



## Referral Early Consultation

**Date:** December 16, 2024  
**To:** Distribution List (See Attachment A)  
**From:** Emily DeAnda, Associate Planner  
 Planning and Community Development  
**Subject:** REZONE APPLICATION NO. PLN2024-0074 – CHASE, INC.  
**Respond By:** January 6, 2025

**\*\*\*\*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:** Bahanm Shiralian dba Chase, Inc.  
**Project Location:** Sullivan Road, between the California Aqueduct and Interstate-Five (I-5), near the border of Stanislaus and Merced counties.  
**APN:** 028-028-013  
**Williamson Act Contract:** N/A  
**General Plan:** Highway Commercial Planned Development  
**Current Zoning:** General Agriculture (A-2-10)

**Project Description:** Request to amend the zoning designation of a 6.6± acre parcel from General Agriculture (A-2-10) to Planned Development (P-D) to allow for development of 2.96± acre area for a diesel and passenger vehicle fueling station and convenience store with a drive-thru restaurant. The convenience store and drive-thru restaurant is proposed to be 25 feet in height and 4,400± square feet in size and will be comprised of a 2,104± square-foot convenience store, 315± square-foot walk-in cooler, 300± square-foot preparation and cleaning area, 359± square-foot restroom area, and 1,332± square-foot drive-thru restaurant. The project also proposes to install eight above ground 12,000 gallon fuel tanks on the northern portion of the project site. The fueling station will be developed on the western and southern portions of the project site and include one 4,200 square-foot canopy for a six-station passenger vehicle fueling station and one 4,532 square-foot canopy for a 11-station diesel fueling station. A total of 16 paved parking stalls are proposed to be

developed around the commercial building. The applicant proposes a 60-foot-tall pylon tenant sign to be visible to passing motorists on I-5, and a 30-foot-tall pylon gas pricing sign as part of this request in addition to individual lettered wall signage for the convenience store, drive-thru restaurant and fueling station canopies. The total project area for the proposed development will be 2.96± acres in size and will include six-foot-tall chain-link fencing on the north property line and western boundary of the development as well as 14,139± square feet of landscaping adjacent to the commercial building, parking area, driveway entrances and north perimeter of the project site consisting of a variety of low water use shrubs and trees. The remaining 3.68 acres of the project parcel will remain vacant. Proposed hours of operation will be seven days a week 24 hours a day with two employees per shift across three shifts per day from 6:00 a.m. to 2:00 p.m., 2:00 p.m. to 10:00 p.m., and 10:00 p.m. to 6:00 a.m. The project proposes two ingress and egress points for tractor-trailer vehicles on County-maintained Sullivan Road and proposes two additional passenger vehicle ingress and egress points directly from Exit No. 418 of I-5. The site will be served by proposed private septic systems and a proposed new well, which will meet the requirements of a public water system. Construction is estimated to begin immediately following project approval.

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 APPLICATION NO. PLN2024-0074 – CHASE, INC**

Attachment A

Distribution List

X	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
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		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
X	COUNTY OF: MERCED		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	DISPOSAL DIST: BERTOLOTTI DISPOSAL MANDATORY AREA 1	X	STAN COUNTY COUNSEL
X	GSA: NORTHWESTERN DELTA- MENDOTA/DM-II	X	StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: DEL PUERTO	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		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:		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD	X	US FISH & WILDLIFE
X	SCHOOL DIST 1: NEWMAN-CROWS LANDING UNIFIED		US MILITARY (SB 1462) (7 agencies)
	SCHOOL DIST 2:		USDA NRCS
	WORKFORCE DEVELOPMENT	X	SAN LUIS & DELTA-MENDOTA WATER AUTHORITY
X	STAN CO AG COMMISSIONER		

**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 APPLICATION NO. PLN2024-0074 – CHASE, 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







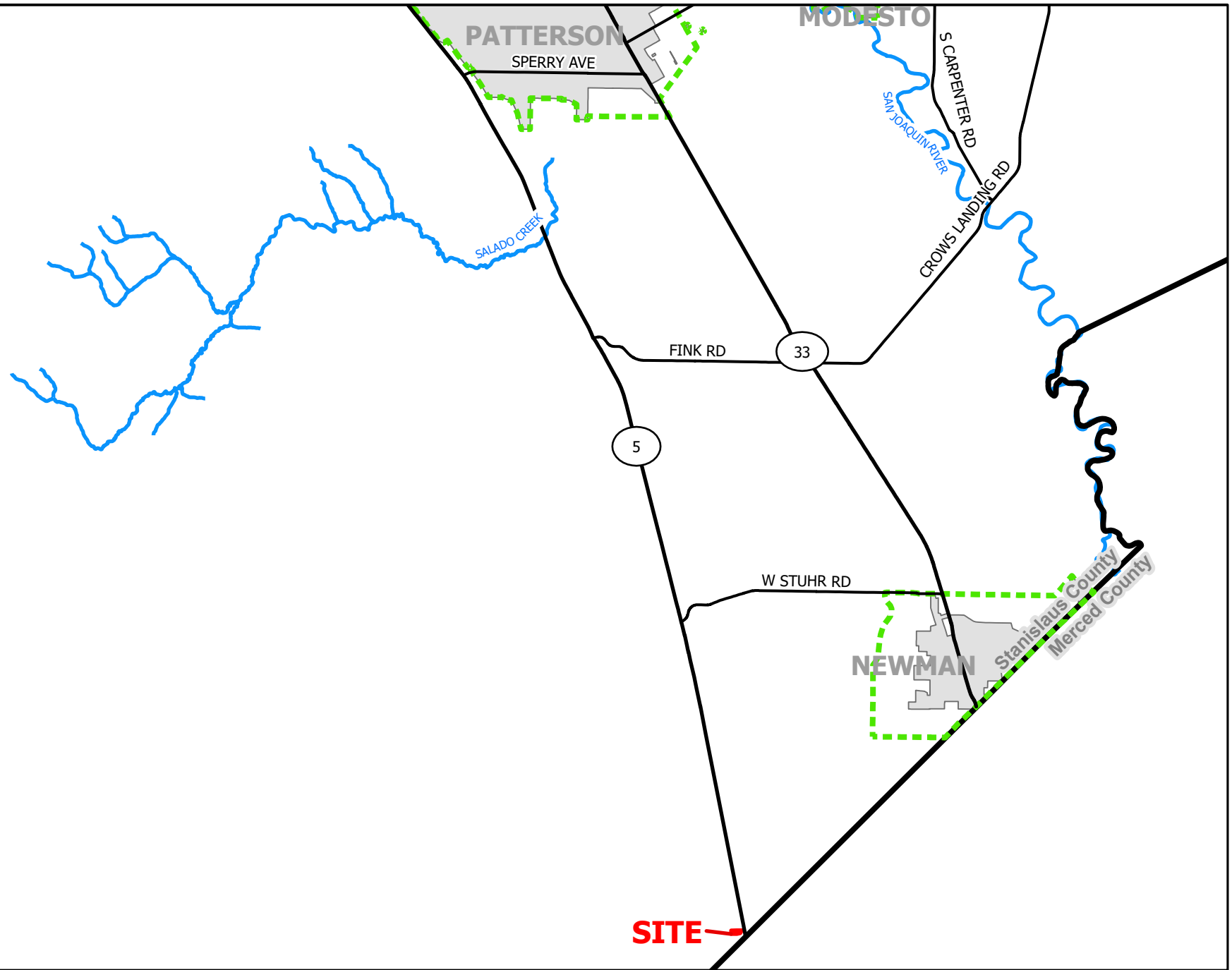
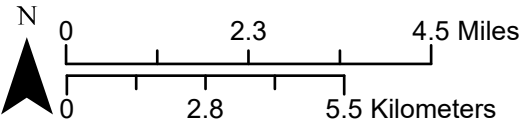
# CHASE, INC

## REZ PLN2024-0074

### AREA MAP

#### LEGEND

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







**SITE** →

# CHASE, INC



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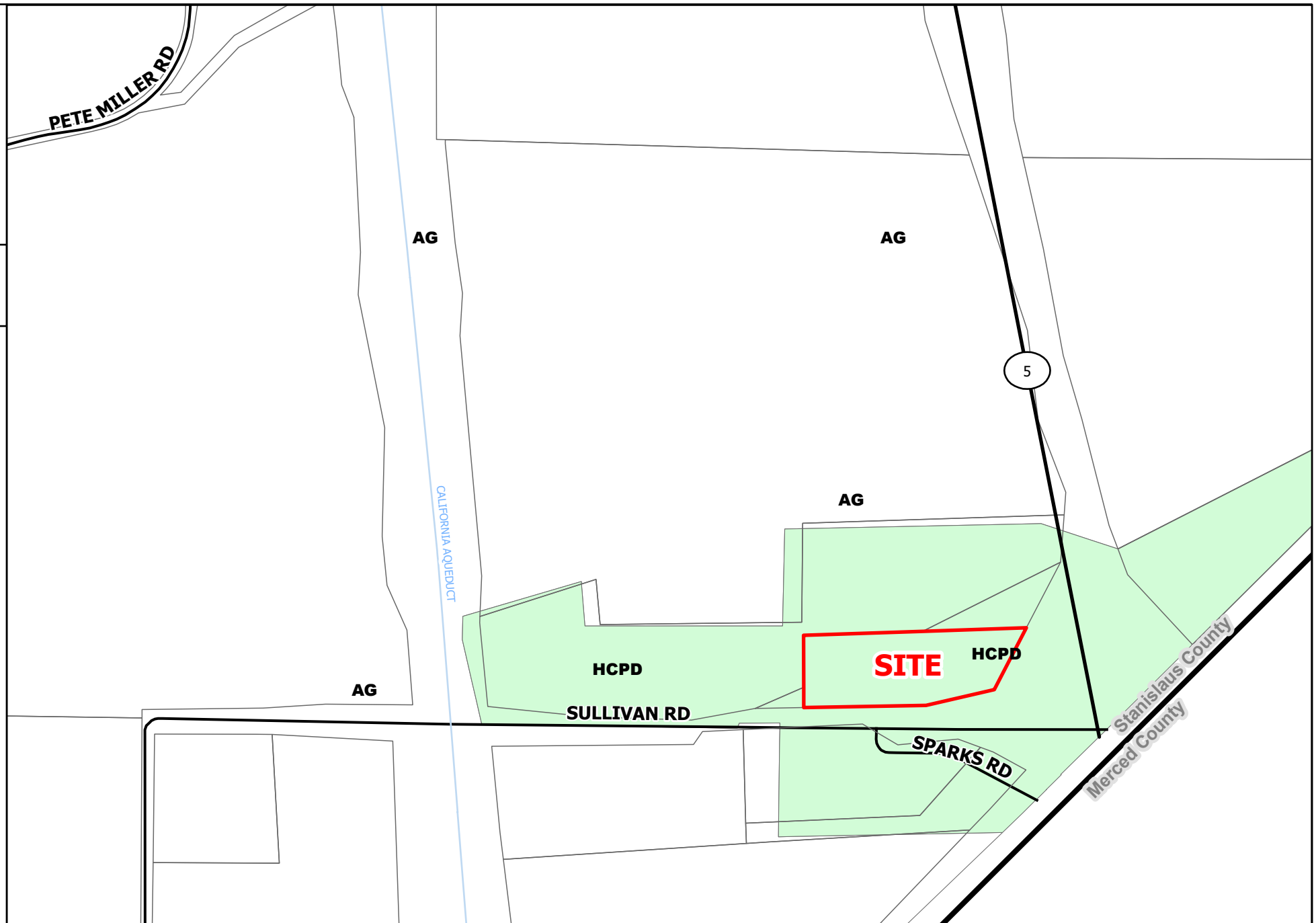
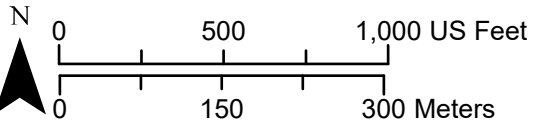
### GENERAL PLAN MAP

#### LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

#### General Plan

-  Agriculture
-  Highway Commercial/Planned Development







# CHASE, INC



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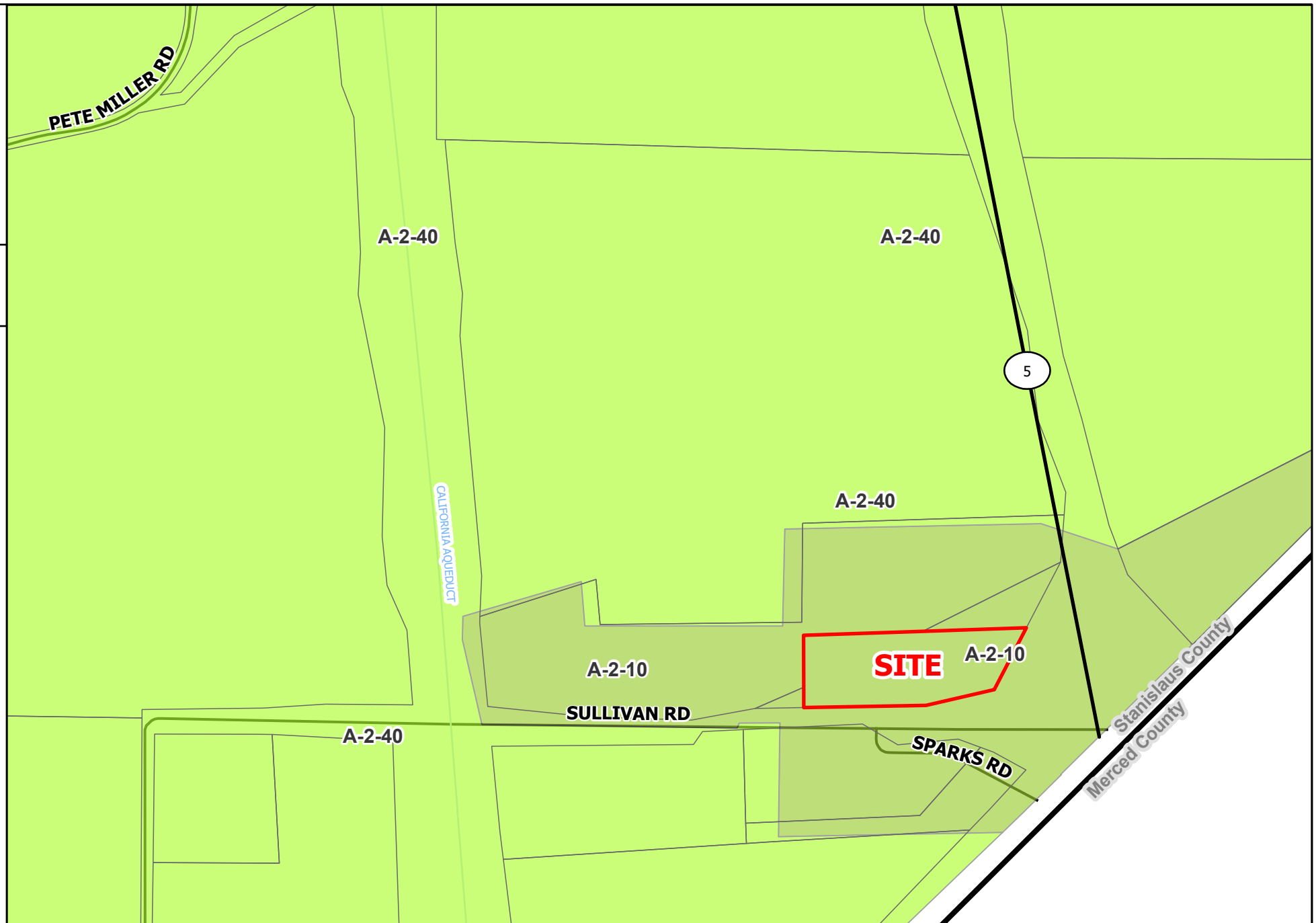
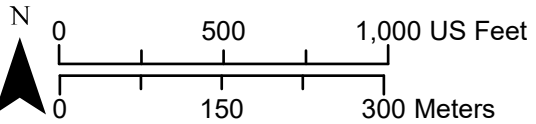
### ZONING MAP

#### LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

#### Zoning Designation

-  General AG 10 Acre
-  General AG 40 Acre



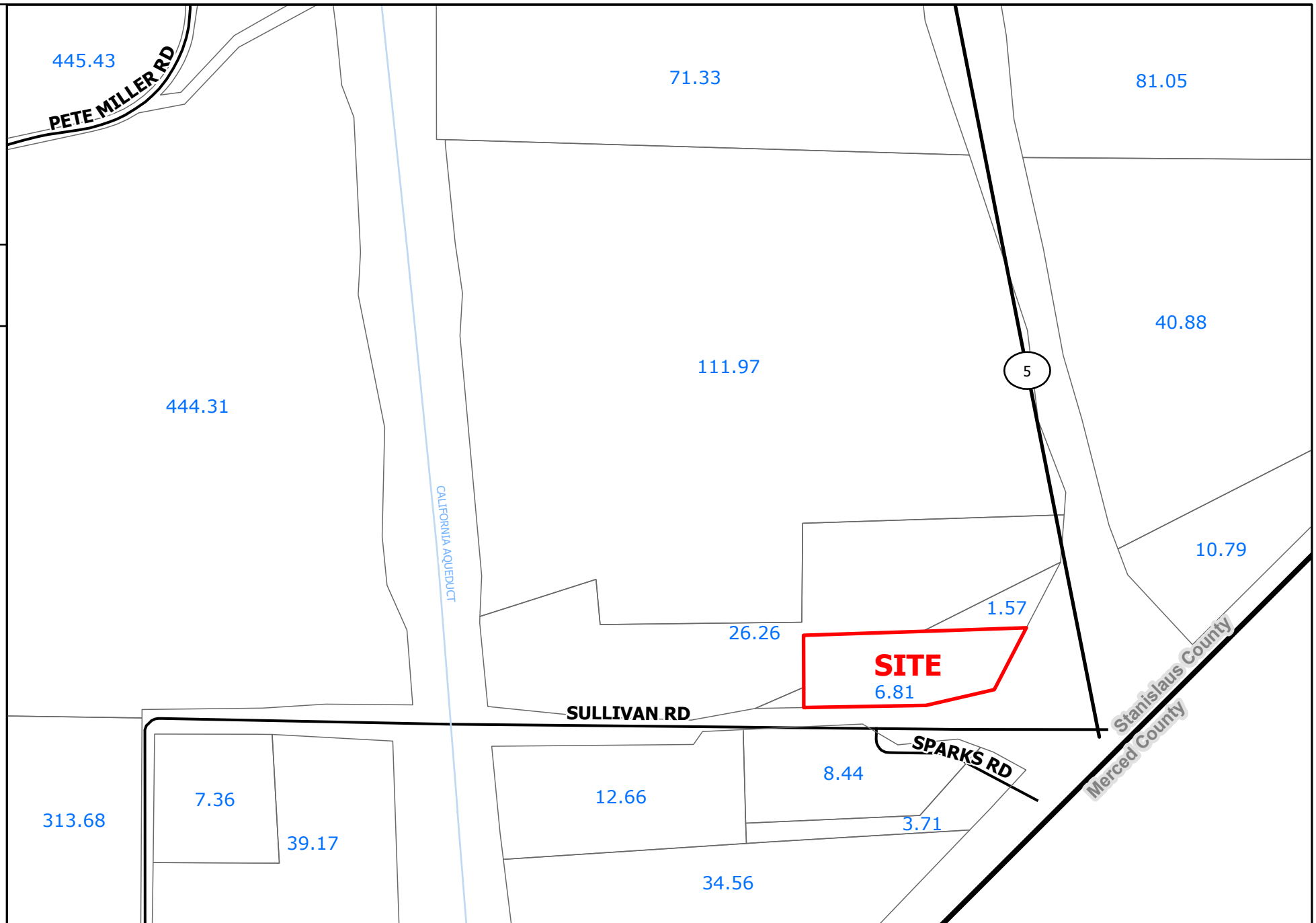
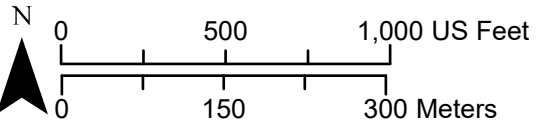
# CHASE, INC

## REZ PLN2024-0074

### ACREAGE MAP

#### LEGEND

-  Project Site
-  Parcel
-  Acres
-  Highway
-  Street
-  Canal








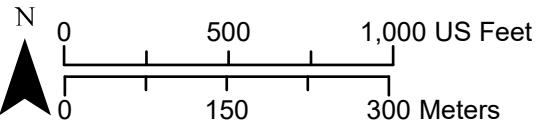
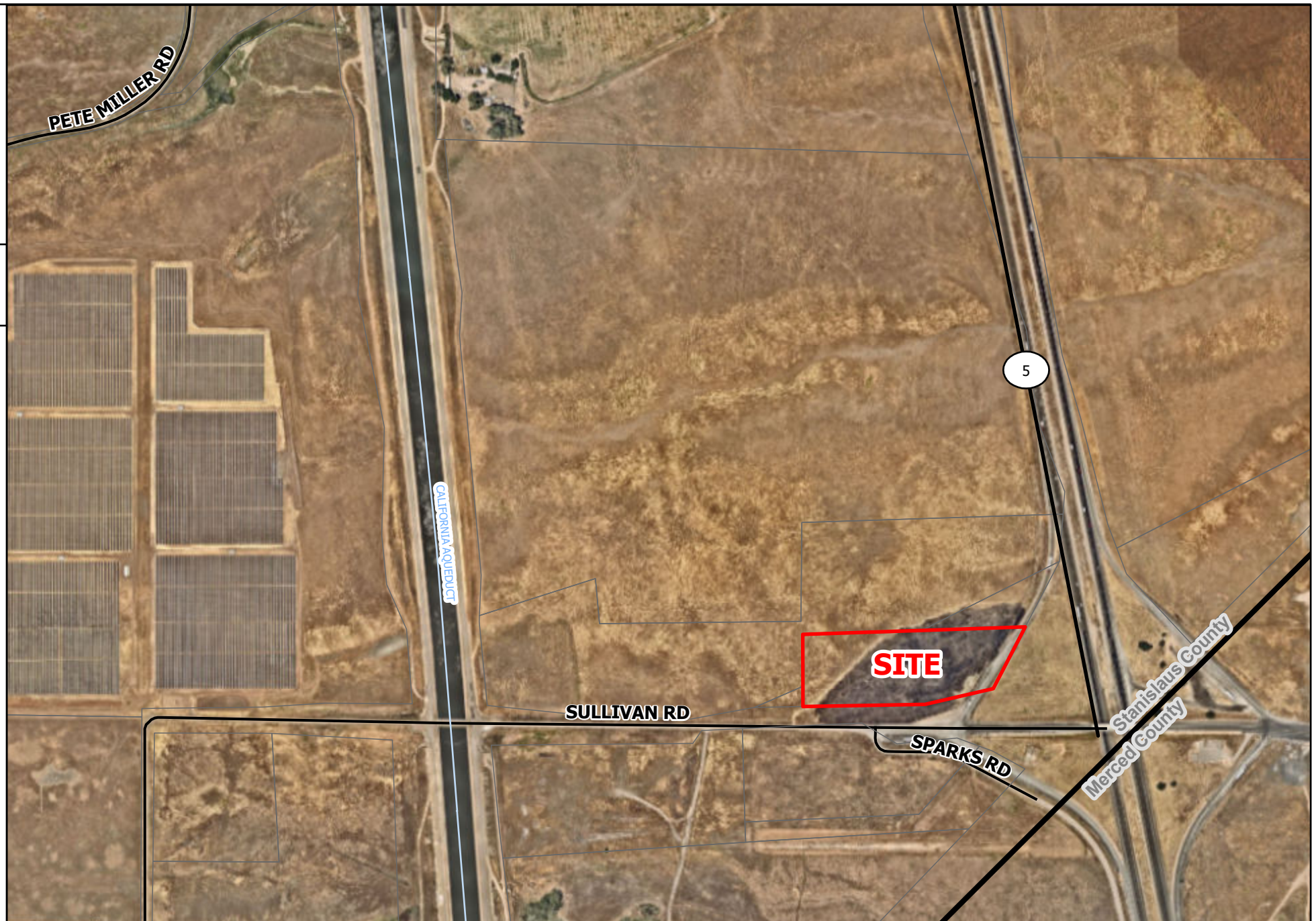
# CHASE, INC

## REZ PLN2024-0074

### 2023 AERIAL AREA MAP

#### LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal








**CHASE, INC**

**REZ  
PLN2024-0074**

*2023 AERIAL SITE MAP*

LEGEND

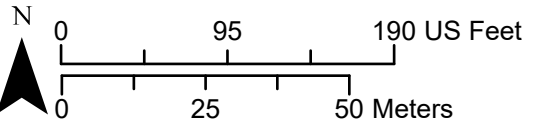
-  Project Site
-  Parcel
-  Street



**SITE**

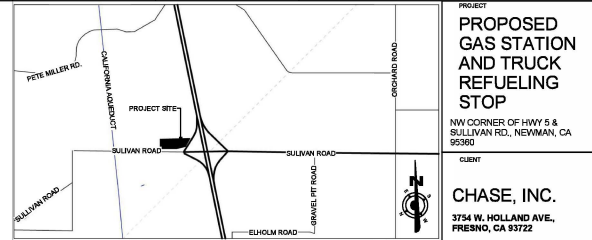
**SULLIVAN RD**

**SPARKS RD**





**CHASE, INC.**  
**PROPOSED GAS STATION AND TRUCK REFUELING STOP**  
**NW CORNER OF HWY 5 & SULLIVAN RD., NEWMAN, CA 95360**



**PROJECT**  
**PROPOSED GAS STATION AND TRUCK REFUELING STOP**  
 NW CORNER OF HWY 5 & SULLIVAN RD., NEWMAN, CA 95360  
**CLIENT**  
**CHASE, INC.**  
 3754 W. HOLLAND AVE.,  
 FRESNO, CA 93722

**VICINITY MAP COVER PAGE**  
 1 1/2" = 1'-0" **K1**

**SHEET INDEX**

<b>A100</b>	<b>COVER PAGE</b>
<b>LP_00</b>	<b>PLANTING PLAN</b>
<b>A101</b>	<b>SITE PLAN</b>
<b>A201</b>	<b>PROPOSED FLOOR PLAN</b>
<b>A301</b>	<b>ELEVATIONS</b>
<b>A401</b>	<b>GAS CANOPY FLOOR PLAN &amp; PERSPECTIVE</b>
<b>A402</b>	<b>GAS CANOPY- ELEVATIONS</b>
<b>A403</b>	<b>TRUCK CANOPY FLOOR PLAN &amp; PERSPECTIVE</b>
<b>A404</b>	<b>TRUCK CANOPY- ELEVATIONS</b>

**ARCHITECT**  
  
**ROBINA WRIGHT**  
 Architect & Associates, Inc.  
 440 EAST OAK AVENUE  
 FRESNO, CA 93702  
 TEL: 558-1100  
 WWW.ROBINAWRIGHT.COM  
 WWW.CHASEGASSTATION.COM



**DRAWING SYMBOLS**

**BUILDING SECTION / EXTERIOR ELEVATION**  
 SECTION IDENTIFICATION  
 SHEET NUMBER

**WALL SECTION**  
 SECTION IDENTIFICATION  
 SHEET NUMBER

**DETAIL REFERENCE**  
 SHEET NUMBER

**DOOR TAG**  
 DOOR NUMBER/TYPE

**WINDOW TAG**  
 WINDOW NUMBER

**GRID BUBBLE - PROPOSED**  
 GRID NUMBER  
 GRID LINE

**ELEVATION DATUM**  
 LEVEL NAME  
 LEVEL ELEVATION

**NORTH ARROW**  
 TRUE NORTH  
 PROJECT NORTH

**GRID REFERENCE**  
 DRAWING SCALE  
 View Title

**GENERAL NOTES**

- SCOPE OF WORK SHALL BE CONSTRUCTED ACCORDING TO THESE WORKING DRAWINGS AS AGREED UPON BETWEEN OWNER AND CONTRACTOR. THE WORD "CONTRACTOR" REFERS TO THE GENERAL CONTRACTOR. "SUBCONTRACTOR" REFERS TO ONE HAVING DIRECT CONTRACT WITH THE CONTRACTOR.
- CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE JOB SITE BEFORE THEIR BID IS SUBMITTED TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS.
- THE GENERAL CONTRACTOR SHALL READ, EXAMINE AND BE THOROUGHLY FAMILIAR WITH THESE DRAWINGS AND WITH THE EXISTING SITE CONDITIONS PRIOR TO THE START OF WORK. IN THE EVENT THERE ARE DISCREPANCIES OR OMISSIONS BETWEEN THESE DRAWINGS AND THE EXISTING SITE CONDITIONS, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.
- EXPOSED UNFINISHED SURFACES CREATED BY REMOVAL OF EXISTING MATERIALS AND SURFACES DAMAGED OR DESTROYED DURING REMODELING WORK SHALL BE REPAIR/REPLACED WITH NEW MATERIALS AND FINISHED TO MATCH EXISTING WORK AS MUCH AS IS REQUIRED TO PROVIDE A SIMILAR EVEN APPEARANCE.
- NO DRAWINGS, DETAILS, NOTES, ETC., SHALL BE INTERPRETED TO ALLOW FOR A VIOLATION OF THE LOCAL BUILDING CODE, STATE BUILDING CODE AND OTHER APPLICABLE CODES AND CODES OF CONSTRUCTION PRACTICES.
- THE GENERAL CONTRACTOR SHALL REVIEW ALL GRADE ELEVATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONSTRUCTION METHODS, MATERIALS, SIZE OF MEMBERS, ETC., PRIOR TO ON-SITE DELIVERY.
- JOB SHALL BE COMPLETED WITH AS MUCH SPEED AS POSSIBLE WHEN THE WORK IS DONE.
- OWNER SHALL NOT MAKE ANY PAYMENTS TO THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR WITHOUT RECEIVING WHEN BILL IS RECEIVED FROM ALL PERMITS THAT HAVE PROVIDED LABOR OR MATERIAL.
- PRIOR TO THE CONTRACTOR AND SUBCONTRACTOR SHALL OBTAIN AND PAY ALL PERMITS, LICENSES AND FEES REQUIRED BY CITY, COUNTY AND STATE LAWS, EXCEPT THE BUILDING, ELECTRICAL, MECHANICAL AND PLUMBING PLAN FEES AND PERMIT FEES, WHICH SHALL BE PAID FOR BY THE OWNER. ALL LAWS, ORDINANCES AND REGULATIONS SHALL BE COMPLIED WITH AND ALL NECESSARY CORRECTIONS FOR COMPLIANCE SHALL BE INCLUDED IN THE CONTRACT.
- INSPECTIONS THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS FOR HIS WORK AND GIVE THE OWNER TWELVE (12) HOURS NOTICE OF HIS INTENT TO HAVE INSPECTION.
- THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY WITH THE PLUMBING, MECHANICAL, AND ELECTRICAL CONTRACTORS, THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL SCHEDS FOR EQUIPMENT CONDUTES, ETC.
- WORKING TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER AND ARCHITECT.
- THE CONTRACTOR SHALL PROVIDE ALL RISK INSURANCE. REFER TO PROJECT MANUAL FOR MINIMUM LIABILITY AND PROJECT DAMAGE COVERAGE.
- THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY SANITARY FACILITY ENCLOSED LOCATED AS DIRECTED BY OWNER. VIEW FACILITIES SHALL NOT BE USED DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL COMPLY WITH ALL APPLICABLE LAWS AND CODE REGULATIONS. THESE CODES INCLUDE BUT NOT LIMITED TO THE FOLLOWING:  
 2022 CALIFORNIA BUILDING CODE (CBC)  
 2022 CALIFORNIA PLUMBING CODE (CPC)  
 2022 CALIFORNIA MECHANICAL CODE (CMC)  
 2022 CALIFORNIA ELECTRICAL CODE (CEC)  
 2022 CALIFORNIA FIRE CODE  
 2022 CALIFORNIA RESIDENTIAL CODE  
 2022 CALIFORNIA ENERGY CODE  
 2022 CALIFORNIA BUILDING STANDARDS CODE (CAL GREEN)  
 COUNTY OF STANISLAUS MUNICIPAL ORDINANCE
- ERRORS AND OMISSIONS: IF ANY ERRORS OR OMISSIONS APPEAR IN THESE DRAWINGS OR OTHER CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR AND SUBCONTRACTORS AGREED SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF SUCH ERRORS OR OMISSIONS. IN THE EVENT OF FAILING TO GIVE SUCH WRITTEN NOTICE BEFORE CONSTRUCTION AND/OR FABRICATION OF THE WORK, HE WILL BE HELD RESPONSIBLE FOR THE CORRECTION OF ANY SUCH ERRORS OR OMISSIONS AND THE COST FOR RECTIFYING THE SAME. QUANTITIES CONTRACTOR SHALL QUANTIFY. THE WORK IS GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING THE BUILDINGS FREE FROM DEFECTS AND WITHOUT COST TO THE OWNER. PRIOR TO DATE OF COMPLETION THE CONTRACTOR SHALL FURNISH A WRITTEN STATEMENT OF WORK DONE AND WHERE NECESSARY, HE SHALL REPAIR FROM DEFECTS OF THE MATERIALS AND WORKMANSHIP FOR PERIOD OF ONE YEAR. UNLESS OTHERWISE SPECIFIED, THE WORK IS GENERAL CONTRACTOR SHALL REPAIR AND REPLACE ALL SUCH DEFECTIVE WORK AND ALL OTHER WORK DAMAGED WITHOUT COST TO THE OWNER.
- DIMENSIONS: FINISHED DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO SMALL SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD BEFORE ANY WORK IS CONSTRUCTED AND/OR FABRICATED. THE SPECIFICATION AND/OR SCHEDULE ON THE DRAWINGS SHOULD HAVE WRITTEN NOTES AND OR BE FOLLOWED IN PREFERENCE TO INFORMATION FURNISHED IN THE FORM OF LINES ON DRAWINGS. DETAILED CLARIFICATION DRAWINGS FURNISHED DURING CONSTRUCTION OR APPROVED BY THE ARCHITECT ARE TO BE CONSIDERED AS PART AND NOT ACT AS MODIFICATIONS OF THESE PLANS AND SHALL BE CALLED CLARIFICATION DRAWINGS. ALL NOTES, FINISHES AND DETAIL DRAWINGS SHALL BE FOLLOWED AND CARRIED OUT AS PART OF THE WORK. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSION LINES ARE TO FACE OF STUD UNLESS NOTED OTHERWISE (S.U.).

**PROJECT INFORMATION**

- Owner Information**  
 CHASE, INC.  
 PRISCIA THOMAS  
 (559) 681-1182  
 pthomas@chase-hc.com
- Project Address**  
 NW CORNER OF HWY 5 & SULLIVAN RD.,  
 NEWMAN, CA 95360
- Site Data**  
 JURISDICTIONAL AGENCY: COUNTY OF STANISLAUS  
 A.P.N.: 028 028 013  
 GROSS LOT AREA: 4.80 ACRES (207,496 SQ. FT.)  
 EXISTING LAND USE: RESIDENTIAL SITE-UNDERDEVELOPED  
 PLANNED LAND USE: GENERAL COMMERCIAL  
 GENERAL PLAN: HIGHWAY COMMERCIAL PLANNED DEVELOPMENT
- Building Data**  
 PROPOSED REZONE:  
 EXISTING GENERAL AG 10 ACRES (A-2)  
 TO  
 C-2 GENERAL COMMERCIAL (DISTRICT ZONING)
- Scope of Work**

**PARKING CALCULATIONS (STANISLAUS COUNTY ZONING ORDINANCE CHAPTER 21.76):**

<b>PROPOSED BUILDING 1</b>	
A. PROPOSED BUILDING 1	3000 SQ. FT.
a. FOOD STORE	3000 SQ. FT.
b. FUTURE TENANT SPACE	1400 SQ. FT.
TOTAL BUILDING AREA	4400 SQ. FT.
B. FUEL CANOPY ISLAND W/ 6 MPD (870 VEHICLES)	4200 SQ. FT.
C. DIESEL CANOPY ISLAND W/ 11 STAT (TRUCK FUELING)	4532 SQ. FT.
TOTAL BUILDING COVERAGE	13,132 SQ. FT.

<b>CONVENIENCE STORE AND FUTURE TENANT SPACE: 1500 SQ. FT. RETAIL</b>	
DO NOT MAKE CONSTRUCTION, BRACE, OR SHIELDING ANY ESTABLISHMENTS	
A. AREA: 4400 SQ. FT. / 300 SQ. FT.	REQUIRED PARKING: 14.5
B. TOTAL PARKING REQUIRED: 16	PROVIDED: 4
C. TOTAL ACCESSIBLE PARKING REQUIRED: 2	PROVIDED: 2
D. TOTAL ACCESSIBLE PARKING PROVIDED: 1	VAN ACCESSIBLE: 1

<b>2022 CALIFORNIA GREEN BUILDING CODE REQUIREMENTS:</b>	
A. BY CAPABLE PER 2022 CBC 5.06.0.3.1	TOTAL NUMBER OF PARKING IN THE BUILDING SET (1:0.5 PARKING)
a. AREA: 4400 SQ. FT. / 300 SQ. FT.	REQUIRED: 4
b. PROVIDED: 4	PROVIDED: 4
B. BY CAPABLE PER 2022 CBC 5.06.0.3.2	TOTAL NUMBER OF PARKING OF EV CAPABLE (0.4 PARKING)
a. AREA: 4400 SQ. FT. / 300 SQ. FT.	REQUIRED: 0
b. PROVIDED: 0	PROVIDED: 0
C. BY CAPABLE PER 2022 CBC 119.208.3.2.1	REQUIRED: 0
a. PROVIDED: 0	PROVIDED: 0
D. BY CAPABLE PER 2022 CBC 510.6.6	REQUIRED: 0
a. PROVIDED: 0	PROVIDED: 0
E. BY CAPABLE PER 2022 CBC 510.6.6	REQUIRED: 0
a. PROVIDED: 0	PROVIDED: 0

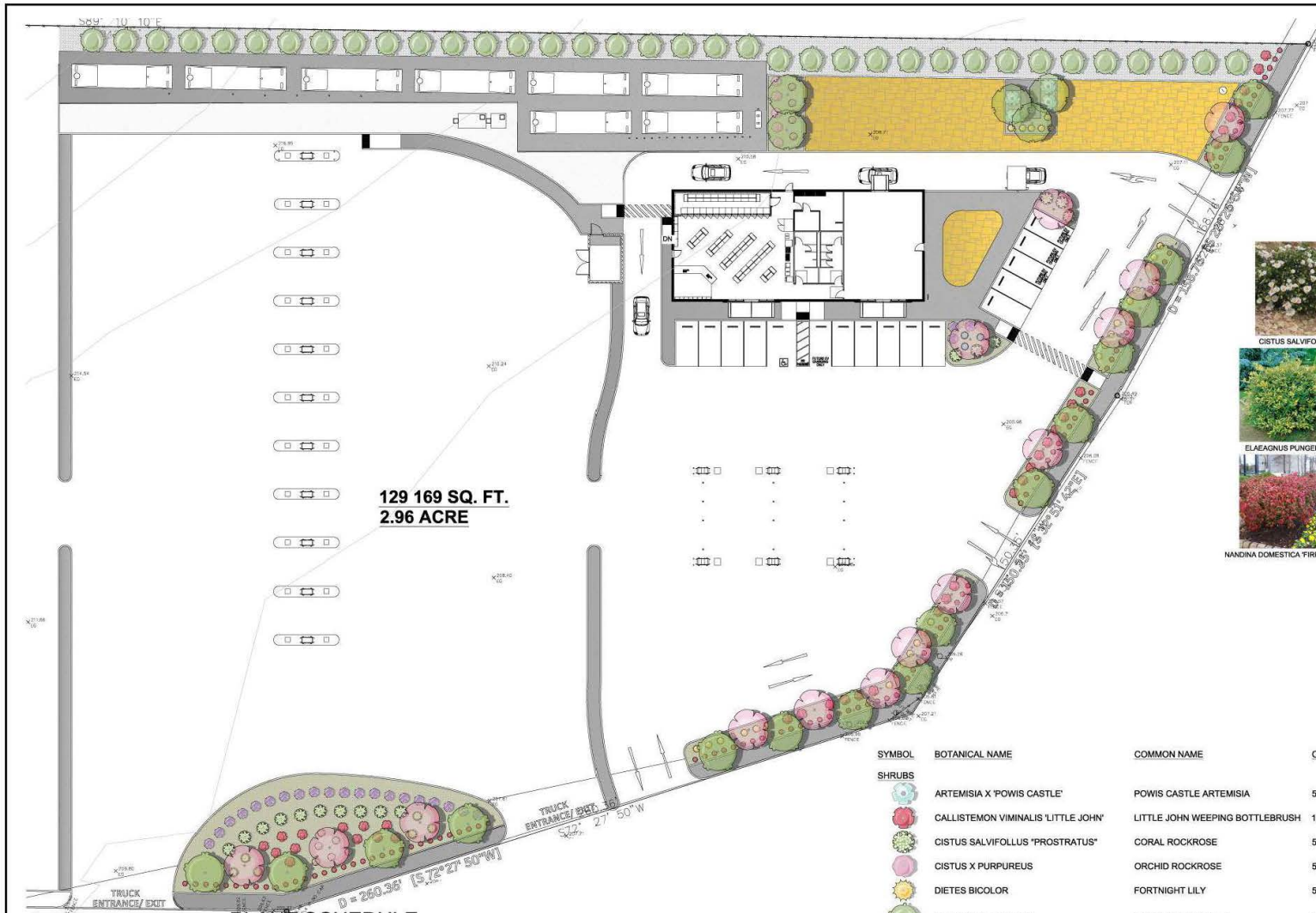
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**SCALE** As Indicated

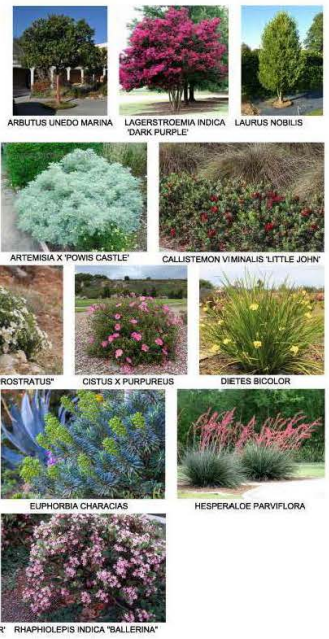
**REVISION APP**

**A100**

ISSUE DATE: JULY 16, 2024 JOB NUMBER: 2024\_09  
 DRAWN BY: Author CHECKED BY: Checker



**129 169 SQ. FT.**  
**2.96 ACRE**



NANDINA DOMESTICA 'FIREPOWER' RHAPHIOLEPIS INDICA 'BALLERINA'

**PLANT SCHEDULE**

**SOIL AMENDMENT NOTES:**  
SOIL PREPARATION PER 1,000 S.F.  
3 CU. YDS. NITROLIZED WOOD SHAVINGS OR EQUAL  
15 LBS. 15-15-15 FERTILIZER  
ROTO-TILL TO DEPTH OF 8" (FOR SLOPES 3:1 AND LESS)  
BACKFILL MIX  
6 PARTS OF NATIVE ON-SITE SOIL  
4 PARTS OF NITROLIZED WOOD SHAVINGS OR EQUAL  
18 LBS. OF GRO-POWER PLUS PER CUBIC YARD OF MIX  
DROW-POWER PLANTING TABLETS  
ONE (1) per each 1-GALLON PLANT  
TWO (2) per each 5-GALLON PLANT  
THREE (3) per each 15-GALLON PLANT  
FIVE (5) per each 24"-BOX PLANT  
FOR BID PURPOSES ONLY PENDING SOILS TEST AND RECOMMENDATIONS.

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	FORM	QTY
	ARBUS TUS X 'MARINA'	ARBUS TUS STANDARD	24"BOX	LOW	STANDARD	16
	LAGERSTROEMIA INDICA 'DARK PURPLE'	GRAPE MYRTLE	24" BOX	LOW	STANDARD	14
	LAURUS NOBILIS	SWEET BAY	24"BOX	LOW		5

SYMBOL	BOTANICAL NAME	COMMON NAME	CONT	WUCOLS	QTY
	ARTEMISIA X POWIS CASTLE'	POWIS CASTLE ARTEMISIA	5 GAL	LOW	4
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	LITTLE JOHN WEeping BOTTLERUSH	1 GAL	LOW	38
	CISTUS SALVIFOLLIS 'PROSTRATUS'	CORAL ROCKROSE	5 GAL	LOW	16
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL	LOW	5
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	LOW	30
	ELAEAGNUS PUNGENS	THORNY ELAEAGNUS	5 GAL	LOW	36
	EUPHORBIA CHARACIAS 'HUMPTY DUMPTY'	EVERGREEN SPURGE	5 GAL	LOW	3
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	LOW	6
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	5 GAL	LOW	23
	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	1 GAL	LOW	107
	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	5 GAL	LOW	10

PLANT MATERIALS AND BERMS WITHIN VISION TRIANGLES SHALL BE 24" MAX. HEIGHT AS MEASURED FROM TOP OF CURB.  
HOLD ALL PLANTS 30" FROM EDGE OF SIDEWALK TO CENTER OF PLANT.

**DePalma Design Group**

**PROPOSED TRUCK STOP AND CONVENIENCE STORE**

Prepared for:  
**NEWMAN, CALIFORNIA**  
1000 S. MAIN STREET  
FRESNO, CA 93701  
559-438-1387

DATE: 09-19-2024  
SCALE: NA  
DRAWN BY: HD  
JOB NUMBER: NEW2024  
SHEET: LP.00  
SHEET 1 OF 1

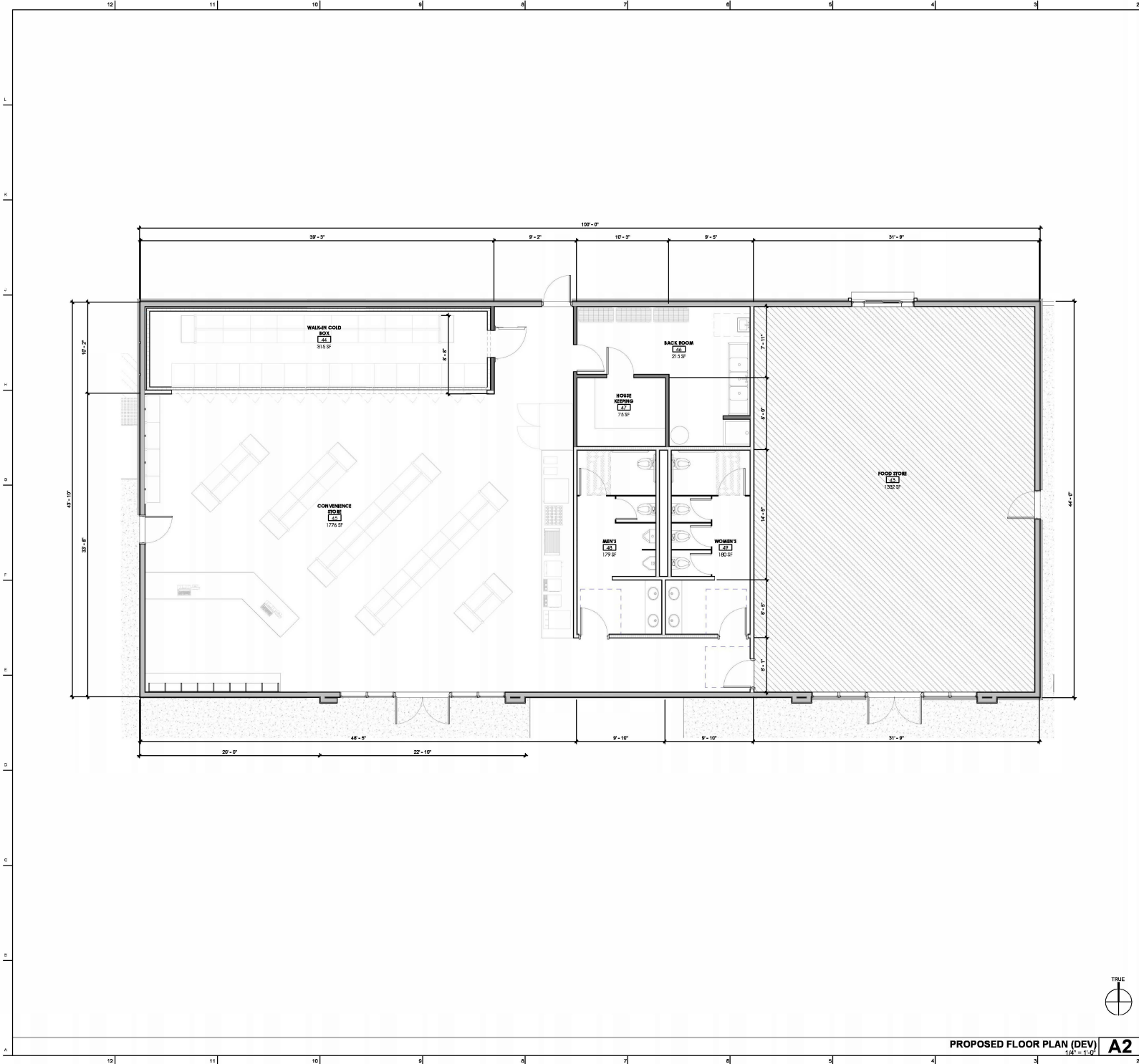
NOT FOR CONSTRUCTION

GRAPHIC SCALE IN FEET

811







**PROJECT**  
**PROPOSED GAS STATION AND TRUCK REFUELING STOP**

NW CORNER OF HWY 5 & SULLIVAN RD, NEWMAN, CA 95380

**CLIENT**

**CHASE, INC.**  
 3754 W. HOLLAND AVE.,  
 FRESNO, CA 93722

**ARCHITECT**



**ROBINA WRIGHT**  
 Architect & Associates, Inc.  
 115 ARCHITECTURE CENTER DRIVE  
 SUITE 200  
 440 EAST 20TH AVENUE  
 FRESNO, CA 93702  
 TEL: 558-9112  
 WWW.ROBINAWRIGHTARCH.COM  
 RW@RWARCHITECT.COM

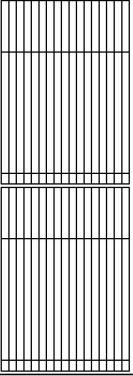
**SEAL & SIGNATURE**



**CONSULTANT**

**UPDATE**  
 11/17/2024

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**TITLE**  
**PROPOSED FLOOR PLAN (DEV PERMIT)**

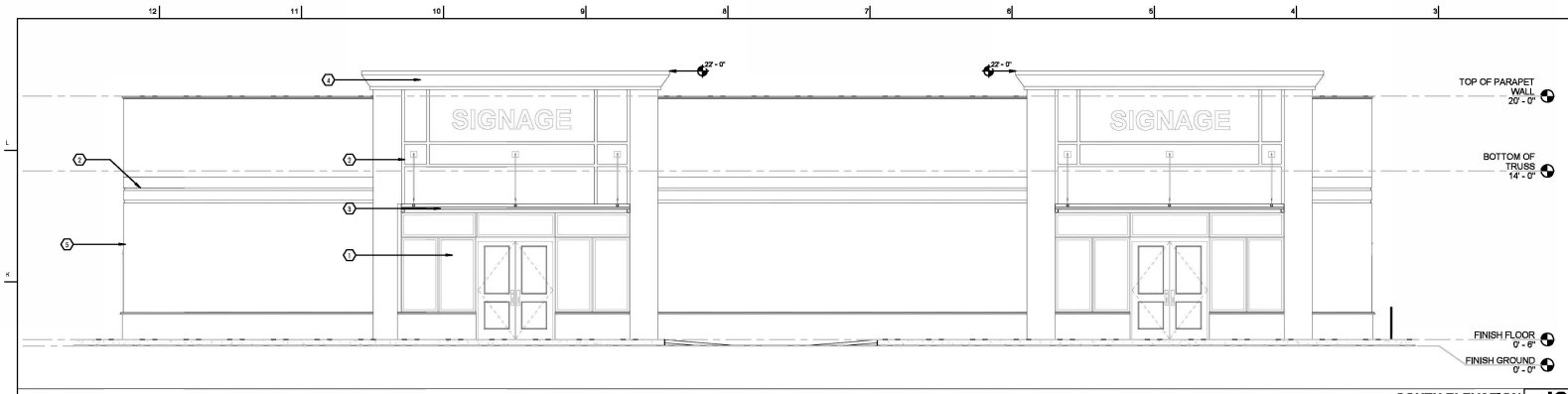
**SCALE** 1/4" = 1'-0"

**RE-ZONE APP**  
**A201**

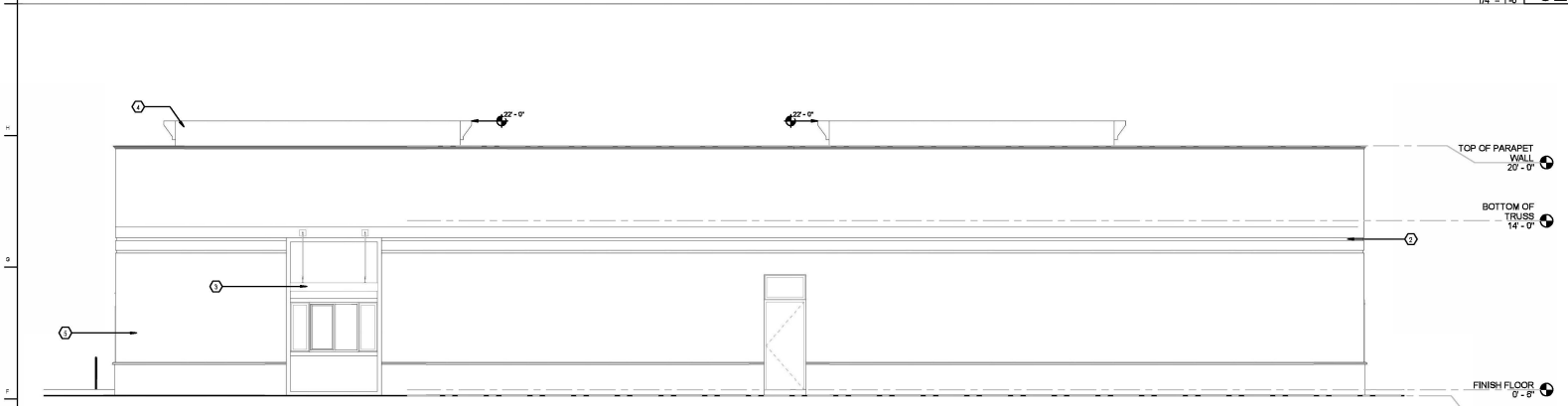
ISSUE DATE JULY 16, 2024	JOB NUMBER 2024_08
DRAWN BY Author	CHECKED BY Checker

**PROPOSED FLOOR PLAN (DEV)** **A2**  
 1/8" = 1'-0"

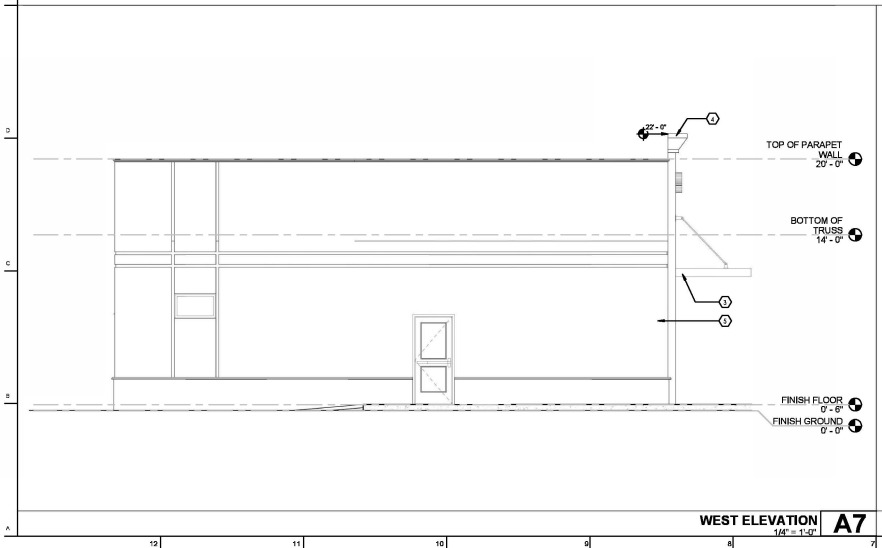




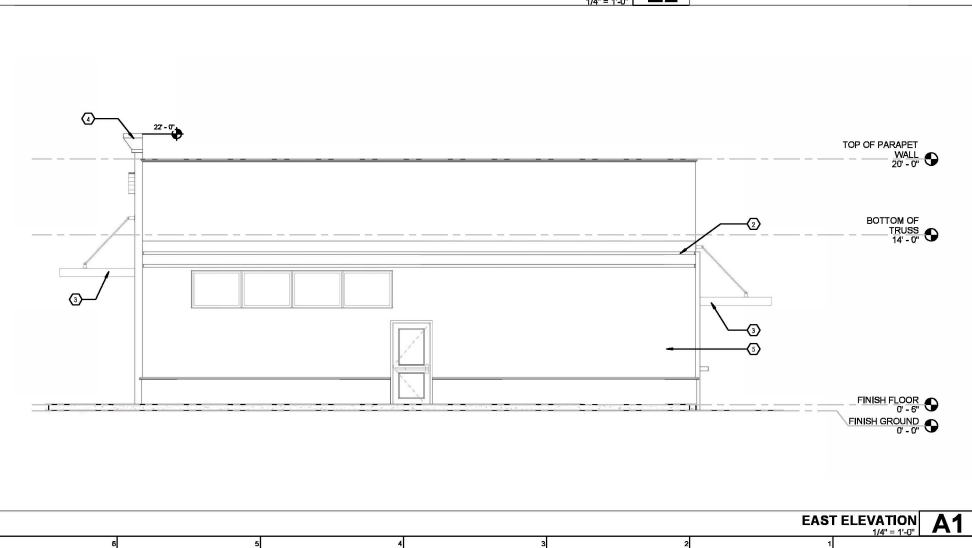
**SOUTH ELEVATION**  
1/4" = 1'-0" **J2**



**NORTH ELEVATION**  
1/4" = 1'-0" **E2**



**WEST ELEVATION**  
1/4" = 1'-0" **A7**



**EAST ELEVATION**  
1/4" = 1'-0" **A1**

- ELEVATION KEYNOTES:**
1. DUAL PANE STOREFRONT
  2. 2" WIDE x 12" DEEP WALL REVEAL
  3. ALUMINUM CANOPY, INSTALL PER MANUFACTURERS SPECIFICATION.
  4. EPS SHAPED FOAM PARAPETS WITH GIB COILING
- SEE TRUCK EXTERIOR STOP**, 3 COAT PORTLAND CEMENT PLASTER STUCCO FRESH COVER METAL LATH AND 2 LAYERS OF GRADE 17" BUILDING PAPER APPLIED OVER PLYWOOD SHEATHING.

**PROJECT**  
**PROPOSED GAS STATION AND TRUCK REFUELING STOP**  
NW CORNER OF HWY 5 & SULLIVAN RD, NEWMAN, CA 95360  
**CLIENT**  
**CHASE, INC.**  
3754 W. HOLLAND AVE,  
FRESNO, CA 93722

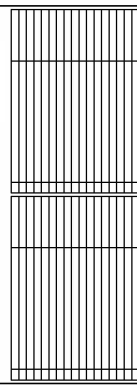
**ARCHITECT**  
  
**ROBINA WRIGHT**  
Architect & Associates, Inc.  
162 ARCHITECTURE, LICENSED ARCHITECT/SPECIALIST  
12/2005  
446 EAST DIXIE AVENUE  
FRESNO, CA 93722  
Tel: 559-397-1202  
www.robinawright.com  
robina@robinawright.com



**CONSULTANT**

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**TITLE**  
**ELEVATIONS (DEV PERMIT)**

**SCALE** As Indicated

**RE-ZONE APP**  
**A301**

<b>ISSUE DATE</b> JULY 16, 2024	<b>JOB NUMBER</b> 2024_09
<b>DRAWN BY</b> Author	<b>CHECKED BY</b> Checker

**PROPOSED  
GAS STATION  
AND TRUCK  
REFUELING  
STOP**

NW CORNER OF HWY 5 &  
SULLIVAN RD, NEWMAN, CA  
95360

CLIENT

**CHASE, INC.**  
3754 W. HOLLAND AVE.,  
FRESNO, CA 93722

ARCHITECT



**ROBINA WRIGHT**  
Architect & Associates, Inc.  
1620 ARCHITECTURE CENTER DRIVE  
FRESNO, CA 93728  
408 EAST OAK AVENUE  
FRESNO, CA 93728  
Tel: 558-9122  
www.robinawright.com  
robina@robinawright.com

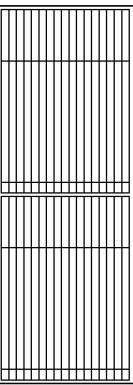
SEAL & SIGNATURE



CONSULTANT

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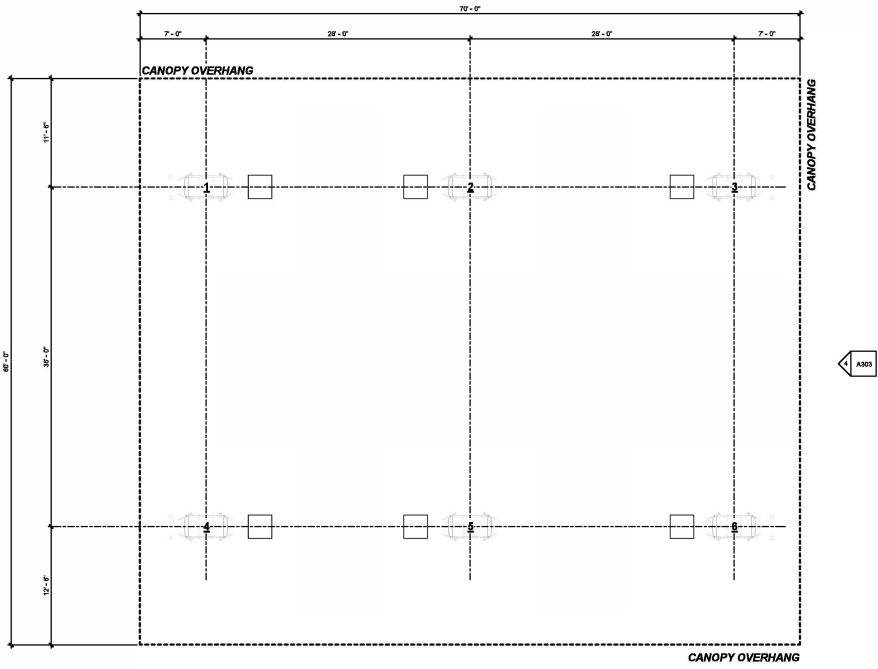
TITLE  
**GAS CANOPY  
FLOOR PLAN &  
PERSPECTIVE**

SCALE 3/16" = 1'-0"

RE-ZONE APP

**A302**

ISSUE DATE JULY 16, 2024	JOB NUMBER 2024_08
DRAWN BY Author	CHECKED BY Checker



**GAS CANOPY FLOOR PLAN** 1  
3/16" = 1'-0"







**PROJECT**  
**PROPOSED  
 GAS STATION  
 AND TRUCK  
 REFUELING  
 STOP**

NW CORNER OF HWY 5 &  
 SULLIVAN RD., NEWMAN, CA  
 95360

CLIENT

**CHASE, INC.**  
 3754 W. HOLLAND AVE.,  
 FRESNO, CA 93722

ARCHITECT



**ROBINA WRIGHT  
 Architect & Associates, Inc.**  
 ARCHITECTURE, INTERIOR ARCHITECTURE,  
 10200 N. BRIDGEWAY, SUITE 100  
 FRESNO, CA 93728  
 408 EAST OAK AVENUE  
 FRESNO, CA 93726  
 TEL: 558-8112  
 WWW.ROBINAWRIGHTARCHITECT.COM  
 RW@RWARCHITECT.COM

SEAL & SIGNATURE

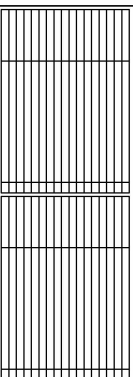


CONSULTANT

UPDATE

11/17/2024

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TITLE  
**TRUCK CANOPY  
 FLOOR PLAN &  
 PERSPECTIVE**

SCALE 1/8" = 1'-0"

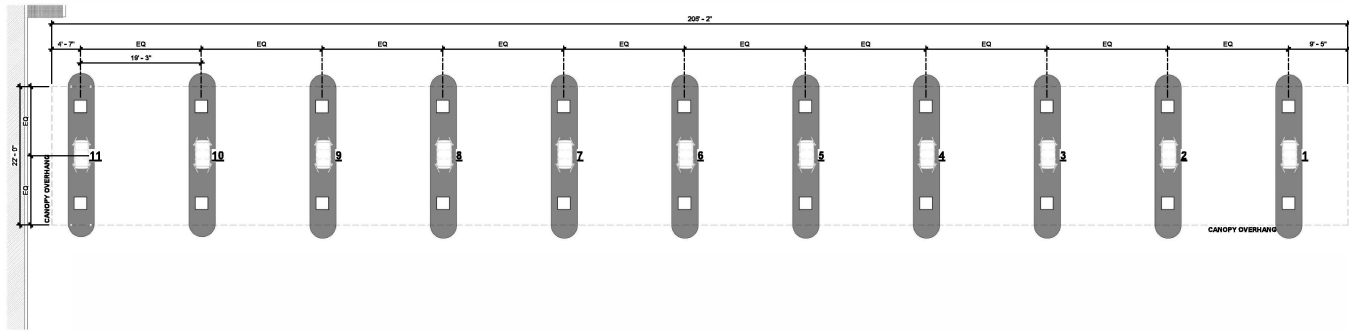
RE-ZONE APP

**A304**

ISSUE DATE JULY 15, 2024

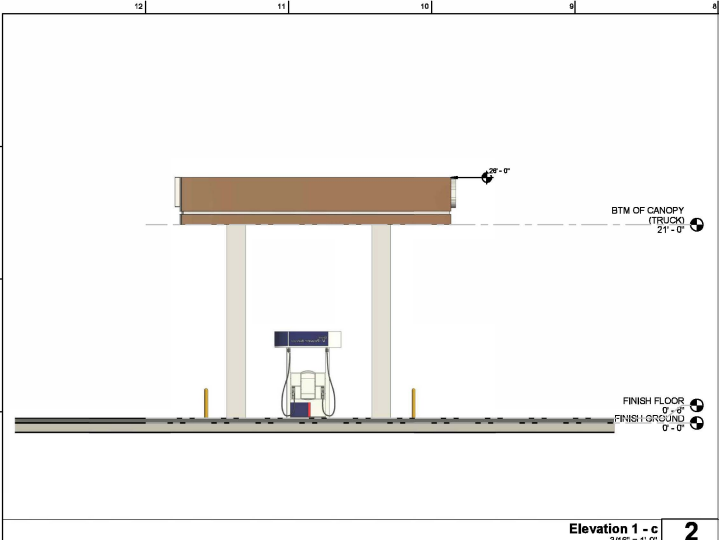
JOB NUMBER 2024\_08

DRAWN BY Author CHECKED BY Checker

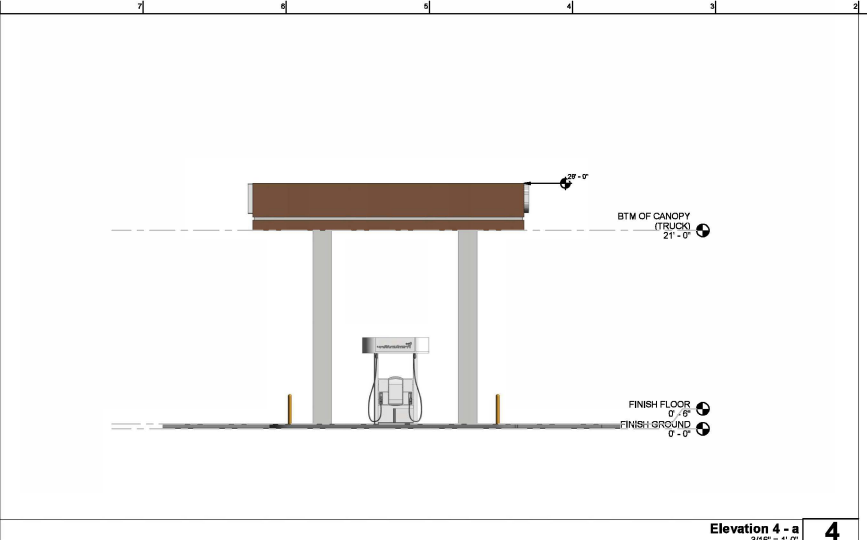


**TRUCK CANOPY FLOOR PLAN 1**  
 1/8" = 1'-0"

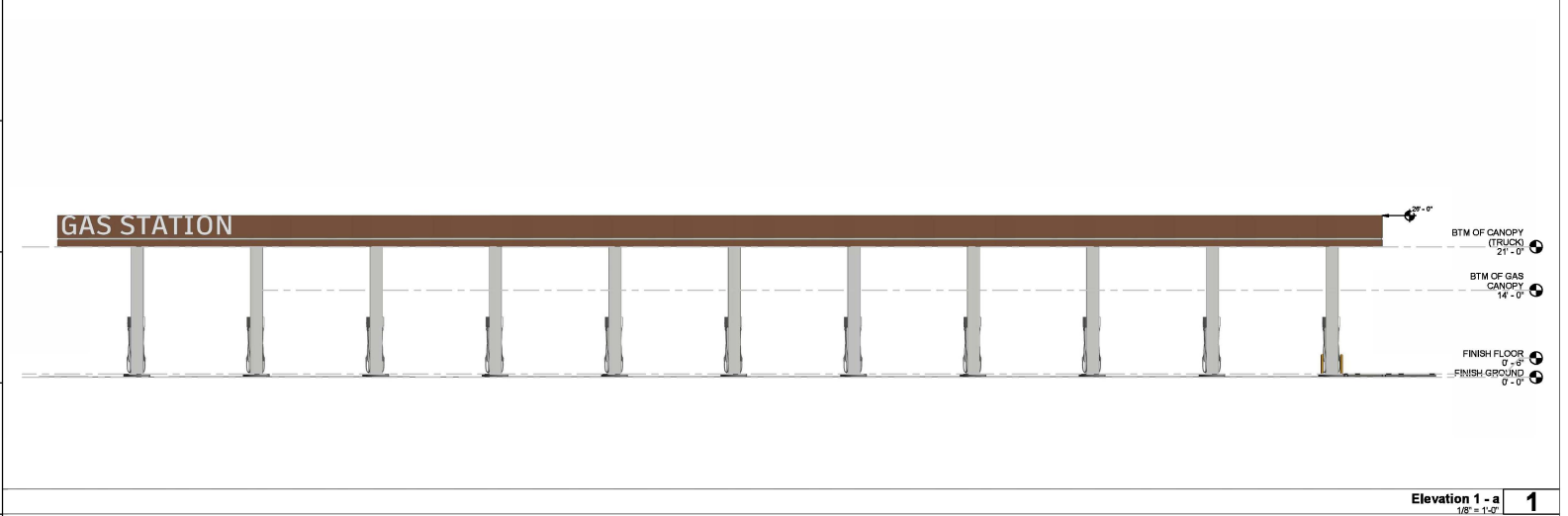




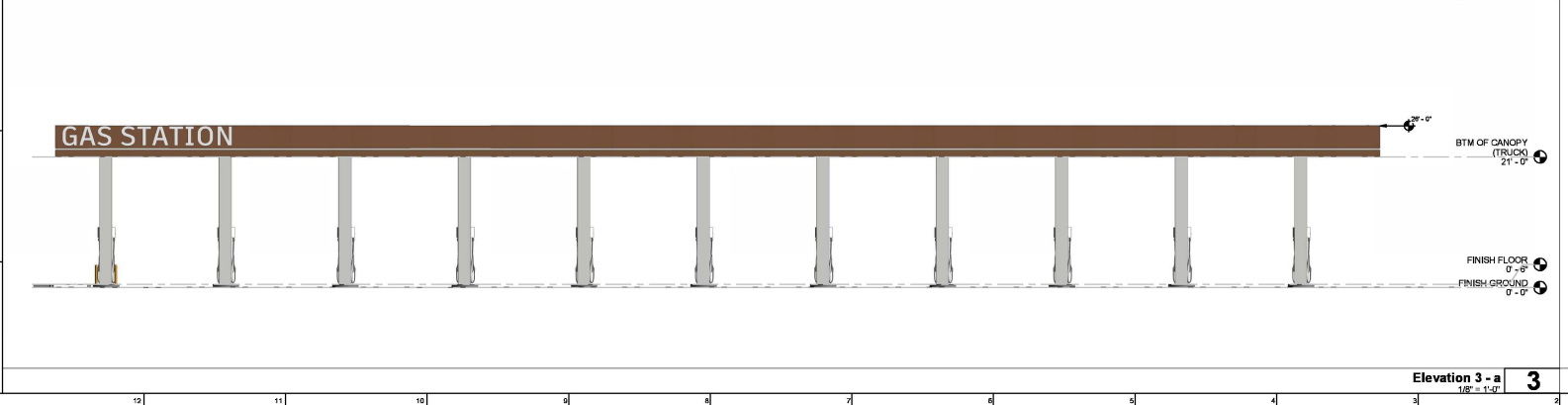
Elevation 1 - c  
3/16" = 1'-0" **2**



Elevation 4 - a  
3/16" = 1'-0" **4**




Elevation 1 - a  
1/8" = 1'-0" **1**




Elevation 3 - a  
1/8" = 1'-0" **3**

**PROJECT**  
**PROPOSED GAS STATION AND TRUCK REFUELING STOP**  
 NW CORNER OF HWY 5 & SULLIVAN RD., NEWMAN, CA 95360

**CLIENT**  
**CHASE, INC.**  
 3754 W. HOLLAND AVE.,  
 FRESNO, CA 93722

**ARCHITECT**  
  
**ROBINA WRIGHT**  
 Architect & Associates, Inc.  
 445 EAST OAK AVENUE  
 FRESNO, CA 93702  
 Tel: 559-507-1202  
 www.robinawrightarchitect.com  
 robina@robinawright.com

**SEAL & SIGNATURE**  


**CONSULTANT**

**UPDATE**  
 11/17/2024

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**TITLE**  
**TRUCK CANOPY - ELEVATIONS**

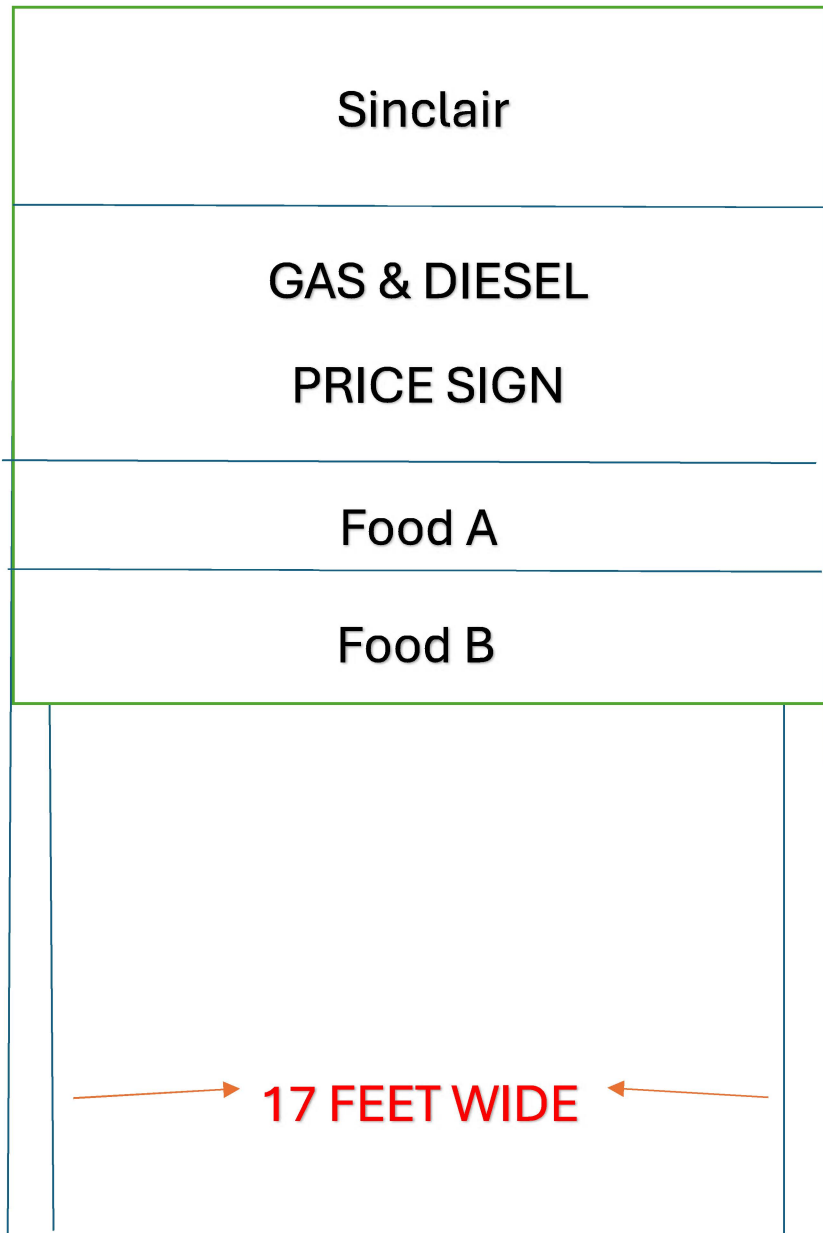
**SCALE** As Indicated

**RE-ZONE APP**  
**A305**

<b>ISSUE DATE</b> JULY 16, 2024	<b>JOB NUMBER</b> 2024_08
<b>DRAWN BY</b> Author	<b>CHECKED BY</b> Checker

18.XXF

**PYLON POLE SIGN**



Sinclair

GAS & DIESEL  
PRICE SIGN

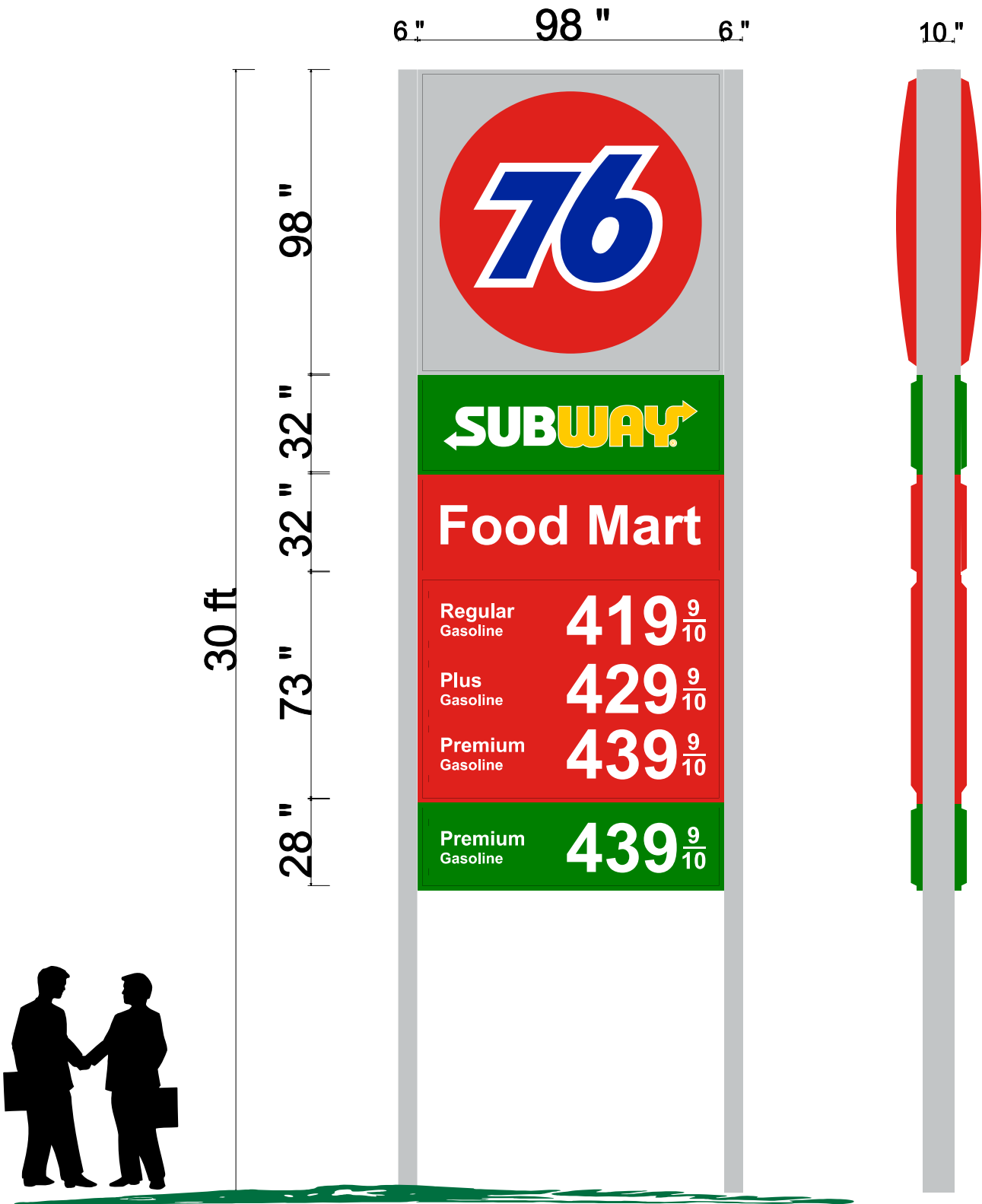
Food A

Food B

17 FEET WIDE

60 FEET LONG





Price includes all new sign cans internally lit with LED's, new 6"x10" poles, new footings with concrete, engineering, and permits.



# APPLICATION QUESTIONNAIRE

<p><b>Please Check all applicable boxes</b>  <b>APPLICATION FOR:</b>  <i>Staff is available to assist you with determining which applications are necessary</i></p> <table border="0"> <tr> <td><input type="checkbox"/> General Plan Amendment</td> <td><input type="checkbox"/> Subdivision Map</td> </tr> <tr> <td><input checked="" type="checkbox"/> Rezone</td> <td><input type="checkbox"/> Parcel Map</td> </tr> <tr> <td><input type="checkbox"/> Use Permit</td> <td><input type="checkbox"/> Exception</td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td><input type="checkbox"/> Williamson Act Cancellation</td> </tr> <tr> <td><input type="checkbox"/> Historic Site Permit</td> <td><input type="checkbox"/> Other _____</td> </tr> </table>	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map	<input checked="" type="checkbox"/> Rezone	<input 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><b>PLANNING STAFF USE ONLY:</b>  Application No(s): <u>PLN0024-0074</u>  Date: <u>8/18/24</u>  S <u>9</u> T <u>8</u> R <u>8</u>  GP Designation: <u>High Commercial / PD</u>  Zoning: <u>A-2-10</u>  Fee: <u>12,170</u>  Receipt No. <u>578516</u>  Received By: <u>TM</u>  Notes: _____</p>
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map										
<input checked="" type="checkbox"/> Rezone	<input 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).

We are proposing to Re-zone an existing Agricultural (A-2) Zone property with APN 028-028-013 into General Commercial (C-2). This proposal is consistent with the County of Stanislaus General Plan. The Proposed development is consist of a 4400 SF Convenience store/quick serve with drivethru, Gas Canopy and Diesel Canopy

# 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 028 Page 028 Parcel 013

Additional parcel numbers: \_\_\_\_\_

Project Site Address  
or Physical Location:

North-West Corner of Highway 5 & Sullican Road, Newman, CA. 95360

Property Area: Acres: 6.6 or Square feet: \_\_\_\_\_

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

The existing land use is Residential site-underdeveloped. Planned Land Use = General Commercial

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)

Parcel is vacant

Existing General Plan & Zoning: General AG 10 ( Zone: A-2)

Proposed General Plan & Zoning: Highway Commercial/ Planned 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: 700-Residential Site - Undeveloped

West: 736 - Dry Open Land w/CLCA

North: 736 - Dry Open Land w/CLCA

South: 726 -- Irrigated Open Land w/CLCA

## WILLIAMSON ACT CONTRACT:

Yes  No

Is the property currently under a Williamson Act Contract?

Contract Number: n/a

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

Date Filed: n/a

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: N/A

**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: N/A

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.) The CY could be estimated to be 1000

CY of Cut and 1000 CY of fill for a Net Fill = 0.0 CY

**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) N/A

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.) N/A

**PROJECT SITE COVERAGE:**

Existing Building Coverage: 0 Sq. Ft.                      Landscaped Area: 15,890 Sq. Ft.  
 Proposed Building Coverage: 13,130 Sq. Ft.                      Paved Surface Area: 95,517 Sq. Ft.

**BUILDING CHARACTERISTICS:**

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) (See A101)  
(N) 4400 SF Convenience Store w/ Future Tenant space(N) 4200 SF Fuel Canopy; 4530 SF Diesel Canopy

Number of floors for each building: 1 Story

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) \_\_\_\_\_  
25' (See A300 Elevations)

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' (See A300 Elevations)

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

**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: \_\_\_\_\_ Sewer\*: We "Will Serve" letter  
 Telephone: \_\_\_\_\_ Gas/Propane: on-site (See Site Plan)  
 Water\*\*: on-site well (See Site Plan) Irrigation: utilize drought tolerant vegetation

**\*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: n/a 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): 4400 SF - (N) Convenience Store w/ Future Tenant space  
4200 SF - (N) Fuel Canopy; 4530 SF - (N) Diesel Canopy

Type of use(s): Service Station / Merchantile

---

Days and hours of operation: 24/7

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

Occupancy/capacity of building: 75

Number of employees: (Maximum Shift): 2 (Minimum Shift): 2

Estimated number of daily customers/visitors on site at peak time: 20-25

Other occupants: -

Estimated number of truck deliveries/loadings per day: 30

Estimated hours of truck deliveries/loadings per day: 1-2

Estimated percentage of traffic to be generated by trucks: 20%

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: 180 Warehouse area: -

Sales area: 1647 Storage area: 711

Loading area: - Manufacturing area:

Other: (explain type of area) 1322 SQ. FT. shell for Future Tenant; 540 Sq. Ft. Restrooms

Yes  No  Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

RENEWABLE DIESEL AND GASOLENE

**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)

Sullivan Road and I-5

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.

*Fiber rolls and straw blankers to control erosion and retain soil moisture.* \_\_\_\_\_

**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)

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**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

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

**Date:** 5/23/2024

**Records Search File #:** 12940N

**Project:** Rezone: NW Corner of Sullivan Road  
 & Interstate 5, Newman, Stanislaus County

Prisca Thomas  
 Chase, Inc.  
 3754 W. Holland Ave.  
 Fresno, CA 93722  
 559-277-2828

prisca@chase-inc.com

Dear Ms. Thomas:

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on the Howard Ranch 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 following:

National Register of Historic Places (NRHP)  
 California Register of Historical Resources (CRHR)  
*California Inventory of Historic Resources* (1976)  
*California Historical Landmarks*  
 California Points of Historical Interest listing  
 Office of Historic Preservation Built Environment Resource Directory (BERD) and the  
 Archaeological Resources Directory (ARD)  
*Survey of Surveys* (1989)  
 Caltrans State and Local Bridges Inventory  
 General Land Office Plats  
 Other pertinent historic data available at the CCaIC for each specific county

The following details the results of the records search:

**Prehistoric or historic resources within the project area:**

- There are no formally recorded prehistoric or historic archaeological resources or historic buildings or structures within the project area.
- The General Land Office Survey Plat for T8S R8E (dated 1860) shows the project area in the SW ¼ of the SE ¼ of Section 9 just north of the Arroyo de Los Garzas outflow

(Garzas Creek).

- The General Land Office Survey Plat for T8S R8E (dated 1880) shows the project area in the SW ¼ of the SE ¼ of Section 9 just north of the road leading to Halls Ferry and Los Garzas Creek outflow.
- The Official Map of the County of Stanislaus, California (1906) shows the SE ¼ of Section 9 as a 160-acre parcel with a landowner referenced, but the name is illegible.
- The 1922 edition of the Howard Ranch USGS quadrangle shows the alignment of Sullivan Road.

**Prehistoric or historic resources within the immediate vicinity of the project area:** None has been formally reported to the Information Center. Please be advised that both prehistoric Native American and historic archaeological resources have been associated with the nearby Coast Range and the environs of Garzas Creek.

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

**Previous investigations within the project area:** No project specific survey is shown, but two overview documents reference the general project area, cited as follows:

Moratto, M. et al. (INFOTEC 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 has only a partial copy of report].*

**CCaIC Report ST-00621**

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

1994 *Archaeological Investigations PGT-PG&E Pipeline Expansion Project, Idaho, Washington, Oregon, and California, Volumes 1-V (1994-1995). [Only Vol. I and IV are unbound and available at CCIC; Vol. I = Project Overview, Research Design and Archaeological Inventory; Vol. IV = Synthesis of Findings].*

**CCaIC Report ST-02753**

### **Recommendations/Comments:**

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 area has not been subject to project-specific 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.

If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. If ground disturbance is considered a part of the current project, we recommend further review for the possibility of identifying prehistoric or historic-era archaeological resources.

If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resource/s be assessed by a professional familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive.

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

If archaeological resources are encountered during project-related activities, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State 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 contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Thank you for sending the signed **Access Agreement Short Form**.

**Note:** Billing will be transmitted separately via email from the Financial Services office (\$150.00), payable within 60 days of receipt of the invoice.

**If you wish to include payment by Credit Card, you must wait to receive the official invoice from Financial Services so that you can reference the CMP # (Invoice Number), and then contact the link below:**

<https://commerce.cashnet.com/ANTHROPOLOGY>

Sincerely,

*E. A. Greathouse*

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

\* Invoice Request sent to: ARBilling@csustan.edu, CSU Stanislaus Financial Services