



Referral
Early Consultation

Date: October 26, 2023
To: Distribution List (See Attachment A)
From: Kristen Anaya, Associate Planner
Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2023-0080 – WESTSIDE NURSERY
Respond By: November 10, 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: 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: Amarak Farms, LLC
Project Location: The northwest corner of River and Villa Manucha Roads, west of the San Joaquin River, in the Newman area.
APN: 049-018-006
Williamson Act Contract: 1971-95
General Plan: Agriculture
Current Zoning: General Agriculture (A-2-40)

Project Description: Request to establish a wholesale nursery and landscape contracting business on a 40.76± acre parcel in the General Agriculture (A-2-40) zoning district. The project site is currently planted in orchard. An 8.78± acre area is proposed to be enclosed within a six-foot-tall chain-link fence with barbed wire treatments, within which the applicant proposes construction of 39,302 square feet of structures consisting of: a 2,475± square-foot office; a 10,850± square-foot maintenance building; a 1,000± square-foot mobile home for watchman’s living quarters; and two 11,200± square-foot storage buildings. The proposed office floorplan will consist of five offices, a conference room, two restrooms, storage, a copier room, and a breakroom. The storage buildings are proposed to be utilized for the storage of soils, fertilizers, tree stakes, irrigation parts, and sprays. The proposed maintenance building will be used as an employee breakroom, equipment storage, and repair facility for Westside Nursery’s equipment.

Within the fenced area, 2.33± acres of nursery stock consisting of ornamental trees and shrubs are proposed for immediate planting, and 2.25± acres are proposed for planting within 5 years of project approval. An approximately 1.1± acre paved area will contain 25 parking stalls and 20 above-ground concrete containment bunkers for storage of landscape materials (bark, wood chips, soils, gravel) and a 2.2± acre graveled area will be used to store up to ten work trucks with trailers, and ten pieces of heavy equipment (trenchers, skid steers, and mini-excavators). A 2,600± square-foot single family dwelling is also proposed to be constructed on the property outside of the fenced area; however, this dwelling will be rental housing and is not a part of the proposed nursery and landscape contracting operation. The balance of the property, approximately 31.98± acres, will remain planted in orchard. The project site is currently enrolled in a Williamson Act Contract and proposes to remain enrolled if the project is approved.

Pursuant to County Zoning Code Section 21.20.030(A), wholesale nurseries and landscape contracting business may be operated provided a Tier One Use Permit is first obtained. In this case, Westside Nursery is proposing to utilize the entirety of the nursery stock grown on-site, which will comprise up to 70% of their overall landscaping needs.

The project proposes to operate Monday through Sunday, 5:30 a.m. to 7:00 p.m. with a maximum of 16 employees on a single shift: consisting of six administrative personnel, two nursery personnel, and seven landscape/maintenance employees. Daily vehicle trips are proposed to consist of two customer trips, two truck deliveries/pick-ups of irrigation supplies or bulk materials, and 28 vehicle trips per day. The facility proposes to be served by a septic system and domestic well, and will take access off County-maintained Villa Manucha Road via a single paved driveway.

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. PLN2023-0080 – WESTSIDE NURSERY

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
X	CEMETERY DISTRICT: HILLS FERRY	X	STAN CO FARM BUREAU
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION		STAN CO SHERIFF
X	FIRE PROTECTION DIST: WEST STAN.	X	STAN CO SUPERVISOR DIST 4: GREWAL
X	GSA: SAN JOAQUIN RIVER EXCHANGE CONTRACTORS WATER AUTHORITY	X	STAN COUNTY COUNSEL
X	HOSPITAL DIST: DEL PUERTO HEALTHCARE		StanCOG
X	IRRIGATION DIST: CENTRAL CALIFORNIA	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: TURLOCK MOSQUITO	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
	RAILROAD:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD	X	US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: NEWMAN-CROWS LANDING UNIFIED	X	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
X	STAN CO AG COMMISSIONER		
	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. PLN2023-0080 – WESTSIDE NURSERY

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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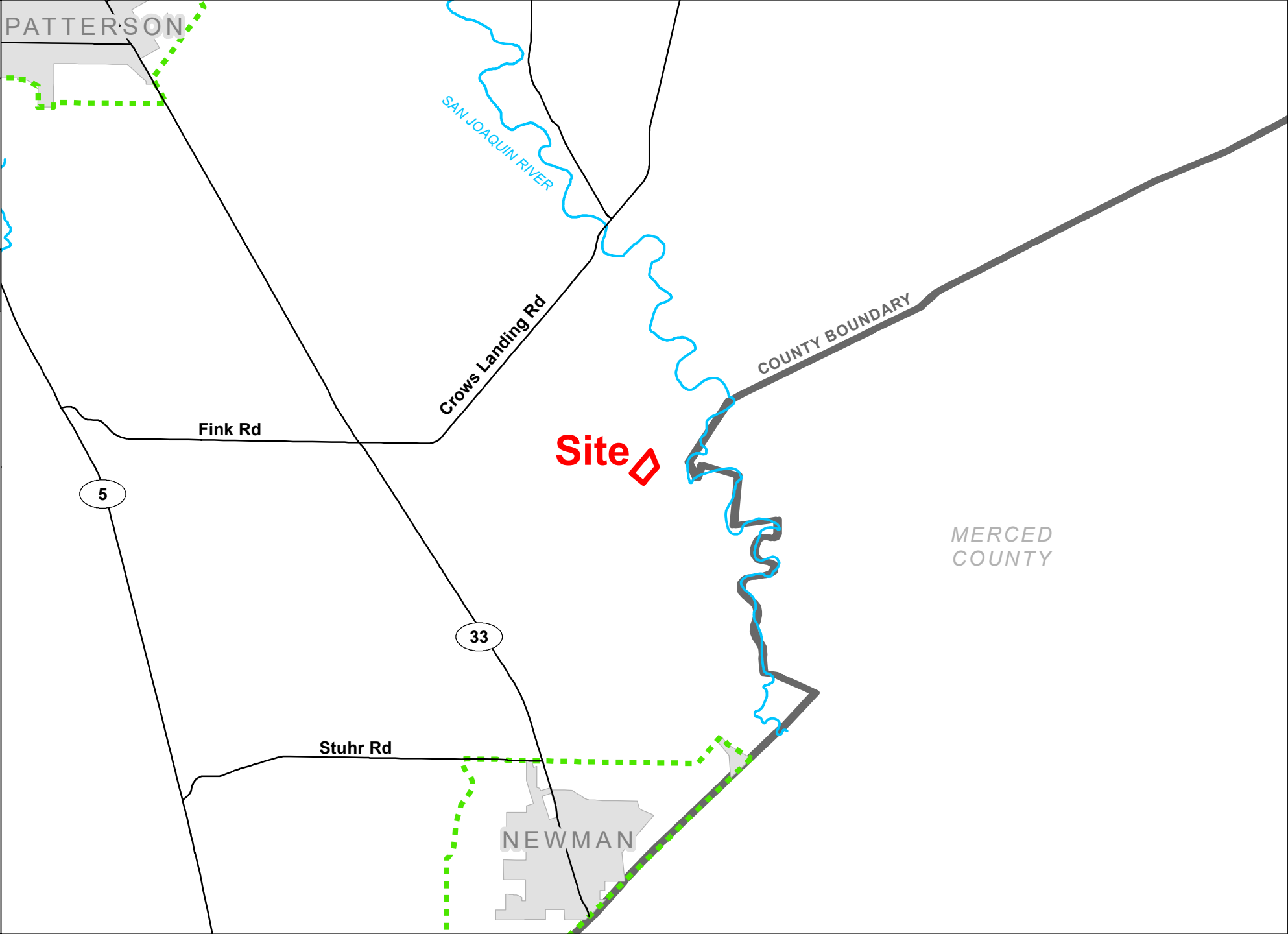
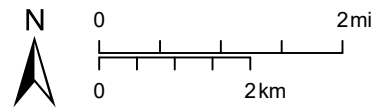
WESTSIDE NURSERY

UP PLN2023-0080

AREA MAP

LEGEND

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






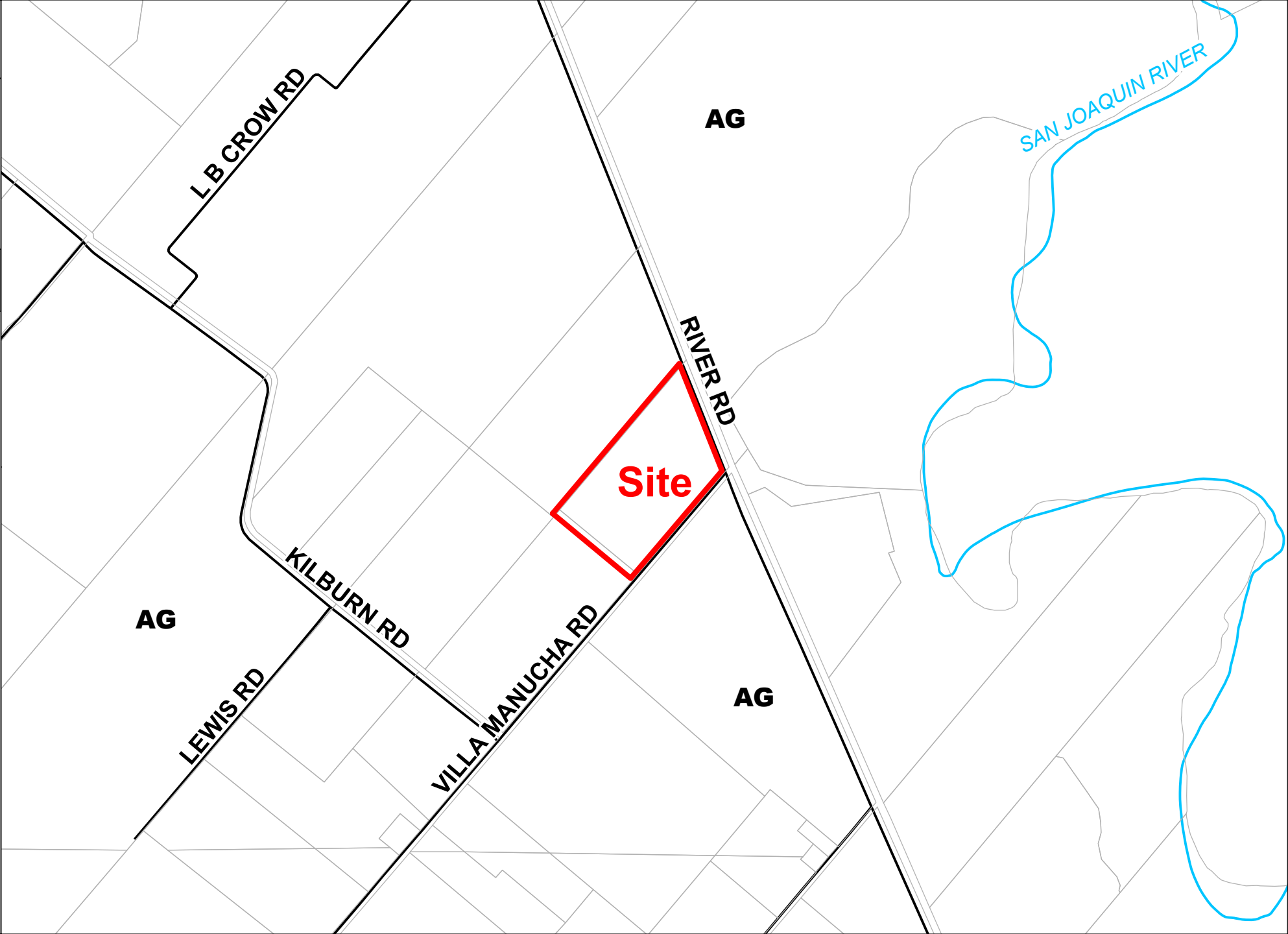
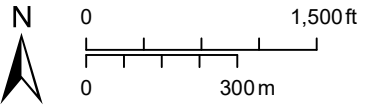
WESTSIDE NURSERY

**UP
PLN2023-0080**

GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  River
-  Road
- General Plan**
-  Agriculture









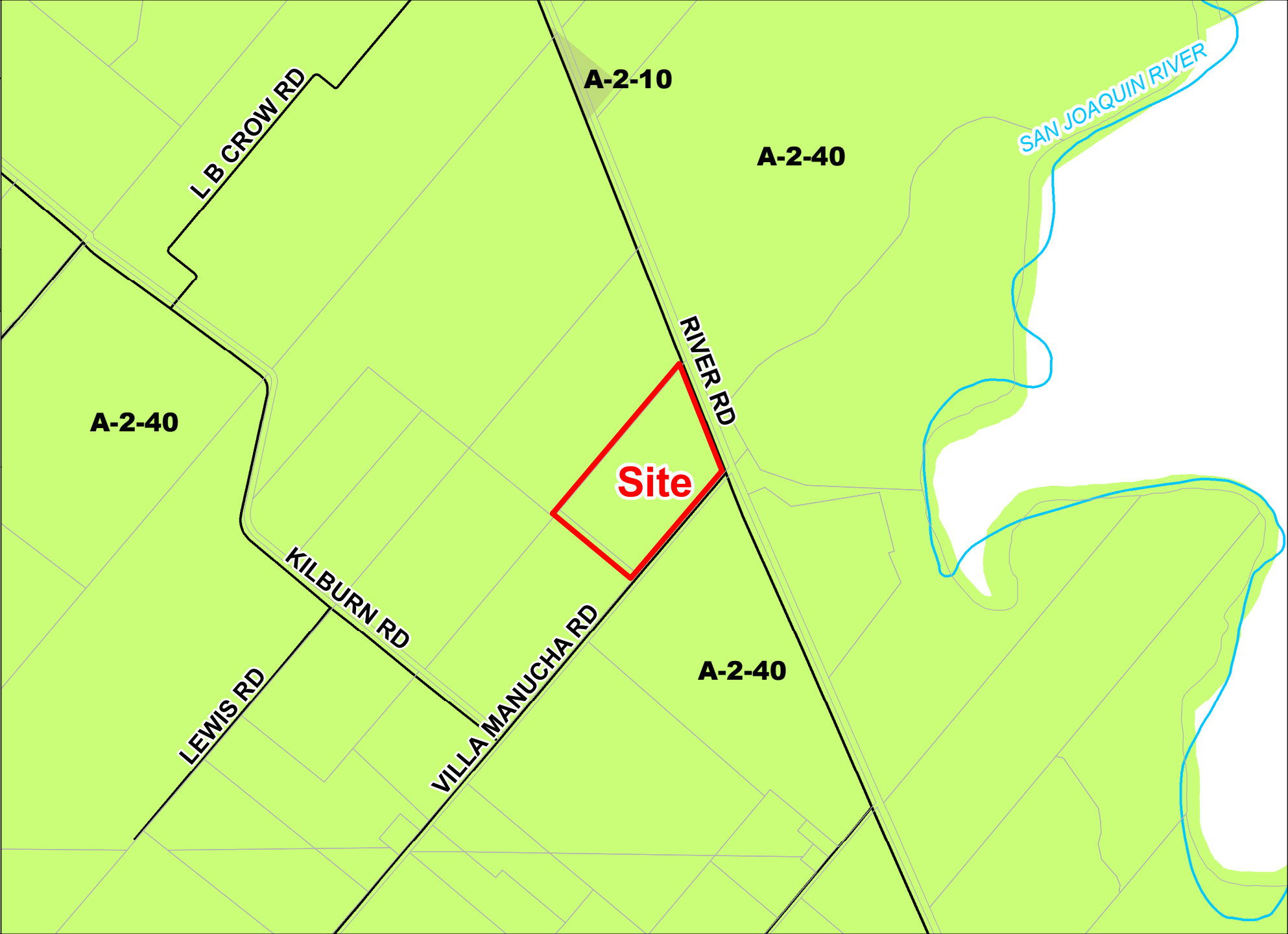
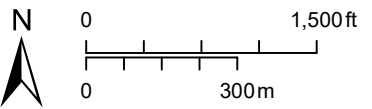
WESTSIDE NURSERY

UP PLN2023-0080

ZONING MAP

LEGEND




-  Project Site
-  Parcel
-  River
-  Road
- Zoning Designation**
-  General Agriculture 10 Acre
-  General Agriculture 40 Acre

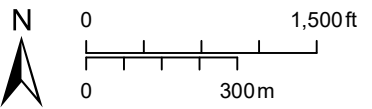


WESTSIDE NURSERY

UP
PLN2023-0080

2023 AERIAL AREA MAP

- LEGEND
-  Project Site
 -  Road
 -  River






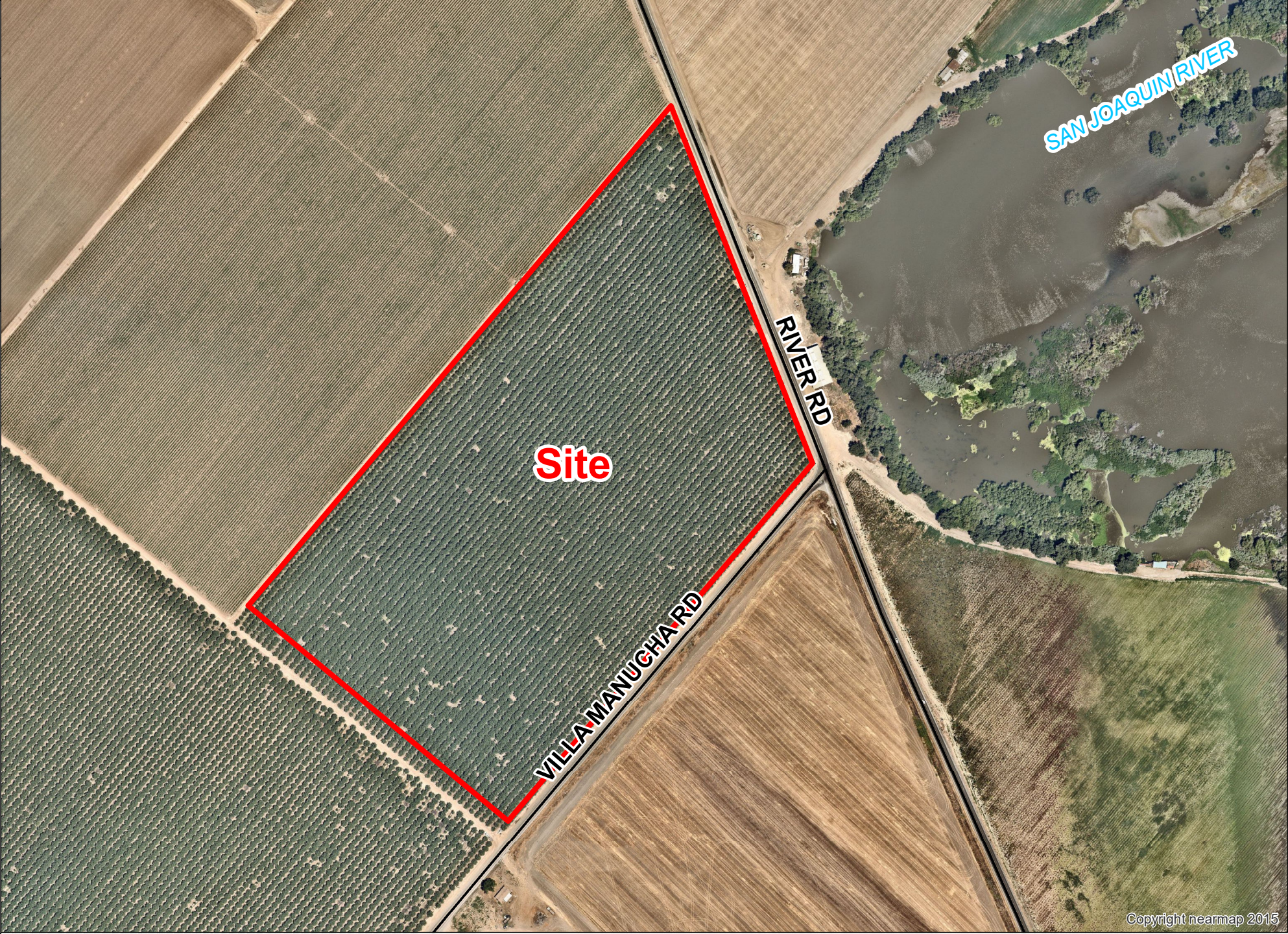
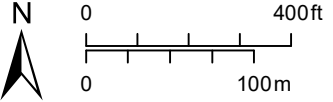
WESTSIDE NURSERY

**UP
PLN2023-0080**

2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road
-  Canal



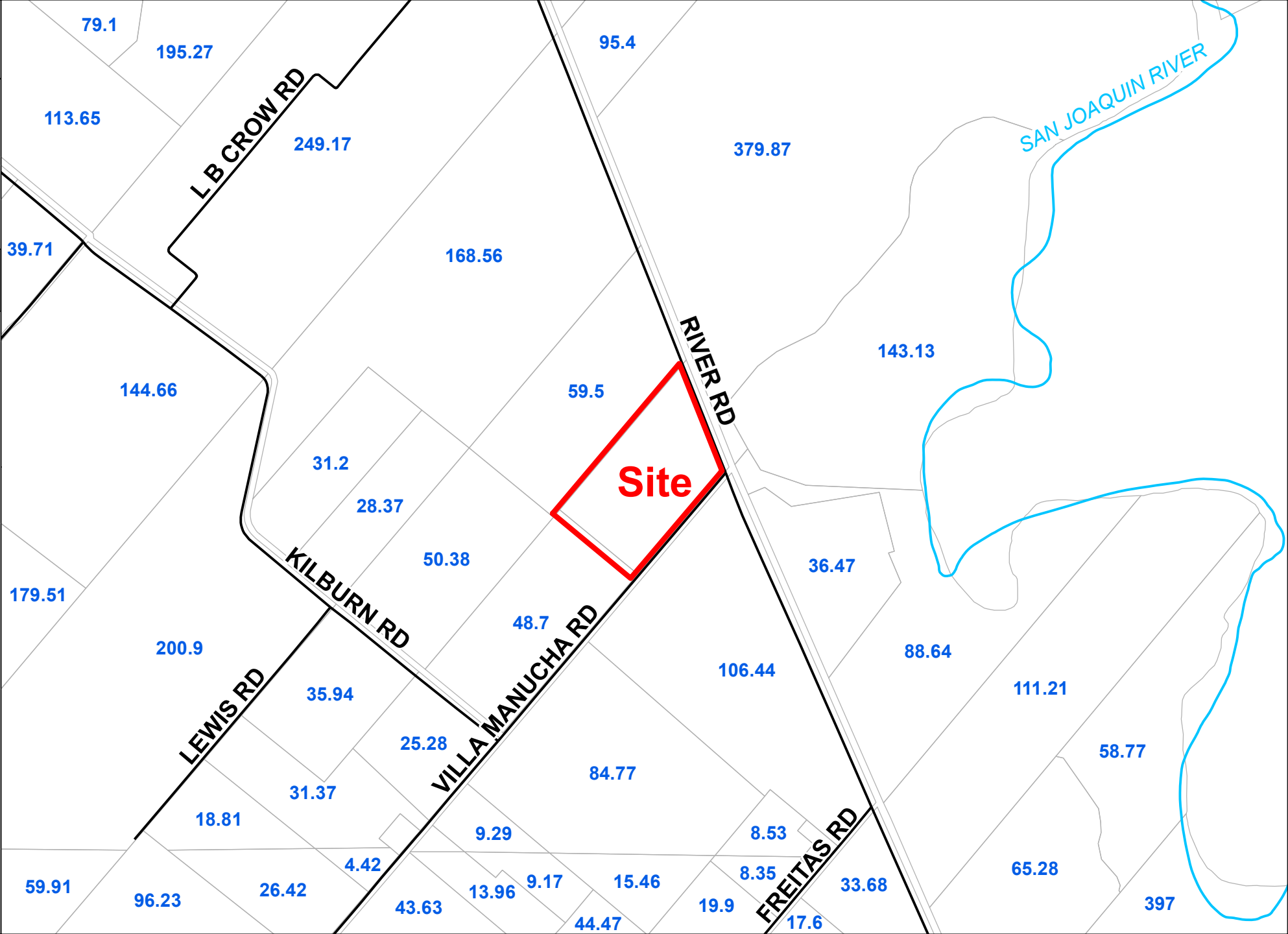
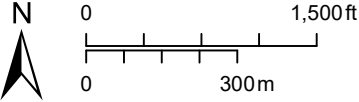
WESTSIDE NURSERY

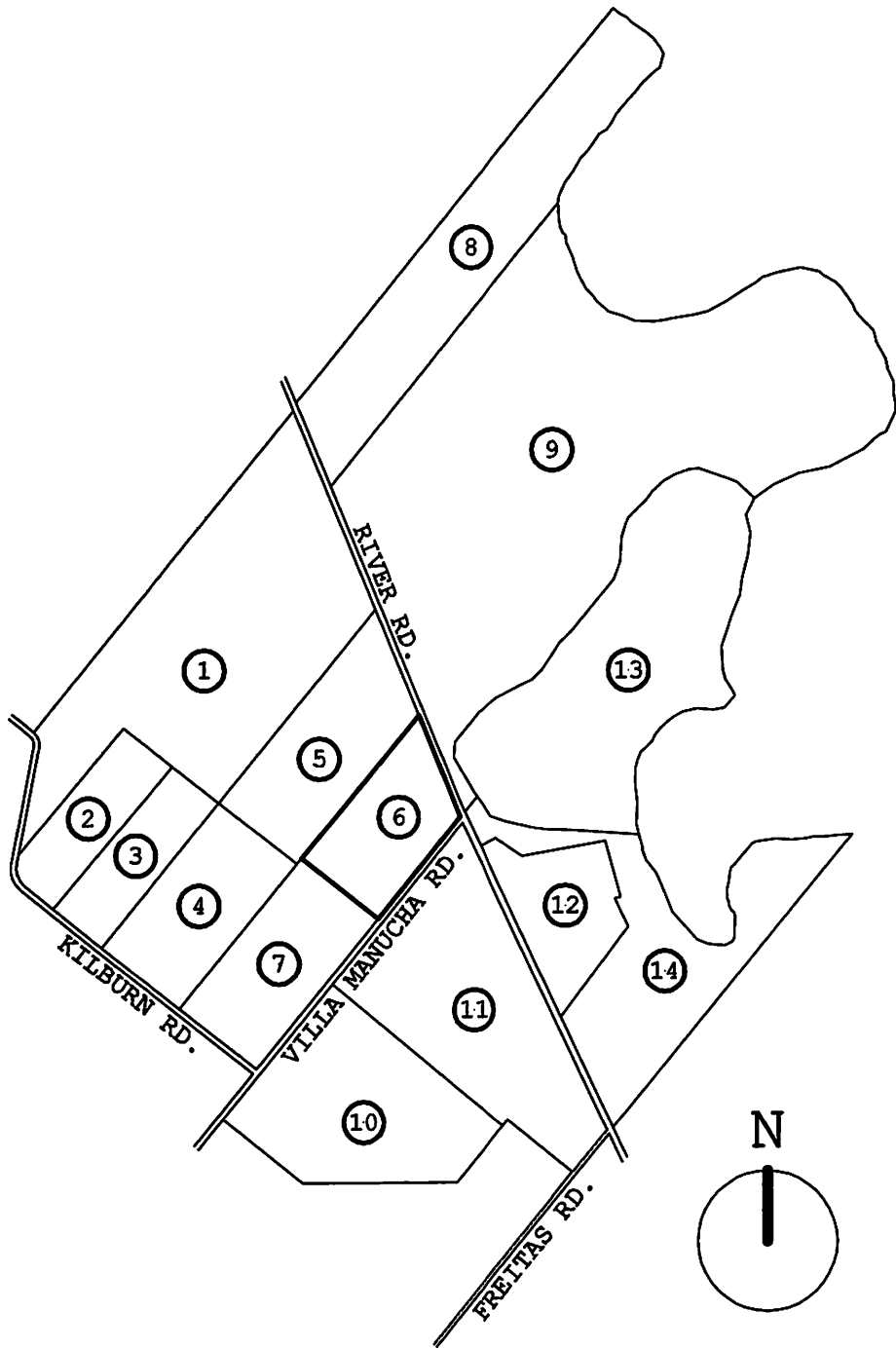
UP PLN2023-0080

ACREAGE MAP

LEGEND

-  Project Site
-  Parcel/Acres
-  Road
-  River





LEGEND

1. 049-018-001 ---- IRRIGATED OPEN LAND.
2. 049-018-002 ---- IRRIGATED OPEN LAND / RESIDENCES.
3. 049-018-003 ---- IRRIGATED OPEN LAND.
4. 049-018-004 ---- ORCHARD / RESIDENCE.
5. 049-018-005 ---- IRRIGATED OPEN LAND.
6. 049-018-006 ---- ORCHARD / PROPOSED WESTSIDE NURSERY / LANDSCAPE FACILITY.
7. 049-018-007 ---- ORCHARD.
8. 049-017-007 ---- IRRIGATED OPEN LAND.
9. 049-017-009 ---- DRY / IRRIGATED OPEN LAND.
10. 049-024-001 ---- IRRIGATED OPEN LAND / RESIDENCE.
11. 049-024-002 ---- DAIRY / RESIDENCE / AGRICULTURE LAND.
12. 049-025-006 ---- IRRIGATED OPEN LAND.
13. 049-025-007 ---- DRY OPEN LAND.
14. 049-025-008 ---- DRY / IRRIGATED OPEN LAND.

AREA MAP

SCALE: 1" = 2000.0'

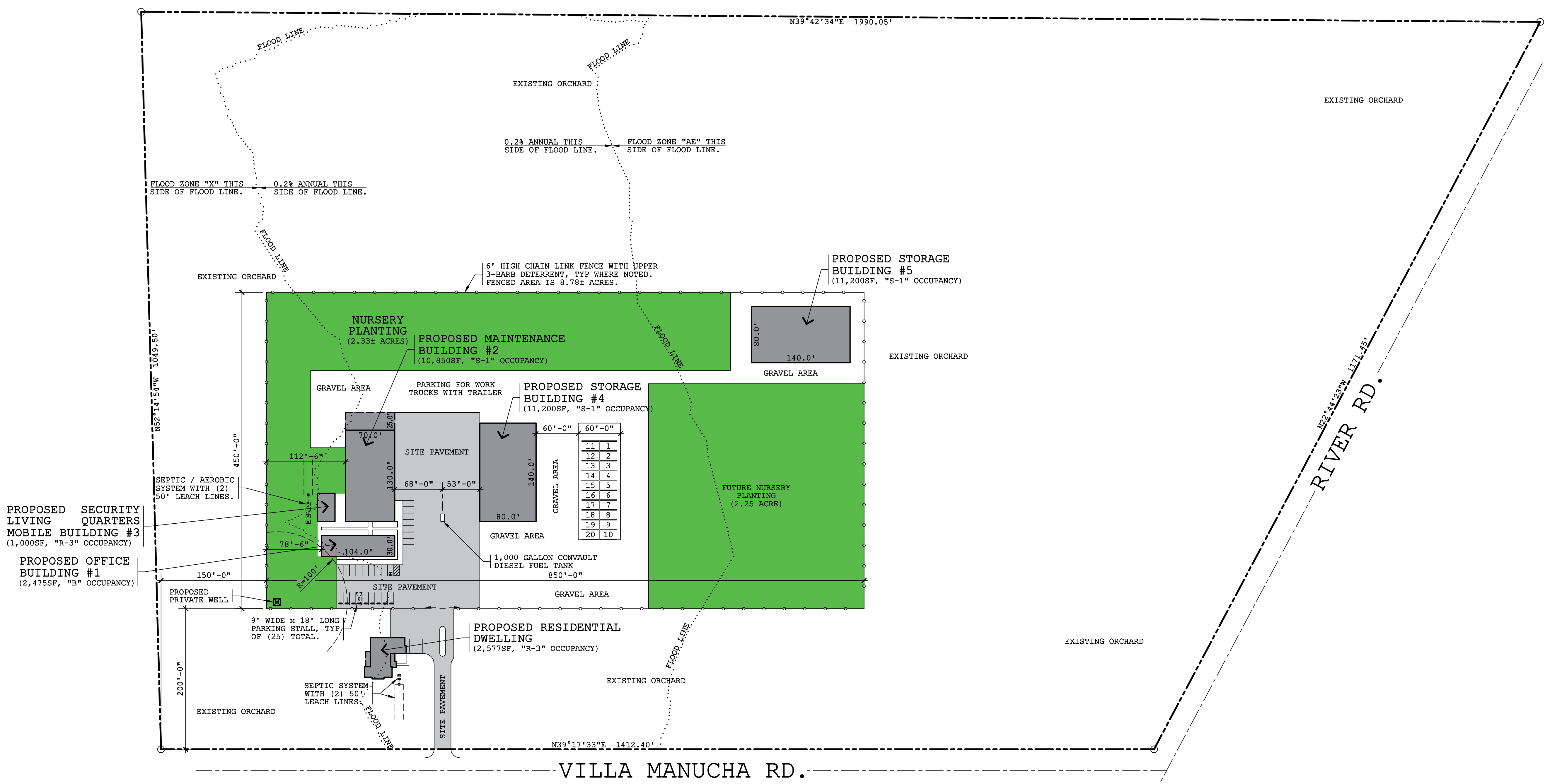
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23021-XAM.PLT

PROJECT: WESTSIDE NURSERY / LANDSCAPE FACILITY
 OWNER: AMARAK FARMS, LLC
 LOCATION: VILLA MANUCHA ROAD, NEWMAN, CA
 CONTRACTOR: JIM FERNANDES CONSTRUCTION, INC.

DRAWN BY: BAO		
CHECKED BY:		
DATE: 06/14/23		
REV	DATE	BY
PROJECT		
23021		
SHEET NUMBER		
UP1		

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SITE PLAN
 SCALE: 1" = 80.0'
 APN: Bk 49, Pg 18, PARCEL 6
 ACRES: 40.76

CONSTRUCTION SCHEDULE IS TO BE AS FOLLOWS;

RESIDENTIAL DWELLING;	2024.
OFFICE BUILDING #1;	2024.
MAINTENANCE BUILDING #2;	2024.
SECURITY LIVING QUARTERS MOBILE BUILDING #3;	2024.
STORAGE BUILDING #4;	2033.
STORAGE BUILDING #5;	2035.

THE PROPOSED LOT COVERAGE WITHIN THE NOTED 6' HIGH CHAIN LINK FENCE IS AS FOLLOWS:

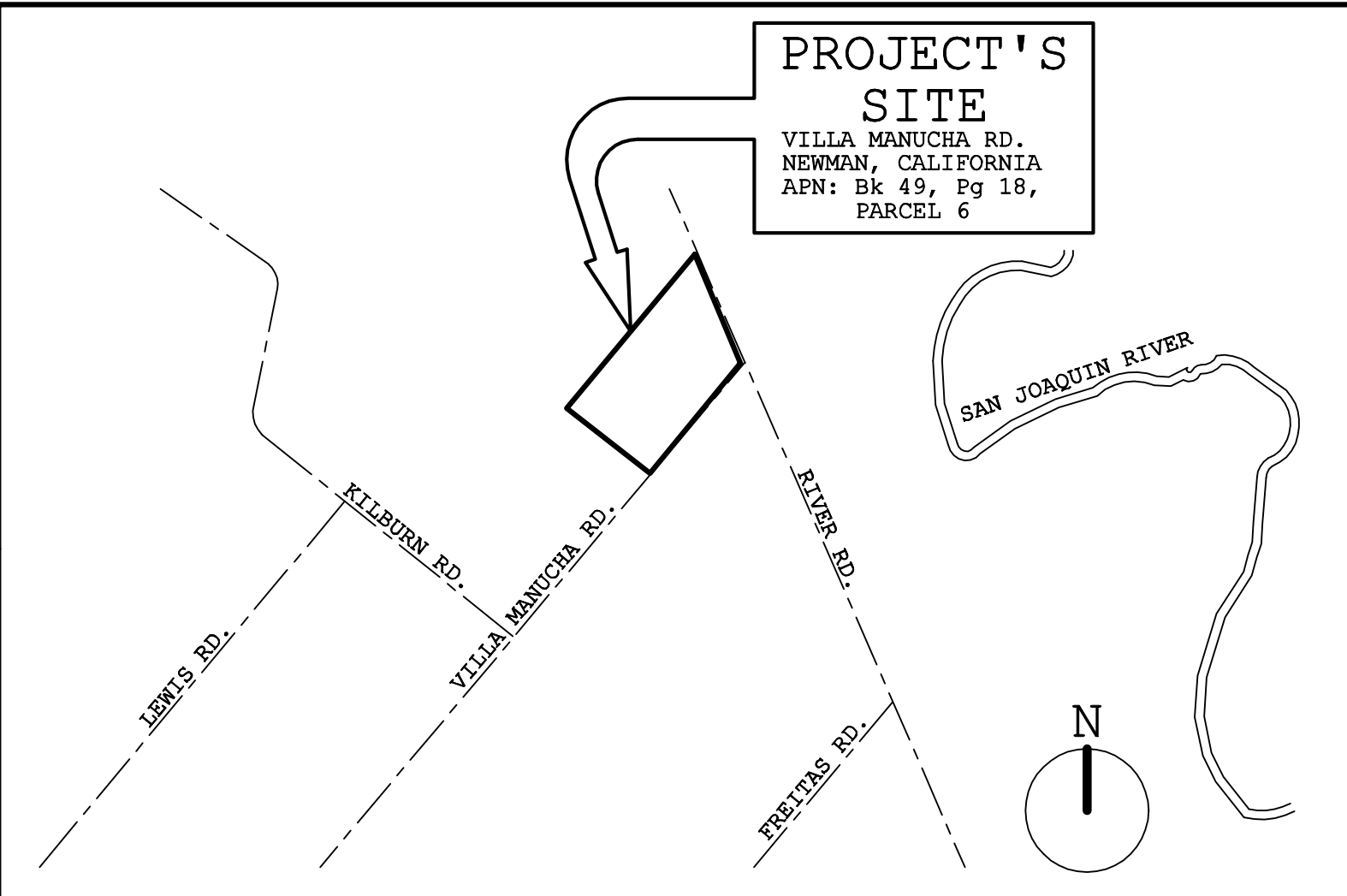
DESCRIPTION:	AREA:	PERCENTAGE:
BUILDING COVERAGE	36,725 SF	9.60%
NURSERY COVERAGE	199,453 SF	52.15%
PAVEMENT COVERAGE	49,806 SF	13.02%
GRAVEL COVERAGE	96,516 SF	25.23%
TOTAL -- (8.78± ACRES) --	382,500 SF	100.00%

PARKING REQUIREMENTS FOR INDUSTRIAL / WAREHOUSE UTILIZATION PER THE STANISLAUS COUNTY'S ZONING ORDINANCE IS 1 CAR STALL PER EACH EMPLOYEE ON A MAXIMUM SHIFT PLUS (3) ADDITIONAL.

REQUIRED PARKING SPACES = 16EMPLOYEES + 3 = 19 SPACES

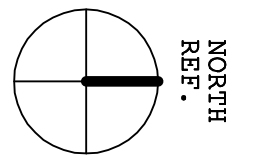
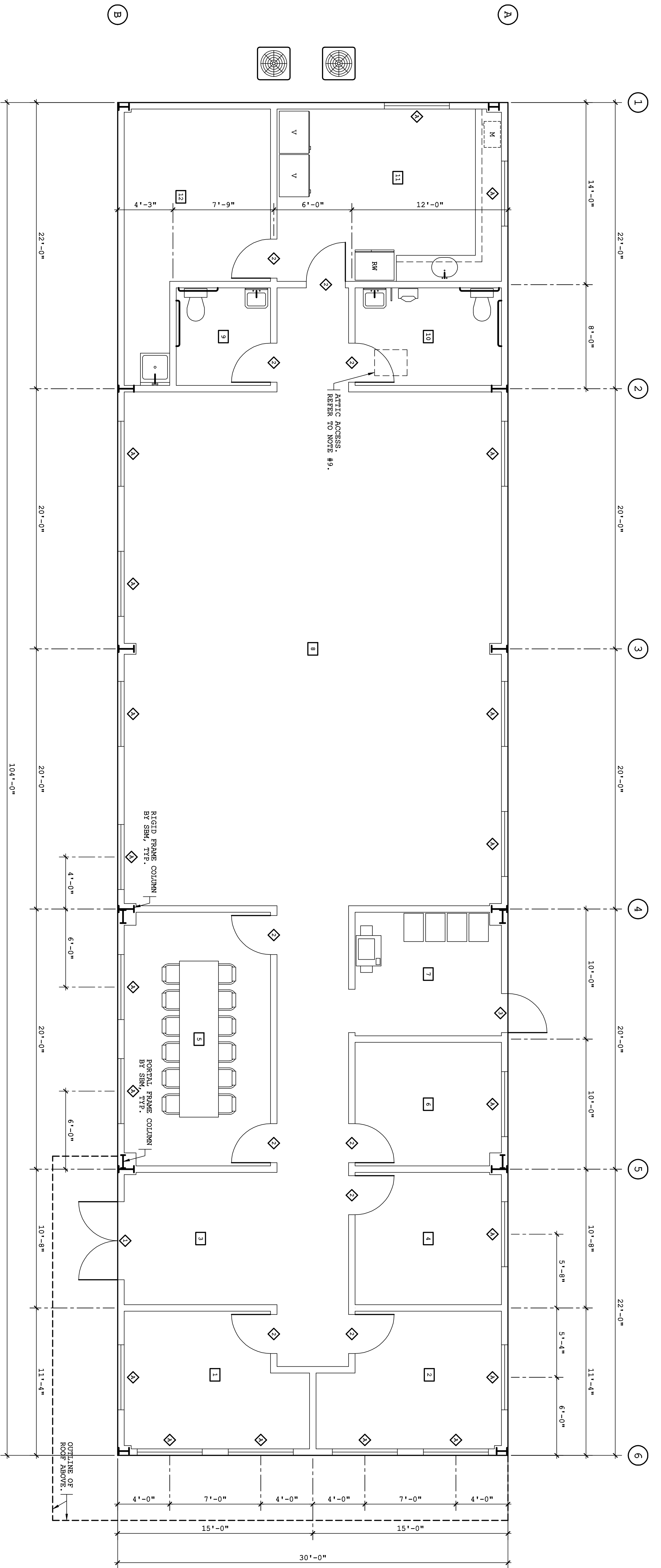
TOTAL PARKING SPACES PROVIDED;	
1. STANDARD STALLS;	20
2. ACCESSIBLE STALLS;	1
3. EV STALLS;	4
TOTAL SPACES =	25

PARKING ANALYSIS



VICINITY MAP

NOTE; THIS DRAWING IS FOR THE USE PERMIT REVIEW.



OFFICE BUILDING #1'S FLOOR PLAN
SCALE: 1/4" = 1'-0"

ROOM NO.	ROOM NAME
1	OFFICE
2	OFFICE
3	RECEPTION AREA
4	OFFICE
5	EMPLOYEES' CONFERENCE ROOM
6	OFFICE
7	SHIPPING ROOM
8	OPEN NURSERY / MAINTENANCE OFFICE AREA
9	WOMEN'S RESTROOM
10	MEN'S RESTROOM
11	EMPLOYEES' BREAKROOM
12	STORAGE ROOM

ROOM SCHEDULE

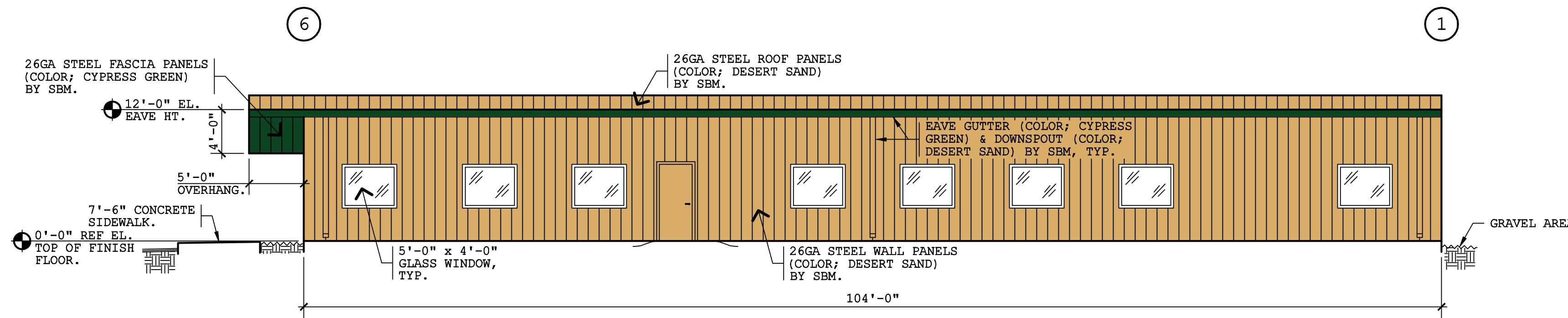
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PROJECT: WESTSIDE NURSERY / LANDSCAPE FACILITY
 OWNER: AMARAK FARMS, LLC
 LOCATION: VILLA MANUCHA ROAD, NEWMAN, CA
 CONTRACTOR: JIM FERNANDES CONSTRUCTION, INC.

advanced
 DESIGN GROUP, INC.
 1128 SIXTH STREET, MODESTO, CA 95354
 PHONE: (209) 577-3108
 EMAIL: adg@att.net

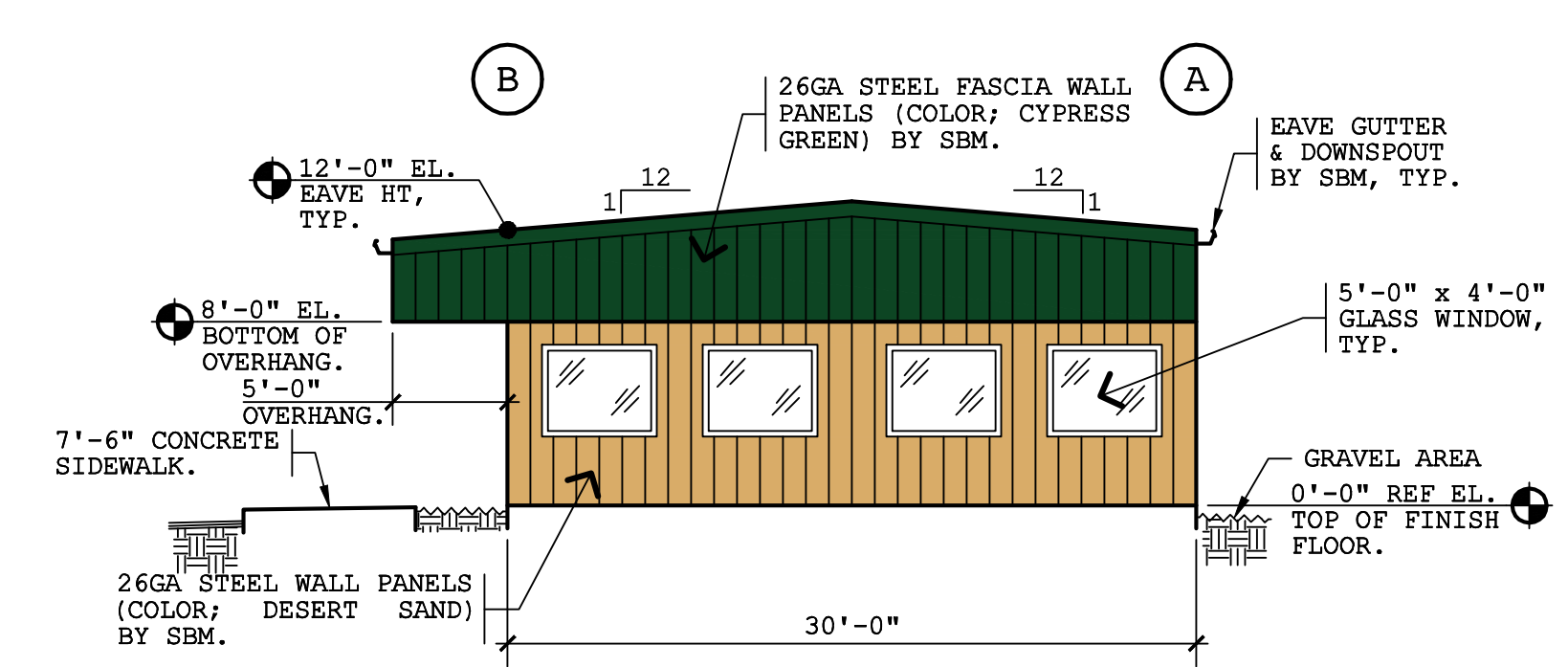
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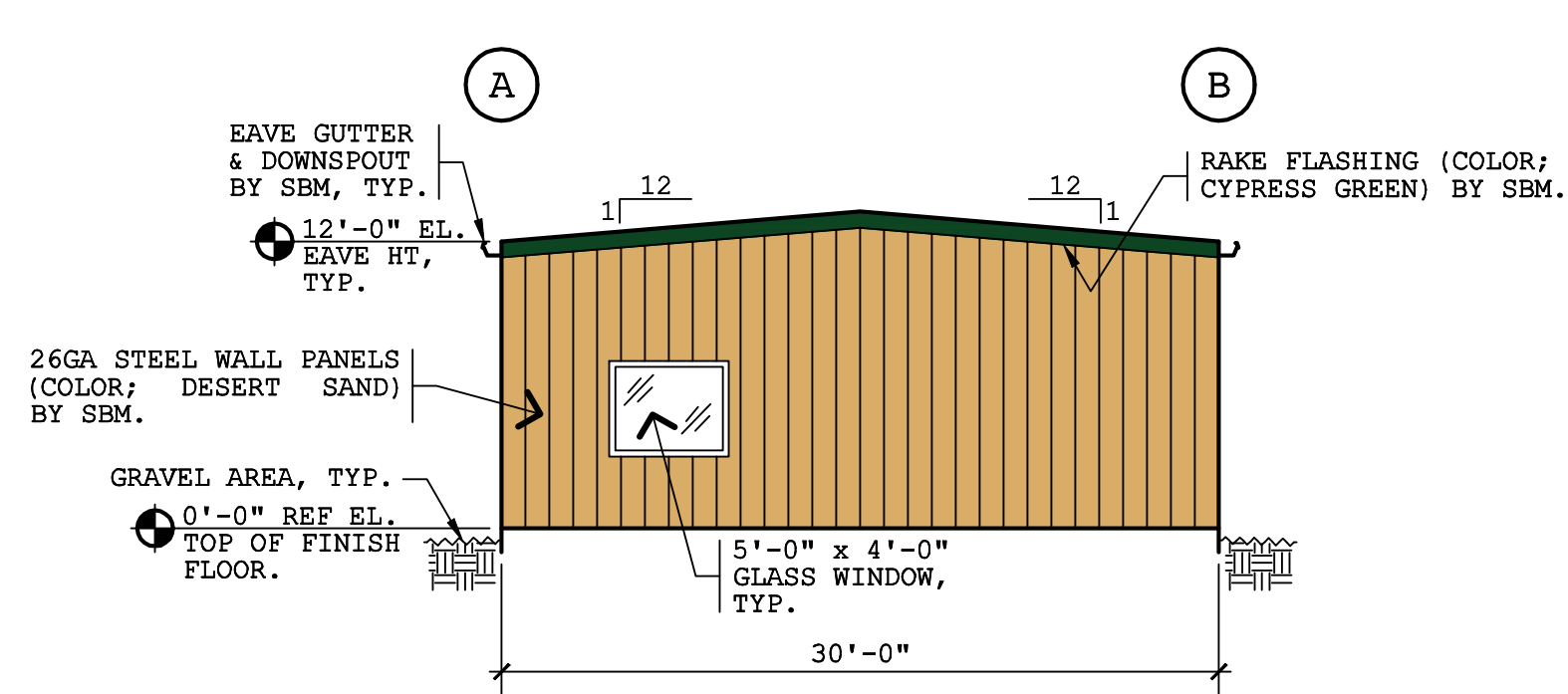
BUILDING #1'S NORTH ELEVATION AT LINE "A"

SCALE: 1/8" = 1'-0"



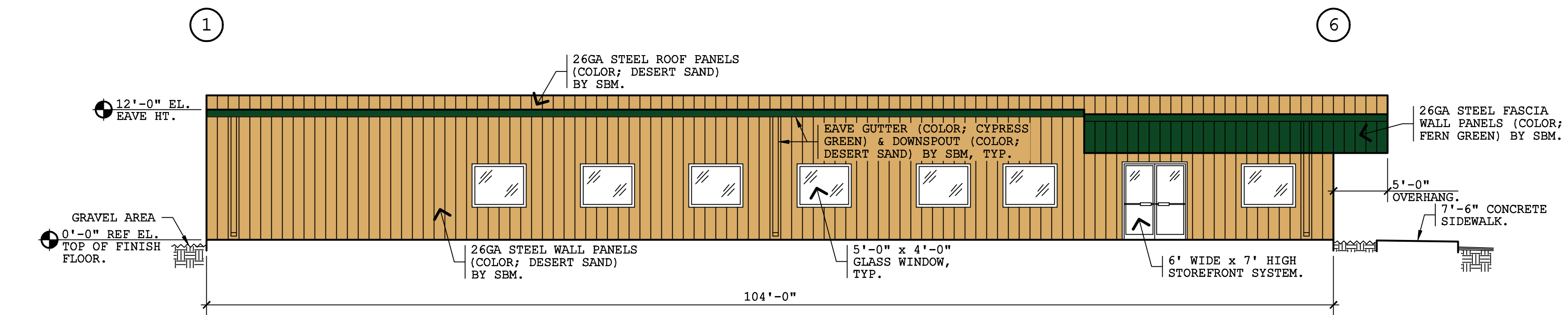
BUILDING #1'S EAST ELEVATION AT LINE 4

SCALE: 1/8" = 1'-0"



BUILDING #1'S WEST ELEVATION AT LINE 1

SCALE: 1/8" = 1'-0"



BUILDING #1'S SOUTH ELEVATION AT LINE "B"

SCALE: 1/8" = 1'-0"

advanced
DESIGN GROUP, INC.
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PHONE: (209) 577-3108
EMAIL: aadg@att.net



PROJECT: WESTSIDE NURSERY / LANDSCAPE FACILITY
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LOCATION: VILLA MANUCHA ROAD, NEWMAN, CA
CONTRACTOR: JIM FERNANDES CONSTRUCTION, INC.

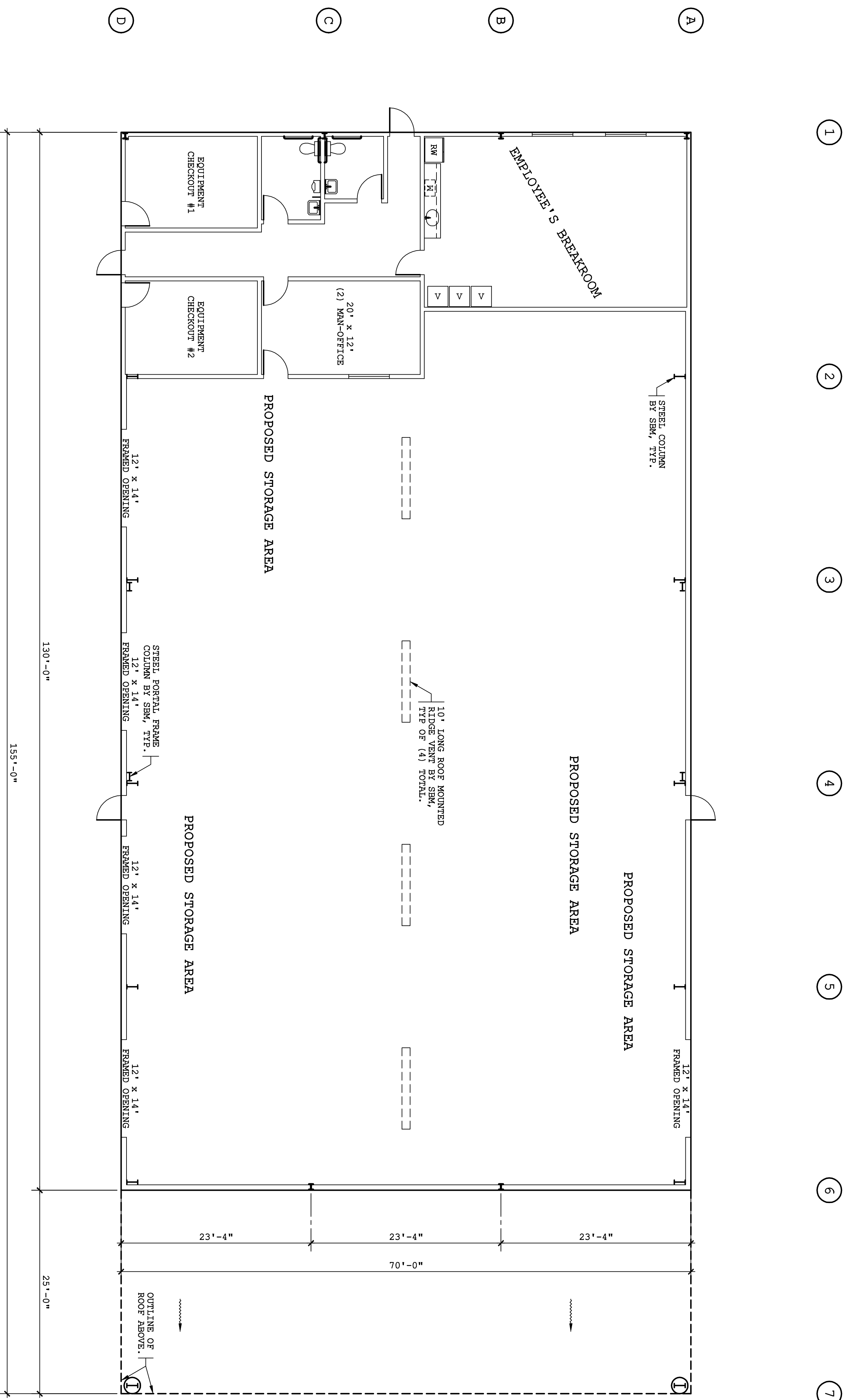
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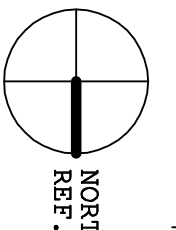
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NORTH
REF. 
BUILDING #2'S FLOOR PLAN
SCALE: 1/8" = 1'-0"

1 2 3 4 5 6 7

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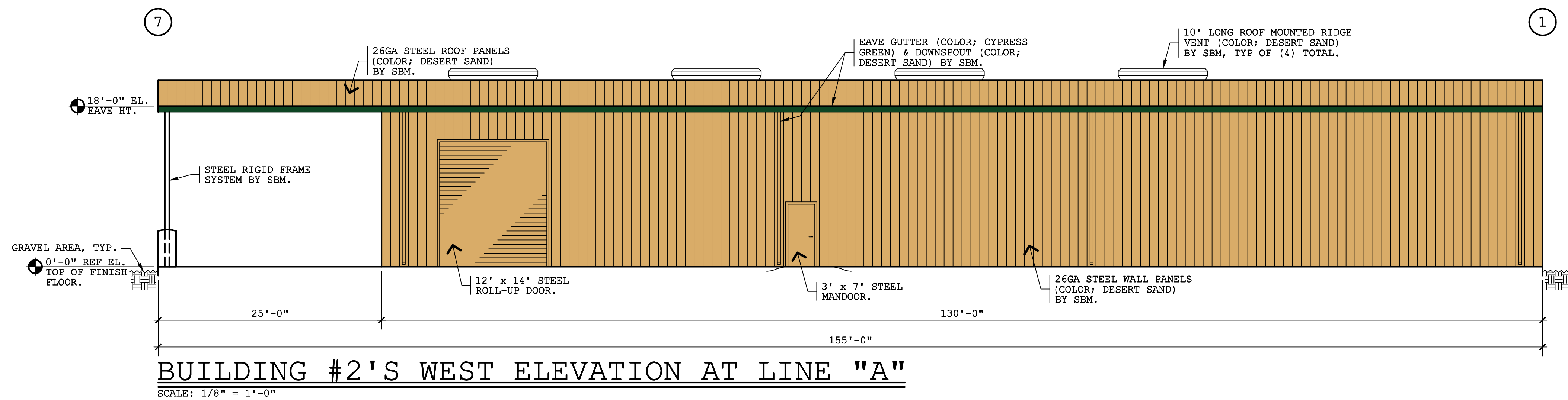
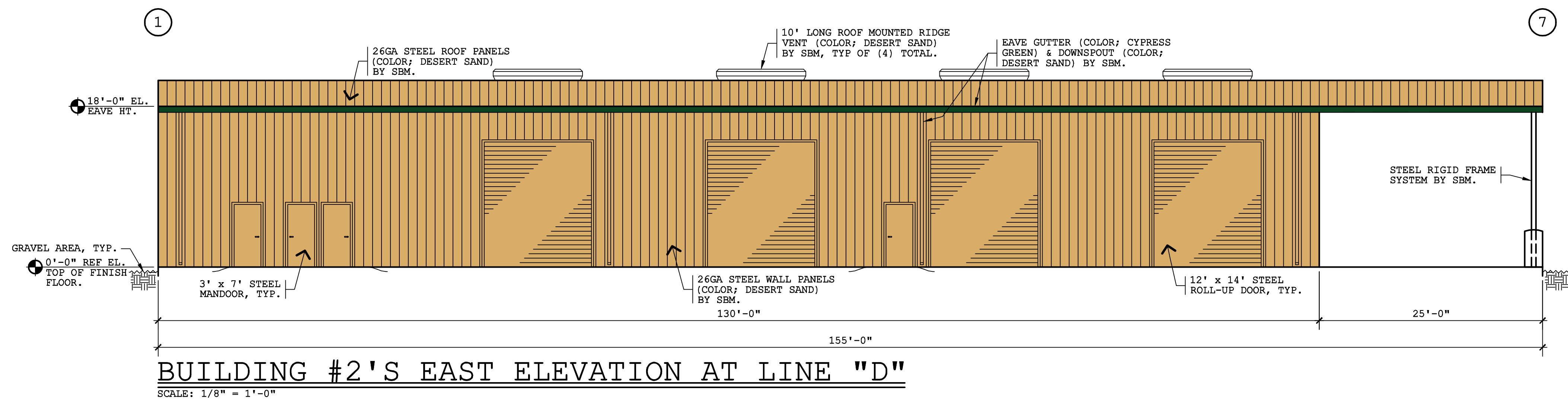
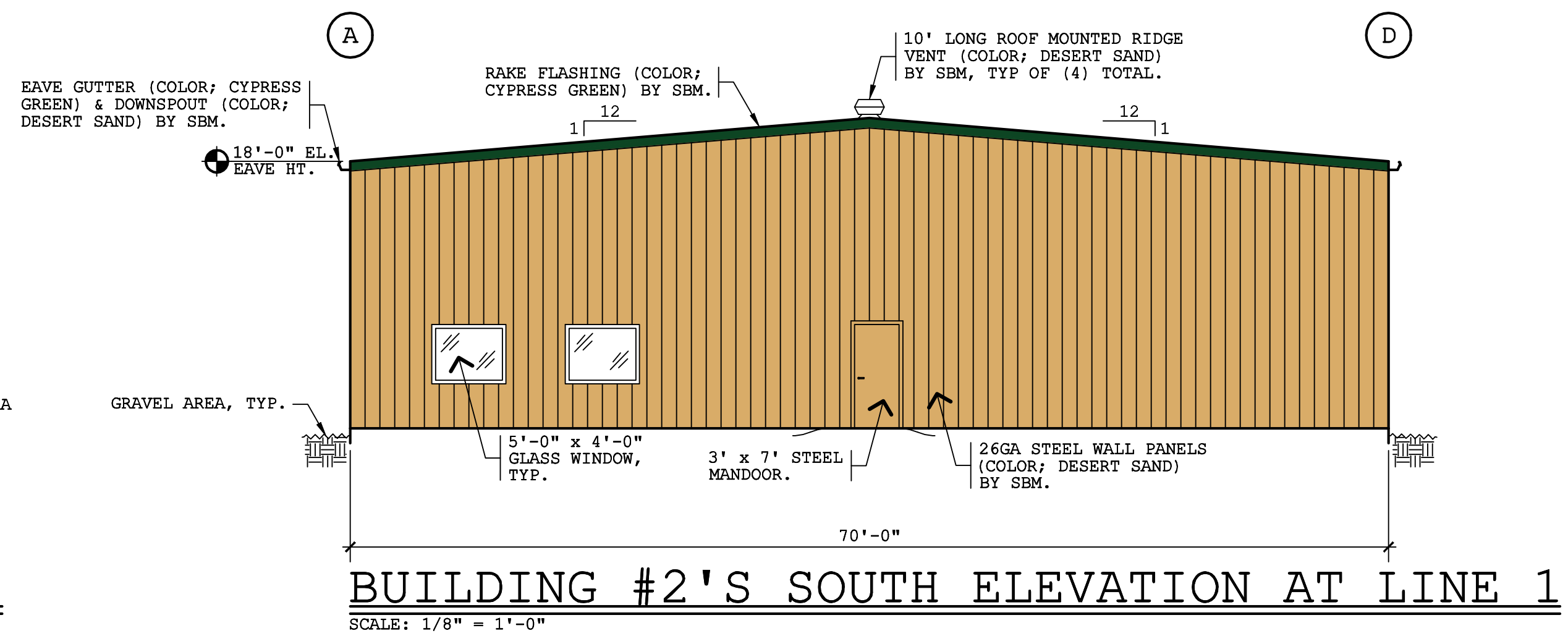
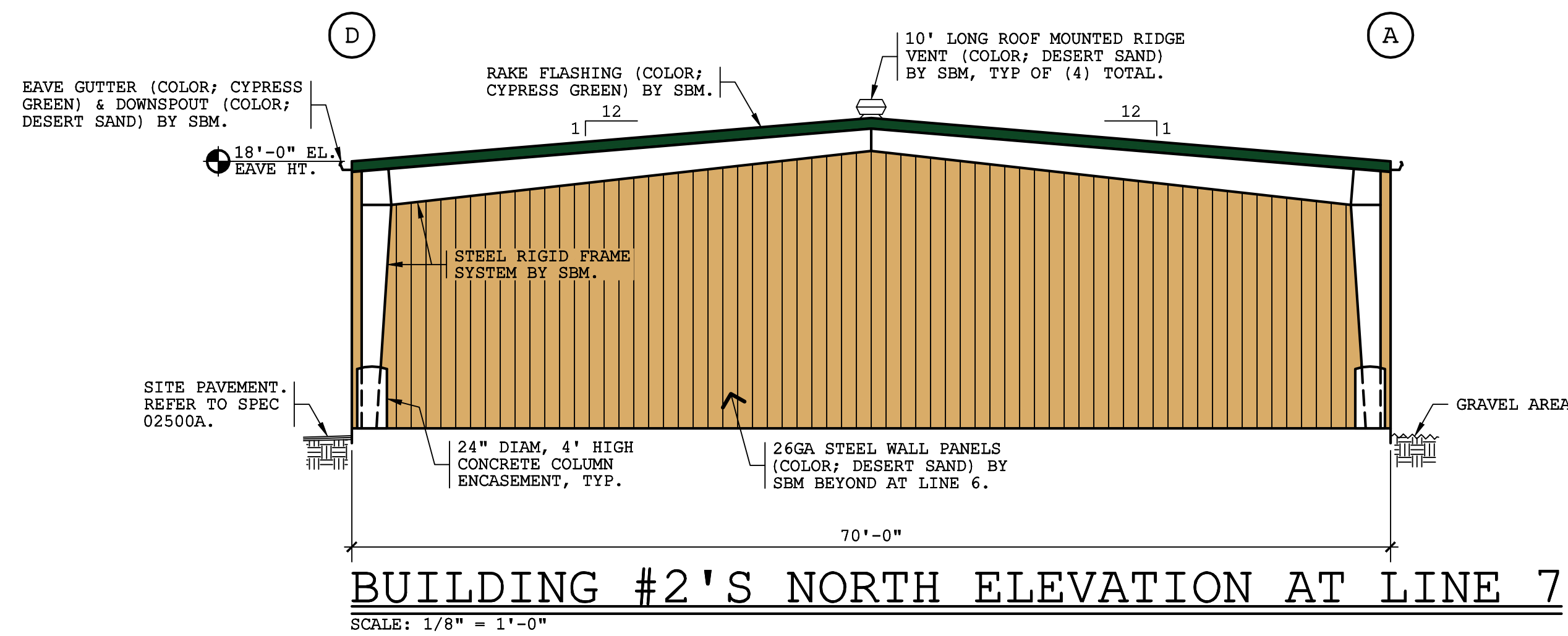
PROJECT: WESTSIDE NURSERY / LANDSCAPE FACILITY
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advanced
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 PHONE: (209) 577-3108
 EMAIL: adg@att.net

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CHECKED BY:		
DATE:	06/14/23	
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PROJECT
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SHEET NUMBER
UP3

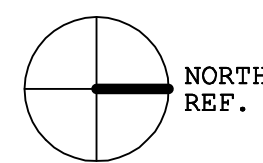
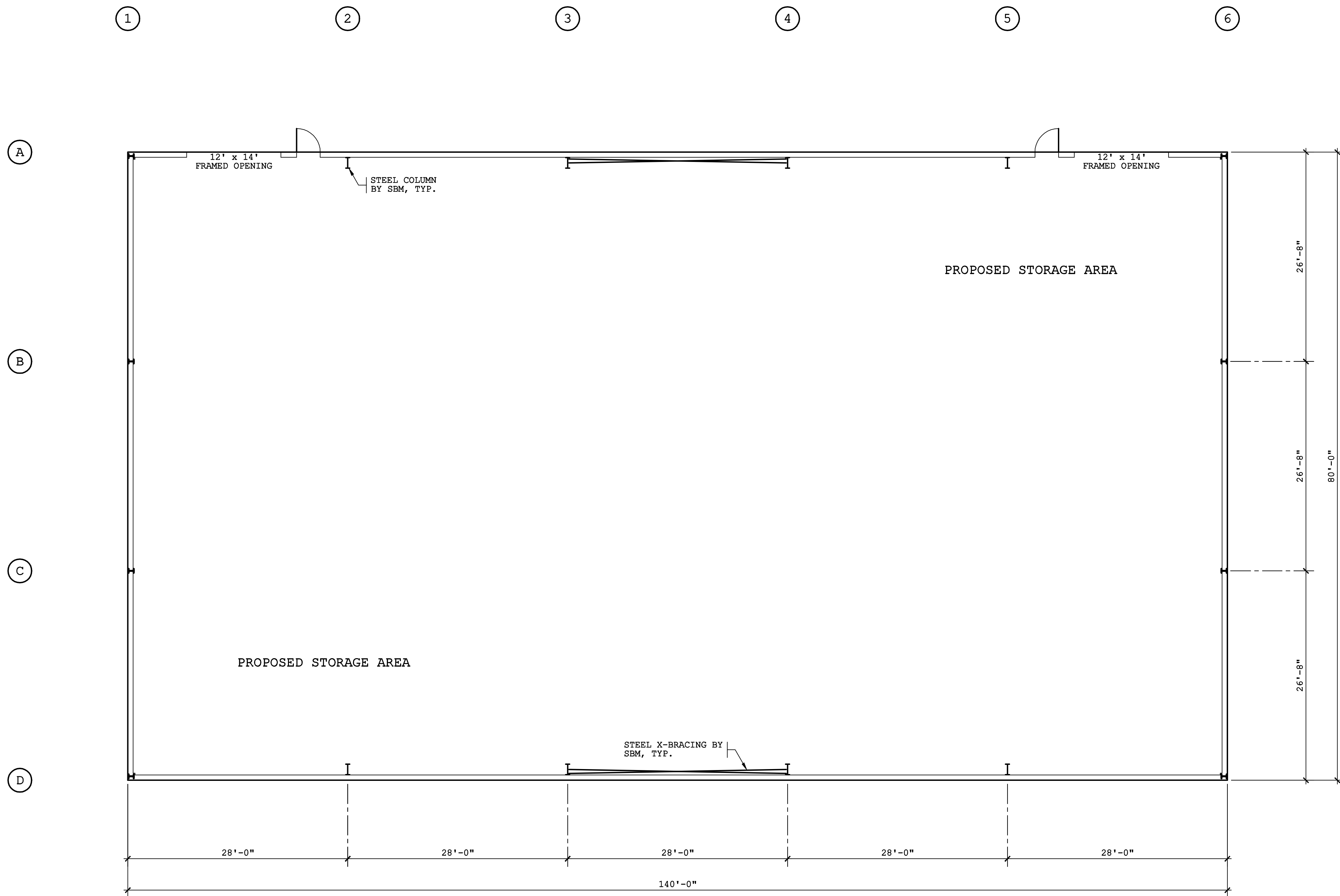


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NORTH
REF.

BUILDING #4'S FLOOR PLAN

SCALE: 1/8" = 1'-0"

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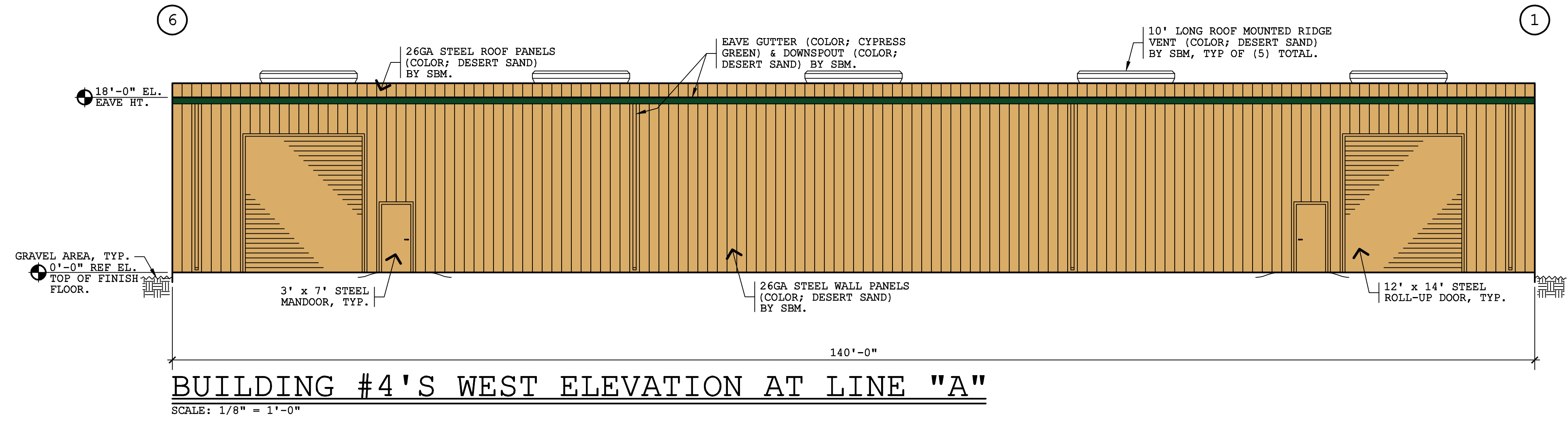
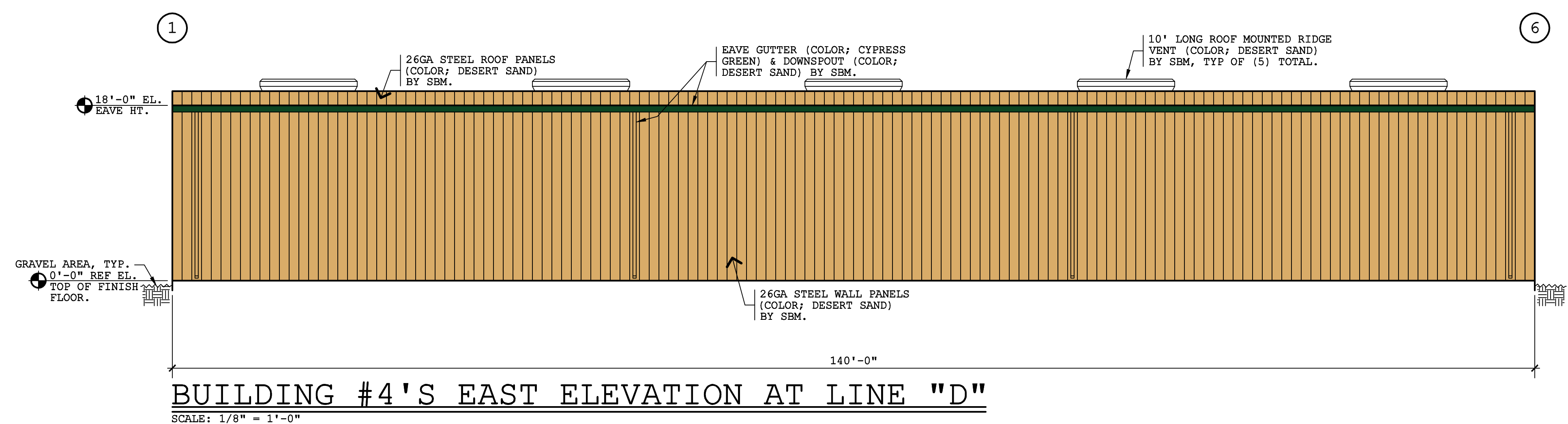
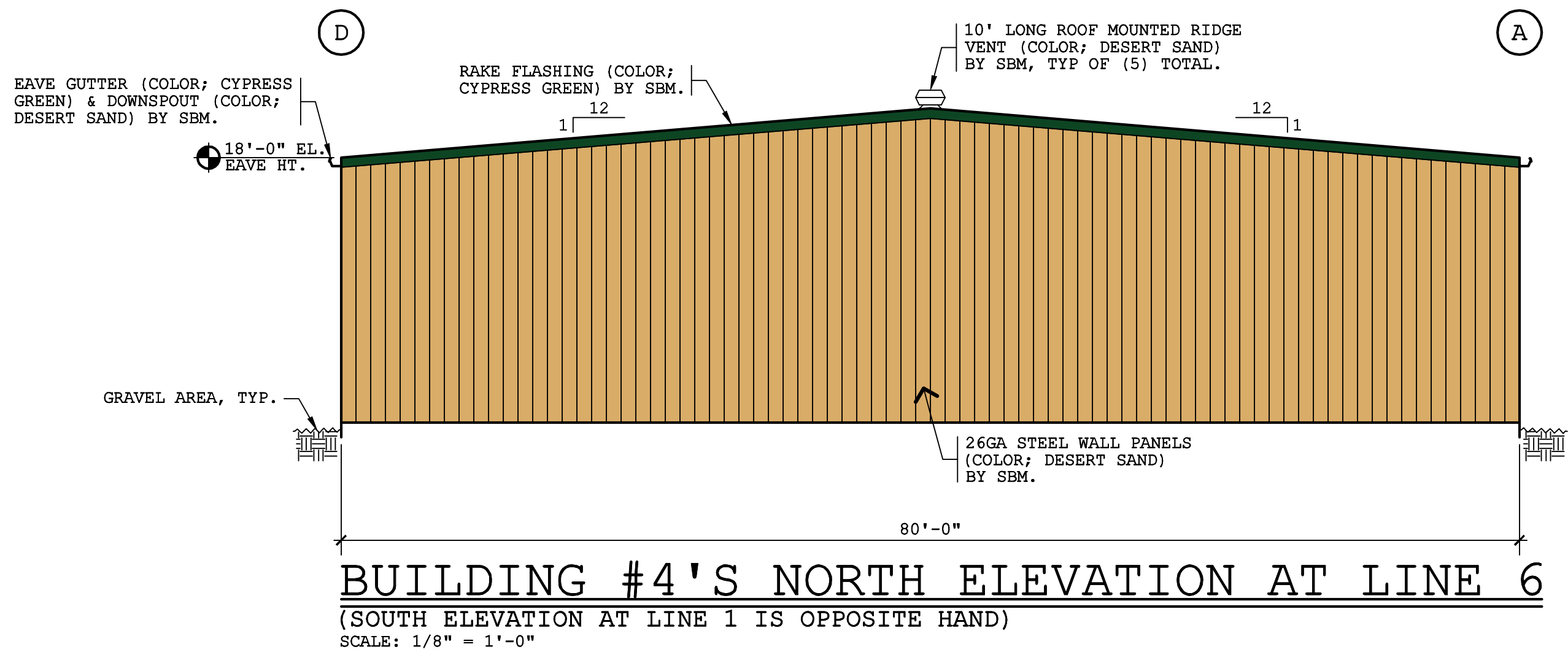
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REV	DATE	BY

PROJECT
23021

SHEET NUMBER
UP4

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PROJECT: WESTSIDE NURSERY / LANDSCAPE FACILITY
OWNER: AMARAK FARMS, LLC
LOCATION: VILLA MANUCHA ROAD, NEWMAN, CA
CONTRACTOR: JIM FERNANDES CONSTRUCTION, INC.

DRAWN BY: BAO		
CHECKED BY:		
DATE: 06/14/23		
REV	DATE	BY

PROJECT
23021
SHEET NUMBER
UP4a

NOTE; THIS DRAWING IS FOR THE USE PERMIT REVIEW.



APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- General Plan Amendment
- Rezone
- Use Permit
- Variance
- Historic Site Permit
- Subdivision Map
- Parcel Map
- Exception
- Williamson Act Cancellation
- Other _____

PLANNING STAFF USE ONLY:

Application No(s): HP PLN 2023-0080

Date: 7/20/23

S _____ T _____ R _____

GP Designation: Agriculture

Zoning: A-2-40

Fee: \$5305

Receipt No. 57980 & 81

Received By: KA

Notes: _____

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).*

Refer to Project's Description attached.

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 049 Page 018 Parcel 006

Additional parcel numbers: _____
Project Site Address
or Physical Location: Villa Manucha Road, Newman, Ca

Property Area: Acres: 40.76 or Square feet: _____

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

Agricultural

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)

None known

Existing General Plan & Zoning: General Agriculture; A-2-40

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: General Agriculture

West: General Agriculture

North: General Agriculture

South: General Agriculture

WILLIAMSON ACT CONTRACT:

Yes No

Is the property currently under a Williamson Act Contract?

Contract Number: 1971-0095

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

Date Filed: n/a

Yes No

Do you propose to cancel any portion of the Contract?

Yes No

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

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

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.) _____

8.78 acres / 7083 cubic yards est.

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: 0 Sq. Ft. Landscaped Area: 0 Sq. Ft.

Proposed Building Coverage: 36,725 Sq. Ft. Paved Surface Area: 49,806 Sq. Ft.

BUILDING CHARACTERISTICS:

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

Refer to attached Project's Description and Proposed Site Plan

Number of floors for each building: One

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

Maximum 21'

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) _____

n/a

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

Pavement / watering

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: PG&E

Sewer*: Site septic

Telephone: AT&T

Gas/Propane: Suburban Propane

Water**: Site well

Irrigation: California Irrigation District

***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:)

None

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): _____

Please refer to attached Project's Description and Site Plan

Type of use(s): Please refer to attached Project's Description and Site Plan

Days and hours of operation: Please refer to attached Project's Description.

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: _____
Please refer to attached Project's Description.

Occupancy/capacity of building: Please refer to attached site plan's construction schedule

Number of employees: (Maximum Shift): Refer to Description (Minimum Shift): Refer to Description

Estimated number of daily customers/visitors on site at peak time: Please refer to attached Project's Description.

Other occupants: Please refer to attached Project's Description.

Estimated number of truck deliveries/loadings per day: Please refer to attached Project's Description.

Estimated hours of truck deliveries/loadings per day: Please refer to attached Project's Description.

Estimated percentage of traffic to be generated by trucks: Please refer to attached Project's Description.

Estimated number of railroad deliveries/loadings per day: n/a

Square footage of:

Office area: Refer to Description & Site Plan

Warehouse area: Refer to Description & Site Plan

Sales area: Refer to Description & Site Plan

Storage area: Refer to Description & Site Plan

Loading area: Refer to Description & Site Plan

Manufacturing area: Refer to Description & Site Plan

Other: (explain type of area) _____

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

Toxic or hazardous materials pertain to gasoline, oil, batteries and agricultural chemicals
pertaining to agricultural and nursery operations.

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)

Villa Manucha

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) n/a

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

n/a

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.

Perimeter straw waddling, gravel bags at drain inlets, gravel entrance / wash down area with concrete washout and silt fencing.

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)

PROJECT DESCRIPTION AND FINDINGS;

Dated 08/24/23;

Project:

Title: Westside Nursery / Landscape Facility
Owner: Amarak Farms, LLC
Jobsite: Villa Manucha Road, Newman, Ca
Assessor's Parcel Number: Bk 49, Pg 18, Parcel 6
Jurisdiction: Stanislaus County
ADG's Project No. 23021

Description: This Use Permit application is for the development of Westside Nursery / Landscaping Facility, owned by Amarak Farms, LLC. The proposed nursery / landscape facility's site is to address 8.78 +/- acres that is nestled in an existing 40.76 acre almond orchard parcel. Of the nursery / landscape facility's site; 2.33 +/- acres of immediate nursery planting, and a future 2.25 +/- acre of nursery planting, are being proposed. The remaining area of the site is addressing the onsite nursery area and the landscape contracting pertaining to the delivery / planting of the onsite nursery plants. Note; the wholesale landscaping component of this project is the primary use with the landscape contracting portion as subordinate and accessory to the on-site nursery. The main purpose of the nursery is to address the planting needs for the Westside Landscape & Concrete at 27107 CA-33, Newman, CA 95360. Virtually no wholesale to the general public. In addition, a residential dwelling is noted at the entrance for additional security.

Location; the site is defined as Assessor's Parcel: Bk 049, Pg 018, Parcel 006, at the NW Corner of Villa Manucha Rd. and River Rd., Newman, CA.

Phasing / Usage / Size; the proposed facility will consist of the following structures. There is also a 60' x 140' (20 above ground 3 sided concrete walled containment bunkers) area noted on the project's Site Plan that is for the bulk storage of landscape materials (bark, wood chips, soils, gravel, etc.) that is to have a 2024 construction schedule.

Residential Dwelling;		2,577SF.	Year 2024 construction
Building 1;	Office	2,475SF.	Year 2024 construction
Building 2;	Maintenance	10,850SF.	Year 2024 construction
Building 3;	Mobile Security	1,000SF.	Year 2024 construction
Building 4;	Storage	11,200SF.	Year 2033 construction
Building 5;	Storage	11,200SF.	Year 2035 construction

Zoning District / General Plan; General Agriculture; 40 Acre.

Existing Site Description: Currently the site is located at the NW corner of Villa Manucha Rd. and River Rd., Newman, CA. The parcel's site is 40.76 acres, zoned A-2-40, and is currently an existing orchard of gentle terrain, with no known cultural, historical or scenic aspects. The site's existing irrigation system is addressed by the California Irrigation District. Please refer to the proposed site plan for FEMA's flood designations.

Project's Site Area; reference Assessor's Parcel Map 049-018. Please note that Parcel 6 is an existing orchard in the General Agriculture zone. Adjoining parcels in each direction are also zoned General Agriculture. Please refer to the attached photos for additional detail.

Employees / Customers / Trucks Are Estimated As Follows;

- 1) Proposed 16 total site employees, (1) shift, 5:30am to 7:00pm, M-S.
- 2) Estimated 2 customers / 2 shipments per day.
- 3) Estimated 12 trucks per day.

Proposed signage / onsite lighting; no monument signs proposed. The proposed building #2 elevations note the main lighted signage directly attached to the front entrance of the building. Also the building #2 elevations note all site lighting to be mounted on the building with shielding to prevent glare to adjoining properties.

Building Materials; refer to the attached project's proposed drawings, sheets UP1, UP2 and UP3 dated 06/13/23 for the description of the building materials.

Proposed Parking; refer to the project's SITE PLAN drawing, sheet UP1, for the layout of all parking and for the site's PARKING ANALYSIS.

Standard stalls	20
EV Capable stalls	4
EV Accessible stalls	1
Small car stalls	<u>0</u>
Total	25

Findings: Reference the application for the project's Use Permit and the following;

Attached please find the proposed site and elevations; the architecture and general appearance of the facility and property has architectural unity and is in keeping with the character of the neighboring General Agriculture properties. The proposed Nursery / Landscape Facility is not detrimental to the orderly and harmonious development of the County, or to the desirability of investment or occupation in the neighboring General Agricultural properties. In addition, the attached proposed site plan is consistent with the Stanislaus County Municipal Code, adopted development standards and design guidelines, and the general plan.

The requested Use Permit is consistent with the County's General Plan and Zoning Ordinance. The project's zoning is General Agriculture Zoning District. Furthermore, this Facility's operations, proposed use, and buildings will not be injurious or detrimental to the health, safety, or general welfare of persons or property in the vicinity of the proposed use, or to the general welfare of the County. This facility's development will assist in the continued viability of the community.

This proposed project is directly in line with agricultural usage and with the growth of the surrounding agricultural area. This usage will not significantly compromise the long-term productive agricultural capability of the parcel or adjoining parcels.

In addition, this type of usage is not expected to result in the removal of adjacent surrounding land from agricultural usage. It is not expected that the proposed additional buildings will compromise the long-term productive agricultural capability of the surrounding areas, nor displace any existing agricultural operations, nor remove agricultural land to a significant concern.



Water System Classification Determination

- Name of Water System: Westside Nursery / Landscape Facility

Physical Location Address: Villa Manucha Rd, Newman, CA APN: Bk 49; Pg 18; Parcel 6

Owner of Property: Amarak Farms LLC Email: agarcia@westsidelandscape.net

Owner's Address: Attn; Mr. Armando Garcia / 27107 State Highway 33, Newman, CA 95360

Phone #: 209 862 3908 Fax #: _____
- Local Representative's Name: Mr. Armando Garcia Title: Owner

Address: 27107 State Highway 33, Newman, CA 95360

Phone #: 209 862 3908 Fax #: _____

Email: agarcia@westsidelandscape.net
- Area Served: Refer to attached Sheet UP1, dated 06/14/23.

Attach map of area served, which includes any spaces that have water for human consumption (*i.e. restrooms, breakrooms, kitchens, drinking fountains, residential housing*).

Is this an existing water system? Yes No; If Yes, How long has it existed? n/a

How long has it been under the current ownership? Year n/a Month: _____
- Service Connections

No. of Connections to structures: Current: None Projected: 2

(*i.e. homes/mobile homes, buildings, etc.*)
- Population Served

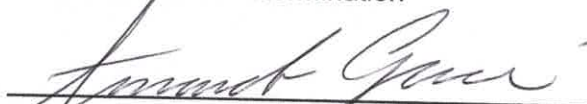
Seasonal Operations? Yes No; If Yes, Months of peak operation: _____

Total Residential population:	Peak/Normal: <u>2</u>	Off Season: <u>n/a</u>
Total Employees/student population:	Peak/Normal: <u>16</u>	Off Season: <u>n/a</u>
Total Customer/Visitor/Guest/Deliver:	Peak/Normal: <u>2</u>	Off Season: <u>n/a</u>
- Briefly describe the proposed or existing operating activities for this water system: _____

There is no existing water service and no existing activities.

The proposed water service is to address domestic and landscape nursery needs.

(Continue to Page 2)

Signature:  Date: 8/24/23
 Signed by (Print): Mr. Armando Garcia Title: Owner

7. Principal Features of System (provide locations, sizes, descriptions, and materials used where appropriate).

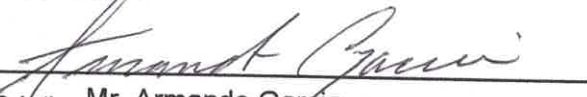
- a. Source(s) of Water Supply (Check all that apply): Groundwater Surface Water Spring

List water source name(s) and description(s) of usage (if applicable, indicate seasonal variability of use) for the following planned/existing facilities:

Name of Water Source/Well	Location	Seasonal Variability of Use
Westside Nursery / Landscape Facility	Villa Manucha Rd, Newman	n/a

- b. Treatment Works (also includes chlorinators): None
 c. Pumping Stations (booster pumps): 1
 d. Reservoirs (storage tanks): None
 e. Distribution System: Underground piping

I (We) declare under penalty of perjury that the statements of Westside Nursery / Landscape Facility (Name of the Water System) on this form and on the accompanying attachments are correct to my (our) knowledge and that I (We) are acting under authority and direction of the responsible legal entity under whose name this application is made.

Signature:  Date: 8/24/23
 Signed by (Print): Mr. Armando Garcia Title: Owner
 Mailing Address: 27107 State Highway 33
 City: Newman, CA Zip: 95360
 Telephone: 209 862 3908 Email: agarcia@westsidelandscape.net

