



## Referral Early Consultation

**Date:** May 14, 2024  
**To:** Distribution List (See Attachment A)  
**From:** Marcus Ruddicks, Assistant Planner-Trainee  
 Planning and Community Development  
**Subject:** PARCEL MAP APPLICATION NO. PLN2024-0019– GOMEZ AND ESQUIVIAS  
**Respond By:** May 29, 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:** Benjamin Gomez and Gloria Esquivias  
**Project Location:** 902 California Avenue, between Seybold Avenue and the Modesto Irrigation District Lateral No. 5 canal, in the Modesto area  
**APN:** 030-014-022  
**Williamson Act Contract:** N/A  
**General Plan:** Low Density Residential  
**Current Zoning:** Single-Family Residential (R-1)

**Project Description:** Request to subdivide a 1-acre± parcel into two parcels, 8,726± and 36,808± square feet in size, in the Single-Family Residential (R-1) zoning district. The current parcel receives both public sewer and water services from the City of Modesto. If approved, both proposed parcels will be connected to the available public sewer and water facilities from the City of Modesto. Proposed Parcel 1 is improved with a single-family dwelling and Proposed Parcel 2 is improved with an existing detached garage and barn; however, in accordance with Stanislaus County Zoning Ordinance Section 21.28.020(B), accessory buildings are permitted when normally incidental to single-family residences. In the case where an accessory building will be located on a separate parcel after subdivision, the structure will be required to be demolished prior to recording of the

map. If approved, each structure will meet all setback and lot coverage requirements of the R-1 zoning district. The parcel is located within the Local Agency Formation Commission (LAFCO)-adopted Sphere of Influence (SOI) for the City of Modesto. If approved, both proposed parcels have access to County-maintained Seybold and California Avenues. The garage on Proposed Parcel 2 has a driveway onto Seybold Avenue.

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



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

**PARCEL MAP APPLICATION NO. PLN2024-0019- GOMEZ AND ESQUIVIAS**

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		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: MODESTO	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
	DER GROUNDWATER RESOURCES DIVISION		STAN CO SHERIFF
X	FIRE PROTECTION DIST: BURBANK/PARADISE	X	STAN CO SUPERVISOR DIST 3: WITHROW
	GSA: STANISLAUS AND TUOLUMNE RIVERS GROUNDWATER BASIN ASSOC.	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:		StanCOG
X	IRRIGATION DIST: MODESTO	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: EASTSIDE	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
	RAILROAD:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: MODESTO UNION	X	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 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT:** PARCEL MAP APPLICATION NO. PLN2024-0019– GOMEZ AND ESQUIVIAS

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).

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Response prepared by:






Name	Title	Date

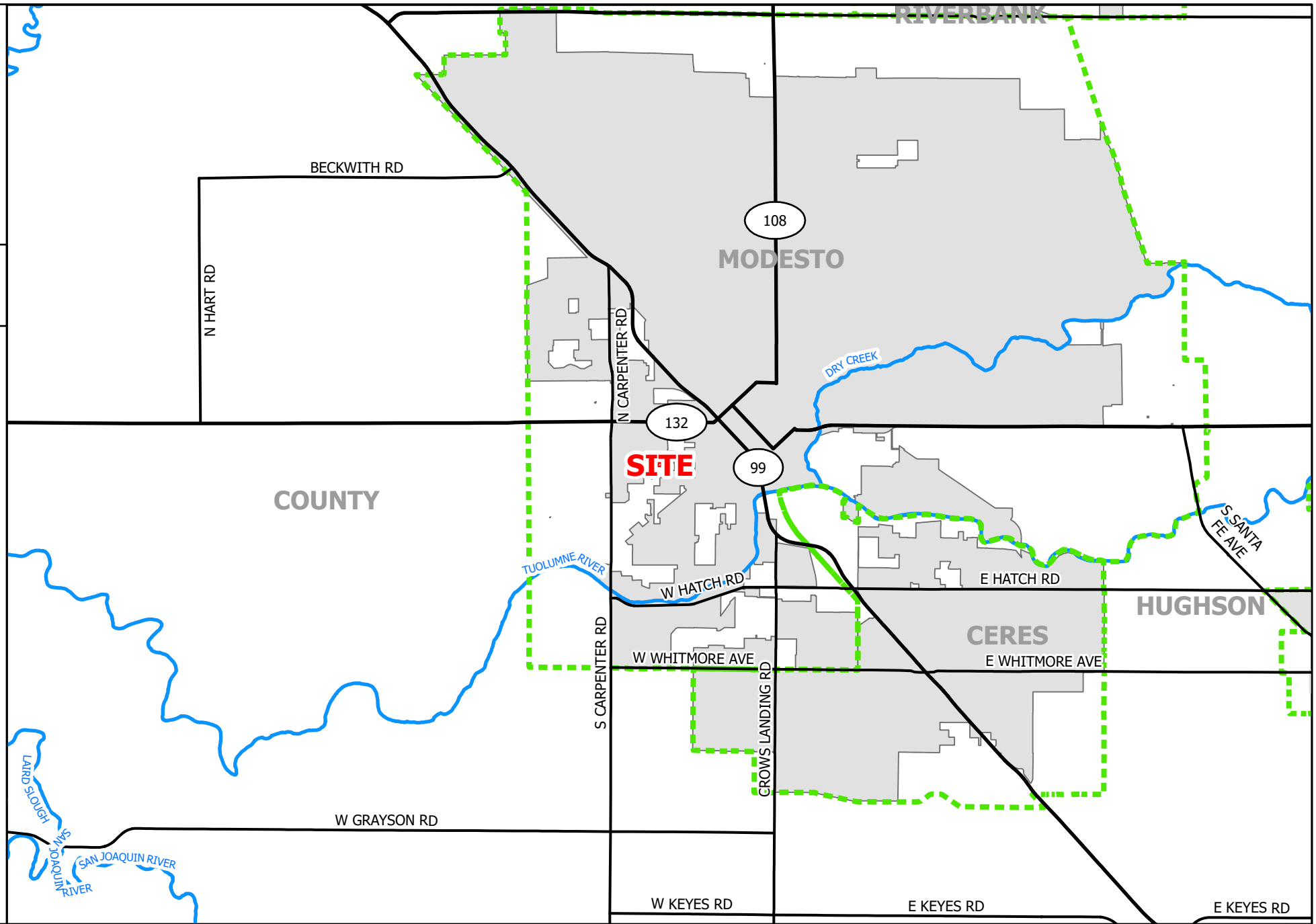
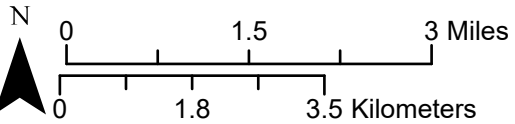
# GOMEZ AND ESQUIVIAS

## PM PLN2024-0019

### AREA MAP

#### LEGEND

-  Project Site
-  Highway
-  Major Road
-  River
-  Sphere of Influence











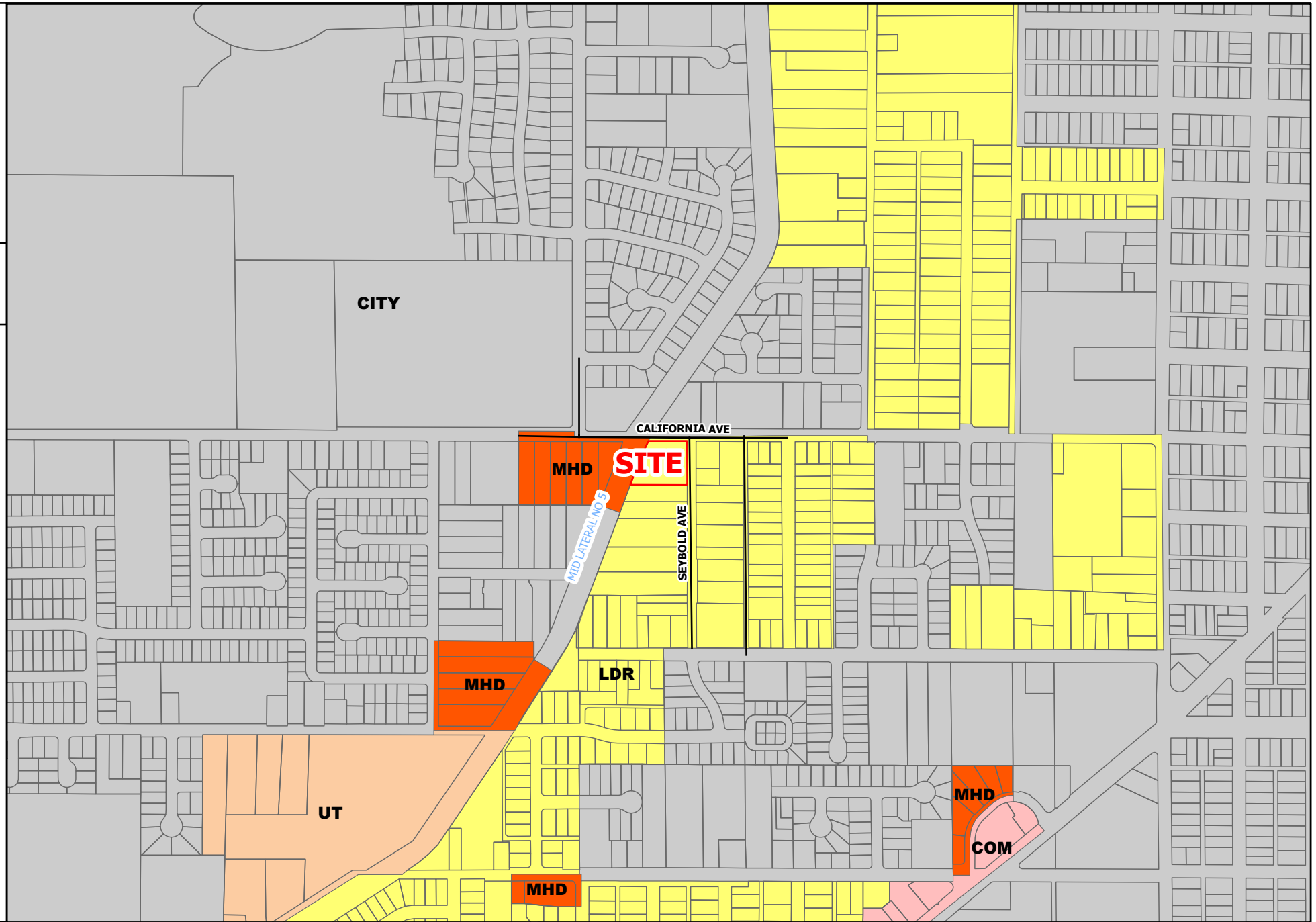
# GOMEZ AND ESQUIVIAS

## PM PLN2024-0019

### GENERAL PLAN MAP

#### LEGEND

-  Project Site
-  Parcel
-  Canal
-  City
-  Commercial
-  Residential - Low Density
-  Residential - Medium/High Density
-  Urban Transition
-  Street






# GOMEZ AND ESQUIVIAS








## PM PLN2024-0019

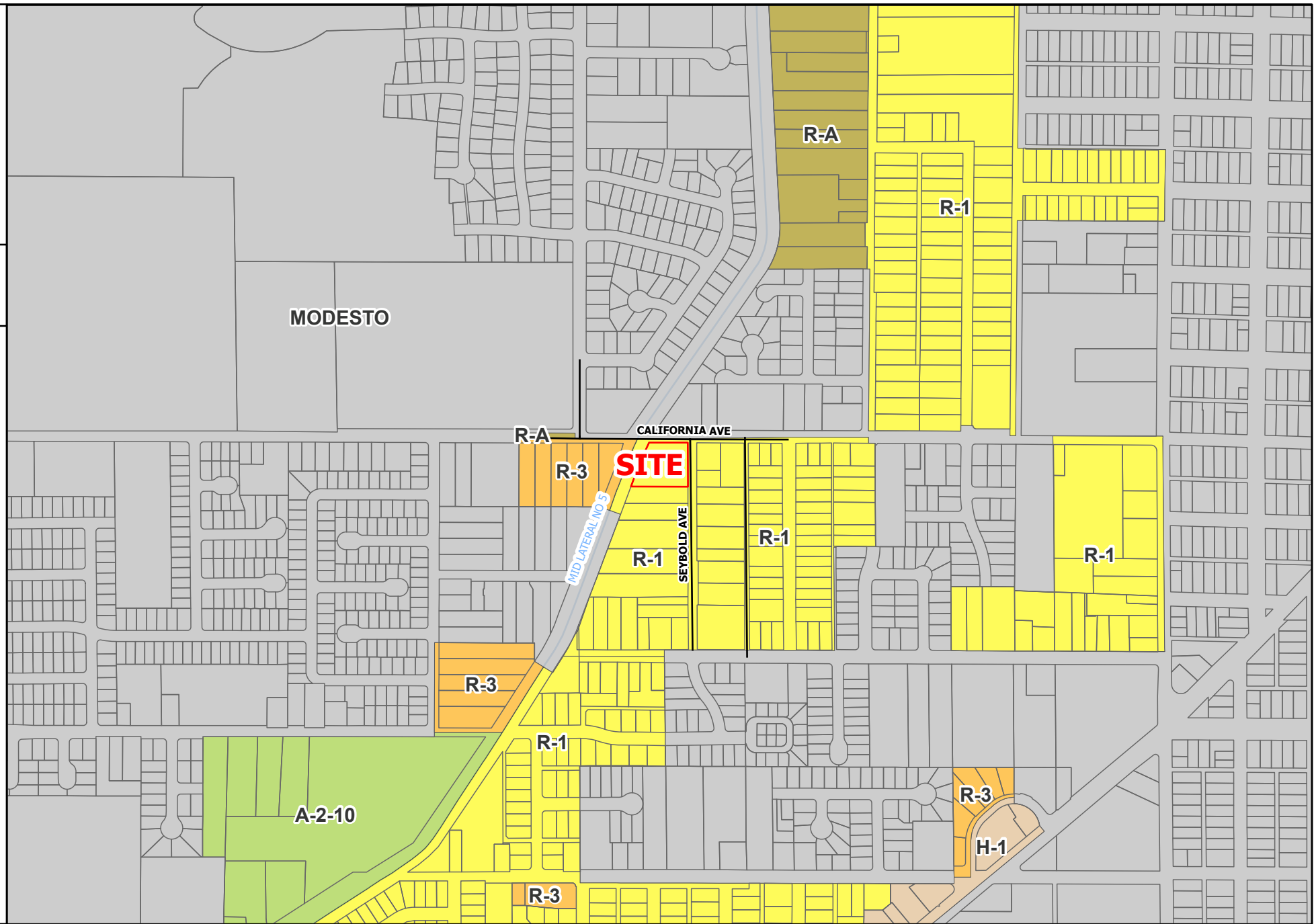
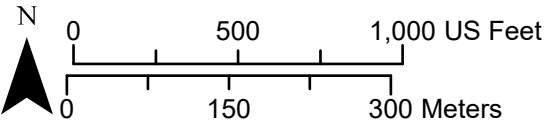
### ZONING MAP

#### LEGEND

-  Project Site
-  Parcel
-  Canal

#### Zoning Designation

-  General Agriculture 10 Acre
-  City
-  Highway Frontage
-  Single Family Residential
-  Multiple Family
-  Rural Residential
-  Street







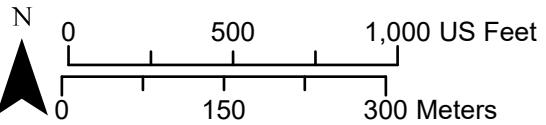
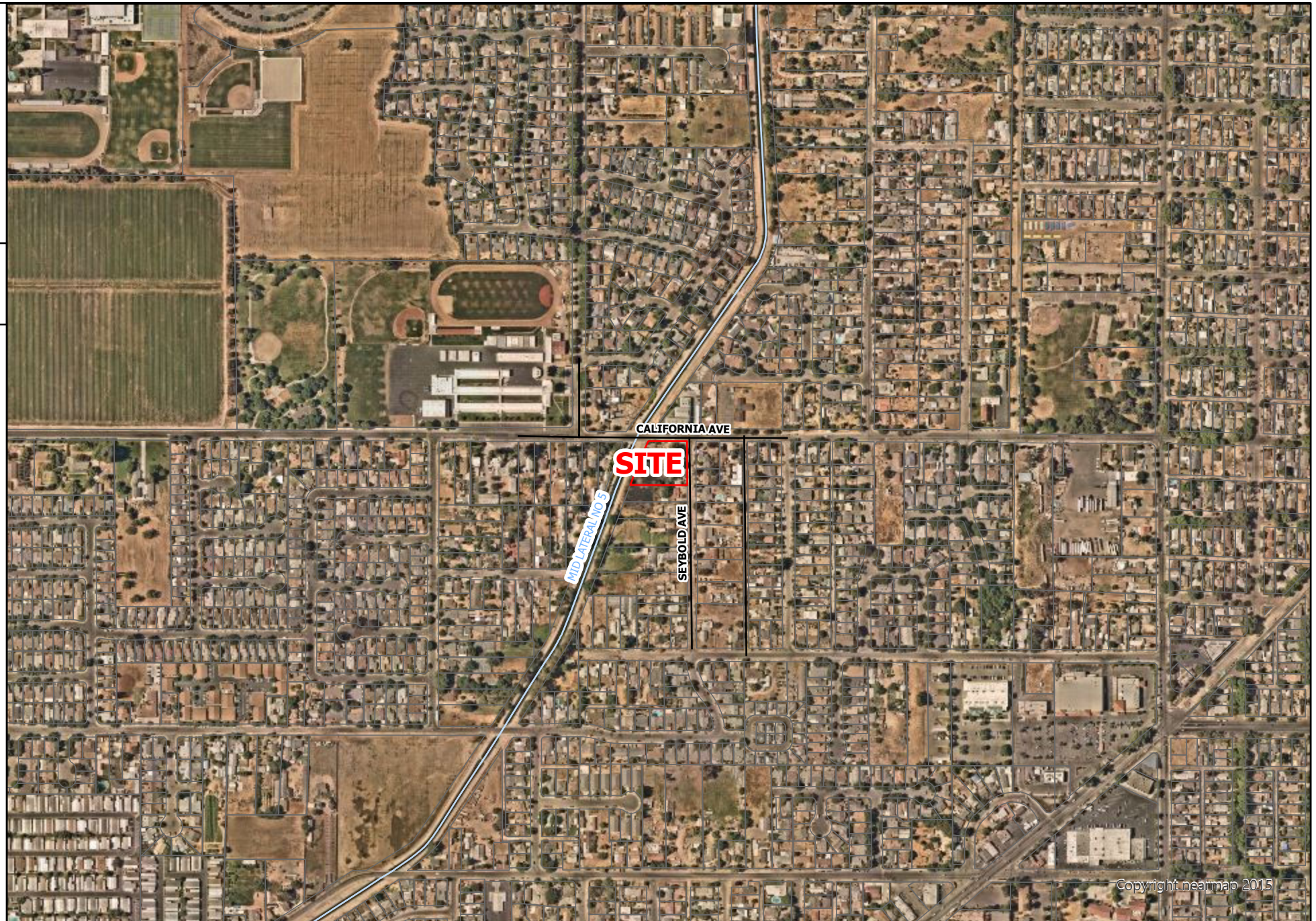
# GOMEZ AND ESQUIVIAS

PM  
PLN2024-0019

2023 AERIAL AREA MAP

## LEGEND

-  Project Site
-  Parcel
-  Canal
-  Street









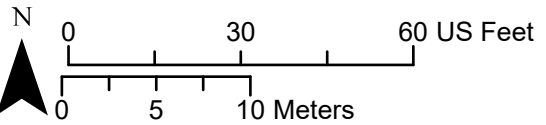
# GOMEZ AND ESQUIVIAS

PM  
PLN2024-0019

2023 AERIAL SITE MAP

## LEGEND






-  Project Site
-  Parcel
-  Canal
-  Street

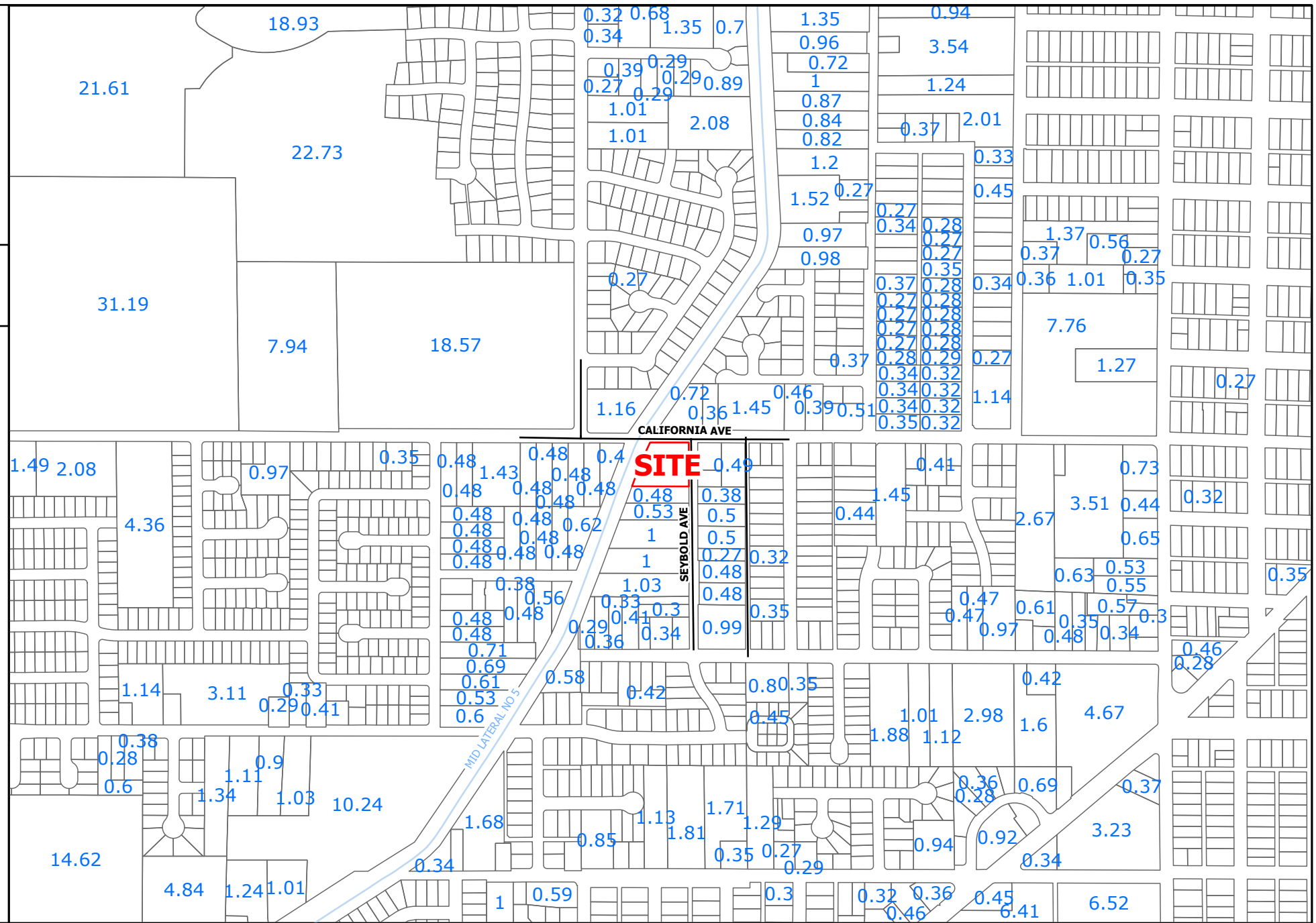


# GOMEZ AND ESQUIVIAS PM PLN2024-0019

## ACREAGE MAP

### LEGEND

-  Project Site
-  Parcel
-  Acres
-  Canal
-  Street



**LEGEND**

SYMBOL		DESCRIPTION
EXISTING	PROPOSED	
		HINGE LINE/TOP/TOE
		CONCRETE V-DITCH
		GRADED SWALE
		CONTOUR LINES
		DAYLIGHT LINE/LIMIT OF GRADING
		PROPERTY LINE / BOUNDARY / RIGHT-OF-WAY
		EASEMENT LINE
		CENTERLINE (☉)
		FENCE (CHAIN LINK)
		DRIVEWAY
		CURB, GUTTER & SIDEWALK
		RETAINING WALL (AS DESCRIBED) w/ SUB-DRAIN
		CITY STANDARD BARRICADE
		WATER LINE AND VALVE
		SANITARY SEWER LINE AND MANHOLE OR CLEANOUT
		STORM DRAIN LINE AND MANHOLE
		4\"/>
		WATER LATERAL / METER
		SANITARY SEWER CLEANOUT (SSCO)
		AREA DRAIN WITH SUMP BOTTOM (NDS 1212 OR APPROVED EQUAL)
		FLAT DRAIN INLET AS SPECIFIED
		FIRE HYDRANT
		STREETLIGHT STANDARD WITH MAST ARM AND LUMINAIRE (ELECTRICIAN)
		PULL BOX (AS NOTED)
		ELECTRICAL CONDUIT
		GAS MAIN
		TELEPHONE CONDUIT
		STREET MONUMENT
		BOLT
		JOINT POLE w/ GUY ANCHOR
		PERCENT GRADE
		VERTICAL GRADE BREAK (PROFILE)
		BIO-RETENTION AREA NUMBER
		TREE

# TENTATIVE PARCEL MAP

## 902 CALIFORNIA AVENUE

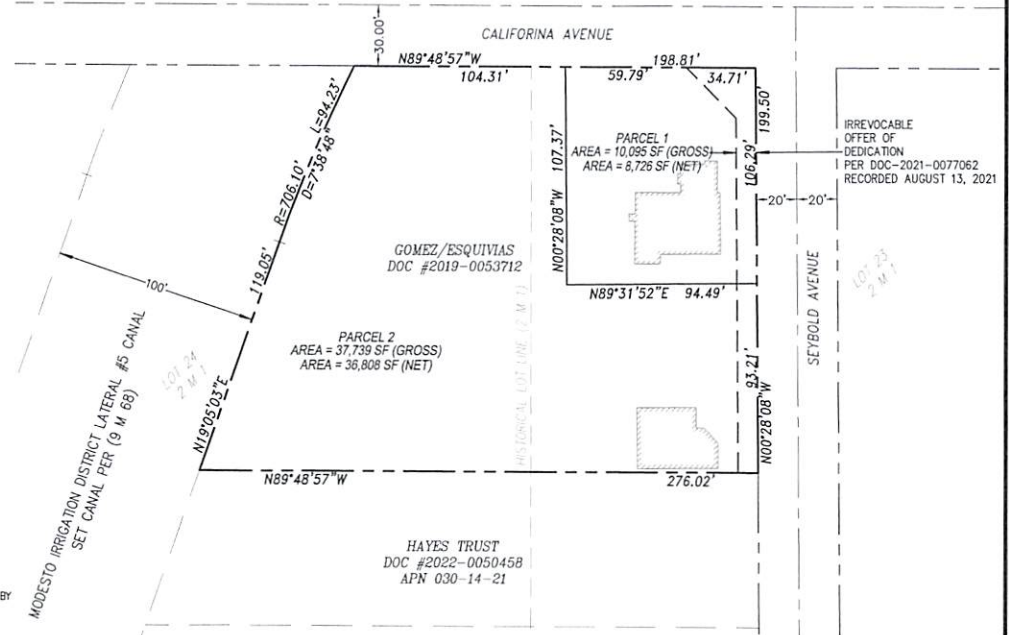
CITY OF MODESTO (UNINCORPORATED) STANISLAUS COUNTY CALIFORNIA

**ABBREVIATIONS**

AB	AGGREGATE BASE	N/B	NORTH BOUND
AC	ASPHALT CONCRETE	P	PAD
AD	AREA DRAIN	PA	PLANTER AREA
BC	BEGIN CURVE	PL, P/L	PROPERTY LINE
BM	BENCHMARK	PCC	POINT OF COMPOUND CURVATURE
BMP	BEST MANAGEMENT PRACTICE	PERF.	PERFORATED
BOT.	BOTTOM	PIE	PRIVATE INGRESS & EGRESS EASEMENT
BSW	BACK OF SIDEWALK	PRC	POINT OF REVERSE CURVATURE
BVC	BEGIN VERTICAL CURVE	PROJ.	PROJECTED
BW	BOTTOM OF WALL (EXPOSED)	PSDE	PRIVATE STORM DRAIN EASEMENT
CL	CENTER LINE	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PV	PAVEMENT/ASPHALT GRADE
CO	CLEAN OUT	PI	POINT OF VERTICAL INTERSECTION
CR	CURB RETURN	PA	PARABOLIC CURVE
DI	DRAIN INLET	∠	INCLUDED ANGLE OF CURVE
DS	ROOF DOWN SPOUT	L	ARC LENGTH OF CURVE
EC	END CURVE	RSP	REINFORCED CONCRETE PIPE
EL	ELEVATION	RM	RM ELEVATION
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
EVC	END VERTICAL CURVE	S	SLOPE
EX	EXISTING	S/B	SOUTH BOUND
EVAC	EMERGENCY VEHICLE ACCESS EASEMENT	SD	STORM DRAIN
F/C	FACE OF CURB	SDDO	STORM DRAIN CLEANOUT
FDC	FIRE DEPARTMENT CONNECTION	SDE	STORM DRAIN EASEMENT
FF	FINISHED FLOOR	SDDM	STORM DRAIN MANHOLE
FG	FINISHED GRADE	SE	SEWER/EASEMENT
FI	FIRE HYDRANT	SF	SQUARE FEET
FL	FLOW LINE	S.O.	SIZE OPENING
FOGLN	FOG LINE (WHITE STRIPE)	SS	SANITARY SEWER
GB	GRADE BREAK	SSE	SANITARY SEWER EASEMENT
G	GREASE INTERCEPTOR	SSCO	SANITARY SEWER CLEANOUT
GM	GAS METER	SSMH	SANITARY SEWER MANHOLE
GR	GRATE ELEVATION	STD	STANDARD
HP	HIGH POINT	TB	TOP OF BEAM
IR	IRRIGATION	TC	TOP OF CURB
JT	JOINT TRENCH	TOM	TREATMENT CONTROL MEASURE
LF	LINEAL FEET	TW	TOP OF WALL
LP	LIP OF GUTTER	TYP	TYPICAL
LP	LOW POINT	VC	VERTICAL CURVE
MAX	MAXIMUM	W	WATER LINE
MH	MANHOLE	WM	WATER METER

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**PROJECT GENERAL NOTES:**

- OWNER/DEVELOPER: BENJAMIN P GOMEZ & GLORIA R ESQUIVAS  
902 CALIFORNIA AVE  
MODESTO, CA 95351
- CIVIL ENGINEER: STERLING CONSULTANTS  
40560 FREMONT BOULEVARD, SUITE 205  
FREMONT, CA 94538  
CONTACT: DILIP S. KISHNANI, P.E., QSD  
TEL: 510-344-8956
- SITE AREA: 47,824 SF (1.098 ACRES)
- NUMBER OF PARCELS: 2 FOR SALE PARCELS
- PARCEL AREAS: PARCEL 1 - 10,095 SF  
PARCEL 2 - 37,739 SF

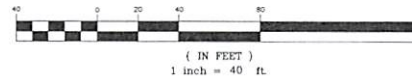
**PROJECT GENERAL NOTES (cont):**

- EXISTING ZONING: RESIDENTIAL (R-1)
- PROPOSED ZONING: RESIDENTIAL (R-1)
- SETBACKS: FRONT - 15 FEET  
SIDE/REAR - 5 FEET
- WATER SYSTEM: CITY OF MODESTO
- SEWER SYSTEM: CITY OF MODESTO
- STORM DRAIN SYSTEM: CITY OF MODESTO
- ELECTRIC: MODESTO IRRIGATION DISTRICT
- GAS: PACIFIC GAS & ELECTRIC (P.G.A.E.)
- TOPOGRAPHY: EXISTING TOPOGRAPHY AS SHOWN IS PER FIELD SURVEY DONE BY STERLING CONSULTANTS IN MAY, 2023
- BOUNDARY: BOUNDARY AS SHOWN IS BASED ON A FIELD SURVEY DONE BY STERLING CONSULTANTS.
- FLOOD ZONE: ZONE-X; PANEL-0609900325E
- DIMENSIONS: LOT DIMENSIONS (SHOWN TO NEAREST TENTH OF A FOOT) AND AREAS SHOWN HEREIN ARE APPROXIMATE AND SUBJECT TO MINOR CHANGES DURING FINAL DESIGN.
- UTILITIES: ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. ALL STORM DRAINS, SANITARY SEWERS AND WATER MAINS SHALL ADHERE TO MINIMUM SIZES & SLOPES PER THE GOVERNING AGENCIES.

**SHEET INDEX**

SHEET NO.	DESCRIPTION
TM1	TITLE SHEET - NOTES & SUBDIVISION PLAN
TM2	EXISTING CONDITIONS & PRELIMINARY DEMOLITION PLAN
TM3	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

**GRAPHIC SCALE**



**SUBDIVISION PLAN**

SCALE: 1" = 40'

DATE: DEC 29, 2023					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF:

PREPARED BY:

STERLING CONSULTANTS  
46560 FREMONT BOULEVARD, SUITE NO. 205  
FREMONT, CA 94538  
1sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:

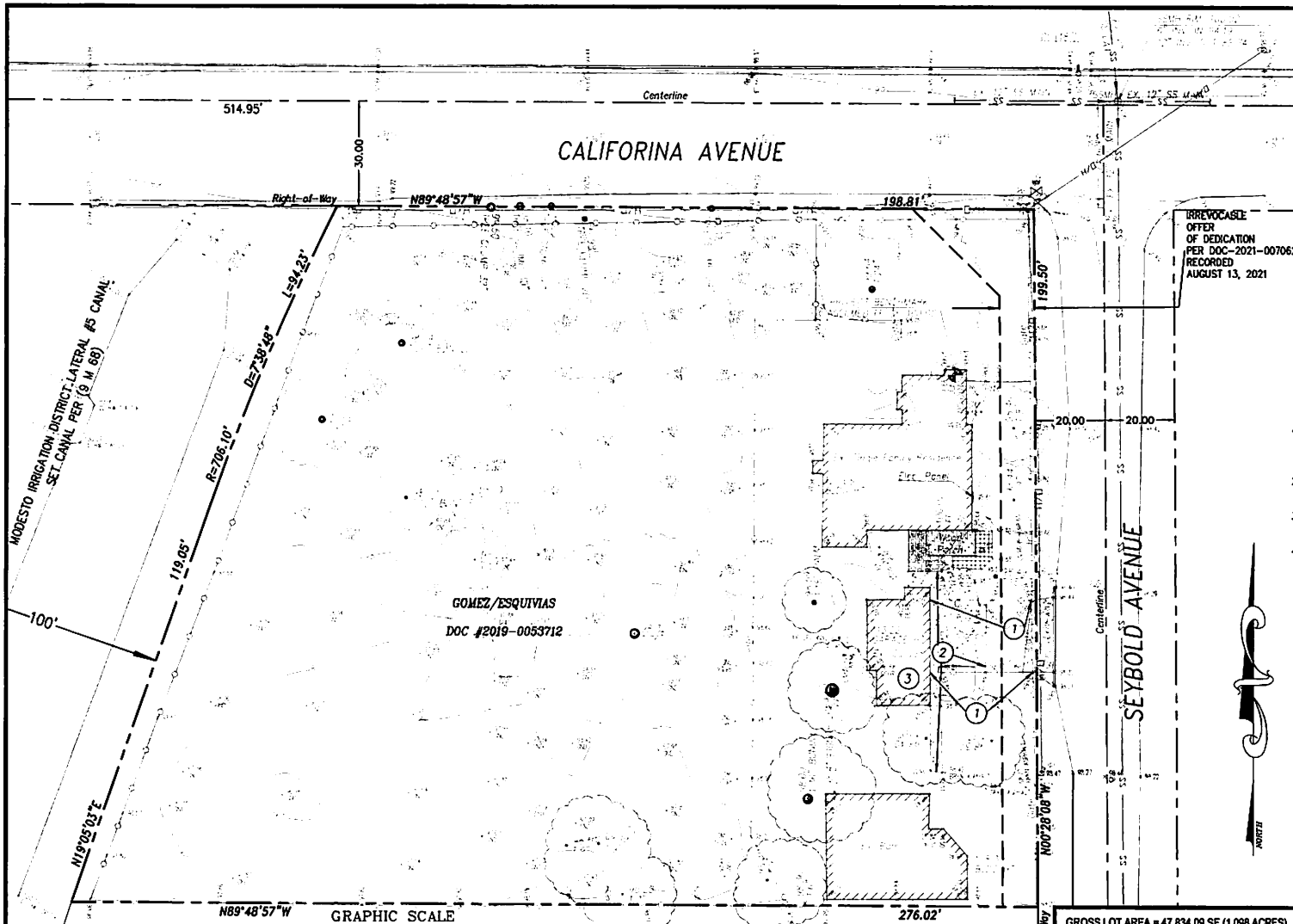
BENJAMIN PEREZ GOMEZ & GLORIA ROMO ESQUIVIAS  
902 CALIFORNIA AVENUE  
MODESTO, CA 95351  
TEL:

APN: 030-014-022 902 CALIFORNIA AVENUE

**TENTATIVE PARCEL MAP**  
TITLE SHEET - NOTES & SUBDIVISION PLAN

CITY OF MODESTO (UNINCORPORATED) COUNTY OF STANISLAUS CALIFORNIA

SHEET NO.  
**TM1**  
1 OF 3 SHEETS  
JOB NO.  
2023-053



**DEMOLITION LEGEND**

- PROPERTY LINE
- SAWCUT LINE
- EX. TREE WITH GROUND ELEV., DBH,
- REMOVE EXISTING TREE
- REMOVE EXISTING AC/CONC./BUILDING

**REMOVAL NOTES**

- ① REMOVE EXISTING FENCE
- ② REMOVE EXISTING CONCRETE
- ③ REMOVE EXISTING BUILDING

**DEMOLITION NOTES**

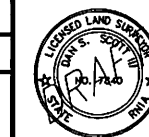
1. DEVELOPER'S CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM CITY OF MODESTO'S/COUNTY OF STANISLAUS' BUILDING DEPARTMENT PRIOR TO START OF DEMOLITION.
2. THE PROPERTY LINE SHALL BE THE LIMITS OF DEMOLITION UNDER THE GRADING PERMIT.
3. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO START OF DEMOLITION ON THE SITE.
4. UTILITIES TO BE ABANDONED WITHIN THE AREAS OF PROPOSED IMPROVEMENTS SHALL BE REMOVED IN THEIR ENTIRETY OR ABANDONED IN PLACE PER RECOMMENDATIONS OF THE PROJECT SOILS REPORT.

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**SURVEYOR'S STATEMENT**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF BENJAMIN GOMEZ IN MAY 2023.



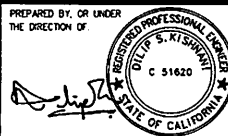
DAN S. SCOTT III, PLS 7840 DATE

VERTICAL DATUM: ASSUMED ELEVATION OF 100.00 FEET AT THE EXISTING FINISHED FLOOR.

BASIS OF BEARINGS: BASIS OF BEARINGS FOR THIS SURVEY IS THE RECOVERED MONUMENTS ALONG THE WESTERN RIGHT OF WAY LINE OF SEYBOLD AVENUE AS SHOWN ON PARCEL MAP NO. 2005-41 (54 PM 79) TAKEN AS NORTH 00°28'03" EAST.

GROSS LOT AREA = 47,834.09 SF (1.098 ACRES)

DATE: DEC 29, 2023					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR



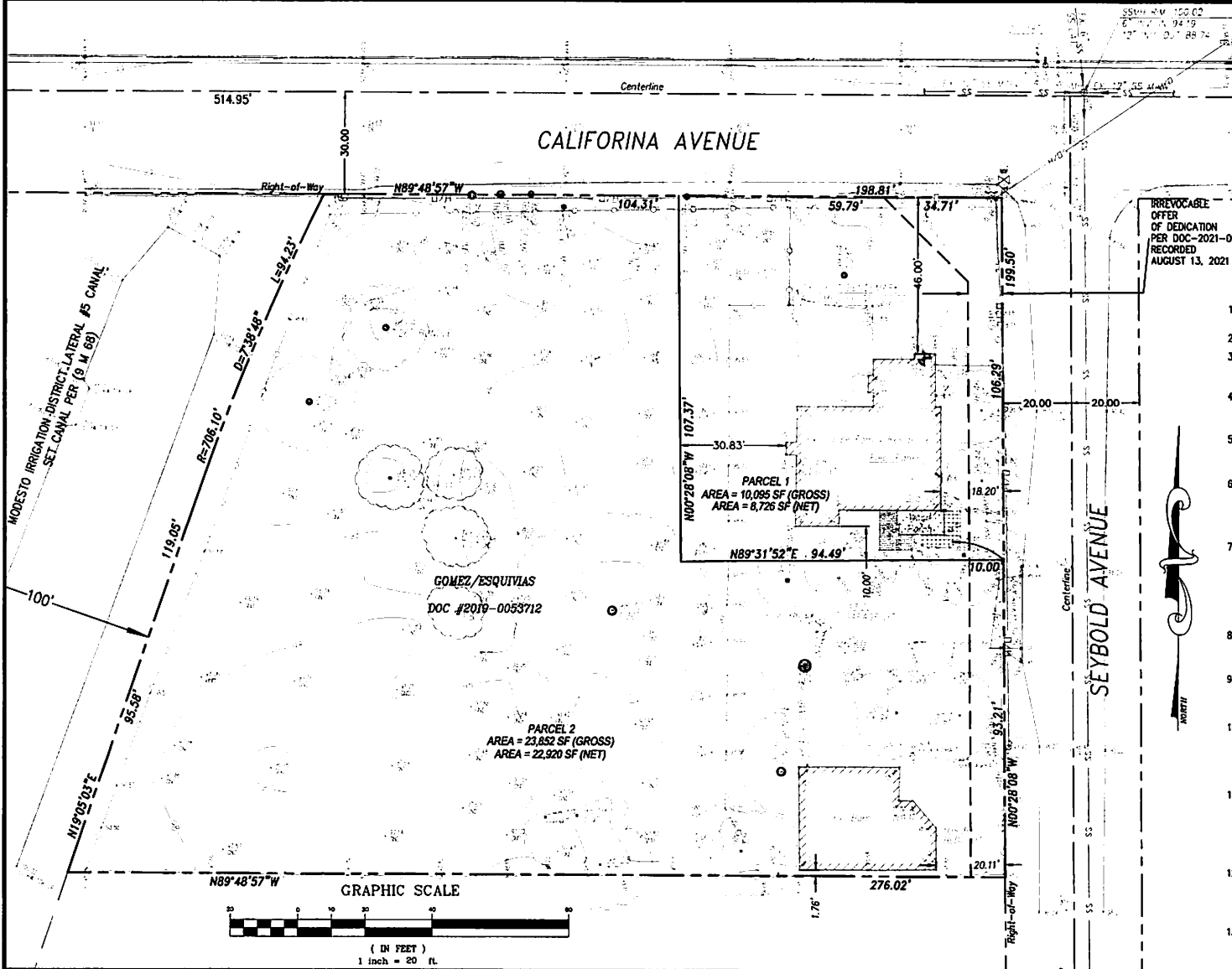
PREPARED BY:  
**STERLING CONSULTANTS**  
46560 FREMONT BOULEVARD, SUITE NO. 205  
FREMONT, CA 94538  
Tel: sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:  
BENJAMIN PEREZ GOMEZ & GLORIA ROMO ESQUIVIAS  
902 CALIFORNIA AVENUE  
MODESTO, CA 95351  
TEL:

APN: 030-014-022 902 CALIFORNIA AVENUE  
**TENTATIVE PARCEL MAP**  
**EXISTING CONDITIONS & PRELIMINARY DEMOLITION PLAN**  
CITY OF MODESTO (UNINCORPORATED) COUNTY OF STANISLAUS CALIFORNIA

SHEET NO.  
**TM2**  
2 of 3 SHEETS  
JOB NO.  
2023-053

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IRREVOCABLE  
 OFFER  
 OF DEDICATION  
 PER DOC-2021-007062  
 RECORDED  
 AUGUST 13, 2021

- GRADING NOTES:**
1. SITE GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
  2. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
  3. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
  4. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
  5. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEEPED PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTING ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
  7. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
  8. FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEEPED.
  9. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
  10. WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS. BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
  11. PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES. IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH, THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
  12. EARTHWORK QUANTITIES IF SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY OF MODESTO'S INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.
  13. ALL NEW/UPGRADED UTILITIES SHALL BE INSTALLED UNDERGROUND.

DATE: DEC 29, 2023					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF

PREPARED BY:  
**STERLING CONSULTANTS**  
 46560 FREMONT BOULEVARD, SUITE NO. 205  
 FREMONT, CA 94538  
 1stest@sterlingconsultants.com PHONE: 510.344.8955

PREPARED FOR:  
 BENJAMIN PEREZ GOMEZ &  
 GLORIA ROMO ESQUIVIAS  
 902 CALIFORNIA AVENUE  
 MODESTO, CA 95351  
 TEL:

APN: 030-014-022  
 902 CALIFORNIA AVENUE  
**TENTATIVE PARCEL MAP**  
**PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN**  
 CITY OF MODESTO (UNINCORPORATED) COUNTY OF STANISLAUS CALIFORNIA

SHEET NO.  
**TM3**  
 3 of 3 SHEETS  
 JOB NO.  
 2023-053



# APPLICATION QUESTIONNAIRE

<p><u>Please Check all applicable boxes</u>  <b>APPLICATION FOR:</b>  <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: 2px;"><input type="checkbox"/> General Plan Amendment</td> <td style="width: 50%; vertical-align: top; padding: 2px;"><input type="checkbox"/> Subdivision Map</td> </tr> <tr> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Rezone</td> <td style="vertical-align: top; padding: 2px;"><input checked="" type="checkbox"/> Parcel Map</td> </tr> <tr> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Use Permit</td> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Exception</td> </tr> <tr> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Variance</td> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Williamson Act Cancellation</td> </tr> <tr> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Historic Site Permit</td> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Other _____</td> </tr> </table>	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Parcel Map	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Exception	<input type="checkbox"/> Variance	<input type="checkbox"/> Williamson Act Cancellation	<input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Other _____	<p><b>PLANNING STAFF USE ONLY:</b>          Application No(s): <u>P1M PLN 2024-0019</u>          Date: <u>2/21/24</u>          S <u>31</u> T <u>3</u> R <u>9</u>          GP Designation: <u>LDR</u>          Zoning: <u>R-1</u>          Fee: <u>\$4883</u>          Receipt No. <u>575952</u>          Received By: <u>KA</u>          Notes: _____</p>
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map										
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<input type="checkbox"/> Variance	<input type="checkbox"/> Williamson Act Cancellation										
<input type="checkbox"/> Historic Site Permit	<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).*

Tentative Map application is to subdivide a 1.1 Acre +/- parcel in to two parcels. Although the site has access from California Avenue, the proposed lot will be accessed from Seybold Ave. The site will be connected to existing utilities. Project will comply with park policies by paying in-lieu fees when a building permit is pulled at a later date for each parcel.

# 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 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 030 Page 014 Parcel 022

Additional parcel numbers: \_\_\_\_\_  
Project Site Address  
or Physical Location: 902 California Ave, Modesto, 95351

Property Area: Acres: 1.1 or Square feet: \_\_\_\_\_

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

Existing and previous land use is single family home and a barn

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

None

Existing General Plan & Zoning: Residential (R-1)

Proposed General Plan & Zoning: Residential (R-1)  
(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: Modesto Irrigation District #5 Canal

West: Seybold Ave - a Public Street

North: California Ave - a Public Street

South: Residential property

## 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: 1000 Sq. Ft.                      Landscaped Area: \_\_\_\_\_ Sq. Ft.  
 Proposed Building Coverage: \_\_\_\_\_ Sq. Ft.                      Paved Surface Area: \_\_\_\_\_ Sq. Ft.

**BUILDING CHARACTERISTICS:**

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

Number of floors for each building: \_\_\_\_\_

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

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

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

**UTILITIES AND IRRIGATION FACILITIES:**

Yes  No  Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: PG&E                      Sewer\*: City of Modesto

Telephone: \_\_\_\_\_                      Gas/Propane: PG&E

Water\*\*: City of Modesto                      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:)

None

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

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

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

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

**AFFORDABLE HOUSING/SENIOR:**

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

Note: one existing dwelling, one future dwelling (not part of this application)

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

Total No. Lots: 2 Total Dwelling Units: 2 Total Acreage: 1.1  
Net Density per Acre: \_\_\_\_\_ Gross Density per Acre: 1.8

(complete if applicable)	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	<u>2</u>	_____	_____	_____
Acreage:	_____	_____	_____	_____

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

Square footage of each existing or proposed building(s): \_\_\_\_\_

Type of use(s): \_\_\_\_\_

Days and hours of operation: \_\_\_\_\_

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

Occupancy/capacity of building: \_\_\_\_\_

Number of employees: (Maximum Shift): \_\_\_\_\_ (Minimum Shift): \_\_\_\_\_

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

Other occupants: \_\_\_\_\_

Estimated number of truck deliveries/loadings per day: \_\_\_\_\_

Estimated hours of truck deliveries/loadings per day: \_\_\_\_\_

Estimated percentage of traffic to be generated by trucks: \_\_\_\_\_

Estimated number of railroad deliveries/loadings per day: \_\_\_\_\_

Square footage of:

Office area: \_\_\_\_\_

Warehouse area: \_\_\_\_\_

Sales area: \_\_\_\_\_

Storage area: \_\_\_\_\_

Loading area: \_\_\_\_\_

Manufacturing area: \_\_\_\_\_

Other: (explain type of area) \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ROAD AND ACCESS INFORMATION:**

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

*Seybold Ave*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Yes  No  Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan) Existing Irrevocable Offer of Dedication (Public ROW)

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

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

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

**STORM DRAINAGE:**

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

Other: (please explain) \_\_\_\_\_

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

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

**EROSION CONTROL:**

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

*No grading proposed* \_\_\_\_\_

**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)

*The owners want to subdivide the property into two lots and no new dwelling is being proposed at this time.* \_\_\_\_\_

# 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



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

**Date:** 12/1/2023

**Records Search File #:** 12732N

**Project:** Tentative Parcel Map

902 California Avenue, Modesto, CA

Barbara Yee Charlson, Project Coordinator

Dilip Kishnani, Engineer

Sterling Consultants

46560 Fremont Blvd., Unit 205

Fremont, CA 94538

510-344-8958

925-705-3633

Byee@1sterlingconsultants.com

1sterlingconsultants@gmail.com

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on the Salida 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 and structures within the project area.
- The 1854 edition of the General Land Office survey plat for T3S R9E shows Section 31 divided into parcels of various acreage, with the SE ¼ shown as a 160-acre parcel. No historic features are referenced.

- The Official Map of the County of Stanislaus, California (1906) shows California Avenue, with historic Lateral No. 5 to the west of the project area, and the SE ¼ of Section 31 divided into numerous small parcels.
- The 1915 edition of the Salida USGS 7.5' quadrangle shows California Avenue and Lateral No. 5 to the west.
- The 1953 edition of the Salida USGS quadrangle also shows Seybold Avenue and a building within the project area that would be 70 years in age (or older). We have no further information on file regarding this possible historical resource.

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

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

**Previous investigations within the project area:** None has been formally reported to the Information Center.

**Recommendations/Comments:**

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

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

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

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

If archaeological resources are encountered during project-related activities, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering

the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

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

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

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

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Thank you for submitting 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