



Referral
Early Consultation

Date: September 26, 2023
To: Distribution List (See Attachment A)
From: Kristen Anaya, Associate Planner
Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2023-0084 – PEREZ EVENT CENTER
Respond By: October 11, 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: Doris Perez
Project Location: 830 Claribel Road, between McHenry Avenue and Coffee Road, in the Modesto area.
APN: 082-006-035
Williamson Act Contract: N/A
General Plan: Urban Transition
Current Zoning: General Agriculture (A-2-10)

Project Description: Request to establish a private event venue on a 1.0± acre in the General Agriculture (A-2-10) zoning district, by converting an existing single-family dwelling to a commercial event space. The project site is currently improved with a 2,428-square-foot single-family dwelling, a pool, a 1,050-square-foot concrete pad behind the dwelling, a fountain, a paved loop driveway, and turf along the property frontage. The project proposes to convert the existing dwelling to event space by remodeling the interior to consist of a kitchen, pantry, and storage room for use by caterers, a multi-purpose "great room" with dining and conference room space, a second conference room, four restrooms consisting of a cumulative total of six stalls, and a garage. Space dedicated to indoor and outdoor assembly is 1,267-square feet and 1,050-square feet, respectively. The proposed venue is required to obtain a Tier Three Use Permit pursuant to County Code Section 21.20.030(C)(r).

The applicant proposes to rent the venue out for private events such as birthdays, weddings, receptions, business meetings, memorial services, etc. Hours of operation for private events are Monday through Sunday, 11:00 a.m. to 11:00 p.m. Depending on the scheduling of each individual event, the timing set up and tear down is expected to vary; however, for events which are scheduled to begin at 11:00 a.m. or end at 11:00 p.m., set up and tear down is expected to occur outside of these hours; however, all attendees are expected to arrive no earlier than 10:00 a.m. and depart from the site no later than 12:00 a.m. Event scheduling will vary; however, the applicant anticipates that several events per week will occur, with events expected to primarily occur on Fridays, Saturdays, and Sundays. A maximum of 135 attendees are proposed per event, with event staff to vary depending on the type of event. The venue will have one on-site staff to help manage events. Additionally, vendors such as, caterers, photographers, videographers and DJ may be contracted by the client depending on the nature of the event. Up to five event staff are anticipated per event. Amplified sound and music, consisting of pre-recorded and live music, may be utilized both indoors and outdoors. Event activities, such as dancing, dining, and general assembly is proposed to take place indoor within the “great room” and outdoors on the cement pad. Temporary tents may be utilized in the back yard as necessary due to outside weather conditions. No on-site cooking will take place; however, the kitchen will be utilized for limited food preparation such as warming and storage by hired caterers.

The project proposes to reorganize the front yard by replacing the existing concrete driveway with a 33-stall paved parking lot. Four additional unstriped, tandem parking stalls are provided to the west of the residence for vendor parking. The existing fountain is proposed to remain. The on-site residence is currently served by an on-site wastewater treatment system and domestic well with a 220-gallon water tank, which will remain. Access is proposed to be taken from County-maintained Claribel Road, via the existing 19-foot-wide driveway, which is proposed to be widened to 25 feet.

The project proposes to install landscaping along the road frontage, backyard, and parking lot, consisting of evergreen trees, shade trees, bushes, hedges, grass, synthetic turf, and decomposed granite. The property is currently enclosed with perimeter fencing consisting of a decorative 6-foot-tall wrought iron fence and electric gate along the road frontage, and six-foot-tall wood fencing along the side and rear property lines. The applicant provided an Agricultural Buffer statement, which proposes an alternative agricultural buffer from the building and outdoor assembly areas to the adjacent properties with production agriculture. The proposed buffer proposes a 330-foot setback to the agricultural properties to the north across Claribel Road, and no setback to the two adjoining parcels improved in orchard to the east, west, and south; however, a buffer is proposed, consisting of the existing perimeter fencing and proposed screen landscaping, with exact plantings to be determined upon landscape plan submittal. On-site lighting is proposed consisting of 12-foot-high string catenary lighting over the outdoor cement pad and 12-foot-tall pole lighting in the backyard, 20-foot-tall pole lighting in the parking lot, and ground-level uplighting accents near the fountain within the parking lot. The project site is located with the City of Modesto’s Local Agency Formation Commission (LAFCO)-adopted Sphere of Influence (SOI).

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

USE PERMIT APPLICATION NO. PLN2023-0084 – PEREZ EVENT CENTER

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
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: MODESTO	X	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	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED	X	STAN CO SUPERVISOR DIST 4: GREWAL
X	GSA: STAN & TUOLUMNE RIVERS GBA	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:		StanCOG
X	IRRIGATION DIST: MODESTO	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: EASTSIDE	X	STANISLAUS LAFCO
	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	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		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: MODESTO UNION	X	US FISH & WILDLIFE
X	SCHOOL DIST 2: SYLVAN UNION		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. PLN2023-0084 – PEREZ EVENT CENTER

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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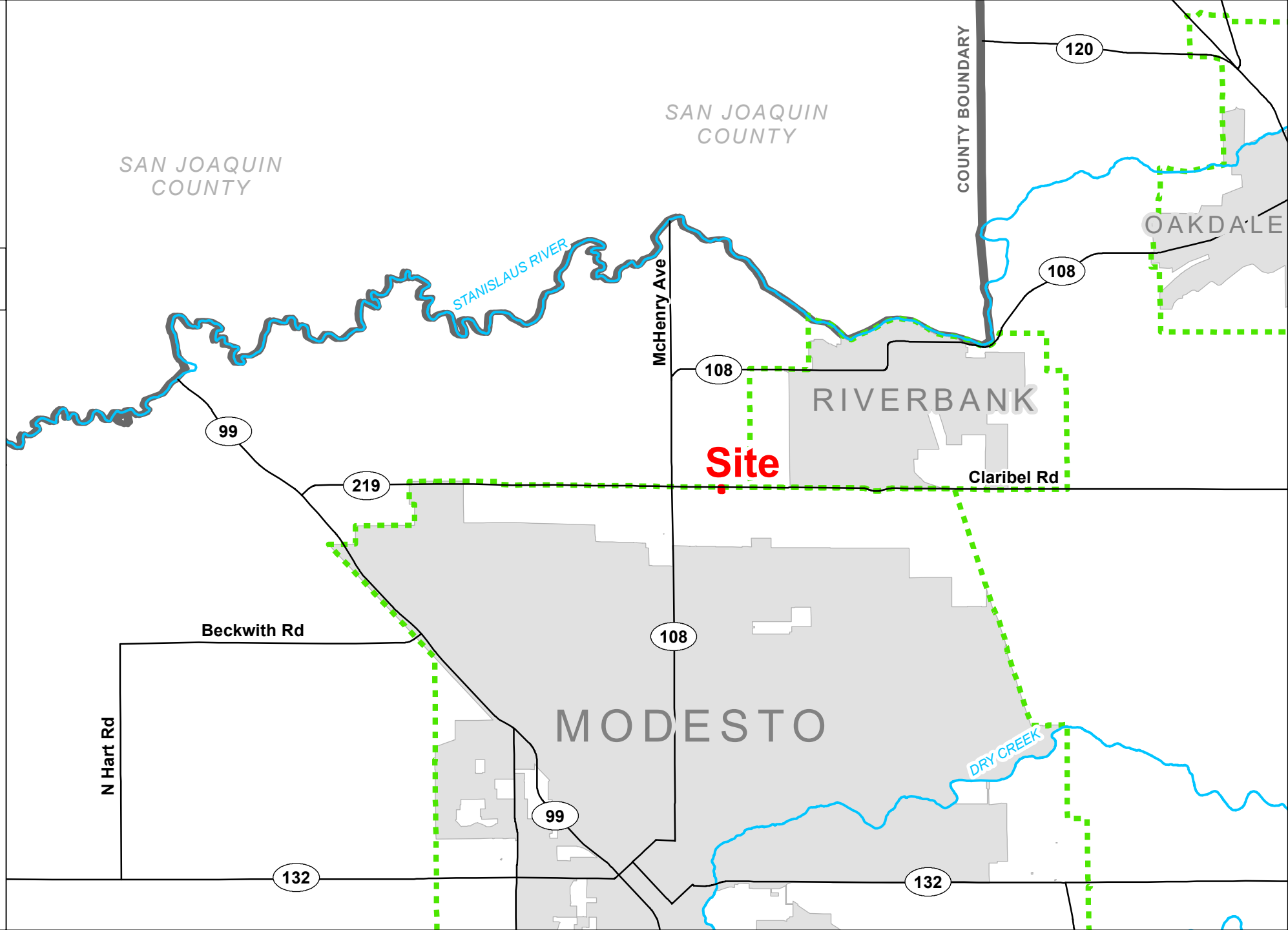
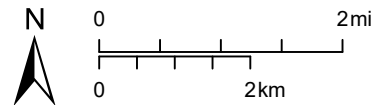
EVENT PEREZ CENTER

UP PLN2023-0084

AREA MAP

LEGEND

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





PEREZ EVENT CENTER




UP PLN2023-0084

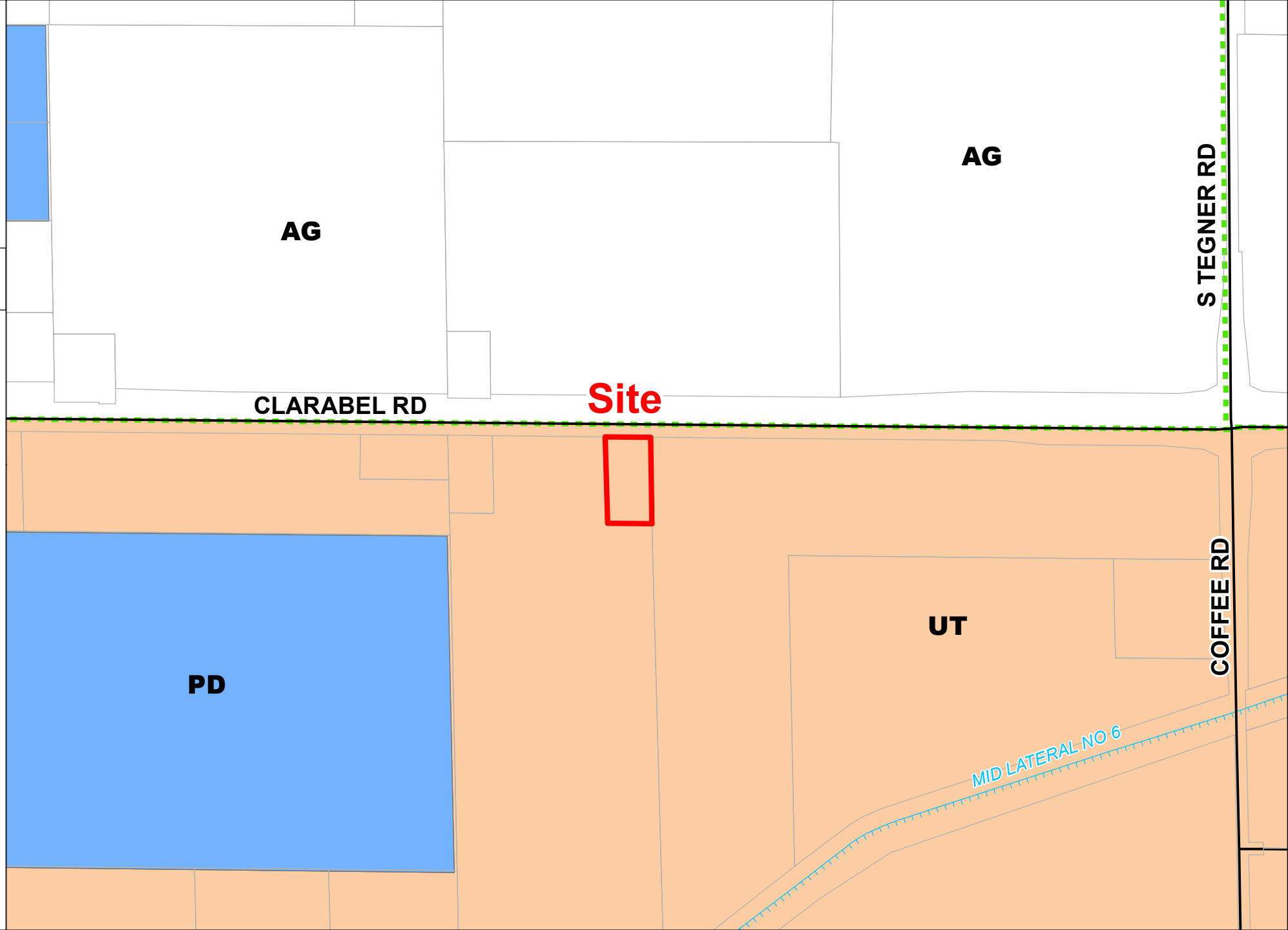
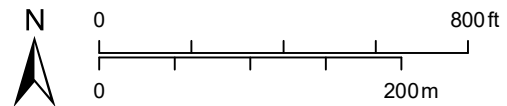
GENERAL PLAN MAP

LEGEND

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

General Plan

-  Agriculture
-  Planned Development
-  Urban Transition




PEREZ EVENT CENTER

UP PLN2023-0084

ZONING MAP

LEGEND

 Project Site

 Sphere of Influence

 Parcel

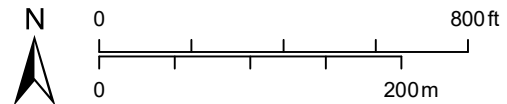
 Road  Canal

Zoning Designation

 Planned Development

 General Agriculture 10 Acre

 General Agriculture 40 Acre



**P-D
(359)**

A-2-40

A-2-40

S STEGNER RD

CLARABEL RD

Site

A-2-10

COFFEE RD

MID LATERAL NO 6

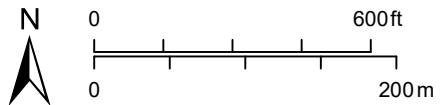
PEREZ EVENT CENTER

UP PLN2023-0084

2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Road



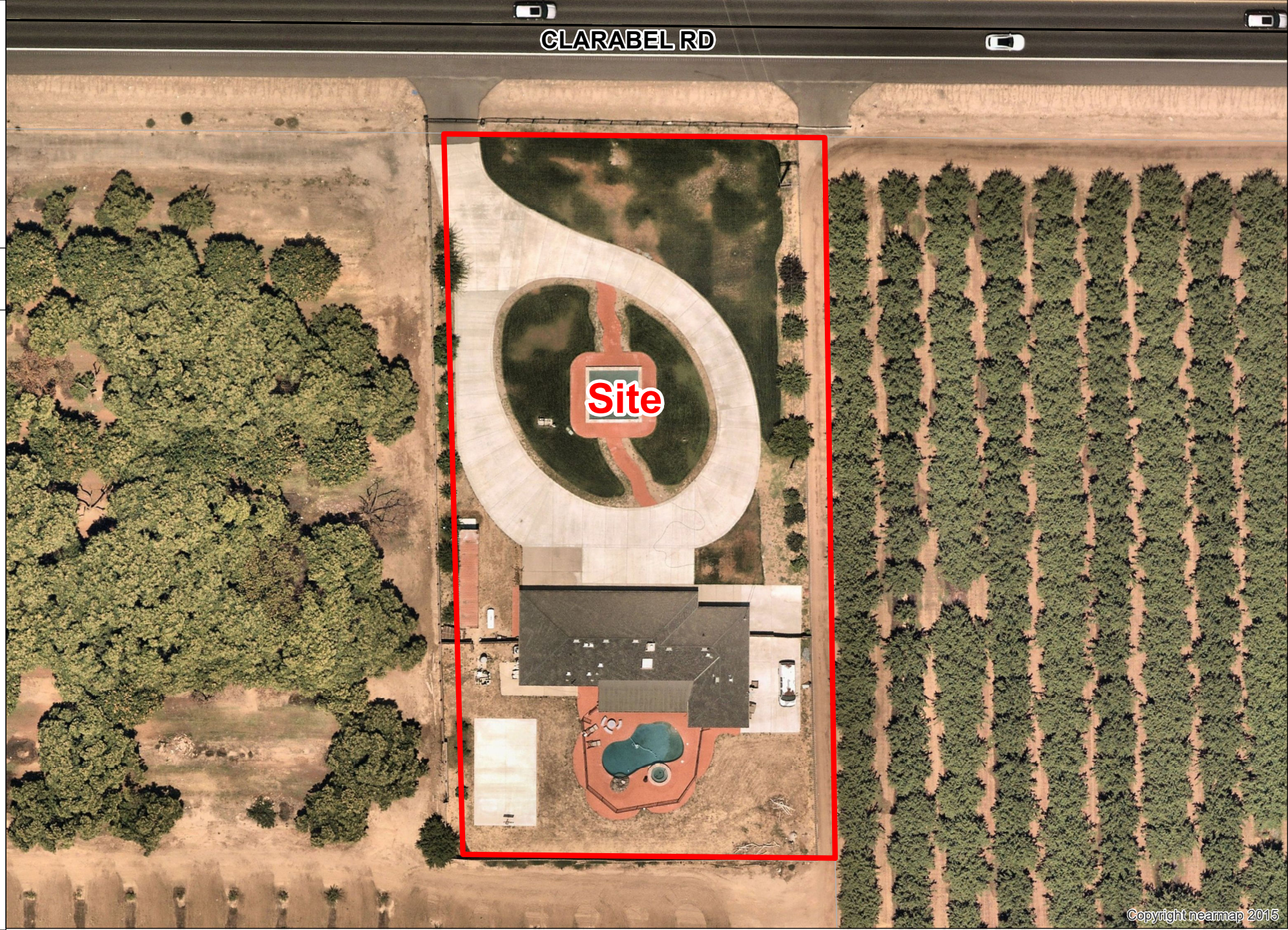
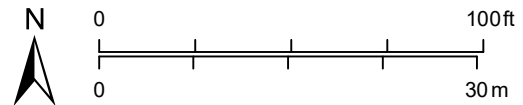
PEREZ EVENT CENTER

UP
PLN2023-0084

LEGEND

 Project Site

 Road








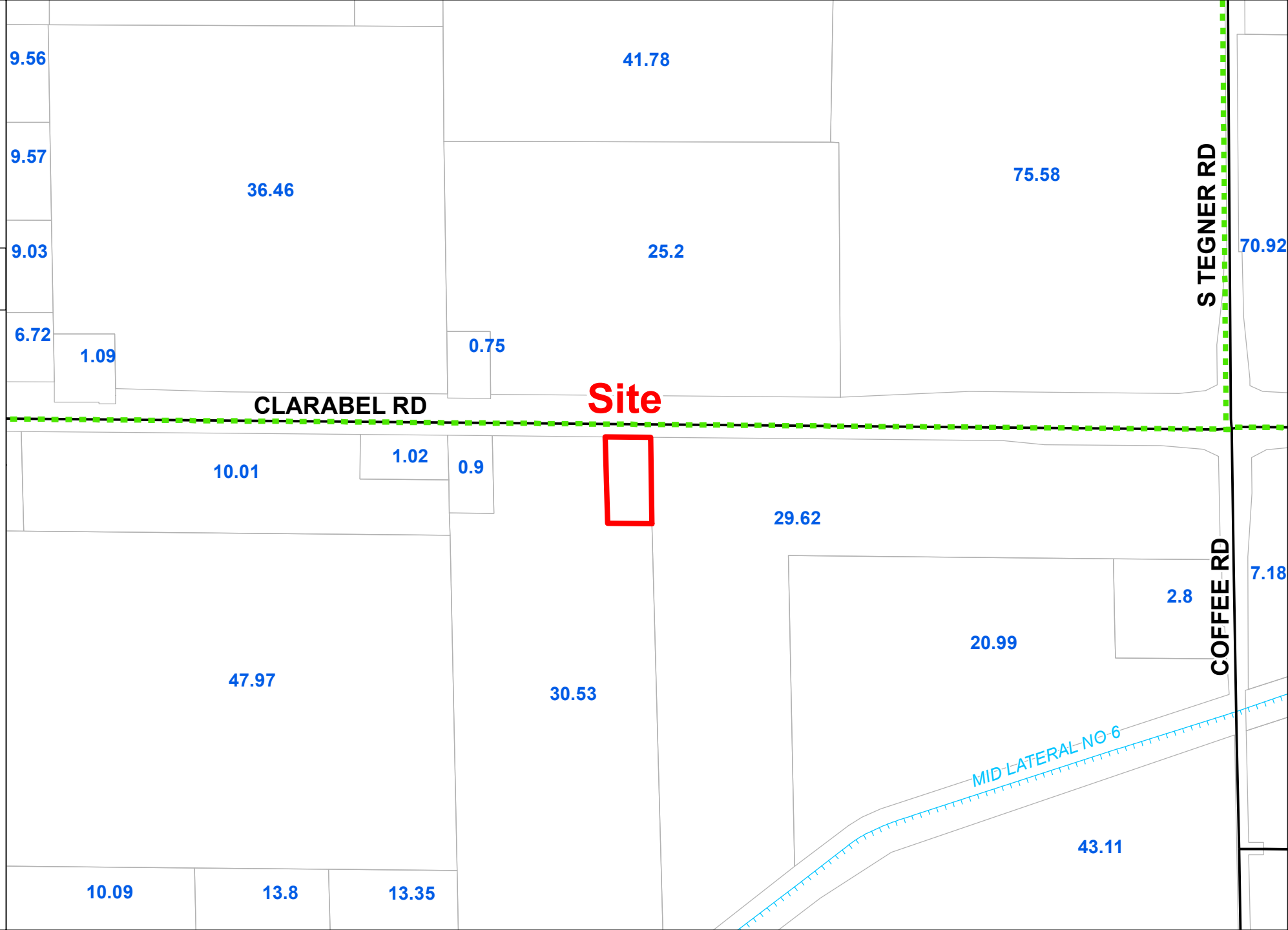
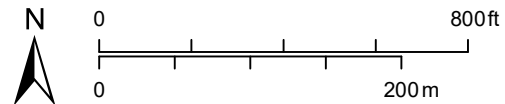
PEREZ EVENT CENTER

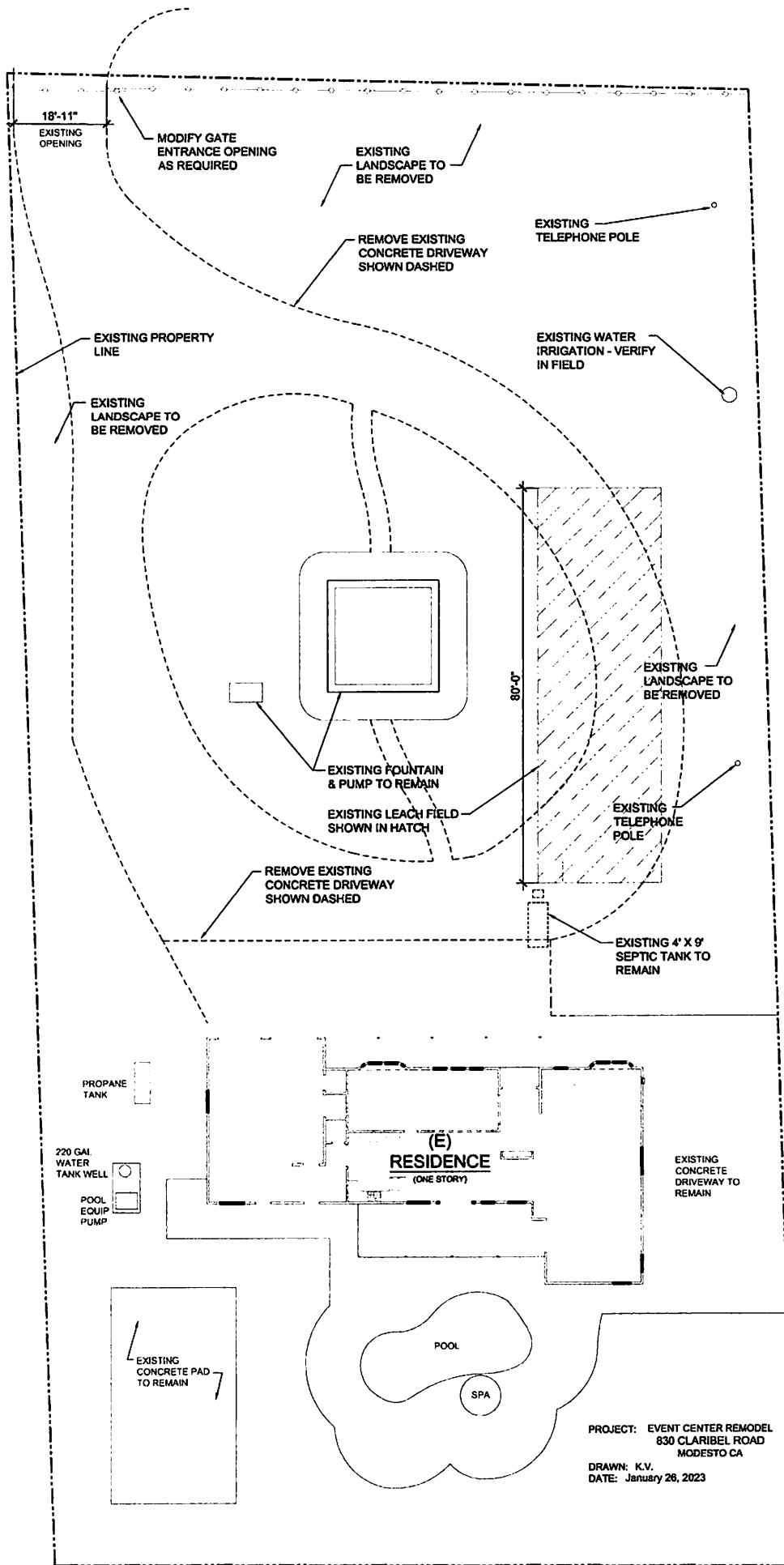
UP PLN2023-0084

ACREAGE MAP

LEGEND

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

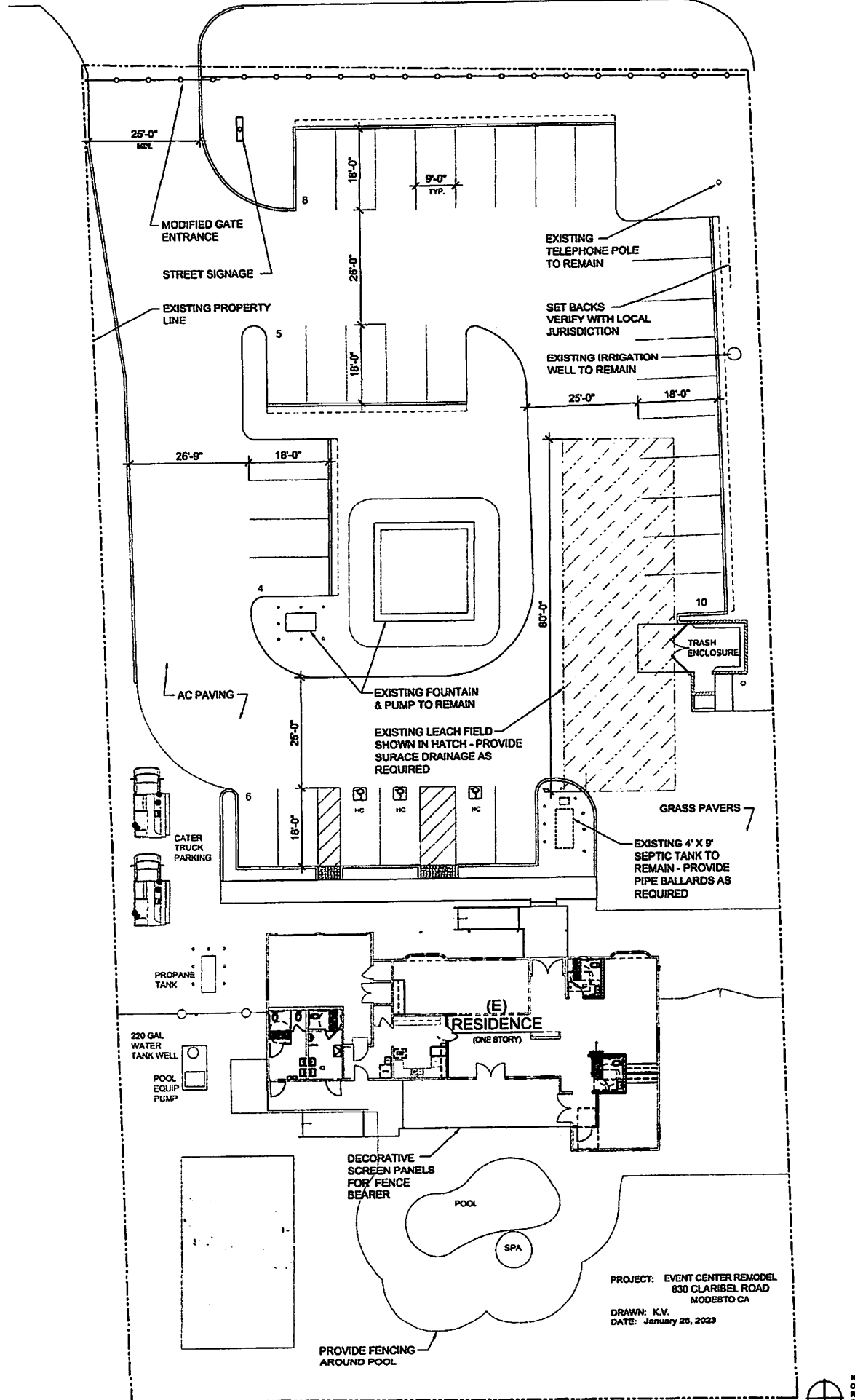




EXISTING SITE PLAN



SCALE: 1" = 20'



PARKING LAYOUT
TOTAL 33 PARKING SPACES

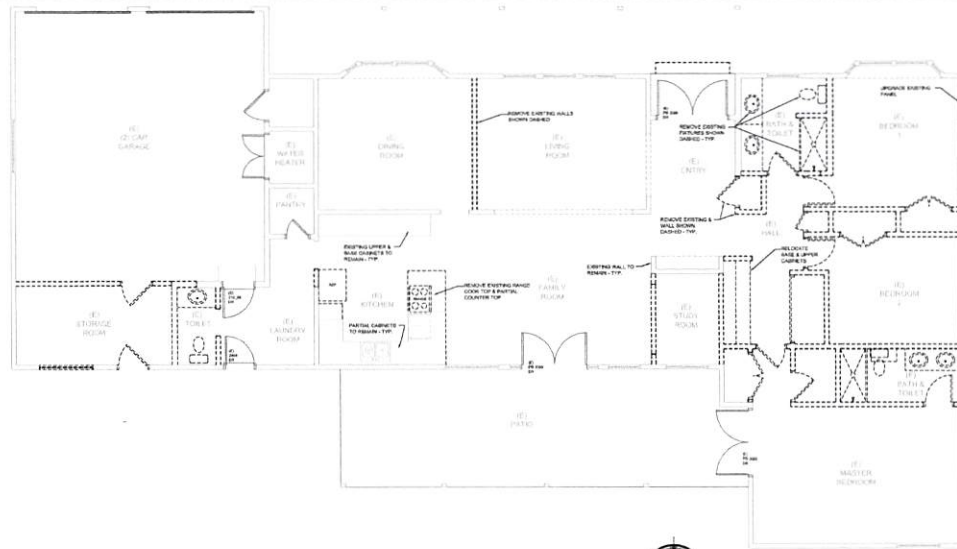
PRELIMINARY SITE PLAN

PROJECT: EVENT CENTER REMODEL
830 CLARIBEL ROAD
MODESTO CA
DRAWN: K.V.
DATE: January 20, 2023

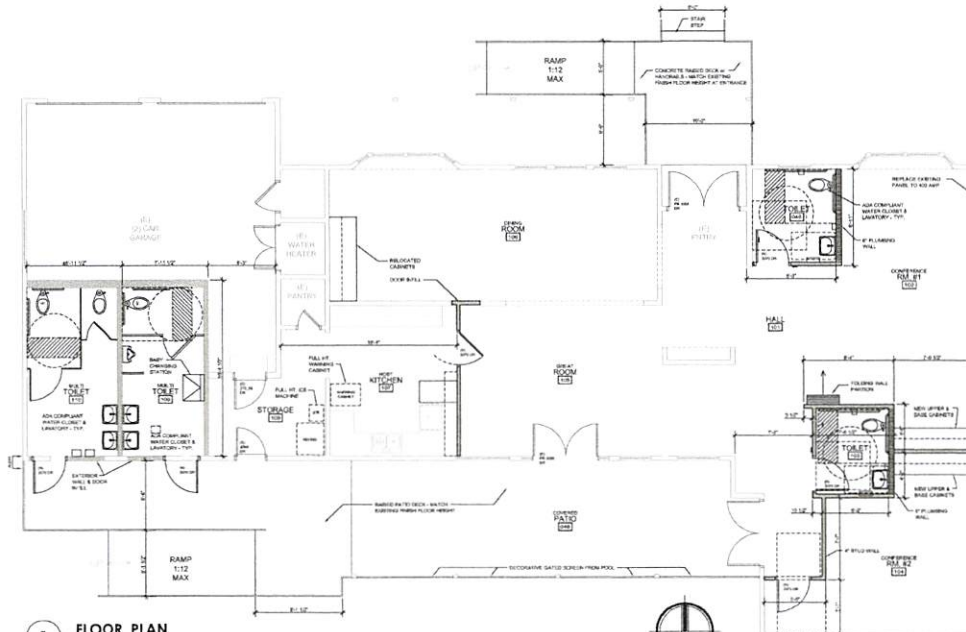


SCALE: 1" = 20'

IF THIS SHEET IS NOT FOUND, IT IS A REDUCED PRINT - SCALE ACCORDINGLY



1 EXISTING FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"

FLOOR SPACE - 2,428 SF.



REVISIONS



addition and remodel for:
Perez Residence
830 Claitor Road
Modesto, California 95356

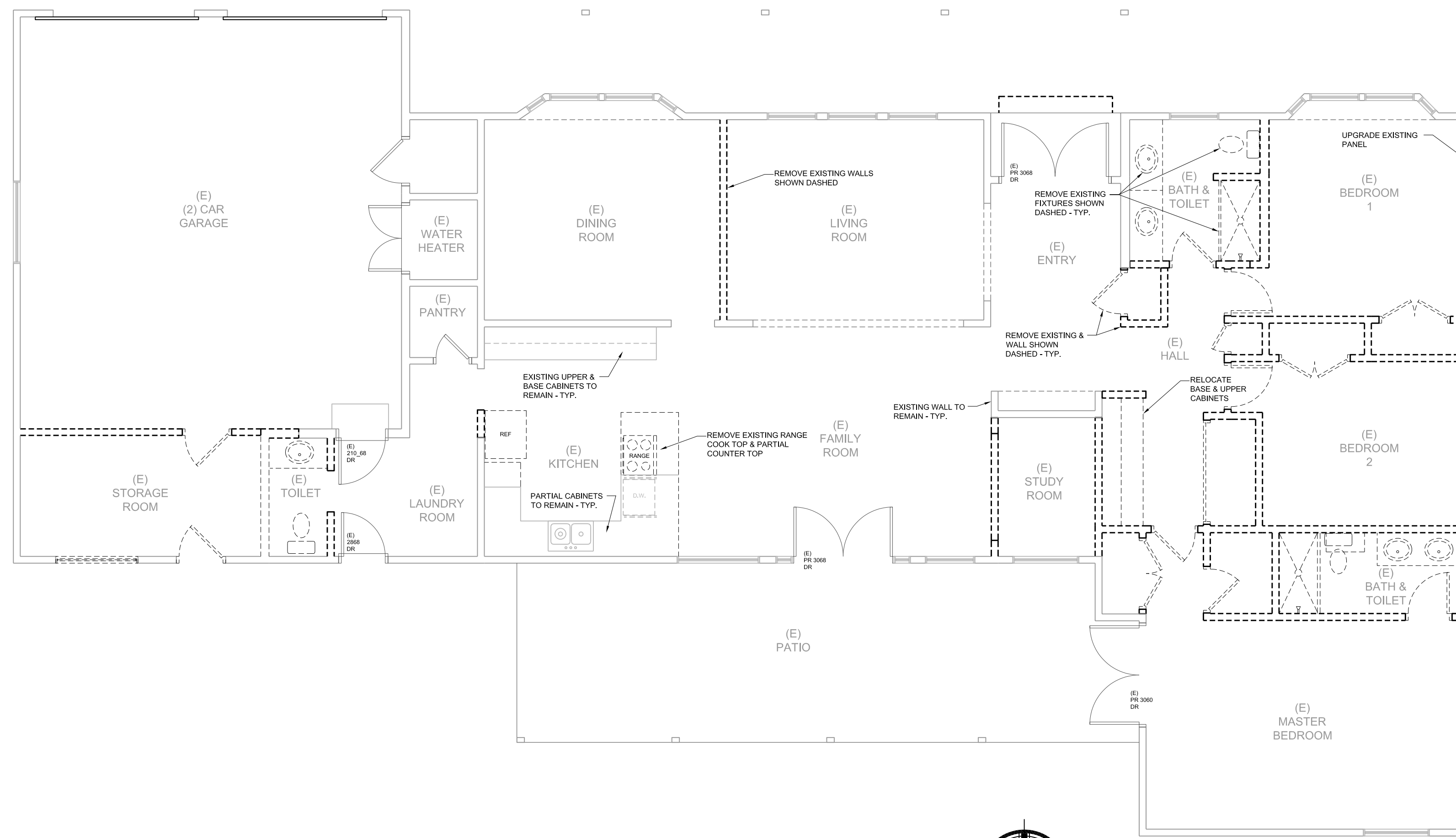
PRELIMINARY
NOT FOR CONSTRUCTION

DATE: JANUARY 24, 2023
JOB NO.: 170519
DRAWN:
CHECKED: K. VALENZUELA
SHEET:

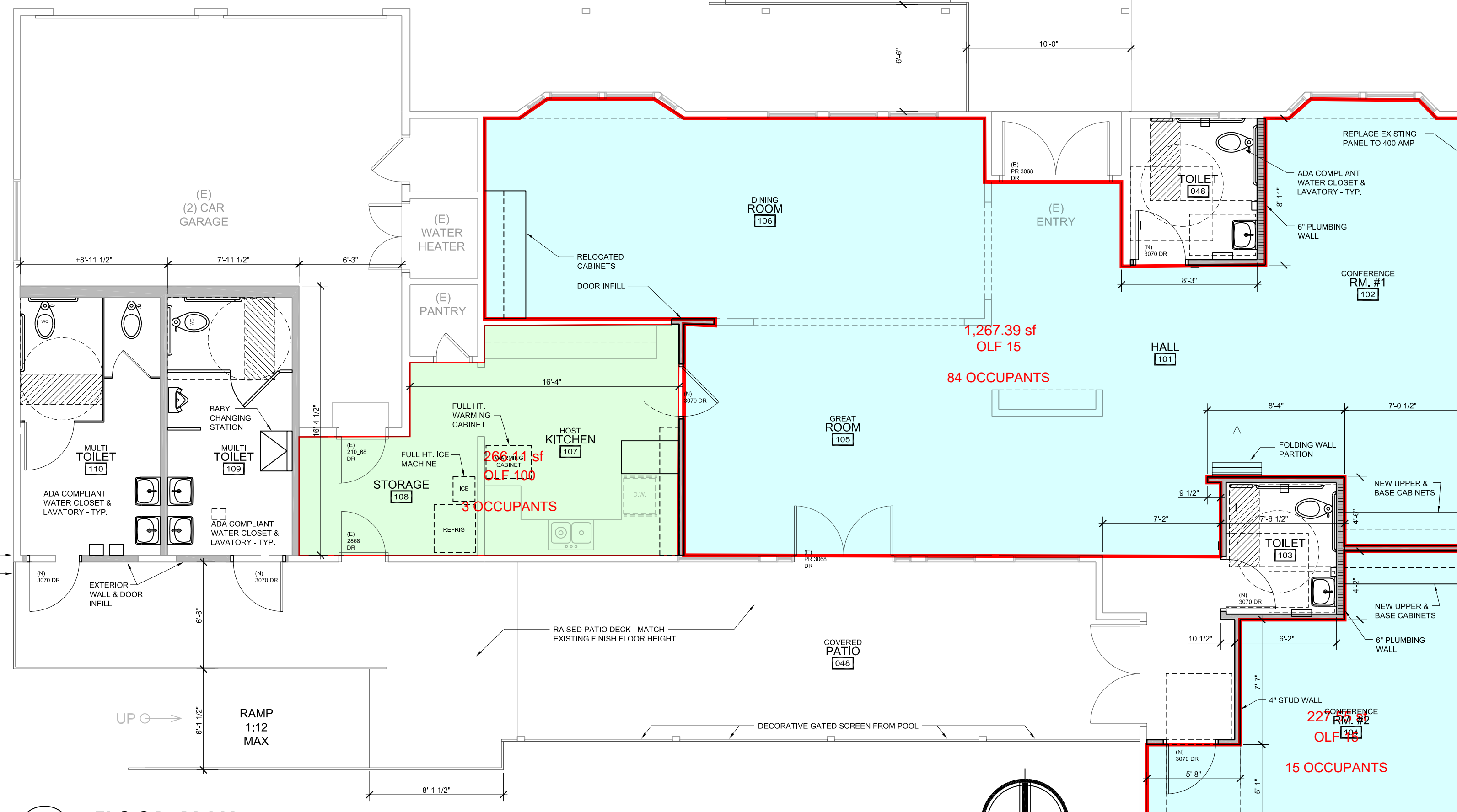
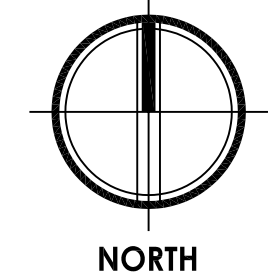
A2.2

DATE PLOTTED: 1/24/2023 10:58:10 AM; PLOTTER: HP DesignJet 2400; PLOT SCALE: 3/16" = 1'-0"; PLOT SHEET: A2.2

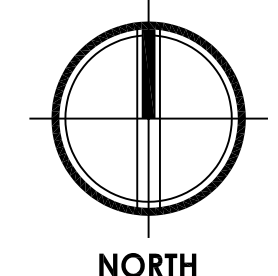
IF THIS SHEET IS NOT 24"x36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY



1 EXISTING FLOOR PLAN
SCALE: 3/16" = 1'-0"



1 FLOOR PLAN
SCALE: 3/16" = 1'-0"



FLOOR SPACE - 2,428 S.F.

PLUMBING FIXTURE REQUIREMENTS

For plumbing calculations: OLF is 30 assuming there will be portable tables / chairs, not just standing room only.

102 total occupants

56 male
56 female

REQUIRED:

MALE:

2 WATER CLOSETS
1 URINAL
1 LAVATORY

FEMALE:

3 WATER CLOSETS
1 LAVATORY

TOTAL REQUIRED: 5 WATER CLOSETS, 1 URINAL, 2 LAVATORIES

PROVIDED:

MALE:

1 WATER CLOSET, 1 URINAL, 2 LAVATORIES

FEMALE:

2 WATER CLOSETS, 2 LAVATORIES

UNISEX:

2 WATER CLOSETS, 2 LAVATORIES.

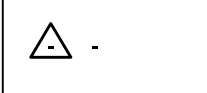
TOTAL PROVIDED: 5 WATER CLOSETS, 1 URINAL, 6 LAVATORIES

TYPE OF OCCUPANCY ¹	WATER CLOSETS (FIXTURES PER PERSON) ²		URINALS (FIXTURES PER PERSON) ²		LAVATORIES (FIXTURES PER PERSON) ²		BATHTUBS OR SHOWERS (FIXTURES PER PERSON)
A-1 Assembly occupancy (fixed or permanent seating)- theaters, concert halls, and auditoriums	Male	Female	Male	Female	Male	Female	-
	1: 1-100	1: 1-25	1: 1-200	1: 1-25	1: 1-200	1: 1-100	
	2: 101-200	2: 26-50	2: 201-300	2: 26-50	2: 201-400	2: 101-200	
A-2 Assembly occupancy- restaurants, pubs, lounges, nightclubs and banquet halls	Male	Female	Male	Female	Male	Female	-
	1: 1-50	1: 1-25	1: 1-200	1: 1-25	1: 1-150	1: 1-50	
	2: 51-100	2: 26-50	2: 201-300	2: 26-50	2: 151-200	2: 151-200	
Over 400, add 1 fixture for each additional 500 males and 1 fixture for each additional 125 females.	3: 201-400	3: 51-100	3: 301-400	3: 101-200	3: 401-500	3: 201-300	
	4: 401-500	4: 101-200	4: 401-600	4: 101-200	4: 401-500	4: 201-300	
	5: 501-750	5: 201-300	5: 501-750	5: 201-300	5: 501-750	5: 301-400	
Over 600, add 1 fixture for each additional 300 males.	6: 751-1000	6: 301-400	6: 601-900	6: 301-400	6: 601-900	6: 301-400	
	7: 1001-1500	7: 401-500	7: 901-1200	7: 401-500	7: 901-1200	7: 401-500	
	8: 1501-2000	8: 501-600	8: 1201-1500	8: 501-600	8: 1201-1500	8: 501-600	
Over 750, add 1 fixture for each additional 250 males and 1 fixture for each additional 200 females.	9: 2001-2500	9: 601-750	9: 1501-2000	9: 601-750	9: 1501-2000	9: 601-750	
	10: 2501-3000	10: 751-1000	10: 2001-2500	10: 751-1000	10: 2001-2500	10: 751-1000	
	11: 3001-4000	11: 1001-1500	11: 2501-3000	11: 1001-1500	11: 2501-3000	11: 1001-1500	
Over 400, add 1 fixture for each additional 250 males and 1 fixture for each additional 200 females.	12: 4001-5000	12: 1501-2000	12: 3001-4000	12: 1501-2000	12: 3001-4000	12: 1501-2000	
	13: 5001-6000	13: 2001-2500	13: 4001-5000	13: 2001-2500	13: 4001-5000	13: 2001-2500	
	14: 6001-8000	14: 2501-3000	14: 5001-6000	14: 2501-3000	14: 5001-6000	14: 2501-3000	
Over 800, add 1 fixture for each additional 300 males.	15: 8001-10000	15: 3001-4000	15: 6001-8000	15: 3001-4000	15: 6001-8000	15: 3001-4000	
	16: 10001-15000	16: 4001-5000	16: 8001-10000	16: 4001-5000	16: 8001-10000	16: 4001-5000	
	17: 15001-20000	17: 5001-6000	17: 10001-15000	17: 5001-6000	17: 10001-15000	17: 5001-6000	
Over 400, add 1 fixture for each additional 250 males and 1 fixture for each additional 200 females.	18: 20001-25000	18: 6001-7500	18: 15001-20000	18: 6001-7500	18: 15001-20000	18: 6001-7500	
	19: 25001-30000	19: 7501-10000	19: 20001-25000	19: 7501-10000	19: 20001-25000	19: 7501-10000	
	20: 30001-40000	20: 10001-15000	20: 25001-30000	20: 10001-15000	20: 25001-30000	20: 10001-15000	

BUILDING OCCUPANCY CLASSIFICATION - A-2
CONSTRUCTION TYPE V-B

BUILDING OCCUPANT LOAD FOR ASSEMBLY AREA = 99

REVISIONS



addition and remodel for:

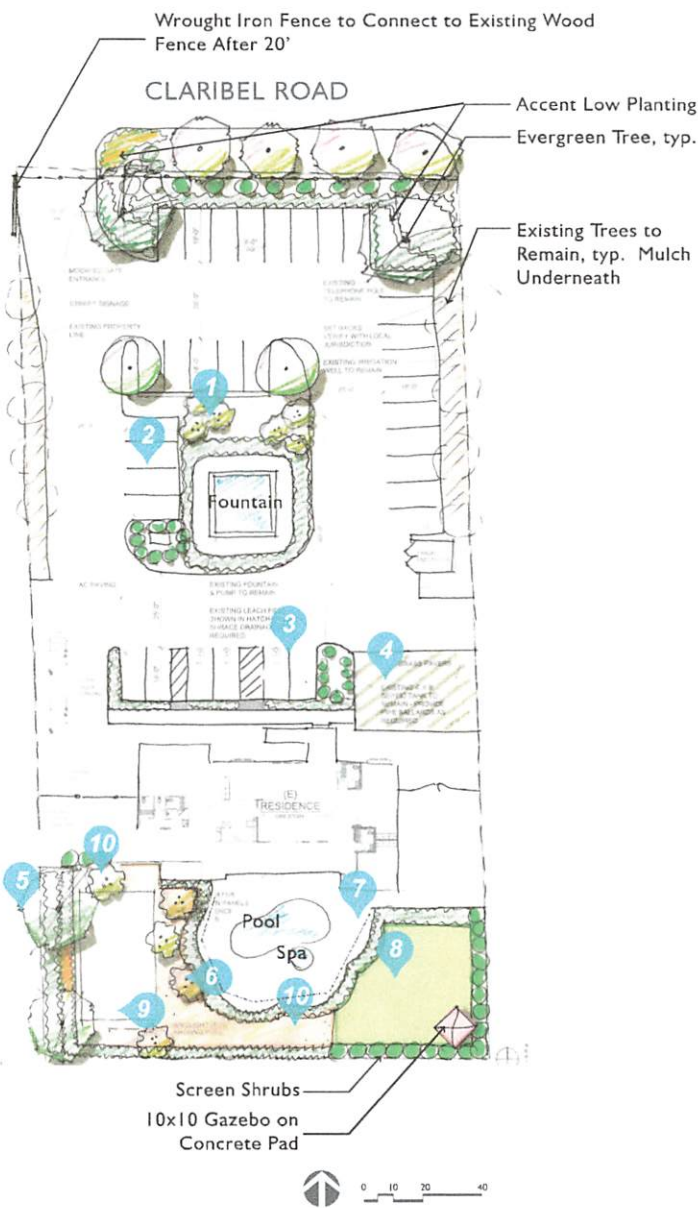
Perez Residence

830 Claribel Road
Modesto, California 95356

**PRELIMINARY
NOT FOR CONSTRUCTION**

DATE : JANUARY 24, 2023
JOB NO. : 170519
DRAWN :
CHECKED : K. VALENZUELA
SHEET :

A2.2



- 1 Decomposed Granite and Grasses with Olive Trees
- 2 Accent Planting at Fountain Edge
- 3 Screen Planting at Utilities, typ.
- 4 Grasspave
- 5 Shade Trees
- 6 Decomposed Granite with Olive Trees
- 7 Shrubs at Pool Fence
- 8 Synthetic Turf
- 9 Decorative Lights at Concrete Pad
- 10 Ceremony Space Entry Portals





Carpinus caroliniana
American Hornbeam
💧💧💧

Cotinus coggygia 'Ancot'
Golden Spirit Smoke Tree
💧💧🌸🍂

Lagerstroemia Muskogee
Crape Myrtle
💧💧🌸🍂

Olea europea fruitless
Fruitless Olive
💧

Quercus agrifolia
Multi-trunk Oak
💧🌲📞



Anigozanthos 'Roy Slaven'
Kangaroo Paw
💧🌸🌲🍂

Buxus microphylla
Green Beauty Boxwood
💧💧💧🌲

Carex flacca
Pennsylvania Carex
💧💧💧🌲

Heuchera Caramel
Coral Bells
💧🌸🍂

Hydrangea macrophylla
White Big Leaf Hydrangea
💧💧💧🌸

Lavender hidecote
English Lavender
💧🌸🌲🍂

Lomandra longifolia
Dwarf Mat Rush
💧🌲



Mimulus aurantiacus
Monkeyflower
💧🌸🍂📞

Miscanthus sinensis
Maiden Grass
💧

Pennisetum 'Little Bunny'
Little Bunny Grass
💧

Phormium tenax
Firebird Flax
💧🌲

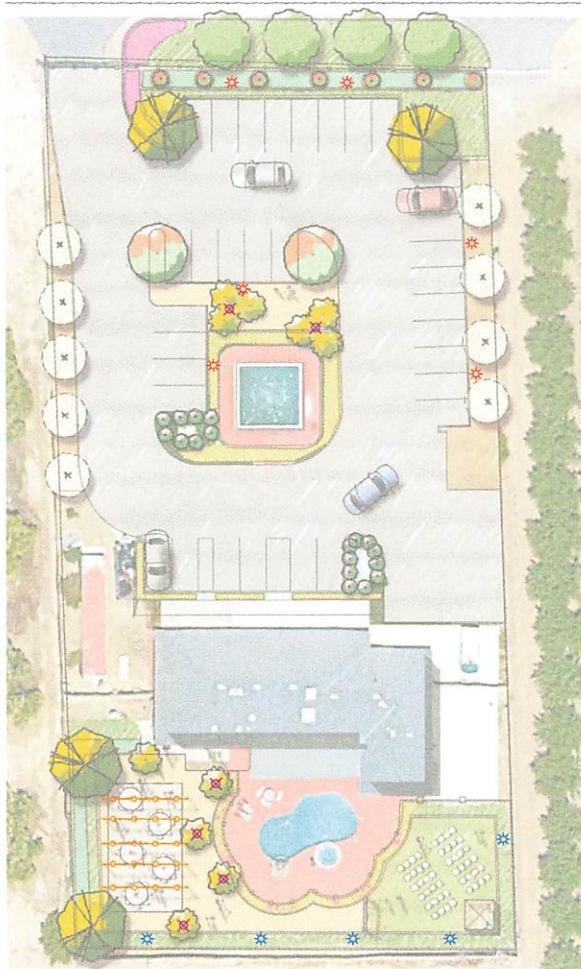
Polystichum munitum
Western Sword Fern
💧💧💧🌲📞

Pittosporum 'Silver Sheen'
Mock Orange Silver Sheen
💧💧💧🌲🌸

Stachys byzantina
Lamb's Ear
💧🌸🌲🍂

- 💧 Water Use
- 📞 Pollinator Support
- 🌲 Evergreen
- 🌸 Flowering
- 🍂 Fall Color or Seasonal Interest
- 📞 California Native

CLARIBEL ROAD



Catenary Lighting
12' tall



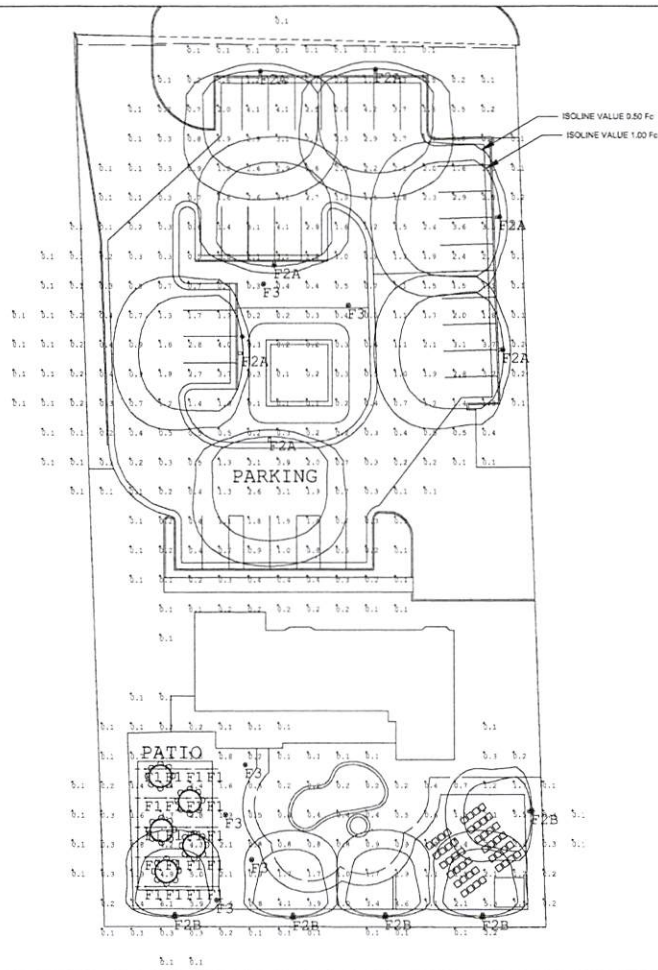
Parking Lot Lighting
20' tall



Accent Uplighting

Event Lighting
12' tall





SCALE: 1" = 20'-0"

PLAN VIEW

Symbol	Qty	Label	Arrangement	Description	UFR **	ULF	Lum. Lumens	Lum. Watts	Total Watts	Usta Source filename
⊕	26	F1	Single	B-K LIGHTING DI-LED-TR-e151-56"-WHP-C-INC-MT (3000K) - 10' A.F.F.	1.010	0.858	402	9.30225	186.305	DI-LED-TR-e153-41"-WFL-WHP-C-INC-MT-14327079-14327079_23.ies
⊕	7	F2A	Single	BEGA 99 519 - 20' POLE	N.A.	0.850	4741	37	259	99519_BEGA_IPS.ies
⊕	5	F2B	Single	BEGA 84 252-K3 - 12' POLE	N.A.	0.850	2010	17	85	84252K3_BEGA_IPS.ies
⊕	6	F3 *	Single	BEGA 84 067	N.A.	0.850	0	0	0	84067_BEGA_IPS.ies

* TYPE F3 DOES NOT CONTRIBUTE TO OVERALL CALCULATION.
 ** UDF FACTOR PRORATED TO SIMULATE 3000K CCT OPTION.

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING	Illuminance	Fc	1.74	4.2	0.2	8.70	21.00
PATIO	Illuminance	Fc	4.09	5.0	3.4	1.20	1.47

Note: Unless otherwise specified, the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers: 0.90 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.80 LLD for linear T8 and T5 fluorescent; 0.88 LLD for compact fluorescent and induction; 0.86 LLD for Compact and Exit lamps; 0.94 LLD for all LED sources. Unless otherwise noted, 0.50 luminaire dirt depreciation (LDD) is conservatively applied. In cases where appropriate, ballast factor (BF) is applied. Additional user defined factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT RECOMMENDATION

(ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDELS AT FINISHED GRADE, U.O.N.)



B-K LIGHTING



PRELIMINARY - NOT FOR CONSTRUCTION
 NOT FOR QUOTING PURPOSES

Associated Lighting Representatives, Inc.
AIR
 Lighting Analysis
 HAVES GROUP ARCHITECTS, INC.
 ASSOCIATED LIGHTING REPRESENTATIVES, INC.
 2700 HAWK HOLLOW AVENUE, SUITE 100
 FORT WORTH, TEXAS 76112
 TEL: 817.339.1111
 FAX: 817.339.1112
 WWW.ASSOCIATEDLIGHTINGREPRESENTATIVES.COM



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): _____

Date: _____

S _____ T _____ R _____

GP Designation: _____

Zoning: _____

Fee: _____

Receipt No. _____

Received By: _____

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).*

The proposal is to convert a single family residence and property to an event center. There will be no expansion of the existing structure. The interior is proposed to be modified to accommodate events and the conversion of the existing kitchen into a catering kitchen with no stove. Parking will be provided in the area between the existing structure and the front of the lot with two-way access driveway off Claribel Road. The rear yard is proposed to be used for outdoor events.

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 082 Page 006 Parcel 035

Additional parcel numbers: _____

Project Site Address
or Physical Location:

830 Claribel Rd.

Property Area: Acres: 1.00 or Square feet: _____

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

Single Family residence built in 1987

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)

NIA

Existing General Plan & Zoning: Urban Transition

Proposed General Plan & Zoning: A-2
(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: Agriculture

West: Agriculture, 2 single family residences

North: Agriculture

South: Agriculture

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: 2,428 Sq. Ft. Landscaped Area: 14,000 Sq. Ft.

Proposed Building Coverage: _____ Sq. Ft. Paved Surface Area: 20,500 Sq. Ft.

BUILDING CHARACTERISTICS:

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

Number of floors for each building: 1

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) NIA

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

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 System

Telephone: AT&T

Gas/Propane: J.C. West

Water**: Private Well

Irrigation: Private Well

*Please Note: A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

**Please Note: A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

No

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

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

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

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

AFFORDABLE HOUSING/SENIOR:

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

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

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

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

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

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

Square footage of each existing or proposed building(s): **2,428 sq.ft.**

Type of use(s): **Event Center**

Days and hours of operation: Event facility is proposed to be available 7-days a week

11:00 am to 11:00 pm

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

Occupancy/capacity of building: 140 persons

Number of employees: (Maximum Shift): 2 (Minimum Shift): 1

Estimated number of daily customers/visitors on site at peak time: 140 max. per scheduled event

Other occupants: _____

Estimated number of truck deliveries/loadings per day: NIA

Estimated hours of truck deliveries/loadings per day: NIA

Estimated percentage of traffic to be generated by trucks: NIA

Estimated number of railroad deliveries/loadings per day: NIA

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)
Claribel 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) ***Storm water will be contained on-site in landscape areas.***

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

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

EROSION CONTROL:

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

Fiber dam will be used during any grading operation to control potential erosion

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)

**** 31 parking spaces will be provided, plus 3 accessible spaces***

**** Signing will conform to Sign Regulations for pole signs***



215 Elmwood Ct.
Modesto, CA 95354
510.386.7551
rshanksplng@gmail.com
rogershanksconsulting.com

Agriculture Buffer

The applicant is proposing a Conditional Use Permit is for a small scale event center. The property is currently developed with a single family home with a large front setback from Claribel Road. As designed, all parking will be located in the front yard area. Circulation will be provided by a one-way loop road with a single access driveway to Claribel Road. Events are envisioned to occur either indoors or in the rear portion of the lot.

The parcel is one acre in area. It is bounded by an almond orchard on the east and a new orchard to the south. There is an older orchard on the west side of the site between the subject property and a lot approximately 350 feet to the west containing a residence and farm buildings fronting on Claribel Road.

The property is one of the smallest parcels in the area. The parcel is 150 feet in width, with a depth of 290 feet. If a 150 to 300 foot buffer is required it could only be accomplished with the removal of trees on the adjacent parcels, as the site does not have sufficient area to provide a buffer within the property boundaries.

The property currently has a six foot wood fence surrounding the property with a wrought iron fence across the front of the parcel. The proposed development will include the retention of the perimeter fencing and will include new landscaping to help buffer the use from the adjacent agricultural areas.

The proposed use will not intrude into the surrounding agricultural parcels. All access will be limited to Claribel Road, thereby not creating adverse impacts on the adjacent agricultural lands.

The parcel is within the SOI of the City of Modesto, which anticipates this area being ultimately improved with residential and related uses.



Modesto
(209) 529-2020

509 Tully Rd, Modesto, Ca 95350
State License #276660 www.ijlarsenpumps.com

Hilmar
(209) 634-7276

Date: 12/15/22
R.O. SYSTEM: N/A

Address: 830 Claribel Rd, Modesto
Escrow number: N/A

To Whom It May Concern:

Thank you for the opportunity to provide you with our excellent service from I.J Larsen Pumps, Inc. I have inspected the pressure system at the address above. We have found the system to be as of the time of inspection. Any obvious corrections or repairs that are necessary as of the date of this inspection are listed below. This pump inspection is only valid for day of inspection.

General Information

<u>Pump</u>		<u>Well</u>	
Brand: Franklin Electric	<input type="checkbox"/>	Well Depth: 110'	
Motor: Franklin Electric	<input type="checkbox"/>	Well Size: 6	<input type="checkbox"/>
Horsepower: 2	<input type="checkbox"/>	Water Level: 42'	
Voltage: 230	<input type="checkbox"/>	Pipe Setting: 90'	
Amps:		Type of Pipe: 1 1/4" <input type="checkbox"/> Sch 80 PVC	<input type="checkbox"/>
Type of Pull: Truck	<input type="checkbox"/>	Well Seal: Yes	<input type="checkbox"/>
Tank Type: 220 & 85 Bladder tanks		Have Foundation: Yes	<input type="checkbox"/>
Estimated GPM: 25		Above Grade: Yes	<input type="checkbox"/>

Comments: The pump will deliver 30 gpm at 50psi.

Needed corrections or repairs: _____

Inspected by: Mark Crist

Our inspections are limited to the water pump, the electrical equipment of the pump and the water tank.

CUSTOMER'S NAME: Ben Perez

WO# 51219



Water System Classification Determination

- Name of Water System: PEREZ
Physical Location Address: 830 CLARIFEL RD
Owner of Property: DARIS PEREZ Email: CALFLYORREDNOTS@SBCGLOBAL.NET
Owner's Address: _____
Phone #: 209 526.1463 Fax #: _____
- Local Representative's Name: DOUGER SHANKS Title: CONSULTANT
Address: 215 ELMWOOD CT, MODESTO, CA 95354
Phone #: 510.386.7551 Fax #: _____
Email: DSHANKSPLWA@GMAIL.COM
- Area Served: 2,428 SQ. FT.
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? _____
How long has it been under the current ownership? Year _____ Month: _____
- Service Connections
No. of Connections to structures: Current: 1 Projected: 1
(i.e. homes/mobile homes, buildings, etc.)
- Population Served
Seasonal Operations? Yes No; If Yes, Months of peak operation: _____
Total Residential population: Peak/Normal: _____ Off Season: _____
Total Employees/student population: Peak/Normal: _____ Off Season: _____
Total Customer/Visitor/Guest/Deliver: Peak/Normal: 120/80 Off Season: _____
- Briefly describe the proposed or existing operating activities for this water system: PRIVATE
EVENT VENUE. EVENTS WILL BE SERVED BY CATERERS. NO
ON-SITE COOKING. I.E. WEDDINGS, BIRTHDAYS, MEETINGS

Signature: _____ Date: _____

Signed by (Print): _____ Title: _____

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
ON-SITE WELL	OSO CLARIFICAL	

b. Treatment Works (also includes chlorinators): _____

c. Pumping Stations (booster pumps): FRANKLIN ELECTRIC

d. Reservoirs (storage tanks): 220 & 85 BLADDER TANKS

e. Distribution System: _____

I (We) declare under penalty of perjury that the statements of _____ (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: _____

Signed by (Print): _____ Title: _____

Mailing Address: _____

City: _____ Zip: _____

Telephone: _____ Email: _____