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

Referral
Early Consultation

Date: **February 13, 2026**

To: **Distribution List (See Attachment A)**

From: **Christine Smith, Associate Planner**
Planning and Community Development

Subject: **REZONE APPLICATION NO. PLN2026-0002 – MODESTO TOYOTA**

Respond By: **March 5, 2026**

****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: **Modesto Toyota, Stacy Barnett**

Project Location: **On the north side of Bangs Avenue, between McHenry Avenue and Spyres Way, in the Modesto area.**

APN: **046-011-023**

Williamson Act Contract: **N/A**

General Plan: **Planned Industrial**

Current Zoning: **Planned Industrial (PI) (2)**

Project Description: **Request to amend the zoning designation of a one-acre undeveloped parcel from Planned Industrial (PI) (2) to Planned Development in order to allow for the development of a vehicle inventory parking lot for the existing Modesto Toyota dealership, which is located on the adjacent parcel to the west identified as Assessor's Parcel Number (APN) 046-011-072 under Planned Development (P-D) 107. The current PI (2) zoning designation was established by the Board of Supervisors in 1989 to allow light industrial uses, including light manufacturing, warehousing, and offices, as well as similar uses that do not provide direct services to the general public. However, it does not allow auto-related uses, such as vehicle inventory parking lots; accordingly, a rezone is required to add the proposed use to the list of permitted uses.**

The expansion area will add 108 new parking stalls to the vehicle inventory, 37,800 square feet of asphalt paving, 4,450 square feet of landscaping along the north, west, and south property lines, and fencing: eight-foot ornamental steel along the south and eight-foot chain-link with vinyl slats along the west. There will also be 25-foot-tall freestanding lighting installed along the west and south property lines. The expansion area will connect to existing utilities from the adjacent parcel owned by Modesto Toyota. Stormwater will be handled via a vegetative swale and on-site subterranean horizontal drainage system. Access to the project site will be provided through the adjacent parcel owned by the Modesto Toyota dealership, via the existing 60-foot-wide driveway on State Route 108 (McHenry Avenue), a California Department of Transportation (Caltrans)-maintained road. There is no proposed driveway or direct access from Bangs Avenue.

The existing dealership employs 158 staff members, serves up to 200 automotive service customers and up to 60 sales customers per-day, and receives up to three truck deliveries per-day. The current hours of operation are Sunday through Saturday, 7:00 a.m. to 6:00 p.m. for service customers and 9:00 a.m. to 8:00 p.m. for sales customers. These hours will remain unchanged. The applicant does not anticipate any increase in employees or truck deliveries, and no new structures, utilities, or signage are planned as part of this request. If approved, construction is expected to begin within three months following project approval.

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

REZONE APPLICATION NO. PLN2026-0002 – MODESTO TOYOTA

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
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: MODESTO		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
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	DISPOSAL DIST: BERTOLOTTI	X	STAN CO SUPERVISOR DIST 4: GREWAL
X	FIRE PROTECTION DIST: SALIDA	X	STAN COUNTY COUNSEL
X	GSA: STANISLAUS AND TUOLUMNE RIVERS BASIN Assoc.		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: MODESTO	X	STANISLAUS LAFCO
X	MOSQUITO DIST: EASTSIDE	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:		INTERESTED PARTIES
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: UNION PACIFIC		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD		US FISH & WILDLIFE
X	SCHOOL DIST 1: SYLVAN UNION		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 2: MODESTO CITY SCHOOLS		USDA NRCS
	WORKFORCE DEVELOPMENT		TUOLUMNE RIVER TRUST
X	STAN CO AG COMMISSIONER		

STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

TO: **Stanislaus County Planning & Community Development**
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: **REZONE APPLICATION NO. PLN2026-0002 – MODESTO TOYOTA**

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

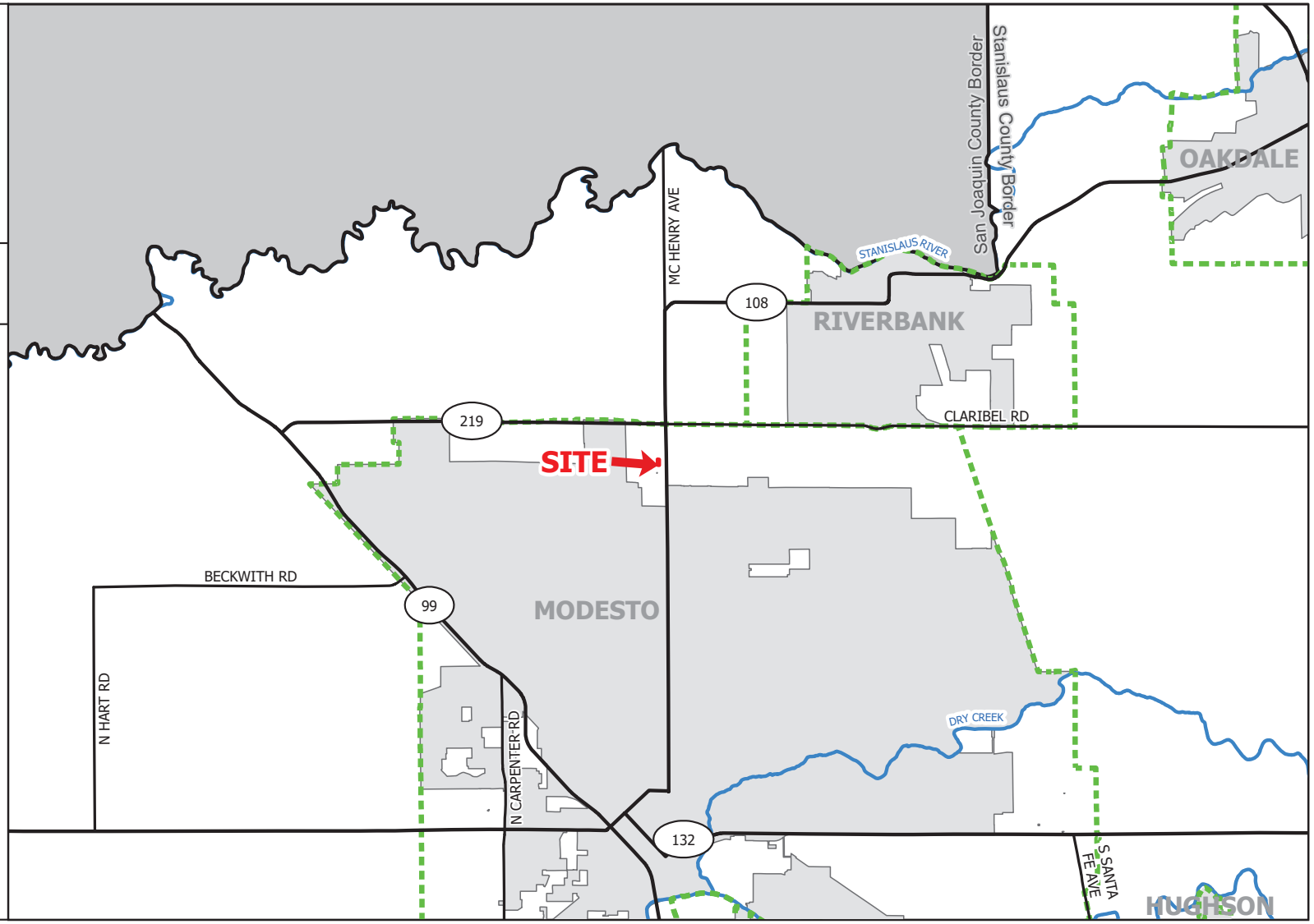
MODESTO TOYOTA

REZ PLN2026-0002

AREA MAP

LEGEND

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



N 0 1.5 3 Miles

0 2 4 Kilometers

Source: Planning Department GIS

Date Exported: 1/16/2026

MODESTO TOYOTA

REZ PLN2026-0002

GENERAL PLAN MAP

LEGEND

- Project Site
- Parcel
- Street
- Canal

General Plan

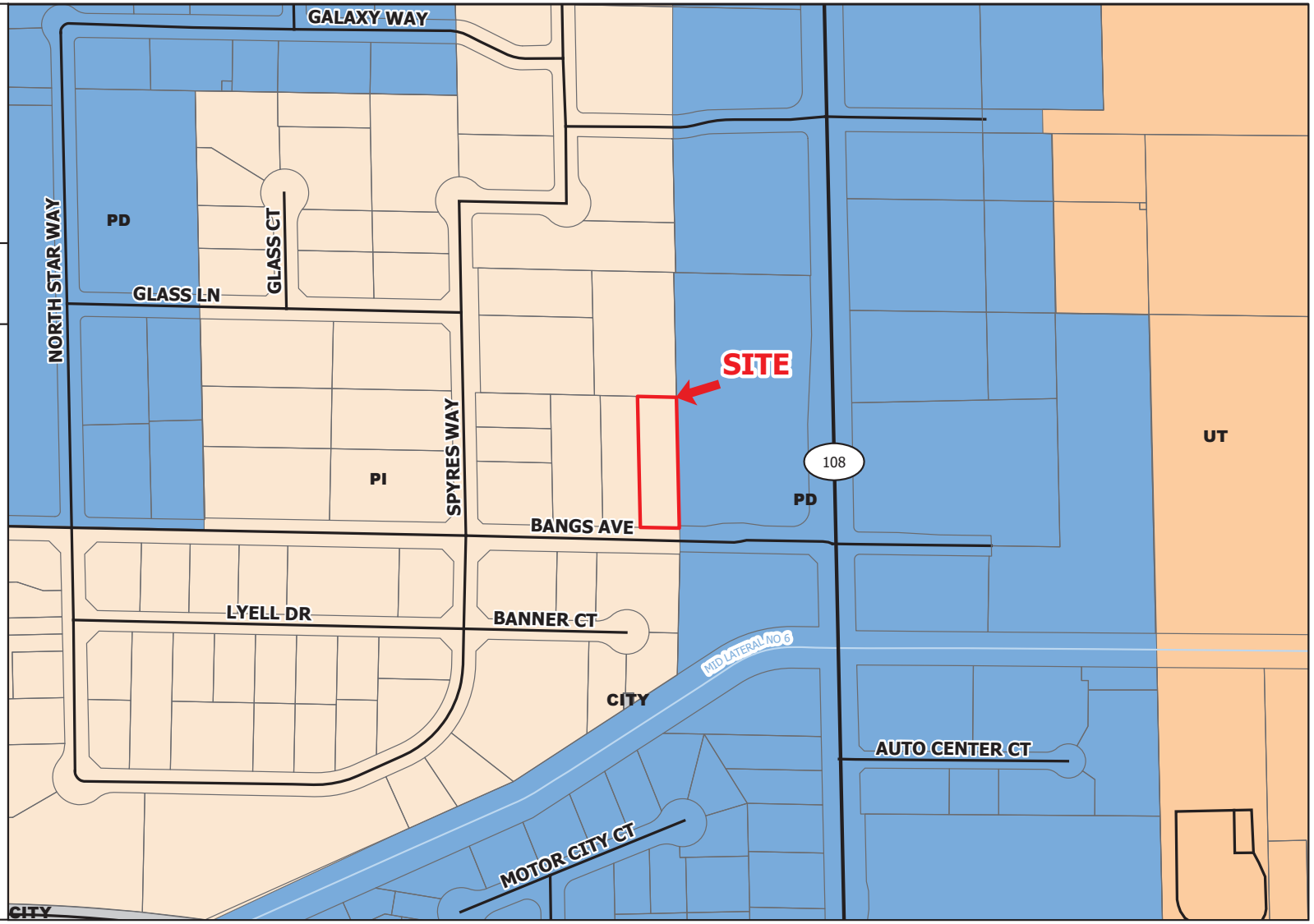
- City
- Planned Development (PD)
- Planned Industrial (PI)
- Urban Transition (UT)

N 0 350 700 US Feet

0 100 200 Meters

Source: Planning Department GIS

Date Exported: 1/16/2026



MODESTO TOYOTA

REZ PLN2026-0002

ZONING MAP

LEGEND

- Project Site
- Parcel
- Street
- Canal

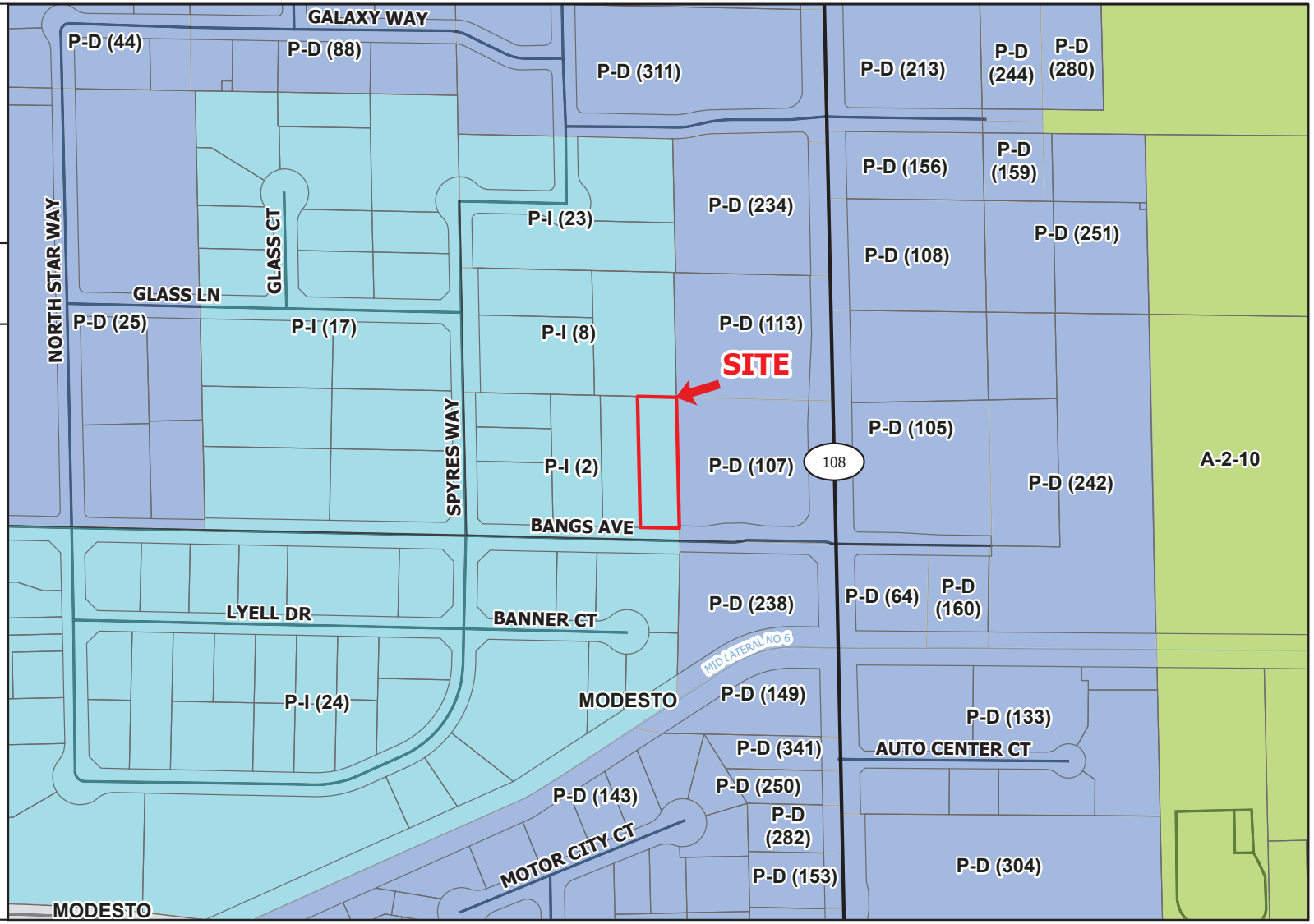
Zoning Designation

- City of Modesto
- General AG 10 Acre UT (A-2-10)
- Planned Development (P-D)
- Planned Industrial (P-I)

N 0 350 700 US Feet

0 100 200 Meters

Source: Planning Department GIS Date Exported: 1/16/2026



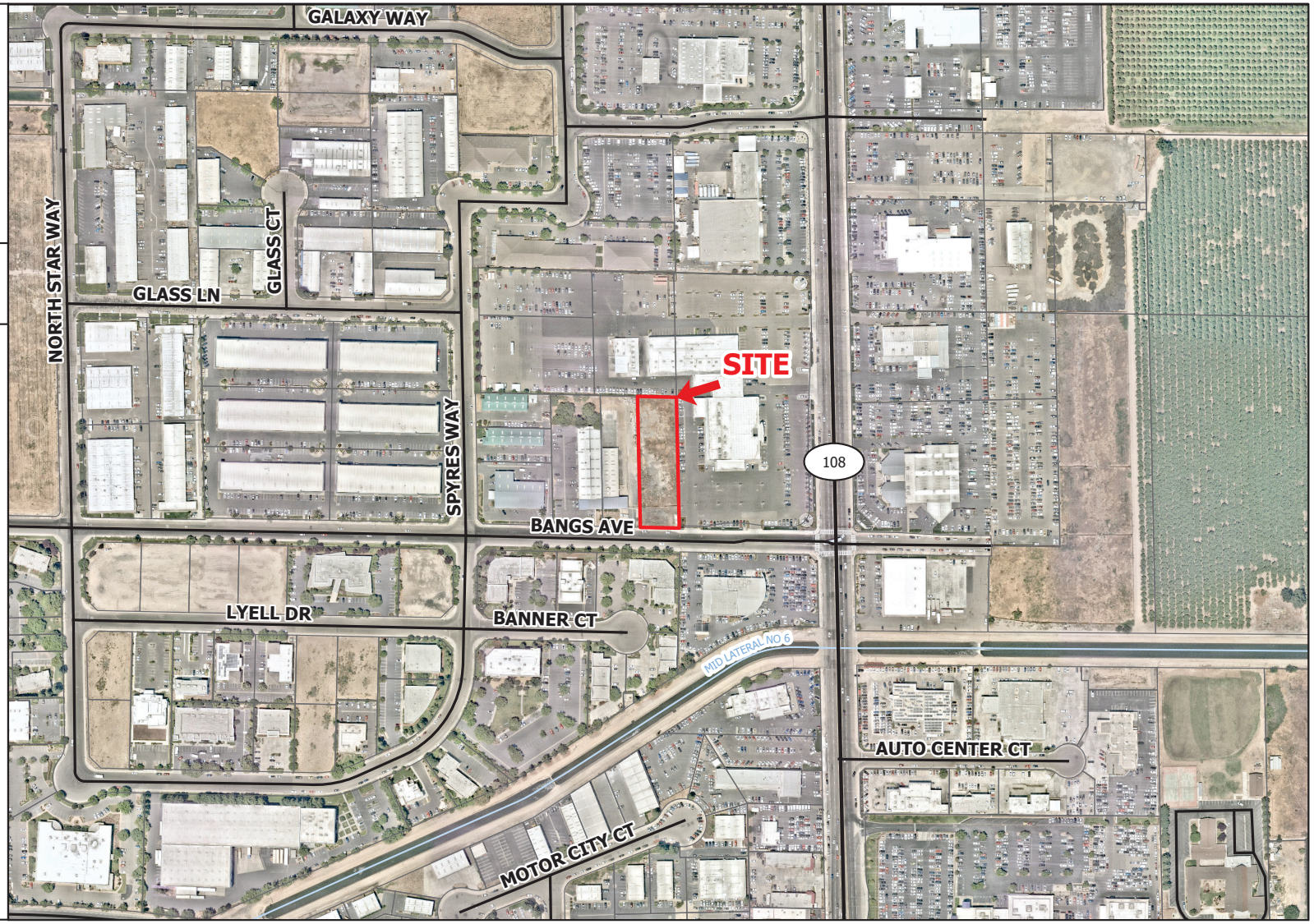
MODESTO TOYOTA

REZ PLN2026-0002

2023 AERIAL AREA MAP

LEGEND

- Project Site
- Parcel
- Street
- Canal



N 0 350 700 US Feet

0 100 200 Meters

Source: Planning Department GIS

Date Exported: 1/16/2026

MODESTO TOYOTA

REZ PLN2026-0002

2023 AERIAL SITE MAP

LEGEND

Project Site

Parcel

N 0 55 110 US Feet

0 15 30 Meters

Source: Planning Department GIS

Date Exported: 1/16/2026

MODESTO TOYOTA

REZ PLN2026-0002

ACREAGE MAP

LEGEND

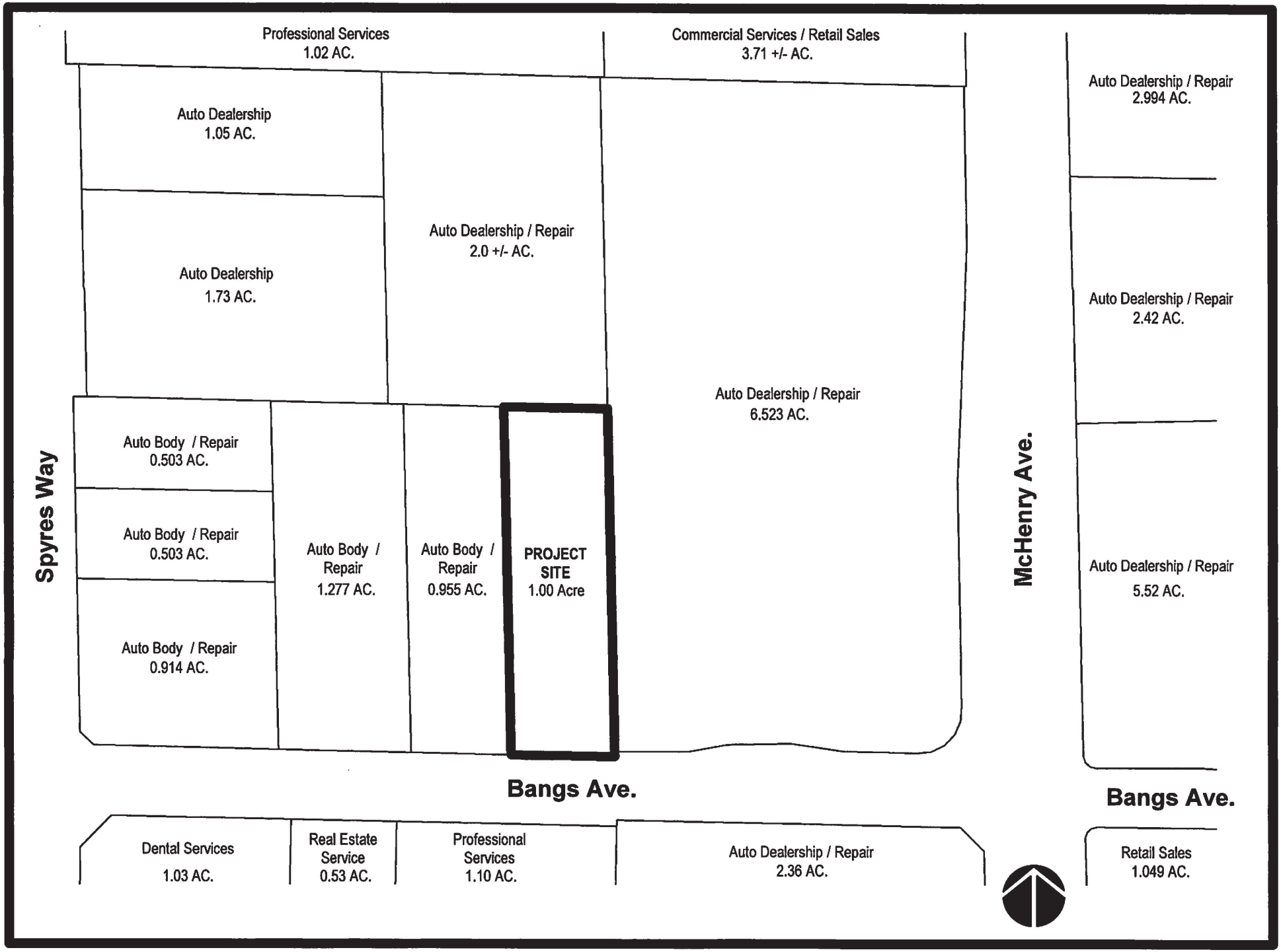
- Project Site
- Parcel
- Street
- Canal

N 0 350 700 US Feet

0 100 200 Meters

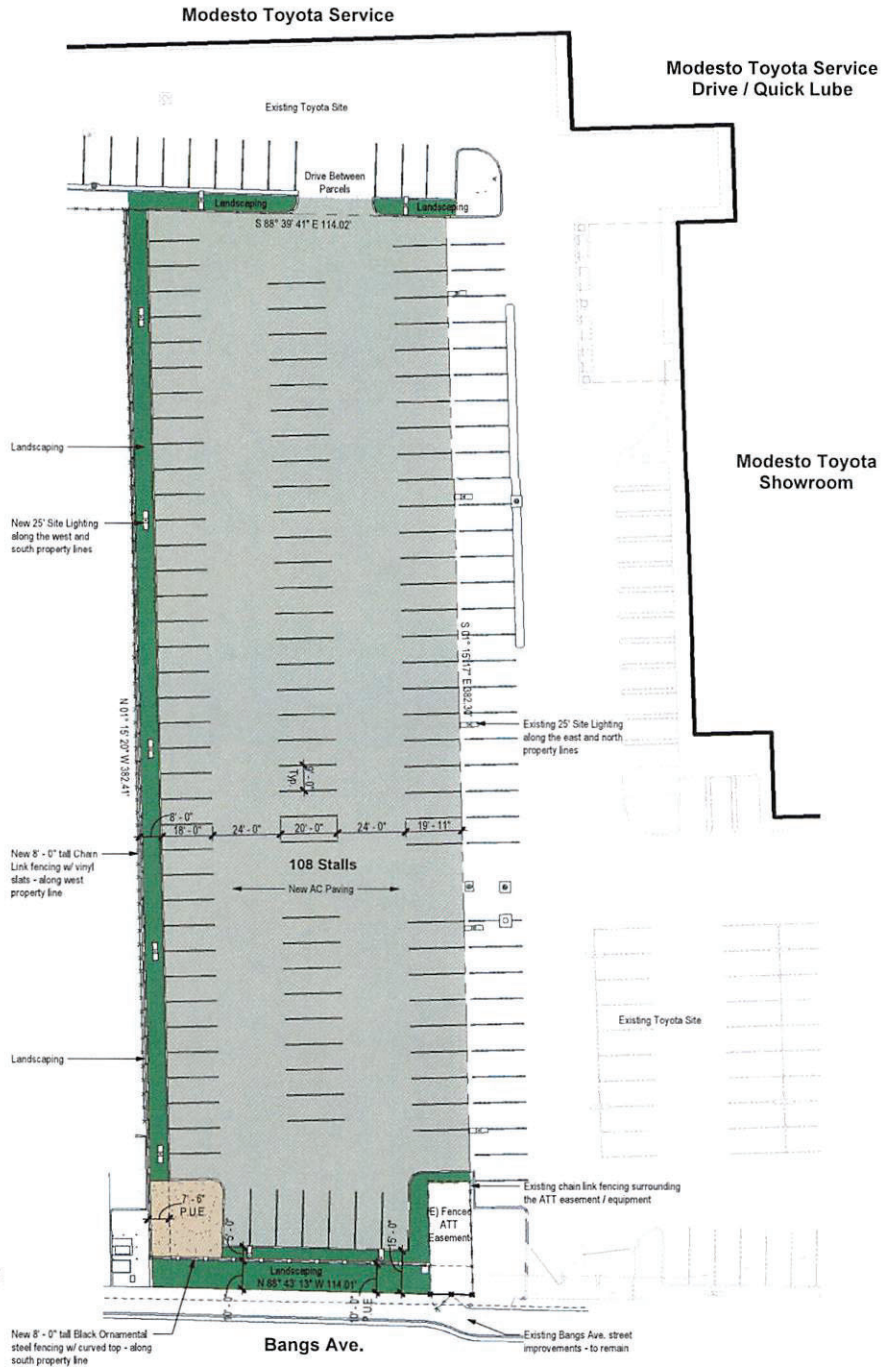
Source: Planning Department GIS

Date Exported: 1/16/2026


Professional Services
1.02 AC.
Commercial Services / Retail Sales
3.71 +/- AC.
Auto Dealership
1.05 AC.
Auto Dealership
1.73 AC.
Auto Dealership / Repair
2.0 +/- AC.
Auto Dealership / Repair
6.523 AC.
Auto Dealership / Repair
2.994 AC.
Auto Dealership / Repair
2.42 AC.
Auto Dealership / Repair
5.52 AC.
Spyres Way
Auto Body / Repair
0.503 AC.
Auto Body / Repair
0.503 AC.
Auto Body / Repair
0.914 AC.
Auto Body / Repair
1.277 AC.
Auto Body / Repair
0.955 AC.
PROJECT SITE
1.00 Acre
McHenry Ave.
Bangs Ave.
Bangs Ave.
Dental Services
1.03 AC.
Real Estate Service
0.53 AC.
Professional Services
1.10 AC.
Auto Dealership / Repair
2.36 AC.
Retail Sales
1.049 AC.

Modesto Toyota Inventory Parking Lot

Address:	Bangs Avenue
APN:	046-011-023
Site Area:	43,561 SF - 1.0 Acres
Zoning:	P-I = Planned Industrial
Proposed Inventory Stalls:	108 Stalls
Proposed Paved Area:	37,800 SF (87% site coverage)
Proposed Landscape Area:	4,450 SF (10% site coverage)
Site Lighting:	Minimum Fc' level = 20



1 **Proposed Site Plan**

Modesto Toyota Inventory Parking Lot

Price Cars MT RE, LLC

JH architecture

Stanislaus County

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
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Form Available Online: http://www.stancounty.com/planning/applications.shtm

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- ☐ General Plan Amendment
- ☒ Rezone
- ☐ Use Permit
- ☐ Variance
- ☐ Historic Site Permit
- ☐ Subdivision Map
- ☐ Parcel Map
- ☐ Exception
- ☐ Williamson Act Cancellation
- ☐ Other _____

PLANNING STAFF USE ONLY:

Application No(s): PLN 2026-0002
Date: 01/08/2026
S 5 T 3 R 9
GP Designation: Planned Industrial
Zoning: P-I (2)
Fee: $ 12,170.00
Receipt No. 586015
Received By: ED
Notes: REZ

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

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

PROJECT INFORMATION

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

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

The owners of Modesto Toyota have purchased the undeveloped 1 acre property directly to the west of the existing Modesto Toyota auto dealership. This project entails the expansion of the vehicle inventory parking area on this site. The general scope of work is paving, landscaping, fencing and site lighting. No new structures will be part of this development.

All new improvements will match the existing Modesto Toyota development.

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 046 **Page** 011 **Parcel** 023

Additional parcel numbers: _____

Project Site Address or Physical Location: _____

_____

Property Area: Acres: 1 or Square feet: 43,561

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

Undeveloped vacant lot

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: P-I (2)

Proposed General Plan & Zoning: P-I - Auto Related Businesses
(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: Auto Dealerships

West: Auto Body Repair, Commercial Businesses

North: Commercial Businesses and Professional Services

South: Auto Dealership, Commercial Businesses and Professional Services

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: Weed growth

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.) The intent is to provide an earth-balance on-site for grading

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) All drainage is to stay on-site

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: 0 Sq. Ft. Landscaped Area: 4,450 Sq. Ft.

Proposed Building Coverage: 0 Sq. Ft. Paved Surface Area: 37,800 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)

Maximum 8' ornamental iron and chain link fencing and 25' site lighitng

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

asphalt 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: N/A Sewer*: N/A

Telephone: N/A Gas/Propane: N/A

Water**: N/A Irrigation: N/A

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

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

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

No

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

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

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

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

AFFORDABLE HOUSING/SENIOR:

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

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

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

Net Density per Acre: _____ Gross Density per Acre: _____

(complete if applicable)	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): N/A

Type of use(s): N/A

Days and hours of operation: 7 days a week - 12 hours a day

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

Occupancy/capacity of building: N/A

Number of employees: (Maximum Shift): N/A (Minimum Shift): N/A

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

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) 37,800 SF of vehicle parking

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)

Site access will be from the existing Modesto Toyota site - no direct access from Bangs Ave.

Yes ☐ No ☒ Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

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) Utilize vegetated swale and and on-site subterranean horizontal drain for infiltration

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.

SWPPP best management practice for eroision control during construction

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

ADDITIONAL INFORMATION:

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

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS

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

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

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

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

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

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

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

Date of List consulted: 12/10/25

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, Mono, San Joaquin, Stanislaus & Tuolumne Counties

Date: 12/22/2025

Records Search File #: 13598N
Project: Modesto Toyota Inventory Parking Lot

John Hedlund
Landowners Consultant
JH Architecture
3325 Santa Fe Street
Riverbank, CA 95367
209-289-4510 jhedlund@jharch.net

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 R9E (dated 1854) shows the NE ¼ of Section 5 divided into two parcels of ca. 80-acres each. A road is shown passing

diagonally from southwest to northeast through Section 5.

- The 1906 Official Map of the County of Stanislaus references S. J. Newman as the landowner at that time in the NE ¼ of Section 5, T3S R9E.

- The 1916 and 1953 editions of the Riverbank 7.5' quadrangle reference orchards occupying the project area and vicinity.

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

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

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

Recommendations/Comments:

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

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

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

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

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

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

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

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

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