

### Referral Early Consultation

Date: April 15, 2022

То:	Distribution List (See Attachment A)
From:	Teresa McDonald, Associate Planner Planning and Community Development
Subject:	REZONE APPLICATION NO. PLN2021-0113 – GOLDEN STATE TRUCK PARKING
Respond By:	May 2, 2022

#### \*\*\*\*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:	Jitendar Singh, Golden State Truck Parking				
Project Location:	2119 and 2237 South Golden State Boulevard, east of Golf Road, in the Turlock area.				
APN:	044-031-004 and 044-031-005				
Williamson Act Contract:	N/A				
General Plan:	Planned Development				
Current Zoning:	Planned Development (P-D) (298)				

Project Description: Request to rezone two parcels, totaling 13.1 acres, from Planned Development (P-D) (298) to a new Planned Development (P-D) to allow for the development of a commercial truck parking facility. The project site is improved with the following: an existing 1,200 square-foot office, 2,500 square-foot shop with a 1,000 square-foot awning, 2,600 square-foot storage building, 11,000 square-foot pole barn, asphalt/concrete parking areas, lighting affixed to the existing buildings 10-20 feet in height, six 40-foot-tall free-standing poles, and 6-foot-tall chain link fencing around the perimeter of the site. The applicant is proposing to stripe the existing asphalt area with 58 parking spaces for tractor-trailer combinations and install a new gravel parking lot with 13 spaces for employee parking adjacent to the existing storage building. The office will be used for the employees of the parking facility. The shop will be used for light maintenance including changing tires, visual inspection, and checking fluid levels, and will not be open to the public. The

storage building will be utilized to store forklifts, load docks, spare parts, tools, and personal or business documents. The pole barn will be used for outdoor storage of extra pallets stacked up to six feet in height and not visible from the roadway. The use of the pole barn and storage building are associated with a separate trucking business operated by the applicant. Proposed landscaping will consist of a combination of trees and shrubs creating a 20-foot-wide planting strip along the entirety of the road frontage, and privacy slats will be added to the existing chain link fencing along the side and rear property lines. No additional buildings or signage are proposed. Lighting will be added to four of the existing poles and the other two poles will be removed. No loading, unloading, or wash facilities are proposed. Hours of operation are proposed to be seven days a week from 9:00 a.m. to 5:00 p.m. with a maximum of three employees on-site for the office and shop. However, the site will be open to customers through a secured access gate, 24 hours a day, seven days a week. The project anticipates between up to 10 customers visiting the site per day, with up to five customers on-site at peak times. The site has access to South Golden State Boulevard and is served by private well and septic system. The site is listed on the EnviroStor database managed by the CA Department of Toxic Substances Control and is considered remediated with the possible exception of a hotspot of hexavalent chromium. The only ongoing activity is groundwater monitoring which occurs once per year.

P-D (298) was approved by the Board of Supervisors on April 19, 2005 under General Plan Amendment No. 2000-09 and Rezone No. 2000-12 – Valley Wood Preserving, Inc., to allow truck, recreational vehicles, and equipment parking and storage, and office, warehousing and storage within the existing buildings. However, no development took place resulting in an expired Planned Development. Accordingly, a rezone is required in order to approve development of the site.

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



#### **REZONE APPLICATION NO. PLN2021-0113 – GOLDEN STATE TRUCK PARKING** Attachment A

#### **Distribution List**

DISILI	bution List		
	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
Х	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	Х	STAN CO BUILDING PERMITS DIVISION
Х	CA DEPT OF TRANSPORTATION DIST 10	Х	STAN CO CEO
Х	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
Х	CA RWQCB CENTRAL VALLEY REGION	Х	STAN CO DER
Х	CA DEPT OF TOXIC SUBSTANCES CONTROL	Х	STAN CO ERC
	CEMETERY DISTRICT	Х	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	Х	STAN CO HAZARDOUS MATERIALS
Х	CITY OF: TURLOCK	Х	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	Х	STAN CO PUBLIC WORKS
Х	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
Х	COUNTY OF: MERCED	Х	STAN CO SHERIFF
Х	DER GROUNDWATER RESOURCES DIVISION	Х	STAN CO SUPERVISOR DIST 2: CHIESA
Х	FIRE PROTECTION DIST: TURLOCK RURAL	Х	STAN COUNTY COUNSEL
Х	GSA: WEST TURLOCK SUBBASIN		StanCOG
	HOSPITAL DIST:	Х	STANISLAUS FIRE PREVENTION BUREAU
Х	IRRIGATION DIST: TURLOCK	Х	STANISLAUS LAFCO
Х	MOSQUITO DIST: TURLOCK	Х	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
Х	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	Х	TELEPHONE COMPANY: AT&T
х	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
Х	RAILROAD: UNION PACIFIC	Х	US FISH & WILDLIFE
Х	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
Х	SCHOOL DIST 1: TURLOCK UNIFIED	Х	USDA NRCS
	SCHOOL DIST 2:		WATER DIST:
	WORKFORCE DEVELOPMENT		
Х	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		

\\pw04\planning\Planning\Staff Reports\REZ\2021\PLN2021-0113 - Golden State Truck Parking\Early Consultation Referral\1 CEQA Early Consultation Referral Pages ERC.docx

### 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. PLN2021-0113 – GOLDEN STATE TRUCK PARKING

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.

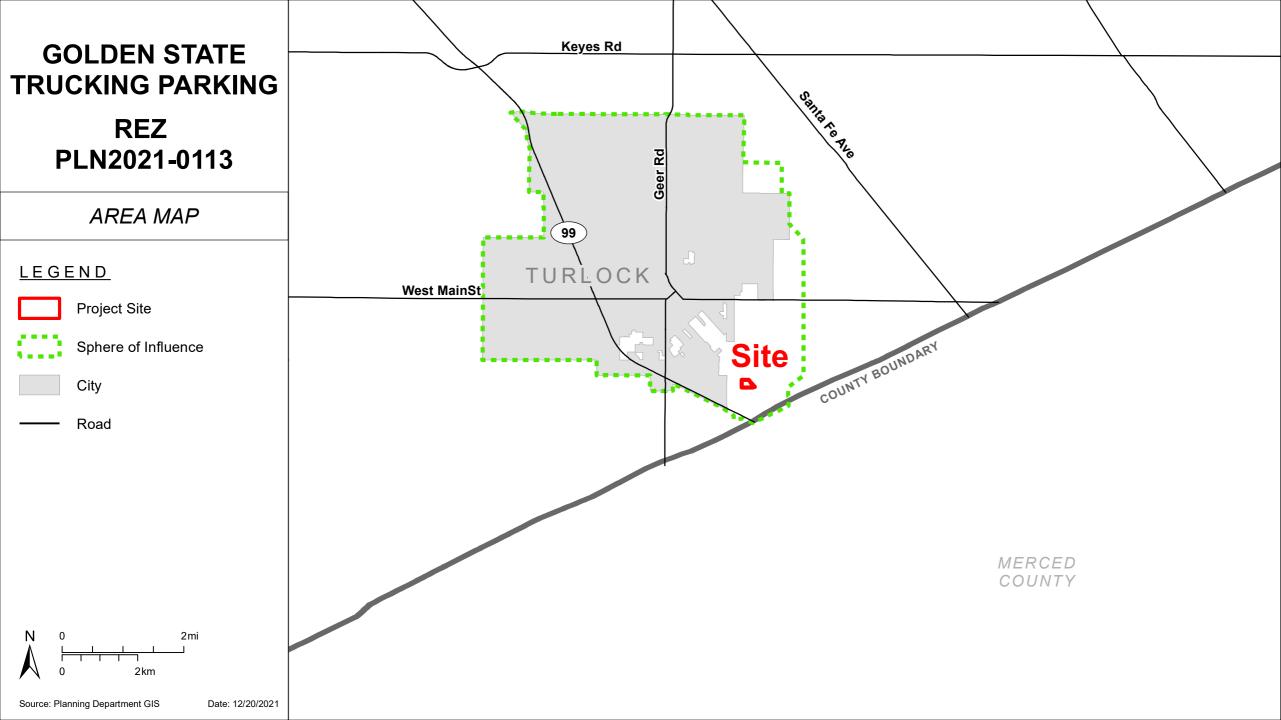
In addition, our agency has the following comments (attach additional sheets if necessary).

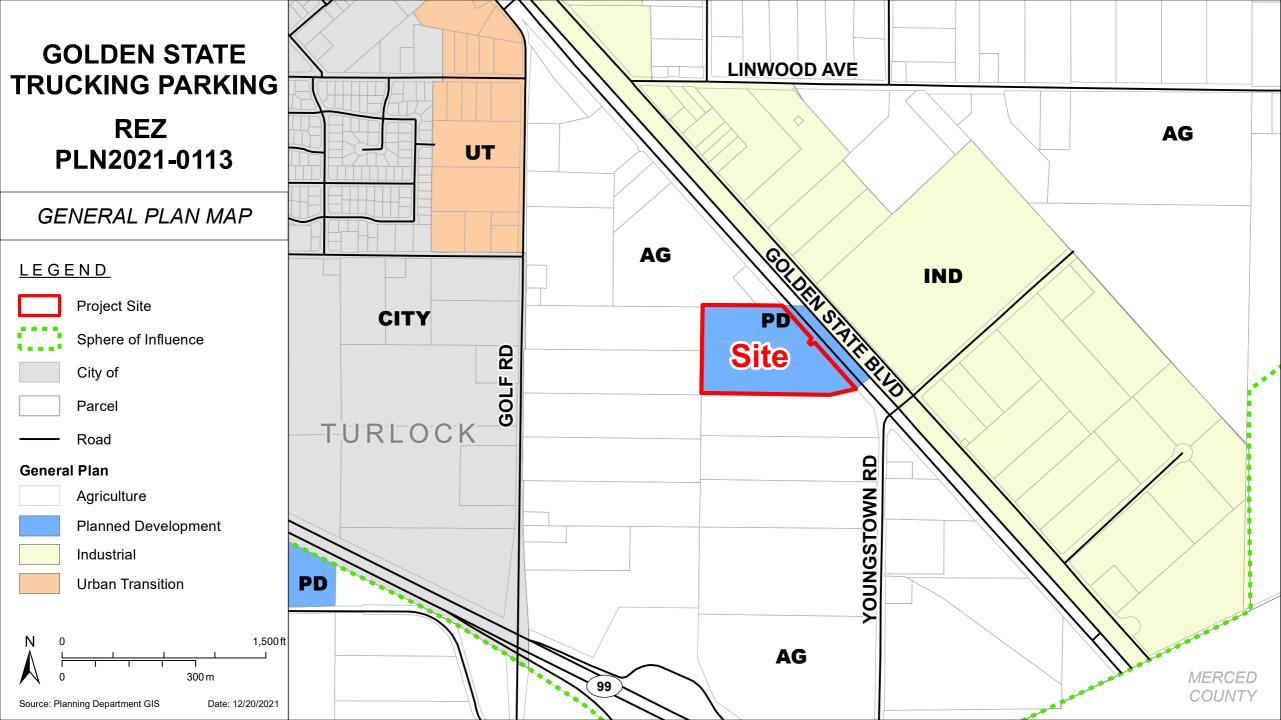
Response prepared by:

Name

Title

Date







## **GOLDEN STATE TRUCKING PARKING**

REZ PLN2021-0113

2021 AERIAL AREA MAP

<u>LEGEND</u>

Project Site

Sphere of Influence

Road



## GOLDEN STATE TRUCKING PARKING

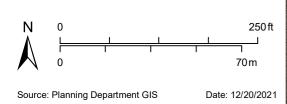
REZ PLN2021-0113

2017 AERIAL SITE MAP

<u>LEGEND</u>

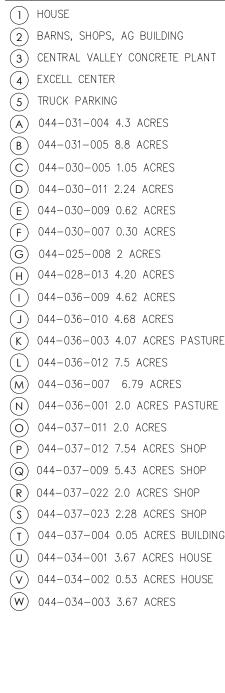
Project Site

----- Road

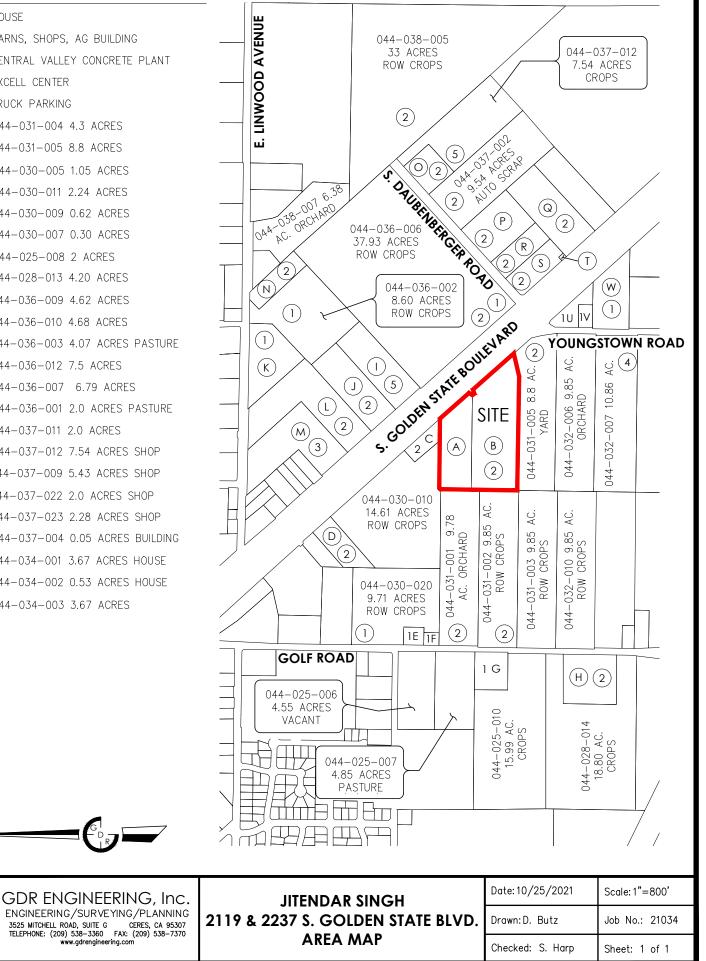


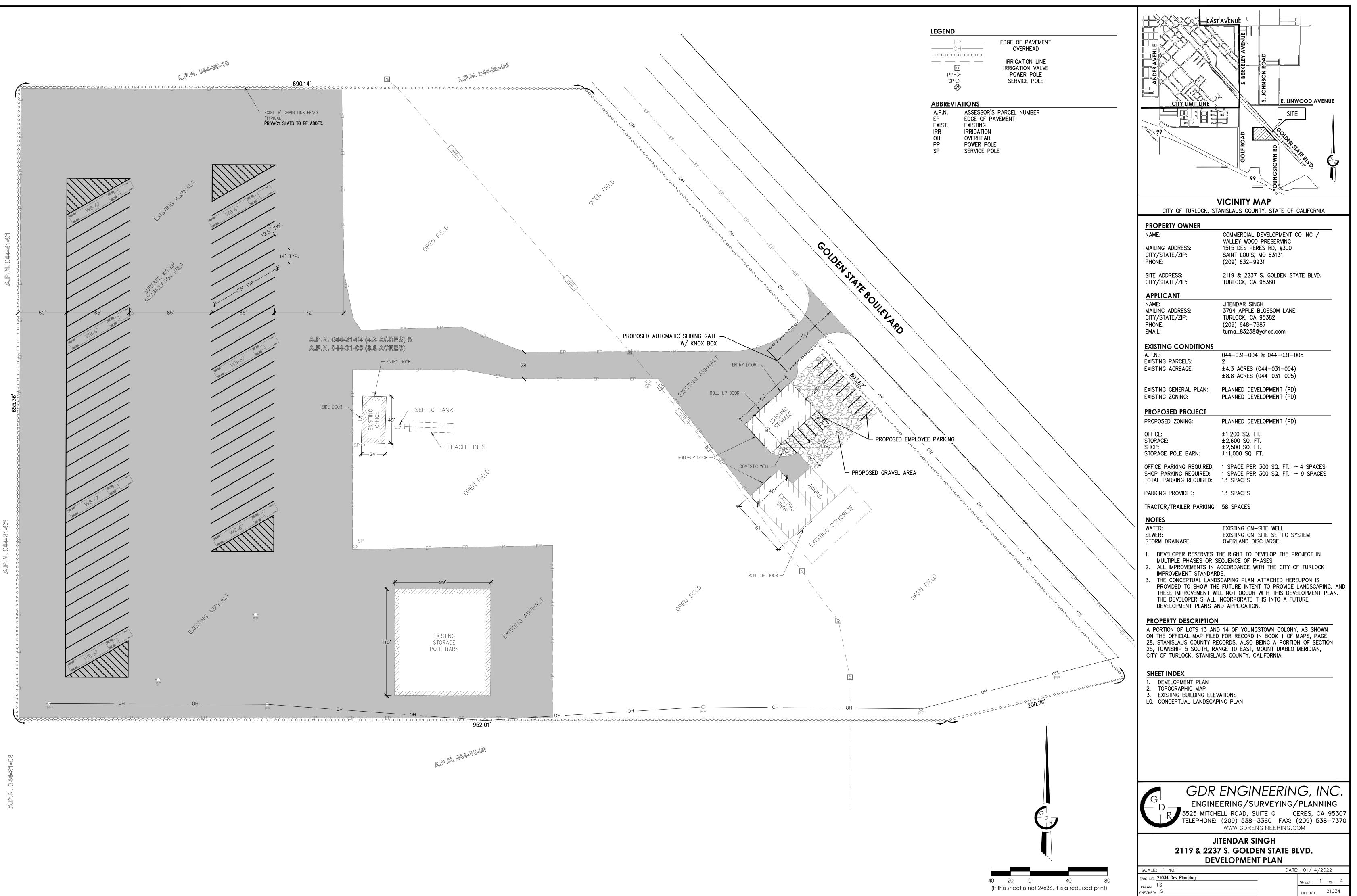


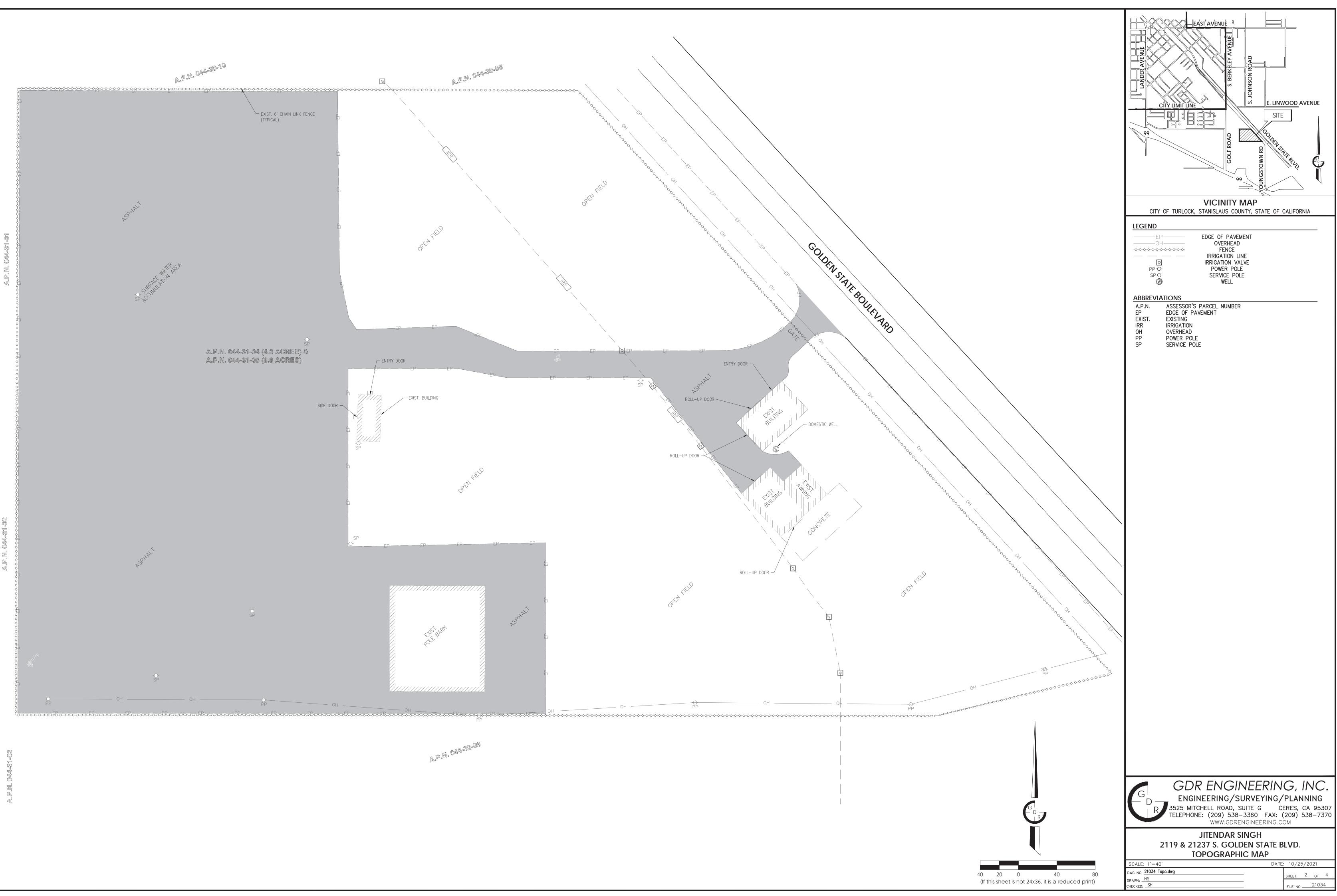
### LEGEND



w.gdrengineering.com









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 Form Available Online: http://www.stancounty.com/planning/applications.shtm

# APPLICATION QUESTIONNAIRE

	e Check all applicable boxes LICATION FOR:	PLANNING STAFF USE ONLY:		
	is available to assist you with determ	Application No(s): <u><i>PLN</i></u> 2021-0113		
Jun	s available to assist you with account	ning i		Date:
	General Plan Amendment		Subdivision Map	S_25_T_5_R_10 GP Designation: <u>Plannel Purclopunc</u> t
$\times$	Rezone		Parcel Map	Zoning: アーの 298
	Use Permit		Exception	Fee: _ \$ 11,704.00
	Variance		Williamson Act Cancellation	Receipt No. <u>563437</u> Received By: EB
	Historic Site Permit		Other	Notes: NEZ to P-0

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).

See attached "Project Description".

# **PROJECT SITE INFORMATION**

Complete and accurate infor each section entirely. If a q question has been carefully 1010 10 <sup>th</sup> Street – 3 <sup>rd</sup> Floor, recommended.	uestion is not applicable considered. Contact th	e to your pro le Planning a	oject, pleas & Commur	e indicated hity Develop	l this to sl oment Dep	how that each partment Staff,
ASSESSOR'S PARCEL	NUMBER(S): Book	044	Page	031	Parcel	004 & 005
Additional parcel numbers: Project Site Address or Physical Location:	2119 & 2337 S. Golder	n State Blvd.	, Turlock, (	CA		
Property Area:	Acres: <u>13.1</u>	or Square	e feet:		_	
Current and Previous Land Use	e: (Explain existing and pre	vious land use	e(s) of site f	or the last te	n years)	
Previously wood preserving	operation and sales & se	ervice of heav	vy equipme	ent		
List any known previous proproject name, type of project, and General Plan Amendment (A	date of approval)				•	
Preserving, Inc.						
Existing General Plan & Zoni	ng: <u>Planned Developme</u>	nt (PD) / Pla	nned Deve	elopment (F	D)	
Proposed General Plan & Zor (if applicable)	ning: <u>Planned Developm</u>	ent (PD) / Pla	anned Dev	elopment (i	PD)	
ADJACENT LAND USE: direction of the project site) East: S. Golden State Blvc		uses within	1,320 feet	(1/4 mile) ai	nd/or two p	arcels in each
West: <u>Grapes / Pasture / V</u>						
North: <u>Grapes / Auto Repai</u>						
South: Poultry Sheds / Almo	onds / Residents					
WILLIAMSON ACT CON	TRACT:					
Yes 🔲 No 🗵	Is the property currently u Contract Number:	nder a William	nson Act Cc	ntract?	_	
	If yes, has a Notice of No	n-Renewal be	en 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 use of the project site. (Such easements do not include Williamson Act Contracts)					
	If yes, please list and provide a recorded copy:					
SITE CHARACTER	RISTICS: (Check one or more) Flat 🗷 Rolling 🛛 Steep 🗖					
VEGETATION: Wh	at kind of plants are growing on your property? (Check one or more)					
Field crops	Orchard D Pasture/Grassland D Scattered trees D					
Shrubs	Woodland  River/Riparian  Other					
Explain Other: Weeds						
Yes 🗋 No 🗷	Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)					
GRADING:						
Yes 🗋 No 🗵	Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.)					
STREAMS, LAKES	S, & PONDS:					
Yes 🗋 No 🗵	Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)					
Yes 🗋 No 🗷	Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed)					
Yes 🗖 No 🗵	Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)					
Yes 🗋 No 🗷	Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)					
	Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.					

#### STRUCTURES:

Yes 🗶	No		Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.
Yes 🛛	No	X	Will structures be moved or demolished? (If yes, indicate on plot plan.)
Yes 🛛	No	X	Do you plan to build new structures? (If yes, show location and size on plot plan.)
Yes 🛛	No	X	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:	17300	Sq. Ft.	Landscaped Area:	N/A	Sq. Ft.
Proposed Building Coverage:	N/A	Sq. Ft.	Paved Surface Area:	N/A	Sq. Ft.

### **BUILDING CHARACTERISTICS:**

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

Number of floors for each building: All existing buildings are one story

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

Existing Office: 12'; Existing Shop: 18'; Existing Storage: 15'; Existing Storage Pole Barn: 30'

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) *Existing Chainlink Fence: 6 feet high* 

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 X 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:	Turlock Irrigation District	Sewer*:	Private Septic System	
Telephone:	Charter	Gas/Propane:	PG&E	
Water**:	Private 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:)

N/A

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	X	Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)
Yes 🛛	No	X	Does the project require extension of utilities? (If yes, show location and size on plot plan.)

#### **AFFORDABLE HOUSING/SENIOR:**

**Yes No W** 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	Jnits:	Total Acreage	e:	
Net Density per Acre:		Gross Density per Acre:			
(complete if applicable)	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): Existing Office: ±1200 S.F.; Existing Shop: ±2500 S.F.

Existing Storage: ±2600 S.F.; Existing Storage Pole Barn: ±11000 S.F.

Type of use(s): Office: Management & Operation of Business ; Shop: Light Truck Maintenance ;

Storage: Store Documents & Personal Affects ; Pole Barn: Outdoor, non-enclosed storage

Days and hours of ope	eration: Office & Maintenance Hou	ırs: Monday - Friday, 9:00an	n-5:00pm				
Truck Parking Hours: 24 hours a day, 7 days a week							
Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: <u>N/A</u>							
Occupancy/capacity o	f building: <u>10 employees maximun</u>	n for existing buildings					
Number of employees	: (Maximum Shift):3	(Minimum Shift)	:1				
Estimated number of c	aily customers/visitors on site at peal	k time:	5				
Other occupants: <u>N/A</u>	1						
Estimated number of t	ruck deliveries/loadings per day:	N/A	4				
Estimated hours of tru	ck deliveries/loadings per day:	N/A					
Estimated percentage	of traffic to be generated by trucks:	75%					
	ailroad deliveries/loadings per day: _						
Square footage of:							
Office area:	<b>±</b> 1200 S.F.	Warehouse area:	N/A				
	N/A	Storage area:	<b>±</b> 13600 S.F.				
Loading area:	A. / A	Manufacturing area:					
	in type of area) ±2500 S.F. of Shop	o Area					
	Will the proposed use involve toxic		te? (Please explain)				
ROAD AND ACCE	ESS INFORMATION:						
What County road(s) v	vill provide the project's main access?	? (Please show all existing and pro	oposed driveways on the plot plan)				
S. Golden State Blvd	d.						

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

N/A

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:

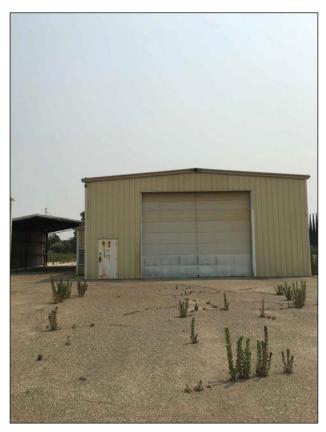
Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)



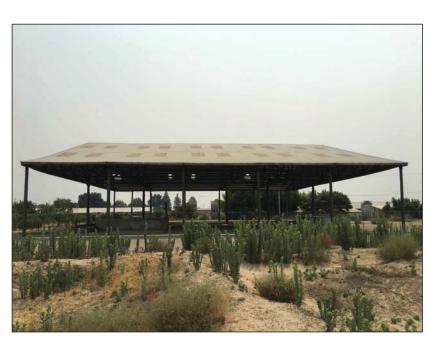
Existing Office - North



Existing Shop - North



Existing Storage - North



Existing Storage Pole Barn - North





Existing Office - East



Existing Office - South



Existing Shop - East



Existing Storage - East



Existing Storage Pole Barn - East



Existing Shop - South



Existing Storage - South



Existing Storage Pole Barn - South



Existing Office - West



Existing Shop - West

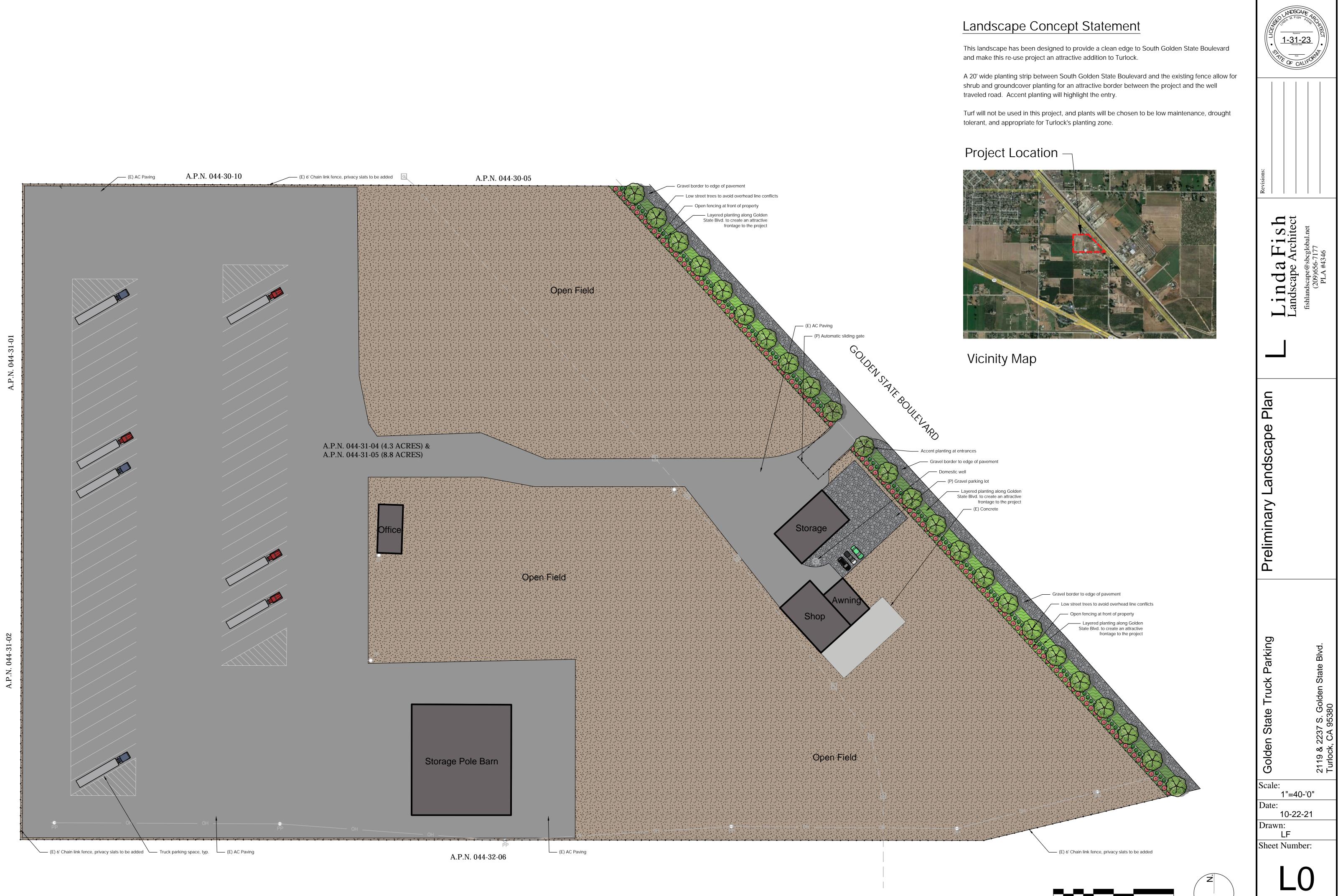


Existing Storage - West



Existing Storage Pole Barn - West







### PROJECT DESCRIPTION

 
 Applicant:
 Jitendar Singh

 Site Address:
 2119 & 2237 S. Golden State Blvd., Turlock, CA 95380 (APN 044-031-004 & 044-031-005)

#### **EXISTING CONDITIONS**

The properties currently have a General Plan land use designation of Planned Development and a Zoning of Planned Development (Expired). There are four existing buildings on the site, approximately 270,000 square feet of asphalt paving, and perimeter chain link fencing.

#### REZONE

Planned Development (PD) Development Plan for Truck Parking, Office, Light Maintenance Shop, and Storage on approximately 13.1 acres. The project area will utilize the existing buildings for Office, Storage, and Shop uses. The development will be secured and access will be monitored. The proposed main hours of operation are from 9:00 AM to 5:00 PM, with 24-hour access for Truck Parking. The proposed uses of the existing buildings are proposed for operation hours of 9:00 AM to 5:00 PM with a maximum of 3 employees. The uses designated for the development are as follows:

- 1. Truck / Trailer Parking & Storage
- 2. Office, Storage, and Light Truck Maintenance within existing structures

#### PROPOSED PROJECT

The Development Plan indicates the proposed development of the site.

Office	±1,200 S.F.
Maintenance Shop	±2,500 S.F.
Storage Building	±2,600 S.F.
Storage Pole Barn	±11,000 S.F.
Tractor / Trailer Spaces	58 Spaces

The development will include proposed striping for the tractor / trailer parking on the existing asphalt, and a new automatic sliding gate with Knox box access for emergency situations. This new gate will be situated 75 feet into the property from the edge of South Golden State Boulevard, to allow for truck / trailer stacking without disrupting traffic flow. The Office would be used for day-to-day operation of the parking facility. The facility is open to independent truck drivers to rent spaces as a long-term parking solution. The Shop would be used for light maintenance, such as changing tires, visual inspection, and checking fluid levels. This light maintenance services are available for both the owner's private equipment and the truck parking customers. The Storage building would house the applicant's personal effects and equipment. The Pole Barn would act as an outdoor, nonenclosed, miscellaneous storage space. The following types of services and facilities are not being proposed with this development: rest facilities, loading/unloading services, or washing services. A 20' landscaped area is being proposed along the Golden State Boulevard frontage. Privacy slats will be added to the existing chain-link fencing around the perimeter of the site. No signage is being proposed with this development. No new lighting is being proposed, there is existing lighting on the existing buildings.

**DEVELOPMENT SCHEDULE** The timing of development will be directly driven by demand for the proposed facilities and economic conditions. The proposed schedule is to complete improvements within 24 months of the application approvals.

### CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System Department of Anthropology – California State University, Stanislaus One University Circle, Turlock, California 95382 (209) 667-3307



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

**Date:** 8/6/2021

Records Search File#:11857N Project: Rezone for 2119 & 2237 S. Golden State Blvd., Turlock, CA; GDR Project No. 21034; T5S R10E NW <sup>1</sup>/<sub>4</sub> Section 25

Haren Sanghera, E.I.T. GDR Engineering, Inc. 3525 Mitchell Road, Suite G Ceres, CA 95307 209-538-3360/622-4783

Billing address; P.O. Box 1033 Ceres, CA 95307 harensanghera@gdrengr.com

Dear Mr. Sanghera:

We have conducted a records search as per your request for the above-referenced project area located on the Turlock 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 Determinations of Eligibility (ADOE) *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 within the project area.
- The General Land Office Survey Plat for T5S R10E does not show any historic features within Section 25.

- The Official Map of the County of Stanislaus, California (1906) shows several small parcels in the NW ¼ of Section 25, T5S, R10E, but does not identify any historic landowner names.
- The 1917 edition of the Turlock 15' USGS quadrangle shows one building within the NW ¼ of Section 25, T5S R10E that would be at least 104 years in age or older. We have no further information on file regarding this possible historical resource. The 1917 map also references the "State Highway" and the Southern Pacific Railroad to the east, with Golf Road on the west shown as an established thoroughfare.
- The 1948 edition of the Turlock 7.5' quadrangle references SR 99 to the east.

**Prehistoric or historic resources within the immediate vicinity of the project area:** There are no formally recorded prehistoric or historic archaeological resources or historic buildings within the immediate vicinity of the project area. We must caution that little archaeological or historical research has been conducted on private parcels in this portion of Stanislaus County.

**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:** None has been formally reported to the Information Center.

### **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 project area has not been subject to previous investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

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 <a href="http://chrisinfo.org">http://chrisinfo.org</a>

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 completing the **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. *H.* 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