



Referral
Early Consultation

Date: July 13, 2020
To: Distribution List (See Attachment A)
From: Teresa McDonald, Assistant Planner, Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2019-0132 – LA FAVORITA RADIO STATION
Respond By: July 28, 2020

****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: La Favorita Radio Station
Project Location: 4043 Geer Road, south of E. Service Road, between Geer Road and S. Santa Fe Avenue, in the Hughson area.
APN: 045-007-038
Williamson Act Contract: N/A
General Plan: Planned Development
Current Zoning: P-D (28) (Planned Development)

Project Description: Request to amend the development plan of P-D (28), to allow for construction of a 1,250-square-foot addition to an existing storage building, two 2,240-square-foot carports with solar panels over an existing parking lot, installation of a 1,680-square-foot manufactured home for caretaker quarters, and replacement of an existing monument sign with a digital reader board. The proposed improvements will be accessory to the operation of the existing radio station. The site is currently improved with a 4,524-square-foot commercial building, 403-foot-tall radio transmission antenna, 775-square-foot detached storage building, landscaping, and a parking lot that includes 25 spaces and seven light poles, 20 feet in height. The proposed digital sign will be 7'9" in height and 10'7" wide with a metal column and a 44-square-foot LED screen, and will have the capability to advertise both text and images. Advertising will include station identification but will also be open to anyone seeking to place an advertisement. The current hours of operation for the broadcasting studio are Monday-Friday from 6:00 am to 10:00 pm with one or two employees on air,

and the administrative and sales team hours are Monday-Friday from 9:00 am to 5:00 pm, with two to eight employees on-site at one time, and a maximum of one customer per day. The number of employees and customers are not anticipated to increase as the proposed caretaker is an existing employee. The site is served by private well and septic services and has access to County-maintained Geer Road.

The property was rezoned from A-2-10 to P-D (Planned Development) (28) in 1977, under Rezone Application No. 76-17 – John M. Hall, to establish a radio broadcasting office and studio. P-D (28) is considered active because some construction has been completed; however, the adopted Development Schedule stated construction was to be complete by January 20, 1982. As such, the Development Plan must be amended to allow for further construction to occur.

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



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

USE PERMIT APPLICATION NO. PLN2019-0132 – LA FAVORITA RADIO STATION

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
	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: HUGHSON	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: HUGHSON	X	STAN CO SUPERVISOR DIST 2: CHIESA
	HOSPITAL DIST:	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: TURLOCK	X	StanCOG
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
	MUNICIPAL ADVISORY COUNCIL:	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	PACIFIC GAS & ELECTRIC		SURROUNDING LAND OWNERS
	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: HUGHSON UNIFIED	X	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:
	TUOLUMNE RIVER TRUST		



STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: USE PERMIT APPLICATION NO. PLN2019-0132 – LA FAVORITA RADIO STATION

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
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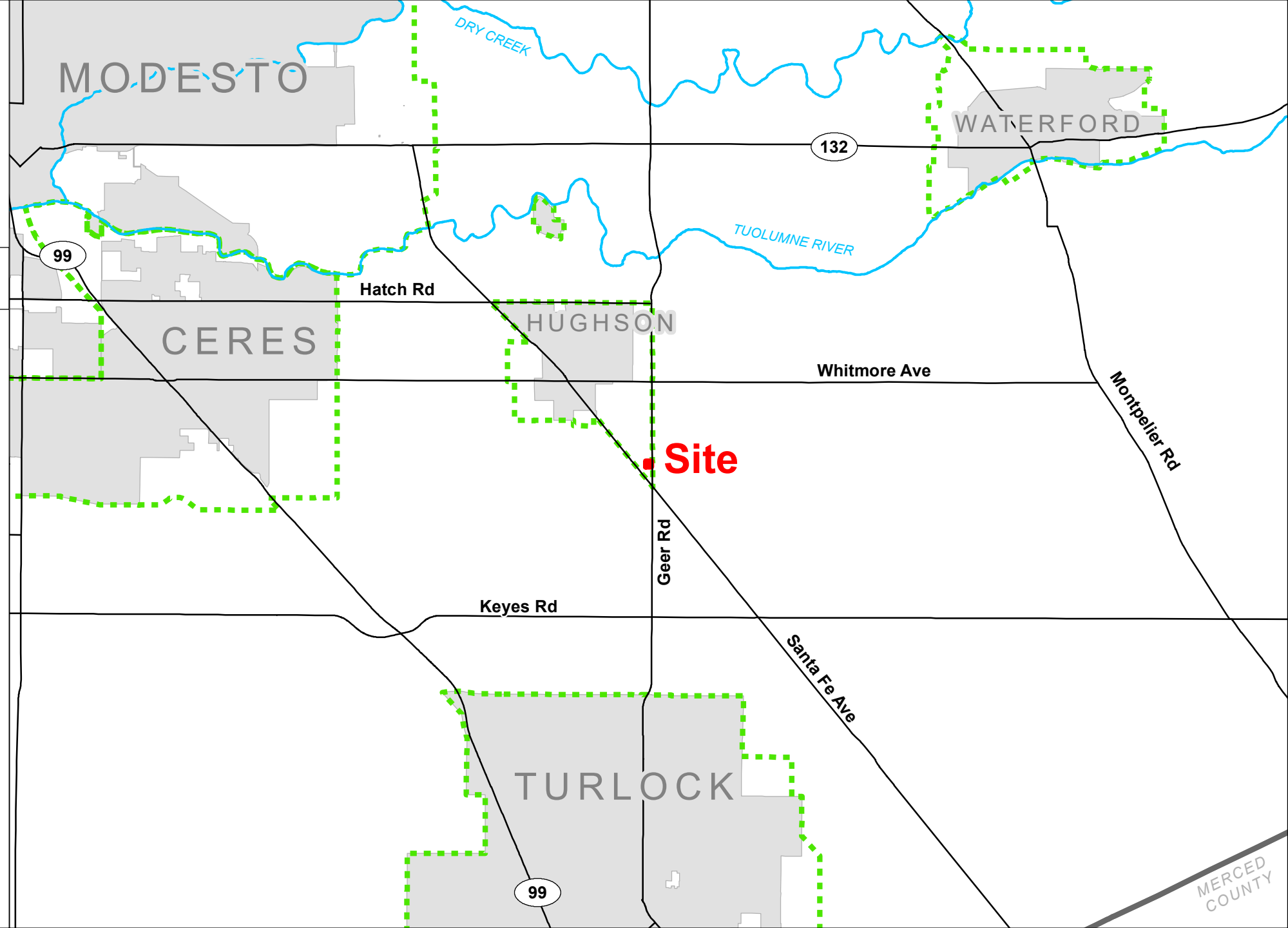
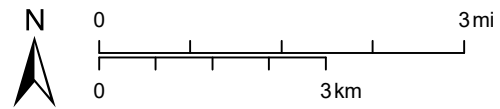
LA FAVORITA RADIO STATION

UP PLN2019-0132

AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River






LA FAVORITA RADIO STATION



UP PLN2019-0132

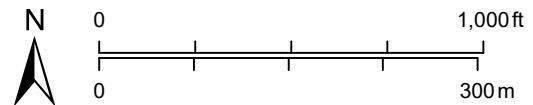
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Parcel
-  Road
-  Canal

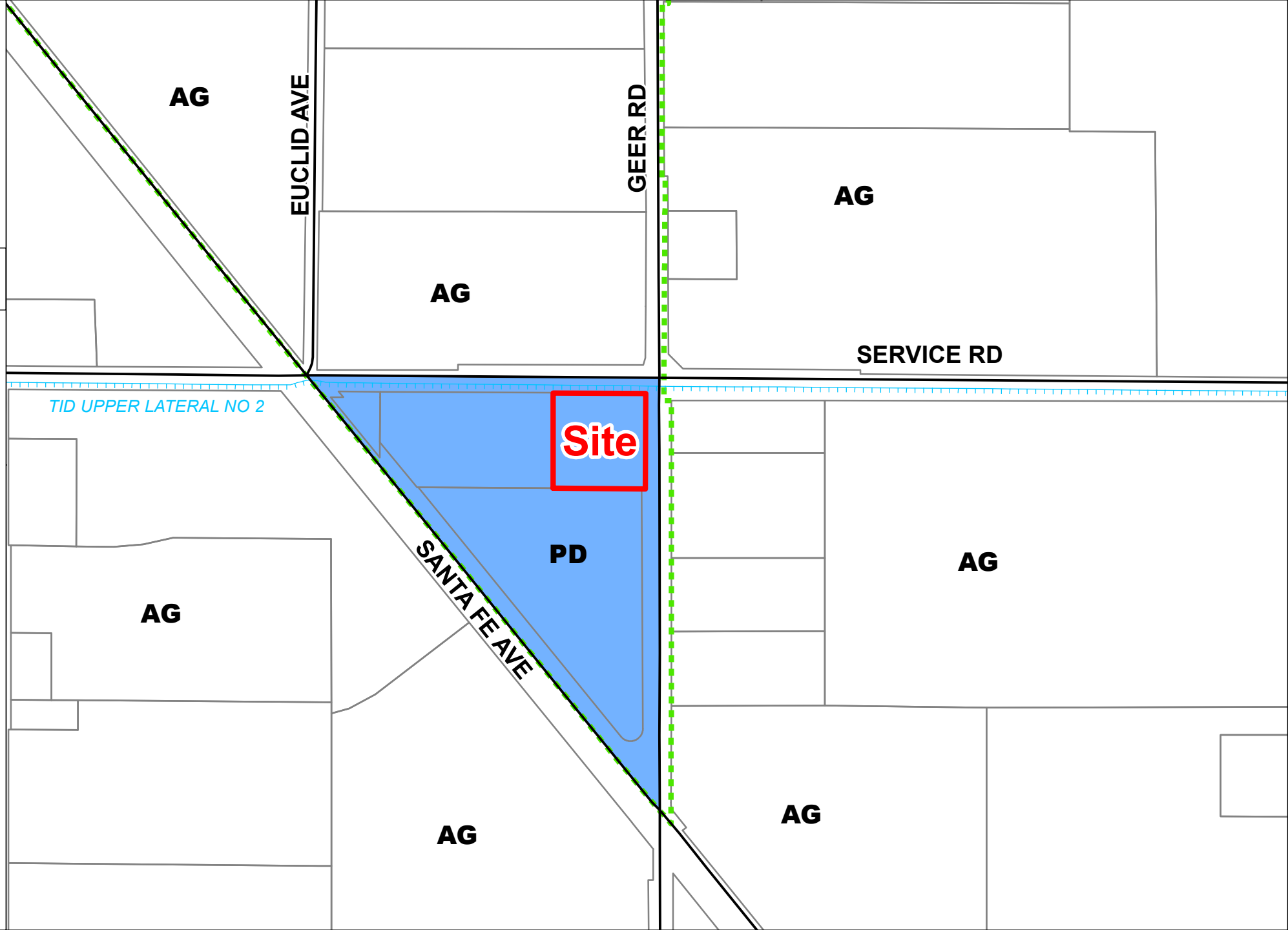
General Plan

-  Agriculture
-  Planned Development



Source: Planning Department GIS

Date: 1/3/2020



LA FAVORITA RADIO STATION



UP
PLN2019-0132

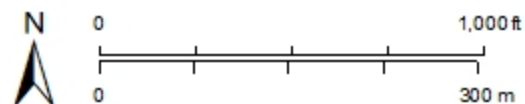
ZONING MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Parcel
-  Road
-  Canal

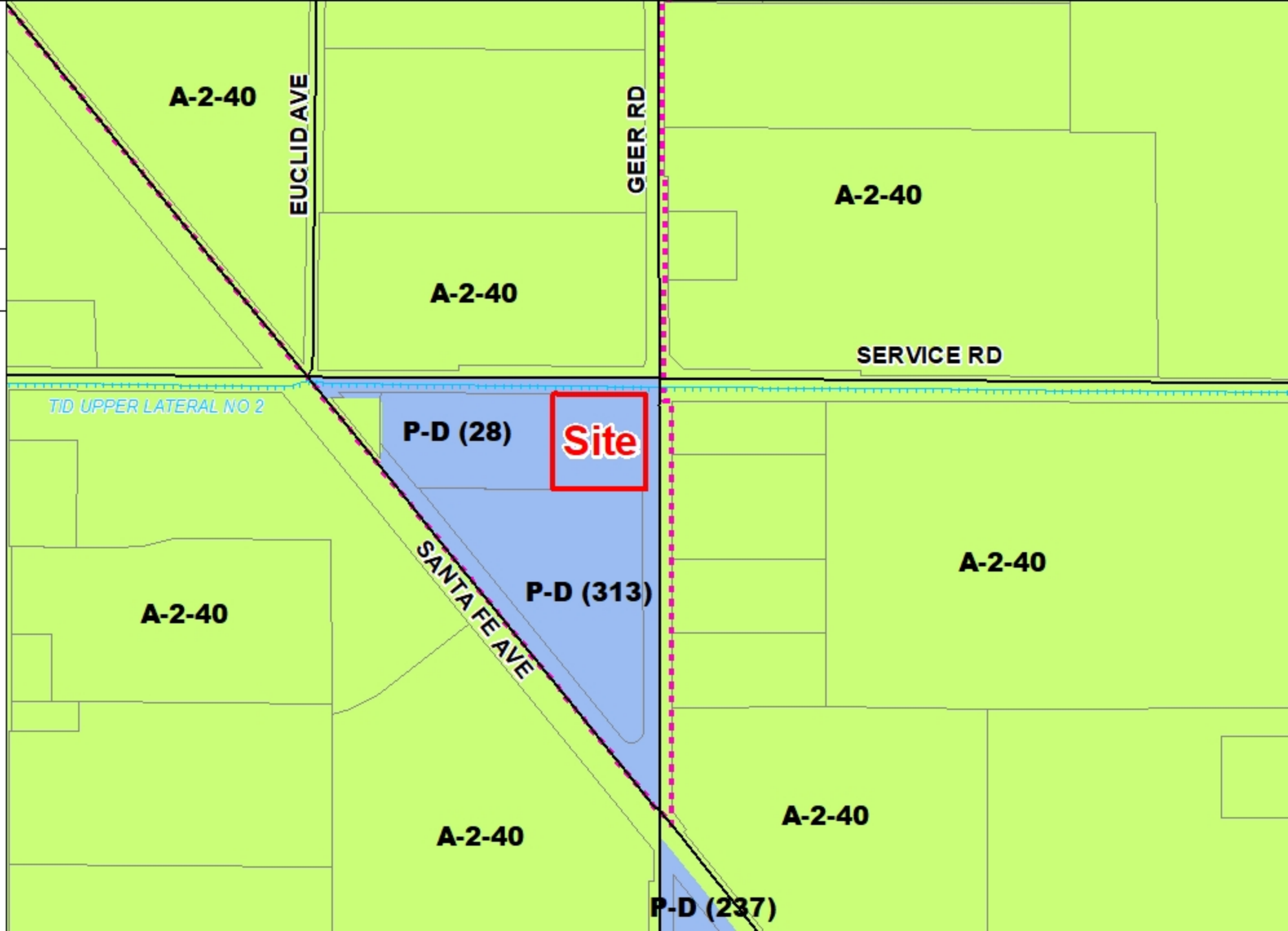
Zoning Designation

-  Planned Development
-  General Agriculture 40 Acre



Source: Planning Department GIS

Date: 1/3/2020








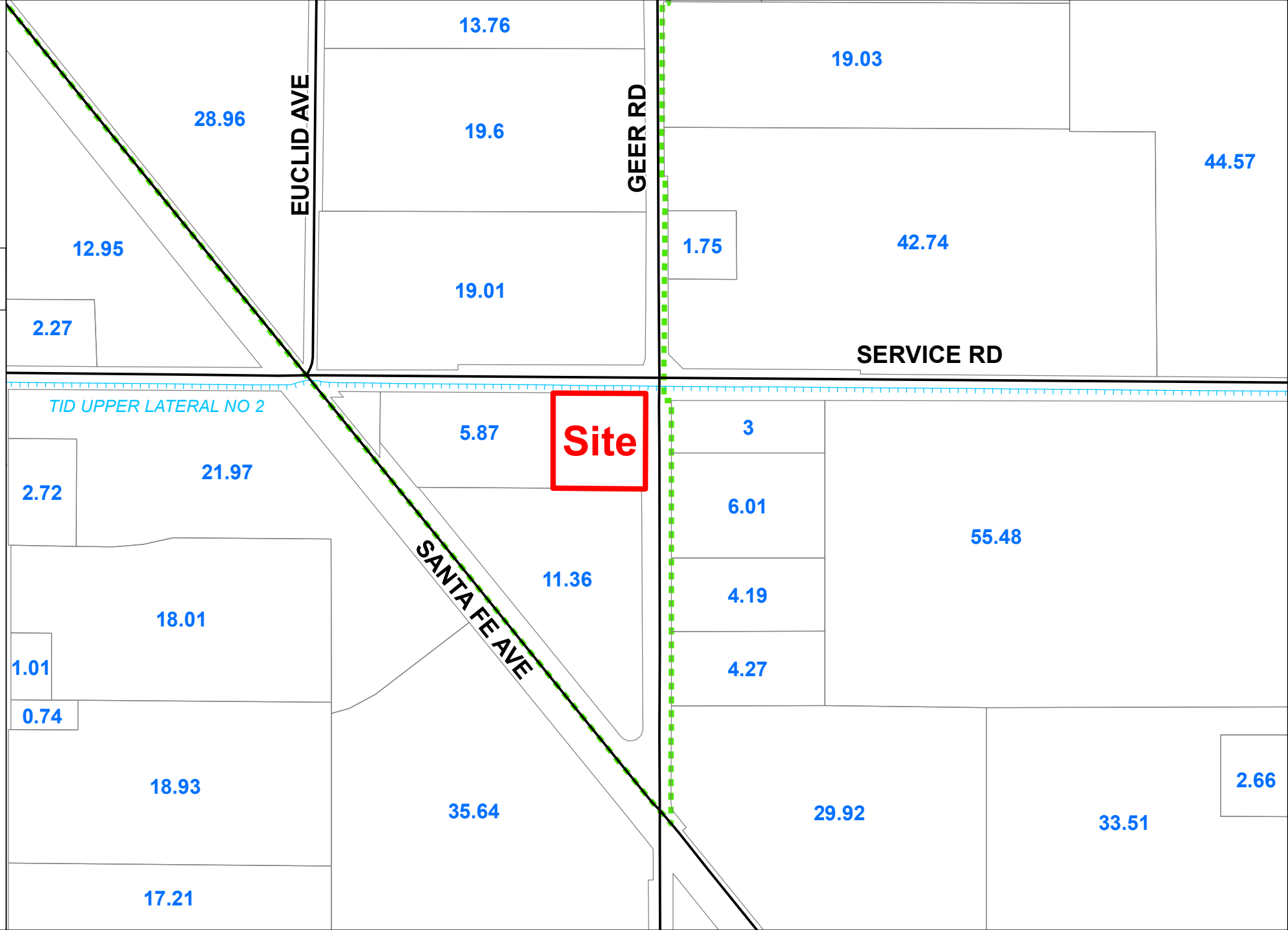
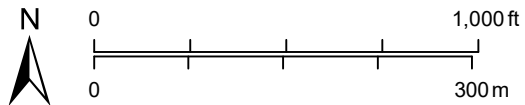
LA FAVORITA RADIO STATION

UP PLN2019-0132

ACREAGE MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Parcel/Acres
-  Road
-  Canal








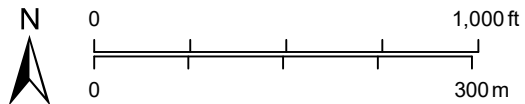
LA FAVORITA RADIO STATION

UP
PLN2019-0132

2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  River
-  Canal






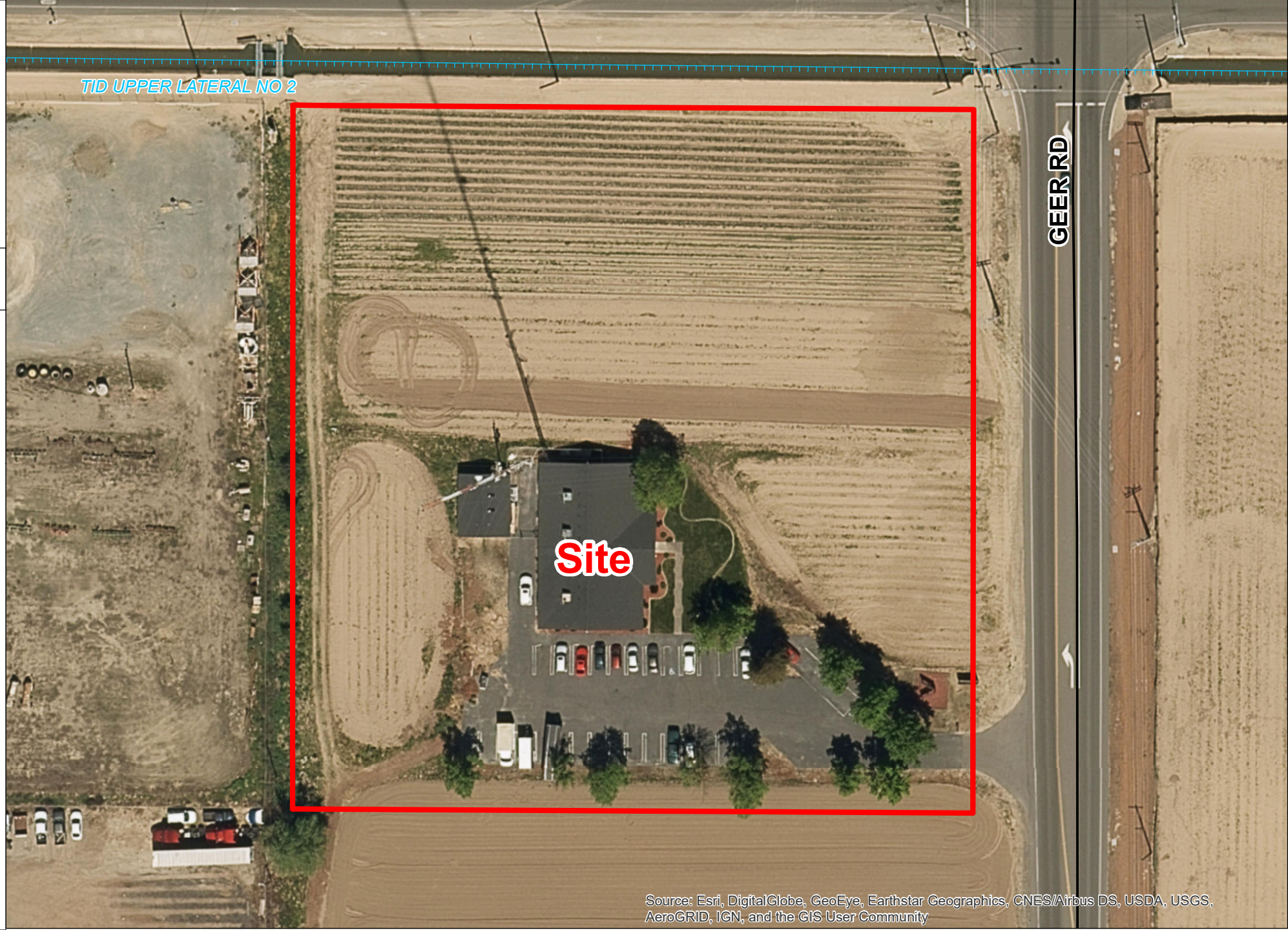
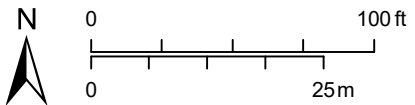
LA FAVORITA RADIO STATION

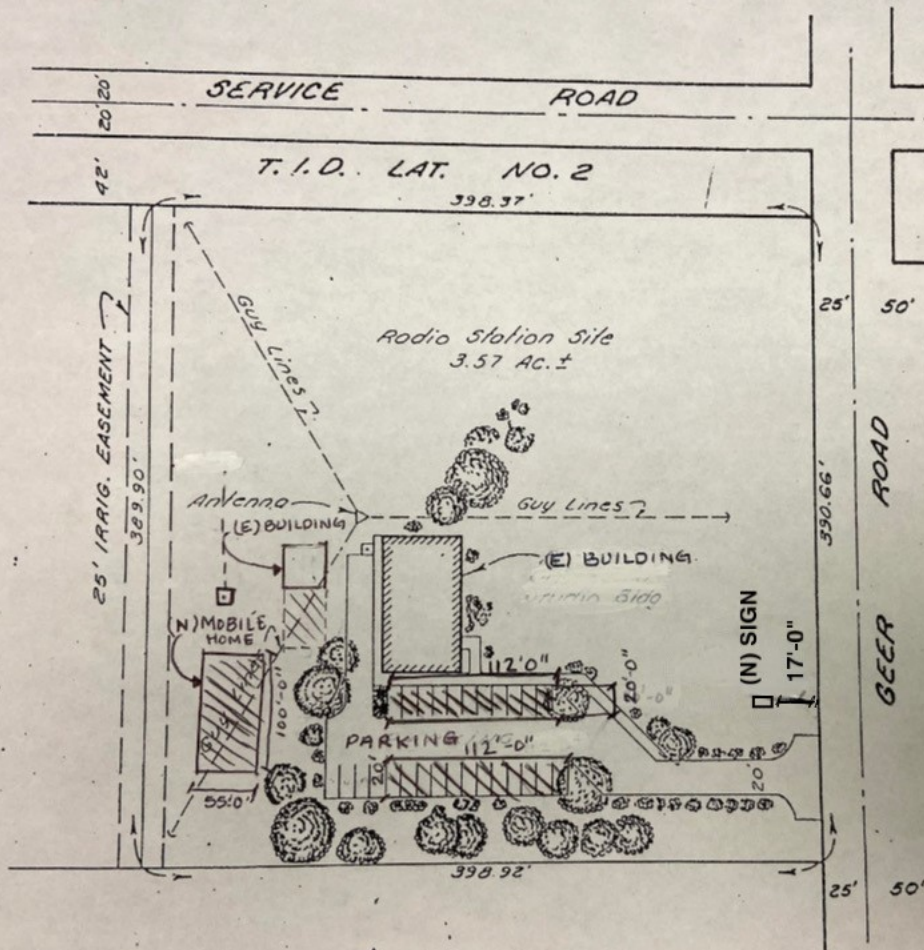
UP
PLN2019-0132

2017 AERIAL SITE MAP

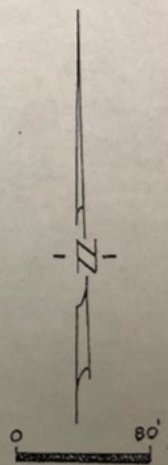
LEGEND

-  Project Site
-  Road
-  Canal





R-76-17 (P-D)
By K.C.E.Y. Radio



Sheet 2 of 2 Sheets

4, NOV. 76

Sec. 22-4-10

APN: 018054043
ORCHARD 19.69 A.C.

APN: 018054020
ORCHARD 18.24 A.C.

Green Rd

APN: 018056008
RESIDENT 1.75 AC.

APN: 018056007
42.74 AC
ORCHARD

E Service Rd

WAREHOUSE
APN: 045007046
5.954 A.C.

SITE
3.350 AC.
APN: 045007038
3.356 AC

TIRE SHOP
APN: 045007031
11.49 A.C.

Santa Fe Ave

122 ft

122 ft

Green Rd

APN: 2.89 A.C
045009013

APN: 045009018
5.96 AC.
ORCHARD
RESIDENT

APN: 045009015
4.15 A.C

APN: 045009016
4.21 AC

The Resendiz
Family Fruit
Barn

300ft

-120.850 37.581 Degrees

Mobile Height= 14'-0"

14'-0"



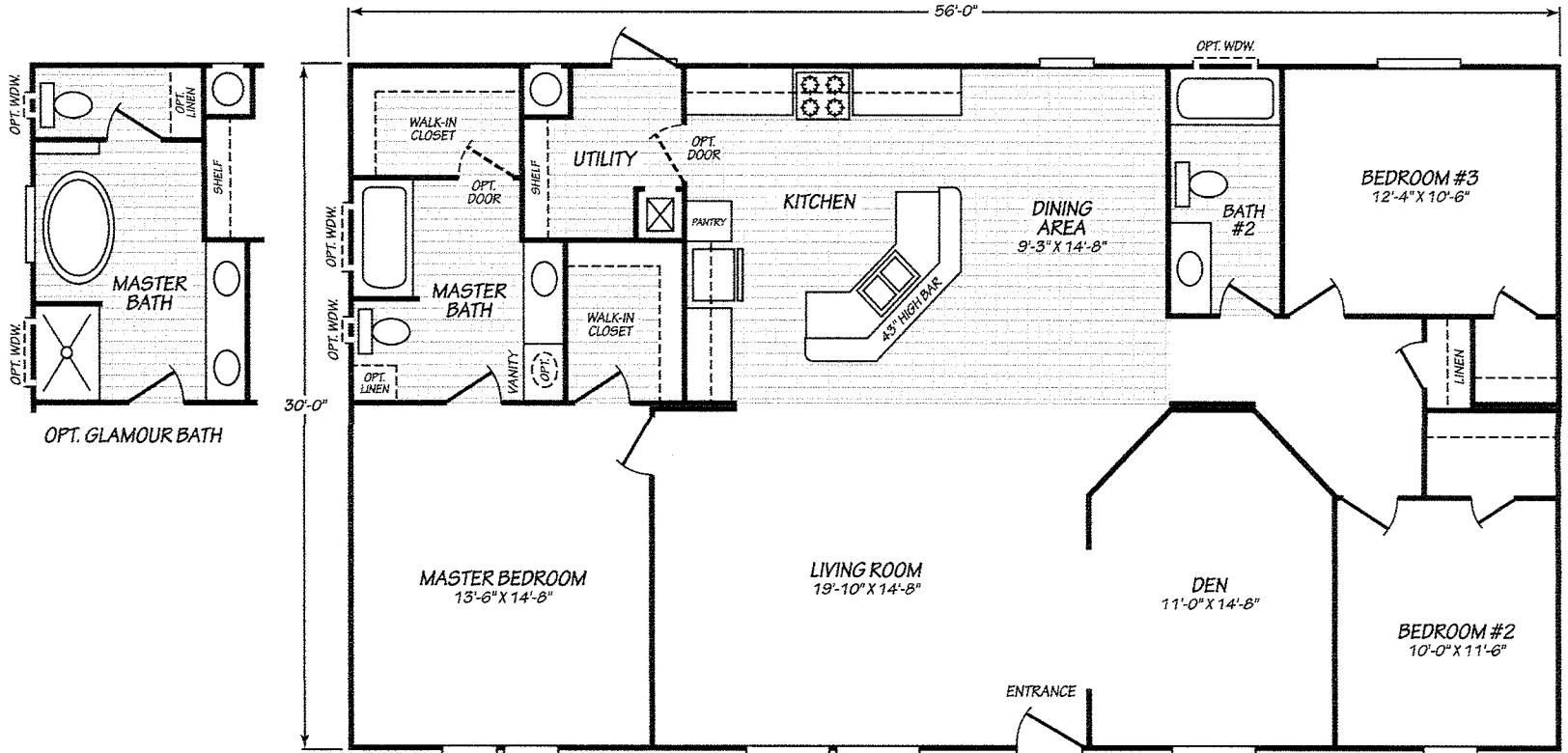
Vail

Canyon Lake Series



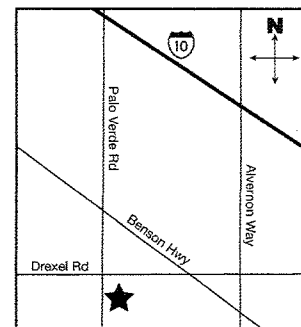
3 Bedrooms, 2 Baths
Approx. 1,680 Sq. Ft.

Last Updated: 8-22-19



Factory Expo
"Factory Direct Value" OUTLET CENTER

5757 S. Palo Verde Rd., Suite 202
Tucson, AZ 85706-7735



I authorize Factory Expo Outlet Center to build my house, per this plan.

X _____
Customer Signature/Date

Important: Due to our policy of continual improvement, all information in our brochures may vary from actual home. The right is reserved to make changes at any time, without notice or obligation, in colors, materials, specifications, processes, and models. All dimensions and square footage calculations are nominal and approximate figures. Please check with your local sales associate for specific and current information.

1-800-965-2781



CANYON LAKE SERIES - HUD Standard Specifications

www.FactoryBuiltHomesDirect.com 1-800-965-2781

Last Updated: 10-9-19

CONSTRUCTION & EXTERIOR:

- Insulation: R21-11-11 (R28-11-11 model specific)
- Exterior Window Trim T/O
- Allura- Fiber Cement
- Exterior Vertical Siding
- Roof Pitch: 4:12 (SW) & 3:12 (DW)
- 12" Front Overhang
- Roof Load 20LB
- Awning Ready
- 1 Year Limited Warranty

Eaves & Overhang

12', 14' & 15' Wide

- Optional 4", 6" or 12" Side Eaves
- Optional 12" Rear Overhang

20' & 24' Wide

- Optional 6" or 12" Side Eaves
- Optional 12" Rear Overhang

28' Wide

- Standard 6" Side Eaves
- Optional 12" Side Eaves
- Optional 12" Rear Overhang

30' Wide

- Nominal 4" Side Eaves – STD
- Optional 12" Rear Overhang

DOORS & WINDOWS:

- 36" 6-Panel Fiberglass Entry Door
- 36" 6-Panel Fiberglass Rear Door
- Low – E Vinyl
- D/G Tempered Glass Windows T/O
- 2-Panel Interior Doors T/O
- (2) Mortised Door Hinges – Nickel
- Tulip Interior Door Knobs – Nickel

INTERIOR:

- Knockdown Ceiling
- Closet - White Vinyl
- Mini Blinds T/O 1" Aluminum
- Rebond Carpet Pad
- Small Door Casing
- Tape & Texture - Wet Areas
- Tape & Texture – Living Areas
- Square Interior Corners – T/O

KITCHEN & CABINERY:

- Single Lever Faucet w/Spray - Chrome
- F/S Gas Range 30"
- 18.1 CF Refrigerator
- Stainless Steel 6" Deep Sink
- 4" Laminate B/Splash-Master Bath
- 4" Laminate B/Splash-Guest Bath
- 4" Laminate B/Splash-Kitchen
- Kitchen 3-Door Pantry (model specific)
- Cabinet Doors: Shaker (paper-wrap) Drawer Bank (3 drawers) - Kitchen
- 12" Shelf Over Refer
- Cabinet Hardware - Nickel Round Knobs Side-Mount Drawer Guides
- Concealed Cabinet Door Hinges
- White-Lined Overhead Cabinets
- White-Lined Base Cabinets
- Wire Utility Shelf

GUEST BATHROOM:

- 1-pc Fiberglass Tub/Shower
- Single Lever Faucet / Diverter –Chrome
- Towel Bar / Tissue Holder – Chrome
- Porcelain Lavy Bowl
- Exhaust Fan
- Mirror with polished edge
- Hollywood Bar Light

MASTER BATHROOM:

- 1-pc 60" Fiberglass Tub/Shower
- Single Lever Faucet / Diverter – Chrome
- Towel Bar/Tissue Holder – Chrome
- Porcelain Single Lavy Bowl
- Exhaust Fan w/Switch
- Mirror with polished edge
- Hollywood Bar Light
- 36" High Vanity

ELECTRIC - PLUMBING - HEATING - UTILITY:

- 100 Amp Service
- Rocker Switches Throughout
- Dual USB Recept – Kitchen
- Interior Panel Box
- Furnace: 56 BTU
- 29 Gal Gas Water Heater
- Shut-Off Valves Throughout
- Plumb & Wire for Washer & Gas Dryer

Canyon Lake Lighting PKG:

- 1-LT DOMED CHANDELIER - Qty. 1
- EXTERIOR LIGHT - Qty. 2
- (5) 6" CEILING LIGHT (BRUSHED Nickel) -KITCHEN (2), HALLWAY (1), Master Bath (1), Guest Bath (1)
- Walk-in closet if Applicable Hollywood Bar Light - Qty. 2
- Master Bath (1), Guest Bath (1)



5757 S. Palo Verde Rd., Suite 202 • Tucson, AZ 85706

Local: 520-338-8290 • Fax: 520-741-3424



Our manufactured homes are crafted by Fleetwood Homes, where the principles of cutting edge technology and design innovation are artfully blended to produce high quality yet VALUE-BASED recreational and residential homes. Considered a true pioneer in the manufactured home industry, Fleetwood excels at delivering first-rate design. Thank you for choosing Factory Expo Outlet Center!

Important: Due to our policy of continuing improvement, all information in our brochures may vary from actual home. The right is reserved to make changes at any time, without notice or obligation, in colors, materials, specifications, processes, and models. All dimensions and square footage calculations are nominal and approximate figures. Please check with your local retailer for specific and current information.

Customer Initials & Date: _____

7'-9"

4"

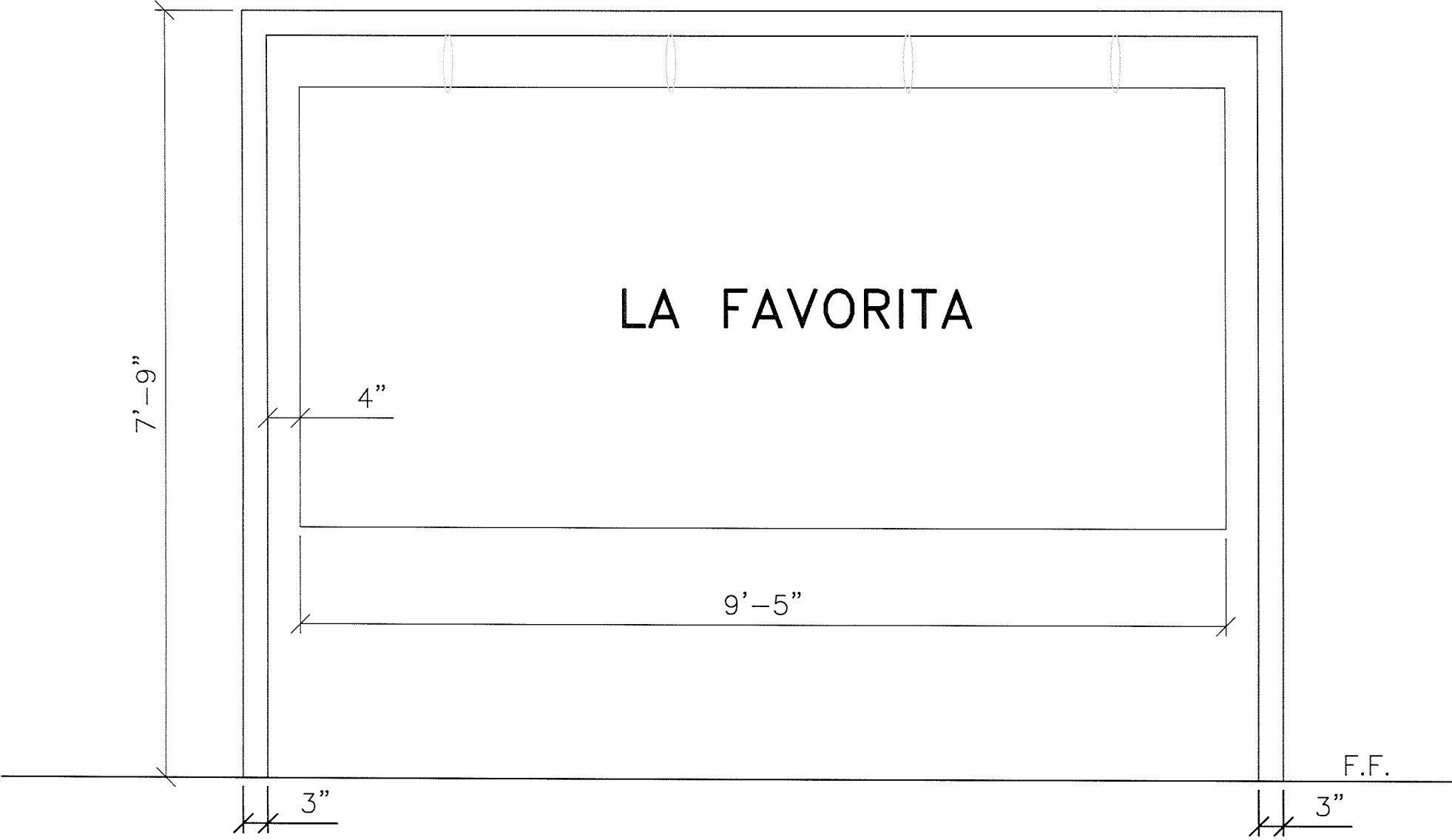
9'-5"

3"

3"

LA FAVORITA

F.F.





APPLICATION QUESTIONNAIRE

<p><u>Please Check all applicable boxes</u> APPLICATION FOR: <i>Staff is available to assist you with determining which applications are necessary</i></p> <table border="0"> <tr> <td><input type="checkbox"/> General Plan Amendment</td> <td><input type="checkbox"/> Subdivision Map</td> </tr> <tr> <td><input type="checkbox"/> Rezone</td> <td><input type="checkbox"/> Parcel Map</td> </tr> <tr> <td><input checked="" 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 type="checkbox"/> Rezone	<input type="checkbox"/> Parcel Map	<input checked="" type="checkbox"/> Use Permit	<input type="checkbox"/> Exception	<input type="checkbox"/> Variance	<input type="checkbox"/> Williamson Act Cancellation	<input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Other _____	<p>PLANNING STAFF USE ONLY: Application No(s): _____ Date: <u>12/27/19</u> S <u>22</u> T <u>4</u> R <u>10</u> GP Designation: <u>PD</u> Zoning: <u>PD 28</u> Fee: <u>\$ 4592</u> Receipt No. <u>553356</u> Received By: <u>TM</u> Notes: _____</p>
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map										
<input type="checkbox"/> Rezone	<input type="checkbox"/> Parcel Map										
<input checked="" 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).*

Digital Sign to replace existing Sign; Add a modular building to be used as caretaker's living quarters; Add solar panels to proposed carport in the parking lot, and expand the current storage building by 1,250 sq. ft.

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 045 Page 007 Parcel 038

Additional parcel numbers: 4043 Geer Road, Hughson, CA 95326

Project Site Address or Physical Location: _____

Property Area: Acres: 3.57 acres or Square feet: _____

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

Planned Development 28

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)

Rezone 76-17 - John Hall SAA 2017-07 - KCEY

Radio Station, UP 76-87 - John M & Mary C Hall, UP 74-72 - John Esau

Existing General Plan & Zoning: Planned Development 28

Proposed General Plan & Zoning: N/A
(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: Agricultural

West: Industrial

North: Agricultural

South: Agricultural

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: Landscaping

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.) _____

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) Installation of Modular Home will slightly change drainage

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: 5250 Sq. Ft. Landscaped Area: 1500 Sq. Ft.

Proposed Building Coverage: 8000 Sq. Ft. Paved Surface Area: 20000 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) 1500 sq. ft. modular dwelling; 1250 sq. ft. of additional storage; 2000 +/- carport with solar panels.

Number of floors for each building: one

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 20 feet

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) 410 feet (Existing Radio Antenna)

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

UTILITIES AND IRRIGATION FACILITIES:

Yes No Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: TID Sewer*: Septic Tank

Telephone: Fire 2 Wire Gas/Propane: Propane

Water**: Well 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

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

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

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

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

AFFORDABLE HOUSING/SENIOR:

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

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

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

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

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

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

Square footage of each existing or proposed building(s): 1500 +/- sq. ft. modular dwelling; 2000 +/- sq. ft. carport with rooftop solar; 4500 +/- sq. ft. existing Radio Station offices; and, 2000 sq. ft. storage building/garage.

Type of use(s): Caretaker residence; parking shade structure; Radioi Station studio/office; storage/garage

Days and hours of operation: Seven days a week; Studio 6A - 10P; Radio Station Office M-F from 9A-5P

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

Occupancy/capacity of building: _____

Number of employees: (Maximum Shift): 8 (Minimum Shift): 2

Estimated number of daily customers/visitors on site at peak time: 0-1 per day

Other occupants: N/A

Estimated number of truck deliveries/loadings per day: N/A

Estimated hours of truck deliveries/loadings per day: N/A

Estimated percentage of traffic to be generated by trucks: N/A

Estimated number of railroad deliveries/loadings per day: N/A

Square footage of:

Office area: 2500 sq. ft.

Warehouse area: N/A

Sales area: N/A

Storage area: 2000 sq. ft. (garage/storage)

Loading area: N/A

Manufacturing area: N/A

Other: (explain type of area) Studios - 2000 sq. ft.

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)

Geer 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.

Best management practices if needed during installation of proposed structures. _____

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)

We are proposing to replace the existing sign on the property with a digital sign. The existing sign was installed prior to 1980, so it is at least 40 years old. The new technologies dictate a digital sign that will be functional for the next 40 years. We intend to operate this sign to give information about us that can be changed if need be; to assist with providing information about the things dealing with the community of Hughson, or provide other information as requested by other community agencies such as: highway patrol, sheriff department or other law enforcement agency.

Planned

**THE BOARD OF SUPERVISORS
OF THE COUNTY OF STANISLAUS
STATE OF CALIFORNIA**

IN RE:

Date: November 23, 1976

PETITION TO AMEND CHAPTER 3 OF TITLE
9 OF THE ORDINANCE CODE OF STANISLAUS
COUNTY FOR REZONING THE SERVICE-GEER
AREA
(R 76-17) _ _ _ _ _

R E S O L U T I O N

WHEREAS, pursuant to the provisions of Section 9-132 of the Ordinance Code of Stanislaus County, an amendment has been initiated to provide for the rezoning of a portion of the unincorporated area of Stanislaus County, commonly known as the Service-Geer Area, from A-2-10 (Exclusive Agricultural) to P-D (Planned Development), as shown on the following map:

RECEIVED
NOV 23 1976

CLERK

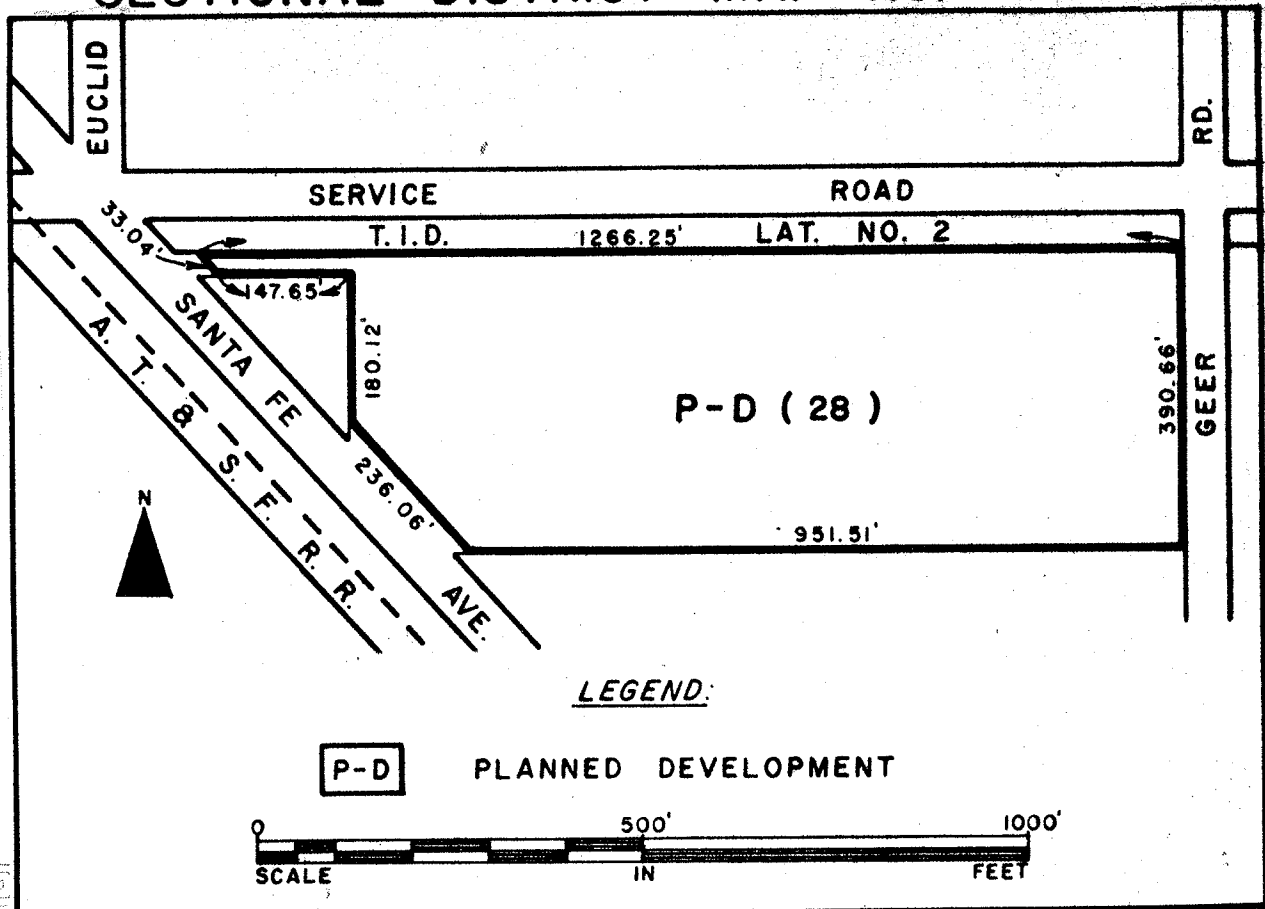
A/C

AN ORDINANCE ADOPTING SECTIONAL DISTRICT MAP NO. 9-110.559 FOR THE PURPOSE OF DESIGNATING A PLANNED DEVELOPMENT DISTRICT IN THE **QHSR-SERVICE AREA.**

The Board of Supervisors of the County of Stanislaus, State of California, do ordain as follows:

Section 1. Sectional District Map No. 9-110.559 is adopted for the purpose of designating and indicating the location and boundaries of a "P-D," Planned Development, District, such map to appear as follows:

SECTIONAL DISTRICT MAP NO.9-110.559



ce
e
nst

RE

JAN 3 1976

STANISLAUS COUNTY
PLANNING COMMISSION

Chairman of the Board of Supervisors
of the County of Stanislaus,
State of California.

ATTEST: STEVE R. NELSON
County Clerk and Ex-Officio
Clerk of the Board of Supervisors
of the County of Stanislaus,
State of California.

By LLOYD R. BROUILLARD
Lloyd R. Brouillard, Deputy

November 18, 1976

TO: PLANNING COMMISSION
FROM: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
SUBJECT: GEER ROAD AREA - PLANNED DEVELOPMENT (R76-17) John Hall

I. APPLICATION

A. Applicant: John M Hall
B. Owner: John H. Esau et ux
C. Location of property: Southwest corner of Service and Geer Roads (South Hughson area)
D. Area of property: 9.61 acres
E. Existing zoning: A-2-10 (Exclusive Agriculture)
F. Request: Reclassification of property to P-D and approval of a development plan to establish a broadcasting office and studio, pursuant to Section 9-118.1
G. Applicant's statement: See attached

II. GENERAL PLAN DESIGNATION

The subject property is designated "Urban Transition" on the Land Use Element of the General Plan.

III. ENVIRONMENTAL REVIEW

On November 2, 1976, the Stanislaus County Environmental Review Committee recommended the issuance of a Negative Declaration for this project.

IV. ANALYSIS

The proposal is to change the zoning from A-2 to P-D and establish a radio broadcasting office and studio on a 9.61-acre parcel.

On August 1, 1974, a use permit was granted to establish an addition to an existing agricultural chemical business on the western portion of the 9.61-acre site (ZUPA 74-72). On August 5, 1976, the Planning Commission approved a use permit application (ZUPA 76-87) to construct a 403-foot transmitting antenna on the eastern portion (3.57-acre) of the parcel.

Subsequently, on October 12, 1976, the Board of Supervisors approved a change in the General Plan to Planned Development for the entire 9.61-acre parcel. This proposal is the result of

that action, establishing the zoning and approval of the development plans for expansion of the site.

The applicant proposes to construct a 50 x 80-foot (400 square foot) structure to house the office and radio studios, an adjacent parking lot for 27 autos and one commercial vehicle, and a 6 x 3-foot sign.

The structure is designed to take on the appearance of a single-family residence, thus blending with the surrounding environment.

Water and sewage disposal is currently self-contained on the developed portion of the parcel, and would be likewise provided for the proposed development.

The general character of the area is primarily large parcel agricultural, with approximately 33 dwellings located within a one-half mile radius of the site. Within a close proximity of the site, land use is primarily devoted to agriculture, tree crops being predominant around the site. A private crop-dusting facility exists approximately one-half mile south of the proposed tower, with take-off/approach patterns parallel to Santa Fe Avenue. Geer Road is presently designated in the Circulation Element of the General Plan as a major road. There is a nursery operation located south of this site within the triangle created by Service Road, Geer Road and Santa Fe Avenue. The actual land on which the facility will sit is presently vacant.

The Development Plan submitted by the applicant for approval in connection with the zoning change to P-D (Planned Development) consists of the following:

EXHIBIT "A"

Expansion of agricultural chemical business (ZUPA 74-72)

EXHIBIT "B"

K C E Y Radio tower (ZUPA 76-87)

EXHIBIT "C"

K C E Y Development Plan - site plan and elevations

EXHIBIT "D"

Development schedule

V. RECOMMENDATION

With respect to this project, it is recommended your Commission take the following actions:

1. Find that the proposed project is consistent with the General Plan as being within an area designated by the Land Use Element as a Planned development area.
2. Find that the proposed project is within the intent of Section 9-118.1 of the Zoning Ordinance P-D (Planned Development) district.
3. Forward a recommendation to the Board of Supervisors for reclassification of the subject property from A-2-10 (Exclusive Agriculture) zoning to P-D (Planned Development) and approval of a Development Plan consisting of the following:

Exhibit "A"
Exhibit "B"
Exhibit "C"
Exhibit "D"
Exhibit "E" - performance standards for completion of
the Planned Development as follows:

- (a) Prior to expansion of the development, there shall be provided to the satisfaction of the County of Stanislaus:
 - 1) Prior to the issuance of any building permit, a landscaping and irrigation plan shall be submitted for approval by the Planning Director. The landscaping and irrigation systems shall be installed and maintained in accordance with the approved landscaping and irrigation plan. Irrigation shall be by underground sprinkler systems.
 - 2) That all landscaping and fences be maintained and that the premises be kept free of weeds, brush and other debris.
 - 3) Concrete curb and gutter and matching pavement to be constructed along the Geer Road frontage or a financial guarantee in the amount to assure such construction as approved by the Department of Public Works, to be posted with the County prior to the issuance of any building permits for any portion of the Planned Development project.

- 4) Parking and driveway areas to be blacktopped and on-site and off-site drainage facilities to be constructed as approved by the Department of Public Works.
- 5) A sign program for any signs accessory to this development shall be submitted to the Planning Director for approval prior to the installation of any sign.
- 6) All new utilities to be underground located in easements as required by the utility companies.
- 7) The outside storage of solid waste materials to be within solid enclosed areas or containers, six feet in height.
- 8) A map for the leasing or sale of individual parcels within the Planned Development project to be processed in the manner prescribed by the Subdivision Ordinance.
- 9) That an agreement to annex to the City of Hughson be signed, in a form approved by County Counsel, by the property owner prior to the issuance of any new building permits.
- 10) Drainage facilities to be installed as required by the Department of Public Works.
- 11) That an agreement to connect all existing and future development to a public water system and sewer system upon availability be signed by the property owner; said agreement shall be binding upon any heirs, assigns or purchasers of the property.
- 12) Sewage disposal systems to be constructed in compliance with County Public Works Department regulations and approved by the County Health Department prior to the issuance of building permits.
- 13) Street and driveway construction to be constructed in compliance with County Public Works Department regulations.
- 14) That all conditions of approval for existing Zoning Use Permits 74-72 and 76-87 remain in full effect, and not diminished by any conditions contained herein.

It is further recommended that the following development schedule as outlined in Exhibit "D" be approved:

"Begin construction immediately following the effective date of the P-D (Planned Development) zoning with construction of the total planned development project to be completed

- 15) That portion of the area designated on Exhibit "C" as agricultural may only be used in conformance with the regulations set forth under Section 9-112 (b) of the County Zoning Ordinance without further Planning Commission consideration of the development plan pursuant to the P-D District regulations. (Sec. 9-118.1 (2))

R76-17
November 18, 1976
page 5

within five years following such effective date."

Failure of the applicant or owner to comply with any of the conditions set forth within the time limit prescribed will constitute grounds for denial of the issuance of a building permit to develop or construct any improvements for the use of the subject property.

MLB:rm

Attachments:

Map

Exhibits "A", "B" and "C" are available for review in the Planning Office and will be on display at Planning Commission meeting.

IF NOT USED IN 18 MONTHS
THIS PERMIT SHALL BE
VOID. Sec. 9-130(b)

COUNTY OF STANISLAUS

USE PERMIT

PERMIT NO. 74-72 TYPE OF ZONE: A-2-10 DATE: August 1, 1974

The undersigned is hereby granted a Use Permit in accordance with the provisions of the Ordinance Code of Stanislaus County, Title 9, Chapter 3, and any amendments to the same.

1. NAME AND ADDRESS: (a) John H. Esau
PRINT OR TYPE NAME OF PERSON OR FIRM
(b) P. O. Box 37 (c) Winton, California
ADDRESS CITY OR TOWN
2. TYPE OF PROPERTY USE: Commercial-shop & storage building, accessory to Ag. Chemical business.
3. LOCATION OF USE: 4012 Santa Fe, Hughson
HOUSE NUMBER — LOCAL NAME OF STREET, ROAD OR HIGHWAY
4. LEGAL DESCRIPTION: Parcel A as shown on that certain Parcel Map filed 5-8-74 in Book 19 of Parcel Maps, page 13, Stanislaus County Records.
5. This permit is granted subject to the following conditions:
 - (a) That this use be constructed in accordance with plans approved by the Planning Commission and in accordance with other laws and ordinances;
 - (b) That a Building Permit, when applicable, be obtained from the office of the County Building Department;
 - (c) That a suitable sewage disposal system and water supply, if other than public, be approved and inspected by the County Health Officer.
 - (d) The proposed building to be located not closer than 100 feet to the Santa Fe Railroad easterly right of way line as required by Ordinance.
 - (e) Truck, customer and employee parking and driveway areas to be dust-proofed and on-site drainage provided for as approved by the Department of Public Works.
 - (f) Ingress and egress for the facility along both Santa Fe Ave. and Geer Road to be located and controlled as approved by the Department of Public Works.

Failure to perform any of the stated conditions hereon shall constitute grounds for revocation of this permit.

I, the undersigned, do hereby certify that I have read the above conditions and will comply with same in all respects.

John Esau By Arthur Esau
SIGNATURE OF AGENT, REPRESENTATIVE OR OWNER

STANISLAUS COUNTY PLANNING COMMISSION

B. W. A.
SIGNATURE OF OFFICER ISSUING PERMIT

8-9-74
DATE GRANTED

EXHIBIT "A"

USE PERMIT

PERMIT NO. 76-37 TYPE OF ZONE: A-2-10 DATE: August 5, 1976

The undersigned is hereby granted a Use Permit in accordance with the provisions of the Ordinance Code of Stanislaus County, Title 9, Chapter 3, and any amendments to the same.

1. NAME AND ADDRESS: (a) John M. And Mary C. Hall
PRINT OR TYPE NAME OF PERSON OR FIRM

(b) 2313 Tuolumne Road ADDRESS (c) Turlock 632-2425

2. TYPE OF PROPERTY USE: To construct a 403-foot transmitting antenna in the A-2 zone for a proposed new FM radio station.

3. LOCATION OF USE: SW corner of Service and Gear Roads, approx. 350 east of Santa Fe Ave.
HOUSE NUMBER - LOCAL NAME OF STREET, ROAD OR HIGHWAY

4. LEGAL DESCRIPTION: 57-02-45-0732 Assessors Parcel No.

5. This permit is granted subject to the following conditions:
- (a) That this use be constructed in accordance with plans approved by the Planning Commission and in accordance with other laws and ordinances;
 - (b) That a Building Permit, when applicable, be obtained from the office of the County Building Department;
 - (c) That a suitable sewage disposal system and water supply, if other than public, be approved and inspected by the County Health Officer;
 - (d) A signed agreement, in form approved by the County Counsel and the Hughson attorney, to be filed with the County agreeing to annex the entire subject property to the City of Hughson upon demand.
 - (e) The proposed tower be limited in height to that shown on the plot plan, and guy wire tie-down points be located at least 10 feet inside the property, and from the irrigation easement.
 - (f) Any sign program to be approved by the Planning Director prior to installation.

(Over)

Failure to perform any of the stated conditions hereon shall constitute grounds for revocation of this permit.

I, the undersigned, do hereby certify that I have read the above conditions and will comply with same in all respects.

SIGNATURE OF AGENT, REPRESENTATIVE OR OWNER

STANISLAUS COUNTY PLANNING COMMISSION	
_____ <small>SIGNATURE OF OFFICER ISSUING PERMIT</small>	_____ <small>DATE GRANTED</small>

EXHIBIT "B"

SERVICE ROAD

T.I.D. LATERAL NO. 2

S. 89°25'41"E. 398.97'

RADIO STATION OFFICE & STUDIO SITE : 3.57 AC. ±

100'

PROPOSED ANTENNA

PROPOSED WELL

PROPOSED
KCEY AM-FM
OFFICE & STUDIO BUILDING
(4000 S.F.)

SEPTIC TANK
& LEACH FIELD

AUTO PARKING
22 SPACES, 8' x 12' 6"

KCEY AM-FM SIGN,
DOUBLE FACE

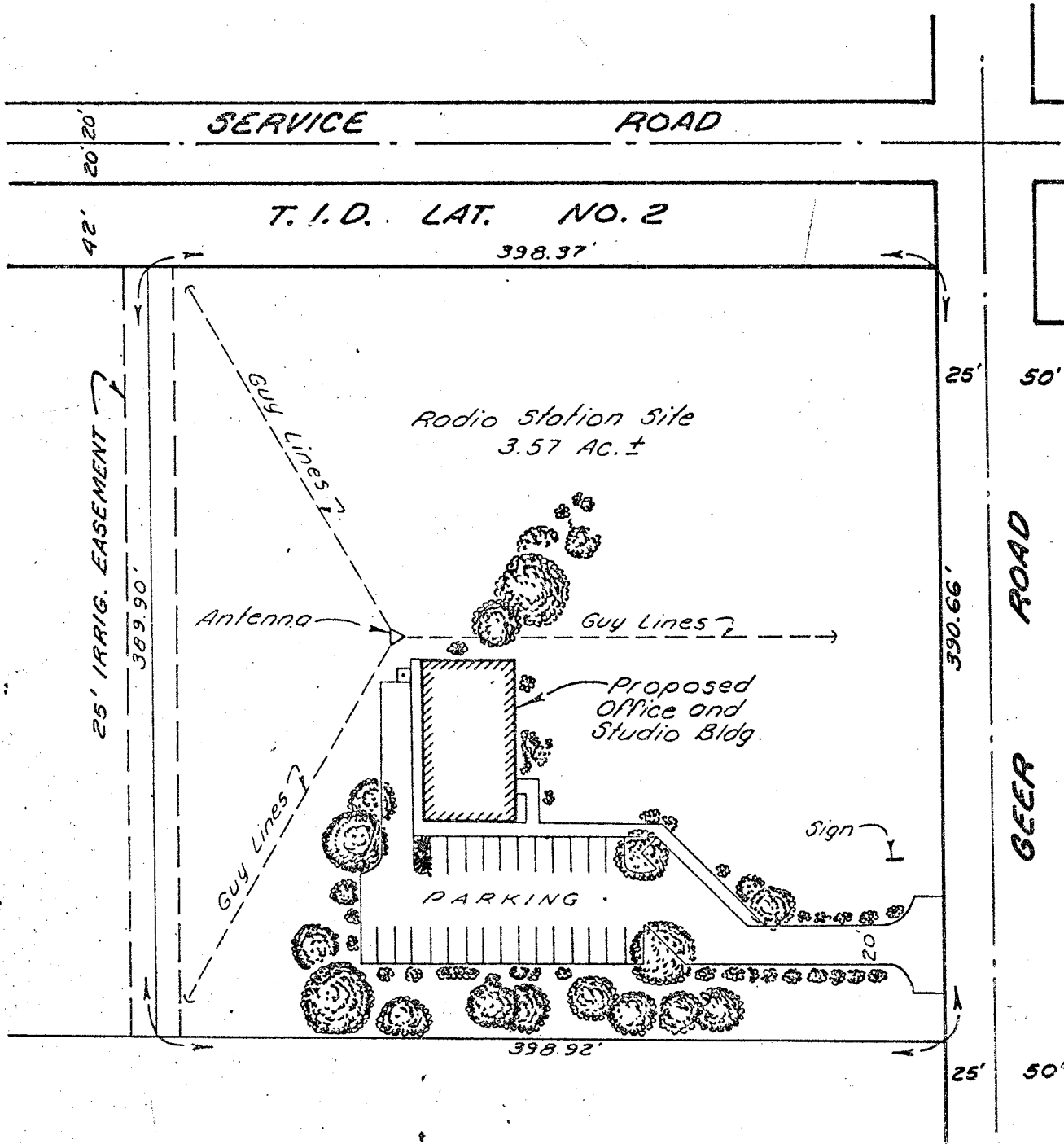
N. 89°19'10"W. 398.92'

GEEB ROAD

N. 0°14'50"E. 390.00'

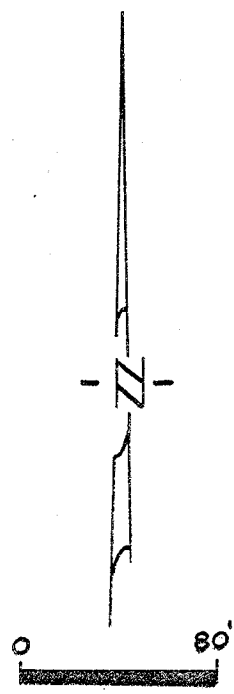
S. 0°10'W. 390.00'

55' PROPOSED EASEMENT



R-76-17 (P-D)
By K.C.E.Y. Radio

25' 50'
50'
BEER ROAD



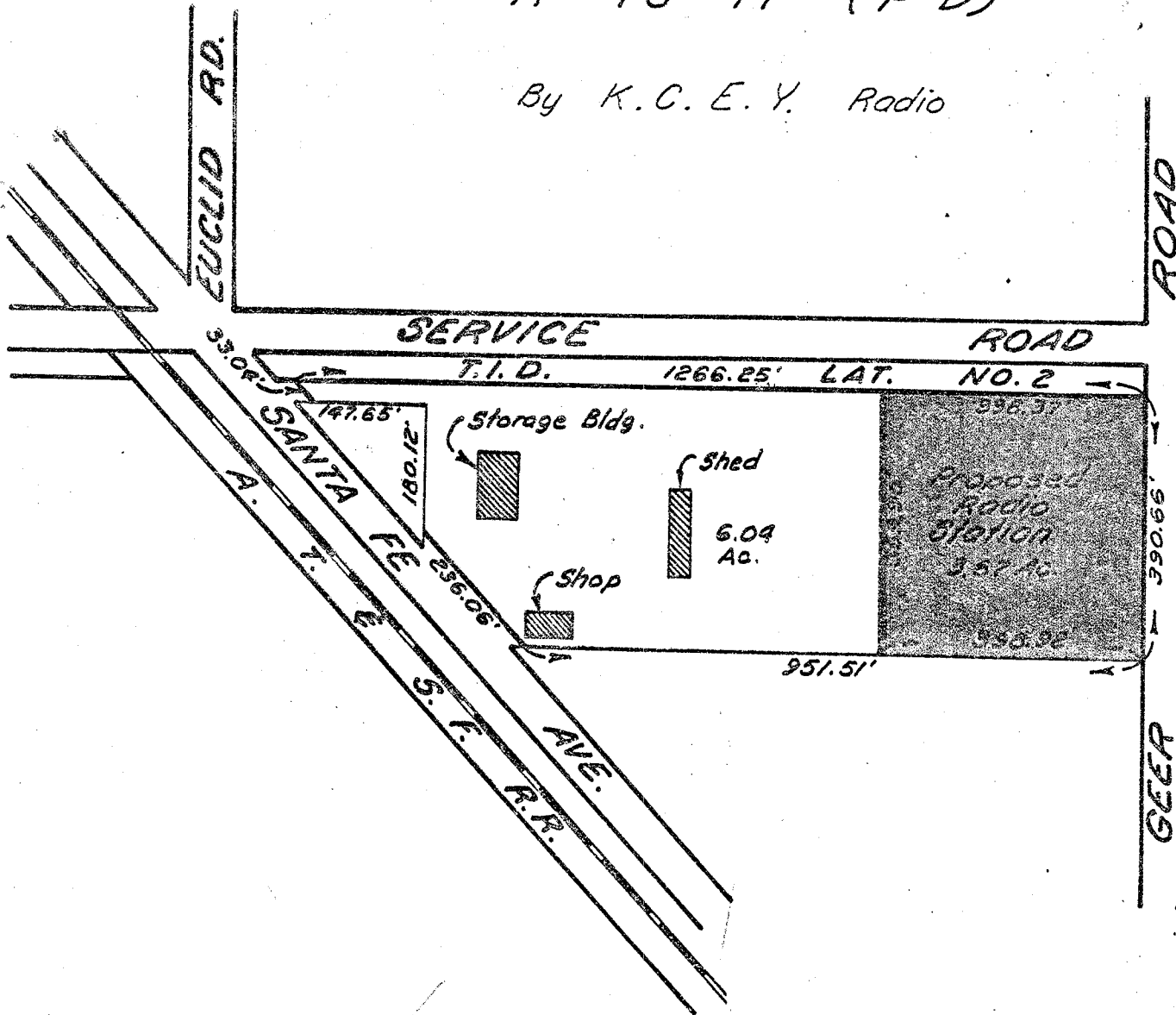
Sheet 2 of 2 Sheets

4, NOV. 76

Sec. 22-4-10

R-76-17 (P-D)

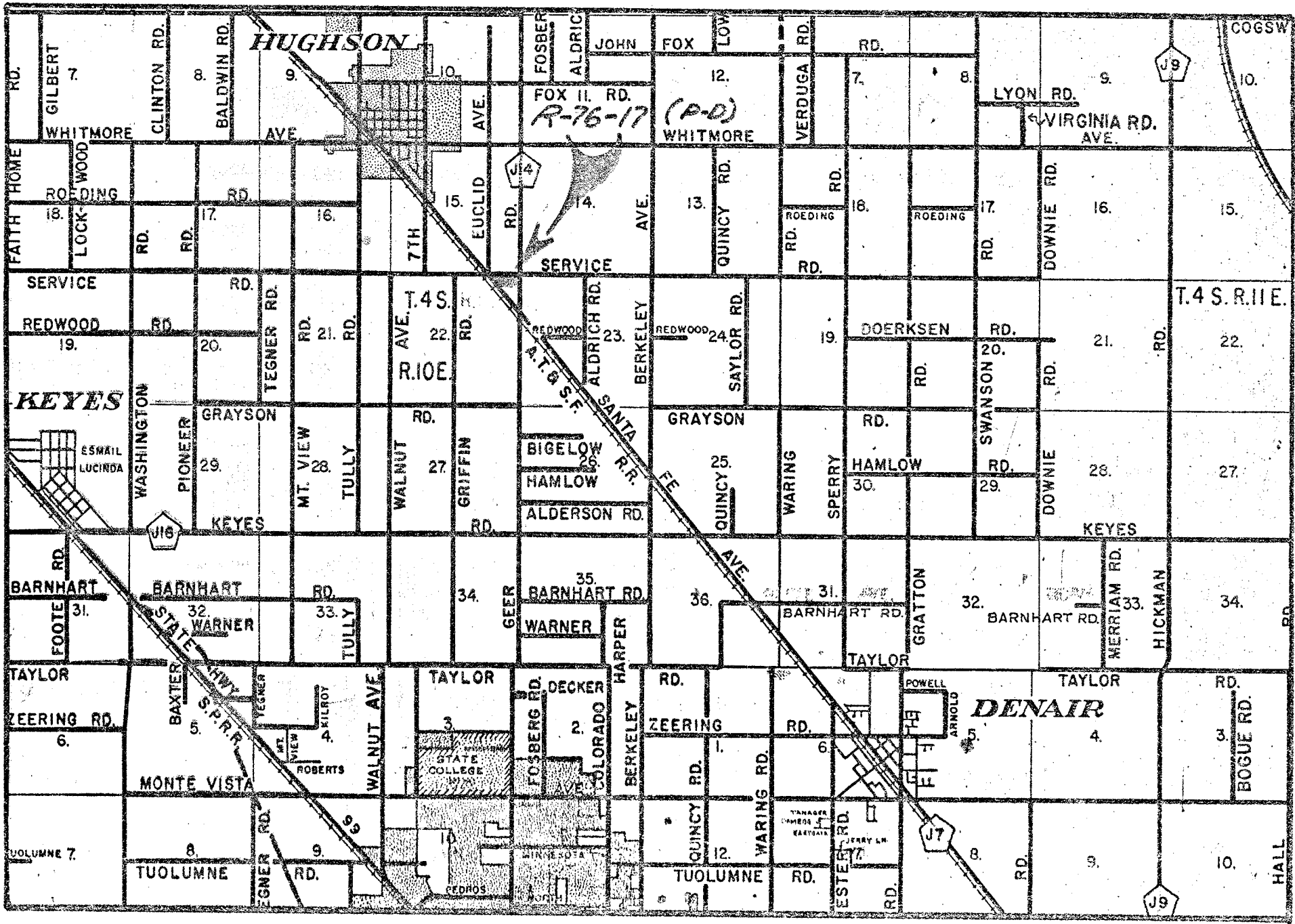
By K.C.E.Y. Radio



Sheet 1 of 2 Sheets

4, NOV. 76

Sec. 22-4-10



VICINITY MAP

R 76-17 (P-D)

SERVICE - GEER ROAD AREA

EXHIBIT "D" - DEVELOPMENT SCHEDULE

Begin construction on or before December 1, 1977.

Complete construction within five years following the effective date of the P-D (Planned Development) zoning.

DEVELOPMENT PLAN

PD (28)

APPROVED BY THE BOARD OF SUPERVISORS

December 21, 1976

ORDINANCE No. U.S. 660

Robert L. Davis, Jr. By: Russell M. Adams
PLANNING DIRECTOR

SERVICE - GEER ROAD AREA (R 76-17) ICCEY
PLANNED DEVELOPMENT

EXHIBIT "D"

EXHIBIT "E" - PERFORMANCE STANDARDS

For completion of the Planned Development, the following Performance Standards adopted as conditions in the approval of the project shall be complied with to the satisfaction of the County of Stanislaus:

1. Prior to the issuance of any building permit, a landscaping and irrigation plan shall be submitted to the Director of Planning and Community Development for approval. The landscaping and irrigation systems shall be installed and maintained in accordance with the approved landscaping and irrigation plan. Irrigation shall be by underground sprinkler system.
2. That all landscaping and fences be maintained and that the premises be kept free of weeds, brush, and other debris.
3. That a lien agreement, in form approved by the Department of Public Works and County Counsel, be filed with the County of Stanislaus to assure the future construction of concrete curb and gutter and matching pavement along the Geer Road frontage on demand.
4. Parking and driveway areas to be blacktopped and on-site and off-site drainage facilities to be constructed as approved by the Department of Public Works.
5. A sign program for any signs accessory to this development shall be submitted to the Director of Planning and Community Development for approval prior to the installation of any sign.
6. All new utilities to be underground located in easements as required by the utility companies.
7. The outside storage of solid waste materials to be within solid enclosed areas or containers, six feet in height.
8. A map for the leasing or sale of individual parcels within the Planned Development project to be processed in the manner prescribed by the Subdivision Ordinance.
9. That an agreement to annex to the City of Hughson be signed, in a form approved by County Counsel, by the property owner prior to the issuance of any new building permits.
10. Drainage facilities to be installed as required by the Department of Public Works.

11. That an agreement to connect all existing and future development to a public water system and public sewer systems upon availability be signed by the property owner. Said agreement shall be binding upon any heirs, assigns or purchasers of the property
12. Sewage disposal systems to be constructed in compliance with County Public Works Department regulations and approval by the County Health Department prior to the issuance of building permits.
13. Street and driveway construction to be in compliance with County Public Works Department regulations.
14. That all conditions of approval for existing Zoning Use Permits 74-12 and 76-87 remain in full effect, and not diminished by any conditions contained herein.

Failure of the applicant or owner to comply with any of the conditions set forth within the time limits prescribed in Exhibit "D" will constitute grounds for denial of the issuance of a building permit to develop or construct any improvements for the use of the subject property.

DEVELOPMENT PLAN

PD (**28**)

APPROVED BY THE BOARD OF SUPERVISORS

December 21, 1976

ORDINANCE *No. U.S. 660*

Russell M. Adams for Robert L. Davis, Jr.
PLANNING DIRECTOR

SERVICE - GEER ROAD AREA (R 76-17) KCEY
PLANNED DEVELOPMENT

EXHIBIT **"E"**

IF NOT USED IN 18 MONTHS
THIS PERMIT SHALL BE
VOID. Sec. 9-130(b)

COUNTY OF STANISLAUS

USE PERMIT

PERMIT NO. 74-72 TYPE OF ZONE: A-2-10 DATE: August 1, 1974

The undersigned is hereby granted a Use Permit in accordance with the provisions of the Ordinance Code of Stanislaus County, Title 9, Chapter 3, and any amendments to the same.

1. NAME AND ADDRESS: (a) John H. Esau
PRINT OR TYPE NAME OF PERSON OR FIRM
(b) P. O. Box 37 (c) Winton, California
ADDRESS CITY OR TOWN
2. TYPE OF PROPERTY USE: Commercial-shop & storage building, accessory to Ag. Chemical business.
3. LOCATION OF USE: 4012 Santa Fe, Hughson
HOUSE NUMBER — LOCAL NAME OF STREET, ROAD OR HIGHWAY
4. LEGAL DESCRIPTION: Parcel A as shown on that certain Parcel Map filed 5-8-74 in Book 19 of Parcel Maps, page 13, Stanislaus County Records.
5. This permit is granted subject to the following conditions:
 - (a) That this use be constructed in accordance with plans approved by the Planning Commission and in accordance with other laws and ordinances;
 - (b) That a Building Permit, when applicable, be obtained from the office of the County Building Department;
 - (c) That a suitable sewage disposal system and water supply, if other than public, be approved and inspected by the County Health Officer.
 - (d) The proposed building to be located not closer than 100 feet to the Santa Fe Railroad easterly right of way line as required by Ordinance.
 - (e) Truck, customer and employee parking and driveway areas to be dust-proofed and on-site drainage provided for as approved by the Department of Public Works.
 - (f) Ingress and egress for the facility along both Santa Fe Ave. and Geer Road to be located and controlled as approved by the Department of Public Works.

Failure to perform any of the stated conditions hereon shall constitute grounds for revocation of this permit.

I, the undersigned, do hereby certify that I have read the above conditions and will comply with same in all respects.

John Esau By Bertie Rich
SIGNATURE OF AGENT, REPRESENTATIVE OR OWNER

STANISLAUS COUNTY PLANNING COMMISSION

B. W. A.
SIGNATURE OF OFFICER ISSUING PERMIT

8-9-74
DATE GRANTED

IF NOT USED IN 18 MONTHS
THIS PERMIT SHALL BE
VOID. Sec. 9-130(b)

COUNTY OF STANISLAUS

USE PERMIT

PERMIT NO. 76-37 TYPE OF ZONE: A-2-10 DATE: August 5, 1976

The undersigned is hereby granted a Use Permit in accordance with the provisions of the Ordinance Code of Stanislaus County, Title 9, Chapter 3, and any amendments to the same.

1. NAME AND ADDRESS: (a) John M. And Mary C. Hall
PRINT OR TYPE NAME OF PERSON OR FIRM

(b) 2313 Tuolumne Road (c) Turlock 632-2425
ADDRESS

2. TYPE OF PROPERTY USE: To construct a 403-foot transmitting antenna in the A-2 zone for a proposed new FM radio station.

3. LOCATION OF USE: SW corner of Service and Gear Roads, approx. 350 east of Santa Fe Ave.
HOUSE NUMBER - LOCAL NAME OF STREET, ROAD OR HIGHWAY

4. LEGAL DESCRIPTION: 57-02 45-0732 Assessors Parcel No.

5. This permit is granted subject to the following conditions:
- (a) That this use be constructed in accordance with plans approved by the Planning Commission and in accordance with other laws and ordinances;
 - (b) That a Building Permit, when applicable, be obtained from the office of the County Building Department;
 - (c) That a suitable sewage disposal system and water supply, if other than public, be approved and inspected by the County Health Officer;
 - (d) A signed agreement, in form approved by the County Counsel and the Hughson attorney, to be filed with the County agreeing to annex the entire subject property to the City of Hughson upon demand.
 - (e) The proposed tower be limited in height to that shown on the plot plan, and guy wire tie-down points be located at least 10 feet inside the property, and from the irrigation easement.
 - (f) Any sign program to be approved by the Planning Director prior to installation.

(Over)

Failure to perform any of the stated conditions hereon shall constitute grounds for revocation of this permit.

I, the undersigned, do hereby certify that I have read the above conditions and will comply with same in all respects.

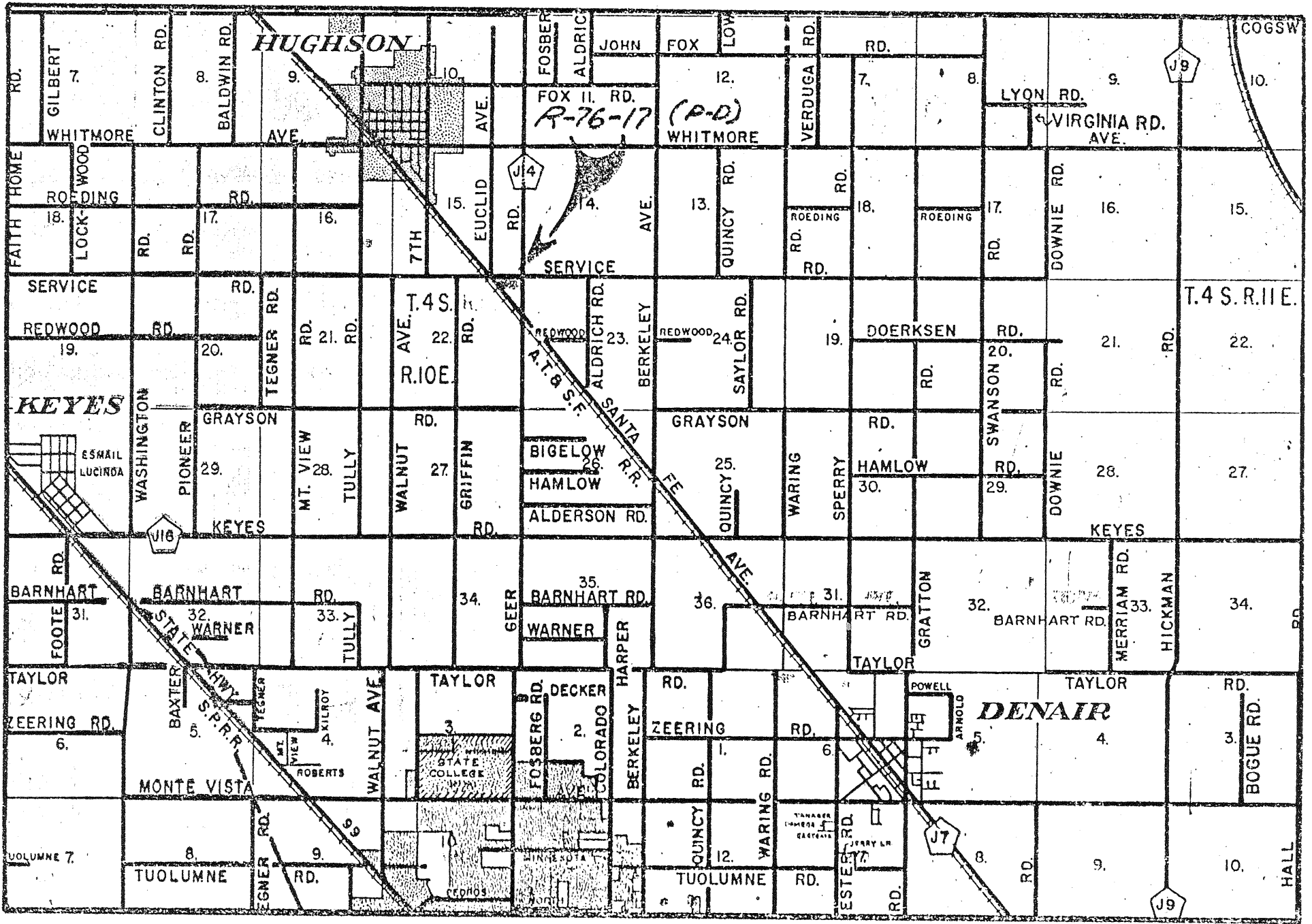
SIGNATURE OF AGENT, REPRESENTATIVE OR OWNER

STANISLAUS COUNTY PLANNING COMMISSION

SIGNATURE OF OFFICER ISSUING PERMIT

DATE GRANTED

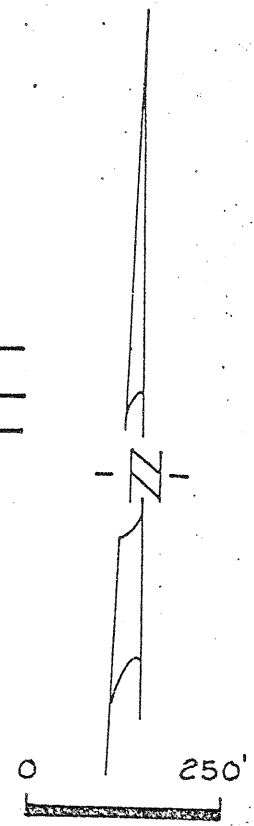
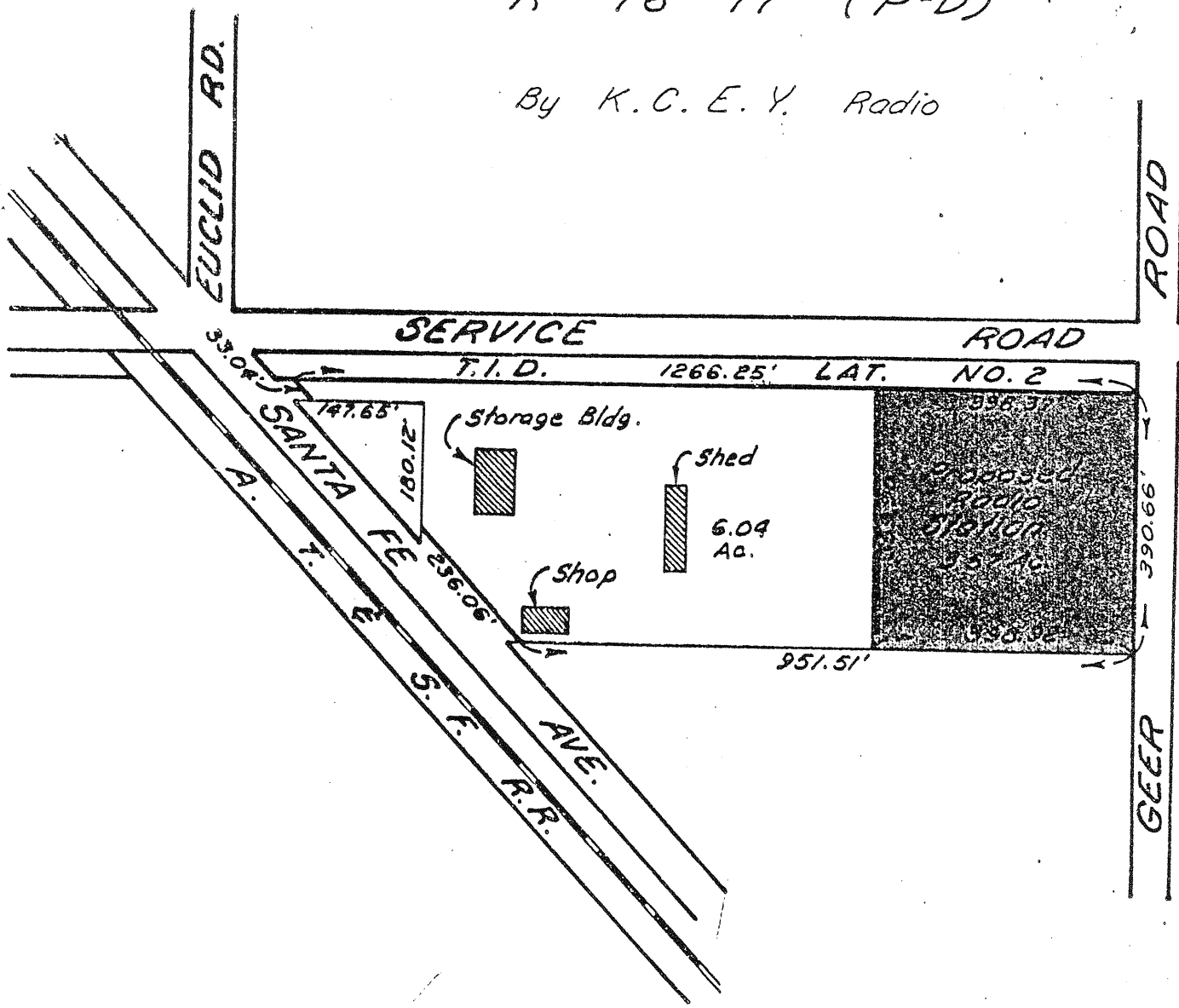
EXHIBIT "B"



VICINITY MAP

R-76-17 (P-D)

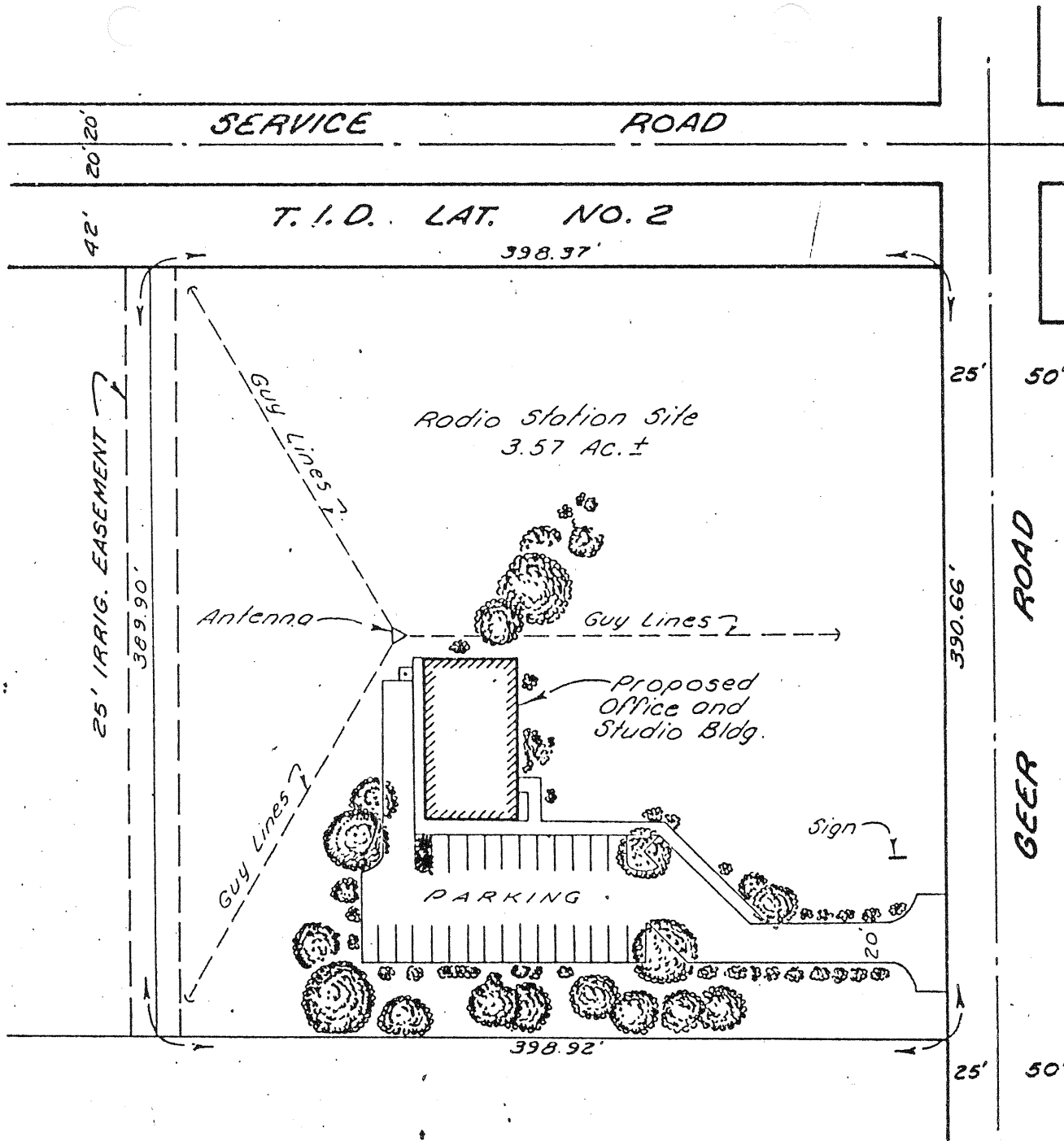
By K.C.E.Y. Radio



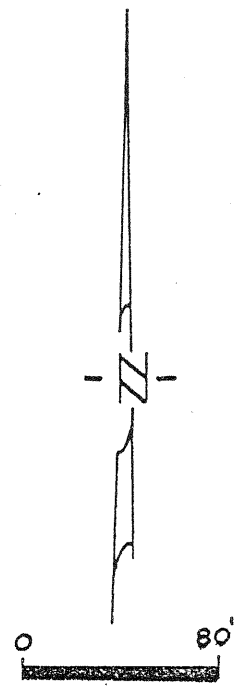
Sheet 1 of 2 Sheets

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