



Referral Early Consultation

Date: September 19, 2024
To: Distribution List (See Attachment A)
From: Teresa McDonald, Associate Planner
 Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2021-0082 – VALLEY MX PARK
Respond By: October 7, 2024

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Laura Catrina
Project Location: 16642 Hickory Avenue, between Fig Avenue and Pomelo Avenue, in the Patterson area.
APN: 048-012-004, and 048-012-006
Williamson Act Contract: N/A
General Plan: Agriculture
Current Zoning: General Agriculture (A-2-40)

Project Description: Request to establish a motocross and separate mountain bike track and recreational vehicle campground on an 85.25± acre parcel in the General Agriculture (A-2-40) zoning district. The request also includes construction of a 500 square-foot gate house, 1,000 square-foot amplified announcement booth, 2,500 square-foot maintenance/office building, and a 900 square-foot bar and grill on Assessor Parcel Number (APN) 048-012-004. Other proposed improvements include gravel drive aisles, gravel parking lot with 579 spaces, 110 graveled recreational vehicle spaces without sewer or water hook ups, 21 light poles adjacent to a portion of the northern, southern, and entirely of the western property lines, and fencing along the perimeter of APN 048-012-004. The proposed hours of operation for the campground are Thursdays through Mondays. The motocross and mountain bike track will have events on Thursday through Mondays from 7:00 a.m. to 9:00 p.m. A maximum of 15 weekends (Thursday through Monday) events are expected per-

year. The track may be open other days during the week for practices. A total of 750 people consisting of spectators and participants combined are expected on-site at peak times. The project site is proposed to be served by private well and septic system. Portable restrooms are proposed for use by the campers, spectators, and participants. The project is proposing to take access from Hickory Avenue.

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



USE PERMIT APPLICATION NO. PLN2021-0082 – VALLEY MX PARK
Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
X	CA STATE LANDS COMMISSION		STAN CO ERC
X	CA DEPT OF WATER RESOURCES	X	STAN CO FARM BUREAU
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: WEST STANISLAUS	X	STAN CO SUPERVISOR DIST 5: C. CONDIT
X	GSA: NORTHWESTERN DELTA- MENDOTA	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:		StanCOG
X	IRRIGATION DIST: PATTERSON	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TWIN OAKS	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:		INTERESTED PARTIES
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
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

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

FROM: _____

SUBJECT: USE PERMIT APPLICATION NO. PLN2021-0082 – VALLEY MX PARK

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- _____ Will not have a significant effect on the environment.
- _____ May have a significant effect on the environment.
- _____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:






Name Title Date

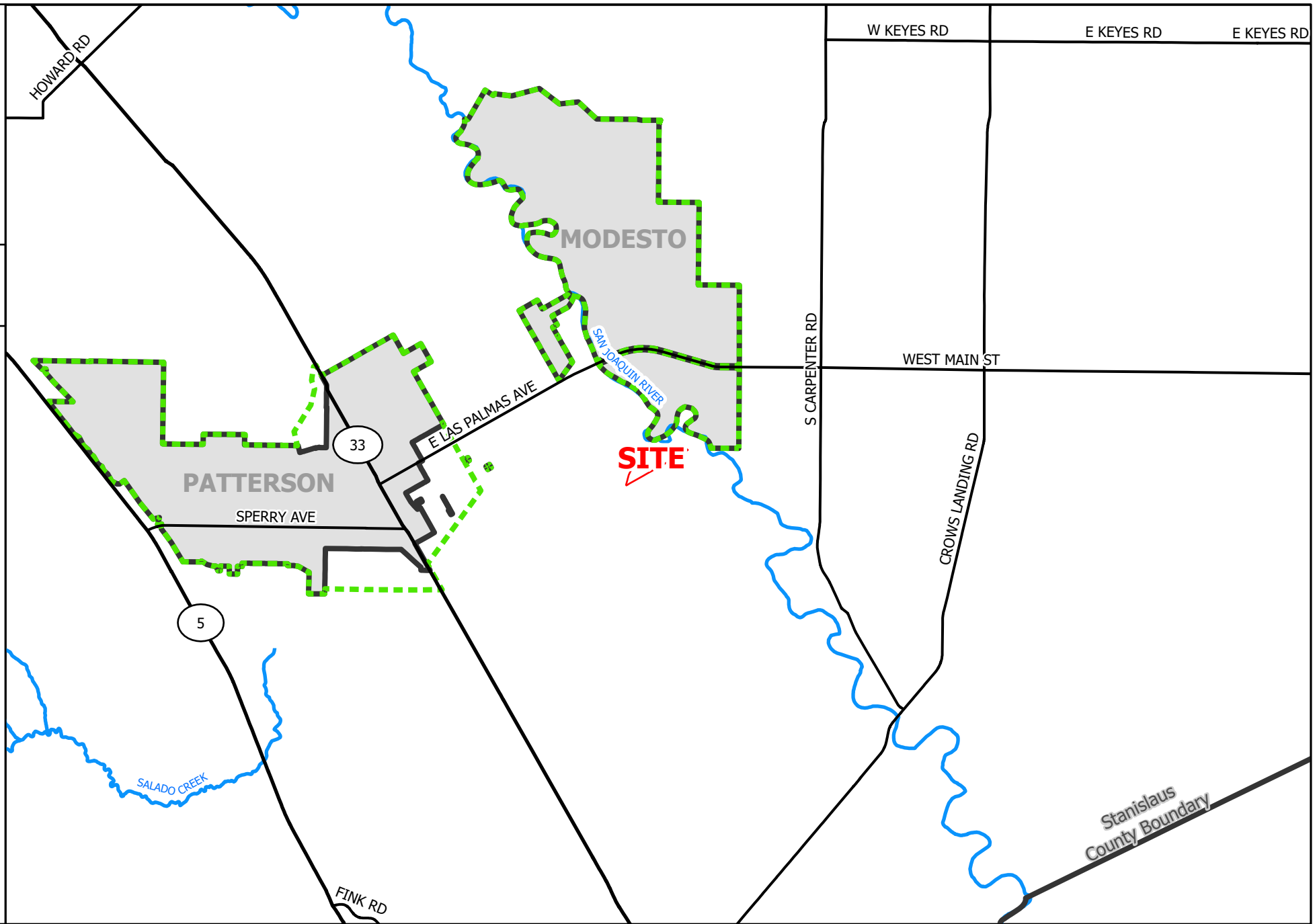
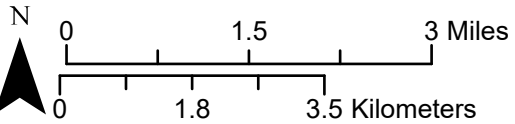
VALLEY MX PARK

UP PLN2021-0082

AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Highway
-  Major Road
-  River










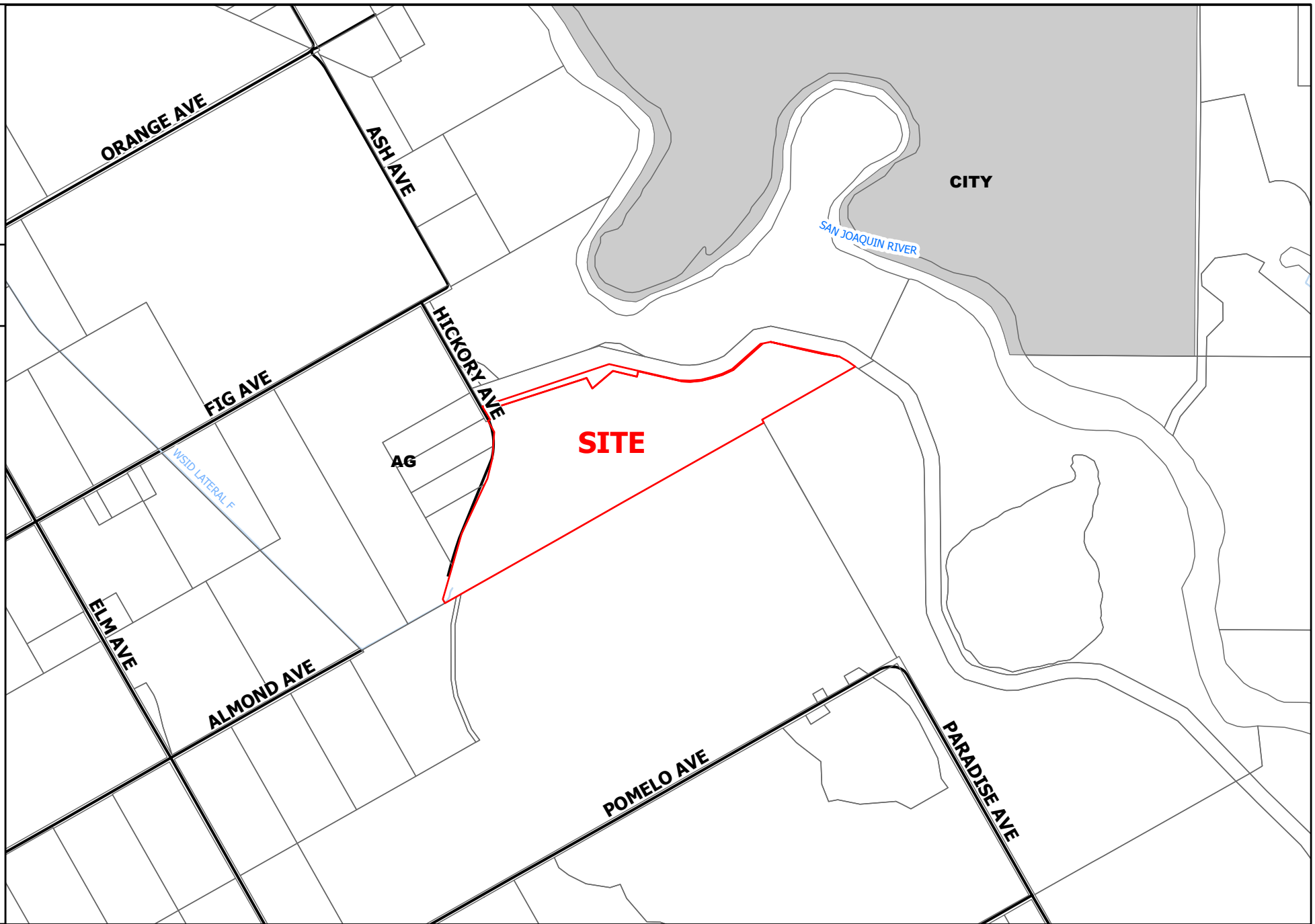
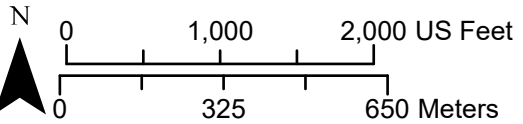
VALLEY MX PARK

UP PLN2021-0082

GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Street
-  River
-  Canal
-  Agriculture
-  City











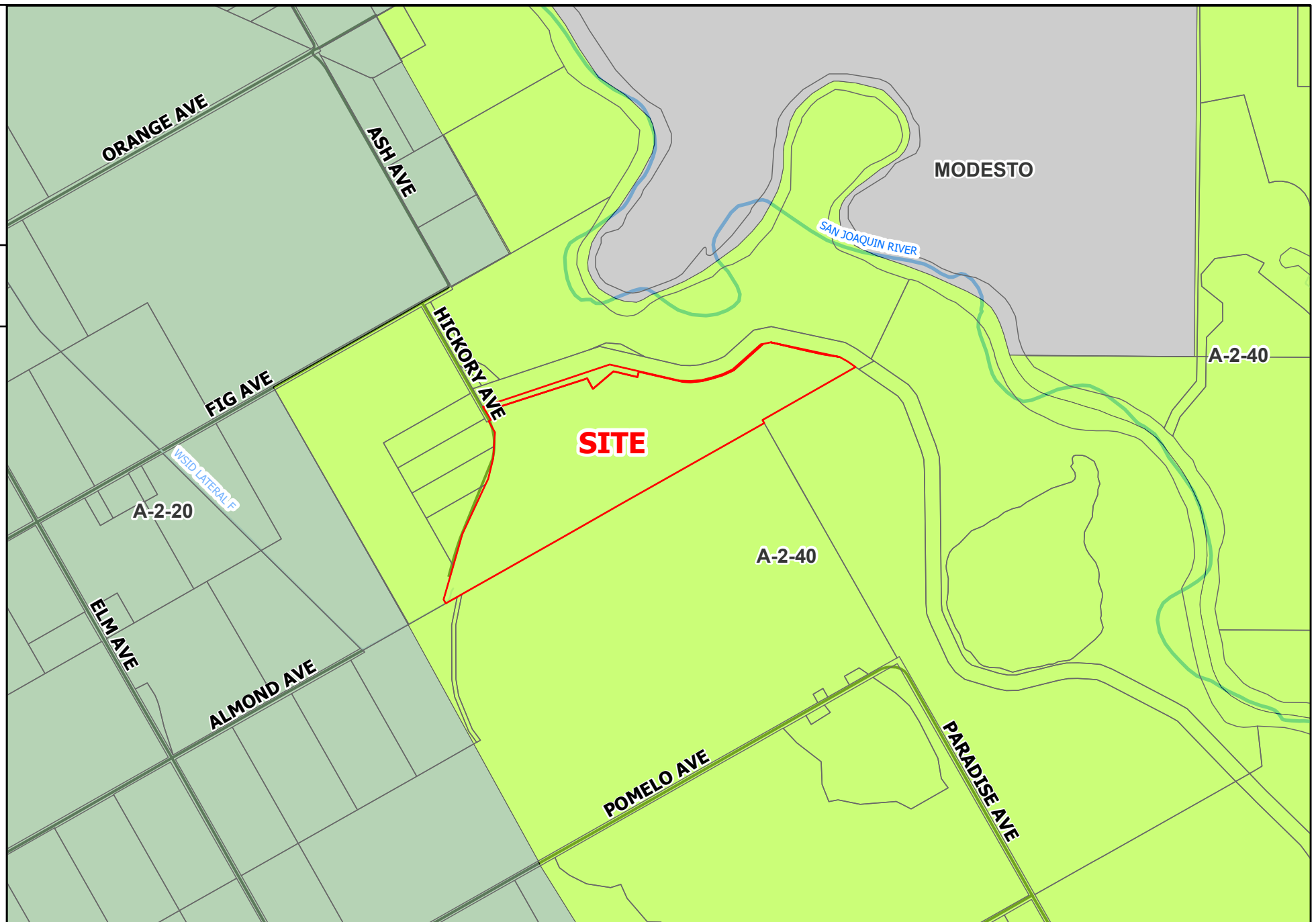
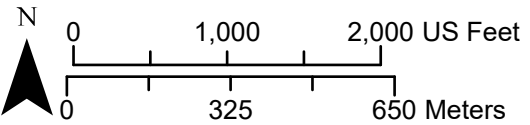
VALLEY MX PARK

UP PLN2021-0082

ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Street
-  River
-  Canal
-  General Agriculture 20 Acre
-  General Agriculture 40 Acre
-  City








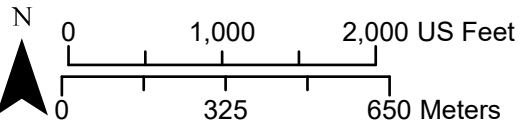
VALLEY MX PARK

UP
PLN2021-0082

2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel
-  Street
-  River
-  Canal








VALLEY MX PARK

UP
PLN2021-0082

2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel
-  Street
-  River
-  Canal



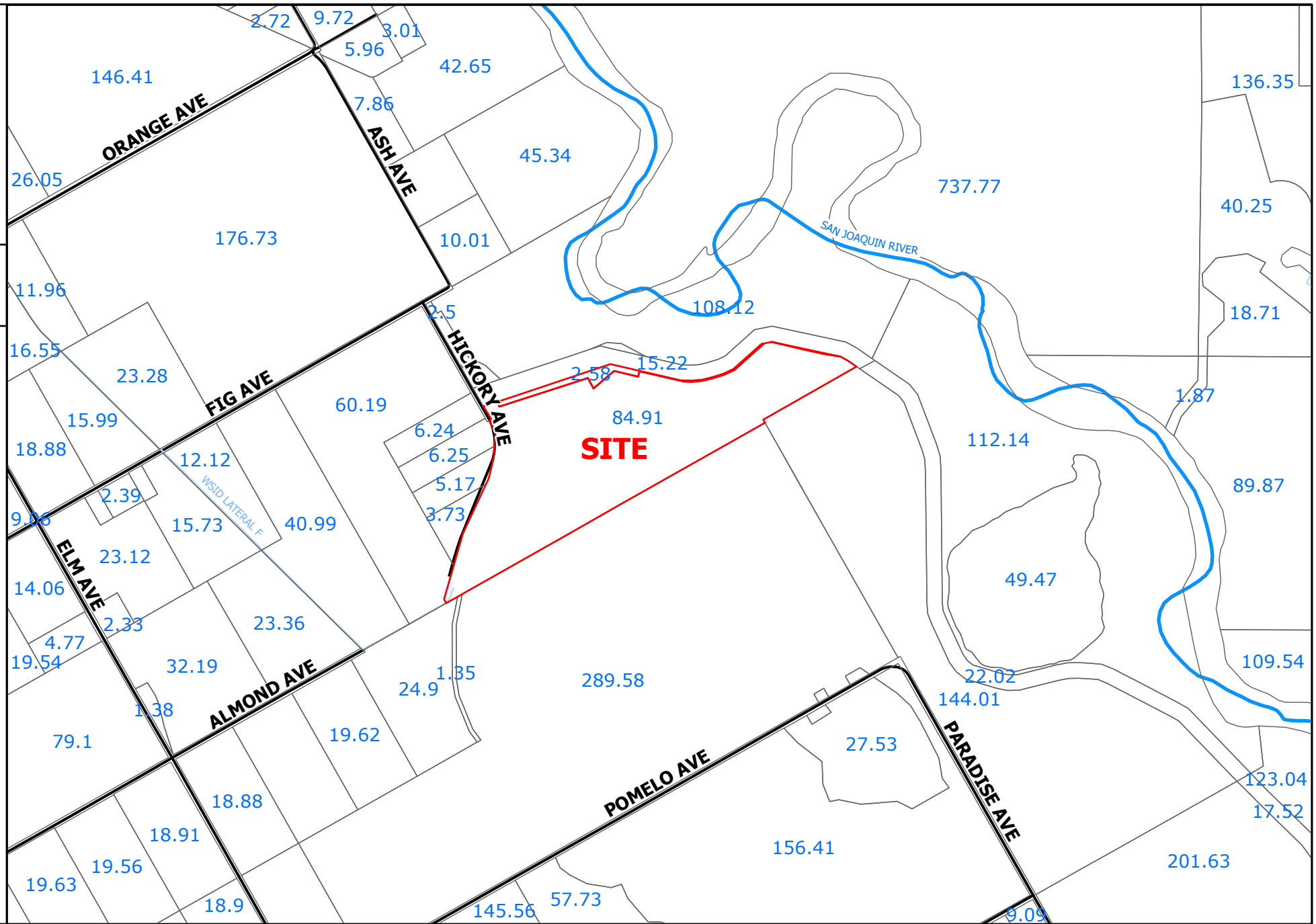
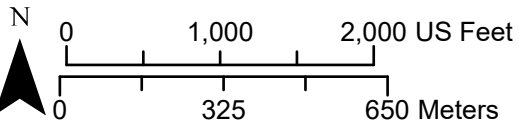
VALLEY MX PARK

UP PLN2021-0082

ACREAGE MAP

LEGEND

-  Project Site
-  Parcel
-  Acres
-  Street
-  River
-  Canal



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 _____ Page _____ Parcel _____

Additional parcel numbers: 048-012-004

Project Site Address
or Physical Location: 16642 Hickory Ave.

Patterson, CA 95363

Property Area: Acres: 85.2 or Square feet: _____

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

Cattle/ Alfalfa Farming - Current, Fish Farming - Previous

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)

n/a

Existing General Plan & Zoning: Agriculture

Proposed General Plan & Zoning: Agriculture/Buisness
(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: Farming

West: Farming

North: Farming

South: Farming

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: Weeds

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.) Unknown - waiting on 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: _____ Sq. Ft. Landscaped Area: _____ Sq. Ft.

Proposed Building Coverage: 4,000- Sq. Ft. Paved Surface Area: _____ Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) _____
4,000

Number of floors for each building: 1

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

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) _____
30 ft. (est.)

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) Gravel Parking, Water Truck on Site

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: TID Sewer*: Septic

Telephone: AT&T Gas/Propane: Propane

Water**: Well Irrigation: TID

***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:)

No

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): 4,000

Type of use(s): Announcer's Booth, Maintenance Shop/Office, Entrance Gate House

Days and hours of operation: Event Days = Thursday-Monday

Non-event Days = TBD (Limited Access)

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

Occupancy/capacity of building: _____

Number of employees: (Maximum Shift): _____ (Minimum Shift): _____

Estimated number of daily customers/visitors on site at peak time: 500-750 Participants & Spectators

Other occupants: _____

Estimated number of truck deliveries/loadings per day: 0

Estimated hours of truck deliveries/loadings per day: 0

Estimated percentage of traffic to be generated by trucks: 0

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) 2500 sf. Maint./Shop, 500 sf. Gate House, 1000 sf. Announcement Booth

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)

Elm/Fig Ave. Patterson, CA

Yes No Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes No Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes No Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) Drainage Basin Direct Discharge Overland

Other: (please explain) _____

If direct discharge is proposed, what specific waterway are you proposing to discharge to? _____

Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

Project Description

Stanislaus county has an active community of hundreds of motor cross enthusiasts and their friends and families. There is currently no location within the county where this family oriented recreational opportunity is offered in a setting that is compatible with its growing popularity.

Local riders and their families must travel to sites elsewhere in California and even in other states to participate in this growing sport.

Ramona MX Park offers the first opportunity for county residents to have a facility that is close to home, insulated from impacts to others and keeps significant revenue local, instead of other places in California. In fact, the economic value to county businesses is a significant added benefit.

Sighted in the west side of Stanislaus County, Ramona MX Park envisions a facility that is designed to preserve and enhance the attraction of one of the fastest growing family recreational activities, while minimizing, and mitigating, any potential impacts on adjacent uses. The proposed development would occur on a 85.2 acre site (APN 048-012-004) located south of the intersection of Fig Avenue and Hickory Avenue just west of the City of Patterson.

We anticipate having 10 to 15 weekend events, per year, at this facility. All events would take part on weekends with extended overnight stay of participants from Thursday through Monday. The park will be open from 7:00 am to 9:00 pm and Valley MX Park will provide security throughout the event period. During non-event weeks, there may be limited opportunities for participants to use the course for training and practice purposes.

Initially, food truck vendors will be utilized to provide participants and spectators with food and beverage options. However, the addition of a permanent bar and grill may be requested in the future depending on the success and use of the facility. At this point, no alcoholic beverages are being proposed to be sold on site.

To support the out-of-town participants, Ramona MX Park proposes to provide 110 RV parking spaces and 579 vehicle spaces, 20 of which will be accessible spots.

Portable restrooms and picnic areas will be available for attendees and participants with domestic water being supplied from the existing on-site well. Garbage collection and disposal will be handled by Bertolotti Disposal. Water truck(s) will be utilized to control dust that results from the event activities.

The proposed project includes the installation of three new structures to support the event activities. The first structure will be a small 500 sf “gate house” building that will be located well inside the project facility to allow for vehicle stacking. The “gate house” will log participants and ensure the public is directed to the appropriate parking areas. The second structure will be a two story, 1,000 sf announcement booth with the final structure, a 2,500-sf maintenance building/shop and office area where parts and equipment will be stored. The proposed track area will be fenced so that no un-authorized use will be allowed.

It should be noted, this amended request includes a rerouted parking plan that addresses concerns county staff highlighted earlier regarding traffic stacking. Under this plan, during events, Ramona MX Park will utilize traffic control measures at the corner of Fig and Hickory to insure proper flow of traffic into and out of the facility.