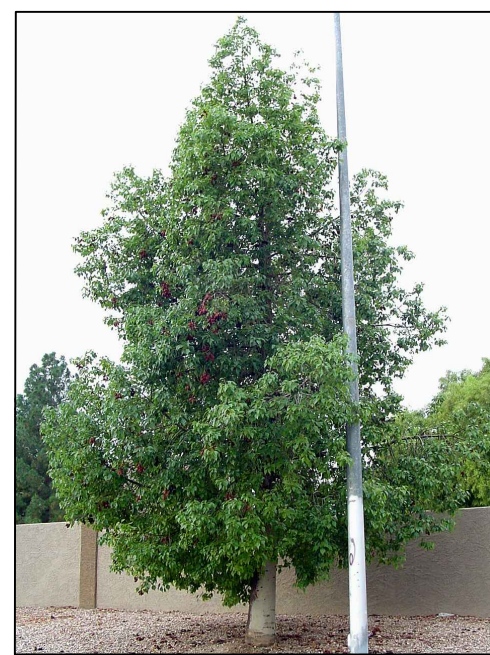
Engineer's Signature: _____
 Signature Date: _____

Know what's below. Call before you dig.

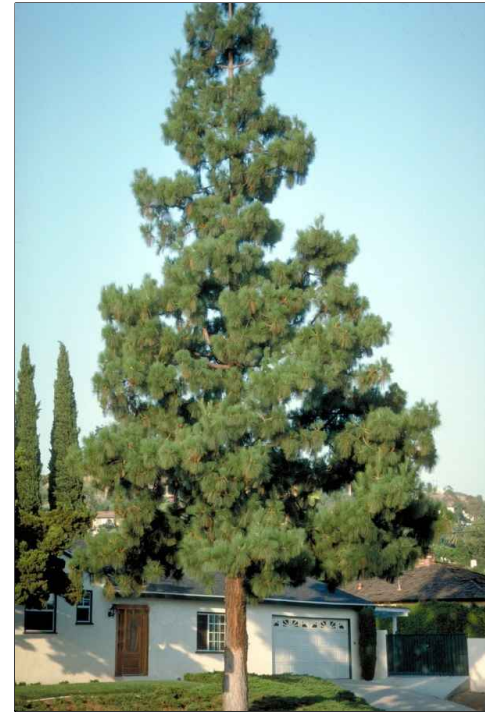
Project Engineer: _____
 Project Number: 1120-0100
 File Name: 11200100c-sp.dwg
 AR/MWP: 09.29/17
 Dwn. Chkd. Dsgn. MM.DD.YY
 Drawing No. _____
 Revision Sheet No. _____



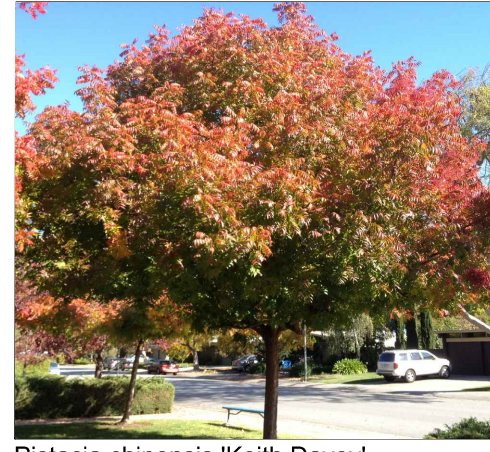
Acer rubrum 'October Glory'



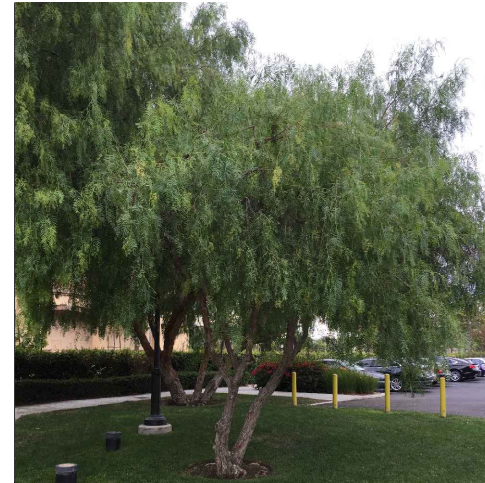
Brachychiton populneus



Pinus canariensis



Pistacia chinensis 'Keith Davey'



Schinus molle



Ulmus parvifolia

PLANT SCHEDULE

| TREES | BOTANICAL NAME | COMMON NAME | CONT | QTY | WATER USE | |
|---------------|--|-------------------------------|---------|----------|-----------|-----------|
| ACE GLO | Acer rubrum 'October Glory' | October Glory Maple | 15 gal | 7 | Medium | |
| BRA POP | Brachychiton populneus | Bottle Tree | 15 gal | 7 | Low | |
| LAG TUS | Lagerstroemia indica 'Tuscarora' | Crape Myrtle | 15 gal | 4 | Low | |
| PIN CAN | Pinus canariensis | Canary Island Pine | 15 gal | 5 | Low | |
| PIS KEI | Pistacia chinensis 'Keith Davey' | Keith Davey Chinese Pistache | 15 gal | 5 | Low | |
| SCH MOL | Schinus molle | California Pepper | 24" box | 2 | Low | |
| ULM PAR | Ulmus parvifolia | Chinese Elm | 15 gal | 5 | Medium | |
| SHRUBS | BOTANICAL NAME | COMMON NAME | SIZE | QTY | WATER USE | |
| ARC HOW | Arctostaphylos densiflora 'Howard McMinn' | Howard McMinn Manzanita | 5 gal | 49 | Low | |
| CAE GIL | Caesalpinia gilliesii | Yellow Bird of Paradise | 5 gal | 1 | Low | |
| CAL KAR | Calamagrostis x acutiflora 'Karl Foerster' | Feather Reed Grass | 5 gal | 24 | Low | |
| HEM MOR | Hemerocallis x 'Monie' | Starburst Evergreen Daylily | 1 gal | 90 | Low | |
| JUN ROB | Juniperus chinensis 'Robusta Green' | Robust Green Juniper | 5 gal | 9 | Low | |
| LAN GOL | Lantana x hybridus 'Gold Rush' | Gold Rush Bush Lantana | 1 gal | 67 | Low | |
| LIG TEX | Ligustrum japonicum 'Texanum' | Wax Leaf Privet | 5 gal | 48 | Low | |
| MUH DUB | Muhlenbergia dubia | Pine Muhly | 5 gal | 94 | Low | |
| OLE LIT | Olea europaea 'Little Ollie' | Little Ollie Olive | 5 gal | 41 | Low | |
| RHA JOH | Rhamnus alaternus 'John Edwards' | Italian Buckthorn | 5 gal | 11 | Low | |
| ROS MIS | Rosmarinus officinalis 'Miss Jessop's Upright' | Rosemary | 5 gal | 11 | Low | |
| VINE/ESPALIER | BOTANICAL NAME | COMMON NAME | SIZE | QTY | WATER USE | |
| PAR TRI | Parthenocissus tricuspidata | Japanese Creeper | 1 gal | 6 | Medium | |
| GROUND COVERS | BOTANICAL NAME | COMMON NAME | CONT | SPACING | QTY | WATER USE |
| COT LOW | Cotoneaster dammeri 'Lowfast' | Lowfast Bearberry Cotoneaster | 1 gal | 60" o.c. | 1,363 sf | Low |
| HEM CR6 | Hemerocallis x 'Cranberry Baby' | Daylily | 1 gal | 28" o.c. | 208 sf | Low |
| JUN SHO | Juniperus conferta | Shore Juniper | 1 gal | 54" o.c. | 2,604 sf | Low |
| LOM BRE | Lomandra longifolia 'Breeze' | Dwarf Mat Rush | 1 gal | 40" o.c. | 1,434 sf | Low |
| TRA ASI | Trachelospermum asiaticum | Asian Jasmine | 1 gal | 36" o.c. | 359 sf | Medium |

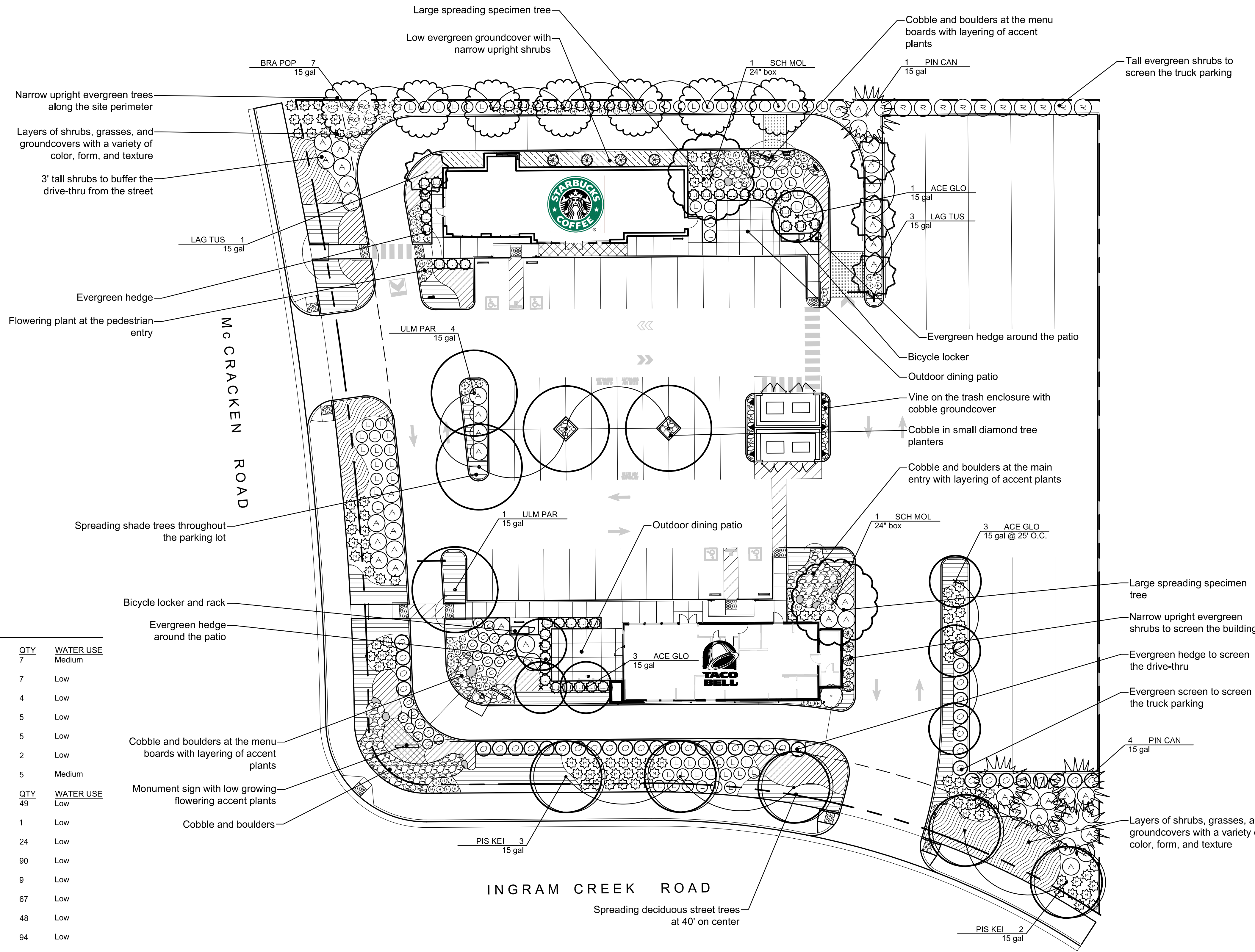
Mulch to be evenly distributed throughout all shrub and groundcover areas (not turf and Fescue) unless otherwise noted on plans. Mulch to be nitrogen stabilized, max. 3/4", recycled material installed at min. 3" depth. Contractor to provide sample for approval prior to installation. "Gonilla-Hair" is not acceptable unless specifically noted for slope areas.



Install dry cobble bed with boulders. Cobble area to be depressed into grade.

This plan represents the design style and theme of the landscape design and planting. These plans are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

Final landscape design shall meet City of Wheatland codes and requirements as well as Project Specific Conditions of Approval. Final design is subject to approval through the building permit review process.



Tree Root Barriers

All trees denoted with the root barrier symbol are to have a linear DeepRoot Model #UB 18-2 root barriers installed during tree installation along the inside edge of the adjacent curb or sidewalk. The following minimum number of panels are to be installed with each tree on each side of the tree that has sidewalk or curb as denoted on the plans:

| | |
|-----------------|----------|
| 15 gallon trees | 5 panels |
| 24" box trees | 6 panels |

Tree sizes not listed above are to be installed with the quantity of panels as specified by the manufacturer.

Landscape Areas

| | | |
|---------|------------|-----|
| Turf: | 0 sf | 0% |
| Shrub: | 15,254 sf. | 93% |
| Cobble: | 1,105 sf. | 7% |

| | | |
|------------------|------------|-------------|
| Total Landscape: | 16,359 sf. | 100% |
| Site of Parcel: | 65,370 sf. | (1.5 acres) |

Percent of parcel in landscape/open space: 25%

Landscape Concept

The landscape design concept for the Taco Bell and Starbucks in Westley is to provide an enjoyable and aesthetic space for employees and customers that fits within the landscape framework of the existing surrounding area, as well as the requirements of Stanislaus County. The project is a new Taco Bell restaurant on one parcel and a new Starbucks on a separate parcel. Plant material has been selected that performs well in the special conditions of the West Valley (Sunset Zones #8, #14).

No high water-use turf areas are included. Low and medium water use hardy trees, shrubs, and groundcover are proposed for the landscape throughout the site. The landscape (and associated irrigation) will be designed to be compliant with the County's Water Efficient Landscape Ordinance (WELO).

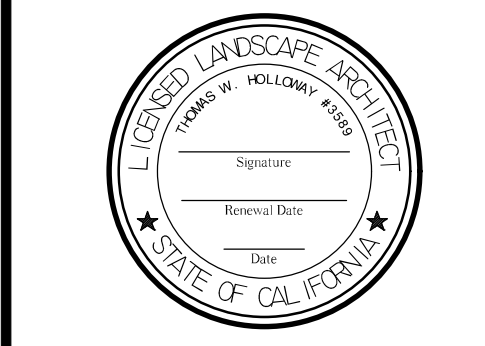
Special considerations have been provided in selection of plant material that respect the needs of the facility as well as the customers. Clear and secure view corridors have been provided to ensure safety of the customers entering and moving around the site.

Irrigation

The entire site will be irrigated using a fully automatic system. The irrigation system will be all spot drip and/or low-flow bubblers. The system will include in-line valves, quick couplers, and gate valves, as well as backflow prevention to meet all local and CBC codes. Automatic controller will be a 'Smart' controller as manufactured by Rainbird, Hunter, Toro, or equal. The irrigation design will be compliant with the Stanislaus County Water Efficient Landscape Ordinance.



www.kla-ca.com
151 N. Norlin St., Sonoma, CA 95370
(209)532-2856 (209)532-9510 fax



Revisions

| Date | By |
|--------------|----|
| Modification | |

This plan is the property of KLA, Inc. It shall not be used for any other project without the express consent of KLA, Inc. You shall contact with KLA, Inc. to obtain a copy of the above restrictions.

© 2017

Taco Bell Starbucks
Westley, CA

First Street Development
4455 E. Camelback Road, Suite C241
Phoenix, CA 85081
(602) 295-6247

The original size of this drawing is 24" x 36". If the plan is a different size than 24x36 do not scale off of the drawing.

Preliminary Landscape Plan

Scale: 1" = 20'-0"

Date: December 4, 2017

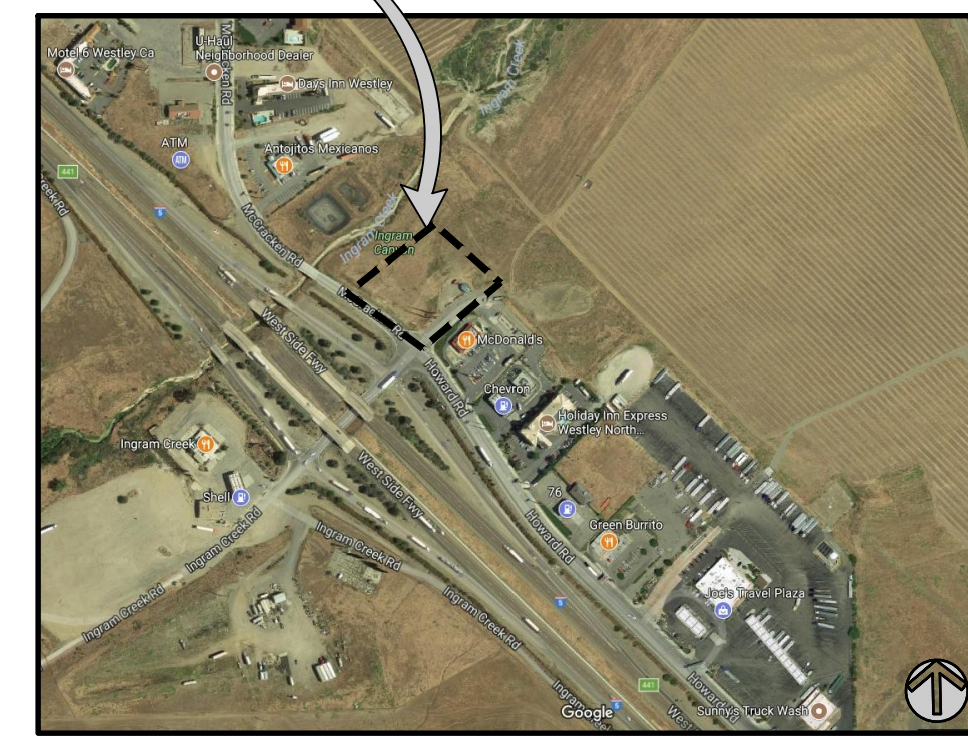
Drawn/Checked: AM / TJK

Project No.: 17-2007

Sheet Number:

LO

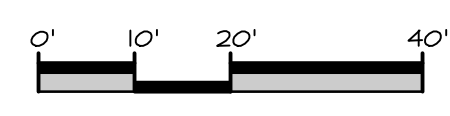
Project Location



Aerial Map

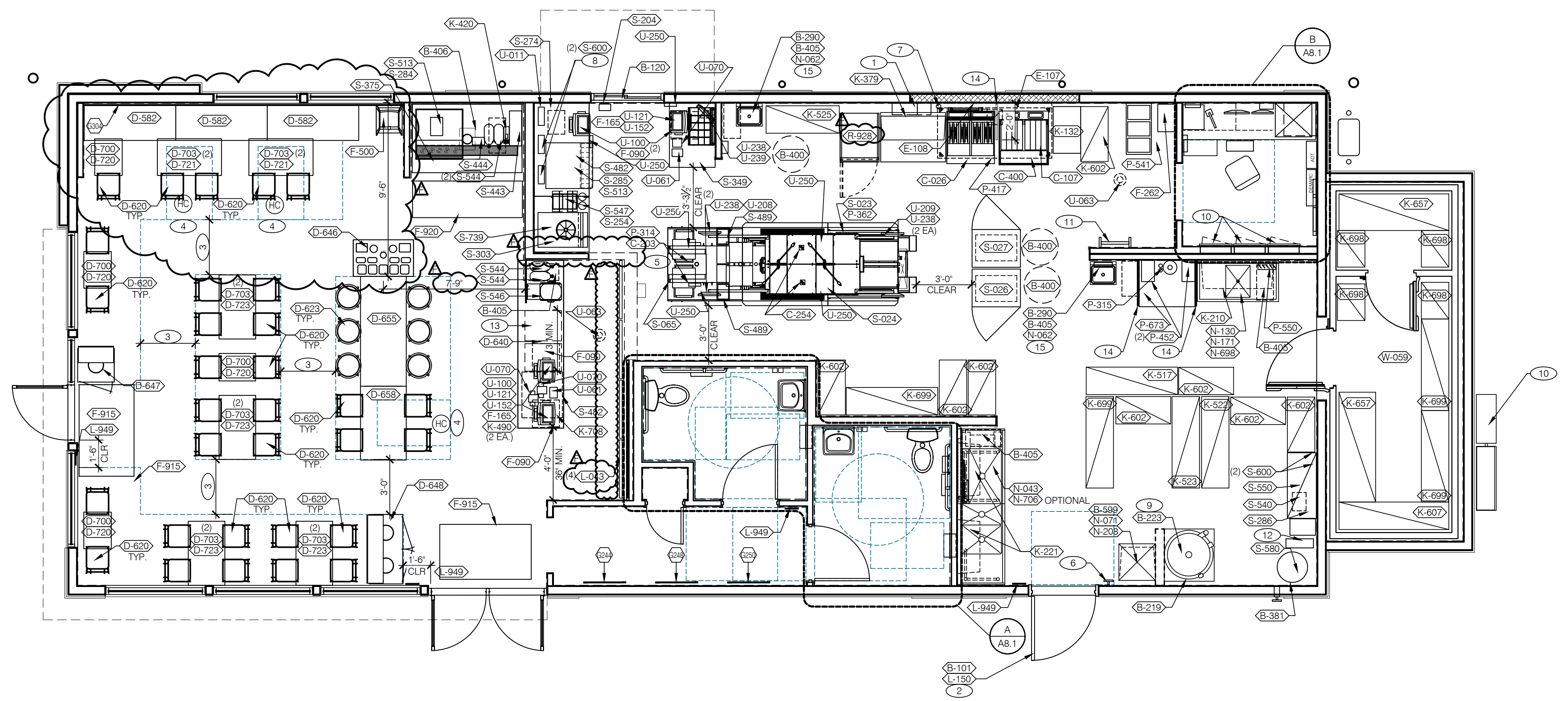


NORTH
Scale: 1" = 20'-0"



Not to scale

REMOTE DOCUMENTS ARE PROVIDED AS A CONSTRUCTION DOCUMENT. THESE DOCUMENTS ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THESE DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, OR TRANSMISSION OF THESE DOCUMENTS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS OR OMISSIONS THAT MAY OCCUR DURING CONSTRUCTION. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THIS FIRM. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THIS FIRM. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.



NTD:
 OPTIONAL: WINDOW SHADE BY ROLL-A-SHADE
 MATERIAL - E SCREEN KOOL BLACK CHARCOAL/
 CHARCOAL - 5% OPEN
 FASCIA - APPROVED IF FRANCHISEE
 REQUESTS - CLEAR ANODIZED
 CONTACT - ANDREW STRICKLIN
 951-245-5077
 ANDREW.STRICKLIN@ROLLASHADE.COM



| | | |
|---|--------------|-------|
| △ | | |
| △ | REVISION 'C' | DEC16 |
| △ | REVISION 'D' | MAR17 |
| △ | REVISION 'E' | JUN17 |
| △ | REVISION 'F' | DEC17 |
| △ | | |
| △ | | |
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| △ | | |

CONTRACT DATE: XX.XX.XX
 BUILDING TYPE: EXP. LITE MED40
 PLAN VERSION: DECEMBER 2016
 BRAND DESIGNER: XXXXX
 SITE NUMBER: XXX-XXX
 STORE NUMBER: XXXXX

TACO BELL
 123 MAIN STREET
 ANYTOWN, USA 98765



**EQUIPMENT
 AND SEATING
 PLAN**
A2.0A

| SYM. | QTY. | ITEM |
|-------|------|---|
| D-582 | 3 | PINE PLANK SETTEE BOOTHS - 60" |
| D-620 | 31 | RETRO CHAIR - 18" |
| D-623 | 6 | BARREL BARSTOOL - 29" |
| D-640 | 1 | SERVICE COUNTER & POS STATION |
| D-646 | 1 | CONDIMENT COUNTER - RECTANGLE |
| D-647 | 1 | WASTE ENCLOSURE - SINGLE |
| D-648 | 1 | WASTE ENCLOSURE - DOUBLE |
| D-655 | 1 | WB HUB TABLE - 72" |
| D-658 | 1 | WB HUB TABLE ADA - 48" |
| D-700 | 4 | 22" X 22" X 28.5"H FREE STANDING TABLE BASE |

| SYM. | QTY. | ITEM |
|-------|-------|--|
| D-703 | 12 | 22" X 5.5" X 28.5"H FREE STANDING TABLE BASE |
| D-720 | 4 | 24" X 19" TABLE TOP - PLYWOOD |
| D-721 | 2 | 24" X 42" ADA TABLE TOP - PLYWOOD |
| D-723 | 4 | 24" X 42" TABLE TOP - PLYWOOD |
| D-750 | TBD * | WINDOW SILL |
| D-753 | TBD * | WAINSCOTING |
| D-755 | TBD * | CHAIRRAIL |

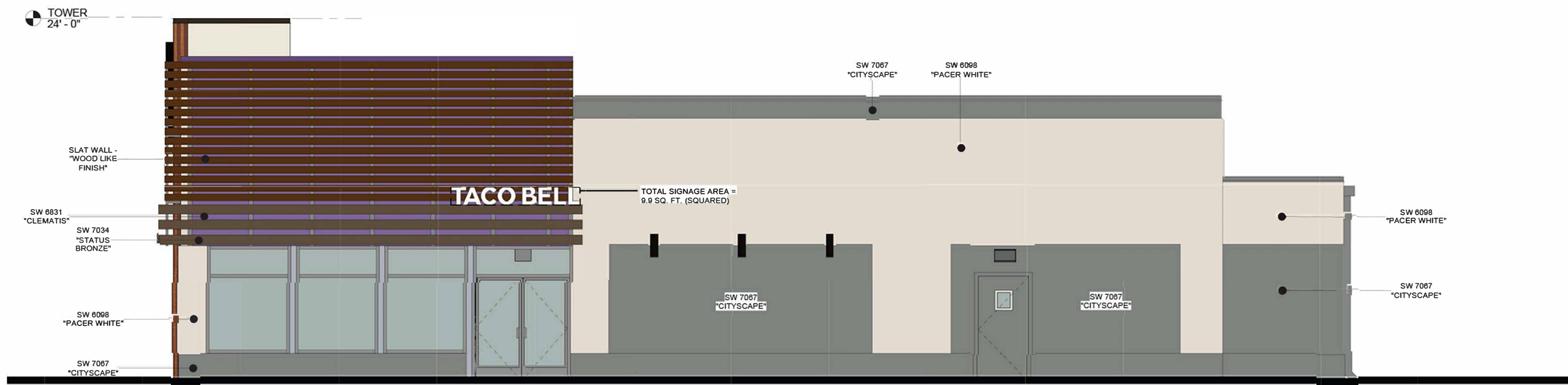
* CONSULTANT TO PROVIDE LINEAR FOOTAGE FOR SILLS, CHAIR RAILS AND SHROUDS.

| (X) | QTY. | ITEM | REMARKS |
|-------|------|-------------------------|-----------------------|
| B-290 | 1 | EMOJIS, 28"X40" | SEE A8.0 FOR LOCATION |
| B-405 | 1 | LINEAR SAUCES, 28"X40" | SEE A8.0 FOR LOCATION |
| C-254 | 1 | CONCRETE, 28"X40" | SEE A8.0 FOR LOCATION |
| K-602 | 1 | LINEAR SAUCES WALLPAPER | SEE A8.0 FOR LOCATION |

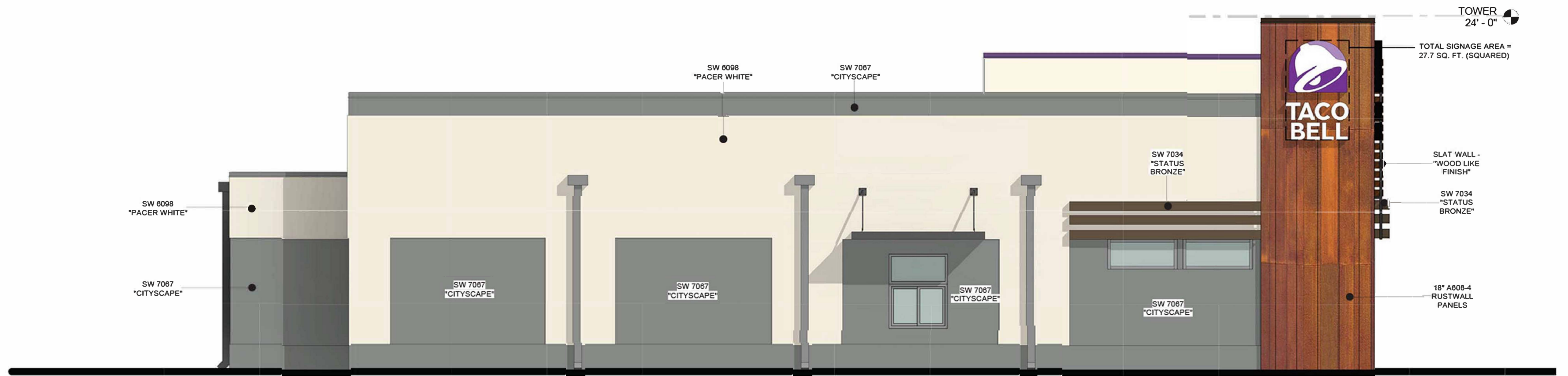
DECOR
 1. REFER TO SC SHEETS FOR SCOPE OF WORK RESPONSIBILITIES.
 2. (H) - SYMBOL DENOTES A HIGH TABLE OR DINING COUNTER WITH STOOLS.
 3. (HC) - SYMBOL DENOTES A HANDICAP ACCESSIBLE TABLE.

| STORAGE TYPE | LINEAR FT. |
|----------------|------------|
| DRY STORAGE | 53 |
| COLD STORAGE | 25 |
| FROZEN STORAGE | 10 |

- 1 HOOD FIRE SUPPRESSION SYSTEM (ANSUL R-102 OR EQUAL).
- 2 SEE SHEET A1.1 FOR SECURITY DOOR PACKAGE.
- 3 MAINTAIN 36" MIN CLEAR ACCESSIBLE AISLE EGRESS PATHS TO EXIT DOORS, 32" AT DOORMATS AND CASSED OPENINGS. (42" AISLE REQUIRED WHEN AISLE SERVES MORE THAN 50 SEATS)
- 4 30" x 48" CLEAR FLOOR SPACE FOR HANDICAP ACCESS.
- 5 ALERT LIGHT BOX FOR 3-COMP POWER SOAK.
- 6 PULL STATION @ 3'-8" A.F.F.
- 7 GAS LINE DOWN TO EQUIPMENT.
- 8 COORDINATE LOCATION OF HORIZ PVC SYRUP CHASE THRU WALL TO COUNTER.
- 9 6" HIGH WATER HEATER PLATFORM.
- 10 SWITCHGEAR / ELECTRIC PANELS.
- 11 ROOF LADDER, SEE DETAIL 4 & 7/A6.0.
- 12 8' LADDER.
- 13 SAFE.
- 14 SPLASH GUARD SEE 9/A6.3.
- 15 AUTOMATIC HAND SOAP AND SANITIZER DISPENSERS PROVIDED BY ECOLAB.



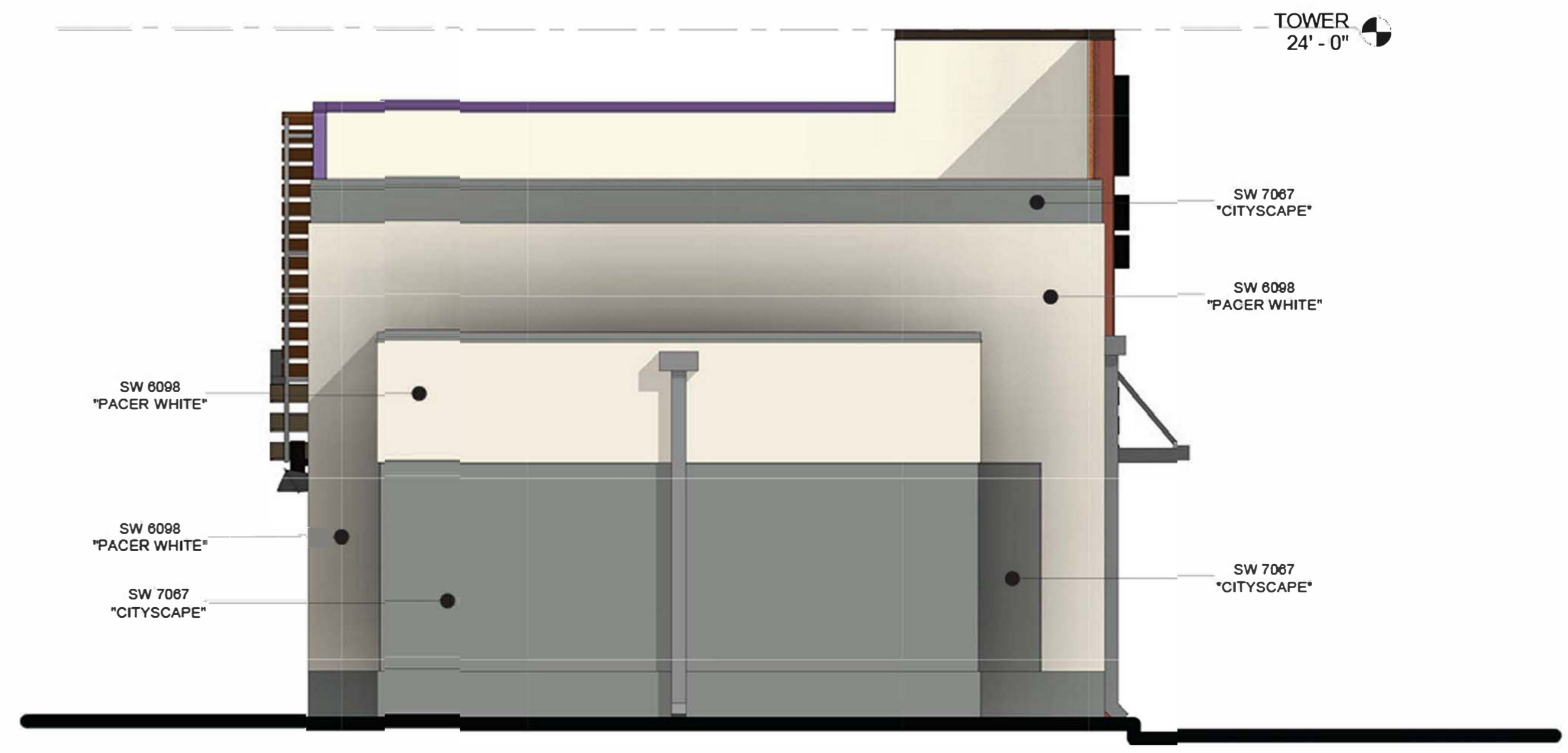
EAST ELEVATION SC: 1/4" = 1'-0" 3



WEST ELEVATION - DRIVE THRU SIDE SC: 1/4"=1'-0" 2

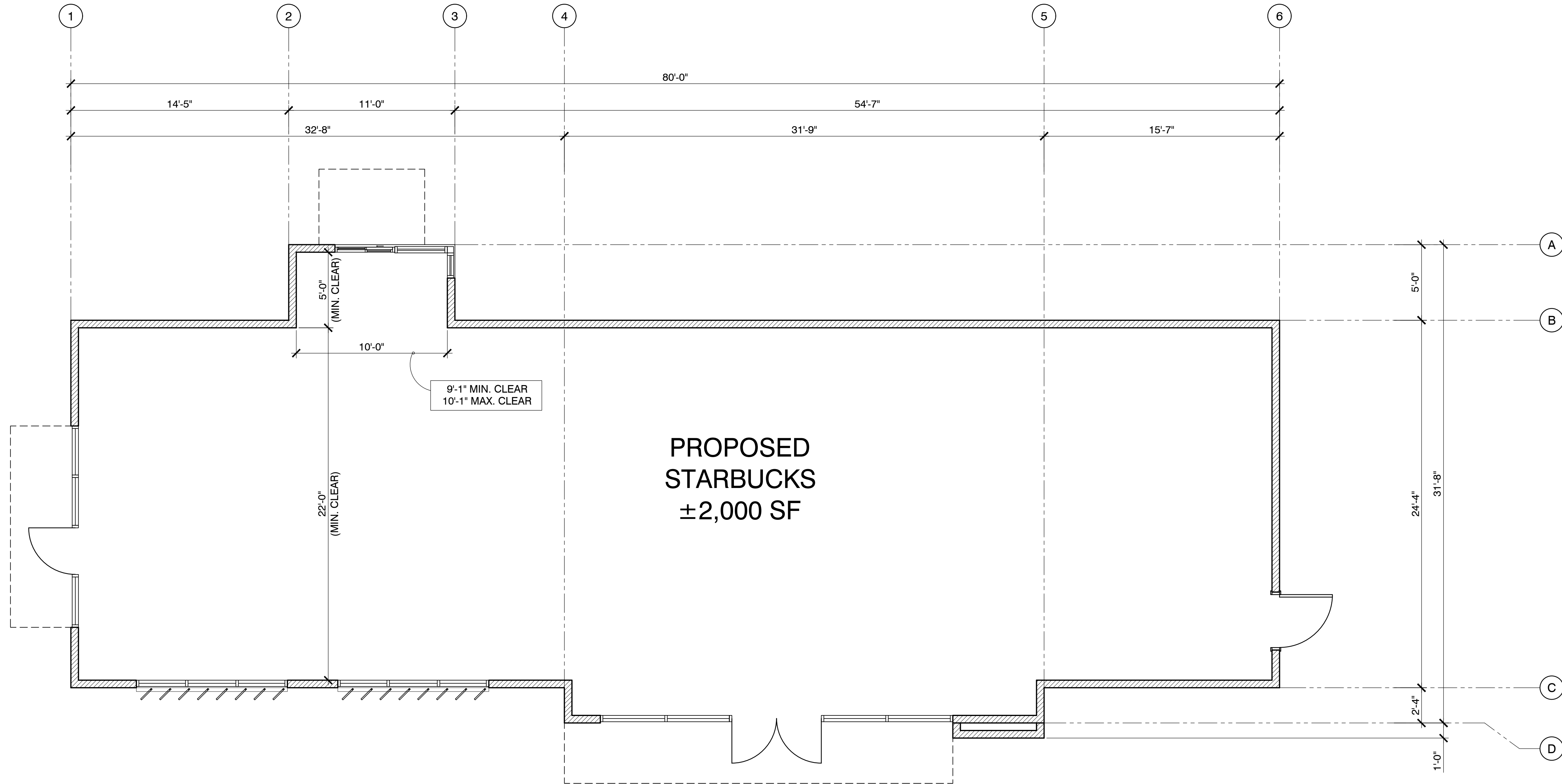


SOUTH ELEVATION - FRONT SC: 1/4"=1'-0" 9



NORTH ELEVATION - REAR SC: 1/4"=1'-0" 1

EXTERIOR ELEVATIONS

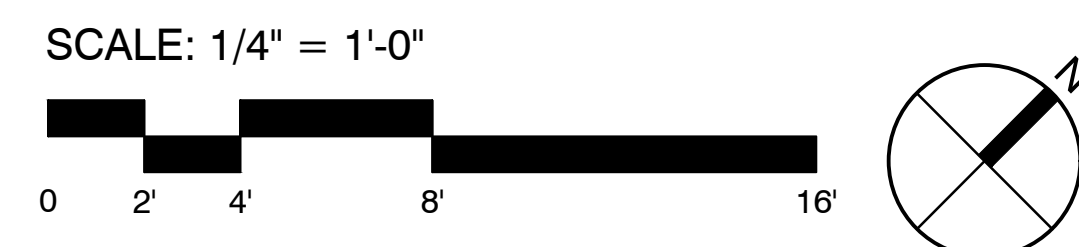


DATE: 11/21/2017
MCG JOB #: 17.513.01

| DATE | REVISIONS |
|------|-----------|
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FLOOR PLAN

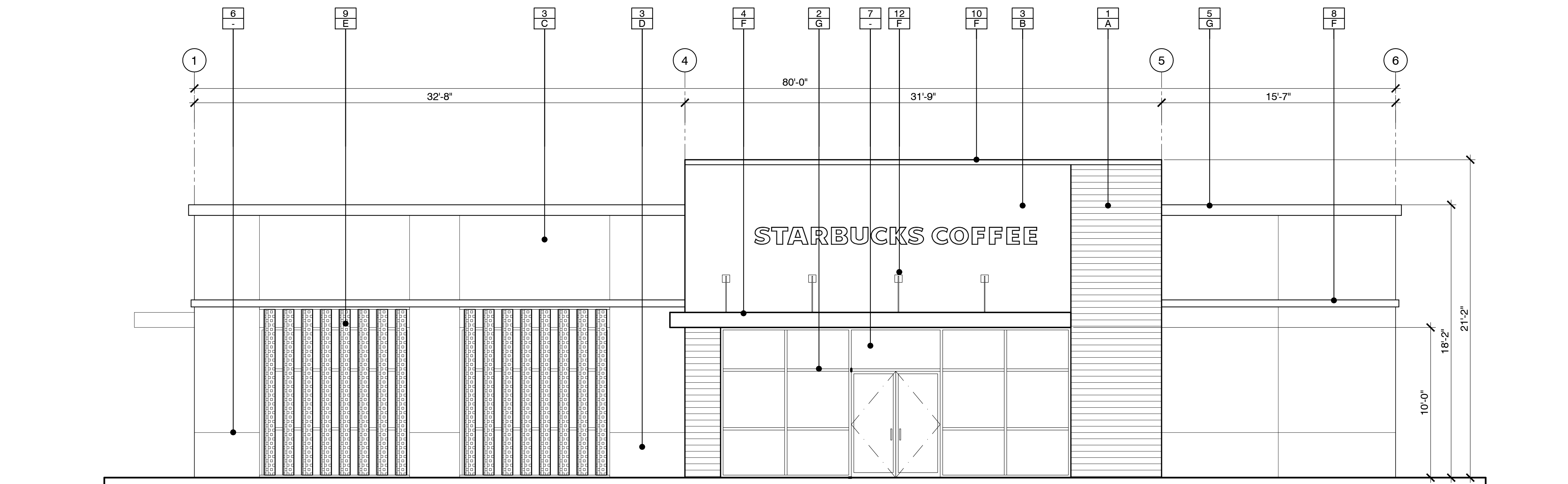


INGRAM CREEK & I-5

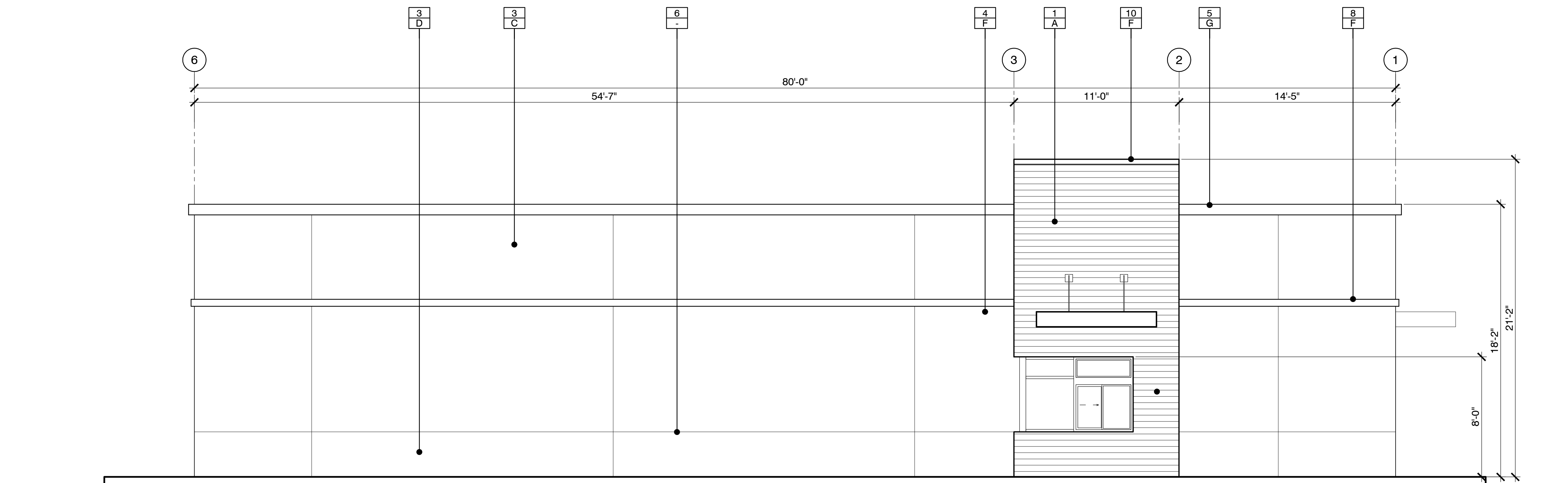
INGRAM CREEK RD.
WESTLEY, CA 95387

111 Pacifica, Suite 280
Irvine, California 92618
☎ 949.553.1117 ☎ 949.474.7056
mcgarchitecture.com





SOUTH ELEVATION



NORTH ELEVATION

FINISHES

- A COMPOSITE WOOD CLADDING
BY: TO BE CONFIRMED
- B SW7675 "SEALSKIN"
BY: SHERWIN WILLIAMS PAINT
- C SW7000 "IBIS WHITE"
BY: SHERWIN WILLIAMS PAINT
- D SW6072 "VERSATILE GRAY"
BY: SHERWIN WILLIAMS PAINT
- E SW6622 "HEALTHY ORANGE"
BY: SHERWIN WILLIAMS PAINT
- F SW6258 "TRICORN BLACK"
BY: SHERWIN WILLIAMS PAINT
- G SW7071 "GRAY SCREEN"
BY: SHERWIN WILLIAMS PAINT

MATERIALS

- 1 COMPOSITE WOOD CLADDING
- 2 ALUMINUM STOREFRONT SYSTEM
- 3 EXTERIOR PLASTER FINISH
- 4 METAL CANOPY
- 5 FOAM TRIM/CORNICE
- 6 REVEAL LINES, TYP
- 7 CLEAR GLASS STOREFRONT
- 8 FOAM TRIM / SURROUND
- 9 PERFORATED METAL LOUVERS
- 10 METAL COPING
- 11 METAL DOOR DOOR & FRAMING,
PAINT TO MATCH ADJACENT WALL
- 12 CANOPY BRACKETS

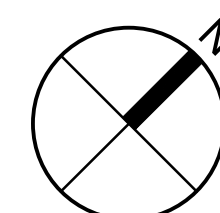
DATE: 11/21/2017
MCG JOB #: 17.513.01

| DATE | REVISIONS |
|------|-----------|
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ELEVATIONS

SCALE: 1/4" = 1'-0"

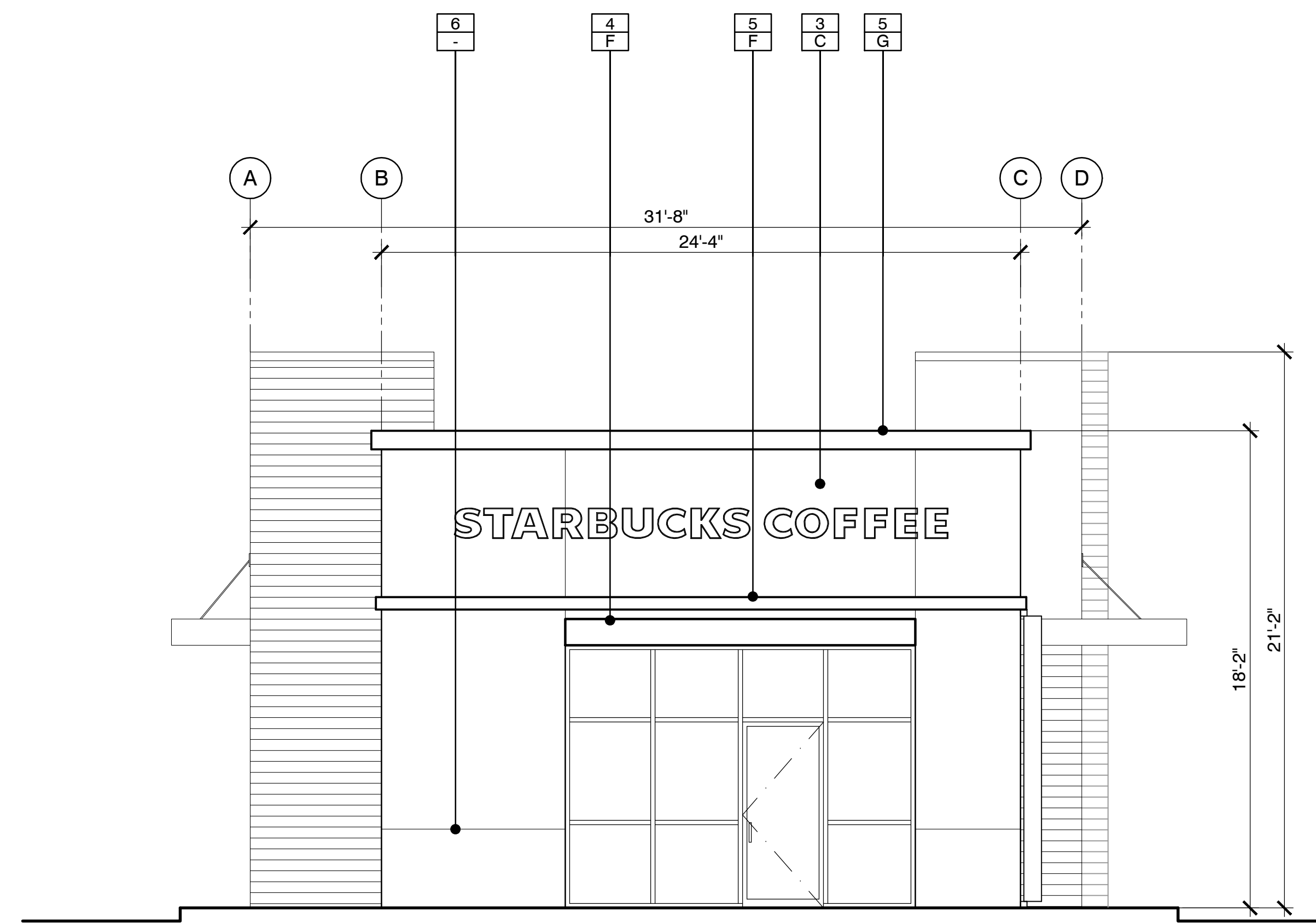


INGRAM CREEK & I-5

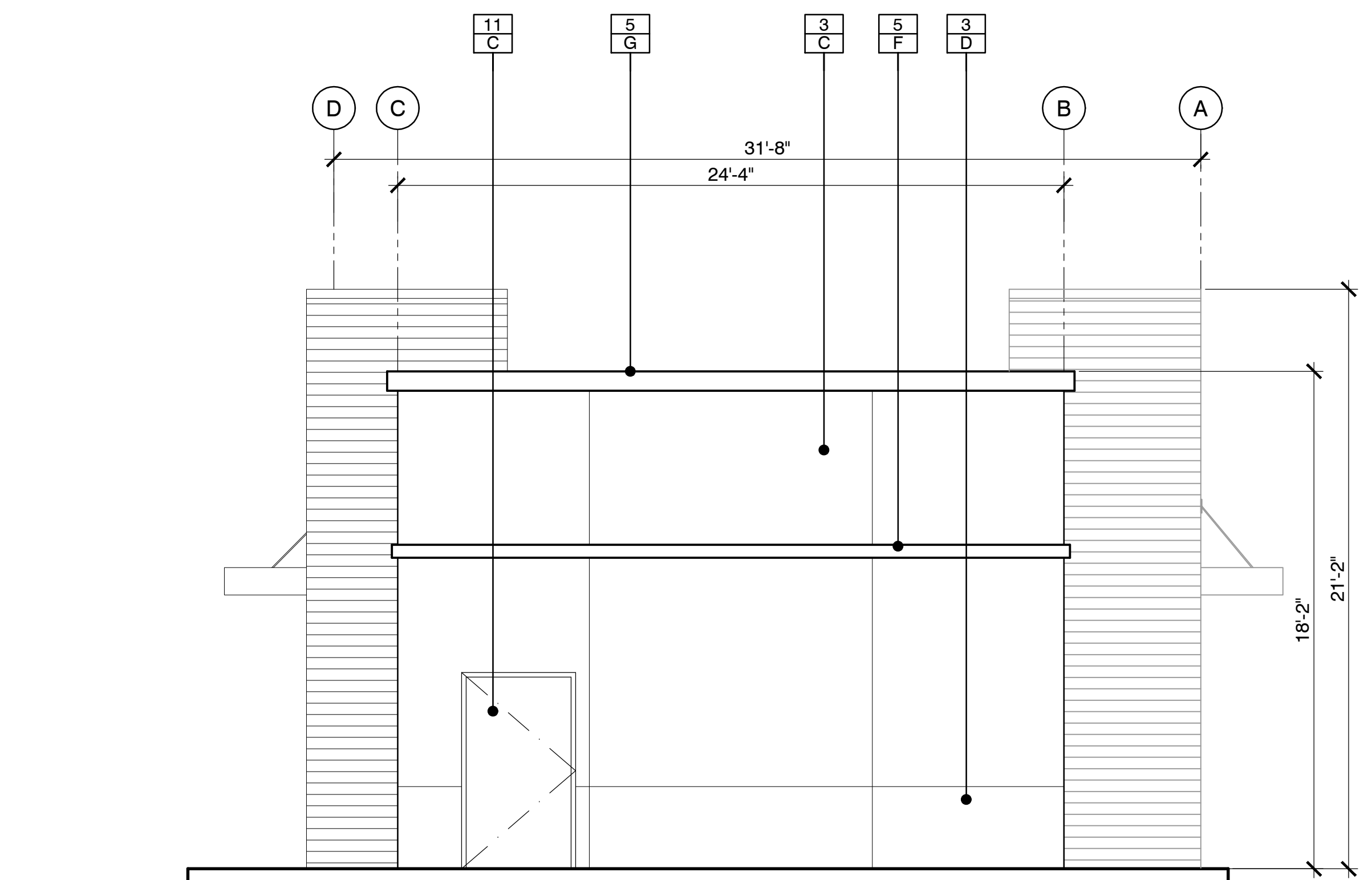
INGRAM CREEK RD.
WESTLEY, CA 95387

111 Pacifica, Suite 280
Irvine, California 92618
949.553.1117 949.474.7056
mcgarchitecture.com





WEST ELEVATION



EAST ELEVATION

FINISHES

- A COMPOSITE WOOD CLADDING
BY: TO BE CONFIRMED
- B SW7675 "SEALSKIN"
BY: SHERWIN WILLIAMS PAINT
- C SW7000 "IBIS WHITE"
BY: SHERWIN WILLIAMS PAINT
- D SW6072 "VERSATILE GRAY"
BY: SHERWIN WILLIAMS PAINT
- E SW6622 "HEALTHY ORANGE"
BY: SHERWIN WILLIAMS PAINT
- F SW6258 "TRICORN BLACK"
BY: SHERWIN WILLIAMS PAINT
- G SW7071 "GRAY SCREEN"
BY: SHERWIN WILLIAMS PAINT

MATERIALS

- 1 COMPOSITE WOOD CLADDING
- 2 ALUMINUM STOREFRONT SYSTEM
- 3 EXTERIOR PLASTER FINISH
- 4 METAL CANOPY
- 5 FOAM TRIM/CORNICE
- 6 REVEAL LINES, TYP
- 7 CLEAR GLASS STOREFRONT
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- 10 METAL COPING
- 11 METAL DOOR DOOR & FRAMING,
PAINT TO MATCH ADJACENT WALL
- 12 CANOPY BRACKETS

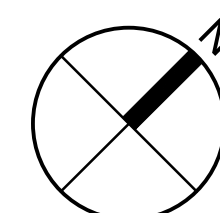
DATE: 11/21/2017
MCG JOB #: 17.513.01

| DATE | REVISIONS |
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ELEVATIONS

SCALE: 1/4" = 1'-0"



INGRAM CREEK & I-5

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Irvine, California 92618
T 949.553.1117 F 949.474.7056
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SM



APPLICATION QUESTIONNAIRE

PLN 2017-0144

| | | | | | | | | | | | |
|--|--|--|--|--|-------------------------------------|------------------------------------|-----------------------------------|--|---|--------------------------------------|---|
| <p><u>Please Check all applicable boxes</u> APPLICATION FOR: <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; padding: 2px;"><input type="checkbox"/> General Plan Amendment</td> <td style="width: 50%; padding: 2px;"><input type="checkbox"/> Subdivision Map</td> </tr> <tr> <td style="padding: 2px;"><input checked="" type="checkbox"/> Rezone</td> <td style="padding: 2px;"><input checked="" type="checkbox"/> Parcel Map</td> </tr> <tr> <td style="padding: 2px;"><input type="checkbox"/> Use Permit</td> <td style="padding: 2px;"><input type="checkbox"/> Exception</td> </tr> <tr> <td style="padding: 2px;"><input type="checkbox"/> Variance</td> <td style="padding: 2px;"><input type="checkbox"/> Williamson Act Cancellation</td> </tr> <tr> <td style="padding: 2px;"><input type="checkbox"/> Historic Site Permit</td> <td style="padding: 2px;"><input type="checkbox"/> Other _____</td> </tr> </table> | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map | <input checked="" type="checkbox"/> Rezone | <input checked="" 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 _____ | <p>PLANNING STAFF USE ONLY:</p> <p>Application No(s): <u>PLN 2017-0144</u></p> <p>Date: <u>12/21/2017</u></p> <p>S <u>36</u> T <u>4</u> R <u>6</u></p> <p>GP Designation: <u>IND, HCPD</u></p> <p>Zoning: <u>A-2-40, HCPD136</u></p> <p>Fee: <u>\$4619</u></p> <p>Receipt No. <u>108683</u></p> <p>Received By: <u>DH</u></p> <p>Notes: <u>4:25 PM</u></p> |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map | | | | | | | | | | |
| <input checked="" type="checkbox"/> Rezone | <input checked="" 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 _____ | | | | | | | | | | |

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).*

Currently the property is open undeveloped. Proposed improvements will serve Starbucks and Taco Bell building
 with parking area and Truck parking stalls with two access driveways on Ingram Creek Road and McCracken Road

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 _____ Portion of: _____ Page _____ Parcel _____
016 042 026

Additional parcel numbers: _____
Project Site Address _____
or Physical Location: Howard Road and Ingram Creek Road, Westley CA 95387

Property Area: Acres: 7.42 or Square feet: _____

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

The land is not developed and is open

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)

Zoned PD-104 in 1984 and PD-136 in 1986, currently both are expired

Existing General Plan & Zoning: General Plan is unidentified, zoned A-2-40

Proposed General Plan & Zoning: Highway Commercial, Plan Development
(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: Planned Development PD-104, Commercial

West: Planned Development PD-104, Commercial

North: Agricultural AG-40, A-2_40

South: Agricultural AG-10, A-2-10, Restaurant and Gas Station, south of the Highway

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: None _____

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.) To be determined by future design
improvements by the engineer

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: 0 Sq. Ft. Landscaped Area: 0 Sq. Ft.

Proposed Building Coverage: 4079 Sq. Ft. Paved Surface Area: Unknown Sq. Ft.

BUILDING CHARACTERISTICS:

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

Starbucks = 2000 sq. ft.; Taco Bell = 2079 sq. ft.

Number of floors for each building: One

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

21'-6"

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

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

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*: On-Site

Telephone: _____ Gas/Propane: PG&E

Water**: On-Site Irrigation: N/A

***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:)

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

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

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

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

AFFORDABLE HOUSING/SENIOR:

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

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

Total No. Lots: _____ Total Dwelling Units: _____ Total Acreage: _____

Net Density per Acre: _____ Gross Density per Acre: _____

| <i>(complete if applicable)</i> | Single Family | Two Family Duplex | Multi-Family Apartments | Multi-Family Condominium/Townhouse |
|---------------------------------|---------------|-------------------|-------------------------|------------------------------------|
| Number of Units: | _____ | _____ | _____ | _____ |
| Acreage: | _____ | _____ | _____ | _____ |

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): Proposed buildings area as follows:

Starbucks = 2000 sq. ft.; Taco Bell = 2079 sq. ft.

Type of use(s): Restaurant with Drive Thru - 2 buildings

Days and hours of operation: 24 hours per restaurant

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: open except major holidays

Occupancy/capacity of building: retail/restaurant

Number of employees: (Maximum Shift): 12 (Minimum Shift): 6

Estimated number of daily customers/visitors on site at peak time: 100 per restaurant

Other occupants: _____

Estimated number of truck deliveries/loadings per day: 1

Estimated hours of truck deliveries/loadings per day: 1

Estimated percentage of traffic to be generated by trucks: <1%

Estimated number of railroad deliveries/loadings per day: 0

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)

Howard 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) Possible French Drain System On-Site

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)

Statement of Compliance

The proposed project is to rezone a total of 1.50 acres for the area that is a portion of Parcel E as shown on Book 41 of Parcel Maps, Page 66, to a PD zone at this stage the proposed Parcel A of 1.50 acres will be developed for a commercial site to include a Starbucks and Taco Bell restaurants, the Northerly line of Parcel A is Southerly of the Southerly line of the land of Remainder of Aprn. 016-042-026 by 216.5 feet which is more than 150.00 feet as required by Buffer Design Standards for new use in Appendix "A" of Stanislaus County Buffer and Setback Guidelines, further the proposed Site Planed has screened side of the Westerly, Easterly and the Southerly lines.

For the above information stated above it is believed that the proposed site follows Stanislaus County requirements.

Development Schedule

The owner and or the developer is intending to complete the site of 1.50 acres within one (1) year from the approval of and recording the parcel map, the date of recording of the Parcel map is projected to be by the August of 2018, therefore it is planned to the site for business on August 2019.



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: October 19, 2017

CCaIC File #: 10478N

Project: Rezone and Parcel Map
Application for portion of APN
016-042-026 (parcels A & B)
near Westley, CA

Kaiser Shahbaz, Senior Land Surveyor
VVH Consulting Engineers
430 10th St.
Modesto, CA 95354

Email: kshahbaz@vvhce.com

Dear Mr. Shahbaz,

We have conducted a 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 National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), *California Inventory of Historic Resources* (DPR 1976), the *California Historical Landmarks* (1990), and the California Points of Historical Interest listing (May 1992 and updates), the Directory of Properties in the Historic Property Data File (HPDF) and the Archaeological Determinations of Eligibility (ADOE) (Office of Historic Preservation current computer lists dated 3-20-2014 and 4-05-2012, respectively), the *Survey of Surveys* (1989), GLO Plats and other historic maps on file for the area, and other pertinent historic data available at the CCIC for each specific county.

The following details the results of the records search:

Prehistoric or historic resources within the project area:

No prehistoric or historic archaeological resources or historic properties have been reported to the CCaIC. However, this does not rule out their presence in this area.

Prehistoric or historic resources within the immediate vicinity of the project area:

No prehistoric or historic archaeological resources or historic properties have been reported to the CCaIC. However, this does not rule out their presence in this area.

Resources that are known to have value to local cultural groups:

None have been formally reported to the Information Center.

Previous investigations within the project area:

No cultural resource studies have been reported to the CCaIC for Parcel A.

Regarding Parcel B: Three cultural resource studies are on file regarding a narrow field survey corridor for a pipeline project. Survey was conducted either along both sides of the pipeline route, or only on the north/east side of it. This survey corridor would have been along the north/east boundary of the parcel:

Moratto, M. et al. (INFOTECH Research, Inc. and BioSystems Analysis, Inc.)

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. CCIC Report ST-00621*

Canaday, T., M. Ostrogorsky, and M. Hess (INFOTECH Research, Inc.)

1992 *Archaeological Survey of Right-of-Way Corridor and Extra Work Spaces Construction Spread 5B, California; PGT-PG&E Pipeline Expansion Project, California. CCIC Report ST-01846*

Moratto, M., R. Pettigrew, B. Price, L. Ross, and R. Schalk (INFOTECH Research, Inc. and BioSystems Analysis, Inc.)

1994 *Archaeological Investigations PGT-PG&E Pipeline Expansion Project, Idaho, Oregon, and California, Volumes 1-V (1994-1995). CCIC Report ST-02753*

Previous investigations within the immediate vicinity of the project area:

No others have been reported to the CCaIC.

Recommendations/Comments:

Based on existing data in our files the project area has a moderate to high sensitivity for the possible discovery of prehistoric resources, due to the presence of Ingram Creek in the project area. Sensitivity on the *surface* may be less due to the impacts of road and highway construction, and pipeline construction; but sensitivity will be higher *under the surface*. Possible features that may be encountered in the vicinity of natural water sources include (but are not limited to) lithic tools and tool-production flakes, milling stations, baked clay, "kitchen midden" soils, hearths and pits, and even human burials. Survey by a qualified historical resources consultant is recommended prior to implementation of the project or issuance of any discretionary permit. We also recommend, in addition to survey: either archaeological monitoring during excavation and trenching on both parcels, or archaeological test auguring prior to it.

The Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

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. 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.

We advise you that in accordance with State law, if any historical resources are discovered during project-related activities, all work is to stop and the lead agency and a qualified professional are to be consulted to determine the importance and appropriate treatment of the find. If Native American remains are found the County Coroner and the Native American Heritage Commission, Sacramento (916-373-3710) are to be notified immediately for recommended procedures.

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 two copies of any records that document historical resources found as a result of field work. If the consultant wishes to obtain copies of materials not included with this records search reply, additional copy or records search fees may apply.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the 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 using the California Historical Resources Information System (CHRIS). Please let us know when we can be of further service. Please sign and return the attached Access Agreement Short Form.

Note: Billing (\$150.00) will be transmitted separately via email from our Financial Services Office (lamarroquin@csustan.edu or MSR270@csustan.edu), payable within 60 days of receipt of the invoice.

Sincerely,



R. L. Hards, Assistant Research Technician
Central California Information Center
California Historical Resources Information System

*Invoice to: Laurie Marroquin lamarroquin@csustan.edu, Financial Services



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California Historical Resources Information System

ACCESS AGREEMENT SHORT FORM

Number: 10478N

I, the undersigned, have been granted access to historical resources information on file at the **Central California Information Center** of the California Historical Resources Information System

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name _____ Date _____

Signature _____

Affiliation _____

Address: City/State/Zip _____

Billing Address (if different from above) _____

Telephone _____ Fax _____ Email _____

Purpose of Access _____

Reference (project name or number, title of study, and street address if applicable)

County, Township/Range/Section or UTM's _____

USGS 7.5' Quad _____