



Referral Early Consultation

Date: November 22, 2024
To: Distribution List (See Attachment A)
From: Jeremy Ballard, Senior Planner
Planning and Community Development
Subject: REZONE, PARCEL MAP, AND WILLIAMSON ACT CANCELLATION
APPLICATION NO. PLN2024-0089 – DUTCH HOLLOW FARMS
Respond By: December 12, 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: John and Alice Bos, Dutch Hollow Farms
Project Location: 4522 and 4524 Milnes Road, between Claus Road and Church Street, in the Modesto area.
APN: 014-025-003
Williamson Act Contract: 85-4000
General Plan: Agriculture
Current Zoning: General Agriculture (A-2-40)

Project Description: Request to subdivide a 62.2± acre parcel into a 13.5± parcel and 48.76± acre remainder and rezone the 13.5 acre resultant parcel from General Agriculture (A-2-40) to Planned Development (P-D), to legalize and expand an existing year-round agritourism facility in two phases. This application was submitted to address a Code Enforcement case due to the facility operating without the required land use entitlements or building permits.

The 62.2± acre project site is currently developed with 32,525 square feet of structures consisting of two detached single-family dwellings and four metal free-standing shade structures (labeled “Big Barn”, “Critter Barn”, “Sable’s Barn”, and “Sales Barn” on the attached site plan) which were

previously used in conjunction with a former on-site dairy that has since been decommissioned. Three out of four shade structures are proposed to remain within the proposed 13.5± acre parcel, to be utilized for various agritourism activities, the “Sales Barn” is proposed to be demolished due to fire damage. A 572 stall graveled parking lot is developed within an approximate 2.75 acre area on the northern portion of the proposed 13.5± acre parcel, and the approximate rear 5.3 acre area, which is currently developed with various set up stations set up for children’s activities. A decommissioned lagoon basin is located at the western portion of the proposed 13.5± acre parcel. If the parcel map is approved as proposed, the 13.5± acre parcel and designated remainder will each be developed with one of the two existing single-family dwellings. 25.16± acres of the 48.76-acre remainder will continue to be farmed in row crops, and the remaining 23.6± acres will be utilized as a corn maze, and for produce and flowers grown in conjunction with “U-Pick” activities as described below.

Phase 1 of the project is already operating and includes various agricultural related activities and events year-round. These events include a Pumpkin Patch, open daily in October for the display and sale of pumpkins and cornstalks; and Baby Animal Days, allowing viewing of newborn livestock Thursday through Sunday in March. Both the Pumpkin Patch and the Baby Animal Days will be held in portions of the Big Barn and Critter Barn, and will utilize the exterior for accessory entertainment activities, including a petting zoo, a super slide, gem mining, hamster wheels, a bounce pad, water duckie races, a trike track, and zip lines, in the respective areas labeled on the site plan. Hayrides, pumpkin cannon (consisting of shooting pumpkins out of spring-loaded cannons into the existing on-site basin), and corn maze activities will be offered in conjunction with the Pumpkin Patch, with the corn maze located on the remainder parcel.

Additionally, Phase 1 includes a Christmas event, scheduled for two weekends in December; a spring craft fair, scheduled for one day on the third weekend of March; a fall craft fair, scheduled for one day on the third Saturday of September; movie nights, scheduled for late spring and early summer; and date nights, also scheduled for late spring and early summer. Except for movie and date nights, each of these events will include bringing two to eight food trucks on-site for the sale of food and drinks. The date night event will include a catered dinner with music and dancing instruction. Each craft fair, Christmas event, movie night, and Date night will be held in the Big Barn.

A 23.6± acre portion of the 48.76± acre remainder parcel will be dedicated to the growing of seasonal crops year-round, associated with “U-Pick” activities occurring on-site, with customers accessing the fields on-foot from the 13-acre rezone site. U-Pick activities will include growing of seasonal tulips, strawberries, gladiolus, and sunflowers for customer harvesting through the months of February and June; and pumpkins, gourds, and corn stalks for customer harvesting in October. Sales of the produce will take place within a proposed 120 square-foot produce stand, located on the remainder parcel. Hours of the “U-Pick” will take place from 9:00 AM to 5:00 PM daily during the specified months. Corn maze activities will also take place within the 23.6-acre area, during the month of October.

Phase 2 of the project would consist of the construction of permanent restroom facilities and a commercial kitchen building, within five to ten years of project approval. The commercial kitchen, consisting of ovens, freezers, and refrigeration, would allow for the preparation of food on-site for all events.

Daily attendance for each activity will range from 200 to 5,000 people per-day. Employees for each activity will range from one up to 30 on-site, at any one time. For all day events, there will be up to three shifts at three to four hours per-shift. Hours of operation of each event will vary, with some events beginning as early as 9:00 a.m. and as late as 10:00 p.m. for movie nights. Hours for amplified sound and music that will be utilized for the craft fair, date night, and movie night events will range from 4:00 p.m. to 9:00 p.m.

The project site is located at the southeast corner of the Milnes Road and Santa Fe Avenue intersection. Primary access to the site is proposed from County-maintained Santa Fe Avenue, which runs north to south along the current parcel's western boundary. A driveway with an all-weather access road has been installed, from Santa Fe Avenue, eastward across the remainder parcel, then north along western boundary of the proposed 13.5-acre parcel, terminating into a proposed 572 stall graveled parking lot at the northern portion of the proposed rezone site. Secondary access for only emergency vehicles is proposed from County-maintained Milnes Road. 15-foot-tall light poles are proposed to be installed throughout the parking lot and corn field, and string lights are proposed to be hung throughout the exterior rear area where the accessory entertainment activities occur, south of the free-stall barns. Armed security is proposed to be on-site during Friday night events and all day Saturday and Sunday. Bathrooms during Phase 1 will include the placement of two rows of porta-potty's during the seasonal event periods.

The site is currently served by an existing private well and septic system, which will serve the current Phase 1 of the proposed project. Upon development of Phase 2 a new septic system will be required to be developed for the bathroom and commercial kitchen building. Subsequent to the parcel map application, a new domestic well may be required for the remainder parcel.

As the existing parcel is enrolled in a Williamson Act Contract and the proposed uses would not be compatible with the Williamson Act, a cancellation of the 13.5-acre portion of Contract No. 85-4000 is proposed. Consistent with Government Code Section 51283, the proposed cancellation valuation will be appraised by the County's Assessor's Office and require approval by the Board of Supervisors in conjunction with the rezone application.

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



REZONE, PARCEL MAP, AND WILLIAMSON ACT CANCELLATION APPLICATION NO. PLN2024-0089 – DUTCH HOLLOW FARMS

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources	X	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	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: MODESTO		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: STAN CONSOLIDATED	X	STAN CO SUPERVISOR DIST #1: B. CONDIT
X	GSA: STANISLAUS AND TUOLUMNE	X	STAN COUNTY COUNSEL
X	GILTON SOLID WASTE MANAGEMENT		StanCOG
X	IRRIGATION DIST: MODESTO	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: EASTSIDE	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MUNICIPAL ADVISORY COUNCIL:	X	SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: BURLINGTON NORTHERN SANTA FE		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD	X	US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: SYLVAN UNION	X	US FISH & WILDLIFE
X	SCHOOL DIST 2: MODESTO UNION	X	US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
X	STAN CO AG COMMISSIONER	X	FEDERAL AVIATION ADMINISTRATION
	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, PARCEL MAP, AND WILLIAMSON ACT CANCELLATION
APPLICATION NO. PLN2024-0089 – DUTCH HOLLOW FARMS**

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

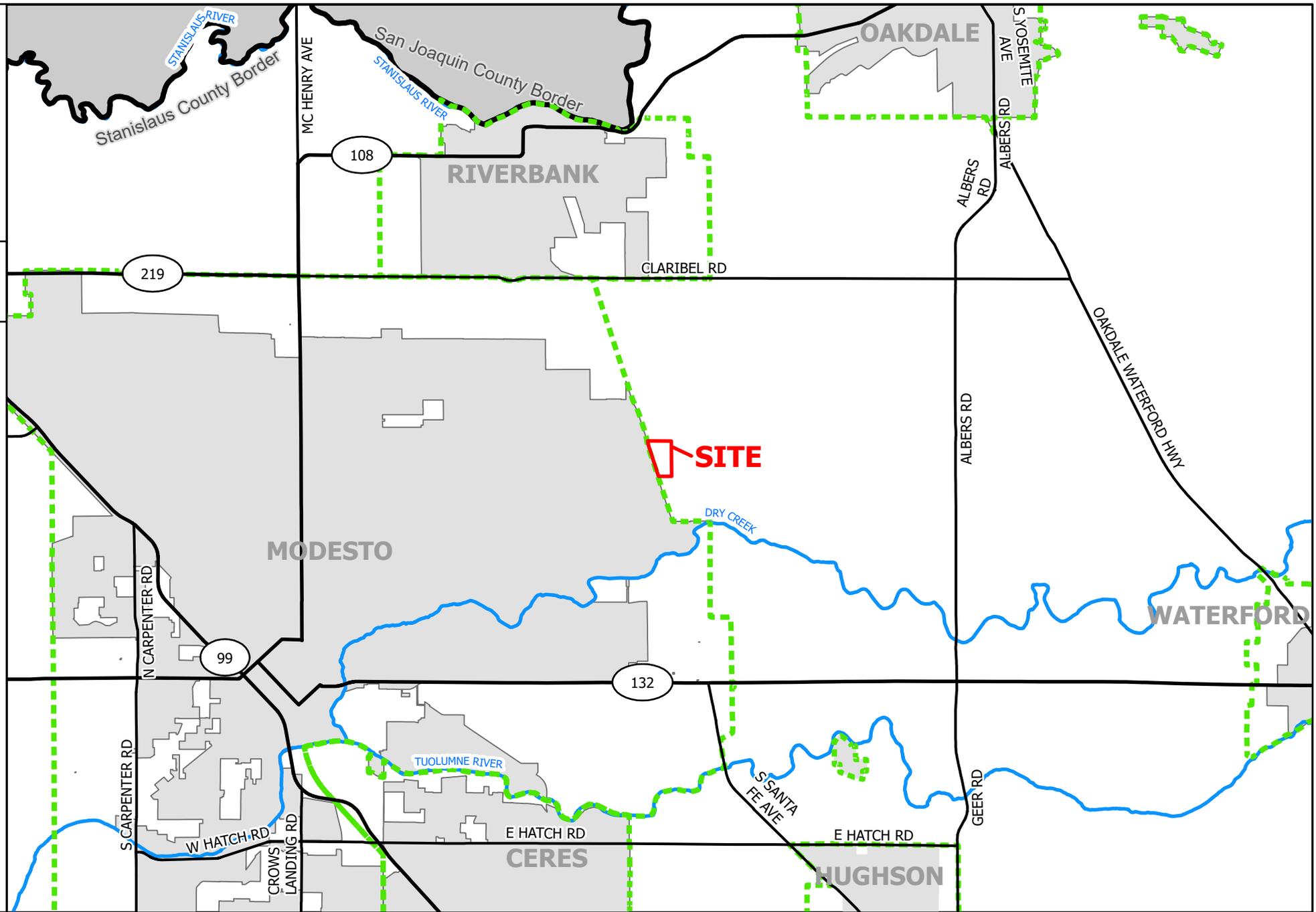
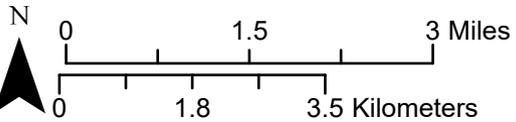
DUTCH HOLLOW FARMS

REZ PM WAC PLN2024-0089

AREA MAP

LEGEND

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



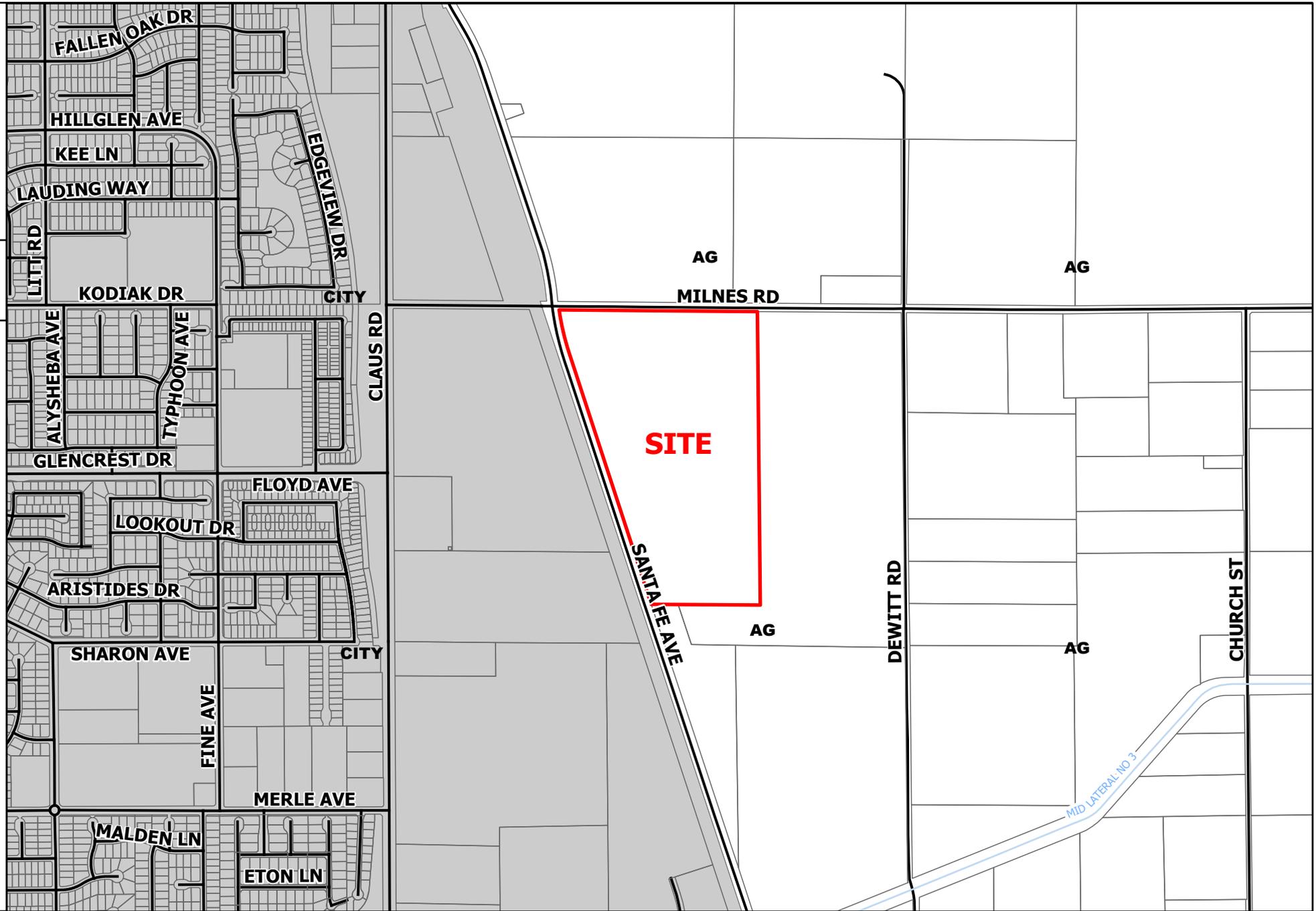
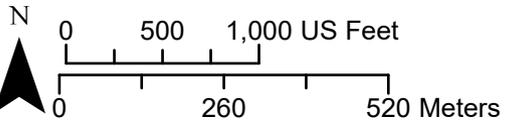
DUTCH HOLLOW FARMS

REZ PM WAC PLN2024-0089

GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal
-  Agriculture
-  City



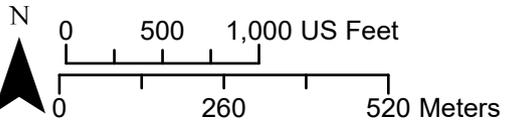
DUTCH HOLLOW FARMS

REZ PM WAC PLN2024-0089

ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal
-  City of Modesto
-  General AG 40 Acre



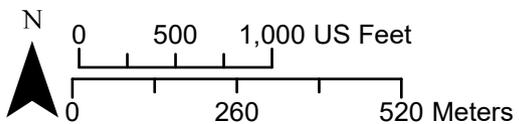
DUTCH HOLLOW FARMS

REZ PM WAC PLN2024-0089

2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal



Source: Planning Department GIS

Date Exported: 10/3/2024



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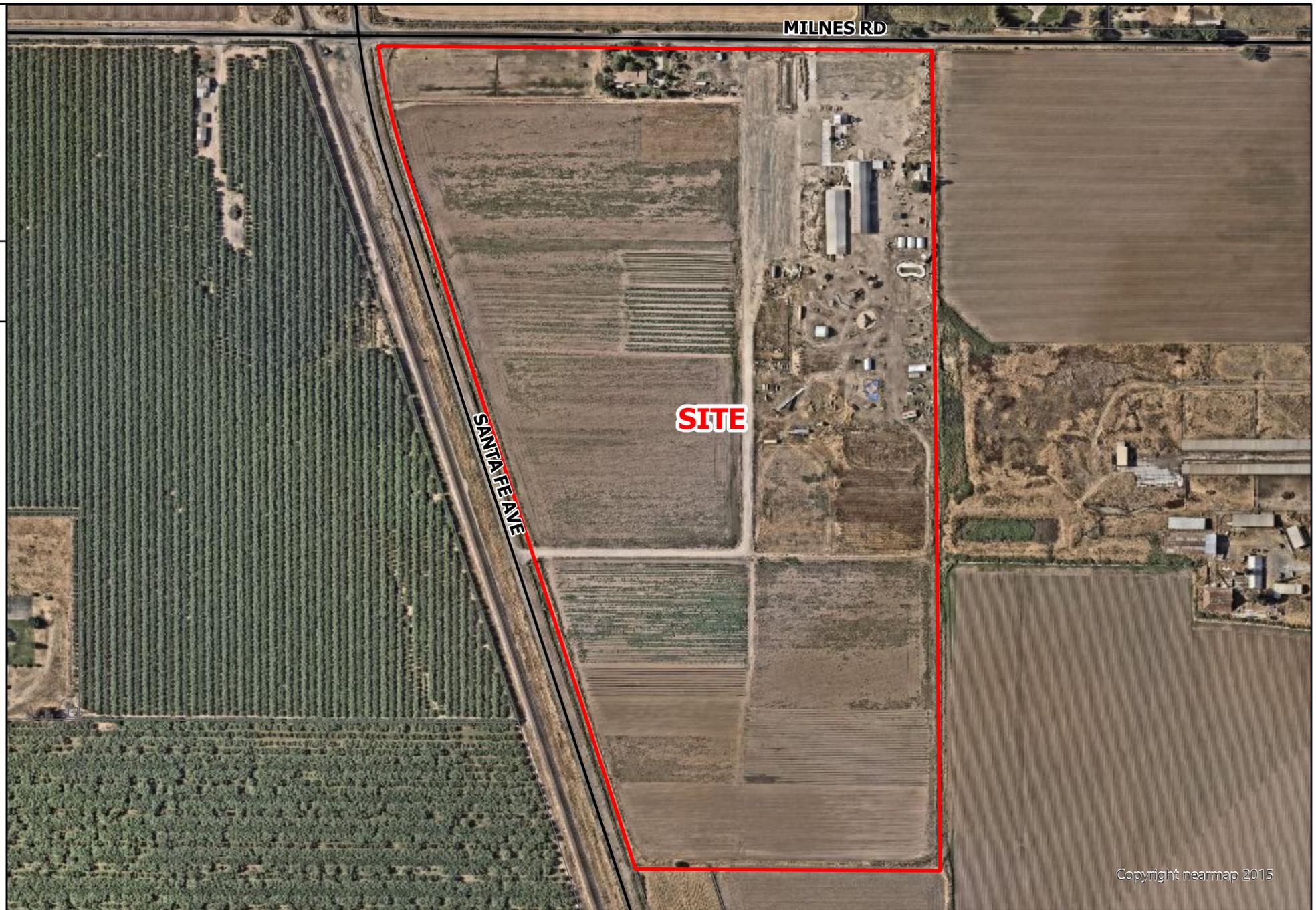
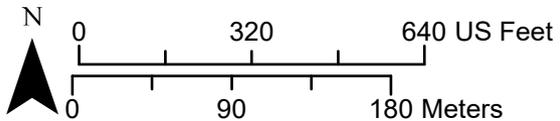
DUTCH HOLLOW FARMS

REZ PM WAC PLN2024-0089

2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel
-  Street



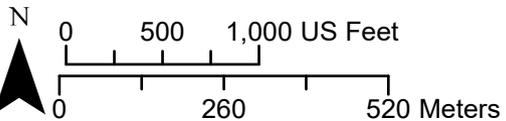
DUTCH HOLLOW FARMS

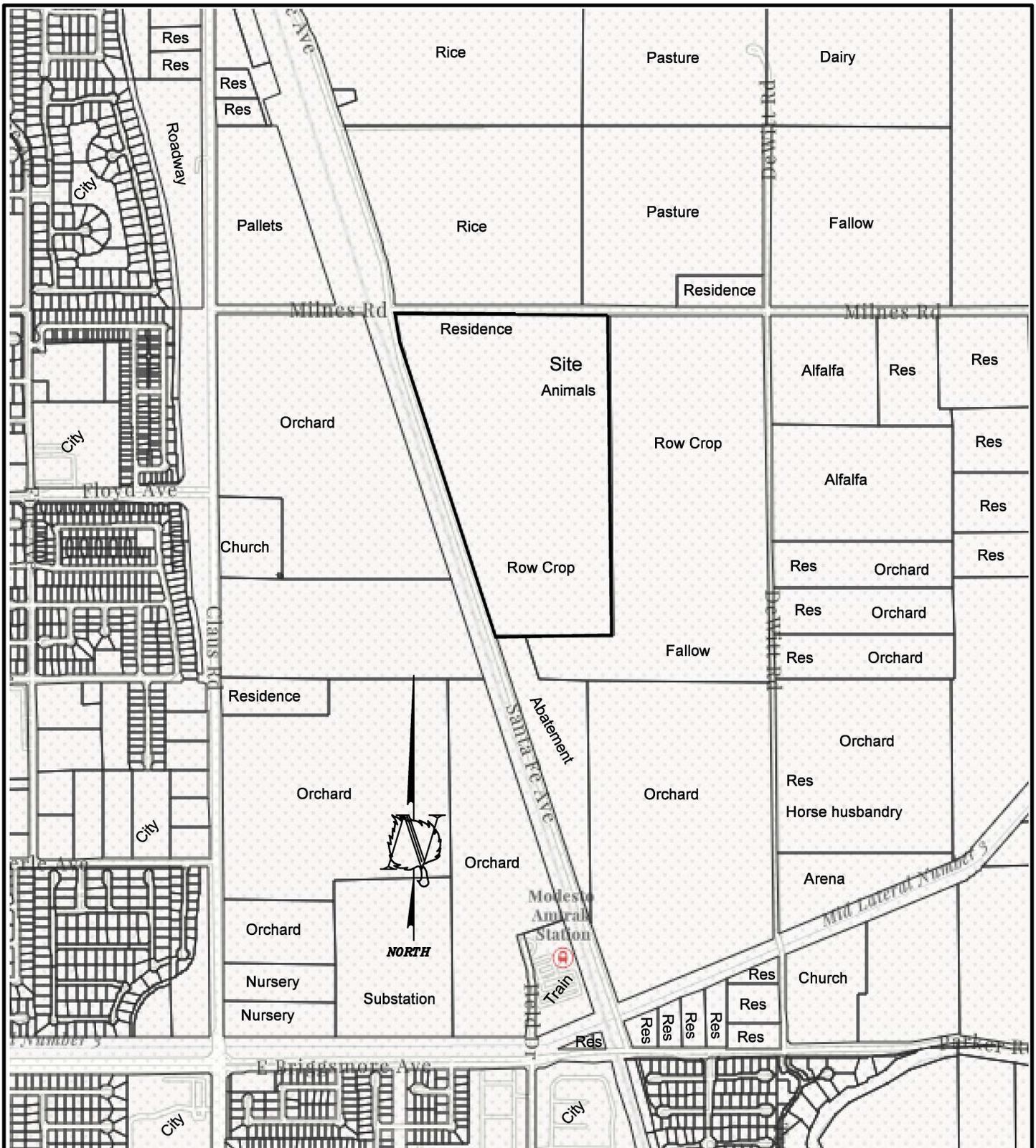
REZ PM WAC PLN2024-0089

ACREAGE MAP

LEGEND

-  Project Site
-  Parcel
-  Acres
-  Street
-  Canal





**AREA MAP
FOR
Dutch Hollow**

BEING A DIVISION OF A PORTION OF THE NORTH
HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 10
EAST, MOUNT DIABLO MERIDIAN
STANISLAUS COUNTY, CALIFORNIA

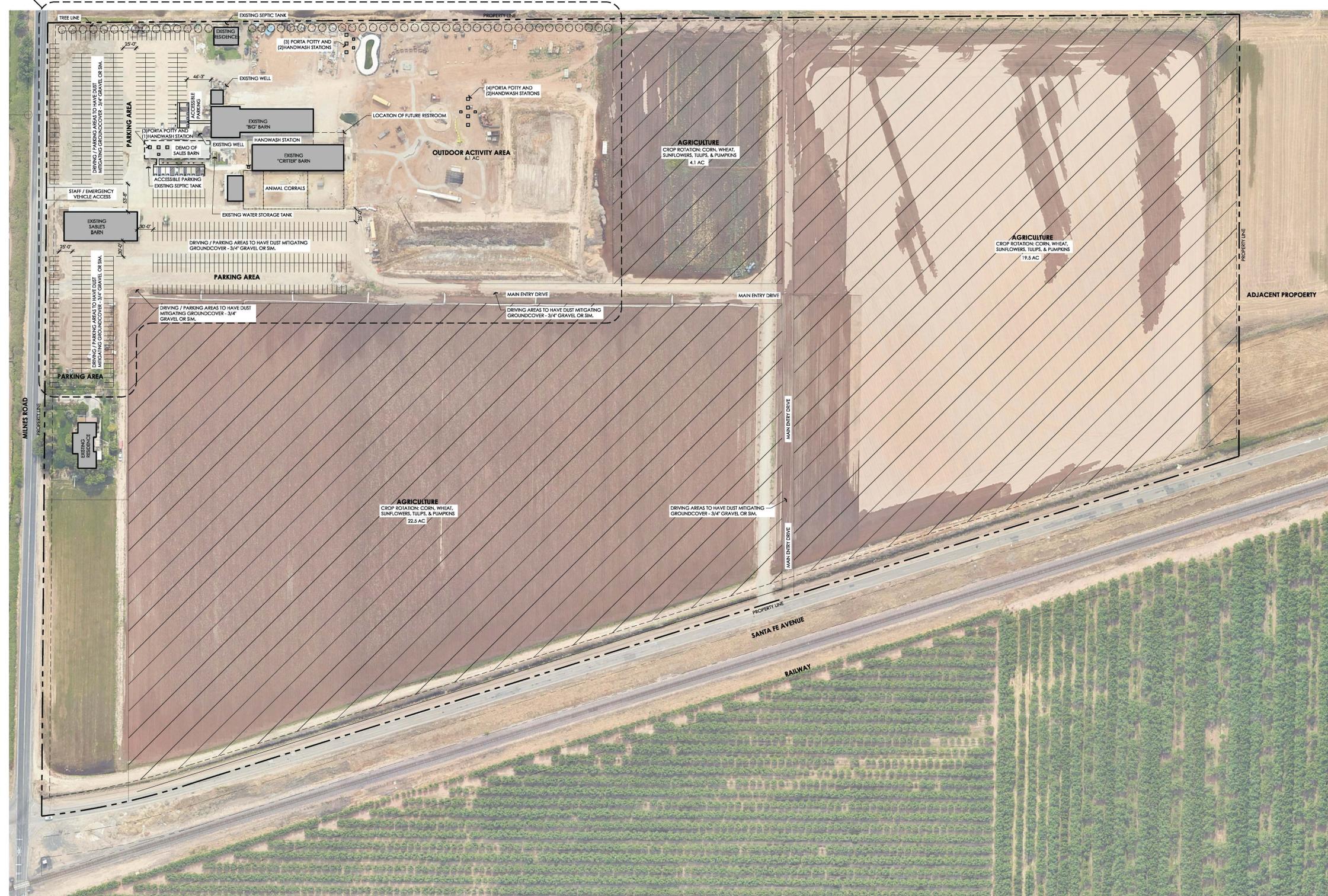
ASPEN SURVEY
COMPANY, INC.
1121 OAKDALE RD., STE. 6 MODESTO, CA 95355
PH: (209) 526-9724 FX: (209) 526-0472

April, 2024

ASCI file 24-013



SEE ENLARGED SITE PLAN



VICINITY MAP

4524 MILNES ROAD
MODESTO, CA 95357

PROJECT LOCATION

4524 MILNES ROAD
MODESTO, CA 95357

PROJECT TEAM

PROJECT CONTACT:
DUTCH HOLLOW FARMS
2500 SANTA FE AVENUE
MODESTO, CA 95357
209-287-4010
CONTACT: AMY CRABTREE
EVENTS@DUTCHHOLLOWFARMS.COM

ARCHITECT:
API
4335-B NORTH STAR WAY
MODESTO, CA 95356
(209) 577-4661
CONTACT: ROD ALONZO
ROD@APIARC.COM

LAND USE PLANNING:
J.B. ANDERSON
139 SOUTH STOCKTON AVE.
RIPON, CA 95366
209-599-8377
CONTACT: MARK NISKANEN
MARK@JBANDERSONPLANNING.COM

SITE DATA

ASSESSOR'S PARCEL NUMBER:	014-025-003
PROPERTY AREA:	2,774,160 SQ. FT. / 62.26 AC
BUILDING COVERAGE (OF PROJECT AREA):	32,525 SQ. FT. (1.2%)
CURRENT ZONE:	A-2-40
GENERAL PLAN:	AGRICULTURE
WATER:	WELL
SEWER:	SEPTIC

BUILDING DATA

CRITTER BARN: BUILDING AREA: BUILDING USE:	8,750 SQ. FT. KEEPING OF ANIMALS
BIG BARN: BUILDING AREA: BUILDING USE:	9,400 SQ. FT. KEEPING OF ANIMALS
SABLES BARN: BUILDING AREA: BUILDING USE:	7,700 SQ. FT. KEEPING OF ANIMALS

PARKING DATA

PARKING REQUIRED	
ESTIMATED ATTENDANCE:	5,000 / 3 ATTENDEES PER CAR
ESTIMATED DURATION OF STAY PER CAR:	1,250 CARS MAXIMUM PER DAY
TOTAL HOURS OF OPERATION PER DAY:	2 HOURS
NUMBER OF CAR ROTATIONS PER DAY:	12 HOURS
MAXIMUM NUMBER OF CARS PER ROTATION:	6
	1,250 CARS / 6 = 208 CARS
PARKING PROVIDED	
STANDARD:	540 STALLS
COMPACT:	0 STALLS
ACCESSIBLE (2% OF TOTAL):	12 STALLS
TOTAL:	572 STALLS

PARKING STALL: 9' WIDE X 18' LONG, TYPICAL
DRIVE WIDTH: 25' WIDE (MINIMUM)

DUTCH HOLLOW FARMS

2500 SANTA FE AVE.
MODESTO, CA.



ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

www.apiarc.com

EXISTING OVERALL SITE PLAN

SCALE: 1" = 80'-0"



SCALE: 1" = 80'-0"



1 TRIKE TRACK



2 GEM MINING



3 CANNONS



4 ZIP LINES



5 SLIDE



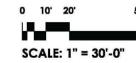
6 PLAY AREA



7 CRITTER BARN



EXISTING SITE PLAN - ENLARGED
SCALE: 1" = 30'-0"



DUTCH HOLLOW FARMS

2500 SANTA FE AVE.
MODESTO, CA.

PLANNING ARCHITECTURE



ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

www.apiarc.com

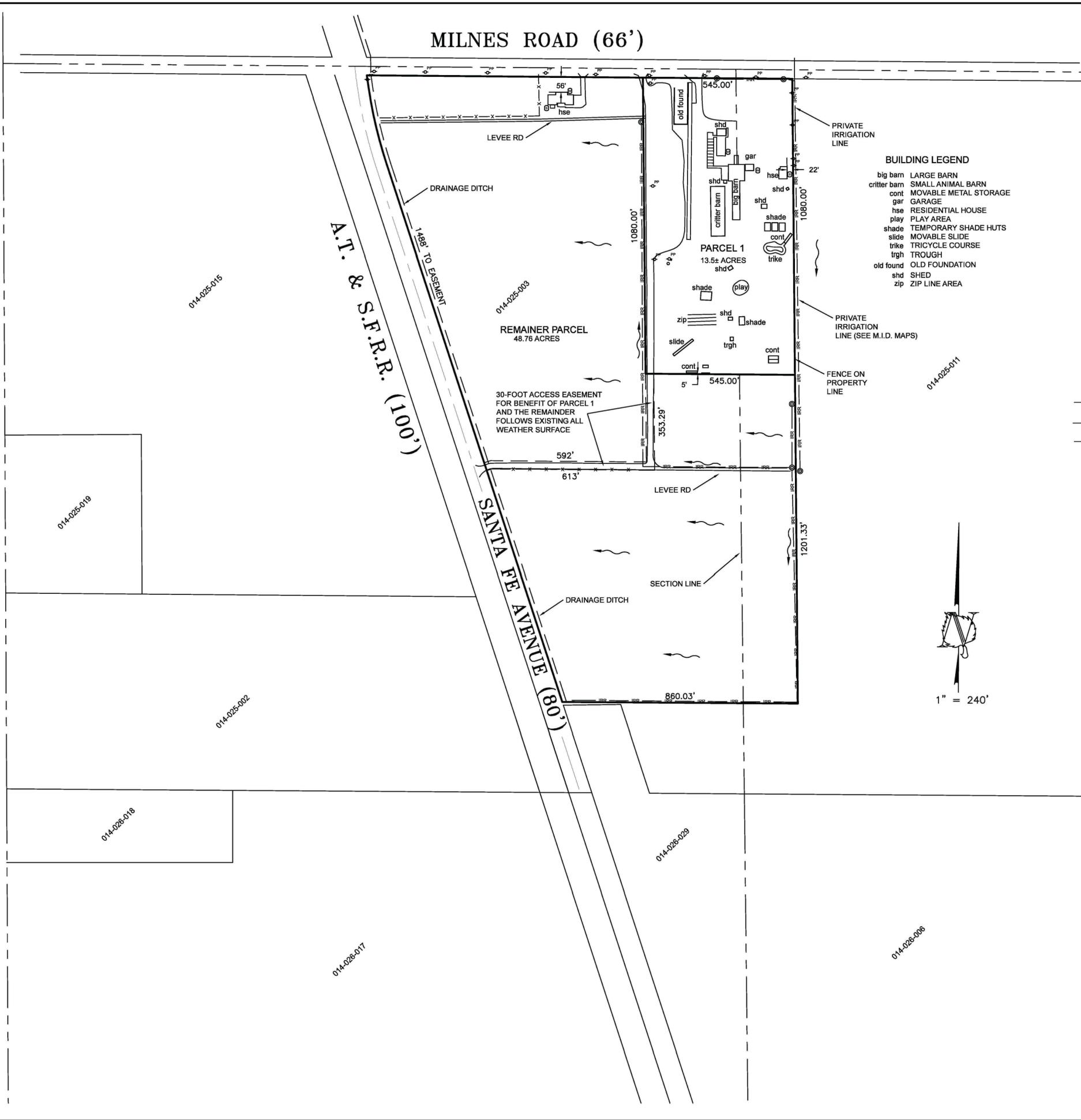
11/23/2023 09:00:00 AM Planning 2-023 11/23/23 AM 09:00:00 AM

CLAUS ROAD (100')

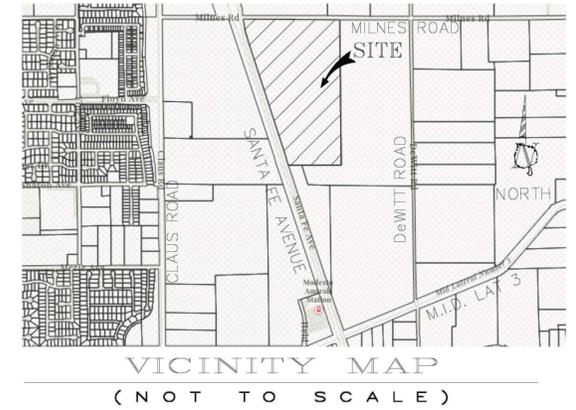
MILNES ROAD (66')

A.T. & S.F.R.R. (100')

SANTA FE AVENUE (80')



- BUILDING LEGEND**
- big barn LARGE BARN
 - critter barn SMALL ANIMAL BARN
 - cont MOVABLE METAL STORAGE
 - gar GARAGE
 - hse RESIDENTIAL HOUSE
 - play PLAY AREA
 - shade TEMPORARY SHADE HUTS
 - slide MOVABLE SLIDE
 - trike TRICYCLE COURSE
 - trgh TROUGH
 - old found OLD FOUNDATION
 - shd SHED
 - zip ZIP LINE AREA



- LEGEND :**
- PP OVERHEAD UTILITY POLE WITH LINES
 - [] EXISTING STRUCTURE
 - [] EXISTING PAVED AREA
 - [] PROPOSED PARCEL BOUNDARY
 - SECTION LINE
 - x-x-x-x-x-x- FENCE
 - IRR-IRR-IRR-IRR- IRRIGATION LINE
 - ~ IRRIGATION DIRECTION (PIPE OR GROUND)
 - ⊙ STAND PIPE
 - ⊗ WELL
 - ⊕ SEPTIC

GENERAL PLAN: AGRICULTURE

CURRENT ZONING: A2-40

WATER TABLE DEPTH: BELOW 64 FEET

FLOOD INFORMATION:
 THE PROJECT IS IN ZONE "X" AND IS NOT IN A 100 YEAR FLOOD ZONE PER FIRM PANEL 06099C0345F AUGUST 24, 2021

- UTILITIES AND FACILITIES:**
- WATER - PVT WELL & PVT IRRIGATION WELL
 - SEWAGE DISPOSAL - PVT SEPTIC
 - STORM DRAINAGE - FARM DRAINAGE
 - ELECTRICITY - MODESTO IRRIGATION DISTRICT
 - GAS - P G & E
 - TELEPHONE - A.T. & T. OR OTHER WIRELESS
 - IRRIGATION - MODESTO IRRIGATION DISTRICT

SOIL: SAN JOAQUIN SANDY LOAM

SLOPE: LAND IS FLAT

NOTES :

OWNERS:
 John Bos and Alice C. Bos.
 %, P.O. box 577406
 Modesto Ca. 95357
 Ph:(209) 541-7448



PROJECT DESCRIPTION:
 TO DIVIDE THE EXISTING LAND INTO ONE PARCEL AND A REMAINDER PURSUANT TO A CONDITIONAL USE PERMIT.

PROJECT SIZE: 62.26 ACRES

ASSESSOR'S PARCEL: 014-025-003

PROJECT ADDRESS: 4524 MILNES ROAD, MODESTO, CA. 95357

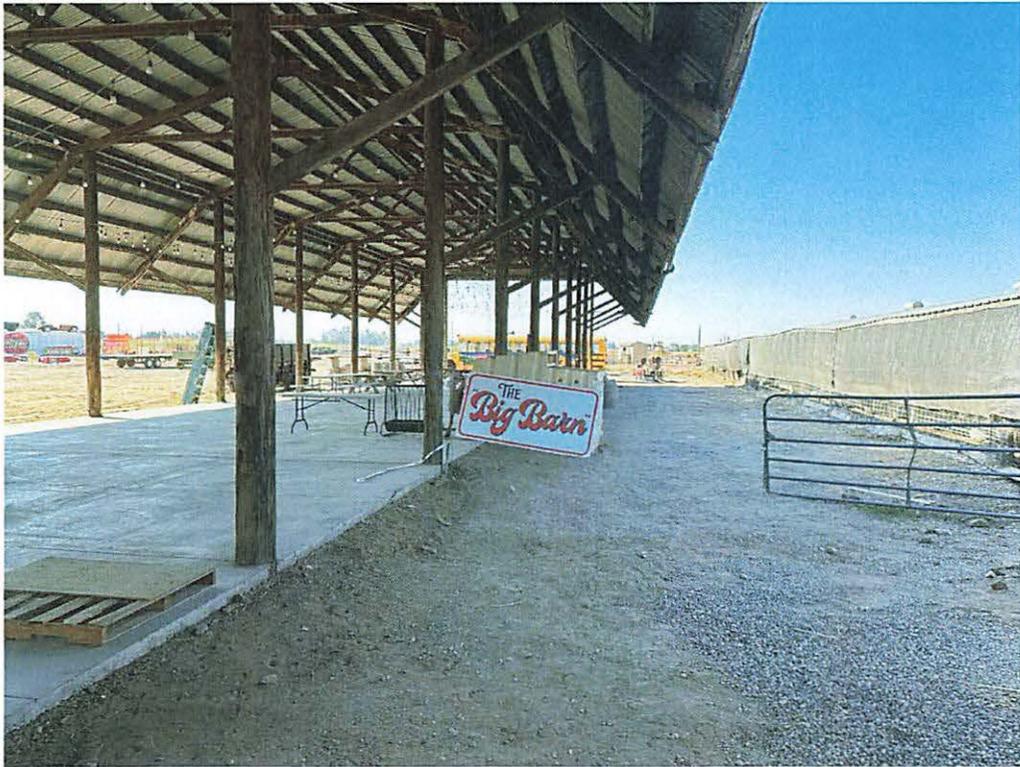
TENTATIVE PARCEL MAP FOR
DUTCH HOLLOW

BEING A DIVISION OF A PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN STANISLAUS COUNTY, CALIFORNIA

ASPEN SURVEY COMPANY, INC.
 1121 OAKDALE RD, STE. 6 MODESTO, CA 95355
 PH: (209) 526-9724 FX: (209) 526-0472

DATE	May 9, 2024
SCALE	1" = 240'
DRAWN	DLH
JOB	24-013
SHEET	1
OF	1 SHEETS

VIII. Site Photographs



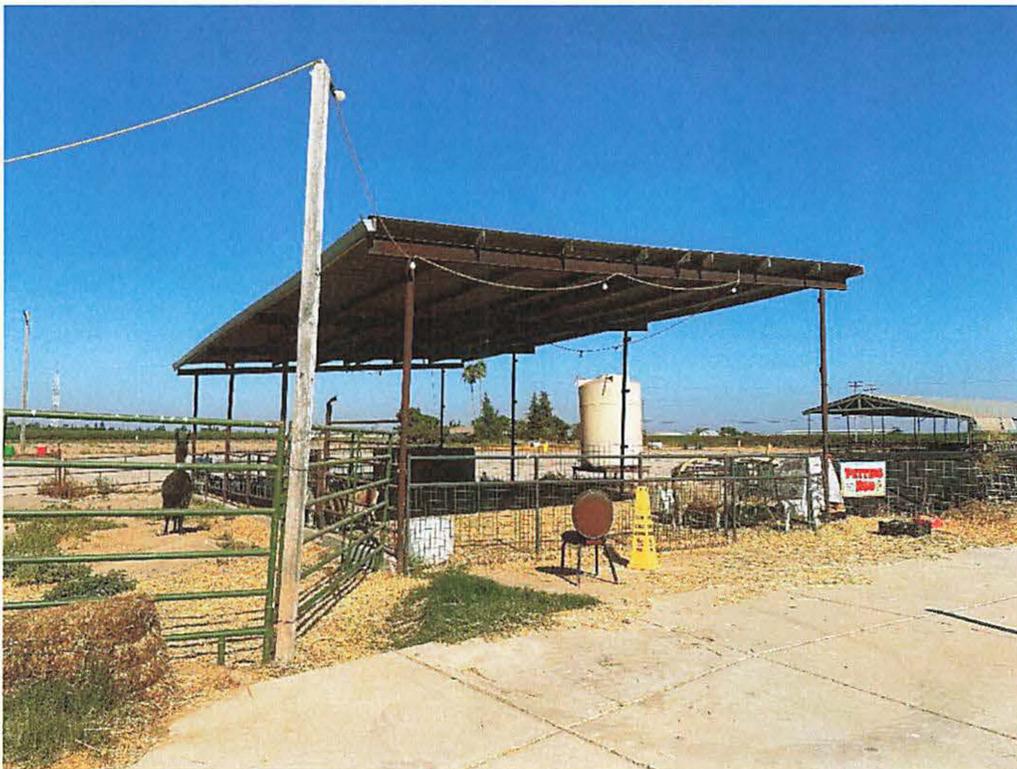
Picture 1. The "Big Barn" view from West side.



Picture 2. "Big Barn" view from South side.



Picture 3. "Critter Barn" view from South side.



Picture 4. The Petting Zoo next to the "Critter Barn".



Picture 5. The "Sable's Barn" view from Southeast side.



Picture 6. The Play Area.



Picture 7. The Zip Lines.



Picture 8. View of the slide in the background.



Picture 9. The Trike Track.



Picture 10. The parking area that will be stripped with paint.

Stanislaus County
Planning and Community
Development Department
1010 10th Street
Modesto, California 95354

Dutch Hollow Farms

2500 Santa Fe Avenue
APN: 014-025-003

**Rezone to Planned Development, Tentative Parcel Map and Williamson Act Cancellation
Applications**

I. Project Purpose and Goal

The principal objective of the proposed Project is to allow seasonal activities and a produce market on a new 13.5-acre parcel in Stanislaus County. The Proposed Project identifies the following objectives:

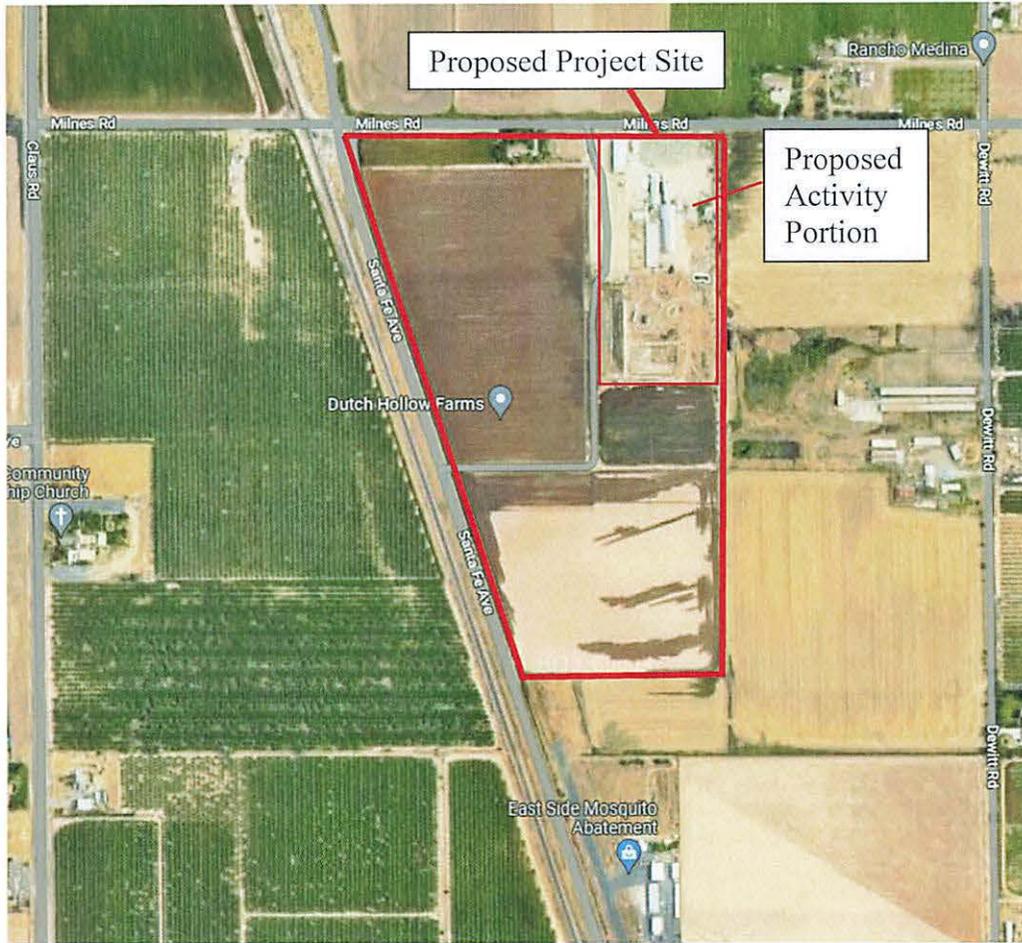
- Provide the local community with locally grown and fresh products.
- Educate the local community about farming in Stanislaus County and the Central Valley.
- Provide local elementary schools with opportunities for educational field trips with activities such as gem mining.
- Provide Stanislaus County with a family-friendly agritourism destination that is comparable to those in nearby counties.

II. Location

The overall property is approximately 62.26-acre in size and is bounded by agricultural land uses to the north, east, south, and west.

	Land Use	Zoning District	General Plan Designation
North	Agricultural	General AG 40 Acre	Agriculture
South	Agricultural	General AG 40 Acre	Agriculture
East	Agricultural	General AG 40 Acre	Agriculture
West	Agricultural	Specific Plan-Holding	Business-Commercial-Residential

The project site is designated as Agriculture in the Stanislaus County General Plan and is within the General Agriculture (A-2-40) Zoning District.



III. Existing Use

Historically, the site was utilized as a dairy farm. There are currently six (6) building structures on the site, covering 32,525 square feet of the property. The “Big Barn”, which is 9,600 square feet, was previously used as a dairy cattle barn. Currently, it is being used as a pumpkin sales barn and picnic area. The “Critter Barn”, which is 8,750 square feet, was previously used as dairy cattle barn. Currently, it is used to house all the farm animals on the site. The “Sable’s Barn”, which is 7,700 square feet, was previously used to hold dairy cattle. Currently, it is used to hold the beef cattle that are on the property. The Sales Barn will be demolished, as seventy-five percent (75%) of the barn has been burned down in a recent fire. It was previously used for milking cows. Currently, the remaining portion of the barn is used as storage. There are two existing residences on the site: one is 2,150 square feet located along Milnes Road, and the other is 890 square feet located at the Eastern portion of the Project Site.

As noted above, a 13.5-acre portion of the site is currently being used to host seasonal events and activities, and the remaining 48.76-acre portion of the site is utilized for ongoing agricultural activities such as crop farming for corn, wheat, sunflowers, tulips, and pumpkins. A Tentative Parcel Map (TPM) is being requested to subdivide the 62.26 parcel into two (2) parcels.

IV. Williamson Act Contract

The property is currently under a Williamson Act contract. Along with the request for a Rezoned to Planned Development (P-D), a Tentative Parcel Map and Williamson Act Cancellation will be filed covering the proposed activity area of approximately 13.5-acres. Williamson Act Cancellation findings are presented below.

V. Project Description

The Applicant, Mr. John Bos, is requesting a Rezone to P-D, Tentative Parcel Map (TPM), and Williamson Act Cancellation to allow seasonal activities and a produce market on a 13.5-acre parcel. As noted above, the property is currently within the Agriculture Zoning District. In accordance with Chapter 21 Stanislaus County Zoning Ordinance, the Proposed Project includes a Rezone to P-D to allow for the proposed improvements and seasonal activities. Specifically, the Proposed Project includes the following seasonal activities that would be included as part of the P-D:

Activity	Days of Operation	Hours of Operation	Attractions/ Amenities	Emp. on Site	Total Estimated Attendance	Daily Att.	Food Trucks
Pumpkin Patch (Sales Located in front half of Big Barn and Critter Barn)	October 1 st to October 31 st	First (1 st) and second (2 nd) week: 9am to 7pm Third (3 rd) week: 9am to 8pm Fourth (4 th) week: 9am to 9pm	Selling of pumpkins, gourds, and corn stalks, super slide, hayride, petting zoo, educational animal barn, gem mining, hamster wheel, bounce pad, water pump duckie races, trike track, zip lines, and cannons.	20 - 30	40,000	3,000	Up to a maximum of 4 food trucks
Christmas Event (Located in the Big Barn)	Two weekends in December	5:30pm to 8:30pm	Santa photos and decorating cookies inside Big Barn	1-3	1,000	250	Up to a maximum of 2 food trucks
Spring Craft Fair (Located in east side of Big Barn)	One day event on the third (3 rd) weekend in March	9am to 5pm	Making spring theme crafts;	1 - 3	3,000 – 5,000		Up to a maximum of 8 food trucks
Fall Craft Fair (Located in east side of Big Barn)	One day event on the third (3 rd) Saturday in September	9am to 3pm	Making fall theme crafts;	1 - 3	3,000 – 5,000		Up to a maximum of 8 food trucks

Activity	Days of Operation	Hours of Operation	Attractions/ Amenities	Employees on Site	Total Estimated Attendance	Daily Attendance	Food Trucks
Baby Animal Days (Located in front half of Big Barn and Critter Barn)	Thursdays thru Sundays in March	9am to 5pm	Viewing and education of baby animals, bottle feeding baby animals, petting zoo, super slide, hamster wheels, trike track, water pump duck races, bounce pad, gem mining, and zip lines	10 - 15	4,500	800	Up to a maximum of 2 food trucks
U Pick Tulips (Located in the agriculture field)	Late February to the first (1 st) week in April	9am to 5pm	Customers pick their own tulips.	1 - 3	6,000	200	No Food Trucks
U Pick Strawberries (Located in agriculture field)	Mid-March to Mid-May	9am to 5pm	Customers pick their own strawberries	1 - 3	3,000	200	No Food Trucks
U Pick Sunflowers (Located in agriculture field)	Mid-May to Late-June	9am to 5pm	Customers pick their own sunflowers	1 - 3	3,500	250	No Food Trucks
U Pick Gladiolus (Located in agriculture field)	Mid-May to Late-June	9am to 5pm	Customers pick their own Gladiolus	1 - 3	3,000	250	No Food Trucks
Movie Nights (Located in Big Barn)	Late Spring/Early Summer	7pm – 10pm	Single-day event with a Movie played on a projector in the Big Barn.	1 - 3	100	N/A	No Food Trucks
Date Nights (Located in Big Barn)	Late Spring/Early Summer	4 pm – 9 pm	Single-day event with a dinner (caterer), music, dancing, instruction. The event is located in the Big Barn.	1 - 3	200	N/A	No Food Trucks

The non-agricultural commercial activities will only be seasonal, in the months of March, October, and December for the “Baby Animal Days”, “Pumpkin Patch”, and the Christmas events. These activities include the following: the super slide, hamster wheel, bounce pad, trike track, zip lines, water pump duckie races, and gem mining. Additionally, the hayride and cannons will be operational seasonally in October and the Santa photos and cooking decorating will be operational in December.

The proposed project will also include a produce market in the months of February, March, April, May, and June for the “U Pick Tulips”, “U Pick Strawberries”, “U Pick Sunflowers”, and “U Pick Gladiolus” events and in October to sell pumpkins, gourds, and corn stalks. A 12’ x 8’ sales trailer will be utilized only for the U-Pick events for the sale of ‘picked’ produce.

Building	Use
Big Barn	Pumpkin sales, picnic area, craft fairs
Critter Barn	Houses all the farm animals on the site
Sable’s Barn	Holds beef cattle

Planned Development District

As noted above, the Proposed Project includes a Rezone to Planned Development (P-D) to allow for the seasonal activities and uses associated with the Project consistent with Chapter 21.40, *Planned Development District (P-D)* of the Stanislaus County Municipal Code. The proposed uses for the Project include the uses listed and described in the table above. Development standards for the Proposed Project are illustrated in the Site Plan.

Development Schedule

Construction of the Proposed Project, including but not limited to the proposed site improvements, landscaping, restroom facilities, etc. will begin within one (1) year of project approval. Development of the commercial kitchen and permanent restroom facilities would occur within 5 – 10 years of project approval.

Food Trucks

As noted in the table above, a maximum number of Food Trucks will be permitted to be on-site will be dependent on the event. For instance, the Fall and Spring Craft Fairs will have a maximum of 8 food trucks, while the other events, such as the Pumpkin Patch and Christmas Event will have less (4 and 2, respectively). No Food Trucks are anticipated to be on-site for the U Pick events and the single-day events.

Commercial Kitchen

A new building with a commercial kitchen (prefabricated building or new construction). The purpose of the commercial kitchen is to prepare food on-site for the events listed in the table above. Anticipated food products include bakery goods, fried goods, ovens, freezers, refrigerators, etc. The anticipated timeframe for the development of the commercial kitchen building is 5 to 10 years.

Security and Lighting

At the moment, Dutch Hollow Farms does not have any security measures in place, but will be implementing armed security on Friday nights, Saturdays, and Sundays. The lighting will be turned on thirty (30) minutes before dusk and will be in the play area (string lights) and in the parking lot and corn field (tower lights). Tower lights will be fifteen (15) feet in height.

Amplified Sound and Music

Music and amplified sound will be utilized during the Craft Fairs, Date Nights, and Movie Nights until 9 pm. The property owner will obtain a Stanislaus County Outdoor Entertainment Activities Permit from the Stanislaus County Sheriff's Department for the Dutch Hollow Farms events.

Water

There are two (2) existing wells located on the site. One is located north of the 'big barn' and the other is located by the garage near the rental house (east of the 'big barn').

Sewer and Porta-Potty's

The Proposed Project will include two (2) porta-potty and handwashing stations, one near the trike track and one near the play area. These will be placed temporarily while Dutch Hollow Farms is open to the public and will be removed during the off-season. Dutch Hollow Farms contracts with a Porta-Potty company for this service. Specifically, it is anticipated that the following restroom facilities will be utilized for each event:

- **Pumpkin Patch.** Two (2) blocks of porta-potty and handwashing stations will be utilized for the attendees of the Pumpkin Patch event. A separate Restroom Trailer will be rented and will be exclusively for employees for the event. The Restroom Trailer will be positioned in a convenient location for use by the employees of Dutch Hollow Farms and Food Trucks.
- **Christmas Event.** Two (2) blocks of porta-potty and handwashing stations will be utilized for attendees and employees for the Christmas Event. It is anticipated that a separate Restroom Trailer will not be needed for the event.
- **Spring Craft Fair.** Two (2) blocks of porta-potty and handwashing stations will be utilized for attendees and employees for the Spring Craft Fair. It is anticipated that a separate Restroom Trailer will not be needed for the event.
- **Fall Craft Fair.** Two (2) blocks of porta-potty and handwashing stations will be utilized for attendees and employees for the Fall Craft Fair. It is anticipated that a separate Restroom Trailer will not be needed for the event.
- **Baby Animal Days.** Two (2) blocks of porta-potty and handwashing stations will be utilized for attendees and employees for Baby Animal Days events. It is anticipated that a separate Restroom Trailer will not be needed for the event.
- **U Pick Events (Tulips, Strawberries, Sunflowers, Gladiolus).** Two (2) blocks of porta-potty and handwashing stations will be utilized for attendees and employees for the U Pick Events. It is anticipated that a separate Restroom Trailer will not be needed for the event.

- **Movie Nights.** Two (2) blocks of porta-potty and handwashing stations will be utilized for attendees and employees for Movie Nights. It is anticipated that a separate Restroom Trailer will not be needed for the event.
- **Date Nights.** Two (2) blocks of porta-potty and handwashing stations will be utilized for attendees and employees for Date Nights. It is anticipated that a separate Restroom Trailer will not be needed for the event.

Off-Street Parking

Parking will be provided in the north end of the property, next to “Sable’s Barn”. According to the Stanislaus County Zoning Code Section 21.90.050(1), one (1) off-street parking space is required for each 300 square feet of gross floor area with a minimum of at least three parking spaces for the operation of a produce market. The proposed produce market will occur in a sales trailer which is 96 square feet and will require a minimum of three (3) parking stalls. There will be 569 standard parking stalls and twelve (12) handicap accessible parking stalls provided. To mitigate dust, off-street parking areas will include $\frac{3}{4}$ ” gravel or similar material. The parking areas will be striped with white paint and parking attendants will be present for directing traffic.

Site Access

Primary access for the events to the project would be provided via Santa Fe Avenue with secondary emergency access off Milnes Road. A 30’ access easement will be provided to allow access from Santa Fe Avenue to the off-street parking areas of the proposed project. The primary access for non-event days is provided via a driveway on Milnes Avenue (e.g., access for employees, the owner, etc.). Santa Fe Avenue would be utilized as the primary entrance and exit for customers attending the events associated with the Dutch Hollow Farms Project.

Statement of Compliance – Buffer and Setback

The Stanislaus County General Plan requires the use of buffers between proposed non-agricultural uses and adjacent agricultural operations. Redwood trees will be used along the eastern property line as a buffer from the adjacent properties. The setback buffer along the northeast corner of the project site will include a line of Redwood trees about forty (40) to fifty (50) feet apart and a parking lot. The line of Redwoods will be used along the eastern property line to buffer the proposed activities.

Tentative Parcel Map

A TPM is being requested to subdivide the property into two (2) parcels. Parcel 1 would be approximately 13.5-acres and is located at the northeast portion of the project site. This site would be utilized for the seasonal activities and produce market. The remainder parcel would be located west and south of Parcel 1.

VI. Findings

The Proposed Project is consistent with the findings presented in Section 21.90 of the Stanislaus County Zoning Code:

1. "Produce Market" means structures and/or areas up to 3,500 square feet in size, including any outside display area, that are accessory to on-site agricultural operations and are primarily used to sell raw, unprocessed fruits, vegetables, nuts and other agricultural produce in its raw or natural state. Produce markets also may be used for limited sales of processed foods and non-food items.

The proposed structure for the produce market 96 square feet.

2. One produce stand or one produce market per parcel is allowed, subject to approval as set forth in this chapter. Applications submitted for review shall be on a form provided by the Planning Department and shall be subject to fees established by the Board of Supervisors.

All of the produce will be sold out of one sales trailer located in the parking lot.

3. One off-street parking space shall be provided for each 300 square feet of gross floor area, with a minimum of at least three parking spaces. Parking spaces shall comply with the standards and specifications established by the Stanislaus County Public Works Department, including pavement and striping, and shall not encroach upon any public rights-of-way or create a traffic hazard.

As stated above, 569 off-street parking spaces will be provided on the site. The number of off-street parking spaces is consistent with Chapter 21.76, Off-Street Parking of the Stanislaus County Municipal Code. Specifically, Section 21.76.120(B) requires "Amusement Centers" to have twenty-five (25) spaces per one thousand (1,000) feet of gross floor area.

4. A produce market shall be used to sell primarily raw, unprocessed fruits, vegetables, nuts and other agricultural produce in its raw or natural state.

The agricultural produce sold (tulips, strawberries, and sunflowers) will be handpicked by and sold to each customer in its raw and natural state.

The Proposed Project is consistent with the Williamson Act Cancellation Findings as follows:

1. That the cancellation is consistent with the purposes of the Williamson Act (California Government Code Sections 51200-51207; and

The proposed Parcel Map would subdivide the 62.26± acre site into two (2) parcels: a 13.5± acre parcel and a remainder parcel of 48.76± acres. The 48.76± acre parcel would remain under a Williamson Act Contract whereas the 13.5± acre parcel would be cancelled. The purpose of the cancellation is to allow for a commercial recreational use of seasonal activities and a produce market on the 13.5± acre parcel. The proposed project is consistent with Government Code Section 51282(a) as follows:

- *A partial Notice of Nonrenewal will be filed with Stanislaus County pursuant to Government Code Section 51245 for the 13.5± acre parcel.*
- *The cancellation will not likely result in the removal of adjacent lands from agricultural use. The proposed seasonal activities approved via the Conditional Use Permit are agricultural related (e.g., pumpkin patch, Christmas activities, craft fairs, baby animal days, etc.).*
- *The cancellation is for an alternative commercial use consistent the Stanislaus County General Plan and Municipal Code (see Findings below).*
- *The cancellation would not result in discontinuous patterns of urban development. The existing buildings would remain and be utilizing as part of the commercial operation and no new significant improvements are proposed. Additionally, the remainder parcel would continue to be utilized for agricultural purposes.*
- *There is no proximate non-contract land which is both available and suitable for the use to which it is proposed.*

2. That cancellation is in the public interest.

The proposed cancellation is in the public interest and would further the property owner's objectives to the use of the land.

The Proposed Parcel Map is consistent with the findings presented in Section 20.16.080 of the Stanislaus County Municipal Code:

A tentative parcel map shall not be approved or conditionally approved by the commission or board if it makes any of the following findings:

- A. That the proposed map is not consistent with the general and specific plans;

The proposed Parcel Map is being requested to bring the property into conformance with current Williamson Act guidelines. The 13.5± acre parcel will be removed from the Williamson Act contract, while the remainder of the property will continue to enjoy its farming operations in this General Agricultural Zoning District. The proposed Parcel Map is consistent with the Stanislaus County General Plan, as demonstrated in the General Plan Consistency Table below.

- B. That the design or improvement is not consistent with applicable general and specific plans;

The design of the 13.5± Parcel layout takes into consideration the current irrigation for the remainder parcel and will not interfere with the current and future agricultural operation.

- C. That the site is not physically suitable for the proposed density of development;

The 13.5± acre parcel is suitable for development for seasonal activities and produce market. The remainder parcel will continue to be farmed at the owner's discretion and experience.

- D. That the site is not physically suitable for the type of development;

The 13.5± acre Parcel is suitable for the type of development proposed, including but not limited to the amount of off-street parking proposed, the activities associated with the proposed project, and the produce market. The 13.5± acre Parcel includes the buildings associated with the proposed project and the activity areas as illustrated in the Site Plan.

- E. That the design or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

The proposed Parcel Map would not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. The majority of the parcel is developed with agricultural oriented structures (e.g., barns) and

- F. That the design or the type of improvements are likely to cause serious public health problems;

The proposed Parcel Map would not cause serious public health problems. The purpose of the Parcel Map is to subdivide the 62.26± parcel into two (2) parcels.

- G. That the design or the type of improvements will conflict with easements acquired by the public at large, for access through, or use of property proposed for division. In this connection, the commission may approve a map if it finds that alternative easements for access or for use will be provided and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall only apply to easements of record or easements established by judgement of a court of competent jurisdiction.

The proposed Parcel Map will not conflict with easements currently enjoyed by the public or public utilities. The remainder parcel will continue normal farming activities without unnecessary interference from the general public.

VII. General Plan Consistency

The Proposed Project is consistent with the 2015 Stanislaus County General Plan. The following table describes the project’s consistency with the Goals, Policies, and Implementation Measures of the Stanislaus County General Plan.

Policy and Implementation Measure	Consistency Statement
<p>LAND USE POLICY 2 Land designated Agriculture shall be restricted to uses that are compatible with agricultural practices, including natural resources management, open space, outdoor recreation, and enjoyment of scenic beauty.</p>	<p>The proposed uses of this project are compatible with agricultural practices, with the proposed uses being outdoor recreational activities.</p>
<p>LAND USE POLICY 14 Uses shall not be permitted to intrude into or be located adjacent to an agricultural area if they are detrimental to continued agricultural usage of the surrounding area.</p>	<p>As stated above, the proposed project will include a tree line buffer between the proposed activities on the site and the adjacent agricultural property. Therefore, the proposed project will not be detrimental or in conflict with the agricultural uses of other properties.</p>
<p>AGRICULTURAL POLICY 1.1 Efforts to promote the location of new agriculture-related business and industry in Stanislaus County shall be supported.</p>	<p>The proposed project provides an agricultural-related business and industry that contributes to the economic development efforts of Stanislaus County.</p>
<p>AGRICULTURAL POLICY 1.4 Limited visitor-serving commercial uses shall be permissible in agricultural areas if they promote agriculture and are secondary and incidental to the area’s agricultural production.</p>	<p>The proposed activities will only be operational in a small portion of the property, 6.1 acres as stated above, with the larger remaining portion still being used for agricultural production. The proposed activities promoted engagement with agriculture and the sale of agricultural products grown on-site. They are secondary and incidental to the agricultural production.</p>
<p>AGRICULTURAL POLICY 1.10 The County shall protect agricultural operations from conflicts with non-agricultural uses by requiring buffers between proposed non-agricultural uses and adjacent agricultural operations.</p>	<p>The proposed project will include the planting of redwood trees along the eastern property line to create a buffer between Dutch Hollow Farms agritourism activities and the adjacent agricultural land.</p>

**Stanislaus County
Planning and Community
Development Department
1010 10th Street
Modesto, California 95354**

Dutch Hollow Farms

**2500 Santa Fe Avenue
APN: 014-025-003**

Event Table

Activity	Days of Operation	Hours of Operation	Attractions/ Amenities	Employ ees on Site	Total Estimated Attendanc e	Daily Attenda nce	Food Trucks
Pumpkin Patch (Sales Located in front half of Big Barn and Critter Barn)	October 1 st to October 31 st	First (1 st) and second (2 nd) week: 9am to 7pm Third (3 rd) week: 9am to 8pm Fourth (4 th) week: 9am to 9pm	Selling of pumpkins, gourds, and corn stalks, super slide, hayride, petting zoo, educational animal barn, gem mining, hamster wheel, bounce pad, water pump duckie races, trike track, zip lines, and cannons.	20 - 30	40,000	3,000	Up to a maximum of 4 Food Trucks.
Christmas Event (Located in the Big Barn)	Two weekends in December	5:30pm to 8:30pm	Santa photos and decorating cookies inside Big Barn	1-3	1,000	250	Up to a maximum of 2 Food Trucks.
Spring Craft Fair(Located in east side of Big Barn)	One day event on the third (3 rd) weekend in March	9am to 5pm	Making spring theme crafts;	1 - 3	3,000 – 5,000		Up to a maximum of 8 Food Trucks.
Fall Craft Fair (Located in east side of Big Barn)	One day event on the third (3 rd) Saturday in September	9am to 3pm	Making fall theme crafts;	1 - 3	3,000 – 5,000		Up to a maximum of 8 Food Trucks.

Activity	Days of Operation	Hours of Operation	Attractions/ Amenities	Employees on Site	Total Estimated Attendance	Daily Attendance	Food Trucks
Baby Animal Days (Located in front half of Big Barn and Critter Barn)	Thursdays thru Sundays in March	9am to 5pm	Viewing and education of baby animals, bottle feeding baby animals, petting zoo, super slide, hamster wheels, trike track, water pump duck races, bounce pad, gem mining, and zip lines	10 - 15	4,500	800	Up to a maximum of 2 Food Trucks.
U Pick Tulips (Located in the agriculture field)	Late February to the first (1 st) week in April	9am to 5pm	Customers pick their own tulips.	1 - 3	6,000	200	No Food Trucks.
U Pick Strawberries (Located in agriculture field)	Mid-March to Mid-May	9am to 5pm	Customers pick their own strawberries	1 - 3	3,000	200	No Food Trucks.
U Pick Sunflowers (Located in agriculture field)	Mid-May to Late-June	9am to 5pm	Customers pick their own sunflowers	1 - 3	3,500	250	No Food Trucks.
U Pick Gladiolus (Located in agriculture field)	Mid-May to Late-June	9am to 5pm	Customers pick their own Gladiolus	1 - 3	3,000	250	No Food Trucks.
Movie Nights (Located in Big Barn)	Late Spring/Early Summer	7pm – 10pm	Single-day event with a Movie played on a projector in the Big Barn.	1 – 3	100	N/A	No Food Trucks.
Date Nights (Located in Big Barn)	Late Spring/Early Summer	4 pm – 9 pm	Single-day event with a dinner (caterer), music, dancing, instruction. The event is located in the Big Barn.	1 – 3	200	N/A	No Food Trucks.

Restroom Facilities

The Proposed Project will include two (2) porta-potty and handwashing stations, one near the trike track and one near the play area for each event. These will be placed temporarily while Dutch Hollow Farms is open to the public and will be removed during the off-season. Dutch Hollow Farms contracts with a Porta-Potty company for this service. Specifically, it is anticipated that the following restroom facilities will be utilized for each event:

- **Pumpkin Patch.** Porta-potty and handwashing stations will be utilized for the attendees of the Pumpkin Patch event. A separate Restroom Trailer will be rented and will be exclusive for employees for the event if required. The Restroom Trailer will be positioned in a convenient location for use by the employees of Dutch Hollow Farms and Food Trucks.
- **Christmas Event.** Porta-potty and handwashing stations will be utilized for the attendees of the Christmas Event. It is anticipated that a separate Restroom Trailer will not be needed for the event.
- **Spring Craft Fair.** Porta-potty and handwashing stations will be utilized for the attendees of the Spring Craft Fair. It is anticipated that a separate Restroom Trailer will not be needed for the event.
- **Fall Craft Fair.** Porta-potty and handwashing stations will be utilized for the attendees of the Fall Craft Fair. It is anticipated that a separate Restroom Trailer will not be needed for the event.
- **Baby Animal Days.** Porta-potty and handwashing stations will be utilized for the attendees of the It is anticipated that a separate Restroom Trailer will not be needed for the event.
- **U Pick Events (Tulips, Strawberries, Sunflowers, Gladiolus).** Porta-potty and handwashing stations will be utilized for the attendees of the U Pick Events. It is anticipated that a separate Restroom Trailer will not be needed for the event.
- **Movie Nights.** Porta-potty and handwashing stations will be utilized for the attendees of the Movie Nights. It is anticipated that a separate Restroom Trailer will not be needed for the event.
- **Date Nights.** Porta-potty and handwashing stations will be utilized for the attendees of the Date Nights. It is anticipated that a separate Restroom Trailer will not be needed for the event.



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354

Planning Phone: (209) 525-6330 Fax: (209) 525-5911

Building Phone: (209) 525-6557 Fax: (209) 525-7759

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

APPLICATION QUESTIONNAIRE

<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 border="0"> <tr> <td><input type="checkbox"/> General Plan Amendment</td> <td><input type="checkbox"/> Subdivision Map</td> </tr> <tr> <td><input checked="" type="checkbox"/> Rezone</td> <td><input checked="" type="checkbox"/> Parcel Map</td> </tr> <tr> <td><input type="checkbox"/> Use Permit</td> <td><input type="checkbox"/> Exception</td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td><input checked="" type="checkbox"/> Williamson Act Cancellation</td> </tr> <tr> <td><input type="checkbox"/> Historic Site Permit</td> <td><input type="checkbox"/> Other _____</td> </tr> </table>	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map	<input checked="" type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Parcel Map	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Exception	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Williamson Act Cancellation	<input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Other _____	<p>PLANNING STAFF USE ONLY: Application No(s): _____ Date: _____ S <u>18</u> T <u>3</u> R <u>10</u> GP Designation: <u>AGRICULTURE</u> Zoning: <u>A-2-40</u> Fee: <u>12,170</u> Receipt No. _____ Received By: _____ Notes: _____</p>
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map										
<input checked="" type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Parcel Map										
<input type="checkbox"/> Use Permit	<input type="checkbox"/> Exception										
<input type="checkbox"/> Variance	<input checked="" 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).*

See attached Project Description.

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 014 Page 025 Parcel 003

Additional parcel numbers: _____
Project Site Address
or Physical Location: 4524 Milnes Road, Modesto, CA 95357

Property Area: Acres: 62.26 or Square feet: 2,774,160

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

See attached Project Description.

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)

N/A

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

Proposed General Plan & Zoning: Rezone to P-D.
(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: Agricultural land

West: Agricultural land

North: Agricultural land

South: Agricultural land

WILLIAMSON ACT CONTRACT:

Yes No

Is the property currently under a Williamson Act Contract?

Contract Number: 85-4000

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: 32,525 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: _____

N/A

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

N/A

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

N/A

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

water wagon will be used for dust control

UTILITIES AND IRRIGATION FACILITIES:

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

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

Electrical: MID

Sewer*: Septic tanks

Telephone: Pacific Bell/ AT&T

Gas/Propane: Propane

Water**: Water wells

Irrigation: MID

***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:)

N/A

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): See attached Project Description.

Type of use(s): See attached Project Description.

Days and hours of operation: See attached Project Description.

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: See attached Project Description.

Occupancy/capacity of building: See attached Project Description.

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

Estimated number of daily customers/visitors on site at peak time: 3,500

Other occupants: _____

Estimated number of truck deliveries/loadings per day: N/A

Estimated hours of truck deliveries/loadings per day: N/A

Estimated percentage of traffic to be generated by trucks: N/A

Estimated number of railroad deliveries/loadings per day: N/A

Square footage of:

Office area: _____ Warehouse area: _____

Sales area: _____ Storage area: _____

Loading area: _____ Manufacturing area: _____

Other: (explain type of area) See attached Project Description.

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)

Santa Fe Avenue

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) _____

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.

N/A

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)

See attached Project Description.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS

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

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

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

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

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

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

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

Date of List consulted: August 12, 2024

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

ASSESSOR’S INFORMATION WAIVER

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



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: 4/22/2024

Records Search File #: 12895N

Project: Dutch Hollow Parcel Map,
Conditional Use Permit; 2500 Santa
Fe Ave., Modesto, CA 95357

David L. Harris
Aspen Survey Company Inc.
1121 Oakdale Road, Suite 6
Modesto, CA 95355
209-526-9724

davidh_aspen@sbcglobal.net

Dear Mr. Harris:

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on the Riverbank 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 T3S R10E (dated 1854) shows the north ½ of Section 18 divided into a 160-acre parcel on the east and 2 ca. 80-acre parcels on the west.

- The 1906 edition of the Official Map of the County of Stanislaus, California shows Milnes Road on the north and the Atchison Topeka & Santa Fe Railroad on the east, with J. P. Bentley as the landowner of the property at that time.
- The 1916 edition of the Riverbank USGS quadrangle shows Milnes and DeWitt Roads, and 5 buildings that would be 108 years in age (or older). We have no more information on file regarding these possible resources.

Prehistoric or historic resources within the immediate vicinity of the project area: The Atchison Topeka & Santa Fe Railroad has been recorded in Stanislaus County as P-50-002006. We caution that the buried remains of both prehistoric and historic archaeological resources have been found within the general Modesto area.

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 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