



## Referral Early Consultation

**Date:** February 19, 2025  
**To:** Distribution List (See Attachment A)  
**From:** Jeremy Ballard, Senior Planner  
Planning and Community Development  
**Subject:** REZONE APPLICATION PLN2025-0005 – WEST STANISLAUS IRRIGATION DISTRICT  
**Respond By:** March 11, 2025

---

**\*\*\*\*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:** West Stanislaus Irrigation District  
**Project Location:** 116 E Street, between Kern Street and Highway 33, in the Westley area.  
**APNs:** 016-021-022  
**Williamson Act Contract:** N/A  
**General Plan:** Low-Density Residential  
**Community Plan:** Residential  
**Current Zoning:** Single-Family Residential (R-1)

**Project Description:** Request to amend the zoning designation of three parcels totaling 11,250 square feet from Single-Family Residential (R-1) to Planned Development (P-D) to allow construction of a 3,583± square-foot office for the West Stanislaus Irrigation District (WSID) headquarters. While facilities for public utilities are permitted in the R-1 zoning district with a use permit, the proposed office will not meet the minimum setback of 15 feet, as required in the R-1 zoning district. Accordingly, a rezone is required to amend the development standards to allow for a reduced setback of five feet on Kern and E Streets. Additional improvements include a paved parking lot with 13 parking spaces (with an additional 16 on-street spaces proposed), landscaping

around the perimeter of the site with landscaped storm drainage swales along the eastern and southern property lines, five-foot-wide by 4-foot-high monument sign adjacent to E street, eight-foot-tall masonry wall along the southern property line, and one driveway onto E Street. Construction is expected to take place in two phases. The existing 1,302± square-foot office will be demolished as part of the project. The hours of operation for the office are Monday through Friday from 8:00 am to 4:30 pm, with four office and three field employees.

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



**REZONE APPLICATION PLN2025-0005 – WEST STANISLAUS IRRIGATION DISTRICT**

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
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
X	CA STATE LANDS COMMISSION		STAN CO ERC
X	CEMETERY DISTRICT: PATTERSON		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:	X	STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DIST: WESTLEY	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: WEST STANISLAUS	X	STAN CO SUPERVISOR DIST #5: C. CONDIT
X	GSA: WEST STANISLAUS IRRIGATION	X	STAN COUNTY COUNSEL
X	DISPOSAL DIST: BERTOLOTTI		StanCOG
X	IRRIGATION DIST: WEST STANISLAUS	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: TURLOCK	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		SURROUNDING RESIDENCES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: SOUTHERN PACIFIC		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: PATTERSON JOINT UNIFIED		US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
X	STAN CO AG COMMISSIONER		INTERESTED PARTIES
	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: REZONE APPLICATION PLN2025-0005 – WEST STANISLAUS IRRIGATION DISTRICT**

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:

---

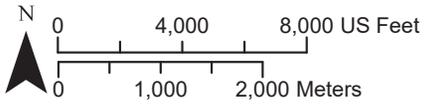
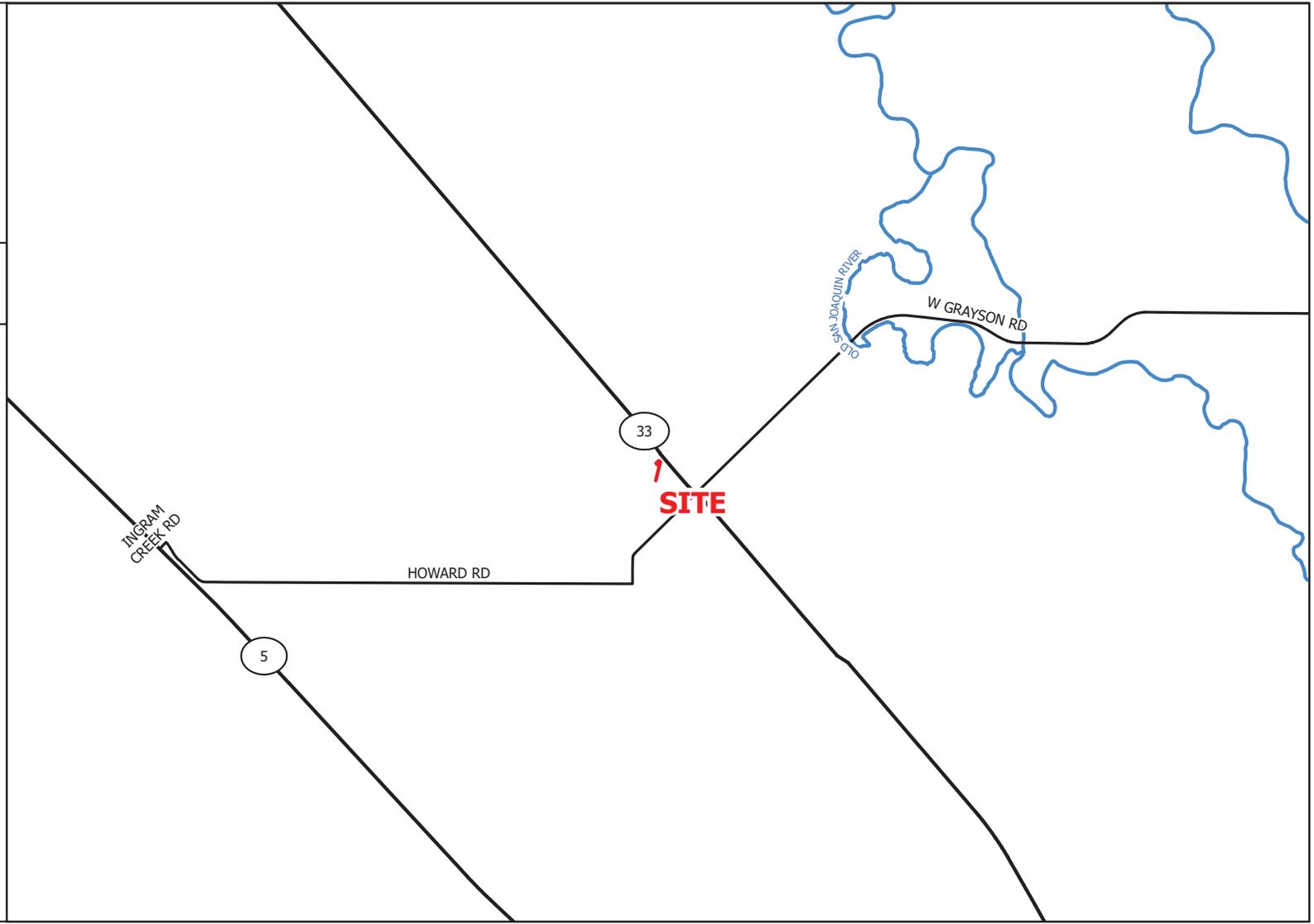
Name	Title	Date
------	-------	------

**WEST STANISLAUS  
IRRIGATION  
DISTRICT  
REZ  
PLN2025-0005**

*AREA MAP*

LEGEND

-  Project Site
-  Highway
-  Major Road
-  River



# WEST STANISLAUS IRRIGATION DISTRICT REZ PLN2025-0005

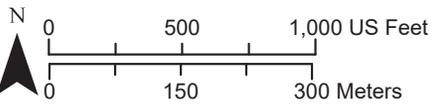
## GENERAL PLAN MAP

### LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

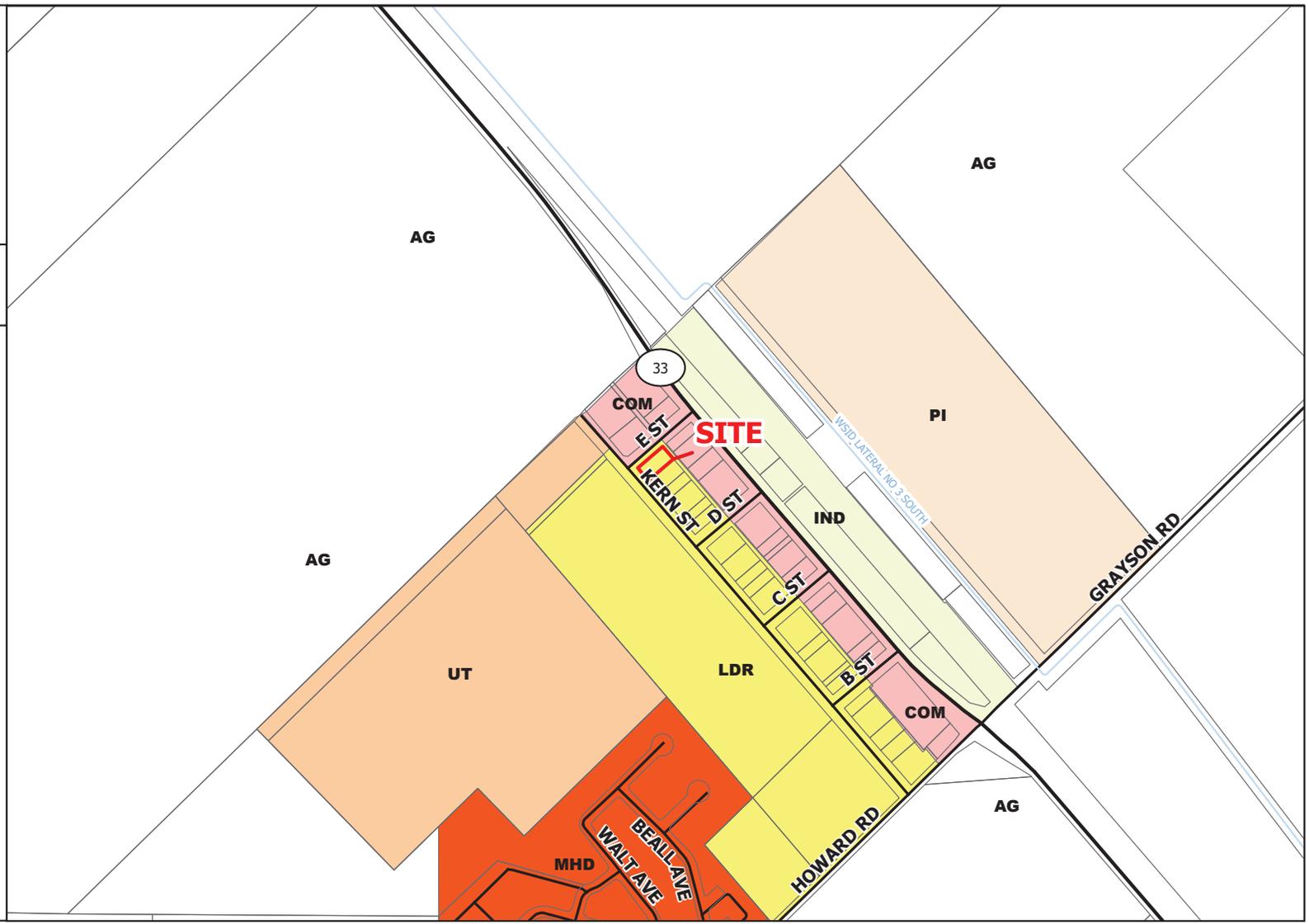
### General Plan

-  Agriculture (AG)
-  Commercial (COM)
-  Industrial (IND)
-  Planned Industrial (PI)
-  Residential - Low Density (LDR)
-  Residential - Medium/High Density (MHD)
-  Urban Transition (UT)



Source: Planning Department GIS

Date Exported: 2/7/2025



**WEST STANISLAUS  
IRRIGATION  
DISTRICT  
REZ  
PLN2025-0005**

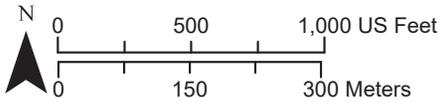
*COMMUNITY PLAN MAP*

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

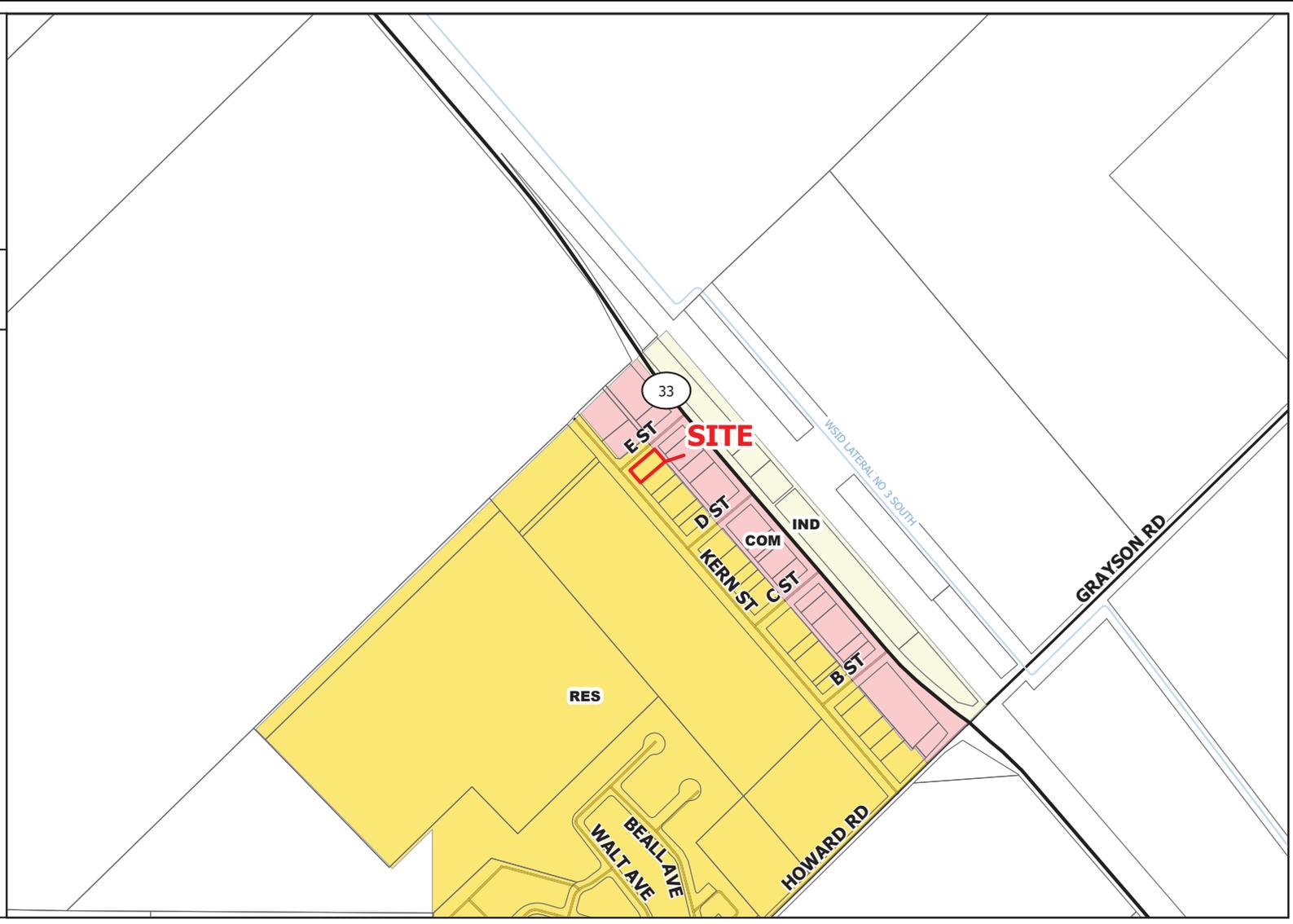
**Community Plan**

-  COM
-  IND
-  RES



Source: Planning Department GIS

Date Exported: 2/7/2025



# WEST STANISLAUS IRRIGATION DISTRICT REZ PLN2025-0005

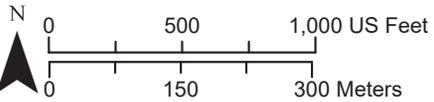
## ZONING MAP

### LEGEND

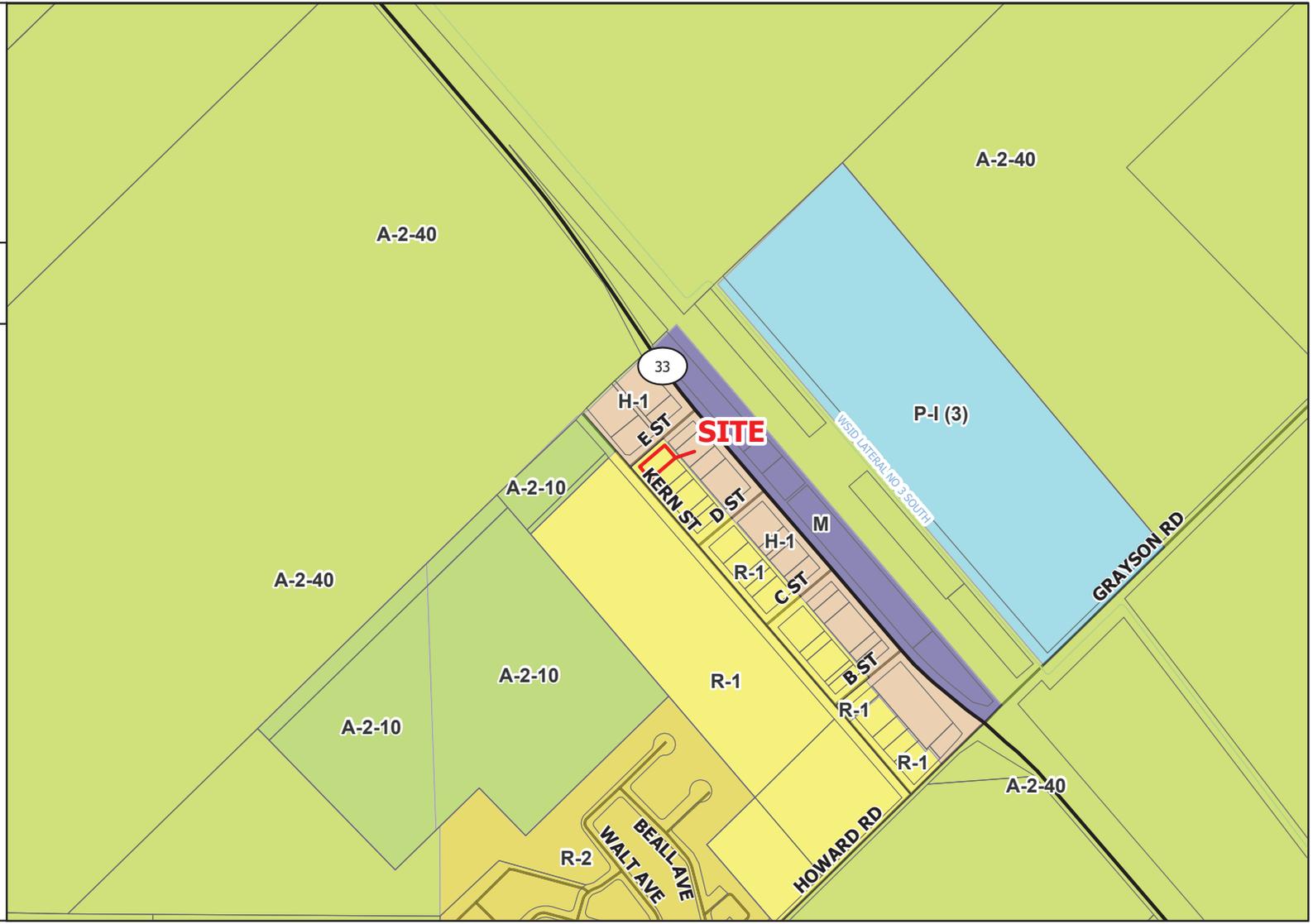
-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

### Zoning Designation

-  General AG 10 Acre UT (A-2-10)
-  General AG 40 Acre (A-2-40)
-  Highway Frontage (H-1)
-  Industrial (M)
-  Medium Density Residential (R-2)
-  Planned Industrial (P-I)
-  Single Family Residential (R-1)



Source: Planning Department GIS Date Exported: 2/7/2025

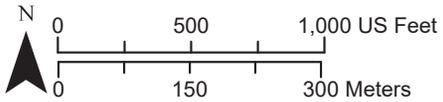
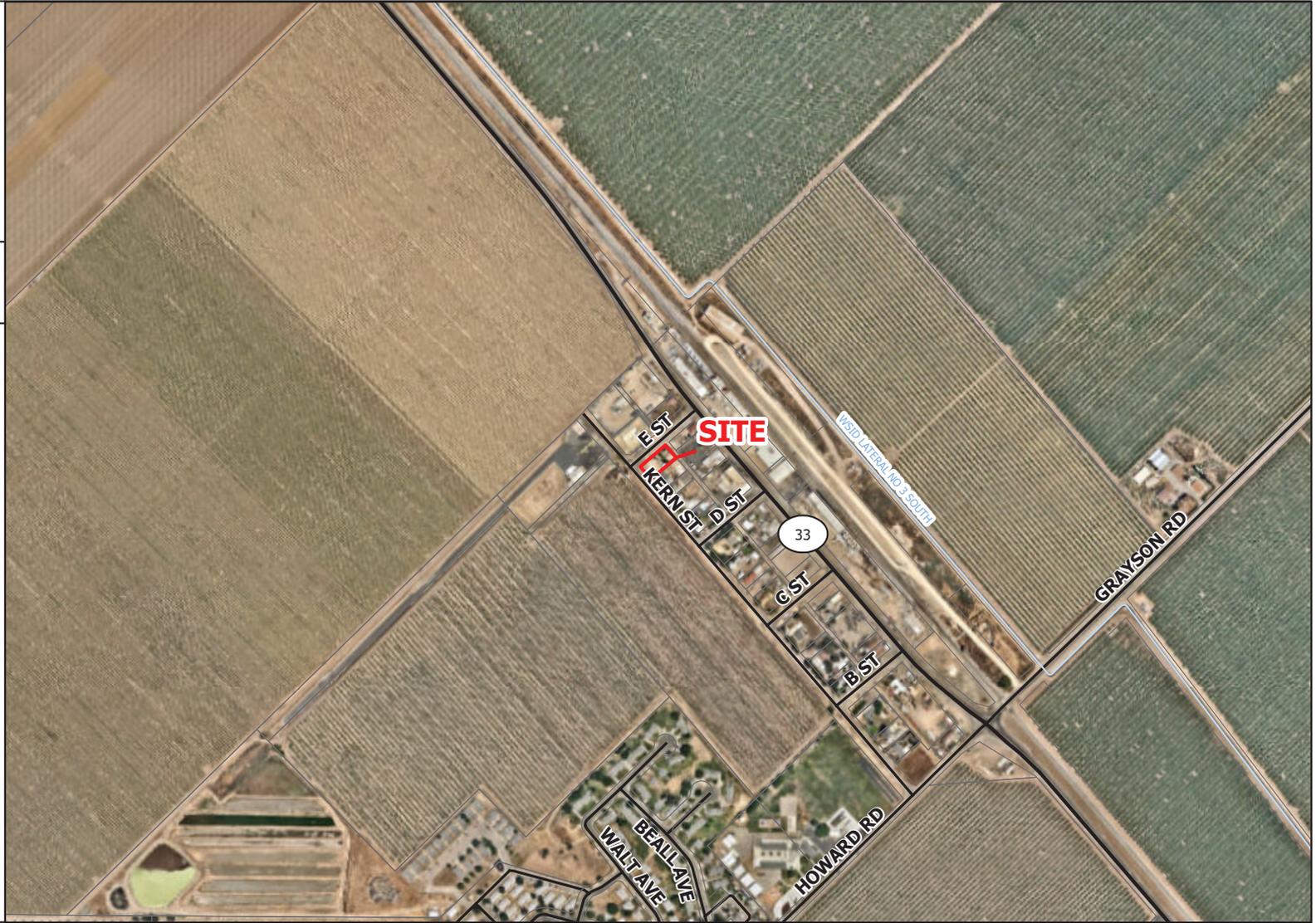


**WEST STANISLAUS  
IRRIGATION  
DISTRICT  
REZ  
PLN2025-0005**

*2023 AERIAL AREA MAP*

**LEGEND**

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal



Source: Planning Department GIS

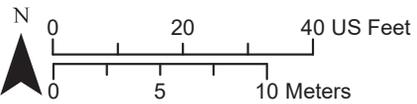
Date Exported: 2/7/2025

**WEST STANISLAUS  
IRRIGATION  
DISTRICT  
REZ  
PLN2025-0005**

*2023 AERIAL SITE MAP*

**LEGEND**

-  Project Site
-  Parcel
-  Street



Source: Planning Department GIS

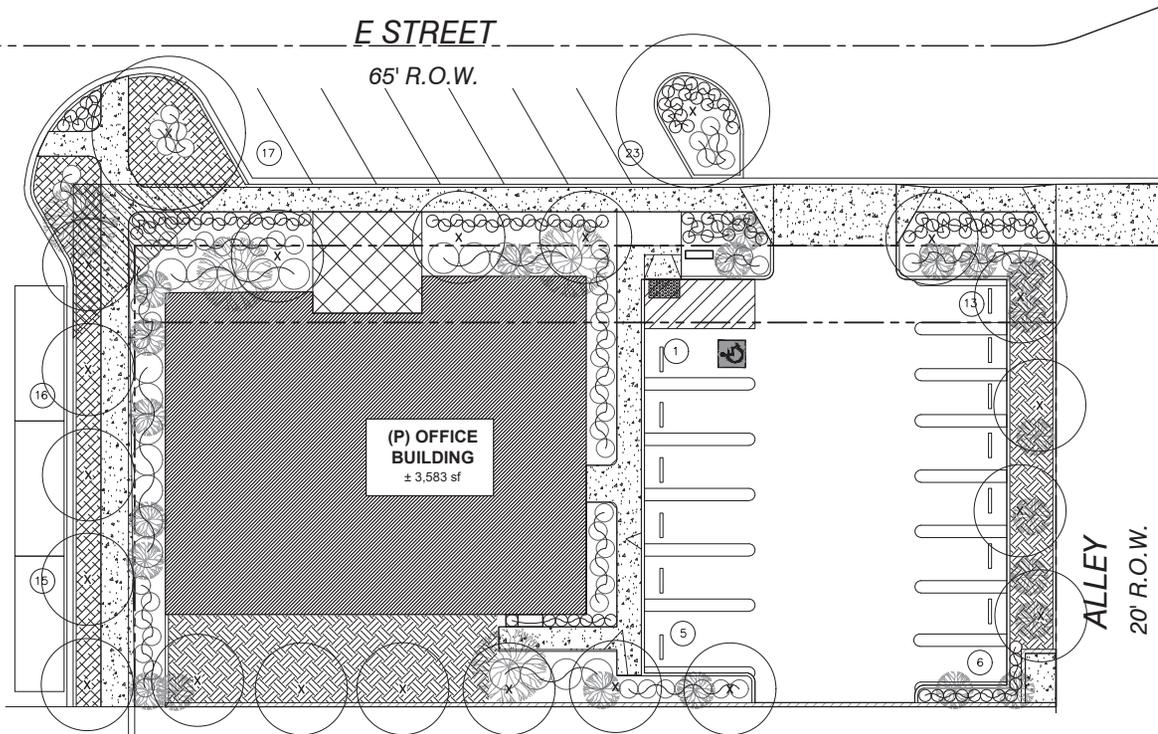
Date Exported: 2/7/2025



KERN STREET  
80' R.O.W.

E STREET

65' R.O.W.



ALLEY  
20' R.O.W.

**UTOPIAN**  
LANDSCAPES

2029 Paloma Avenue  
Stockton, CA 95209  
(209) 954-9065 Office  
www.utopianlandscapes.net

### PROPOSED PLANT LIST

Symbol	Size	Botanical Name	Common Name	WUCOLS Water Factor Central Valley
<b>TREES</b>				
A	15 gal.	Lagerstroemia l. 'Iscaron'	Crape Myrtle	L
B	15 gal.	Pistacia Chinensis 'Keith Dovey'	Fruitless Chinese Pistache	L
C	15 gal.	Quercus Agrifolia	Coast Live Oak	L
D	15 gal.	Schinus Mole	California Pepper Tree	L
<b>SHRUBS</b>				
ALY HUE	5 gal.	Alyogyne Huegelii	Blue Hibiscus	L
CIS PUR	5 gal.	Cistus Purpureus	Orchid Rockrose	L
DIE BIC	5 gal.	Diets Grandiflora	Fortnight Lily	L
GRE NOE	5 gal.	Grevillea Nobilis	Grevillea	L
LEU COM	5 gal.	Leucophyllum l. Compacta	Compact Texas Ranger	L
MIM AUR	5 gal.	Mimulus Aurantiacus	Sticky Monkey Flower	L
MYR COM	5 gal.	Myrtus c. 'Compacta'	Dwarf Myrtle	L
NAN COM	5 gal.	Nandina d. 'Compacta'	Compact Heavenly Bamboo	L
RHA CAL	5 gal.	Rhamnus Californica	Coffee Berry	L
SAL LEU	5 gal.	Salvia Leucantha	Mexican Bush Sage	L
SAN VIR	5 gal.	Santolina Virens	Santolina	L
XYL COM	5 gal.	Xylosma C. 'Compacta'	Compact Shiny Xylosma	L
BER CRA	1 gal.	Bergenia Crassifolia	Winter Blooming Bergenia	L
LAV ANG	1 gal.	Lavandula Angustifolia	Spanish Lavender	L
PHO JAC	1 gal.	Phormium l. 'Jack Spratt'	Dwarf New Zealand Flax	L
SAL GRE	1 gal.	Salvia Greggii	Autumn Sage	L
TUL VIO	1 gal.	Tubaghia Velocae	Society Garlic	L
TUL SIL	1 gal.	Tubaghia v. 'Silver Lace'	Variiegated Society Garlic	L
<b>GROUNDCOVER</b>				
	1 gal @ 36" O.C.	Rismarinus o. 'Prostratus'	Creeping Rosemary	L
<b>BIO-RETENTION GROUNDCOVER</b>				
	1 gal @ 12" O.C.	Juncus p. 'Elk Blue'	Elk Blue California Gray Rush	M

**DON PHILLIPS • AIA ARCHITECT**  
P.O. BOX 3132 MODESTO, CA 95353 209.480.3386  
ARCHITECTURE PLANNING INTERIORS  
DONALD W. PHILLIPS AIA

### WSID : (P) Administration Facility

1/13/2025

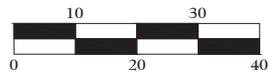
4323-1114

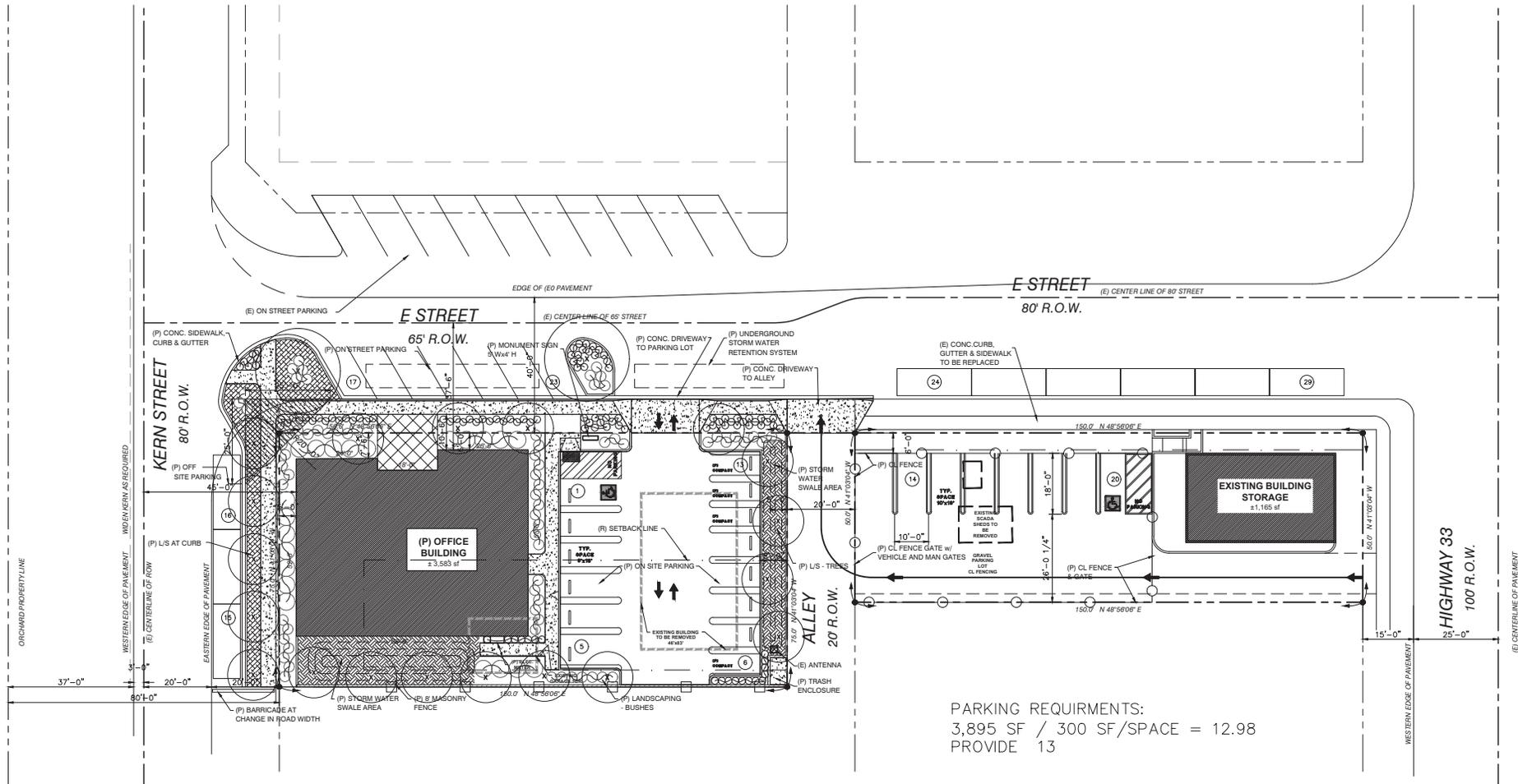
11x17 1"=30'

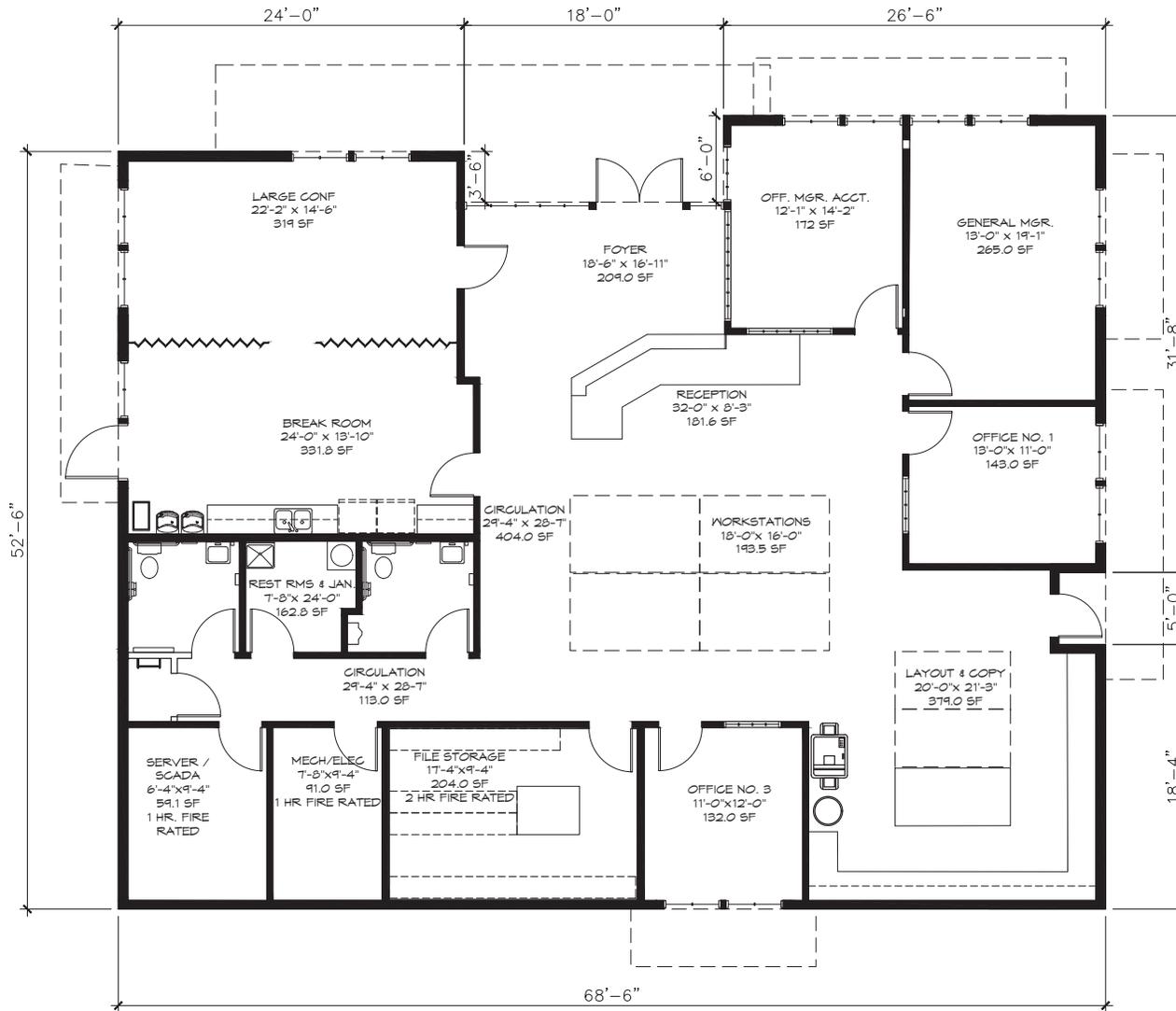
Proposed Landscape Plan  
Option 6



SCALE: 1"=20'-0"







TOTAL 3,583.3 SF  
OFFICE 3,583.3 SF



**DON PHILLIPS + AIA ARCHITECT**

P.O. BOX 3132 MODESTO, CA 95353 209.480.3386  
ARCHITECTURE PLANNING INTERIORS

DONALD W. PHILLIPS AIA

*WSID : Administration Facility*

/14/2025

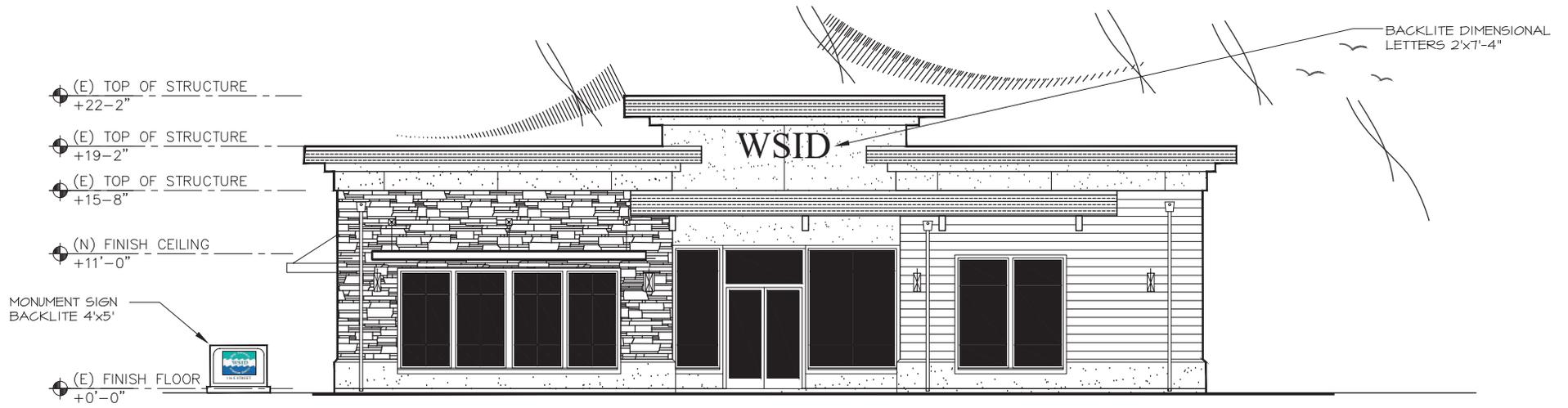
4323-1114

11x17 1/8"=1'-0"

Proposed Floor Plan  
Option 6



SCALE: 1/8"=1'-0"

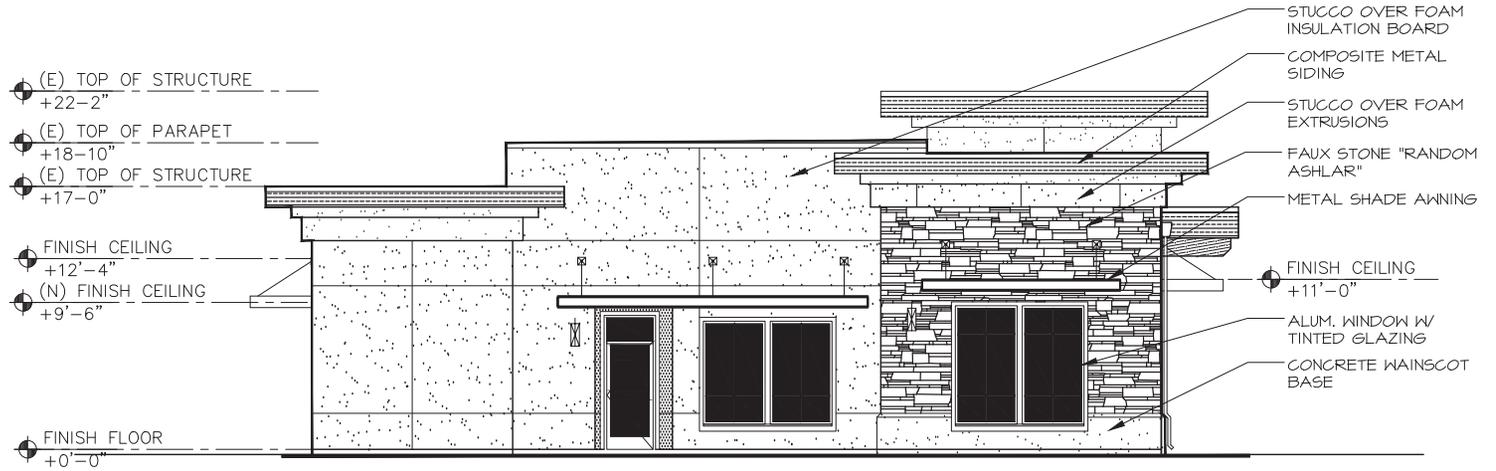


**NORTH ELEVATION**

SINGLE SIDED  
ILLUMINATED BACKLITE  
5' Wx 4' HIGH  
WITH WSID LOGO &  
ADDRESS



CONCRETE BASE



**MONUMENT SIGN**

**EAST ELEVATION**



**DON PHILLIPS + AIA ARCHITECT**

P.O. BOX 3132 MODESTO, CA 95353 209.480.3386  
ARCHITECTURE PLANNING INTERIORS

DONALD W. PHILLIPS AIA

*WSID : Administration Facility*

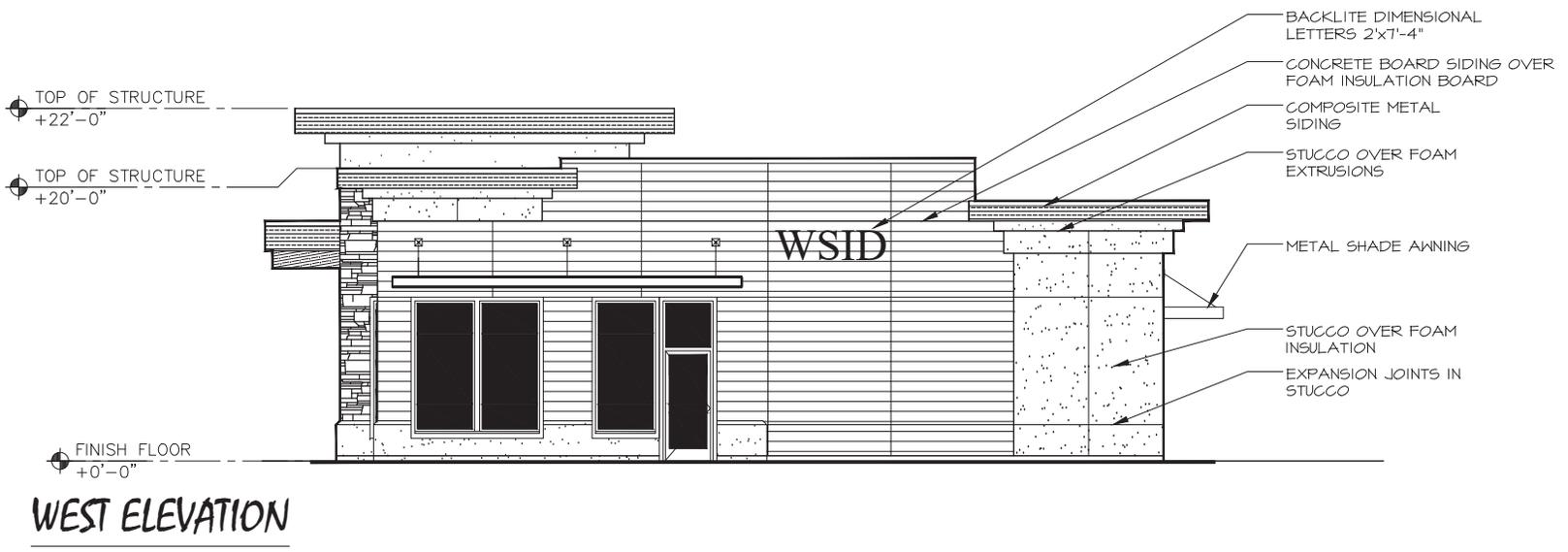
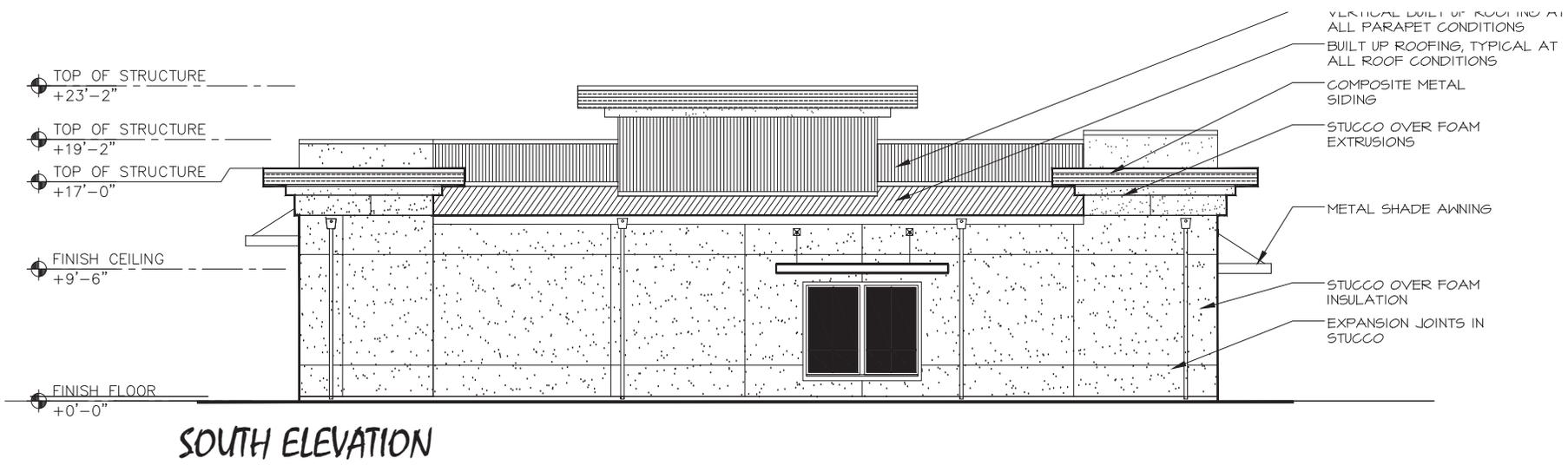
12/27/2024

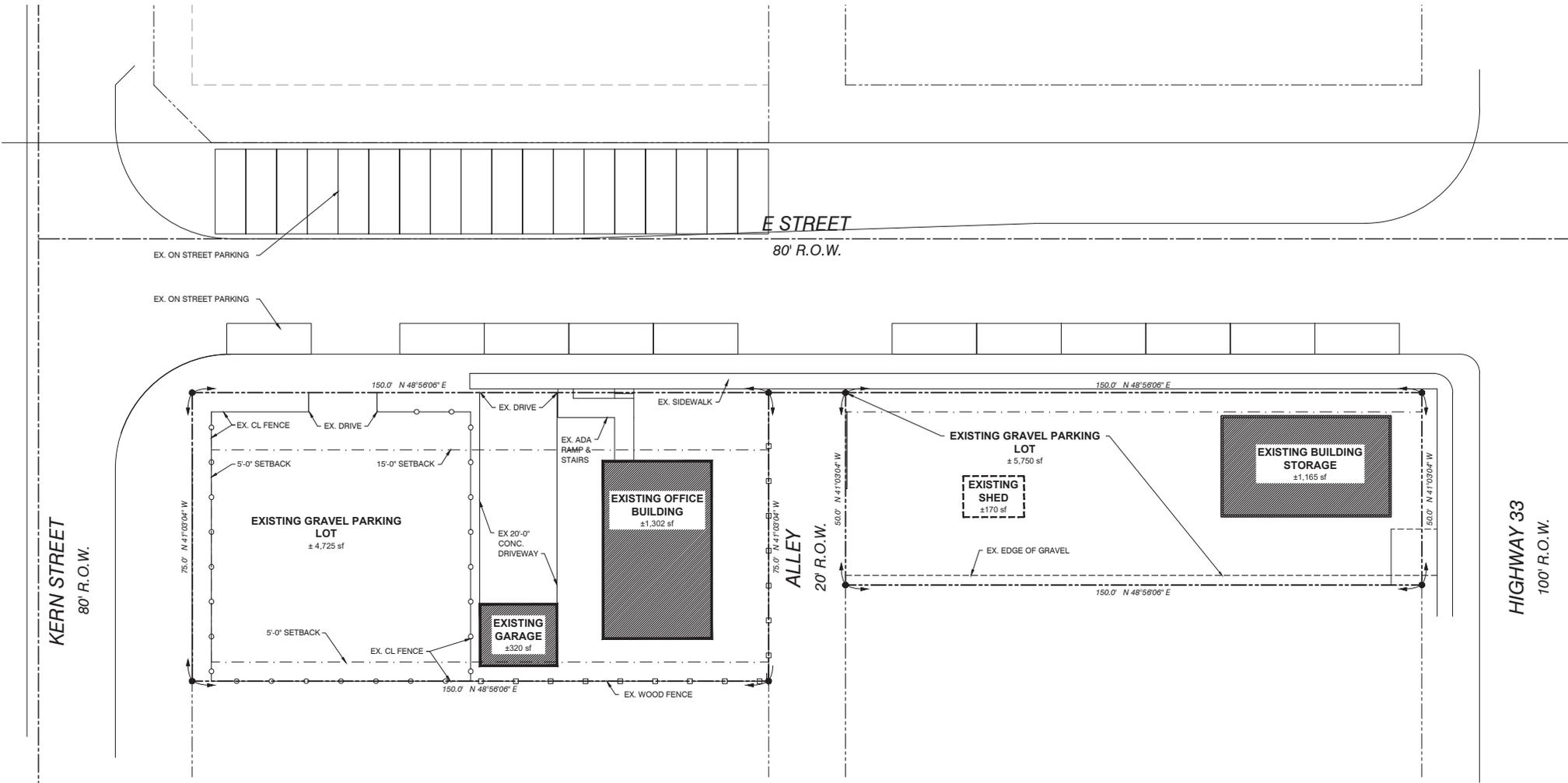
4323-1114

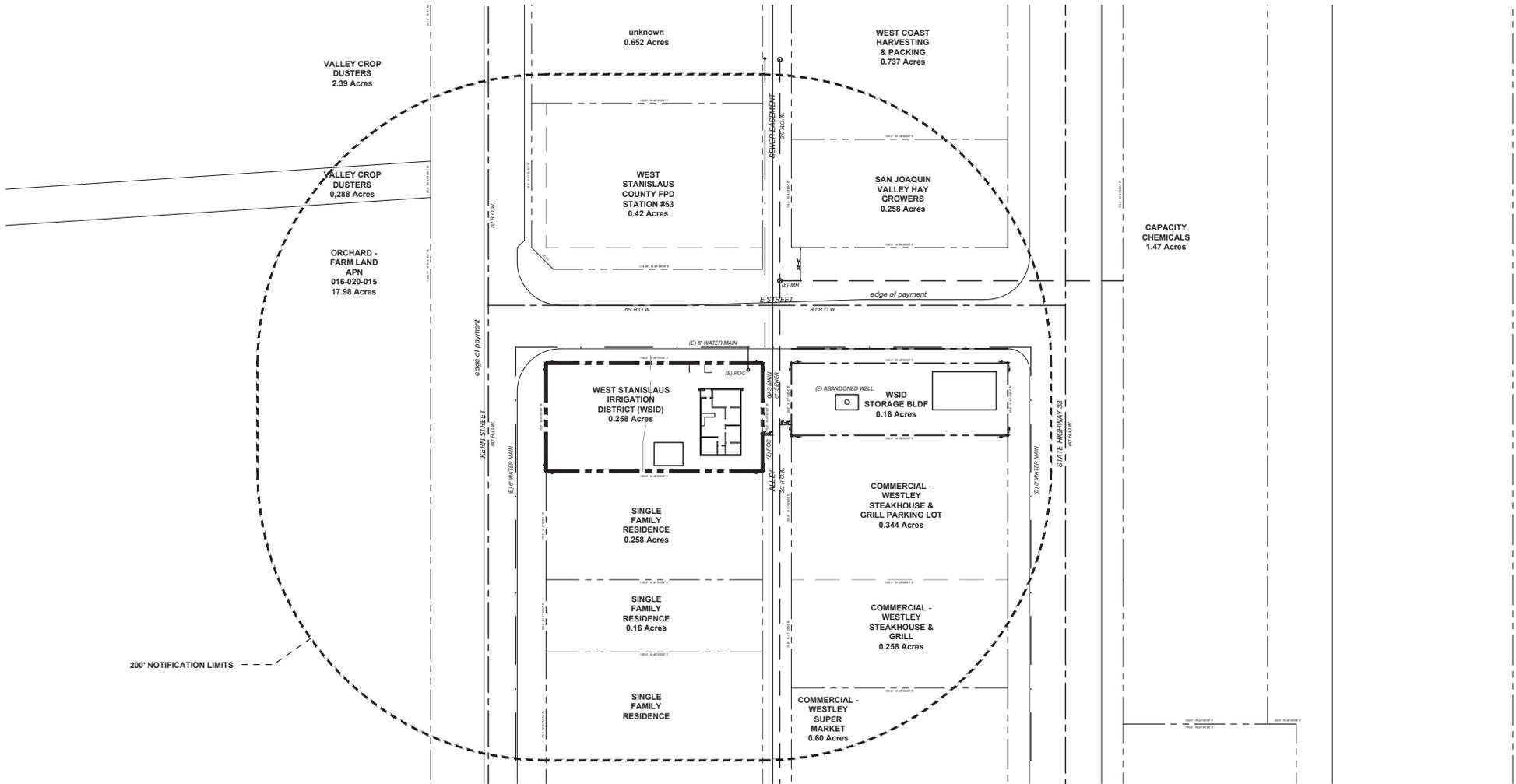
11x17 1/8"=1'-0"

*Proposed North / East Elevations*

*Option 6B*









# 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;"> <input type="checkbox"/> General Plan Amendment  <input checked="" type="checkbox"/> Rezone  <input type="checkbox"/> Use Permit  <input type="checkbox"/> Variance  <input type="checkbox"/> Historic Site Permit         </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Subdivision Map  <input type="checkbox"/> Parcel Map  <input type="checkbox"/> Exception  <input type="checkbox"/> Williamson Act Cancellation  <input checked="" type="checkbox"/> Other <u>P. Development</u> </td> </tr> </table>	<input type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input checked="" type="checkbox"/> Other <u>P. Development</u>	<p><b>PLANNING STAFF USE ONLY:</b></p> <p>Application No(s): <u>PLN 2025-0005</u>        Date: <u>11/21/25</u>        S <u>33</u> T <u>4</u> R <u>7</u>        GP Designation: <u>LDR</u>        Zoning: <u>R-1</u>        Fee: <u>\$12,170.00</u>        Receipt No. <u>580786</u>        Received By: <u>Tm</u>        Notes: _____</p>
<input type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input checked="" type="checkbox"/> Other <u>P. Development</u>		

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 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 016 Page 021 Parcel 022

Additional parcel numbers: 016-021-003 - adjacent parcel

Project Site Address  
or Physical Location: 116 E Street

Westley, CA 95387

Property Area: Acres: .258 or Square feet: 11.250

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

District Offices & staff vehicle parking

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: R-1 - Single family residential

Proposed General Plan & Zoning: PD (based on General Commercial District C-2)  
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Commercial

West: Orchards, air field & hangers for crop dusting company

North: Fire Station, industrial uses

South: Single family residences & commercial uses

## 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: None

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.) unknown cubic yards. 258 acres

will be modified for the project

**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) Storm water to be detained on-site. street drainage to be

detained in underground storage system

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: 1.622 Sq. Ft. Landscaped Area: 2.762 Sq. Ft.

Proposed Building Coverage: 3.583 Sq. Ft. Paved Surface Area: 4.905 Sq. Ft.

**BUILDING CHARACTERISTICS:**

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) 3.583

Number of floors for each building: 1

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 23'-2"

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) 25'-0" Parkina lot lihtina.

90'-0" Existing antenna

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

**UTILITIES AND IRRIGATION FACILITIES:**

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

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

Electrical: PG&E

Sewer\*: Westlev CSD

Telephone: Frontier Communication

Gas/Propane: PG & E

Water\*\*: Westlev Community Services Dis

Irrigation: Westlev CSD

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

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

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

**No**

---

---

---

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

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

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

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

**AFFORDABLE HOUSING/SENIOR:**

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

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

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

Net Density per Acre: NA Gross Density per Acre: NA

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

**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): (E) 1,622 sf. (P) 3,583 sf

Type of use(s): District Headquarters Offices

**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:** 12/27/2024

**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.

# Don Phillips AIA, Architect

P.O. Box 3132  
Modesto, California 95353  
DPArch1218@gmail.com  
(209) 480-3386

January 21, 2025

Stanislaus County Department of Planning and Community Developments  
1010 10th Street, Suite 3400  
Modesto, CA 95354

RE: **West Stanislaus Irrigation District (WSID) NEW HEADQUARTERS PROJECT** – Site Concept 6C  
Project Address: 116 E Street Westley, CA 95387

## **Planned Development Application: Low Density Residential to PD Administrative Offices**

### **Project Description**

The proposed project will house the Administrative Headquarters for West Stanislaus Irrigation District. The District's Mission is: Since 1920, WSID has been dedicated to providing reliable water supplies to its customers in an efficient manner and at a reasonable cost, to ensure long term reliability of the system and service to customers. Their Vision is: To provide a reliable water supply to our customers for the next hundred years, while being good stewards of the valuable resource.

The District covers 23,418 acres in west Stanislaus County. The District has 87 miles of canals providing irrigation water to 75 water users in the District. The District currently is housed in a residential structure that the District has owned since 1929. The proposed building design increases the available square footage (1,302 sf to 3,583 sf) for the four full-time employees and three field employees. The District is required to retain records in a safe, fire resistant location which is quickly been exceeded. The space demands and age of the existing structure has convinced the Board of Directors to seek a new district office. The existing parcel, see attached site plan, can accommodate the proposed building and required parking (1 space per 300 sf) with modifications to the current setback requirements. The proposed layout reduces the 70' setback on E Street to 37.5' and the current 65' setback on Kern Street to 45'. A two phase construction schedule allows the staff to remain in the current building while the new office is being built. Phase One: Construct the Office Building and street improvements, Phase Two: Construct the parking lot and related bio-swale drainage areas.

To accomplish the project a Planned Development rezoning is proposed. Changes to the existing zoning, Low Density Residential, to Planned Development for Administrative Offices with setback modifications will provide a new home for the District. Currently, the 1920's residential building and adjacent dirt/gravel parking can be changed into a modern office with sufficient developed parking lots and landscaping which will enhance the current neighborhood. The larger structure will be an interface between the industrial fire station building and the residential parcels to the south. The proposed building parking lot improvements will capture storm drainage on-site which decreases the flow to the existing waste drainage ditch to the north. The street improvements, as discussed with Public Works, will provide visitor parking throughout the day. The District has two to four district members visit the office on any given day, less than the indicated street parking. Current office hours are 8:00 AM to 4:30 PM, Monday through Friday, closed weekends and holidays.

A contemporary exterior design is proposed which will be the first new structure in town since the fire station was constructed. The blend between residential and industrial design smooths the transition between the current houses and the commercial/industrial structures in town. Exterior finish materials are stucco, faux stone, wood textured concrete boards, mill finish aluminum windows, tinted glazing & gravel coated built up roofing. Signs are indicated on exterior elevations and site plan.



## Project Support for Findings

The following conditions support the zoning change from a residential use to office uses:

1. WSID has owned the property since 1929, almost 100 years. The purchase of the residential property predates zoning ordinances and most building codes. The building has been used for offices for over 60 years. The current residential neighbors have never known this parcel to be anything other than an office building for WSID. The district has been a good neighbor without complaints concerning noise or disruption for since the original purchase of the building. The health or safety of persons residing or working in the neighborhood will not be materially affected any further than currently uses do already.
2. Downtown Westley's commercial uses are limited by current zoning to front on Highway 33 which is controlled by California Department of Transportation (CalTrans). CalTrans has excessive regulations and requirements which has restrained any new development in Westley for many years. If commercial development is to ever occur in Westley, the current zoning for commercial uses must be expanded into the adjacent residential neighborhood which backs up to the current commercially zoned properties.
3. This project will be the first commercial structure located in Westley for over 60 years.
4. The West Stanislaus Fire District's station across E Street has special privileges that other parcels in Westley do not enjoy. The station design encroaches into the street Right of Way and has undeveloped parking, sidewalks, curbs and gutters. Development of the WSID property will enhance the neighborhood and improve the current deteriorating street improvements, storm drainage, curbs, gutters, sidewalks and street pavement.
5. The E Street width changes from 80' east of the WSID parcel to 65' thereby increasing actual setbacks into the parcel from 45' to 70'. The proposed building is indicated 45' from centerline of E Street @ 80' ROW width. Kern Street is indicated at 45' from centerline of 80' ROW. The adjusted width of E Street should not reduce WSID's ability to utilize the site (based on C-2 Zoning setback requirements).
6. The small lot 75'x150' with current 70' setbacks required for major width streets, E Street (65') & Kern Street (80'), allows only a 1,500 sf building of any use to be constructed which is too small for viable development.
7. Reducing the required setbacks from 15' to 5' on E Street reflects a "Commercial View" for downtown Westley.
8. Public Works suggested improvements: Slanted parking on E Street, enlarged bulb corner, parallel parking on Kern Street, gutters, vertical curb & sidewalks on E & Kern Streets. The suggested design provides additional on-street parking, slows traffic from the residential street on the commercial street.
9. Creating a bulb effect at the corner of E and Kern allows required 25' clear view sight triangle to move further from the property corner thus increasing landscaping opportunities which is the main concern of setback limits.
10. The setback reduction on E Street allows the Public Works required bio-swale for site storm drainage retention to be in the rear. This location also increases the distance the building is from the south property line which allows additional landscaping at the adjacent residence. Locating the bio-swale on E Street is possible, improving the public views, at the expense of the neighbor. They will be looking at an eight foot CMU wall and a building wall 5' beyond the fence. We believe the area could best be utilized for the landscaping and bio-swale. Bio-swales require additional maintenance which rarely is done.
11. The reduced setback on Kern maintains a landscaped sidewalk condition without any loss of views. The C-2 requirements allow for 5' reduction if vehicular access does not exist.
12. The layout keeps all the required parking on the main parcel which reduces vandalism and increases safety for employees.

If you would like to discuss any of the above information, please call me directly at (209) 480-3386.

Sincerely,



Don Phillips AIA, Architect  
Donald W. Phillips A.I.A.





## 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, Mono, San Joaquin, Stanislaus & Tuolumne Counties*

**Date:** 12/12/2024

**Records Search File #:** 13147N

**Project:** West Stanislaus Irrigation  
District Office Design and  
Construction, Westley

Robert Pierce, General Manager  
West Stanislaus Irrigation District  
116 E Street  
Westley, CA 95387  
209-894-3091

[wsidoffice@weststanislausid.org](mailto:wsidoffice@weststanislausid.org)

Dear Mr. Pierce:

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on the Westley 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 structure within the project area.
- The General Land Office survey plat for T4S R7E (1855) does not reference any historic features within Section 3.

- The 1915 and 1952 editions of the Westley 7.5' quadrangle reference the town of Westley just west of the historic El Pescadero land grant.

**Prehistoric or historic resources within the immediate vicinity of the project area:** The following three linear historical resources have been recorded and evaluated as not meeting the criteria for listing in the California Register of Historical Resources:

State Highway 33 documented as P-50-002319

E Street and Kern Street documented (on one Primary Record) as P-50-002317

**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 subject 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 *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](mailto:ARBilling@csustan.edu), CSU Stanislaus Financial Services

**“WESTLEY COMMUNITY SERVICES DISTRICT”**  
**254 SPERRY AVENUE, SUITE 1**  
**PATTERSON, CA 95363**  
**(209) 892-7953**

---

February 19, 2025

**New Office Building**  
**Address: 116 E Street**

**Subject: Construct New Building**

This letter will confirm that there is adequate sewer, water services and facilities to serve the above-mentioned property:

Proposed to be installed at 116 E Street, Westley, CA 95387

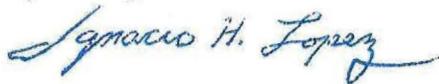
Due to the existing office building being demolished, no sewer or water connections fees will be required. However, if existing water and sewer services continue to be utilized at the old building property, a water connection of \$4,000 will need to be paid for a third sewer and water connection before the Westley Community Services District can provide the water service to the property.

**CONDITION:** New connections to the sewer and water mains will need to be done to district standards. There is a charge of \$40.00 per hour on the inspection services.

1. Sewer Connection Fee \$0
2. Water Connection Fee \$4,000

If you need further information, please contact me at 209-652-1229 or at [nacho892@frontier.com](mailto:nacho892@frontier.com)

Respectfully,



Ignacio Lopez  
District Manager  
Westley Community Service District