



## Referral Early Consultation

**Date:** June 21, 2024  
**To:** Distribution List (See Attachment A)  
**From:** Emily DeAnda, Associate Planner  
 Planning and Community Development  
**Subject:** REZONE AND PARCEL MAP APPLICATION NO. PLN2024-0015 – FQC, INC.  
**Respond By:** July 8, 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:** Ben Penfield, FQC, Inc.  
**Project Location:** 4800 Kersey Road, between North Gratton Road and Story Road, in the Community of Denair.  
**APN:** 024-024-037  
**Williamson Act Contract:** N/A  
**General Plan:** Medium Density Residential (MDR)  
**Current Zoning:** Planned Development (P-D) (356)

**Project Description:** Request to rezone a 7,792± square-foot parcel from Planned Development (P-D) (356) to a new P-D to allow for the subdivision of the project site into two air space condominium lots. The condominium lots will be approximately 3,896± square feet in size. If approved, the applicant proposes to construct a 2,000± square-foot building which is proposed to be divided into two condominium units, approximately 1,000± square feet in size on each lot. Storm drainage is proposed to be maintained on-site by a retention basin. Proposed lots will have direct access onto Kersey Road, a County-maintained Road. The proposed lots were approved to be served with sewer and water service by the Denair Community Service District.

Under the current zoning designation of P-D (356), the parcel is subject to the permitted uses and development standards of the Medium Density Residential (R-2) zoning district which has a site

area requirement of six thousand square feet for parcels serviced by both public water and sewer facilities. Pursuant to Section 21.40.080(C) of the County Zoning Ordinance, a rezone is required when an amendment to a Planned Development does not conform to the approved development plan. Therefore, a rezone application was submitted for the current request to subdivide the existing parcel into lots less than 6,000 square feet in size. Additionally, the current request requires an exception to the required 55-foot minimum width, and width-to-depth ratio of no more than 1:3 for new lots, as the proposed lots will have a width of 34- 35± feet, and a depth of 110 to 112± feet. The site is currently improved with a storage shed which is proposed to be demolished as part of this project.

The project site and the adjacent parcels to the west and south were approved by the Board of Supervisors on August 17, 2021, under General Plan Amendment (GPA), Rezone (REZ) and Vesting Tentative Parcel Map (VTPM) No. PLN2021-0009 – *WPD Homes, Inc.*, which amended the General Plan and Denair Community Plan designations from Low-Density Residential to Medium Density Residential (MDR), amended the zoning designation from Rural Residential (R-A) to Planning Development (P-D), and approved a Parcel Map to subdivide a 1.32± acre parcel into three parcels of 33,901±, 10,132± and 13,615± square feet in size (58-PM-076). Full frontage improvements including the installation of curb, gutter, sidewalk, and street lighting pursuant to Stanislaus County standards along the North Gratton Road were included as development standards and will continue to be applied to this request as well. The current assessment area identified as Assessor Parcel Number (APN) 024-024-037 includes the three parcels that were approved under GPA, REZ and VTPM No. PLN2021-0009 – *WPD Homes, Inc.* The current parcel configuration for the project site was approved via Lot Line Adjustment No. PLN2023-0085 – *Hanes – Martin*, which adjusted the southern property line of the project site and the northern property line of the adjacent parcel to the south in order to locate two stormwater basins on the parcel to the south.

An application to subdivide the parcel to the south into 11 air space condominiums, and three common area parcels was submitted in addition to this rezone and parcel map request, and will be processed under Tentative Map Application No. PLN2024-0014 – *FQC, Inc.*

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



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

**REZONE AND PARCEL MAP APPLICATION NO. PLN2024-0015 – FQC, INC.**

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
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:	X	STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DIST: DENAIR	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: DENAIR	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	GSA: WEST TURLOCK SUBBASIN	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:	X	StanCOG
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MUNICIPAL ADVISORY COUNCIL: DENAIR		SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: BURLINGTON NORTHERN/SANTA FE		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: DENAIR UNIFIED	X	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		

**STANISLAUS COUNTY  
CEQA REFERRAL RESPONSE FORM**

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT: REZONE AND PARCEL MAP APPLICATION NO. PLN2024-0015 – FQC, INC.**

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

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

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

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

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

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

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

\_\_\_\_\_  
\_\_\_\_\_

Response prepared by:






\_\_\_\_\_  
Name Title Date

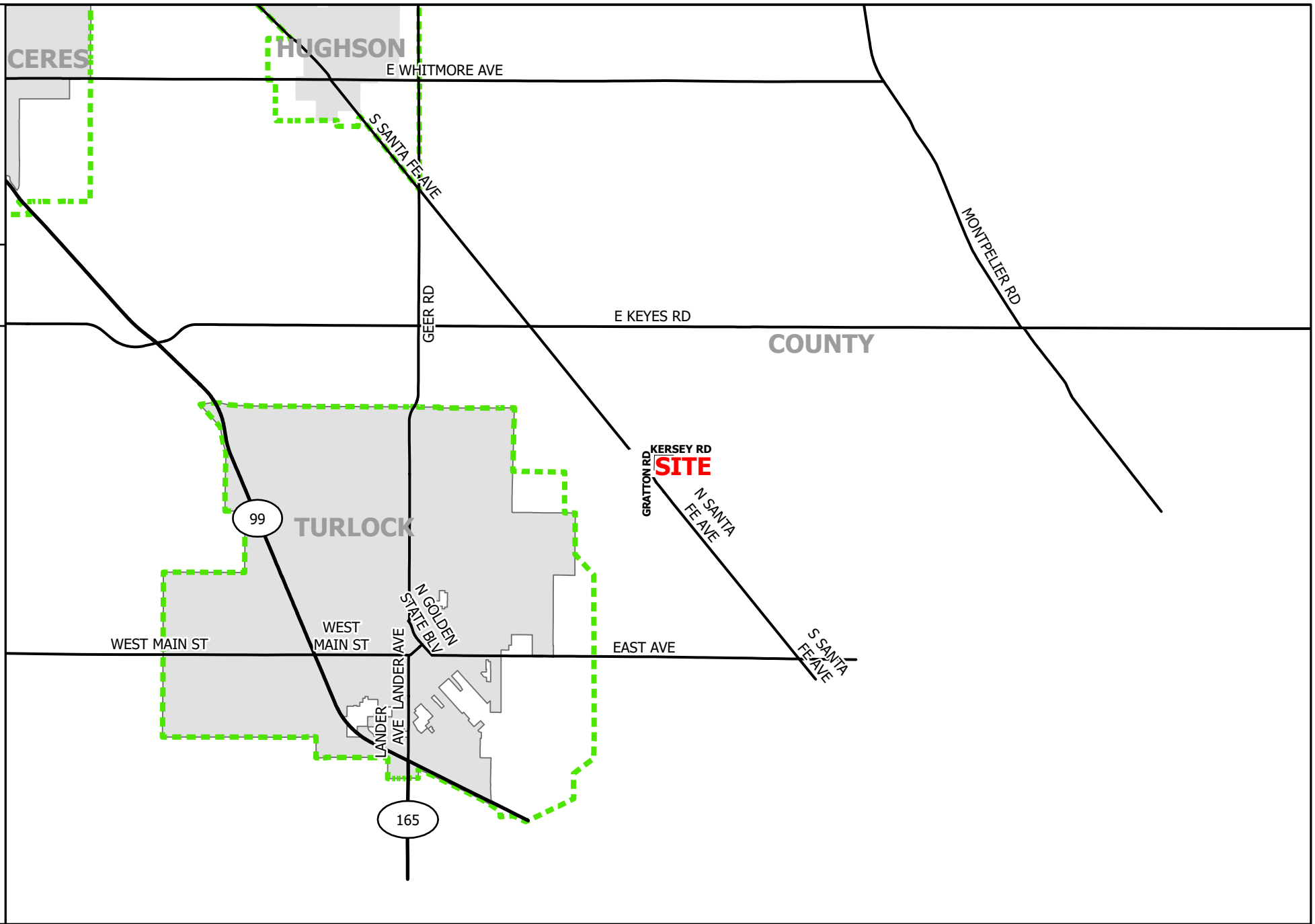
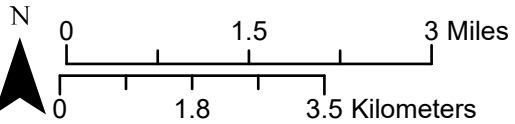
# FQC, INC

## REZ & PM PLN2024-0015

### AREA MAP

#### LEGEND

-  Project Site
-  Highway
-  Major Road
-  Sphere of Influence
-  ProjectSite\_ExportFeatures



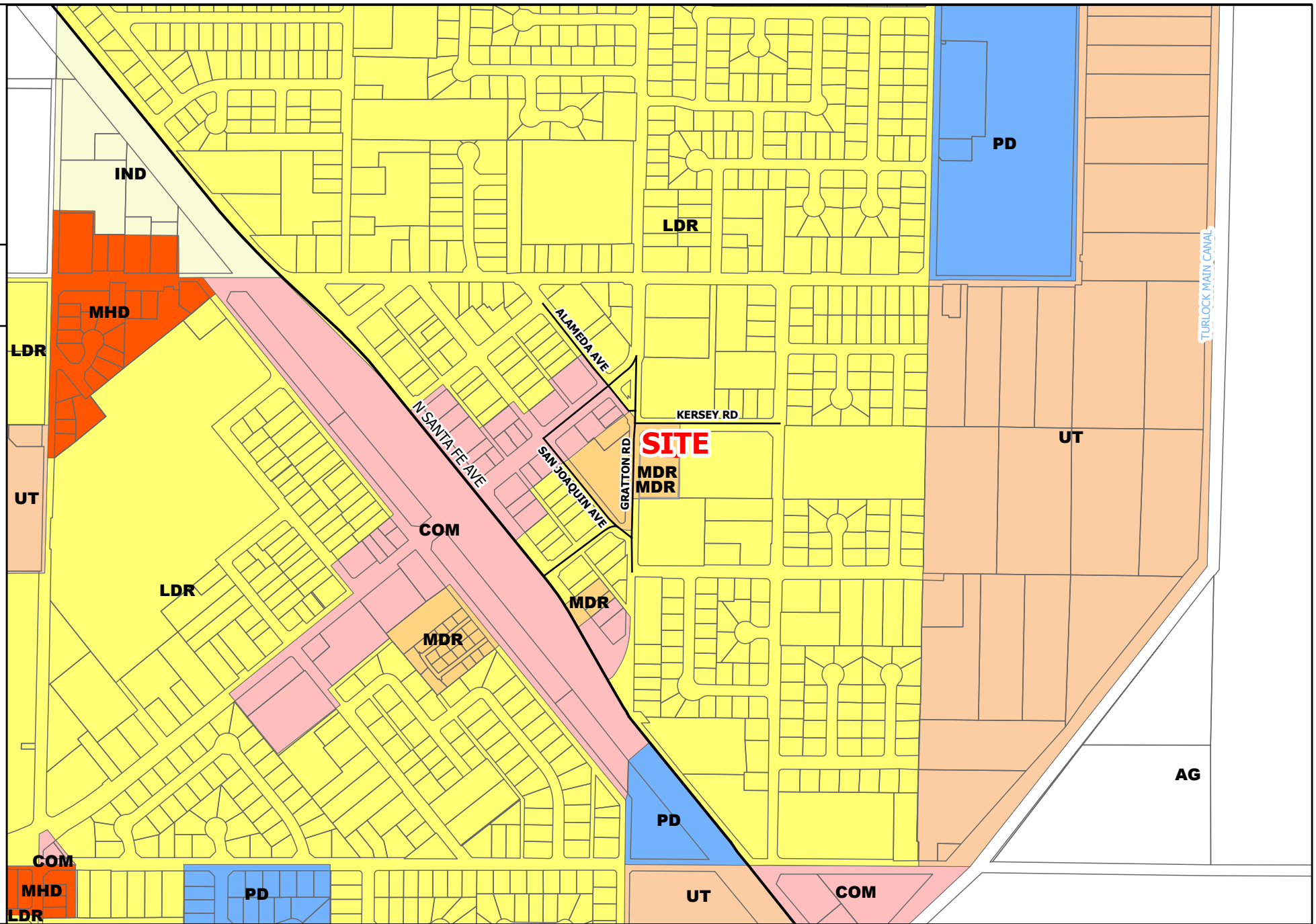
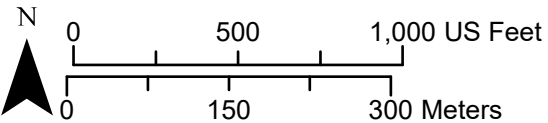
# FQC, INC

## REZ & PM PLN2024-0015

### GENERAL PLAN MAP

#### LEGEND

- Project Site
- Parcel
- Major Road
- Canal
- Agriculture
- Commercial
- Industrial
- Planned Development
- Residential - Low Density
- Residential - Medium Density
- Residential - Medium/High Density
- Urban Transition
- Street
- ProjectSite\_ExportFeatures



# FQC, INC

## REZ & PM PLN2024-0015

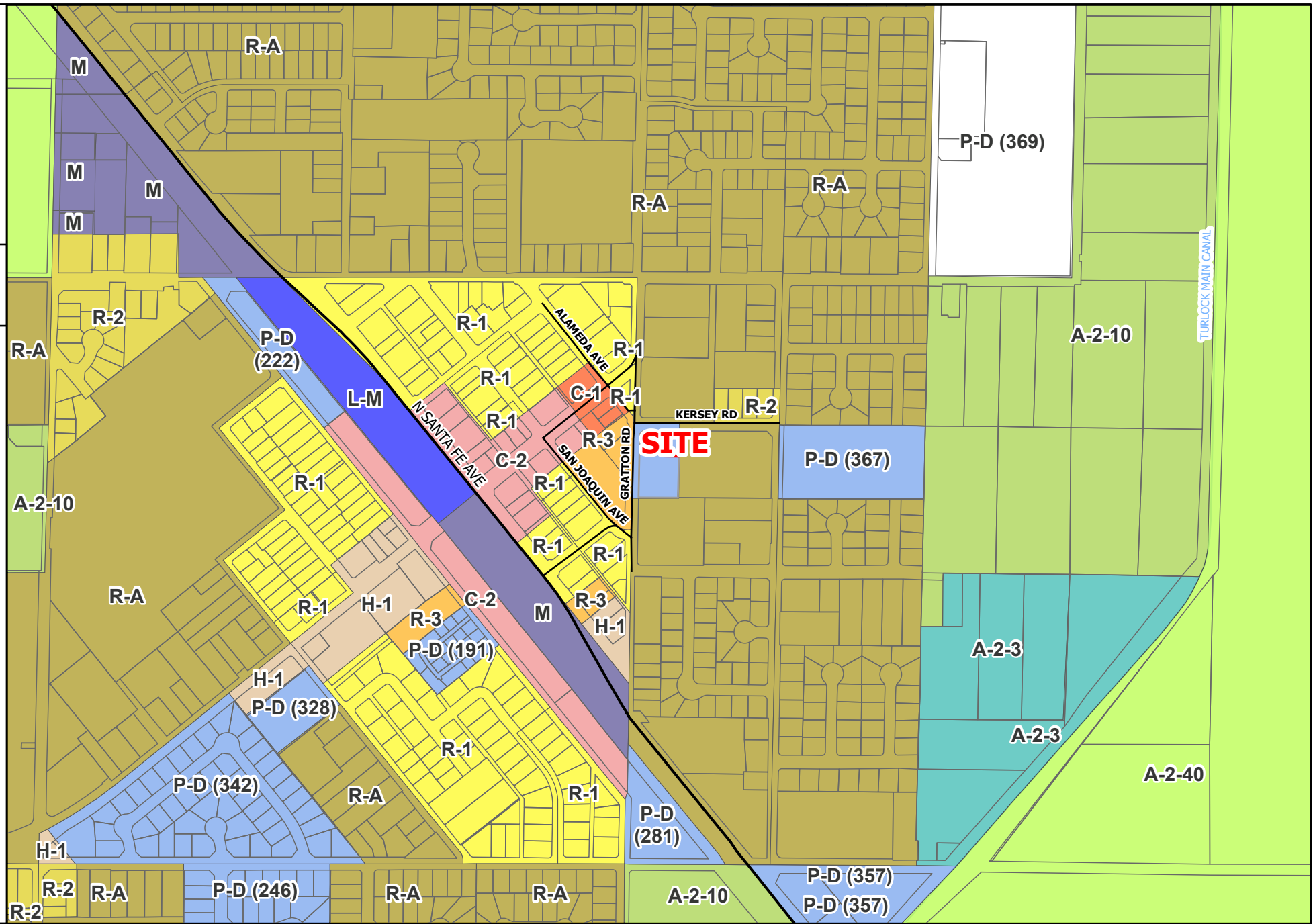
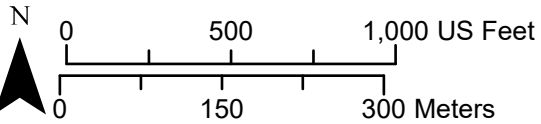
### ZONING MAP

#### LEGEND

- Project Site
- Parcel
- Major Road
- Canal

#### Zoning Designation

- General Agriculture 3 Acre
- General Agriculture 10 Acre
- General Agriculture 40 Acre
- Neighborhood Commercial
- General Commercial
- Highway Frontage
- Limited Industrial
- Industrial
- Planned Development; P-D (333); P-D (344); P-D (345); P-D
- Planned Development; P-D (333); P-D (344); P-D (345); P-D
- Planned Development; P-D (333); P-D (344); P-D (345); P-D
- Planned Development; P-D (333); P-D (344); P-D (345); P-D
- Planned Development; P-D (333); P-D (344); P-D (345); P-D
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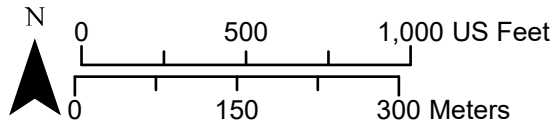
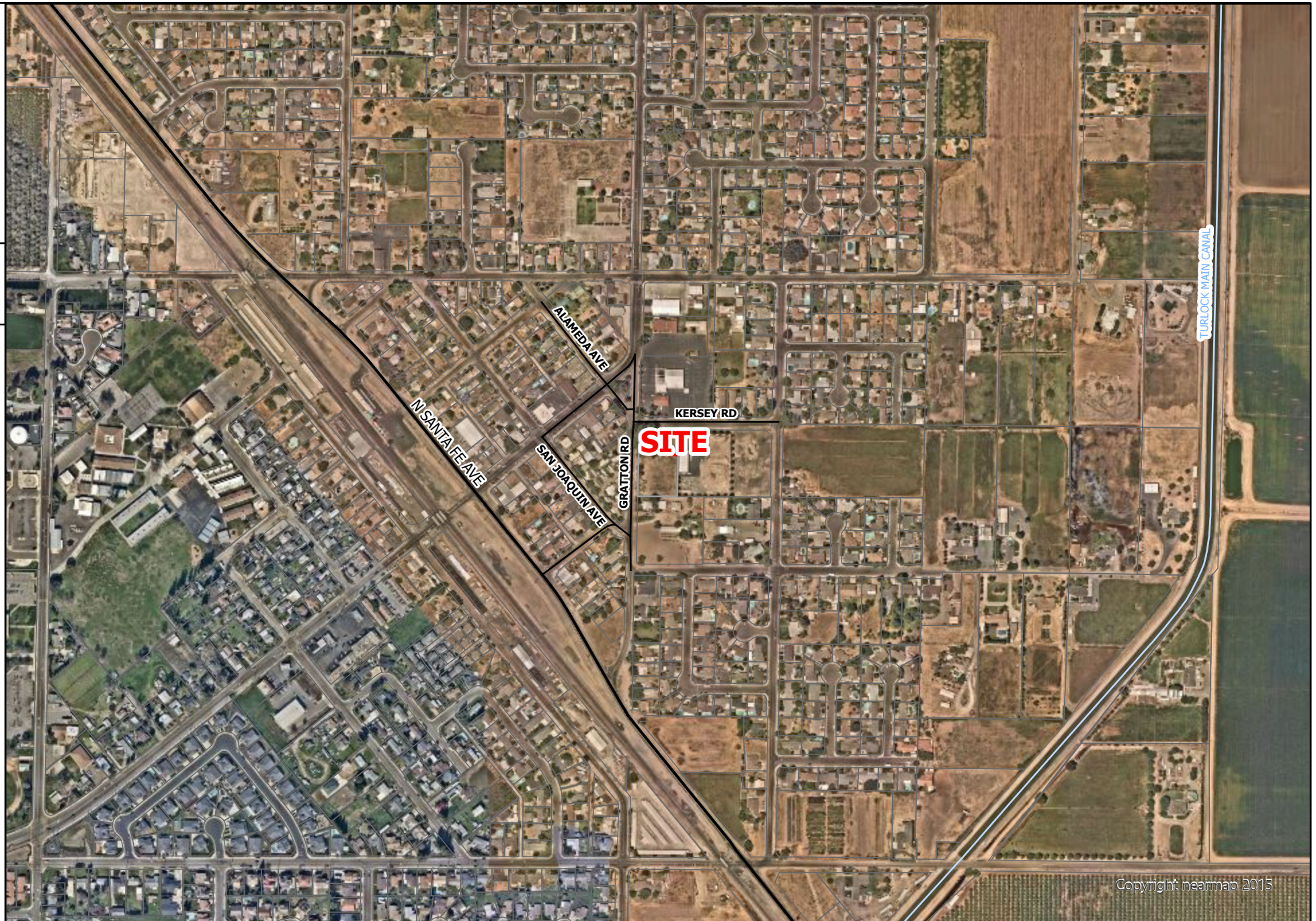
# FQC, INC

## REZ & PM PLN2024-0015

### 2023 AERIAL AREA MAP

#### LEGEND

-  Project Site
-  Parcel
-  Major Road
-  Canal
-  Street
-  ProjectSite\_ExportFeatures





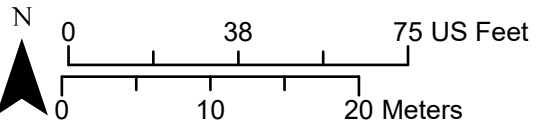
# FQC, INC

## REZ & PM PLN2024-0015

### 2023 AERIAL SITE MAP

#### LEGEND

-  Project Site
-  Parcel
-  Street
-  ProjectSite\_ExportFeatures



Source: Planning Department GIS

Date Exported: 5/17/2024








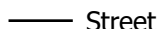

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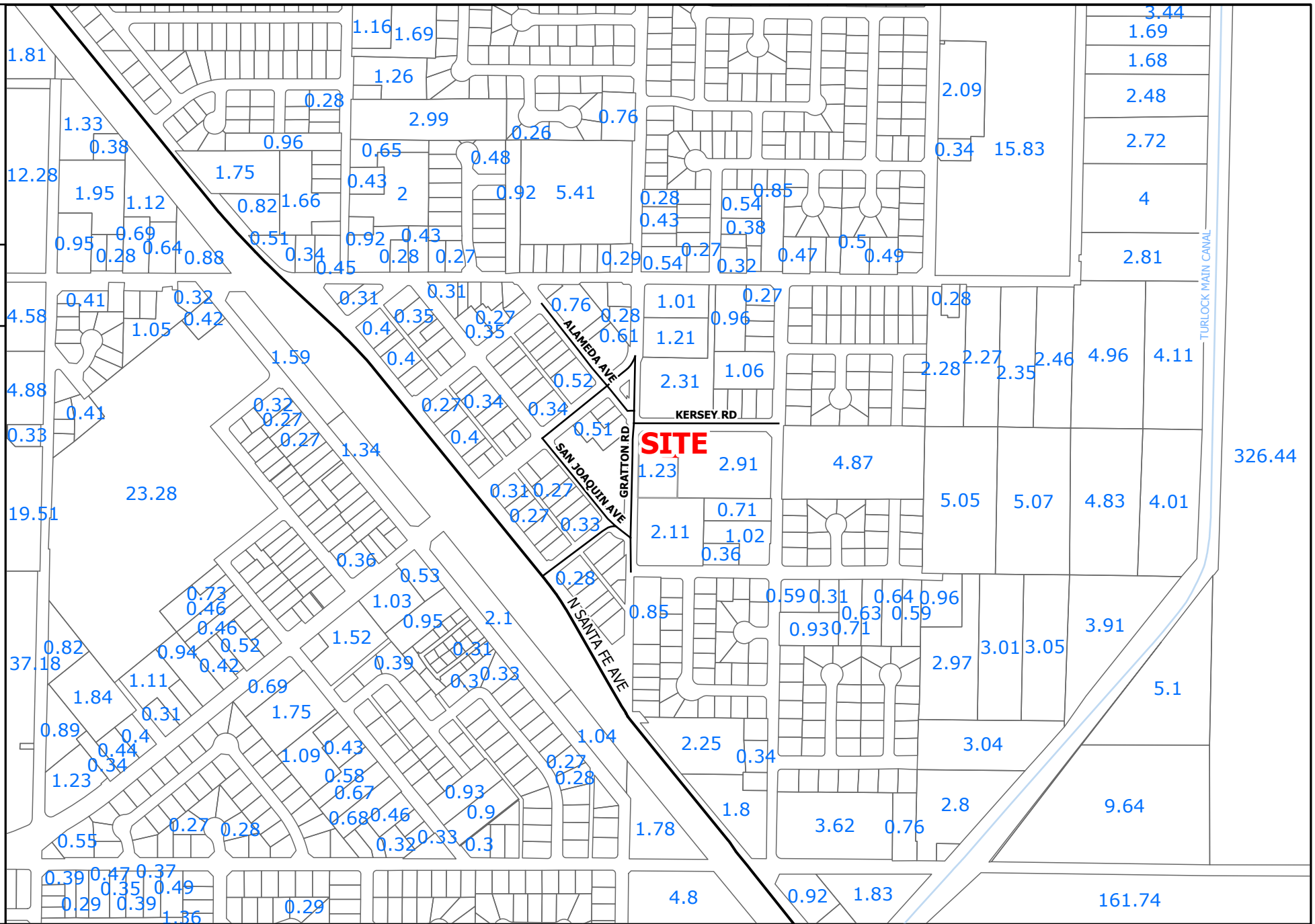
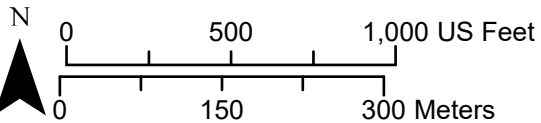
# FQC, INC

## REZ & PM PLN2024-0015

### ACREAGE MAP

#### LEGEND

-  Project Site
-  Parcel
-  Acres
-  Major Road
-  Canal
-  Street
-  ProjectSite\_ExportFeatures







# FQC, INC









## REZ & PM PLN2024-0015

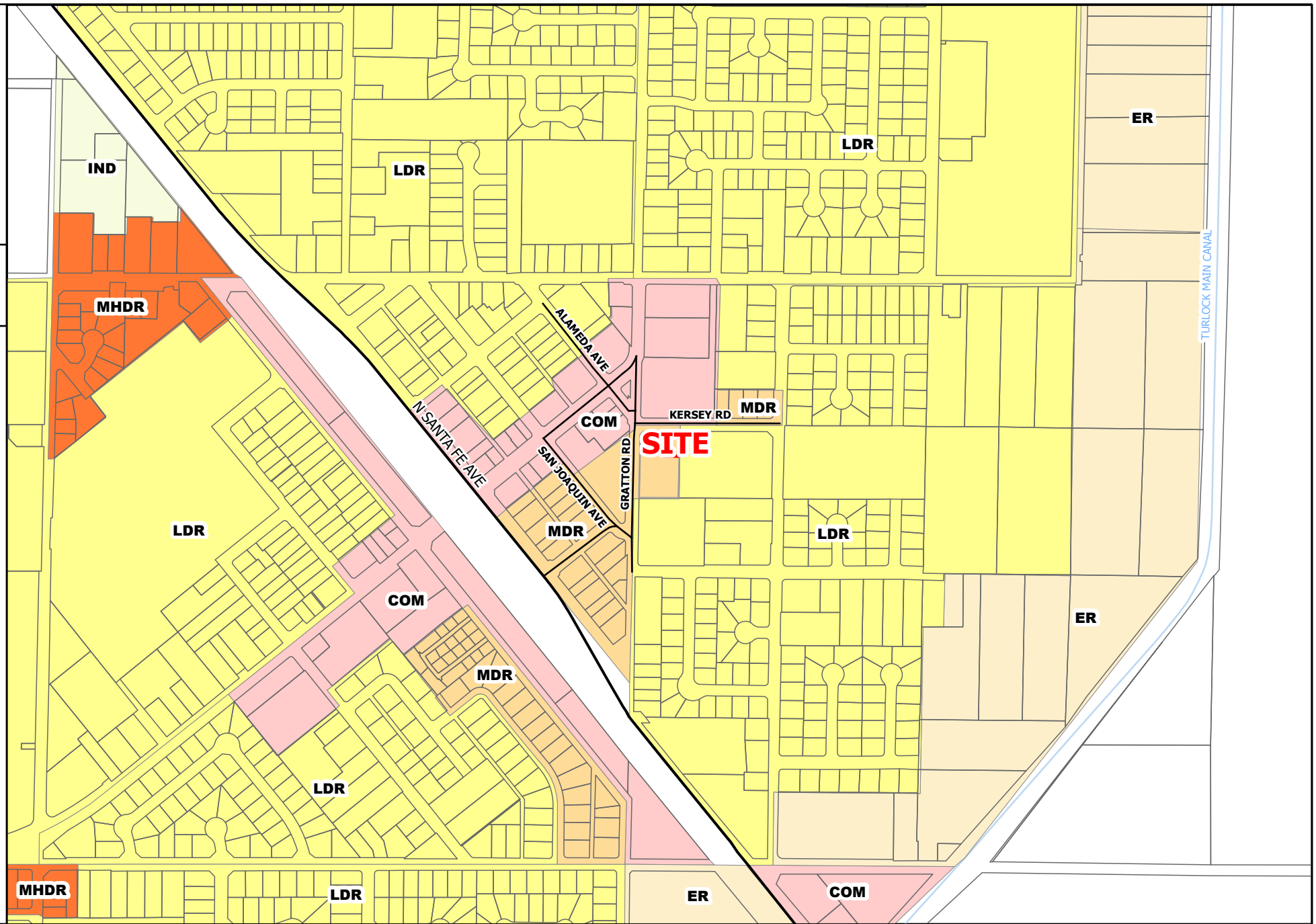
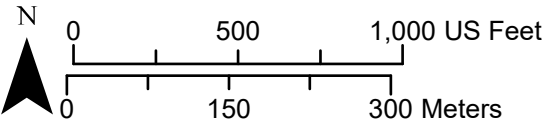
### ACREAGE MAP

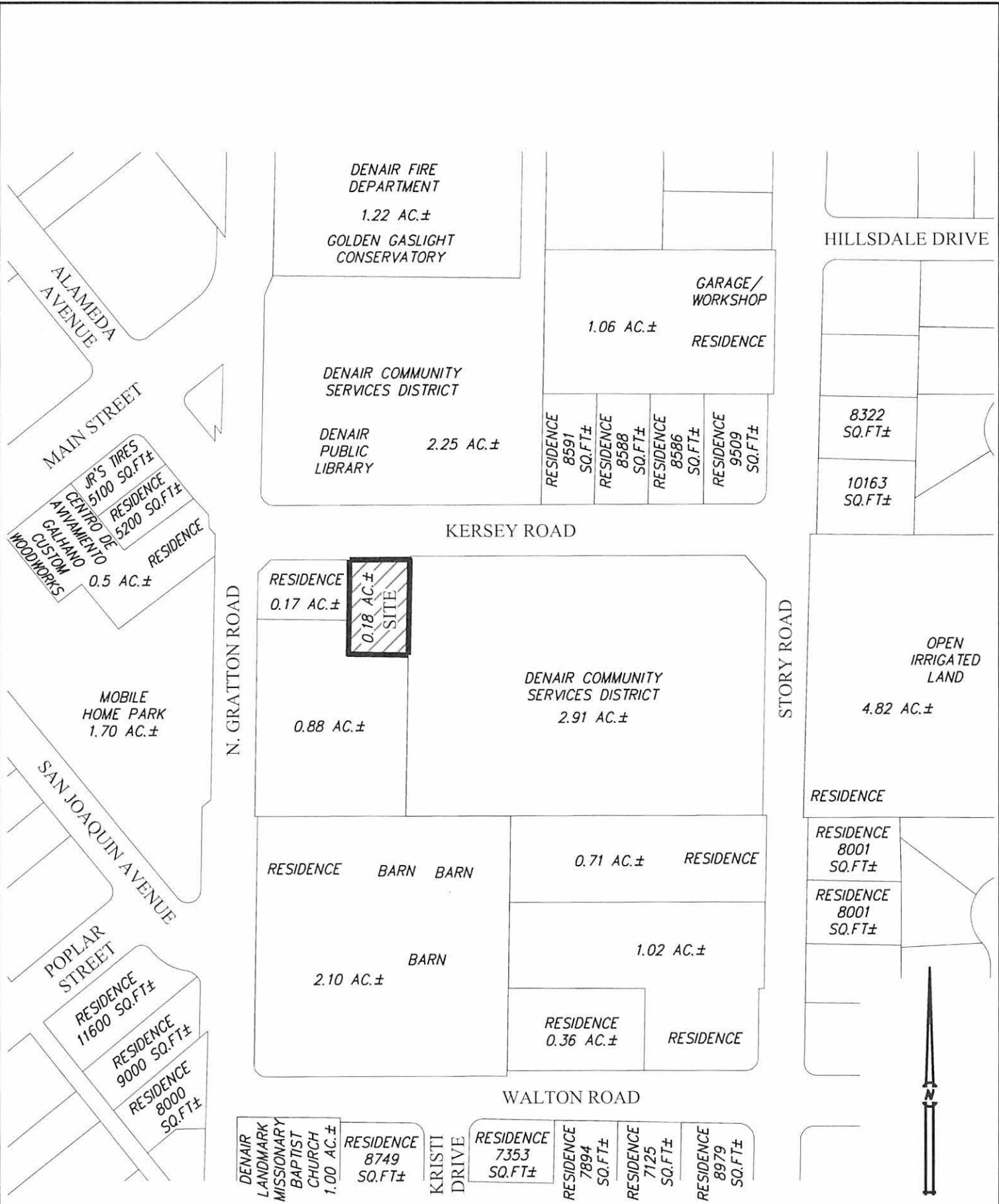
#### LEGEND

-  Project Site
-  Parcel
-  Major Road
-  Canal

#### Community Plan

-  COM
-  ER
-  IND
-  LDR
-  MDR
-  MHDR
-  Street
-  ProjectSite\_ExportFeatures



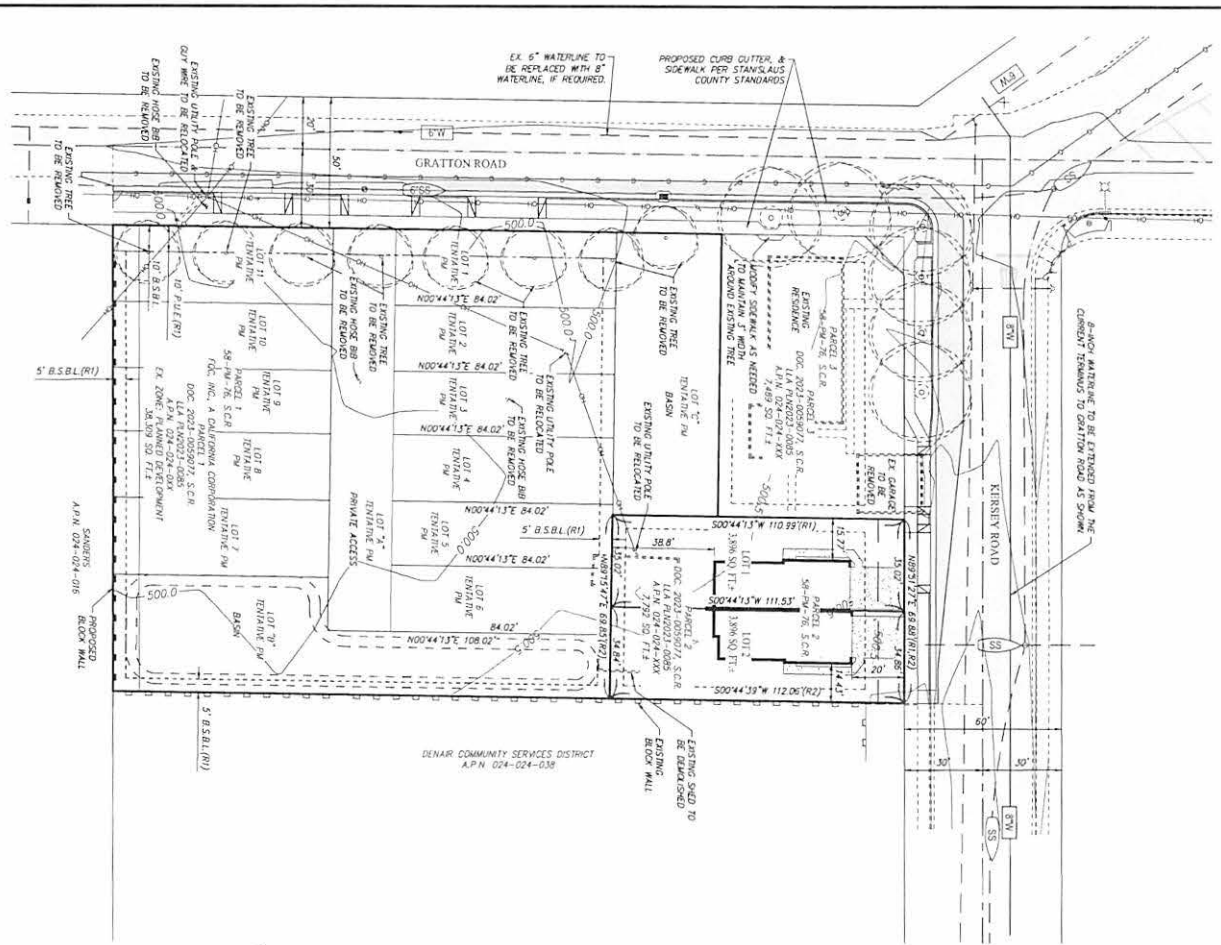


**HAWKINS & ASSOCIATES  
ENGINEERING, INC.**  
436 MITCHELL ROAD  
MODESTO, CA. 95354  
PH: (209) 575 - 4295  
FX: (209) 578 - 4295

**AREA MAP  
FQC, INC., A CALIFORNIA CORP.**  
**A.P.N. 024-024-037  
DENAIR, CALIFORNIA**

BY: RCS  
CHK: RHH  
DATE: 10/2023  
SCALE: 1"=150'  
JOB #: 3340  
FILE: EXB

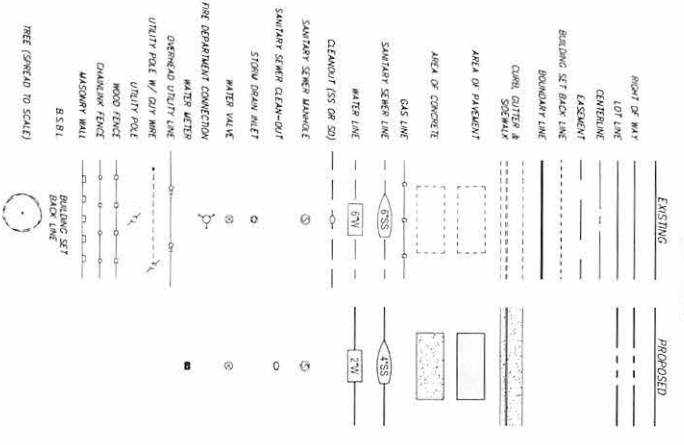
1  
OF  
1



**GENERAL NOTES**

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER STANISLAUS COUNTY STANDARD SPECIFICATIONS.
2. STORM DRAINAGE: TO BE INSTALLED ON-SITE.
3. SERVICE DRAINAGE: BY DENAIR COMMUNITY SERVICES DISTRICT SEWER SYSTEM.
4. WATER SERVICE: BY DENAIR COMMUNITY SERVICES DISTRICT WATER SYSTEM.
5. GAS SERVICE SUPPLY: FIELD.
6. ELECTRIC SERVICE: TO.
7. STREET LIGHTING SHALL BE INSTALLED AS PER STANISLAUS COUNTY STANDARD SPECIFICATIONS.
8. TOTAL AREA: 2,392 SQ. FT.
9. TOTAL NO. OF LOTS: 2 LOTS. ALL LOTS TO BE ZONED PD AND COMPAT WITH R-2 ZONING ORDINANCE.
10. BUILDING SETBACKS PER STANISLAUS COUNTY R-2 ZONING ORDINANCE.
11. PUBLIC UTILITIES ARE TO BE INSTALLED UNDERGROUND IN EASEMENTS.
12. BOUNDARY INFORMATION WAS OBTAINED BY RECORD INFORMATION.
13. EXISTING CURB CUTTER & SIDEWALK SHALL BE RECONSTRUCTED.
14. DEPTH TO WATER TABLE IS APPROXIMATELY 15 FEET.

**LEGEND**



**OWNER**

FQC, INC. A CALIFORNIA CORPORATION  
 ADDRESS: 405 JOSHUA COURT  
 AMHERST, CA 94501  
 CONTACT: BEN FEVERED  
 PHONE: (925) 584-1515

**PROJECT LOCATION**

400 KERSEY ROAD DENAIR, CA 95316

**ASSESSOR'S PARCEL NO.**

A.P.N. 024-024-018

**REFERENCES**

(R1) BOOK 58 OF PARCELS MAPS, AT PAGE 76, S.C.R.  
 (R2) LLA PLAN 023-0285, DOCS. NO. 2023-025872, S.C.R.



SHEET 1. OF 1.	 <b>HAWKINS &amp; ASSOCIATES</b> <b>ENGINEERING, INC.</b> 436 MITCHELL RD. MODESTO, CA. 95354 PH: (209) 575-4295 FX: (209) 578-4295	<b>TENTATIVE PARCEL MAP</b> <b>FQC, INC., A CA CORP.</b>  A.P.N. 024-024-0XX 4800 KERSEY RD, DENAIR, CALIFORNIA 95316	BY: <u>RCS</u> CHK: <u>RHH</u> DATE: <u>01/2024</u> SCALE: <u>1"=30'</u> JOB #: <u>3340</u>	RODRICK H. HAWKINS: R.C.E. 50188, P.L.S. 9489					
			<table border="1"> <thead> <tr> <th>SYM.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>APPD.</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	SYM.	DATE	DESCRIPTION	APPD.		
SYM.	DATE	DESCRIPTION	APPD.						



# APPLICATION QUESTIONNAIRE

<p><b><u>Please Check all applicable boxes</u></b>  <b>APPLICATION FOR:</b>  <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%; vertical-align: top;"> <input type="checkbox"/> General Plan Amendment  <input type="checkbox"/> Rezone  <input type="checkbox"/> Use Permit  <input type="checkbox"/> Variance  <input type="checkbox"/> Historic Site Permit         </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Subdivision Map  <input checked="" type="checkbox"/> Parcel Map  <input type="checkbox"/> Exception  <input type="checkbox"/> Williamson Act Cancellation  <input type="checkbox"/> Other _____         </td> </tr> </table>	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____	<p><b><u>PLANNING STAFF USE ONLY:</u></b>          Application No(s): _____          Date: _____          S _____ T _____ R _____          GP Designation: _____          Zoning: _____          Fee: _____          Receipt No. _____          Received By: _____          Notes: _____</p>
<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <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).***

This project is a tentative parcel map that divides a 0.18 acre parcel into 2 separate lots. The lot will be serviced with appurtenant utilities.

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# 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 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 024 Page 024 Parcel 037

Additional parcel numbers: \_\_\_\_\_  
Project Site Address \_\_\_\_\_  
or Physical Location: \_\_\_\_\_

Property Area: Acres: \_\_\_\_\_ or Square feet: 7,792

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

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)

concurrent with LLA PLN2023-0085 Parcel 1 Tentative Parcel Map application

Existing General Plan & Zoning: GP (residential-medium density), Zone: (R-2)

Proposed General Plan & Zoning: \_\_\_\_\_  
(if applicable)

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

East: Denair Community Services District

West: residential

North: Denair Community Services District

South: residential with open land

## 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: \_\_\_\_\_

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.)

See tentative parcel map exhibit for removal.

**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.) 7,792 sq. ft. to be disturbed.

**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) proposed buildings, driveways, and on-site storm drainage basins.

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: 4,827 Sq. Ft.

Proposed Building Coverage: 2,013 Sq. Ft. Paved Surface Area: 0 Sq. Ft.

**BUILDING CHARACTERISTICS:**

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

Number of floors for each building: 1

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) see architectural plans.

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) N/A

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

concrete driveways (952 sq. ft.)

**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\*: Denair Community Services District

Telephone: AT&T

Gas/Propane: PG&E

Water\*\*: Denair Community Services District

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:)

No special or unique sewage wastes  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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: 2 Total Dwelling Units: 2 Total Acreage: 0.18 acres

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:	<u>2</u>	_____	_____	_____
Acreage:	_____	_____	_____	_____

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

Square footage of each existing or proposed building(s): \_\_\_\_\_

Type of use(s): \_\_\_\_\_

Days and hours of operation: \_\_\_\_\_

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: \_\_\_\_\_

Other occupants: \_\_\_\_\_

Estimated number of truck deliveries/loadings per day: \_\_\_\_\_

Estimated hours of truck deliveries/loadings per day: \_\_\_\_\_

Estimated percentage of traffic to be generated by trucks: \_\_\_\_\_

Estimated number of railroad deliveries/loadings per day: \_\_\_\_\_

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)

Kersey Road  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Yes  No  Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)
- Yes  No  Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)
- Yes  No  Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

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

**STORM DRAINAGE:**

How will your project handle storm water runoff? (Check one)  Drainage Basin  Direct Discharge  Overland  
 Other: (please explain) \_\_\_\_\_

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

**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)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS**

Storm water discharges associated with construction activity are a potentially significant source of pollutants. The most common pollutant associated with construction is sediment. Sediment and other construction related wastes can degrade water quality in creeks, rivers, lakes, and other water bodies. In 1992, the State Water Resources Control Board adopted a statewide General Permit for all storm water discharges associated with construction activity that disturbs five or more acres of land. Effective March 10, 2003, all construction sites disturbing one or more acres of land will be required to obtain permit coverage. The General Permit is intended to ensure that construction activity does not impact water quality.

You need to obtain General Permit coverage if storm water discharges from your site and either of the following apply:

- Construction activities result in one or more acres of land disturbance, including clearing, grading, excavating, staging areas, and stockpiles or;
- The project is part of a larger common plan of development or sale (e.g., subdivisions, group of lots with or without a homeowner's association, some lot line adjustments) that result in one or more acres of land disturbance.

It is the applicants responsibility to obtain any necessary permit directly from the California Regional Water Quality Control Board. The applicant(s) signature on this application form signifies an acknowledgment that this statement has been read and understood.

**STATE OF CALIFORNIA HAZARDOUS WASTE AND SUBSTANCES SITES LIST (C.G.C. § 65962.5)**

Pursuant to California Government Code Section 65962.5(e), before a local agency accepts as complete an application for any development project, the applicant shall consult the latest State of California Hazardous Waste and Substances Sites List on file with the Planning Department and submit a signed statement indicating whether the project is located on a site which is included on the List. The List may be obtained on the California State Department of Toxic Substances Control web site (<http://www.envirostor.dtsc.ca.gov/public>).

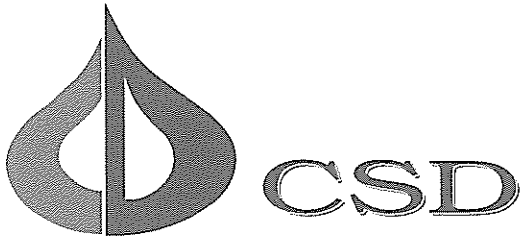
The applicant(s) signature on this application form signifies that they have consulted the latest State of California Hazardous Waste and Substances List on file with the Planning Department, and have determined that the project site  is or  is not included on the List.

**Date of List consulted:** October 6, 2023

**Source of the listing:** \_\_\_\_\_  
(To be completed only if the site is included on the List)

**ASSESSOR'S INFORMATION WAIVER**

The property owner(s) signature on this application authorizes the Stanislaus County Assessor's Office to make any information relating to the current owners assessed value and pursuant to R&T Code Sec. 408, available to the Stanislaus County Department of Planning and Community Development.



Denair Community  
Service District

3850 N. Graton Road  
P.O. Box 217  
Denair, California 95316

May 6, 2024

Phone: 209-634-4986

Fax: 209-634-9805

Stanislaus County  
Planning & Community Development  
1010 10<sup>th</sup> St.  
Modesto CA 95354

Re:      Applicant's Name:                      **FQC, Inc.**  
            Project Name:                            **Heans Martin Place (2 privately owned residential units)**  
            Location:                                   **South side of Kersey Rd./ Denair CA**  
            APN:                                        **024-024-037 (portion of: .18 acres)**

Valid Until: 5-6-2025

Dear Reader:

The Denair Community Services District can provide water and sewer services to the location noted above.

Before any project begins, approval must first be obtained from the appropriate departments(s) at Stanislaus County, in addition to verifying availability of services from the Denair Community Services District.

When the owner does choose to develop this parcel, they must enter into a Developer's Agreement with the Denair Community Services District to construct and pay for the necessary infrastructure to enable the District to provide water and sewer services to the project. The Agreement will require, among other things that the infrastructure be constructed to the District specifications, that security be given to the District to guarantee performance and payment for the infrastructure and that all current connections fees be paid in full. Once all fees are paid, a "Will Serve Letter" will be submitted to the applicant. The "Will Serve Letter" must be presented to the Stanislaus County Building Department before a Building Permit will be issued.

Any substantial revision to the Tentative Map during Stanislaus County processing may require additional conditions by Denair Community Services District.

A "Will Serve Letter" is required for all additions, remodels, and swimming pool construction. This letter is valid until 5-6-2025, and pending Board review of the Public Facilities may be renewed.

Sincerely, 

David Odom, General Manager  
Denair Community Services District.



## 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 - FAX (209) 667-3324

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

**Date:** 2/27/2009

**CCIC File #:** 7337N

**Project:** Tomlinson  
Tentative Parcel Map  
Application

Kevin Genasci, Survey Department Supervisor  
Hawkins and Associates Engineering  
436 Mitchell Road  
Modesto, CA 95354

Dear Mr. Genasci:

We have conducted a records search as per your request for the above-referenced project area located on the Montpelier 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, the California Register of Historical Resources, the *California Inventory of Historic Resources* (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 11-10-2008 and 10-31-2008), the CALTRANS State and Local Bridge Survey (1989 and updates), the *Survey of Surveys* (1989), GLO Plats, 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:**

- (1) No formally recorded prehistoric or historical resources.
- (2) The General Land Office survey plat for T4S R11E (Sheet #44-246, dated 1853-1854) references a historic road passing through Section 11.
- (3) The 1953 edition of the Montpelier USGS 7.5' quadrangle references historic structures (features 56 years in age or older) within the project area:

Four buildings or structures in the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  Section 14

**Prehistoric or historic resources within the immediate vicinity of the project area:** Several historic structures are adjacent to the project area as referenced on the 1953 edition of the Montpelier USGS 7.5' quadrangle:

Montpelier Road  
Southern Pacific Railroad (recorded elsewhere in Stanislaus County as P-55-000001)  
Highline Canal  
Miekle Road

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

**Previous investigations within the project area:** None reported to the Information Center.

**Previous investigations within the general vicinity of the project area:** None reported to the Information Center.

**Recommendations/Comments:** Based on existing data in our files the project area has a moderate sensitivity for the possible discovery of prehistoric archaeological resources and a high sensitivity for discovery of previously unrecorded and unevaluated historic buildings or structures and historical archaeological resources. Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the project area has not been subject to previous investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

Therefore, survey by a qualified archaeologist is recommended prior to project implementation. If any of the historic buildings or structures are still present within the project area, the services of a historian, architectural historian or historic architect may also be necessary. We have attached a *Referral List for Historical Resource Consultants* for your use.

We advise you that in accordance with State law, if any historical resources are discovered during project-related construction 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 (916-653-4082) 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.**

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Billing is attached, payable within 60 days of receipt of the invoice.

Sincerely,

A handwritten signature in cursive script, appearing to read "E. A. Greathouse".

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