



Referral
Early Consultation

Date: October 18, 2023
To: Distribution List (See Attachment A)
From: Emily Basnight, Assistant Planner
Planning and Community Development
Subject: PARCEL MAP (MINISTERIAL REVIEW) APPLICATION NO. PLN2023-0067 – BRISENO
Respond By: November 2, 2023

****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 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 the conditions for a Staff Approval. Therefore, please list any conditions that you wish to have included 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. Please note that conditions placed on projects subject to Senate Bill 9 will be limited to what is allowed under California state law.

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

Applicant: Richardo Briseno
Project Location: 1644, 1648, 1650 Ohio Avenue, between Waverly Drive and Michel Avenue in the Modesto area.
APN: 017-016-027
Williamson Act Contract: N/A
General Plan: Low Density Residential (LDR)
Current Zoning: Rural Residential (R-A)

Project Description: Request to subdivide a 1.94± acre parcel into two parcels of 1± and 0.94± acres in size in the Rural Residential (R-A) zoning district. Proposed Parcel 1 will be 0.94± acres and is currently improved with a 660± square-foot single-family dwelling and two sheds totaling 283± square feet. Proposed Parcel 2 will be 1± acre in size and is currently improved with 1,373± square-foot single-family dwelling and 1,045± square-foot barn. Both residences receive water services from the City of Modesto and are served by private septic systems which will be contained within each parcel’s respective parcel lines. If approved, each parcel may be improved with up to one single-family dwelling and an accessory dwelling unit. Access for both of the proposed parcels will be provided via Ohio Avenue, a County-maintained Road. This subdivision is being processed

pursuant to Senate Bill 9's allowances for ministerial lot splits of residential parcels into no more than two new parcels.

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

PARCEL MAP (MINISTERIAL REVIEW) APPLICATION NO. PLN2023-0067 – BRISENO

Attachment A

Distribution List

X	FIRE PROTECTION DIST: BURBANK/PARADISE FIRE	X	STAN CO DER
X	CITY OF: MODESTO	X	STAN CO PUBLIC WORKS
X	STAN CO BUILDING PERMITS DIVISION	X	STAN CO SURVEY DIVISION
X	IRRIGATION DIST: MODESTO	X	SCHOOL DIST: MODESTO UNION



STANISLAUS COUNTY REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: PARCEL MAP (MINISTERIAL REVIEW) APPLICATION NO. PLN2023-0067 –
BRISENO

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.)*. PLEASE NOTE THAT CONDITIONS PLACED ON PROJECTS SUBJECT TO SENATE BILL 9 WILL BE LIMITED TO WHAT IS ALLOWED UNDER CALIFORNIA STATE LAW:

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

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

Response prepared by:






Name	Title	Date
------	-------	------

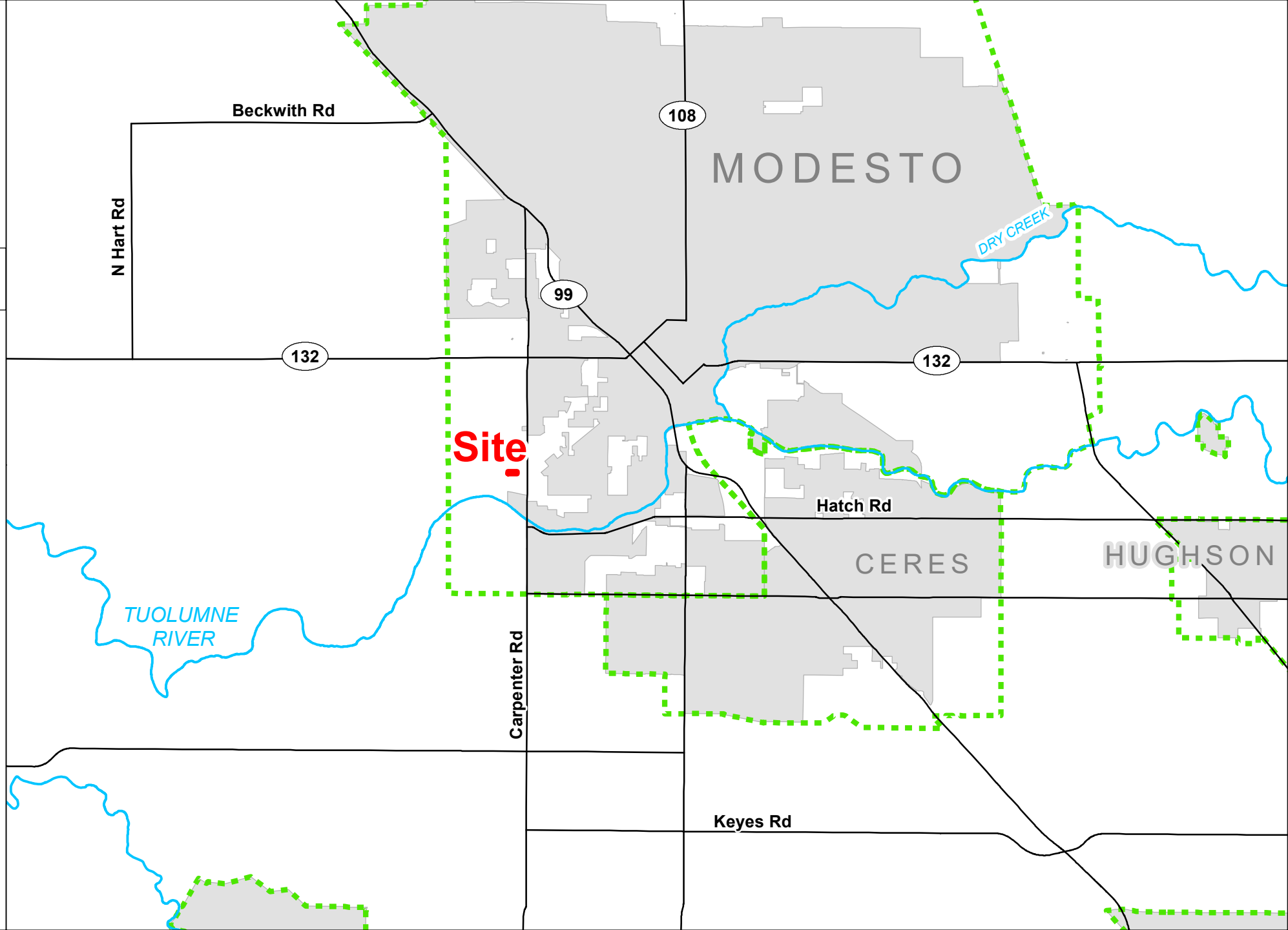
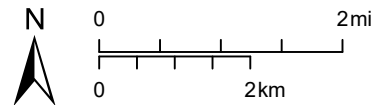
BRISENO

PM
PLN2023-0067

AREA MAP

LEGEND

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



BRISENO

PM
PLN2023-0067

GENERAL PLAN MAP

LEGEND


 Project Site

 Parcel

 Road

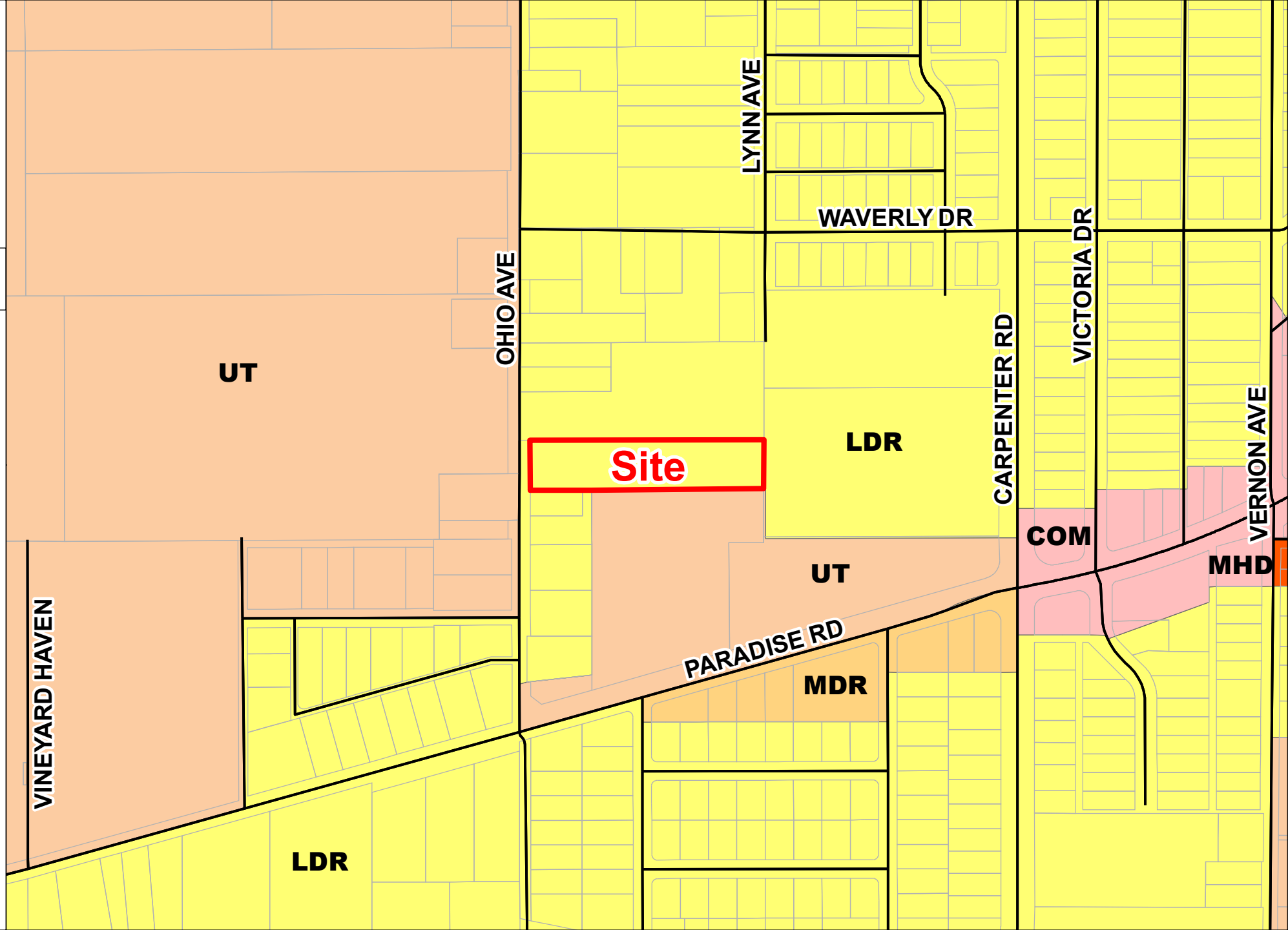
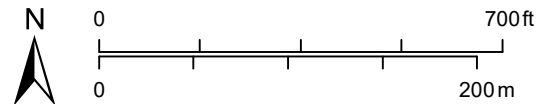
General Plan

 Low Density Residential

 Medium High Density

 Urban Transition

 Commercial



BRISENO

PM
PLN2023-0067

ZONING MAP

LEGEND

 Project Site

 Parcel


 Road

Zoning Designation

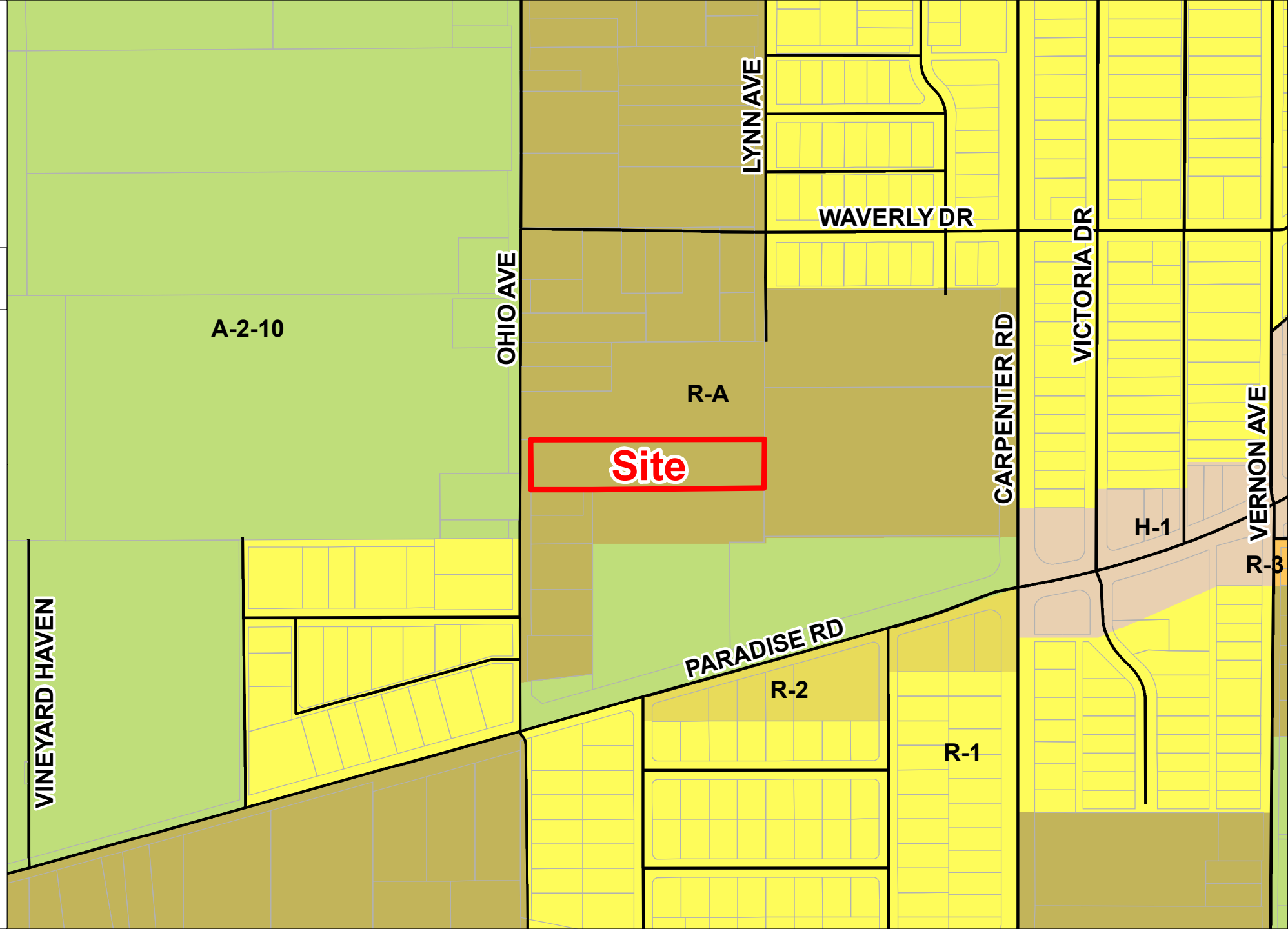
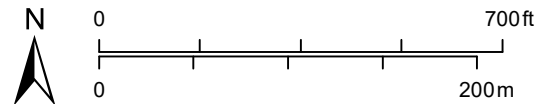
 General Agriculture 10 Acre

 Single Family Residential

 Rural Residential

 Highway Frontage

 Multiple Family



BRISENO

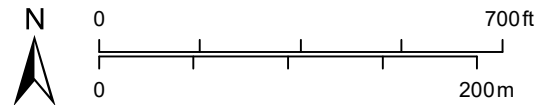
PM
PLN2023-0067

2023 AERIAL AREA MAP

LEGEND

 Project Site

 Road






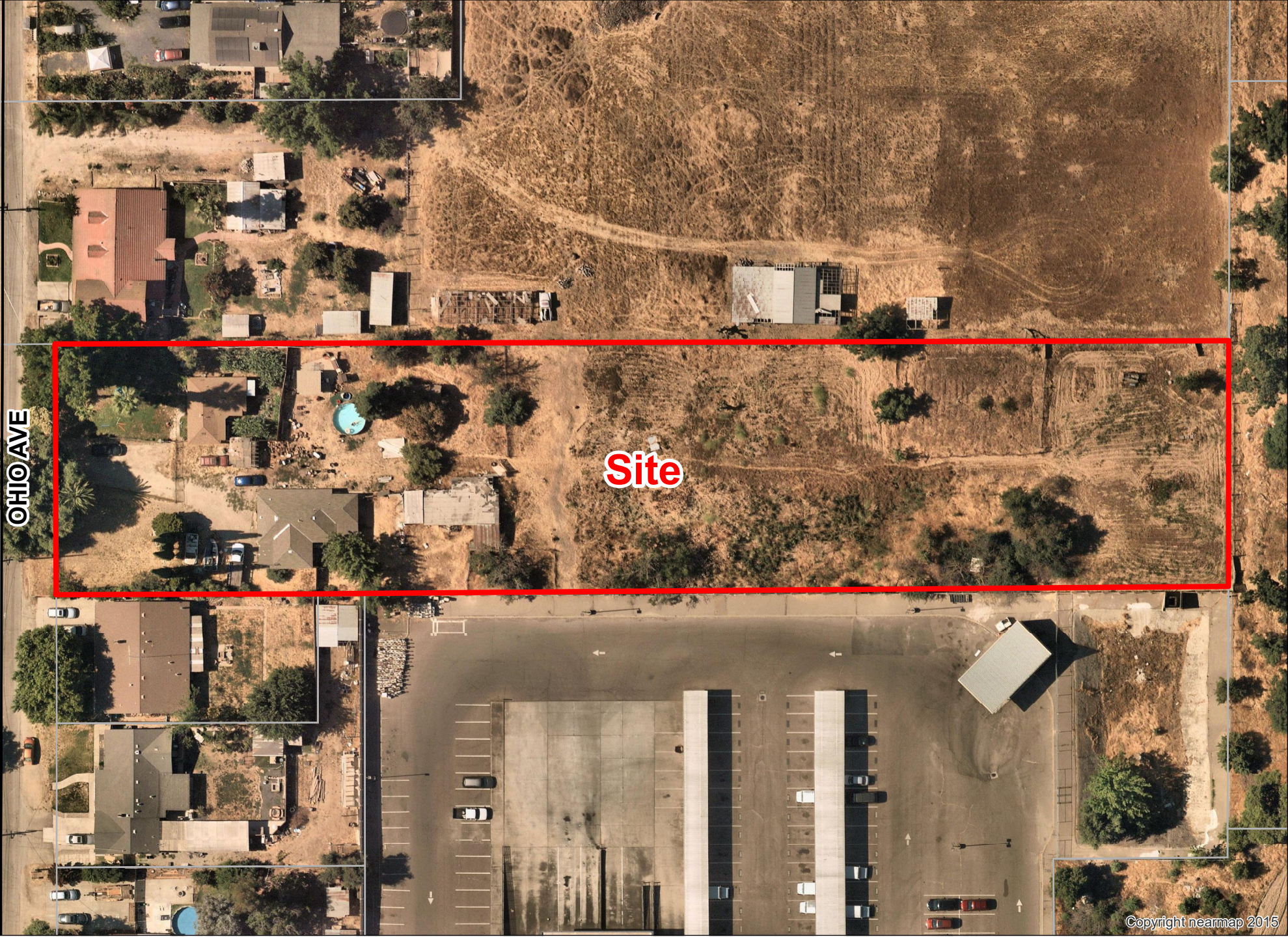
BRISENO

PM
PLN2023-0067

2023 AERIAL SITE MAP

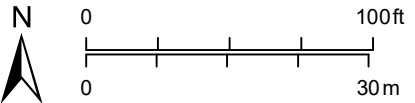
LEGEND

-  Project Site
-  Road
-  Canal



OHIO AVE

Site



BRISENO

PM PLN2023-0067

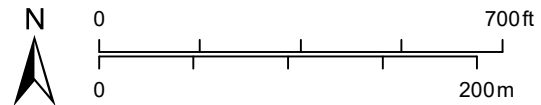
ACREAGE MAP

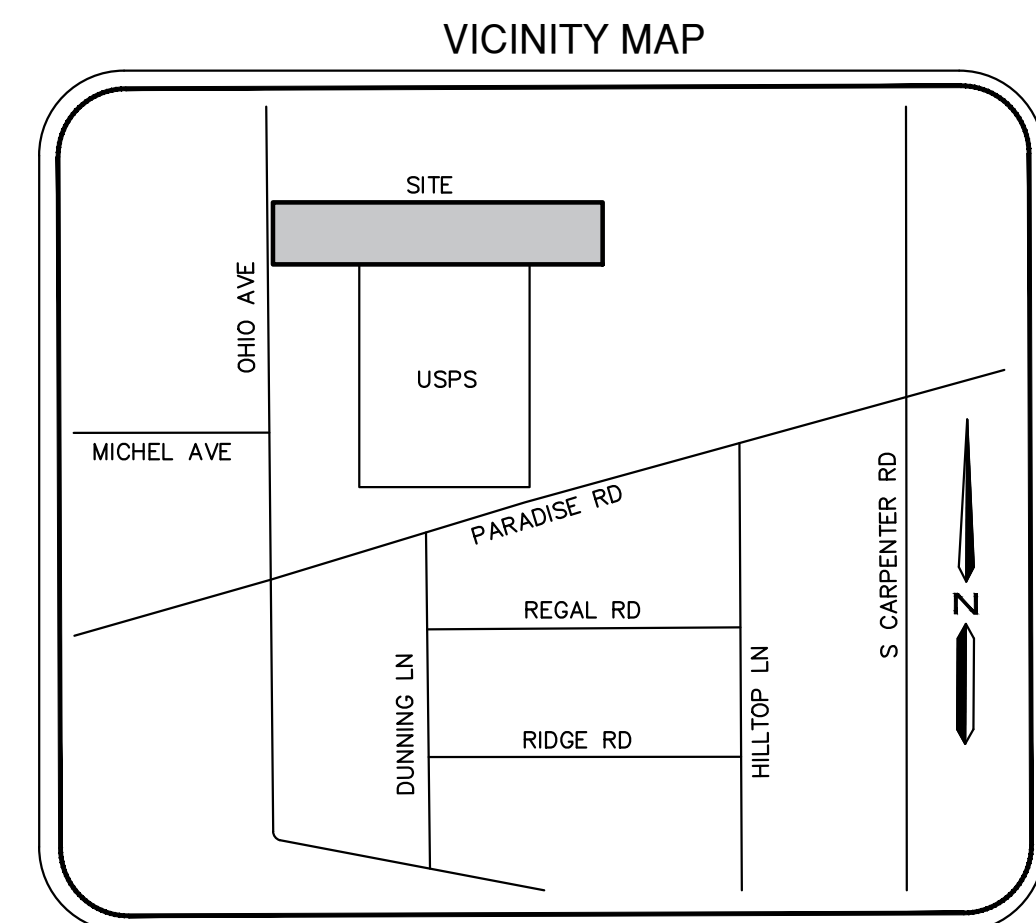
LEGEND

 Project Site

 Parcel/Acres

 Road





SITE BENCHMARK
ELEVATION: 68.47 FEET
DATUM: NAVD 88
POINT I.D.: PCS #3
DESCRIPTION: SET MAG FT
LOCATION: SEE MAP HEREON

- UTILITY NOTES**
- NO UNDERGROUND UTILITIES ARE SHOWN.
 - CONTRACTORS AND OTHER PERFORMING WORK SHALL VERIFY THE EXACT LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITHIN CONSTRUCTION AREA.
 - SPRINKLER HEADS AND IRRIGATION LATERAL LINES ARE NOT SHOWN HEREON.
 - ADDITIONAL UNDETECTED UTILITIES MAY EXIST WITHIN THE LIMIT OF THIS SURVEY.
 - CALL UNDERGROUND SERVICE ALERT (USA) 48 HOURS PRIOR TO ANY UNDERGROUND WORK.

COPYRIGHT NOTE
COPYRIGHT © PACIFIC CREST SURVEYING, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF PACIFIC CREST SURVEYING, INC. COPIES OF THIS DRAWING WITHOUT AN ORIGINAL SIGNATURE AND STAMP ARE NOT VALID.

TREE NOTE
TREE TYPES AND SIZE ARE FOR INFORMATIONAL PURPOSES ONLY. ACTUAL TYPE OF TREE, TREE SHAPE, AND GROVE CONFIGURATION MAY VARY FROM ACTUAL FIELD CONDITIONS. NO WARRANTIES ARE IMPLIED WITH REGARD TO TREE INFORMATION.

- TOPOGRAPHIC SURVEY NOTES**
- ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 - PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE OBJECTS NOT SHOWN MAY INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION OR PER SITE IMPROVEMENT PLANS.
 - DIMENSIONAL TIES TO IMPROVEMENTS ARE 90° TO THE PROPERTY LINES UNLESS NOTED OTHERWISE.
 - THE FIELD DATA FOR THIS SURVEY WAS COLLECTED USING A LEICA BLK360 LASER SCANNER AND A TRIMBLE S7 TOTAL STATION.
 - THE TOPOGRAPHIC POINTS AND LINE WORK SHOWN HEREON WERE MAPPED FROM THE LASER SCAN POINT CLOUD.
 - POINT ELEVATIONS ARE FOR THE FEATURE DESCRIBED AND DO NOT CORRESPOND PRECISELY TO THE ADJACENT HORIZONTAL LOCATION. PRECISE LINE WORK WAS DERIVED FROM THE LASER SCAN POINT CLOUD.

REFERENCED TITLE GUARANTEE
THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN THE BELOW REFERENCED TITLE GUARANTEE. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

TITLE COMPANY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
400 SECOND AVENUE SOUTH
MINNEAPOLIS, MN 55401
ORDER NO: 2202073630-PL
TITLE GUARANTEE DATE: JUNE 1, 2023 AT 8:00 A.M.
TITLE VESTED IN: RICARDO JOSUE BRISENO GIL
ASSESSOR'S PARCEL NO.: 017-016-027

FLOOD ZONE
ZONE: ZONE X
DEFINITION: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE
MAP NUMBER: 06099C0531F
COMMUNITY: STANISLAUS COUNTY, UNINCORPORATED AREAS
NUMBER: 060384
PANEL: 531
SUFFIX: F
MAP EFFECTIVE DATE: AUGUST 24, 2021

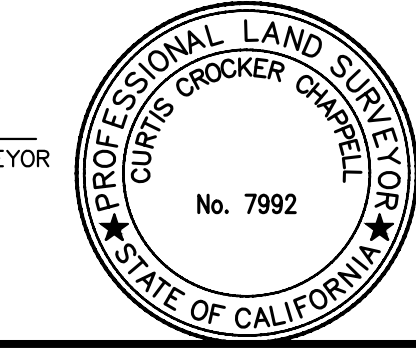
OWNER INFORMATION
OWNER NAME: RICARDO JOSUE BRISENO GIL
ADDRESS: 1934 WALNUT AVENUE, CERES, CA 95307
PHONE NUMBER: 209-581-3701

SUBDIVIDER INFORMATION
OWNER NAME: RICARDO JOSUE BRISENO GIL
ADDRESS: 1934 WALNUT AVENUE, CERES, CA 95307
PHONE NUMBER: 209-581-3701

MAP PREPARED BY:
PACIFIC CREST SURVEYING, INC
1222 K STREET
MODESTO, CA 95354
PHONE: 408-375-5220

SURVEYOR'S STATEMENT
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.

[Signature]
CURTIS G. CHAPPELL, PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: 7992
EXPIRATION DATE: DECEMBER 31, 2024



OCTOBER 2, 2023
DATE

LINE TYPES

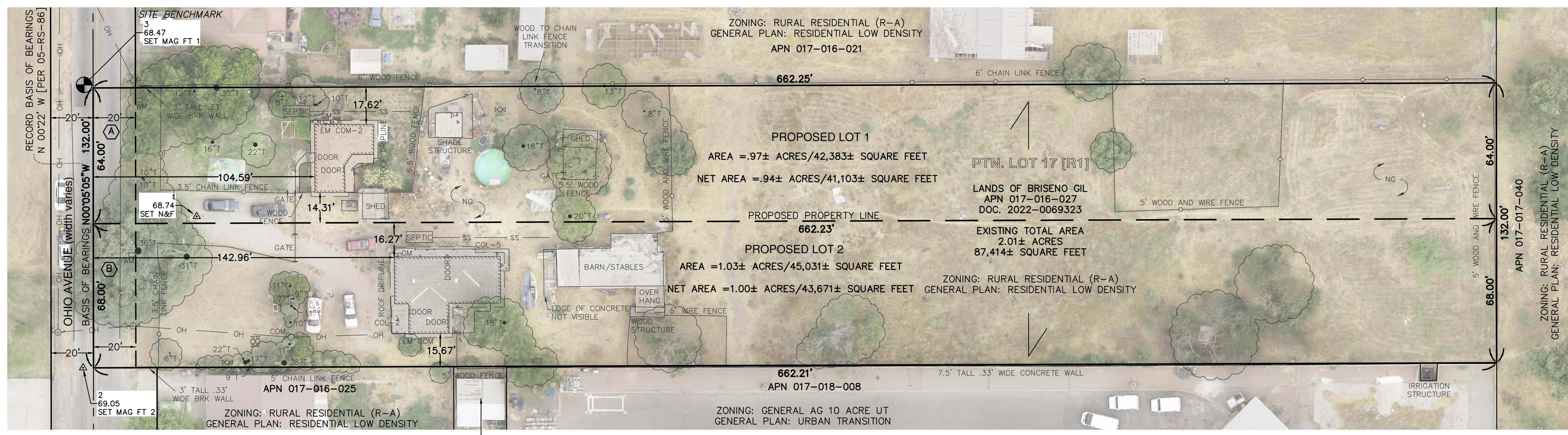
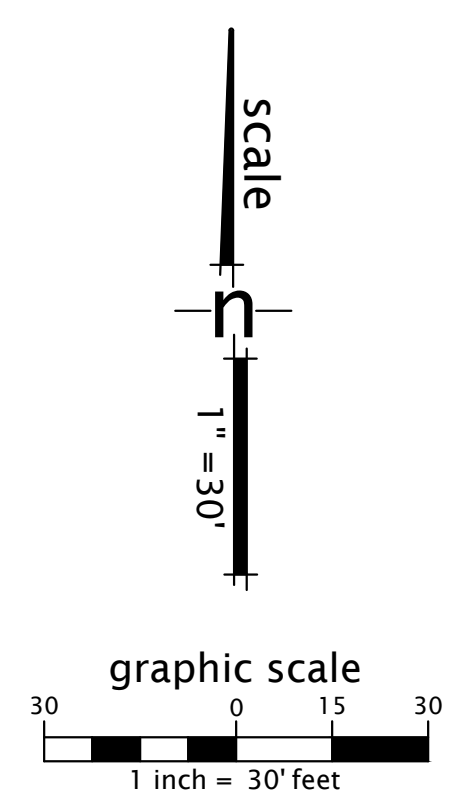
BOUNDARY LINES	OH	OH
CENTERLINE	---	---
PROPERTY LINE	---	---
STREET RIGHT-OF-WAY	---	---
STREET RIGHT-OF-WAY WITHIN SUBJECT PROPERTY BOUNDARY	---	---
SUBJECT PROPERTY BOUNDARY	---	---
PROPOSED SUBJECT PROPERTY BOUNDARY	---	---
EXISTING UTILITY LINES	OH	OH
OVERHEAD UTILITY LINE(S)	OH	OH
SEPTIC LINE(S)	SS	SS
MISCELLANEOUS LINES		
FENCE LINE - HEIGHT & TYPE NOTED	---	---
WALL	---	---
BUILDING FOOTPRINT	---	---
BUILDING ROOF DRIPLINE	---	---
CONCRETE	---	---

LEGEND

APN	ASSESSOR'S PARCEL NUMBER
BRK	BRICK
C	CONCRETE
COL	COLUMN
COM	COMMUNICATIONS UTILITY
DOC.	DOCUMENT NUMBER
EM	ELECTRICAL METER
EP	EDGE OF ASPHALT PAVEMENT
GM	GAS METER
NG	NATURAL GROUND
[R1]	VOLUME 1 OF MAPS, PAGE 24
T 22"	TREE W/ 22" DIAMETER TRUNK
WM	WATER METER

SYMBOLS

⊕	BENCHMARK
⊙	JOINT UTILITY POLE
△	SURVEY CONTROL POINT
⊗	TREE WITH DRIPLINE
⊙	HOSE BIB
A	AREA = .03± ACRE 1,280± SQUARE FEET
B	AREA = .03± ACRE 1,360± SQUARE FEET



APN 017-018-007
ZONING: RURAL RESIDENTIAL (R-A)
GENERAL PLAN: RESIDENTIAL LOW DENSITY

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983, EPOCH 2011.00 (CALIFORNIA COORDINATE SYSTEM-ZONE 3) AND WERE ESTABLISHED USING THE CALIFORNIA SURVEYING AND DRAFTING REAL-TIME NETWORK (CSDS RTN).
WWW.CSDSINC.COM/GPS-NETWORK-SERVICES/

EASEMENT NOTE
AN EASEMENT AFFECTING THAT PORTION OF SAID LAND AND FOR THE PURPOSES STATED HEREIN AND INCIDENTAL PURPOSES AS PROVIDED IN THE FOLLOWING
INSTRUMENT : DEED
RESERVED BY : J. E. WARD
FOR : RIGHT TO CONSTRUCT AND MAINTAIN AN IRRIGATION DITCH
RECORDED : DECEMBER 15, 1908 IN BOOK 117 OF DEEDS, PAGE 547
AFFECTS : THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD
THE PRESENT OWNERSHIP OF SAID EASEMENT AND OTHER MATTERS AFFECTING THE INTERESTS THERETO, IF ANY, ARE NOT SHOWN HEREON.
FIELD SURVEY AUGUST 14, 2023: NO IRRIGATION DITCH FOUND ON PROPERTY



APPLICATION QUESTIONNAIRE

<p>Please Check all applicable boxes APPLICATION FOR: <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; padding: 5px;"> <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit </td> <td style="width: 50%; vertical-align: top; padding: 5px;"> <input type="checkbox"/> Subdivision Map <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____ </td> </tr> </table>	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____	<p>PLANNING STAFF USE ONLY:</p> <p>Application No(s): <u>PCN 2023-0067</u> Date: <u>6/27/23 EB</u> S <u>1</u> T <u>9</u> R <u>8</u> GP Designation: <u>LDR</u> Zoning: <u>R-A</u> Fee: <u>\$1,000.00</u> Receipt No. <u>572650</u> Received By: <u>EB</u> Notes: <u>SB 9 Lot Split</u></p>
<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____		

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

**Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).*

Split the property lot in half / SB9

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 1 Page 24 Parcel 017-016-027-000

Additional parcel numbers: _____

Project Site Address
or Physical Location:

1648 Ohio ave, Modesto, CA

Property Area:

Acres: 1.94 or Square feet: _____

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

Residential

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)

Existing General Plan & Zoning:

Residential

Proposed General Plan & Zoning: _____

(if applicable)

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

East: Residential

West: Residential and AG

North: Residential

South: Residential

WILLIAMSON ACT CONTRACT:

Yes No

Is the property currently under a Williamson Act Contract?

Contract Number: _____

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

Date Filed: _____

Yes No

Do you propose to cancel any portion of the Contract?

Yes No

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

SITE CHARACTERISTICS: (Check one or more)

Flat

Rolling

Steep

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops

Orchard

Pasture/Grassland

Scattered trees

Shrubs

Woodland

River/Riparian

Other

Explain Other: _____

Yes No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

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) _____

Yes No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

- Yes No Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)
- Yes No Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes No Do you plan to build new structures? (If yes, show location and size on plot plan.)
- Yes No Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: _____ Sq. Ft. Landscaped Area: _____ Sq. Ft.
 Proposed Building Coverage: _____ Sq. Ft. Paved Surface Area: _____ Sq. Ft.

BUILDING CHARACTERISTICS:

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

Number of floors for each building: _____

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

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) _____

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

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: MID Sewer*: Septic
 Telephone: AT&T Gas/Propane: PG&E
 Water**: MID Irrigation: MID

***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:)

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): _____

Type of use(s): _____

Days and hours of operation: _____

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

Occupancy/capacity of building: _____

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

Estimated number of daily customers/visitors on site at peak time: _____

Other occupants: _____

Estimated number of truck deliveries/loadings per day: _____

Estimated hours of truck deliveries/loadings per day: _____

Estimated percentage of traffic to be generated by trucks: _____

Estimated number of railroad deliveries/loadings per day: _____

Square footage of:

Office area: _____

Warehouse area: _____

Sales area: _____

Storage area: _____

Loading area: _____

Manufacturing area: _____

Other: (explain type of area) _____

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

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

Ohio Ave and Paradise Rd.

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

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

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

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

STORM DRAINAGE:

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

Other: (please explain) _____

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

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

EROSION CONTROL:

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

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

ADDITIONAL INFORMATION:

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



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: 6/27/2023

Records Search File #:

12577N

Project: 1648 Ohio

Avenue, Modesto, CA

95358 Lot Split

Ricardo Briseno
1934 Walnut Avenue
Ceres, CA 95307

209-581-3701

briseno.ricardo@icloud.com

Dear Mr. Briseno:

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on the Brush Lake 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 Plats for T4S R8E (dated 1854 and 1870) reference the NE ¼ of Section 1 divided into two 80-acre parcels.
- The Official Map of the County of Stanislaus (1906) shows the NE ¼ of Section 1, T4S R8E divided into various parcels—but no landowner names are referenced.
- The 1915 and 1953 editions of the Brush Lake USGS quadrangle show the street layout of Ohio Avenue.

Prehistoric or historic resources within the immediate vicinity of the project area: None have been formally reported to the Information Center.

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 <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. Please sign and return the attached **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