



Referral Early Consultation

Date: May 07, 2024
To: Distribution List (See Attachment A)
From: Teresa McDonald, Associate Planner
 Planning and Community Development
Subject: REZONE APPLICATION NO. PLN2023-0087 – BASSI PLAZA – PHASE II
Respond By: May 22, 2024

******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: Joe Bassi
Project Location: 4955 Crows Landing Road, at the northwest corner of the Crows Landing and W Grayson Road intersection, in the Ceres area.
APN: 041-004-018
Williamson Act Contract: N/A
General Plan: Planned Development
Current Zoning: Planned Development (P-D) (296)

Project Description: Request to rezone a 2.3± acre parcel from Planned Development (P-D) (296) to a new P-D, to allow the development of additional commercial uses that were not permitted as part of P-D (296). The request also includes revisions to the development plan to replace a previously approved, but not yet constructed, 12,000 square-foot “L” shaped building with two separate buildings totaling 9,425 square feet of building space, reducing total remaining square footage to be constructed by 2,575 square feet. The project site is currently improved with the following: a 3,452± square-foot convenience store; 1,457 square-foot restaurant; 4,915 square-foot fueling station; paved parking lot with 22 vehicle parking spaces; lighting consisting of five 25-foot-tall freestanding light poles and lighting affixed to the exterior walls of the existing building, and under the existing fuel islands; a five-foot-tall monument sign adjacent to Crows Landing Road; fencing consisting of an eight-foot-tall masonry wall adjacent to the western property line and

seven-foot-tall chain-link fence adjacent to the northern property line; and landscaping consisting of a combination of grass, shrubs, and trees adjacent to the street frontages, the western property line next to the masonry wall, and within a planter island adjacent to one of the fueling stations.

P-D (296) was approved by the Board of Supervisors on April 19, 2005, under General Plan Amendment Application No. 2003-08 and Rezone Application No. 2003-11 – Bassi Plaza, to allow construction of a convenience store with gas station and agricultural service business, to be developed in phases. Phase I included the construction of the convenience store with gas station and Phase II included the construction of a 12,000 square-foot building to be utilized by agricultural service businesses. The restaurant was existing at the time and was considered legal non-conforming. Phase I has been completed but Phase II has not. The applicant is requesting revisions to Phase II, including expanding the list of uses outside of what was originally approved. Based on the significant changes requested in the permitted uses allowed, a rezone is required to amend P-D (296).

In addition to the change in permitted uses, the applicant is proposing to construct two new shell buildings totaling 9,425± square feet of building space, which will be suited for various food service, office, and retail uses (see attached list). Additionally, the applicant proposes to expand the parking lot with an additional 58 parking spaces including installation of three 25-foot-tall freestanding light poles, expand the existing eight-foot-tall masonry wall to the northern property line, install additional affixed building signage, and construct an additional eight-foot by 12-foot monument sign along the Crows Landing Road frontage. Construction is expected to begin in 2024.

The existing hours of operation are 5:00 a.m. to 12:00 a.m., seven days a week for the convenience store with the fueling station open 24 hours a day, seven days a week. The restaurant is open from 8:00 a.m. to 10:00 p.m., seven days a week. The existing number of employees are two on a maximum shift for the convenience store (three shifts a day), and two on a maximum shift for the restaurant (two shifts a day), for a total of four employees on-site at one time. Existing customers are 580 per-day, with eight on-site at one time for both the convenience store and the restaurant. Average daily vehicle trips are 744 and daily truck trips are three for both uses combined.

The hours of operation for the proposed commercial buildings are expected to be between 6:00 a.m. and 10:00 p.m. The proposed expansion is expected to generate an additional 20 employees on a maximum shift (with two shifts per-day) and additional 400 customers per-day, for a total of 980 daily customers for all uses, with up to ten on-site at one time. An additional 36 daily vehicle trips and ten daily truck trips are anticipated, for a total of 780 vehicle trips and 13 truck trips. The project site is served by private well and septic system and has access to County-maintained Crows Landing and W Grayson Road.

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

REZONE APPLICATION NO. PLN2023-0087 – BASSI PLAZA – PHASE II

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: CERES	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: WESTPORT	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	X	STANISLAUS LAFCO
X	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: CERES UNIFIED	X	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT	X	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: REZONE APPLICATION NO. PLN2023-0087 – BASSI PLAZA – PHASE II

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:

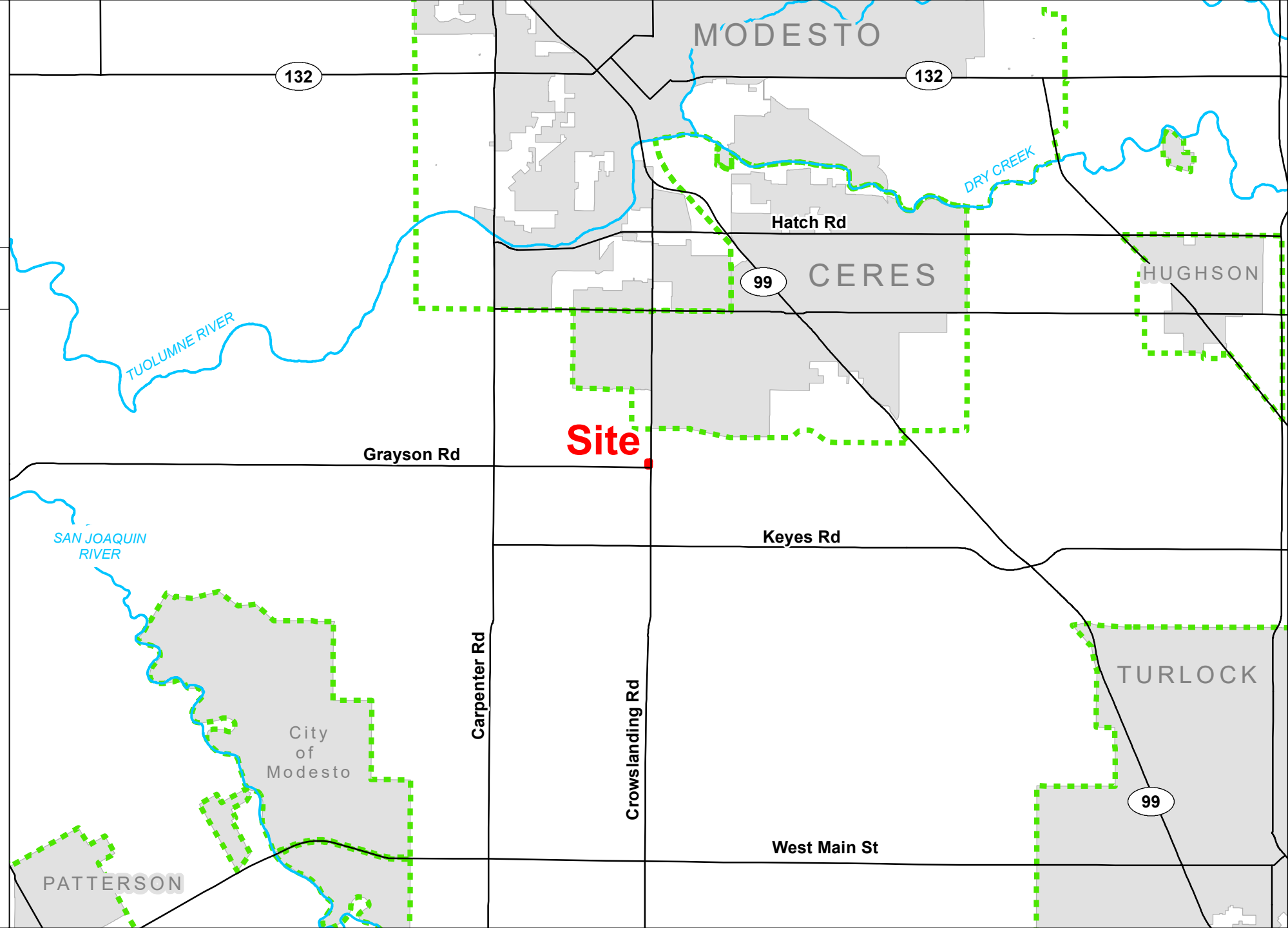
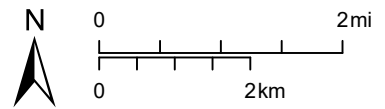
Name Title Date

BASSI PLAZA PHASE II REZ PLN2023-0087

AREA MAP

LEGEND

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











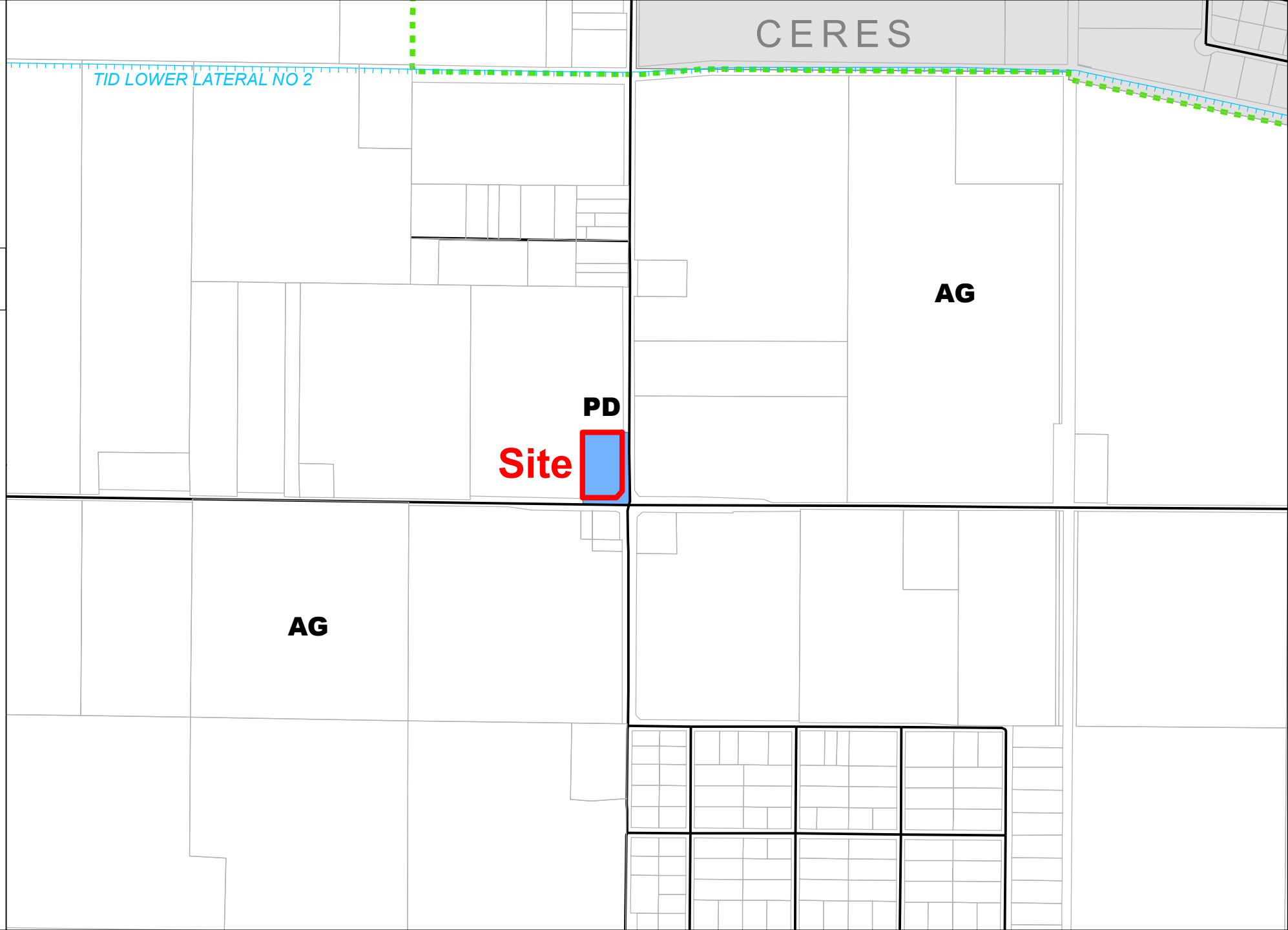
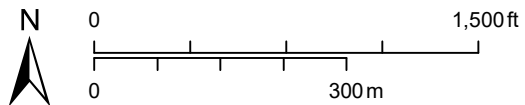
BASSI PLAZA PHASE II

REZ PLN2023-0087

GENERAL PLAN MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  Road
-  Canal
- General Plan**
-  Agriculture
-  Planned Development











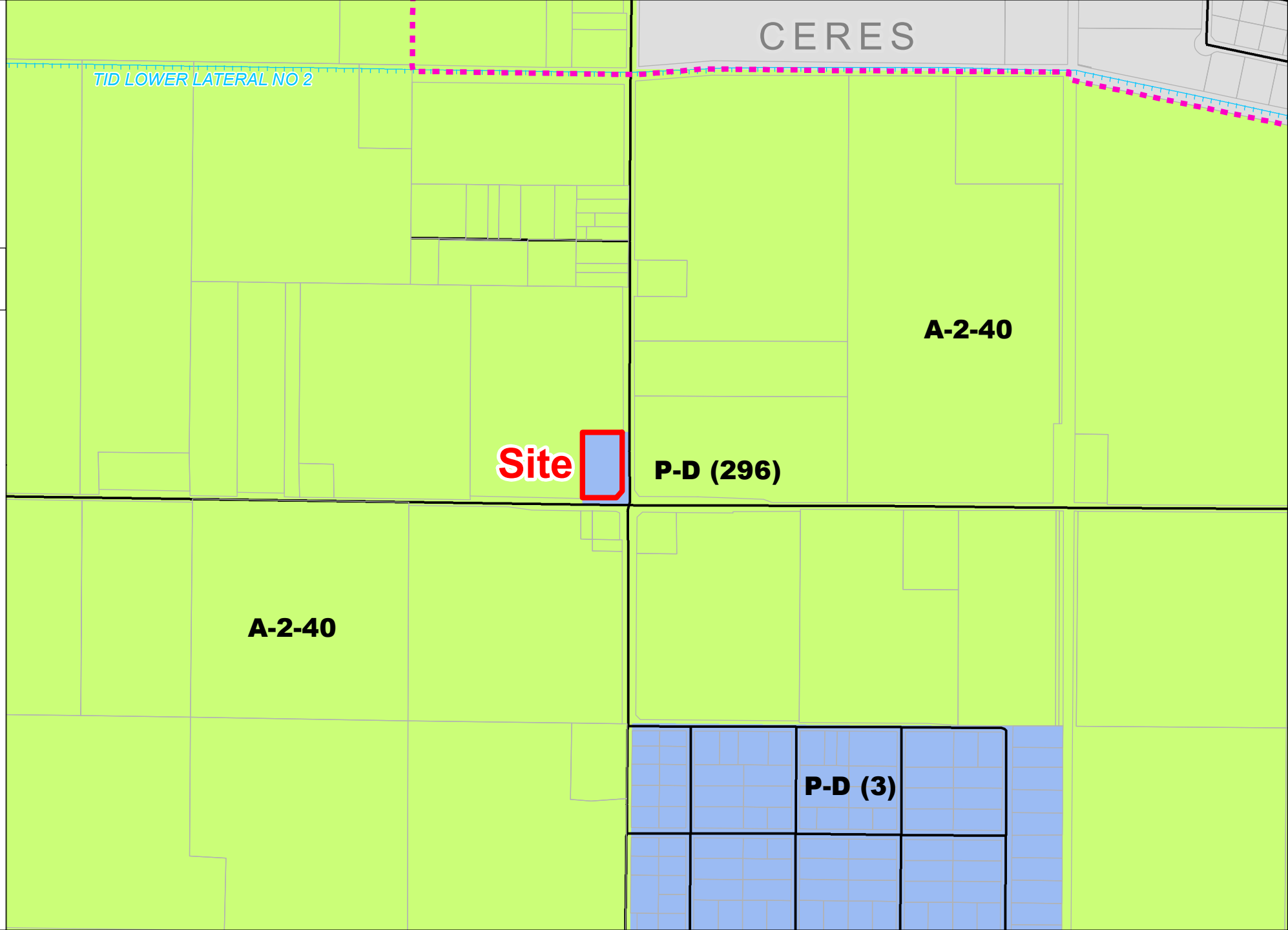
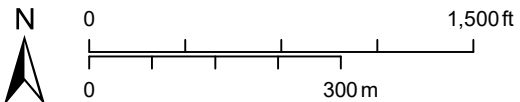
BASSI PLAZA PHASE II

REZ PLN2023-0087

ZONING MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  Road
-  Canal
- Zoning Designation**
-  Planned Development
-  General Agriculture 40 Acre







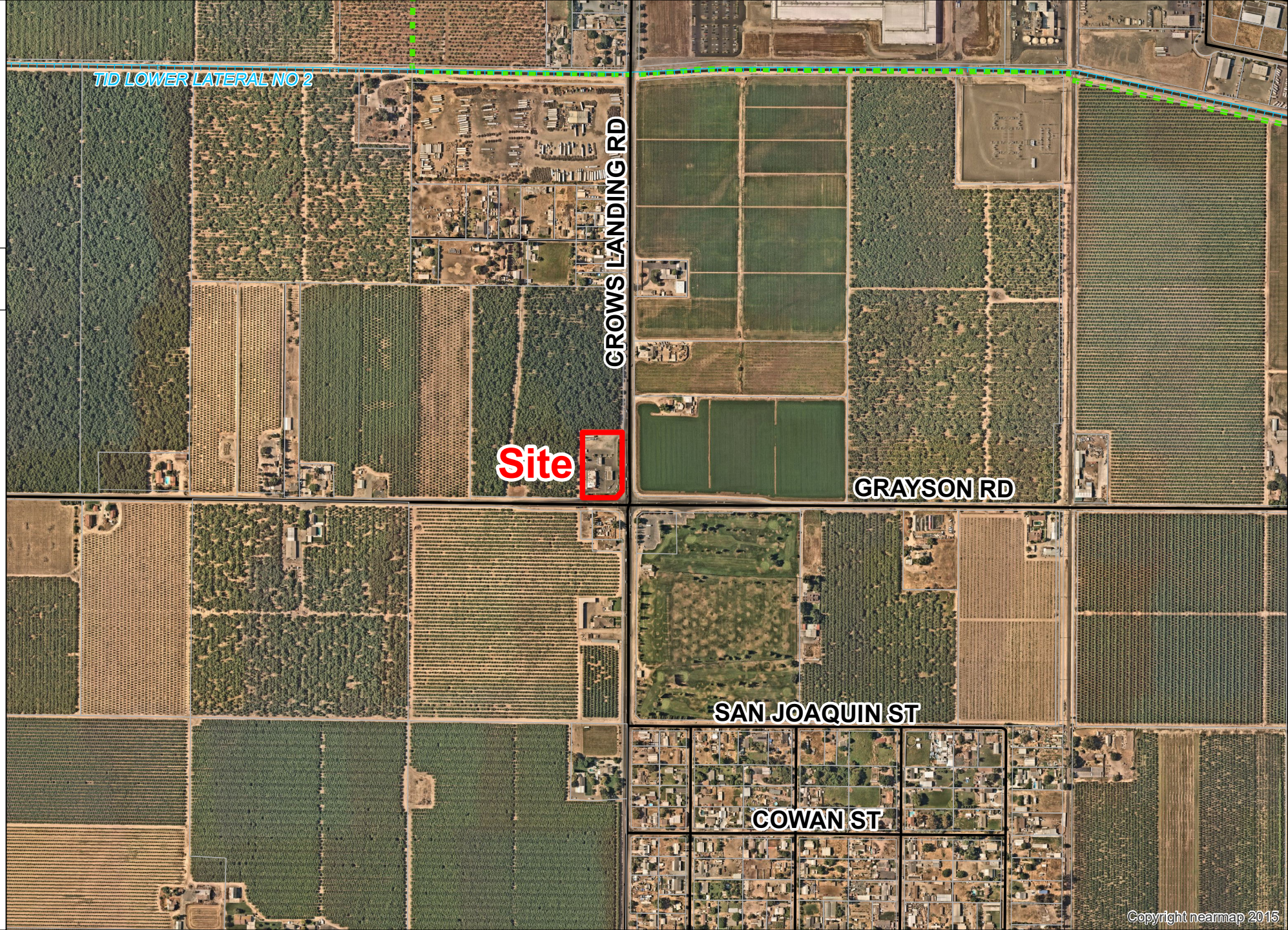
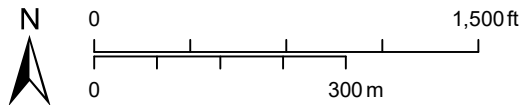
BASSI PLAZA PHASE II

REZ PLN2023-0087

2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal



BASSI PLAZA PHASE II

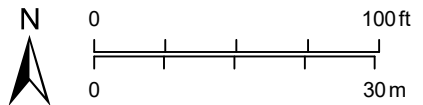
REZ
PLN2023-0087

2023 AERIAL SITE MAP

LEGEND

 Project Site

 Road



Site








CROWS LANDING RD

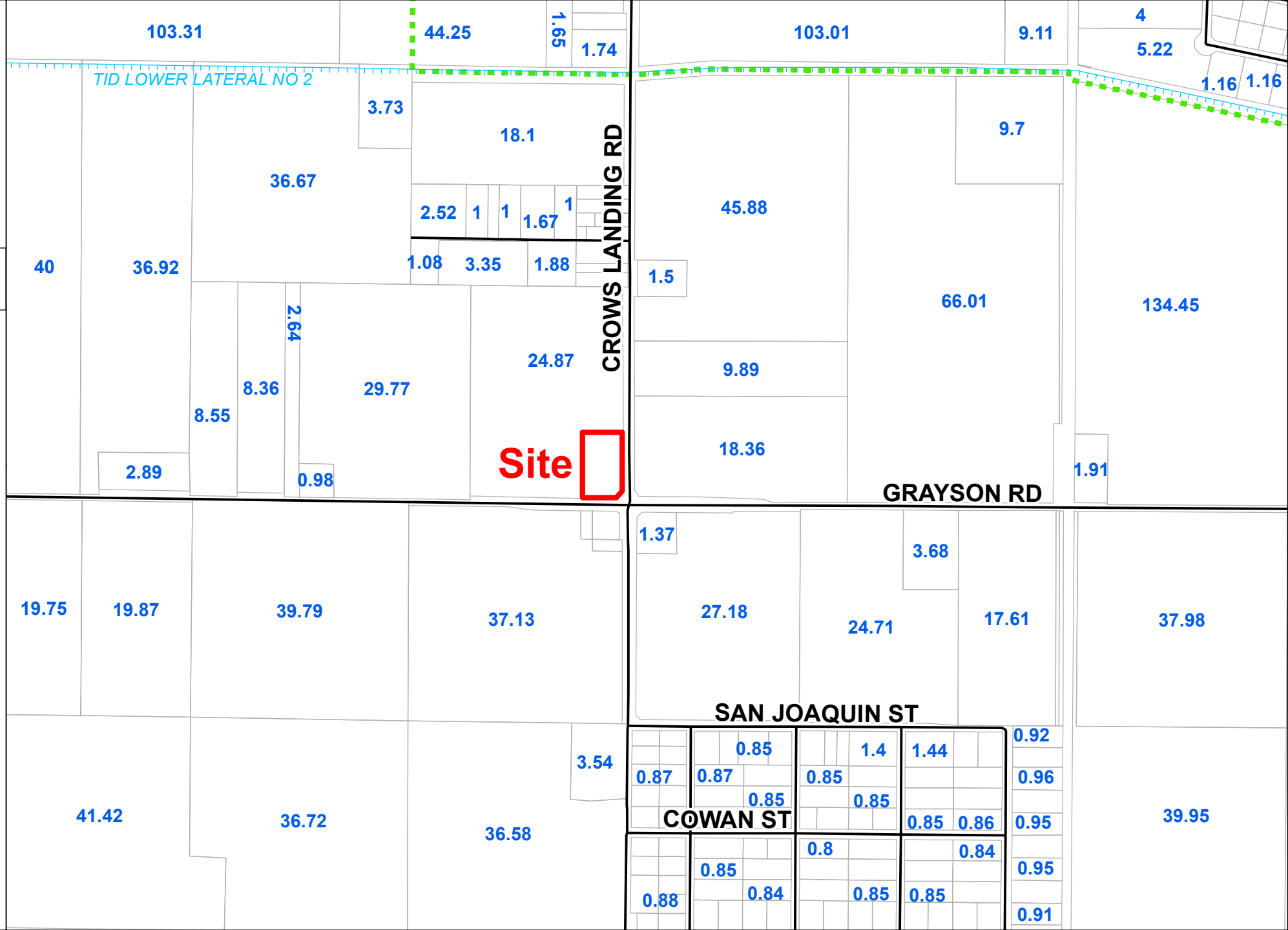
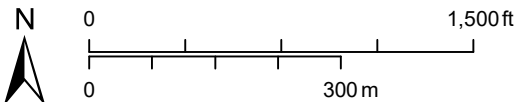
GRAYSON RD

BASSI PLAZA PHASE II REZ PLN2023-0087

ACREAGE MAP

LEGEND

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



CROWS LANDING ROAD

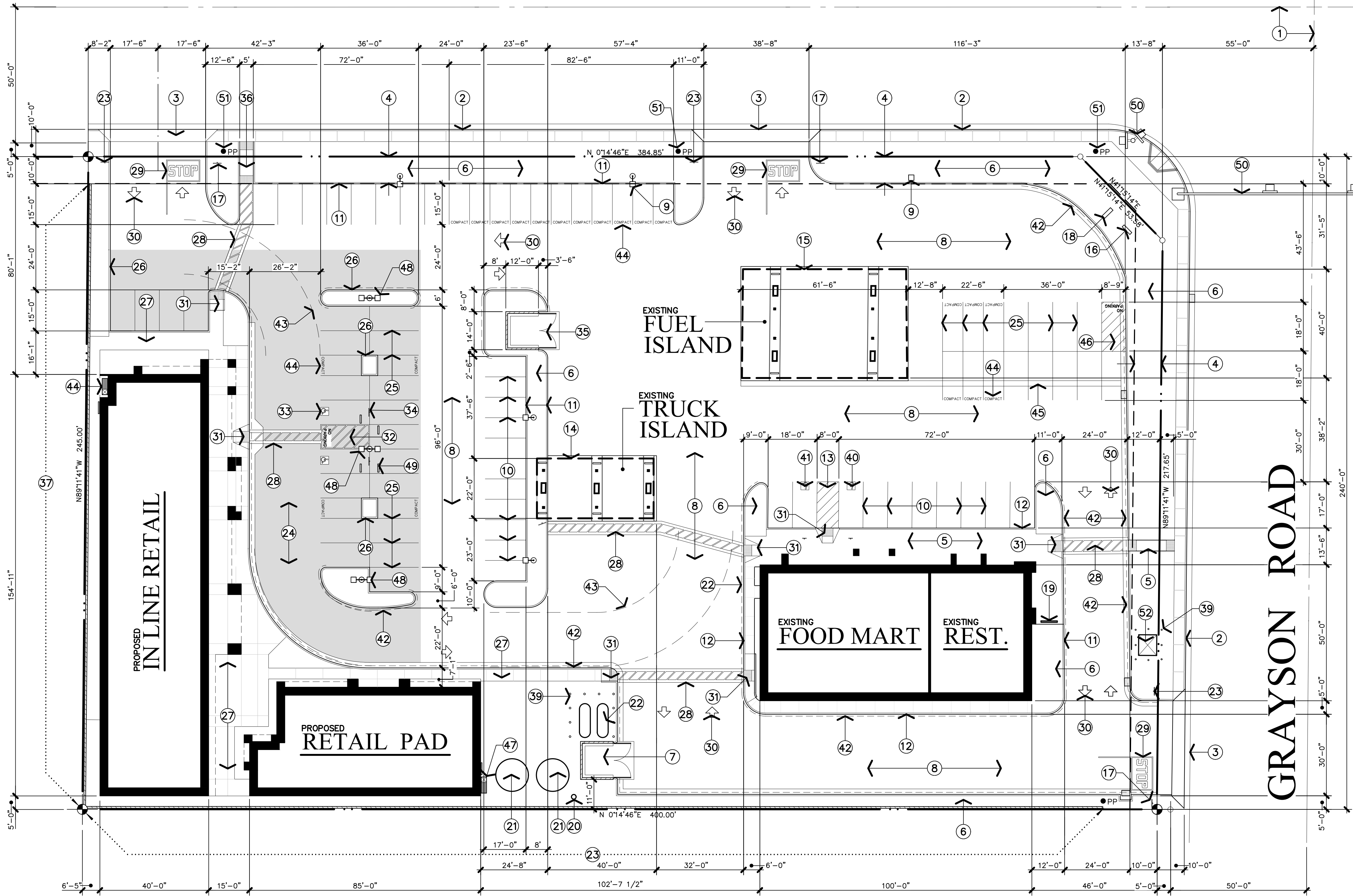
KEYNOTES

THE VINCENT COMPANY ARCHITECTS, INC.

1500 West Shaw, Ste. 304
Fresno, California 93711

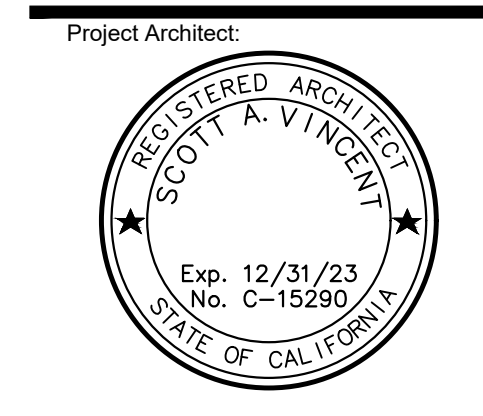
Phone: 559.225.2602

Revisions	Date



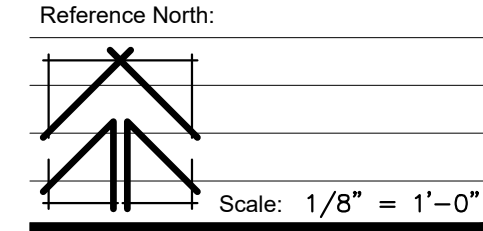
- 1 INDICATES CENTERLINE OF THE STREET/ TYPICAL.
- 2 EXISTING SIDEWALK, CURB, AND GUTTER ALONG STREET FRONTS PER STANISLAUS COUNTY PUBLIC WORKS STANDARDS.
- 3 EXISTING COMMERCIAL APPROACHES PER STANISLAUS COUNTY PUBLIC WORKS STANDARDS TO REMAIN.
- 4 INDICATES LOCATION OF 10'-0" WIDE PUBLIC UTILITIES EASMENT/ TYPICAL.
- 5 EXISTING CONCRETE WALK WITH NON-SLIP FINISH PER STANISLAUS COUNTY PUBLIC WORKS STANDARDS TO REMAIN.
- 6 EXISTING LANDSCAPE AREA TO REMAIN.
- 7 EXISTING CONCRETE MASONRY TRASH ENCLOSURE WITH STEEL GATES TO REMAIN.
- 8 EXISTING ASPHALTIC CONCRETE PAVING PER STANISLAUS COUNTY PUBLIC WORKS STANDARDS TO REMAIN (SHOWN UNSHADED)/ TYPICAL.
- 9 EXISTING ILLUMINATED AIR / WATER SERVICE ISLAND TO REMAIN.
- 10 4 INCH WIDE WHITE PAINTED STALL STRIPING INSTALLED PER STANISLAUS COUNTY PUBLIC WORKS STANDARDS AT PARKING STALLS / TYPICAL.
- 11 EXISTING 6 INCH CONTINUOUS CONCRETE CURB TO REMAIN.
- 12 EXISTING 6 INCH CONTINUOUS CURB WITH INTEGRAL WALKWAY TO REMAIN.
- 13 EXISTING 8'-0" WIDE UNLOADING SPACE FOR PERSONS WITH PHYSICAL DISABILITIES WITH CURB RAMP ACCESS TO WALKWAY TO REMAIN.
- 14 EXISTING TRUCK ISLAND CANOPY WITH (3) MULTI-PUMP FUEL DISPENSING UNITS TO REMAIN.
- 15 EXISTING FUEL ISLAND CANOPY WITH (4) MULTI-PUMP FUEL DISPENSING UNITS TO REMAIN.
- 16 INDICATES THE LOCATION OF EXISTING FUEL TANK VENT PIPES TO REMAIN.
- 17 EXISTING 30" STATE STANDARD "STOP" SIGN(S) TO REMAIN.
- 18 EXISTING POLE MOUNTED PROJECT SIGN TO REMAIN.
- 19 EXISTING RIBBON TYPE BICYCLE RACK WITH (6) BICYCLE CAPACITY TO REMAIN.
- 20 INDICATES THE LOCATION OF THE EXISTING DOMESTIC WATER WELL AND PRESSURE TANK TO REMAIN.
- 21 EXISTING FIRE PROTECTION WATER STORAGE TANKS TO REMAIN.
- 22 INDICATES LOCATION OF EXISTING ABOVE-GROUND PROPANE TANK FOR REFUELING SERVICES TO REMAIN.
- 23 EXISTING 8'-0" HIGH SPLIT FACED CONCRETE MASONRY FENCE AT THE PROPERTY LINE TO REMAIN.
- 24 SHADING INDICATES THE LOCATION OF 2-1/2 INCH THICK ASPHALTIC CONCRETE PAVING OVER 6 INCH THICK AGGREGATE BASE OVER 6 INCH THICK COMPACTED NATIVE SOIL TO BE INSTALLED PER STANISLAUS COUNTY PUBLIC WORKS STANDARDS/ TYPICAL.
- 25 INSTALL 4 INCH WIDE WHITE PAINTED STALL STRIPING PER STANISLAUS COUNTY PUBLIC WORKS STANDARDS/ TYPICAL.
- 26 INDICATES LOCATION OF 6 INCH CONTINUOUS CONCRETE CURB/ TYPICAL.
- 27 INDICATES THE LOCATION OF NEW 3-1/2 INCH THICK CONCRETE WALK WITH NON-SLIP FINISH PER STANISLAUS COUNTY PUBLIC WORKS STANDARDS/ TYPICAL.
- 28 INDICATES THE LOCATION OF 4'-0" WIDE PAINTED CROSSWALK WITH HATCHING AT 3'-0" ON-CENTER.
- 29 INDICATES LOCATION OF NEW PAINTED TRAFFIC SIGNAGE PER STANISLAUS COUNTY PUBLIC WORKS STANDARDS.
- 30 INDICATES LOCATION OF NEW PAINTED TRAFFIC DIRECTIONAL ARROWS PER STANISLAUS COUNTY PUBLIC WORKS STANDARDS.
- 31 INDICATES THE LOCATION OF ACCESSIBLE ON-SITE CURB RAMPS PER TITLE 24 CCR ACCESSIBILITY STANDARDS / TYPICAL.
- 32 INDICATES THE LOCATION OF PROPOSED 8'-0" WIDE DISABLED ACCESSIBLE UNLOADING SPACE PER TITLE 24 CCR ACCESSIBILITY REQUIREMENTS/ TYPICAL.
- 33 INSTALL PAINTED INTERNATIONAL SYMBOL OF THE DISABLED AT THE CENTER OF THE DESIGNATED ACCESSIBLE PARKING STALL COMPLYING WITH TITLE 24 CCR ACCESSIBILITY REQUIREMENTS.
- 34 INSTALL POLE MOUNTED "ACCESSIBLE PARKING ONLY" SIGN WITH "VAN ACCESSIBLE" SIGNAGE BELOW MOUNTED AT +8'0" ABOVE CURB COMPLYING WITH TITLE 24 CCR ACCESSIBILITY REQUIREMENTS.
- 35 INDICATES LOCATION OF 14'-0" WIDE x 12'-0" DEEP x 6'-0" HIGH SPLIT FACED CONCRETE MASONRY TRASH ENCLOSURE. PROVIDE (2) 7'-0" HIGH STEEL FRAME GATES WITH CORRUGATED DECKING AT OPENING.
- 36 INDICATES NEW 3-1/2 INCH THICK CONCRETE WALK WITH NON-SLIP FINISH PER STANISLAUS COUNTY PUBLIC WORKS STANDARDS/ TYPICAL.
- 37 INSTALL 8'-0" HIGH SPLIT FACED CONCRETE MASONRY FENCE AT THE PROPERTY LINE TO MATCH EXISTING / TYPICAL.
- 38 INSTALL RIBBON TYPE BICYCLE RACK WITH (6) BICYCLE CAPACITY.
- 39 INDICATES THE LOCATION OF EXISTING STEEL BOLLARDS TO REMAIN (NO WORK UNDER THIS PERMIT) / TYPICAL.
- 40 INDICATES THE LOCATION OF EXISTING VAN ACCESSIBLE PARKING STALL TO REMAIN (NO WORK UNDER THIS PERMIT) / TYPICAL.
- 41 INDICATES THE LOCATION OF EXISTING ACCESSIBLE PARKING STALL TO REMAIN (NO WORK UNDER THIS PERMIT) / TYPICAL.
- 42 INDICATES THE LOCATION OF CURBS TO BE PAINTED RED AT FIRE LANES PER STANISLAUS COUNTY FIRE DEPARTMENT REQUIREMENTS (SHOWN DASHED) / TYPICAL.
- 43 INDICATES THE REQUIRED TURNING RADI FOR EMERGENCY VEHICLES (24'-0" INSIDE RADIUS, 34'-0" CENTERLINE RADIUS AND 44'-0" OUTSIDE RADIUS) PER STANISLAUS COUNTY FIRE DEPARTMENT REQUIREMENTS (SHOWN DASHED) / TYPICAL.
- 44 INDICATES THE LOCATION OF COMPACT PARKING STALLS IDENTIFIED WITH 12 INCH HIGH WHITE PAINTED LETTERS PER STANISLAUS COUNTY PUBLIC WORKS STANDARDS / TYPICAL.
- 45 INDICATES THE LOCATION OF EXISTING CONCRETE VALLEY GUTTER PER STANISLAUS COUNTY PUBLIC WORKS STANDARDS TO REMAIN / TYPICAL.
- 46 INDICATES THE LOCATION OF 'NO PARKING' ZONE IDENTIFIED WITH 12 INCH HIGH WHITE PAINTED LETTERS PER STANISLAUS COUNTY PUBLIC WORKS STANDARDS / TYPICAL.
- 47 INDICATES THE PROPOSED LOCATION OF THE ELECTRICAL MAIN SWITCHGEAR FOR EACH BUILDING/ TYPICAL.
- 48 INDICATES THE PROPOSED LOCATION OF POLE MOUNTED SITE LIGHTING/ TYPICAL.
- 49 INSTALL 6" x 36" PRE-CAST CONCRETE WHEELSTOPS AS INDICATED/ TYPICAL.
- 50 INDICATES THE LOCATION OF EXISTING TRAFFIC SIGNAL TO REMAIN/ TYPICAL.
- 51 INDICATES THE LOCATION OF EXISTING POWER POLE TO REMAIN/ TYPICAL.
- 52 INDICATES THE LOCATION OF EXISTING ELECTRICAL TRANSFORMER TO REMAIN/ TYPICAL.

PROPOSED RETAIL CENTER
BASSI PLAZA
PHASE II
 4955 CROWS LANDING ROAD
 MODESTO, CALIFORNIA



Issues:	Date:
● DESIGN REVIEW	04.11.23
○ PLAN CHECK	
○ BACK CHECK	
○ PERMITS	
○ CONSTRUCTION	
○ AS BUILT	

All drawings and written material appearing herein constitute original work of the architect and may not be duplicated, used, or disclosed without written consent of the architect.

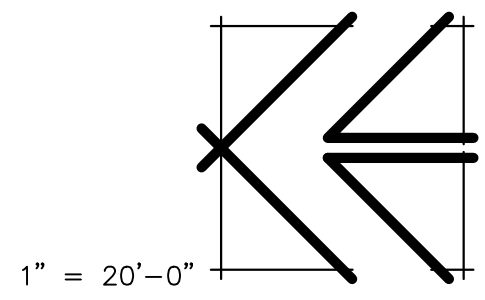


Project Name: CROWS LANDING
CERES, CALIFORNIA
Project Number: 180203
Plot Date: 04.11.23
Sheet Number:

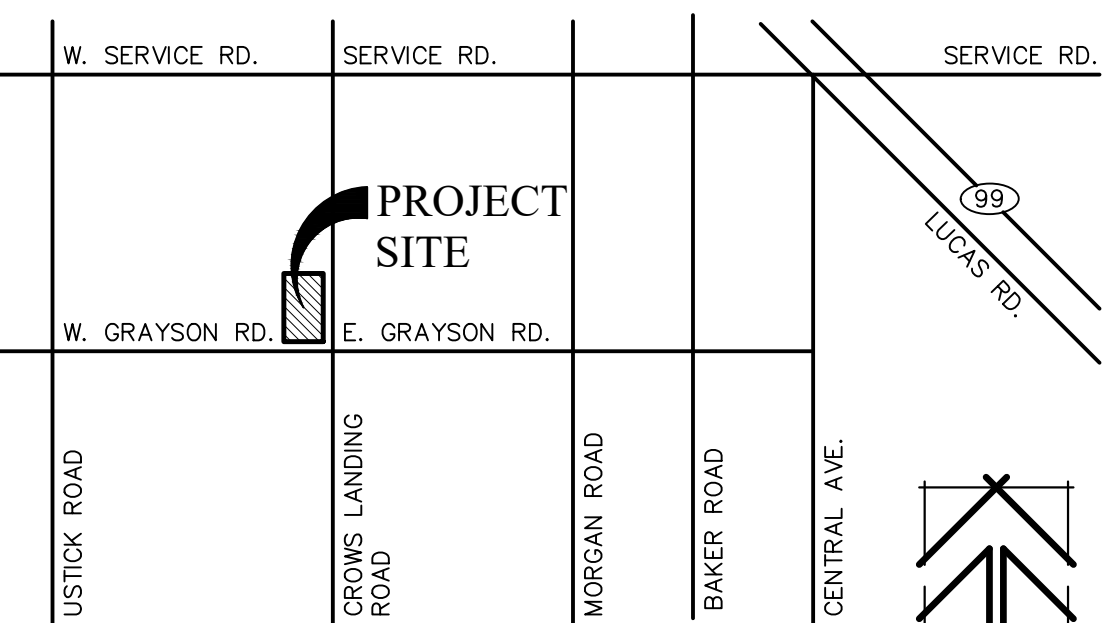
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Of . Sheets .

PROPOSED SITE PLAN



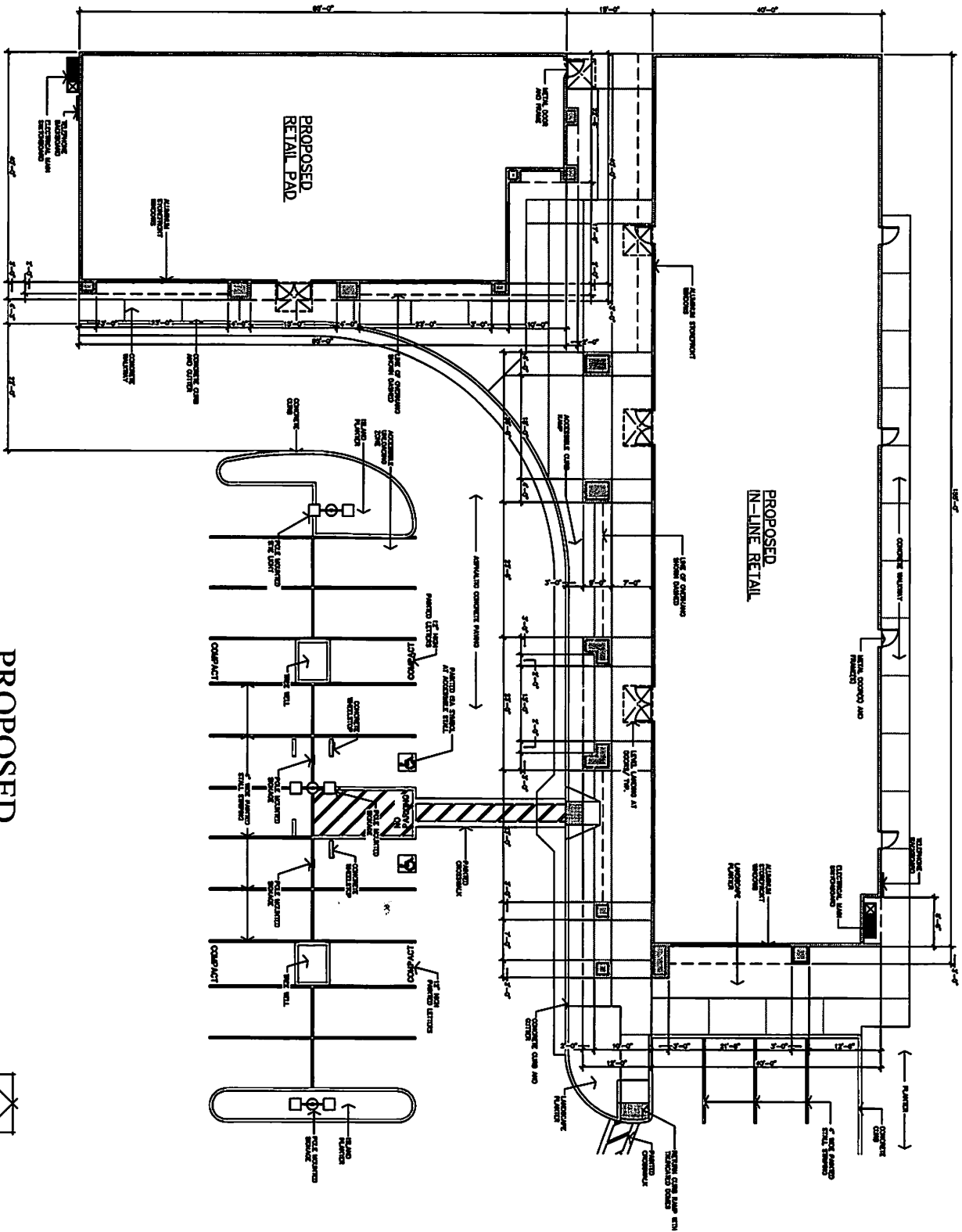
VICINITY MAP



STATISTICS

AGENCY JURISDICTION:	STANISLAUS COUNTY	SITE COVERAGE(S):	a. BUILDING AREA 19,249 S.F. (20.3%) b. PAVING / PARKING 57,720 S.F. (61.1%) c. OPEN AREA / LANDSCAPING 17,525 S.F. (18.6%)	5. PROPOSED RESTAURANT (50 SEATS @ 1 STALL/400 S.F.) 13 STALLS 6. TOTAL STALLS REQUIRED 75 STALLS 7. ACCESSIBLE STALLS REQUIRED 4 STALLS
PROJECT ADDRESS:	4955 CROWS LANDING ROAD CERES, CALIFORNIA	BUILDING AREA(S):	a. EXISTING CONVENIENCE STORE 3,452 S.F. b. EXISTING RESTAURANT 1,457 S.F. c. EXISTING FUEL ISLAND 4,915 S.F. d. PROPOSED IN-LINE RETAIL 6,200 S.F. e. PROPOSED RETAIL PAD 3,225 S.F. f. TOTAL BUILDING AREA 19,249 S.F.	b. STALLS PROVIDED 1. STANDARD STALLS 59 STALLS 2. COMPACT STALLS 21 STALLS 3. TOTAL STALLS PROVIDED 80 STALLS 4. PERCENT COMPACT STALLS 26% 5. ACCESSIBLE STALLS PROVIDED a. VAN ACCESSIBLE 2 STALLS b. STANDARD ACCESSIBLE 2 STALLS c. TOTAL ACCESSIBLE 4 STALLS 6. FUELING POSITIONS PROVIDED 10 SPACES
ASSESSOR'S PARCEL:	041-004-018	PARKING:	a. STALLS REQUIRED 1. EXISTING FOOD MART (3,452 S.F. @ 1 STALL/300 S.F.) 12 STALLS 2. EXISTING RESTAURANT (48 SEATS @ 1 STALL/4 SEATS) 12 STALLS 3. EXISTING FUEL ISLAND 0 STALLS 4. PROPOSED RETAIL/SERVICE (11,400 S.F. @ 1 STALL/300 S.F.) 38 STALLS	
CURRENT ZONING:	PD (PLANNED DEVELOPMENT)			
USE PERMITS NO.:	GPA 2003-08/ REZONE 2003-11			
SECTION TOWNSHIP RANGE:	20-4-9			
PROPOSED USE:	CONVENIENCE STORE/ RETAIL SPACE/ FUEL ISLANDS / RESTAURANTS			
SITE AREA:	a. GROSS SITE AREA 100,188 S.F. (2.30 ACRES) b. LESS DEDICATIONS 5,694 S.F. (0.13 ACRES) c. NET SITE AREA 94,494 S.F. (2.17 ACRES)			

Z:\2018\180203 - Crows Landing & Grayson Roads\DESIGN\PROPOSALS\SPRPA_Site_Plan.dwg - 11/23/2023 12:46:58 PM avinc



PROPOSED
FLOOR PLANS

1/8" = 1'-0"



PROJECT NO.	180203
DATE	6/22/2023
PROJECT NAME	BASSI PLAZA PHASE II
CLIENT	VINCENT COMPANY
ARCHITECT	THE H. E. VINCENT COMPANY
1500 West Shaw, Ste. 304	Phoenix, California 95711
PHONE	520.225.2602
FAX	520.225.2602
SCALE	1/8" = 1'-0"
SHEET NO.	PA2
TOTAL SHEETS	7



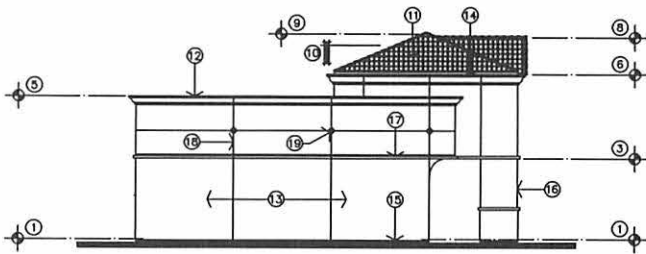
PROPOSED RETAIL CENTER
**BASSI PLAZA
PHASE II**
4935 CROWS LANDING ROAD
MODesto, CALIFORNIA

THE H. E. VINCENT COMPANY
ARCHITECTS & ENGINEERS
1500 West Shaw, Ste. 304
Phoenix, California 95711
Phone: 520.225.2602
Fax: 520.225.2602

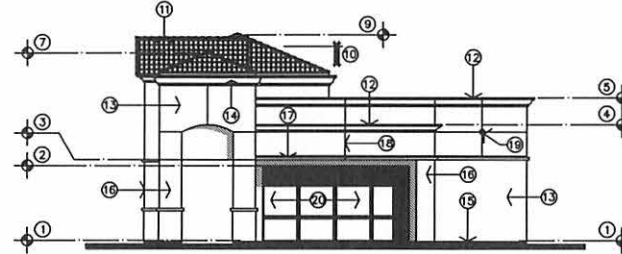
Z:\2018\180203 - Crows Landing & Grayson Roads\2_DESIGN PROPOSALS\SPRIPA4-Exterior Elevations.dwg, 6/22/2023 1:57:29 PM, svinc



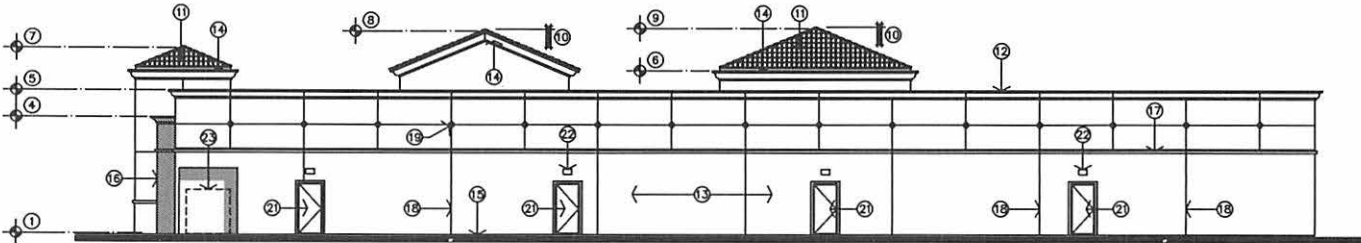
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

IN-LINE RETAIL
EXTERIOR ELEVATIONS 1/8" = 1'-0"

KEYNOTES

- ① FINISHED FLOOR ELEVATION + 0'-0"
- ② TOP OF STOREFRONT ELEVATION + 10'-0"
- ③ BOTTOM OF SOFFIT ELEVATION + 11'-0"
- ④ TOP OF PARAPET WALL ELEVATION + 16'-0"
- ⑤ TOP OF PARAPET WALL ELEVATION + 16'-0"
- ⑥ TOP OF PARAPET WALL ELEVATION + 18'-0"
- ⑦ TOP OF PARAPET WALL ELEVATION + 22'-0"
- ⑧ TOP OF RIDGE ELEVATION + 25'-3"
- ⑨ TOP OF RIDGE ELEVATION + 27'-0"
- ⑩ TOP OF PARAPET WALL ELEVATION + 28'-3"
- ⑪ TYPICAL ROOF PITCH 8:12
- ⑫ MASON PROFILE CONCRETE TILE OVER 30# ROOFING FELTS OVER PLYWOOD ROOF SHEATHING APPLIED PERPENDICULAR TO ROOF FRAMING. INSTALL TILE PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS AS APPROVED BY THE ARCHITECT.
- ⑬ INDICATES LOCATION OF STEPPED CEMENT PLASTER FASCIA INSTALLED OVER STEPPED FOAM TRIM "FLAY AREA FOAM" NO. 78 (OR EQUAL) WITH FIBERGLASS REINFORCING MESH AND DASH COAT FINISH.
- ⑭ CEMENT PLASTER EXTERIOR WALL WITH DASH COAT FINISH WITH INTEGRAL COLOR OR INSTALLED OVER "SHAFTBACKS" WIRE LATH INSTALLED OVER BUILDING PAPER. LATH INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S MOST RECENT REQUIREMENTS AS APPROVED BY THE ARCHITECT.
- ⑮ INDICATES LOCATION OF STEPPED CEMENT PLASTER FASCIA INSTALLED OVER STEPPED FOAM TRIM "FLAY AREA FOAM" NO. 14 (OR EQUAL) WITH FIBERGLASS REINFORCING MESH AND DASH COAT FINISH. PAINT TRIM ACCENT COLOR AS NOTED ON THE EXTERIOR COLOR SCHEDULE.
- ⑯ INSTALL 24 GAUGE GALVANIZED SHEET METAL DEEP SOFFIT / TYPICAL.
- ⑰ FURRED COLUMN WITH CEMENT PLASTER FINISH TO MATCH ADJACENT WALL. COORDINATE SIZE WITH THE FLOOR PLAN / TYPICAL.
- ⑱ INDICATES THE LOCATION OF 3" x 3" CEMENT PLASTER TRIM INSTALLED OVER FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND DASH COAT FINISH. SLOPE TOP OF TRIM FOR DRAINAGE. PAINT AS NOTED ON THE EXTERIOR COLOR SCHEDULE / TYPICAL.
- ⑲ INSTALL SINGLE LINE GALVANIZED SHEET METAL PLASTER EXPANSION SCREEN AS INDICATED / TYPICAL.
- ⑳ INSTALL 6" x 6" STONE TILE ACCENT RECESSED IN PLASTER / TYPICAL.
- ㉑ 2-1/4" x 4-1/2" ALUMINUM STOREFRONT WINDOW SYSTEM WITH FACTORY ENAMEL FINISH AND TINTED DOUBLE GLAZING.
- ㉒ FLUSH HOLLOW METAL DOOR WITH METAL FRAME AND HARDWARE. PAINT TO MATCH ADJACENT WALL SURFACES.
- ㉓ WALL MOUNTED SITE LIGHTS. COORDINATE INSTALLATION WITH THE ELECTRICAL DRAWINGS / TYPICAL.
- ㉔ INDICATES LOCATION OF BUILDING ELECTRICAL MAIN SERVICE AND METERS. COORDINATE INSTALLATION WITH ELECTRICAL DRAWINGS AND LOCAL UTILITY COMPANY REQUIREMENTS.

**T H E
VINCENT
COMPANY**

ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711

Phone: 559.225.2602

Revisions Date

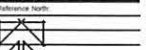
Revisions	Date

PROPOSED RETAIL CENTER
BASSI PLAZA
PHASE II
 4955 CROWS LANDING ROAD
 MODISTO, CALIFORNIA



Revisions	Date
DESIGN REVIEW	04.11.23
PLAN CHECK	
BACK CHECK	
PERMITS	
CONSTRUCTION	
AS BUILT	

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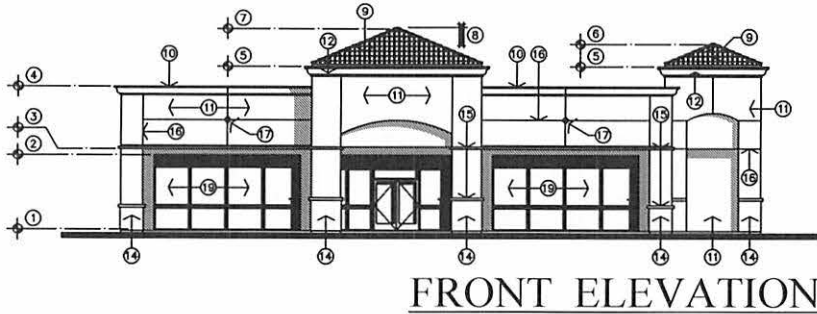
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Project Name: CROWS LANDING
CERES, CALIFORNIA

Project Number: 180203
Plot Date: 04.12.23
Sheet Number:

PA4

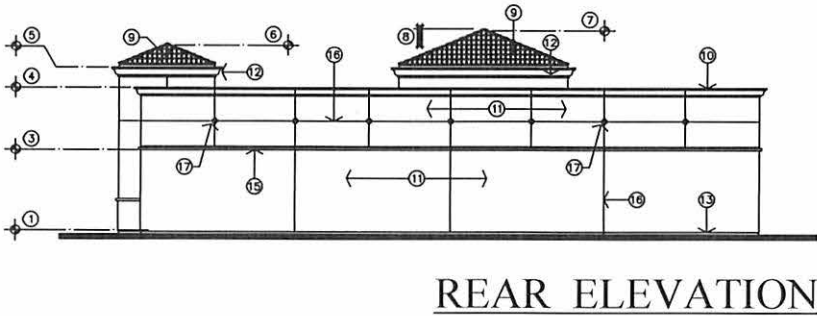
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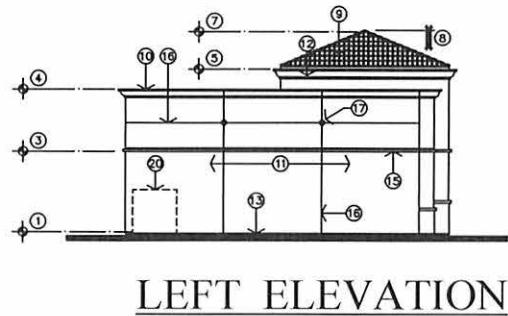
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

RETAIL PAD
EXTERIOR ELEVATIONS 1/8" = 1'-0"

KEYNOTES

- 1 FRESHED FLOOR ELEVATION: + 0'-0"
- 2 TOP OF STOREFRONT ELEVATION: + 10'-0"
- 3 BOTTOM OF SOFFIT ELEVATION: + 11'-0"
- 4 TOP OF PARAPET WALL ELEVATION: + 18'-6"
- 5 TOP OF PARAPET WALL ELEVATION: + 18'-6"
- 6 TOP OF ROOF ELEVATION: + 25'-3"
- 7 TOP OF ROOF ELEVATION: + 27'-6"
- 8 TYPICAL ROOF PITCH: 0:12
- 9 MESSON PROFILE CONCRETE TILE OVER 30# ROOFING FELTS OVER FILTERED ROOF SHEATHING APPLIED PERPENDICULAR TO ROOF FRAMING. INSTALL TILE PER THE MANUFACTURER'S MOST RECENT RECOMMENDATIONS AS APPROVED BY THE ARCHITECT.
- 10 INDICATES LOCATION OF STEPPED CEMENT PLASTER FASCIA INSTALLED OVER STEPPED FOAM TRIM ("BAY AREA FOAM" NO. 75 OR EQUAL) WITH FIBERGLASS REINFORCING MESH AND DASH COAT FINISH.
- 11 CEMENT PLASTER EXTERIOR WALL WITH DASH COAT FINISH WITH INTEGRAL COLOR INSTALLED OVER "BAYPACED" WIRE LATH INSTALLED OVER BALDING PAPER. LATH INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S MOST RECENT REQUIREMENTS AS APPROVED BY THE ARCHITECT.
- 12 INDICATES LOCATION OF STEPPED CEMENT PLASTER FASCIA INSTALLED OVER STEPPED FOAM TRIM ("BAY AREA FOAM" NO. 14 OR EQUAL) WITH FIBERGLASS REINFORCING MESH AND DASH COAT FINISH. PAINT TRIM ACCENT COLOR AS NOTED ON THE EXTERIOR COLOR SCHEDULE.
- 13 INSTALL 34 GAUGE GALVANIZED SHEET METAL WEAP SCREENS / TYPICAL.
- 14 FLURID COLUMN WITH CEMENT PLASTER FINISH TO MATCH ADJACENT WALL. COORDINATE SIZE WITH THE FLOOR PLAN / TYPICAL.
- 15 INDICATES THE LOCATION OF 3" x 3" CEMENT PLASTER TRIM INSTALLED OVER FOAM TRIM WITH FIBERGLASS REINFORCING MESH AND DASH COAT FINISH. SLOPE TOP OF TRIM FOR DRAINAGE. PAINT AS NOTED ON THE EXTERIOR COLOR SCHEDULE / TYPICAL.
- 16 INSTALL SINGLE LINE GALVANIZED SHEET METAL PLASTER EXPANSION SCREENS AS INDICATED / TYPICAL.
- 17 INSTALL 6" x 6" STONE TILE ACCENT RECESSED IN PLASTER / TYPICAL.
- 18 FLUSH HOLLOW METAL DOOR WITH METAL FRAME AND HARDWARE. PAINT TO MATCH ADJACENT WALL SURFACES.
- 19 2-1/4" x 4-1/2" ALUMINUM STOREFRONT WINDOW SYSTEM WITH FACTORY ENAMEL FINISH AND TINTED DUAL GLAZING.
- 20 INDICATES LOCATION OF BUILDING ELECTRICAL MAIN SERVICE AND METERS. COORDINATE INSTALLATION WITH ELECTRICAL DRAWINGS AND LOCAL UTILITY COMPANY REQUIREMENTS.

THE
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ARCHITECTS, INC.
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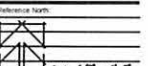
Revisions
Date

PROPOSED RETAIL CENTER
BASSI PLAZA
PHASE II
4952 CROWS LANDING ROAD
MODESTO, CALIFORNIA



	Date
DESIGN REVIEW	04.11.23
PLAN CHECK	
BACK CHECK	
PERMITS	
CONSTRUCTION	
AS BUILT	

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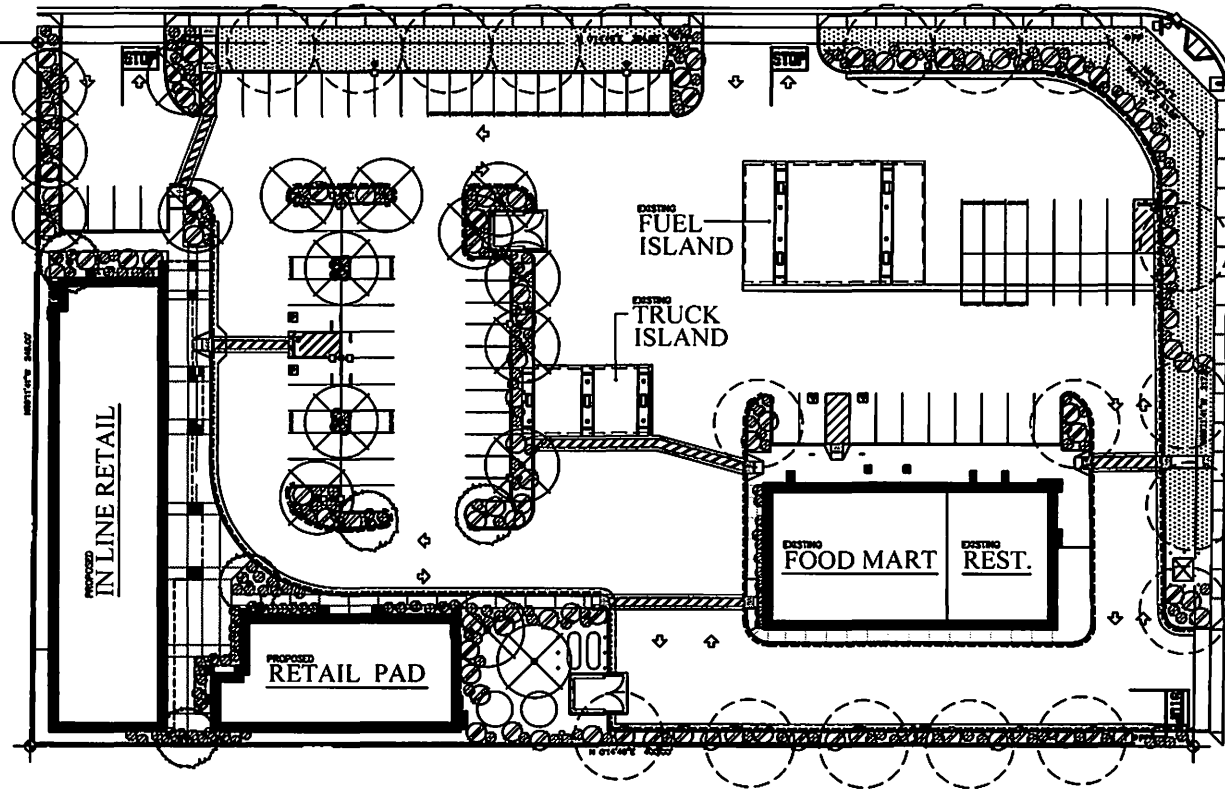


Scale: 1/8" = 1'-0"
Project Name: CROWS LANDING
CERES, CALIFORNIA
Project Number: 180203
Plot Date: 04.12.23
Sheet Number:

PA3

CROWS LANDING ROAD

GRAYSON ROAD



SYMBOLS

SYMBOL	DESCRIPTION
(Circle with a central dot)	STREET TREES SHALL BE SELECTED BY THE BUREAU OF COUNTY PUBLIC WORKS DEPARTMENT
(Circle with a central dot and a larger outer circle)	LARGE TREES (24" - 36" DBH CANOPY) SHALL BE FROM THE LIST OF PROPOSED PLANT MATERIALS
(Circle with a central dot and a medium outer circle)	MEDIUM TREES (18" - 24" DBH CANOPY) SHALL BE FROM THE LIST OF PROPOSED PLANT MATERIALS
(Circle with a central dot and a small outer circle)	SMALL TREES (12" - 18" DBH CANOPY) SHALL BE FROM THE LIST OF PROPOSED PLANT MATERIALS
(Circle with a central dot and a small outer circle, shaded)	SHRUBS (PERENNIALS) SHALL BE FROM THE LIST OF PROPOSED PLANT MATERIALS
(Dotted pattern)	EXISTING LAWN

LANDSCAPE NOTES

- LANDSCAPE ARCHITECTURE SHALL BE RESPONSIBLE FOR SUBMISSION OF LANDSCAPE PLAN TO THE BUREAU OF COUNTY PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL. PRIOR TO INSTALLATION OF THE DESIGN, PLANTINGS AND SIZE OF ALL TREES, TYPE OF ALL PLANT MATERIALS AND SIZE OF ALL UTILITY LINES AND CALCULATION WORKING ACCURACY OF WATER SUPPLY.
- PLANTINGS SHALL BE INSTALLED BY EXERCISE FIRM WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED PLANTING SPECIALIST. ALL PLANTING SHALL BE ON-SITE AT ALL TIMES SUCH PLANTING IS IN PROGRESS.
- PLANTS SHALL BE HARDY GROWN, TYPICAL OF THE SPECIES AND VARIETY, AND SHALL BE FREE FROM DEFECTS AND DAMAGES. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALS SHALL BE AS ACCORDANCE WITH THE 2018-2020 "HANDBOOK STANDARD FOR HARDY GROWN".
- LARGE TREES SHALL BE PLANTED FIRST. OTHER PLANTINGS SHALL BE COMPLETED BEFORE GRASSING AND LAWN AREAS ARE PLANTED.
- ALL UTILITY LINES AND CROSSING UNDER THIS CONTRACT SHALL BE IN GOOD REPAIR AND PLACEMENT OF ANY CROSSING SHALL BE IN ACCORDANCE WITH THE 2018-2020 "HANDBOOK STANDARD FOR HARDY GROWN". CONTRACTOR'S REPLACEMENT OF BUSES AND PLANTS OF COMPARABLE QUALITY AND SIZE SHALL BE MADE AT THE CONTRACTOR'S.
- EXTRA CARE SHALL BE TAKEN TO PRESERVE EXISTING MATURE LANDSCAPE. ANY PLANT MATERIALS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH THE MATERIAL OF LIKE MATURITY AND QUALITY.
- ALL LANDSCAPING SHALL BE IN PLACE PRIOR TO EXPIRE OF A CERTIFICATE OF OCCUPANCY.
- NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPT THE BACKFLOW PREVENTER DRINKS ETC.) ARE ALLOWED TO BE LOCATED IN THE LANDSCAPED AREAS OR BRACKETS OR ON THE STREET FRONTAGES OF THE BUILDINGS. ALL TRANSFORMERS SHALL BE LOCATED AT THE BACK OF THE LOT. THE BACKFLOW PREVENTER SHALL BE LOCATED BY LANDSCAPING OR COVER EACH BEING AS MAY BE NECESSARY.
- TREES SHALL BE MAINTAINED IN GOOD HEALTH. HOWEVER, TREES MAY BE REMOVED OR PRUNED TO REMOVE THE MAXIMUM HEIGHT OF THE CANOPY. ALL MAINTENANCE SHALL BE NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY OR AS MAY BE OTHERWISE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- PRIOR TO FINAL INSPECTION, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL, APPROVED BY THE DESIGNER, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND GRASSING HAS BEEN COMPLETED IN ACCORDANCE WITH THE LANDSCAPE AND GRASSING PLAN APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT.

PLANT MATERIALS

THE FOLLOWING IS A PROPOSED LIST OF PLANT MATERIALS TO BE USED ON THIS PROJECT. FINAL QUANTITIES AND PLACEMENT WILL BE PROVIDED WITH THE SUBMITTAL OF FINAL LANDSCAPE PLAN PRIOR TO THE BEARING OF BUILDING PERMITS.

TREES

- 10 GAL 18" O.C. EUCALYPTUS BARKERIANA 'NORWAY' (BLACK RUB BARK)
- 10 GAL 18" O.C. LACERTICOCOMA BICOLOR (CREPE MYRTLE)
- 10 GAL 18" O.C. PINK ANEMONE (COURTY ISLAND PINK)
- 10 GAL 20" O.C. PINK CALIFORNIA (MIDWEST PINK)
- 10 GAL 20" O.C. PINK HAZELHEDER (MIDWEST PINK)
- 10 GAL 20" O.C. PINK CALIFORNIA (MIDWEST PINK)
- 10 GAL 18" O.C. PINK CALIFORNIA 'MIDWEST PINK' (PURPLE LEAF PLANT)

SHRUBS

- 1 GAL 18" O.C. ASPERAGUS SPENSIS (GUY OF THE HILL)
- 1 GAL 30" O.C. ASPERAGUS SPENSIS (OPENSIDE ASPERAGUS)
- 1 GAL 30" O.C. AZALEA SCOTCHIN BICOLOR (SUN AZALEA)
- 1 GAL 30" O.C. CAMELLIA BIRANGIA (OIL CAMELLIA)
- 1 GAL 30" O.C. FOLIUS PINK (CORONADO PINK)
- 1 GAL 30" O.C. GARDENIA CHRYSOGONON (BIG GARDENIA)
- 1 GAL 30" O.C. JASMINE BARRIA THAIANAPOLIA (LAMPYR TAM)
- 1 GAL 30" O.C. MANDARIN ORANGE (ORANGE GARDEN)
- 1 GAL 30" O.C. RAVENOLA DOMESTICA (HEAVENLY BAMBOO)
- 1 GAL 75" O.C. PHOTODIA FRAXIN (PHOTODIA)
- 1 GAL 75" O.C. PITTOSPORUM TORBA (TORBA)
- 1 GAL 30" O.C. RAVENOLA BICOLOR (OCEAN HAWTHORN)
- 1 GAL 30" O.C. ROSEMARY OFFICINENSIS (ROSEMARY)
- 1 GAL 30" O.C. TACHYLOPIUM JAPONICUM (STAR JASMINE)
- 1 GAL 75" O.C. YUCCA CONGESTA (GRASSY YUCCA)

GROUND COVERS / ANNUALS

- PLANT 12" O.C. HYDRANGEA CALYCEA (ANGELIC BERRY)
- PLANT 12" O.C. GARDENIA 'TROPIC BIRD' (MILKING BIRD)
- PLANT 12" O.C. VIOLA BIRCH (ORANGE PEARL)

CONCEPT LANDSCAPE PLAN



THE VINCENT COMPANY ARCHITECTS, INC.
1500 West Shaw, Ste. 304
Fresno, California 93711
Phone: 559.225.2602

BASSI PLAZA PHASE II
255 CROWS LANDING ROAD
FRESNO, CALIFORNIA



Number	Date
DESIGN REVIEW	04/11/23
PLAN CHECK	
BACK CHECK	
PERMITS	
CONSTRUCTION	
AS BUILT	
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Project Name	CROWS LANDING
Project Location	CERES, CALIFORNIA
Project Number	180203
Plot Date	04/12/23
Sheet Number	
PL1	



APPLICATION QUESTIONNAIRE

<p><u>Please Check all applicable boxes</u> APPLICATION FOR: <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; padding: 5px;"> <input type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit </td> <td style="width: 50%; vertical-align: top; padding: 5px;"> <input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____ </td> </tr> </table>	<input type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____	<p>PLANNING STAFF USE ONLY: Application No(s): <u>PLN 2023-0087</u> Date: <u>7/26/2023</u> S <u>20</u> T <u>4</u> R <u>9</u> GP Designation: <u>PD</u> Zoning: <u>PD 296</u> Fee: <u>\$ 12,162</u> Receipt No. <u>573055</u> Received By: <u>BB</u> Notes: _____</p>
<input type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____		

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

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

PROJECT INFORMATION

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

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

The proposed project is the completion of the second phase of a commercial development located at the NW corner of Crows Landing Road and Grayson near Ceres. A food mart, adjacent restaurant and fuel islands were constructed as a part of Phase I. Phase II will include 9,425 square feet of single story commercial uses as of yet not identified. A Rezone is requested to expand the types of uses allowed in the development.

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 041 Page 04 Parcel 18

Additional parcel numbers: _____

Project Site Address
or Physical Location: 4955 Crows Landing Road

Modesto, California

Property Area: Acres: 2.17 or Square feet: 94,494

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

Food mart and restaurant with fuel islands and a portion of the land vacant

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)

General Plan Amendment No. 2003-08 and Rezone No. 2003-11

Existing General Plan & Zoning: Planned Development / Planned Development

Proposed General Plan & Zoning: Planned Development / Planned Development with Additional Uses allowed
(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 (row crops)

West: Agriculture (row crops)

North: Agriculture (row crops)

South: Agriculture (alfalfa) and single family homes; golf course and driving range to the southeast

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.) Minimal grading to establish on-site drain
is expected. Total area to be disturbed is approximately 35,500 square feet

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: 9,824 Sq. Ft. Landscaped Area: 15,525 Sq. Ft.

Proposed Building Coverage: 9,245 Sq. Ft. Paved Surface Area: 57,720 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) 9,245 square feet

Number of floors for each building: one

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 28'-3"

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) None

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

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: TID Sewer*: Private System

Telephone: AT&T Gas/Propane: PG&E

Water**: Private Well Irrigation: Private System

*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:)

Grease trap will be provided if a restaurant occupies any of the space

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): Existing Food Mart: 3,452 sf; Existing Restaurant: 1,457 sf

Existing Fuel Islands: 4,915 sf; Proposed Retail Shell Buildings: 9,245 sf

Type of use(s): service, retail

Days and hours of operation: Gas - 24/7 with card reader pumps; Food Mart: 5:00 am to midnight, 7 days per week

Restaurant: 8:00 am to 10:00 pm, 7 days; Proposed Retail: To be determined

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

Occupancy/capacity of building: Food Mart: 72 persons; Restaurant: 45 persons; Proposed Retail: to be determined based on use.

Number of employees: (Maximum Shift): 30 (Minimum Shift): 5

Estimated number of daily customers/visitors on site at peak time: 350

Other occupants: _____

Estimated number of truck deliveries/loadings per day: 10

Estimated hours of truck deliveries/loadings per day: 8:00 am to 3:00 pm

Estimated percentage of traffic to be generated by trucks: 10%

Estimated number of railroad deliveries/loadings per day: None

Square footage of:

Office area: 150 sf Warehouse area: _____

Sales area: 12,500 sf Storage area: _____

Loading area: _____ Manufacturing area: _____

Other: (explain type of area) Restaurant, dining and cooking: 1,457 sf

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)

Crows Landing Road (for Phase II) and Grayson Road

BASSI PLAZA - PHASE II

4955 Crows Landing Road
Modesto, California
APN 041-004-018

Project Description

In April, 2005, General Plan Amendment Application No. 2003-08 and Rezone Application No. 2003-11 were approved and designated the 2.30 acres at the northwest corner of Crows Landing and Grayson Roads as Planned Development. The approved design included the construction of a convenience store with additional lease space totalling approximately 5,000 square feet and fuel islands as the first phase of a commercial development. The second phase included an "L" shaped commercial building totalling approximately 13,175 square feet.

At this point, the construction of the convenience store, fuel islands, and an adjacent restaurant has been completed and in operations for approximately 15 years. The current proposal would complete the development of the site by constructing the commercial building which has had the total square footage reduced to 9,425 square feet in order to assure adequate parking for the development with a variety of uses.

The architecture of the new building blends with that of the existing convenience store in order to create a unified development. Parking and landscaping have been placed along the front of the development consistent with the initial design, and drive approaches located accordingly. The project is separated from the adjacent agricultural properties with a 6'-0" high concrete masonry fence located at the common property line.

At the time of approval in 2005, restrictions were placed on the development limiting the commercial uses to those associated with agriculture such as agricultural production consultants, marketing consultants, feed, seed and tack stores, welding shops and farm implement repair or parts stores. The property has been marketed to these types of uses for the last 15 years, to no avail. The lack of interest has brought us to the point where we are now requesting to expand the commercial uses to include stores and services that will cater to residents and workers in the area that currently have to travel miles for access to them. These added uses include:

Food Service Uses

- Farmer's Den (Breakfast Spot)
- Any Type of Food Chain
- Sandwich Shop
- Coffee Shop

Office Uses

- Medical Offices
- Insurance Offices
- Real Estate Offices
- Chiropractic Offices

Food Service Uses (cont.)

- Pizza Restaurant (Take out or sit down)
- Yogurt / Ice Cream Shop
- Bakery / Donut Shop
- Candy Store
- Mexican Fruit Shop
- Sports Bar with Food Sales

Service Uses

- Dry Cleaners
- Laundromat
- Fed Ex / UPS Store
- Nail Salon
- Barber Shop / Hair Salon

Retail Uses

- Auto Parts Store
- Phone Store (Verizon, AT&T, etc.)
- Shoe Store
- Jewelry Store
- Home Decor Store
- Make-Up Store (i.e. Ulta)
- Appliance Store
- Kitchen Goods Store

While these uses do expand those related to agriculture, we do believe that they will provide additional shopping opportunities and services to the current customer base being served by the convenience store and restaurant. In looking at environmental impacts of the revised development, we do not believe that they will cause an increase in impacts from those determined in the evaluation completed in 2005 based on the nearly thirty percent (30%) reduction in added retail area as shown in the current design. On this basis, we believe that the County and other affected government agencies will be able to continue to maintain the levels of service presently allocated to other uses in the vicinity.

Development Schedule

It is the intention of the Owner to proceed with the preparation of construction documents as required to file for building permits once that the approval of this application is completed. Preparation of the plans will take approximately 4 months, with an additional 3 to 4 months required for the plan check process. This would put the project into construction in early 2024, depending upon weather, with completion of construction six to eight months later, again, depending upon weather.

Sign Plan

The existing signs for the Food Mart, Fuel Islands and restaurant will remain. It is expected that a single pedestal sign to be shared by the tenants of the second phase, approximately 8'-0" X 8'-0" of sign area and 12'-0" high, will be installed along Crows Landing Road as noted on the Site Plan. Wall signs for tenants will be located along the fascia of the building with individual letters.

Parking Analysis

Please refer to the Statistics on Sheet PA-1 of the Drawings.

Landscape and Planting Plan:

Please refer to the Concept Landscape Plan, Sheet PL-1 of the Drawings.

Ag Buffer Statement of Compliance:

As mentioned above, this property was purchased for development and entitlements processed through the Planning Department and approved in 2005. While the first phase of the development, which included the Food Mart, Restaurant and Fuel Islands were constructed shortly after, the development of the second phase has languished due to the limitations on allowed uses placed on the project. As such, this application is being filed to create the ability for the second phase to move forward with reasonable expectation that tenants will be found.

The original design included the installation of a 6'-0" high concrete masonry fence to be placed on property lines common with adjacent agricultural properties. This has been completed, and will remain in-place with this project. The original design also included buildings along the west and north property lines, which effectively created an additional separation between the agricultural and commercial uses. Again, that portion of the design remains even though the project has actually been reduced in size.

In reviewing the documents provided by County staff regarding the intent of the Ag Buffer requirement, there are several issues that we feel need to be considered:

1. The Ag Buffer Policy requires that a 150 foot wide buffer setback be provided except for "people intensive uses", which are required to have a 300 foot setback. In the case of this project, that would virtually eliminate any developable land as agricultural uses are common to the north and west property lines of a project that measures only 245' by 145' (of new project area). This effectively would eliminate the owner's use of his property for any commercial uses other than a parking lot.
2. To comply with the Buffer Policy, the option for the owner would be to locate his buildings along Crows Landing Road with parking to the west. This would require the demolition and reconstruction of a great deal of infrastructure (water wells, septic systems, parking facilities, etc.) in order to accomplish this. On the other hand, based on prevailing winds from the northwest, it would likely

increase the exposure to the customers of the center to pesticide drift coming from the existing agricultural fields to the north and west. This seems contrary to the intent of the Policy.

3. In contrast, placing the buildings as shown on the current design allows the 20 foot tall buildings to serve as a barrier to any drift, which will likely flow over the development for a distance where they will have dissipated to a safe level and do not pose a hazard. The spaces between the rear (west and north) walls of the building and masonry fence will be used for emergency exiting as required by the Building Code, and deliveries. Both uses limit the number of persons within this space.
4. The existing masonry wall will continue to serve as a barrier to prevent trespassing onto adjacent agricultural uses. Based on the past history with the first phase of the development, we believe that the fence is doing an effective job in meeting this goal.

On this basis, we would request that the current design of the project be approved as meeting the intent of the Ag Buffer Policy and provides an equal or greater protection to the surrounding agricultural uses and the customers of the proposed development by the Stanislaus County Agricultural Commissioner and the Stanislaus County Planning Commission.

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 drain

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.

A SWPPP will be provided for the work prior to commencing any grading operations

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

ADDITIONAL INFORMATION:

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

CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System

Department of Anthropology – California State University, Stanislaus

One University Circle, Turlock, California 95382

(209) 667-3307



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

Date: 6/5/2023

Records Search File #: 12560N

Project: 4955 Crows Landing Road,
Modesto, CA 95358; T4S R9E SW ¼
SW ¼ Section 20

Joe Bassi
JKB Homes
6806 Corte De Oro
Modesto, CA 95356
209-499-4065

jkbhomes@yahoo.com

Dear Mr. Bassi:

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on the Ceres USGS 7.5-minute quadrangle map in Stanislaus County.

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the following:

National Register of Historic Places (NRHP)
California Register of Historical Resources (CRHR)
California Inventory of Historic Resources (1976)
California Historical Landmarks
California Points of Historical Interest listing
Office of Historic Preservation Built Environment Resource Directory (BERD) and the
Archaeological Resources Directory (ARD)
Survey of Surveys (1989)
Caltrans State and Local Bridges Inventory
General Land Office Plats
Other pertinent historic data available at the CCaIC for each specific county

The following details the results of the records search:

Prehistoric or historic resources within the project area:

- There are no formally recorded prehistoric or historic archaeological resources or historic buildings or structures within the project area.
- The General Land Office survey plat for T4S R9E does not show any historic features within the SW ¼ of the SW ¼ of Section 20.

- The Official Map of the County of Stanislaus, California (1906) shows a “K. E. Moore” as the landowner in the SW ¼ of Section 20, T4S R9E.
- The 1916 edition of the Ceres USGS quadrangle shows the alignments of both Crows Landing Road and Grayson Road.

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

Resources that are known to have value to local cultural groups: None has been formally reported to the Information Center.

Previous investigations within the project area: No project-specific survey has been conducted, but the project area does fall within an overview report, referenced as follows:

CCaIC ST-07775

Henton, C., and G. Cardenas

2011 Cultural Resources Monitoring and Mitigation Plan, Almond 2 Power Plant, Turlock Irrigation District. CH2MHill, Sacramento.

Recommendations/Comments:

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the project area has not been subject to previous investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. If ground disturbance is considered a part of the current project, we recommend further review for the possibility of identifying prehistoric or historic-era archaeological resources.

If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resource/s be assessed by a professional familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive.

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at

<http://chrisinfo.org>

If archaeological resources are encountered during project-related activities, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Thank you for sending the signed **Access Agreement Short Form**.

Note: Billing will be transmitted separately via email from the Financial Services office* (\$150.00), payable within 60 days of receipt of the invoice.

If you wish to include payment by Credit Card, you must wait to receive the official invoice from Financial Services so that you can reference the CMP # (Invoice Number), and then contact the link below:

<https://commerce.cashnet.com/ANTHROPOLOGY>

Sincerely,

E. A. Greathouse

E. A. Greathouse, Coordinator
Central California Information Center
California Historical Resources Information System

* Invoice Request sent to: ARBilling@csustan.edu, CSU Stanislaus Financial Services

Planning Department Recommend Permitted Uses
GPA 2003-08, REZ 2003-11 - Bassi Plaza

First Phase

Mini market and gas station

Second Phase

Agricultural production consultants (planting strategies, irrigation specialists)

Agricultural worker training facility

Welding shop

Feed and tack store

Testing laboratories

Farm implement repair and parts store

Feed and seed store

Other uses which in the opinion of the Director of Planning and Community Development are similar in character and purpose in this area.

DEVELOPMENT STANDARDS

**GENERAL PLAN AMENDMENT APPLICATION NO. 2003-08
REZONE APPLICATION NO. 2003-11
BASSI PLAZA**

Department of Planning and Community Department

1. This project is to be constructed and operated as described in the application information submitted including submittals modifying the project in accordance with other laws and ordinances.
2. All uses within the Planned Development zone shall be consistent with the approved development plan.

The types of businesses for the second phase are: agricultural production consultants (planting strategies, irrigation specialists), agricultural worker training facility, welding shop, feed and tack store, testing laboratories, farm implement repair and parts store or other uses which are in the opinion of the Director of Planning and Community Development are similar in character and purpose in this area.

A use permit might be required for any other uses as deemed appropriate by the Director of Planning and Community Development.

3. Applicant, or subsequent property owner, shall be responsible for maintaining landscape plants in a healthy and attractive condition. Dead or dying plants shall be replaced with materials of equal size and similar variety.
4. All exterior lighting shall be designed (aimed down and towards the site) to provide adequate illumination without a glaring effect.
5. Construction on-site shall comply with the San Joaquin Valley Air Pollution Control District's Regulation VIII-Fugitive Dust Prohibitions.
6. Trash bins shall be kept in trash enclosures constructed of materials compatible with the architecture of the development. Trash enclosures shall be placed in locations as approved by the refuse collecting agency and the Planning Director.
7. The project shall comply with all development standards of the Planned Development zone, unless the Planning Commission grants specified exemptions based on justifiable reasoning and evidence presented by the applicant.
8. During the construction phases of the project, if any human remains, significant or potentially unique are found, all construction activities in the area shall cease until a qualified archeologist can be consulted. Construction activities shall not resume in the area until an on-site archeological mitigation program has been approved by a qualified archaeologist.
9. There shall be an eight foot high masonry wall adjacent to the north and west property line next to the agricultural zone properties. The wall shall not extend into the front and side yard setbacks.

GPA 2003-08, REZ 2003-11
 Development Standards
 March 3, 2005
 Page 2

10. The subdivider is required to defend, indemnify, or hold harmless the County, its officers and employees from any claim, action, or proceedings against the County to set aside the approval of the map as set forth in Government Code Section 66474.9. The County shall promptly notify the subdivider of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.
11. Prior to the issuance of the Notice of Determination, the applicant shall pay, within five working days of Planning Commission approval, a filing fee of \$50.00 to "Stanislaus County Clerk/Recorder" care of the Planning Department. Should the "De Minimis" finding be found invalid for any reason, the applicant/developer shall be responsible for payment of Department of Fish and Game Fees.
12. Prior to construction, the developer shall be responsible for contacting the U.S. Army Corps of Engineers to determine if any "wetlands", "waters of the United States", or other areas under the jurisdiction of the Corps of Engineers are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from these agencies, if necessary.
13. Prior to construction, the developer shall be responsible for contacting the California Department of Fish and Game and shall be responsible for obtaining all appropriate streambed alteration agreements permits or authorizations, if necessary.
14. Prior to construction, the developer shall be responsible for contacting the California Regional Water Quality Control Board to determine if a "Notice of Intent" is necessary, and shall prepare all appropriate documentation, including a Storm Water Pollution Prevention Plan. Once complete, and prior to construction, a copy of the Storm Water Pollution Prevention Plan shall be submitted to the Stanislaus County Department of Planning and Community Development.

Development Services

15. A building permit is required for all new construction. The applicant shall submit engineered building and site plans to the Development Services Department for their review.
16. A building permit is required for demolition of any existing structures.

Public Works Department

17. The owners shall dedicate a 10-foot wide public utility easement along the frontages of Crows Landing Road and Grayson Road adjacent to the new right-of-way lines prior to the issuance of any building permit.
18. Prior to the issuance of any building permit, road right-of-way shall be deeded to Stanislaus County to provide the following:
 1. Fifty-five (55) feet west of the centerline on Crows Landing Road;
 2. Fifty-five (55) feet north of the centerline of Grayson Road; and,
 3. The chord distance of a 35-foot radius at the Grayson/Crows Landing intersection.

GPA 2003-08, REZ 2003-11
Development Standards
March 3, 2005
Page 3

19. Prior to occupancy of the property with the approved use, street improvements shall be installed along the frontage of Crows Landing Road and Grayson Road. The improvements shall include, but not be limited to, curb, gutter, sidewalk, drainage facilities, signs, pavement markings, and street pavement. This Department is in the process of making signalization improvements at the Grayson/Crows Landing intersection. Because of this, the applicant will not be required to install a raised concrete median on Crows Landing Road.
20. All driveway locations and widths shall be approved by the Department of Public Works. Due to the County's signalization project, left turn movements at the proposed Grayson Road driveway and the Crows Landing Road driveway closest to the intersection will be prohibited. When the signal improvements are completed, turning movements will be restricted to right-in/right-out at these two driveways.
21. Prior to the issuance of any building permits, off-site improvement plans for the Crows Landing Road and Grayson Road frontages shall be approved by the Department of Public Works.
22. A financial guarantee in a form acceptable to the Department of Public Works to ensure the construction of the improvements on Crows Landing Road and Grayson Road shall be deposited with the Department prior to the issuance of any building permit.
23. An Engineer's Estimate for the construction of the improvements so the guarantee in No. 22 above can be determined.
24. An encroachment permit shall be obtained from the Department of Public Works prior to the start of any work within the road right-of-ways.
25. No parking, loading or unloading of vehicles shall be permitted within the right-of-ways of Crows Landing Road and Grayson Road. The developer will be required to install or pay for the installation of all required signs and/or markings, if warranted.
26. A Grading and Drainage Plan for the entire area shall be approved by the Department of Public Works prior to the issuance of any building permit. Percolation test results and ground water depth shall be provided along with runoff and storage capacity calculations. Depending upon the depth of the perched water table, it may be necessary to provide an on-site retention basin. If a basin is needed, this could potentially reduce the area of the parcel able to be developed. The drainage system shall be installed prior to final and/or occupancy of any building.

Department of Environmental Resources

27. The sewage disposal system for buildings shall be an approved aerobic treatment system so as to comply with the Primary and Secondary Sewage Treatment Initiative (Measure X).

GPA 2003-08, REZ 2003-11
Development Standards
March 3, 2005
Page 4

28. The water supply for the project shall be approved by the Department of Environmental Resources.
29. The developer shall incorporate the Stanislaus County Reduction and Recycling Element into the project as approved by the Department of Environmental Resources.
30. If there is any food to be served on this property, the applicant shall submit three (3) sets of Food Facility Construction Plans to the Department of Environmental Resources for review and approval for compliance with the California Uniform Retail Food Facilities Law (Section 27550).

Stanislaus Consolidated Fire District

31. At the time of development, the developer shall pay the fire service impact fees.
32. No development will proceed without approved fire department access and water for fire protection. Fire access shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface to provided all weather capabilities. Dead-end fire apparatus in excess on 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.

Ceres Unified School District

33. At the time of development, the developer shall pay for the current school fees for new commercial/industrial development.

Turlock Irrigation District

34. This site adjoining irrigated ground must be graded so that finished grading elevations are at least 6 inches higher than irrigated ground. A protective berm must be installed to prevent irrigation water from reaching non-irrigated properties.
35. Upon request, the irrigation district will review and quitclaim irrigation easements that are no longer required.

I:\Staff\p\GPA 2003.s\GPA 2003-08, REZ 2003-11 Joe & Kiran Bassi\gpa 2003-08.sr.wpd

DEVELOPMENT SCHEDULE

**GENERAL PLAN AMENDMENT APPLICATION NO. 2003-08
REZONE APPLICATION NO. 2003-11
BASSI PLAZA**

1. First Phase of development is to occur within two years of project approval.
2. Second Phase of development is to occur within four years of project approval.
