



Referral Early Consultation

Date: November 17, 2023

To: Distribution List (See Attachment A)

From: Kristen Anaya, Associate Planner
Planning and Community Development

Subject: ENVIRONMENTAL REVIEW FOR APPLICATION NO. PLN2023-0098 –
SIERRA VISTA FAMILY AND CHILD SERVICES

Respond By: December 04, 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, b) if there are any potential environmental impacts, and c) if specific mitigation measures should be applied to the project to mitigate potentially significant impacts.

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 evaluating the project for the purposes of CEQA. Therefore, please identify any potential project-related or cumulative impacts for which the project must be studied and mitigated. Please return all comments 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: Sierra Vista Child & Family Services

Project Location: 902, 906, & 908 Imperial Avenue, between Frazier and Guthrie Street, in the Modesto area

APN: 056-043-035

Williamson Act Contract: N/A

General Plan: Low Density Residential

Current Zoning: Single-Family Residential (R-1)

Project Description: Request to develop a social services facility on a 16,278± square-foot parcel, in the Single-Family Residential (R-1) zoning district. The parcel is currently improved with three structures totaling 3,800± square feet and a paved parking lot providing 13 unstriped parking stalls. The project site was previously used as a church, daycare facility, with related offices. The current project proposes demolish the existing structures, and replace it with a single-story, 22-foot-tall, 5,124-square-foot structure which will include: 1,950 square-foot multi-purpose room; 728 square-foot open offices; men’s and women’s restroom facilities; three closed offices; a kitchenette for on-site employees; three family meeting rooms; and a lobby with reception desk. The project also proposed to reorganize the parking lot to provide 17-stalls, and landscaping along the site perimeter and building footprint.

The new facility is proposed to be used as a family and child services facility, offering the following services on an appointment-basis: mental health counseling and consultation, parent education, child abuse prevention and intervention, domestic violence counseling, anger management services, perinatal substance abuse services, foster care services, and community engagement activities. Case management will be both appointment based and on a walk-in basis. Once a week, the multi-purpose room will be used for community engagement events hosted by the applicant. Group sessions and classes will be held up to three times per-week, up to three hours each occurrence. Mental health counseling groups, comprising of 3 to 12 individuals will occur up to two times per-week. Parent education classes of 3 to 12 individuals will occur up to three times a week. A maximum of 50 individuals will be on-site at any given time and up to 16 vehicle trips will occur at any peak time. Up to eight employees will work on-site, in one shift daily from 8:00 a.m. to 5:00 p.m.

Access is proposed off County-maintained Imperial Avenue via a new paved driveway. The project site is located within the Sphere of Influence of the City of Modesto and is served by the City for water and wastewater.

Although the requested use is not identified as a permitted use in the R-1 Zoning District Ordinance, the proposed development is funded by a Department of Health Care Services (DHCS) Behavioral Health Continuum Infrastructure Project (BHCIP) grant and, pursuant to California Health and Safety Code §5960.3, the request is considered exempt from zoning requirements. However, due to the expanding building footprint, this request is considered a project for the purposes of the California Environmental Quality Act (CEQA). Accordingly, the project is permitted ministerially with a building permit but is being circulated for environmental comments in order to comply with CEQA.

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

ENVIRONMENTAL REVIEW FOR APPLICATION NO. PLN2023-0098 – SIERRA VISTA FAMILY AND CHILD SERVICES

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE	X	STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: MODESTO		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
	COOPERATIVE EXTENSION	X	STAN CO BHRS
	COUNTY OF:		STAN CO RISK MANAGEMENT
	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: INDUSTRIAL FIRE	X	STAN CO SUPERVISOR DIST 5: C. CONDIT
X	GSA: WEST TURLOCK SUBBASIN	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:		StanCOG
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: TURLOCK		STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MUNICIPAL ADVISORY COUNCIL: SOUTH MODESTO		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 / CITY-SCHOOLS		US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
	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: ENVIRONMENTAL REVIEW FOR APPLICATION NO. PLN2023-0098 –
SIERRA VISTA FAMILY AND CHILD SERVICES

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

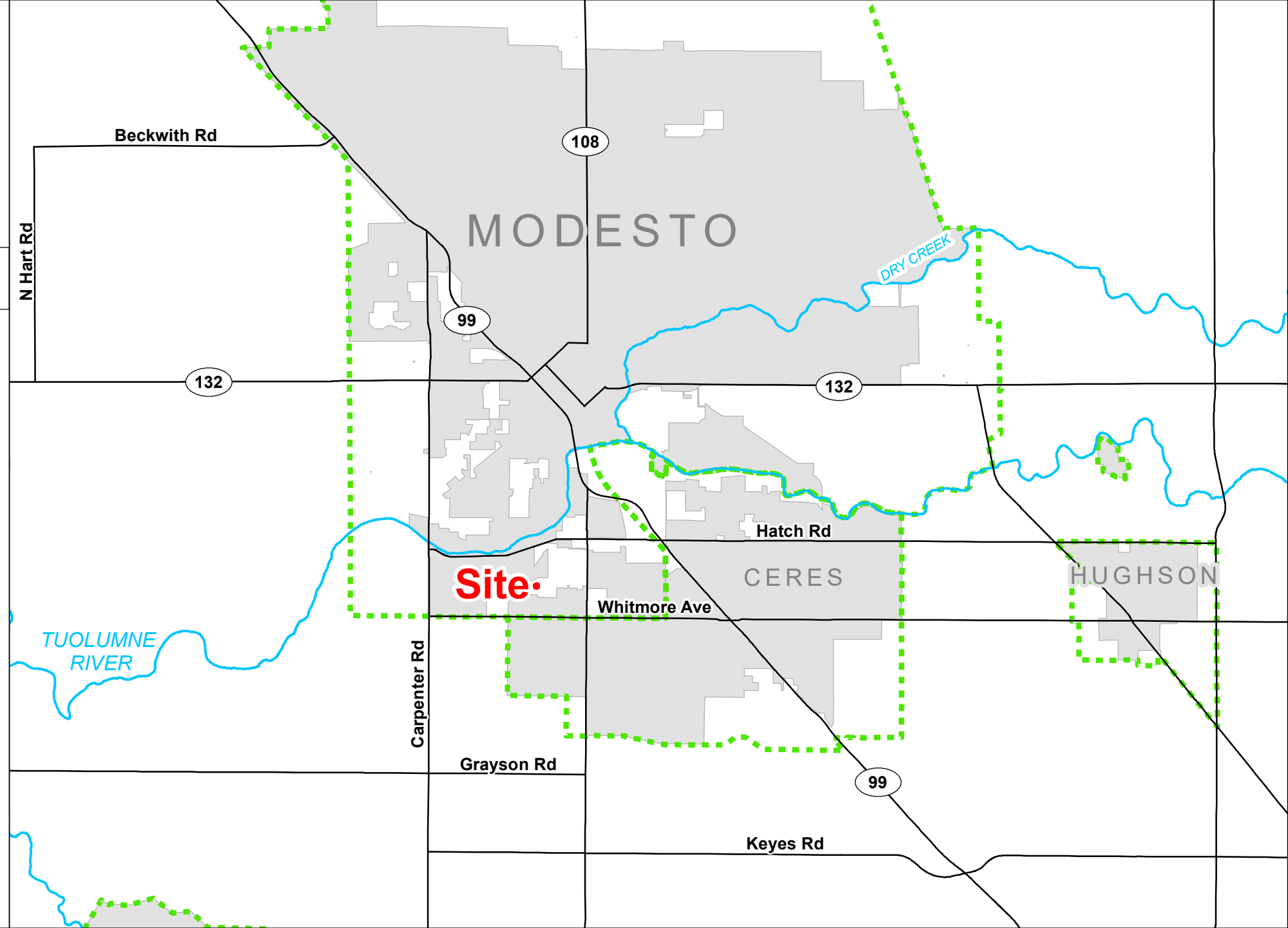
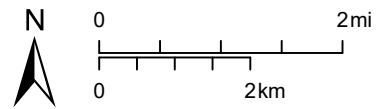
SIERRA VISTA CHILD & FAMILY SERVICES

ER
PLN2023-0098

AREA MAP

LEGEND

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









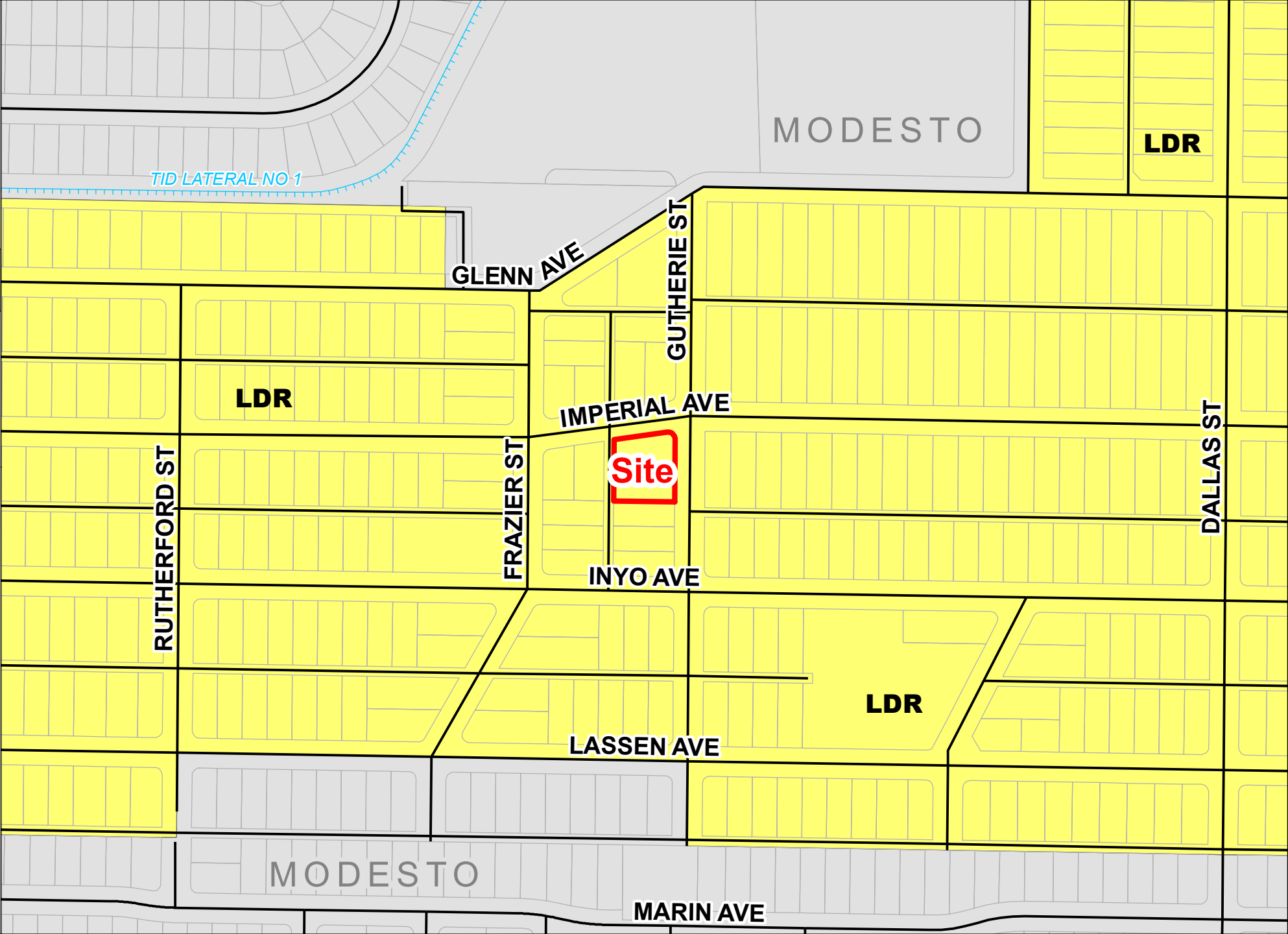
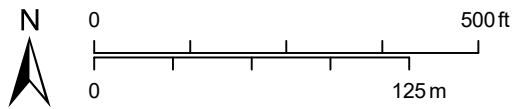
SIERRA VISTA CHILD & FAMILY SERVICES

ER
PLN2023-0098

GENERAL PLAN MAP

LEGEND

-  Project Site
-  City of
-  Parcel
-  Road
-  Canal
- General Plan**
-  Low Density Residential



SIERRA VISTA CHILD & FAMILY SERVICES

ER PLN2023-0098

ZONING MAP

LEGEND


 Project Site

 City of

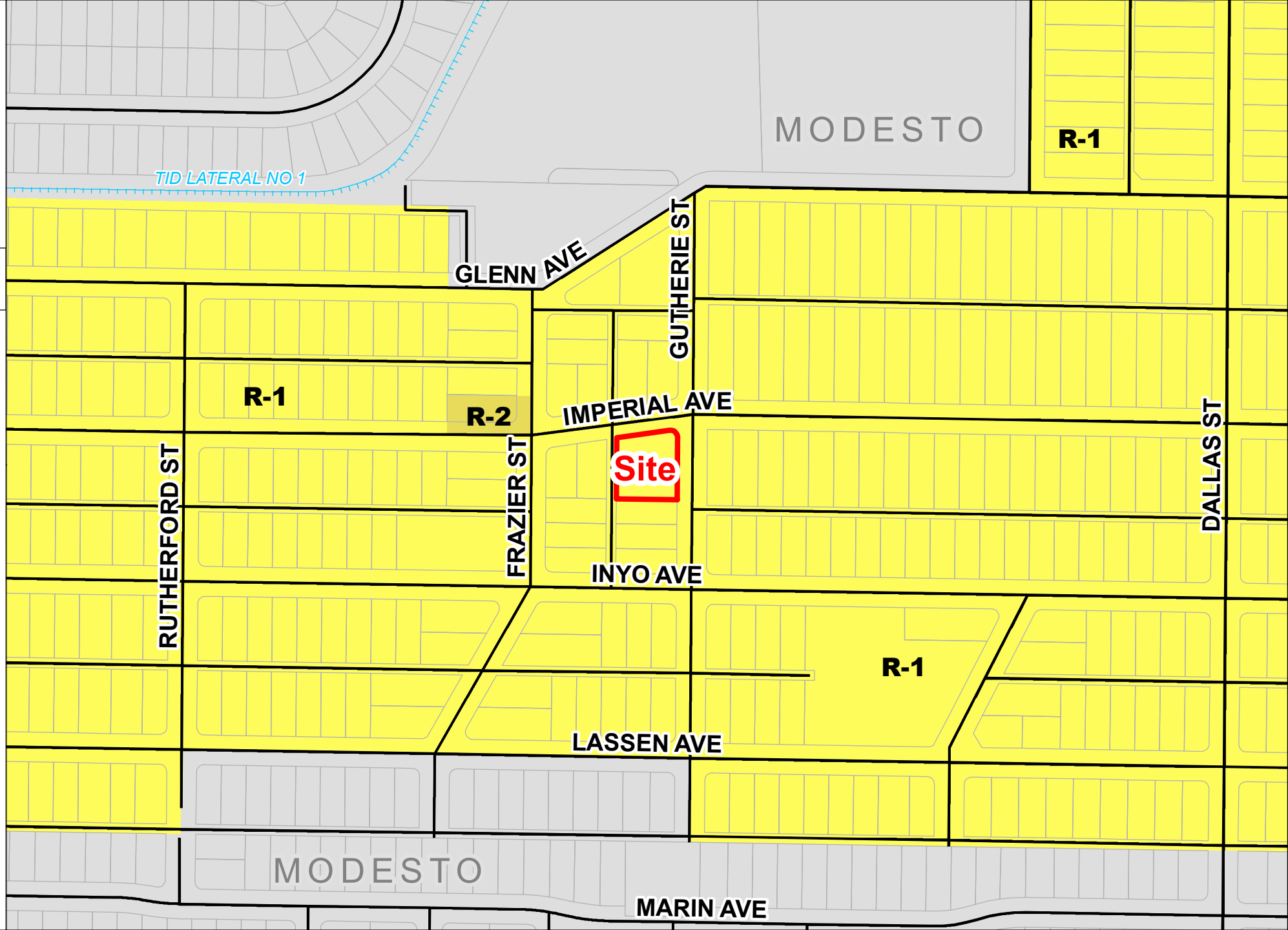
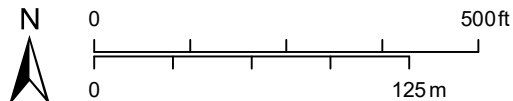
 Parcel

 Road  Canal

Zoning Designation

 Single Family Residential

 Medium Density Residential






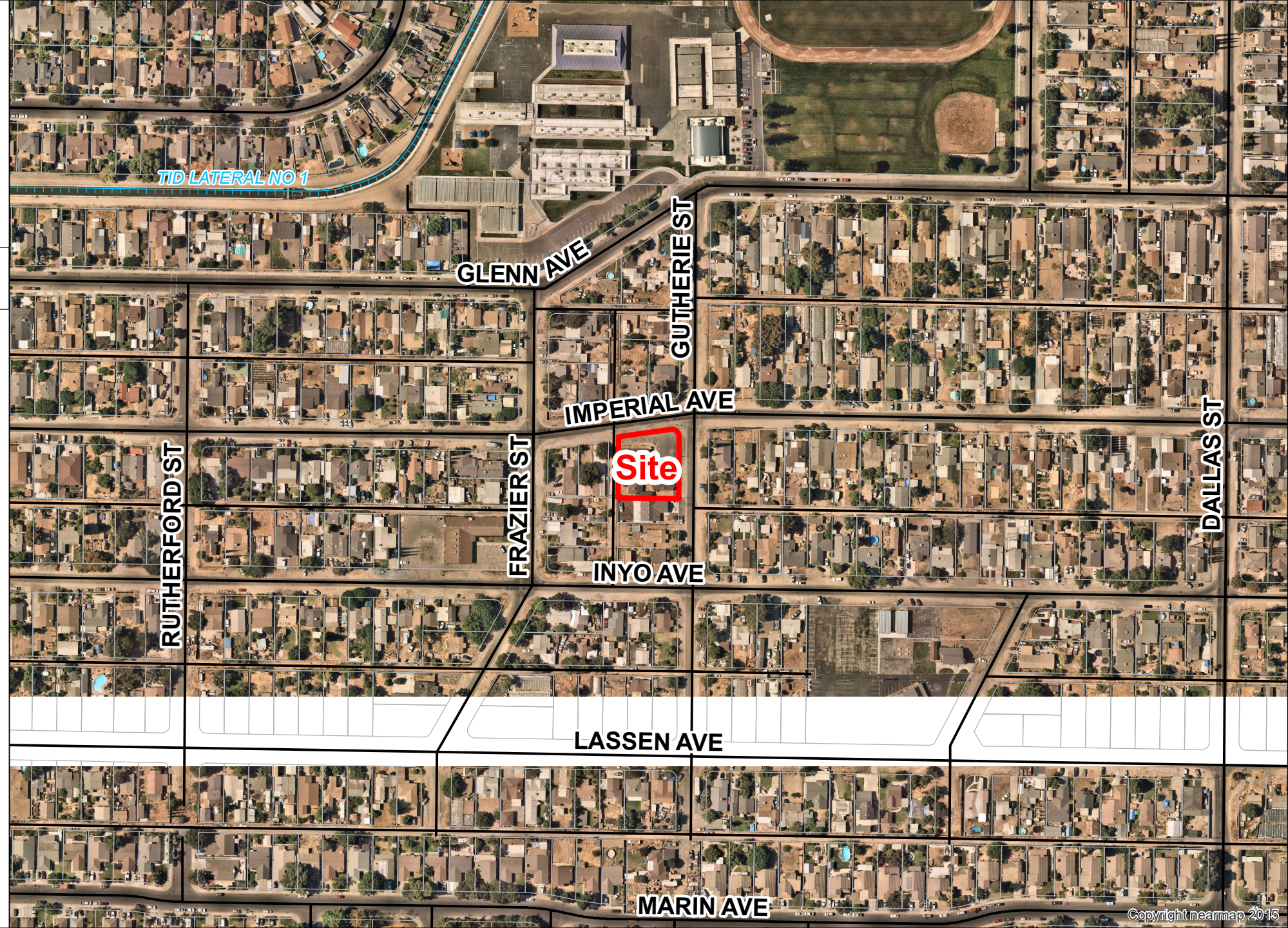
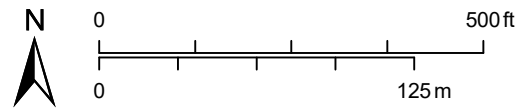
SIERRA VISTA CHILD & FAMILY SERVICES

ER
PLN2023-0098

2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  Canal




SIERRA VISTA CHILD & FAMILY SERVICES

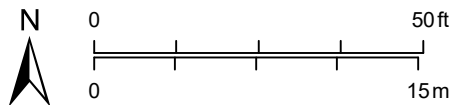
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PLN2023-0098

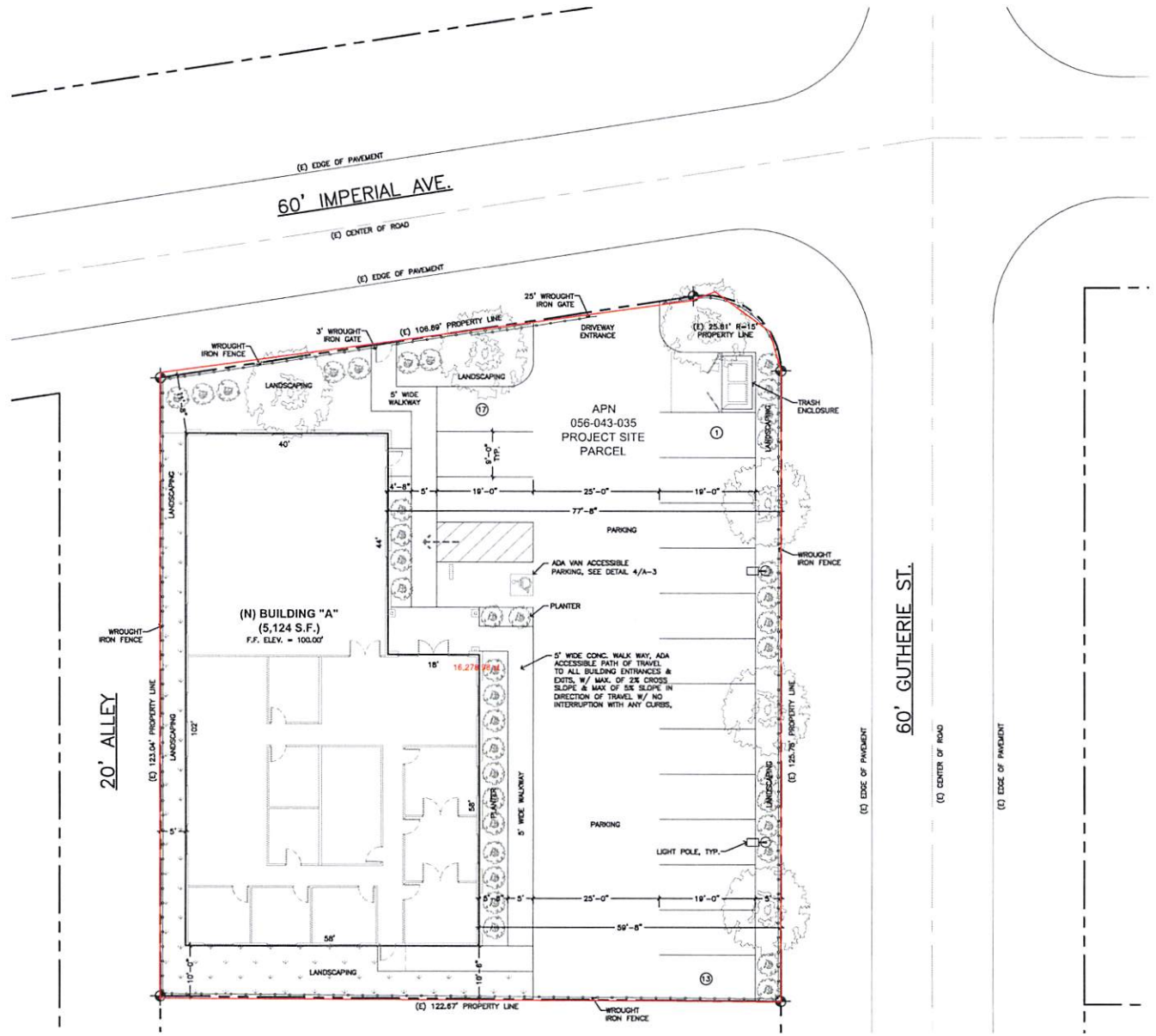
2023 AERIAL SITE MAP

LEGEND

 Project Site

 Road





NO.	REVISION & DATE

COMMUNITY WELLNESS
 FAMILY RESOURCE CENTER
 906 IMPERIAL AVE.
 MODESTO, CA 95358

SITE PLAN



MORAD ENGINEERING
 EDMOND MORAD, P. E.
 815 10TH STREET, MODESTO, CA 95354
 TEL: (209) 338-8570
 edmond@moradengineering.com

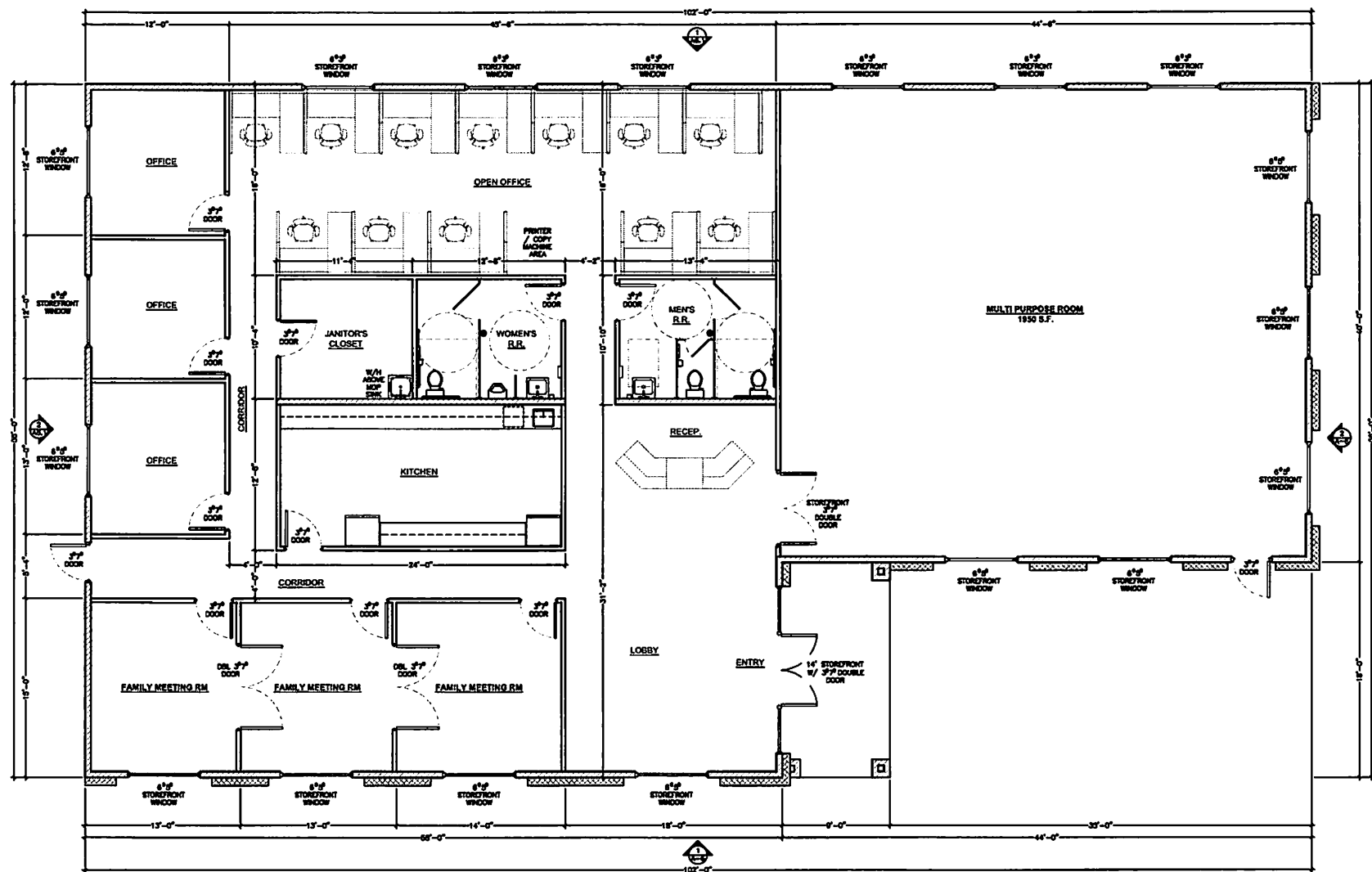


DATE: 08-29-22
 PROJECT MANAGER: EDMOND MORAD, P.E.
 DRAWN BY: R. KATZ
 JOB NUMBER:
 SHEET:

SITE PLAN

SCALE: 1"=10'-0" A

A-1



LEGEND	
	2x4 WOOD STUD WALLS @ 16" O.C.
	2x6 WOOD STUD WALLS @ 16" O.C.
	2x8 WOOD STUD WALLS @ 16" O.C.

NO.	REVISION & DATE

COMMUNITY WELLNESS CENTER
 MULTI PURPOSE BUILDING
 906 IMPERIAL AVE.
 MODESTO, CA 95358

PROPOSED
 FLOOR PLAN



MORAD ENGINEERING
 EDMOND MORAD, P.E.
 411 1/2 E STREET, MODESTO, CA 95354
 TEL: (209) 533-4379
 edmond@moradengineering.com



DATE: 03-18-22
 PROJECT NUMBER: EDMOND MORAD, P.E.
 DRAWN BY: R. ORTIZ
 JOB NUMBER:

SHEET: A-2

PROPOSED FLOOR PLAN (5,124 S.F.) SCALE: 1/4"=1'-0" A

NO.	REVISION & DATE

COMMUNITY WELLNESS
 FAMILY RESOURCE CENTER
 906 IMPERIAL AVE.
 MODESTO, CA 95358

EXTERIOR ELEVATIONS

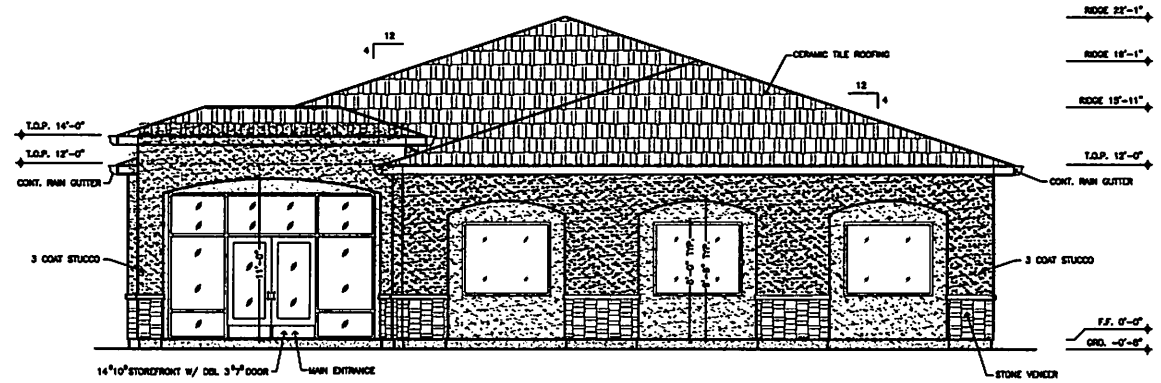


MORAD ENGINEERING
 EDMOND MORAD, P.E.
 CIVIL & ARCHITECTURAL ENGINEERING
 825 17TH STREET, SUITE 201, SACRAMENTO, CA 95811
 www.moradengineering.com

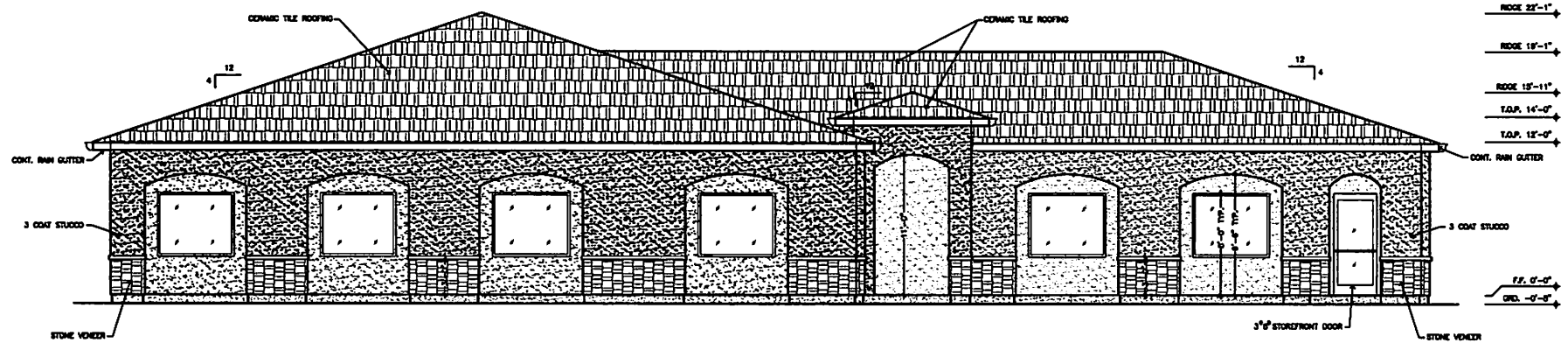


DATE: 02-28-22
 PROJECT NUMBER: COMMUNITY WELLNESS
 EDMOND MORAD, P.E.
 DRAWN BY: R. CRUZ
 JOB NUMBER: 22-001

SHEET: A-3



FRONT / NORTH ELEVATION SCALE 1/8"=1'-0" 2



SIDE / EAST ELEVATION SCALE 1/8"=1'-0" 1

NO.	REVISION & DATE

COMMUNITY WELLNESS
 FAMILY RESOURCE CENTER
 906 IMPERIAL AVE.
 MODESTO, CA 95358

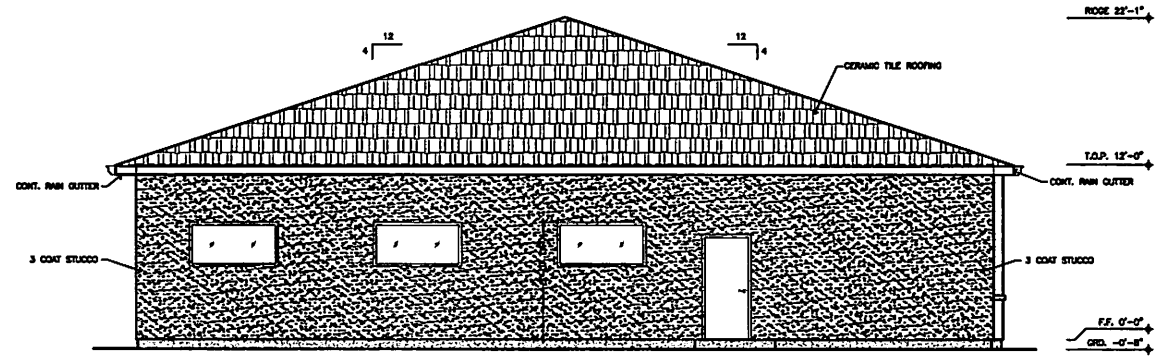
EXTERIOR ELEVATIONS



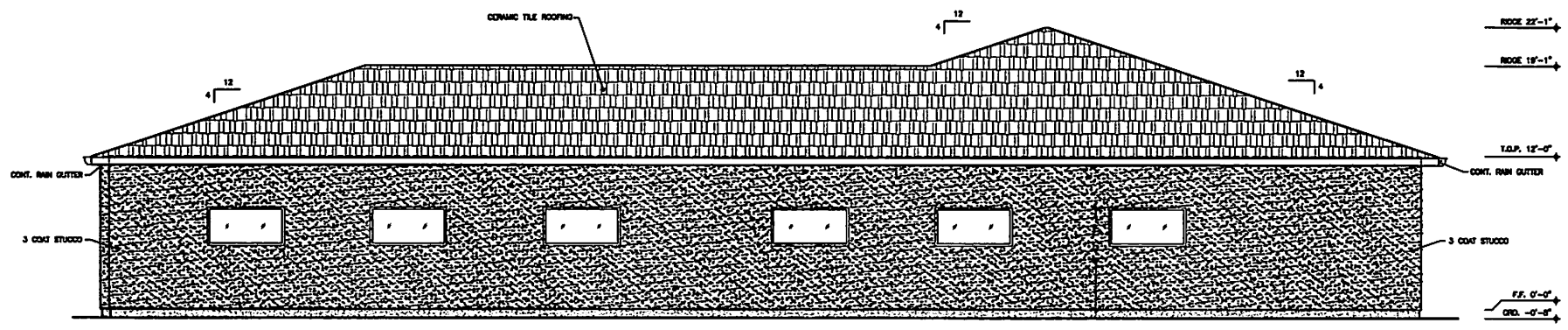
MORAD ENGINEERING
 EDWARD MORAD, P.E.
 CIVIL & ARCHITECTURAL ENGINEERING
 222 WEST STREET, SUITE 201, CA 95358
 www.edwardmorad.com



DATE: 08-20-22
 PROJECT NUMBER: COMMUNITY WELLNESS
 DRAWN BY: E. CHAVEZ
 JOB NUMBER: 22-001
 SHEET: A-4



SIDE / SOUTH ELEVATION SCALE 1/8"=1'-0" 2



REAR / WEST ELEVATION SCALE 1/8"=1'-0" 1



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

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

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): PLN 2023-0098

Date: 8/9/2023

S 8 T 4 W 5 R 9 E

GP Designation: Residential-Low Density

Zoning: R-1

Fee: _____

Receipt No. _____

Received By: BB

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).*

This is for the construction of a new 5,000 square foot building for the Sierra Vista Family and Child Services.

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 9826 Page 37 Parcel 617

Additional parcel numbers: APN on Grant Deed- 056-043-035
Project Site Address _____
or Physical Location: _____

Property Area: Acres: .37 or Square feet: 16,278

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

Church

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)

This site is currently a church.

Existing General Plan & Zoning: _____

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**

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: 3700 Sq. Ft. Landscaped Area: _____ Sq. Ft.
 Proposed Building Coverage: 5000 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) _____
5000

Number of floors for each building: 1

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 22'1"

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) AC pavement

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: _____ Sewer*: _____
 Telephone: _____ Gas/Propane: _____
 Water**: _____ Irrigation: _____

***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): **3700**

Type of use(s): **Church**

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)

- 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) **French Drains and overflow runoff to existing utilities**

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.

We will have this plan once we have this approved and in for Building permit.

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)

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS

Storm water discharges associated with construction activity are a potentially significant source of pollutants. The most common pollutant associated with construction is sediment. Sediment and other construction related wastes can degrade water quality in creeks, rivers, lakes, and other water bodies. In 1992, the State Water Resources Control Board adopted a statewide General Permit for all storm water discharges associated with construction activity that disturbs five or more acres of land. Effective March 10, 2003, all construction sites disturbing one or more acres of land will be required to obtain permit coverage. The General Permit is intended to ensure that construction activity does not impact water quality.

You need to obtain General Permit coverage if storm water discharges from your site and either of the following apply:

- Construction activities result in one or more acres of land disturbance, including clearing, grading, excavating, staging areas, and stockpiles or;
- The project is part of a larger common plan of development or sale (e.g., subdivisions, group of lots with or without a homeowner's association, some lot line adjustments) that result in one or more acres of land disturbance.

It is the applicants responsibility to obtain any necessary permit directly from the California Regional Water Quality Control Board. The applicant(s) signature on this application form signifies an acknowledgment that this statement has been read and understood.

STATE OF CALIFORNIA HAZARDOUS WASTE AND SUBSTANCES SITES LIST (C.G.C. § 65962.5)

Pursuant to California Government Code Section 65962.5(e), before a local agency accepts as complete an application for any development project, the applicant shall consult the latest State of California Hazardous Waste and Substances Sites List on file with the Planning Department and submit a signed statement indicating whether the project is located on a site which is included on the List. The List may be obtained on the California State Department of Toxic Substances Control web site (<http://www.envirostor.dtsc.ca.gov/public>).

The applicant(s) signature on this application form signifies that they have consulted the latest State of California Hazardous Waste and Substances List on file with the Planning Department, and have determined that the project site is or is not included on the List.

Date of List consulted: _____

Source of the listing: _____
(To be completed only if the site is included on the List)

ASSESSOR'S INFORMATION WAIVER

The property owner(s) signature on this application authorizes the Stanislaus County Assessor's Office to make any information relating to the current owners assessed value and pursuant to R&T Code Sec. 408, available to the Stanislaus County Department of Planning and Community Development.