



## Referral Early Consultation

**Date:** October 23, 2026

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

**From:** Kristy Doud, Deputy Director of Planning  
Planning and Community Development

**Subject:** USE PERMIT APPLICATION NO. PLN2026-0061 – TANNER  
FARM FIELD

**Respond By:** November 10, 2026

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**\*\*\*\*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.

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**Applicant:** Gabe Tanner, Tanner Farm Field

**Project Location:** 9067 Yosemite Boulevard (State Route 132), between N. Hopper Road and N. Indiana Avenue, in the Waterford area.

**APN:** 009-017-031

**Williamson Act**

**Contract:** N/A

**General Plan:** Agriculture

**Current Zoning:** General Agriculture (A-2-40)

**Project Description:** Request to operate a baseball field on 1.4 acres of a 4.99-acre parcel in the A-2-40 zoning district. The field will be utilized for youth baseball and softball team practice, made up of the children of the property owner and their friends; no employees are proposed. The field will be open to teams Monday through Friday from 5 p.m. to 9 p.m. and Saturday and Sunday from 8 a.m. to 8 p.m., with an average of six to twelve visitors on-site per-day. The field, which includes a 250-foot by 250-foot square plot of grass and dirt, and backstop, which includes netting 33-feet high and 100-feet wide, currently exists on the project site. Six 52-foot-tall light poles have also been installed around the field as well as six-foot-tall chain link fencing along the south border of the field. If approved, the project proposes to add a 960 square-foot batting cage with a concrete pad and netting along the southern border of the field and additional six-foot-tall chain link fencing along the west and north borders of the field as a “homerun” fence. The property is also improved with a 1,879 square-foot single-family dwelling and residential accessory structures which is served by a private on-site well and septic system. The on-site well is the water source for the grass on the field which is watered via a sprinkler system. No on-site restrooms for the field are proposed. This project has an active code enforcement case (CE 26-0096) open for operation of the baseball field and installation of the light poles without first obtaining land use entitlements or building permits.

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



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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

**USE PERMIT APPLICATION NO. PLN2026-0061 – TANNER FARM FIELD**

**Attachment A**

**Distribution List**

|   |                                                              |   |                                                          |
|---|--------------------------------------------------------------|---|----------------------------------------------------------|
|   | CA DEPT OF CONSERVATION<br>Land Resources / Mine Reclamation |   | STAN CO ALUC                                             |
| X | CA DEPT OF FISH & WILDLIFE                                   |   | STAN CO ANIMAL SERVICES                                  |
|   | CA DEPT OF FORESTRY (CAL<br>FIRE)                            | X | STAN CO BUILDING PERMITS<br>DIVISION                     |
| X | CA DEPT OF TRANSPORTATION<br>DIST 10                         | X | STAN CO CEO                                              |
| X | CA OPR STATE CLEARINGHOUSE                                   |   | STAN CO CSA                                              |
| X | CA RWQCB CENTRAL VALLEY<br>REGION                            | X | STAN CO DER                                              |
|   | CA STATE LANDS COMMISSION                                    |   | STAN CO ERC                                              |
|   | CEMETERY DISTRICT                                            | X | STAN CO FARM BUREAU                                      |
|   | CENTRAL VALLEY FLOOD<br>PROTECTION                           | X | STAN CO HAZARDOUS<br>MATERIALS                           |
|   | CITY OF:                                                     | X | STAN CO PARKS & RECREATION                               |
|   | COMMUNITY SERVICES DIST:                                     | X | STAN CO PUBLIC WORKS                                     |
|   | COOPERATIVE EXTENSION                                        | X | STAN CO PUBLIC WORKS -<br>SURVEY                         |
|   | COUNTY OF:                                                   |   | STAN CO RISK MANAGEMENT                                  |
| X | DER GROUNDWATER<br>RESOURCES DIVISION                        | X | STAN CO SHERIFF                                          |
|   | DISPOSAL DIST:                                               | X | STAN CO SUPERVISOR DIST #1:<br>B. CONDIT                 |
| X | FIRE PROTECTION DIST:<br>STANISLAUS CONSOLIDATED             | X | STAN COUNTY COUNSEL                                      |
|   | GSA:                                                         | X | StanCOG                                                  |
|   | HOSPITAL DIST:                                               | X | STANISLAUS FIRE PREVENTION<br>BUREAU                     |
| X | IRRIGATION DIST: MODESTO                                     | X | STANISLAUS LAFCO                                         |
| X | MOSQUITO DIST: EASTSIDE                                      | X | STATE OF CA SWRCB DIVISION<br>OF DRINKING WATER DIST. 10 |
| X | STANISLAUS COUNTY<br>EMERGENCY MEDICAL SERVICES              | X | SURROUNDING LAND OWNERS                                  |
|   | MUNICIPAL ADVISORY COUNCIL:                                  | X | INTERESTED PARTIES                                       |
| X | PACIFIC GAS & ELECTRIC                                       | X | TELEPHONE COMPANY: AT&T                                  |
|   | POSTMASTER:                                                  |   | TRIBAL CONTACTS<br>(CA Government Code §65352.3)         |
|   | RAILROAD:                                                    |   | US ARMY CORPS OF ENGINEERS                               |



|   |                                     |   |                                    |
|---|-------------------------------------|---|------------------------------------|
| X | SAN JOAQUIN VALLEY APCD             | X | US FISH & WILDLIFE                 |
| X | SCHOOL DIST 1: EMPIRE 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 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

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

**SUBJECT: USE PERMIT APPLICATION NO. PLN2026-0061 – TANNER FARM  
FIELD**

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 |
|------|-------|------|
|------|-------|------|

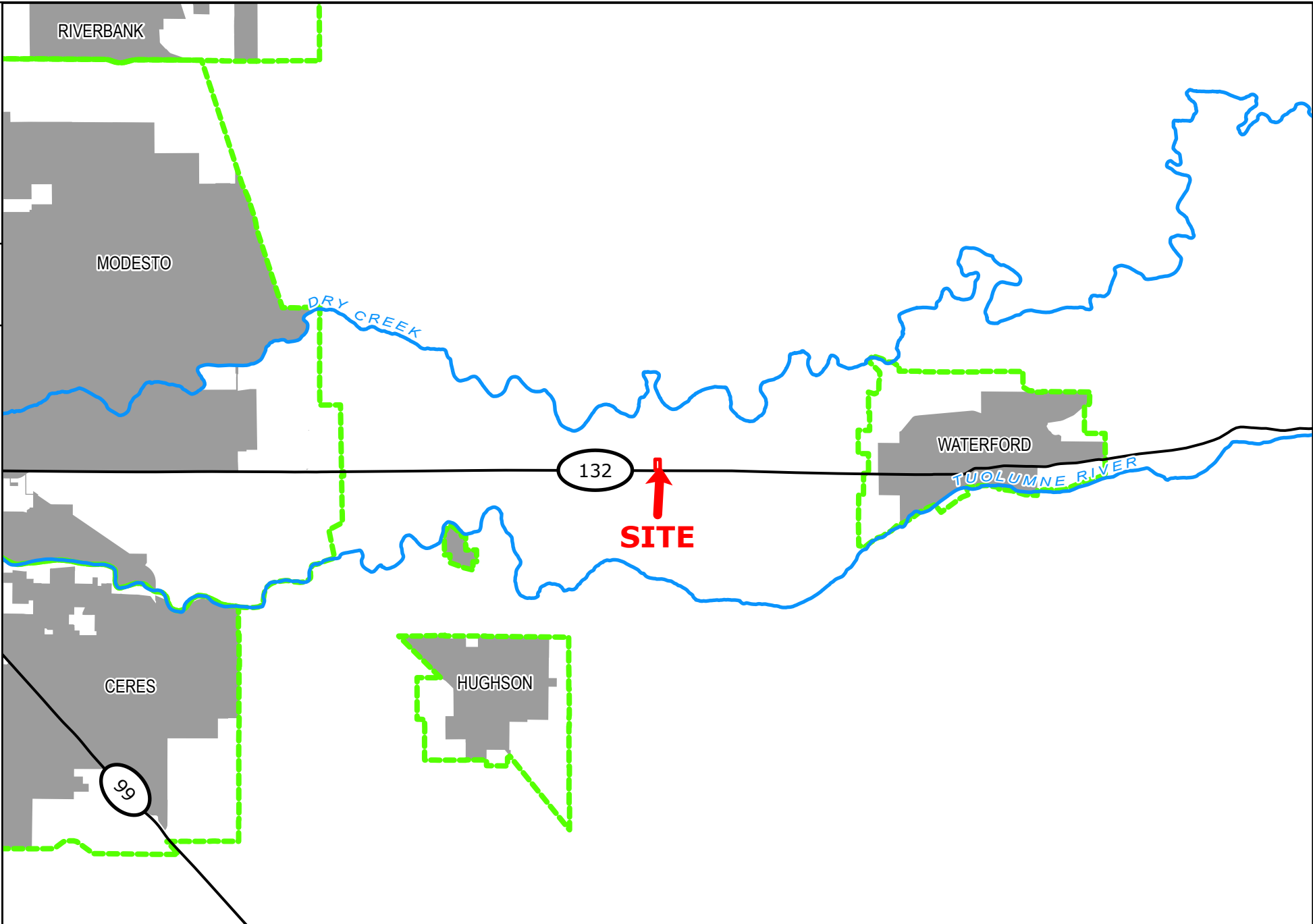
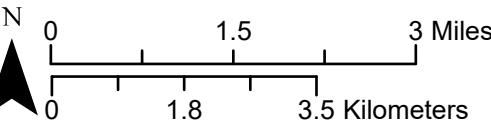
# TANNER FARM FIELD

UP  
PLN2026-0061

## AREA MAP

### LEGEND

-  Project Site
-  Highway
-  River
-  Sphere of Influence
-  CERES
-  HUGHSON
-  MODESTO
-  RIVERBANK
-  WATERFORD



# TANNER FARM FIELD

UP  
PLN2026-0061

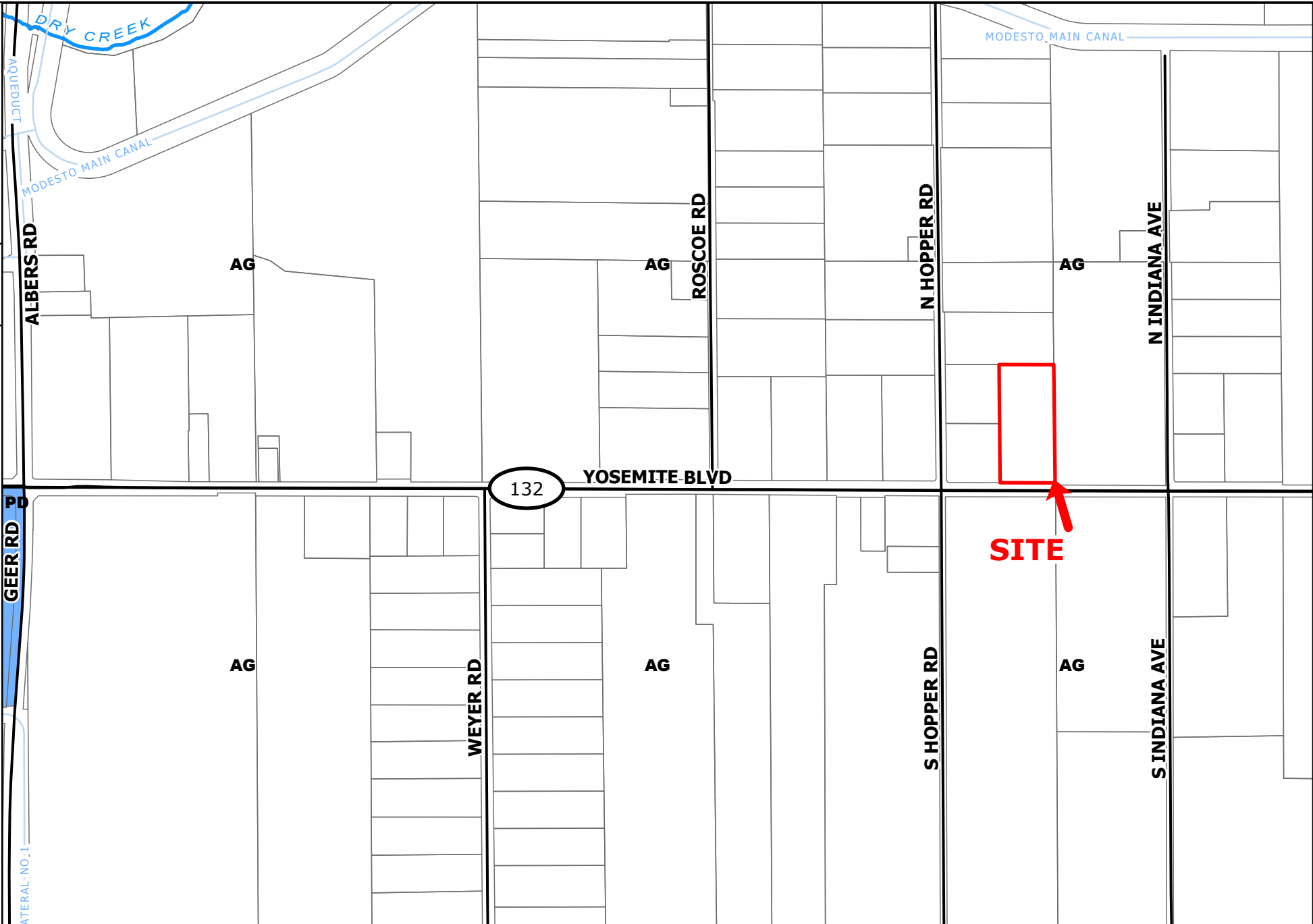
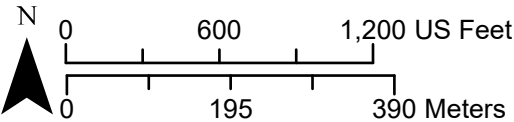
## GENERAL PLAN MAP

### LEGEND

-  Project Site
-  Highway
-  Street
-  Canal
-  River
-  Parcel

### General Plan

-  Agriculture (AG)
-  Planned Development (PD)



TANNER FARM  
FIELD

UP  
PLN2026-0061

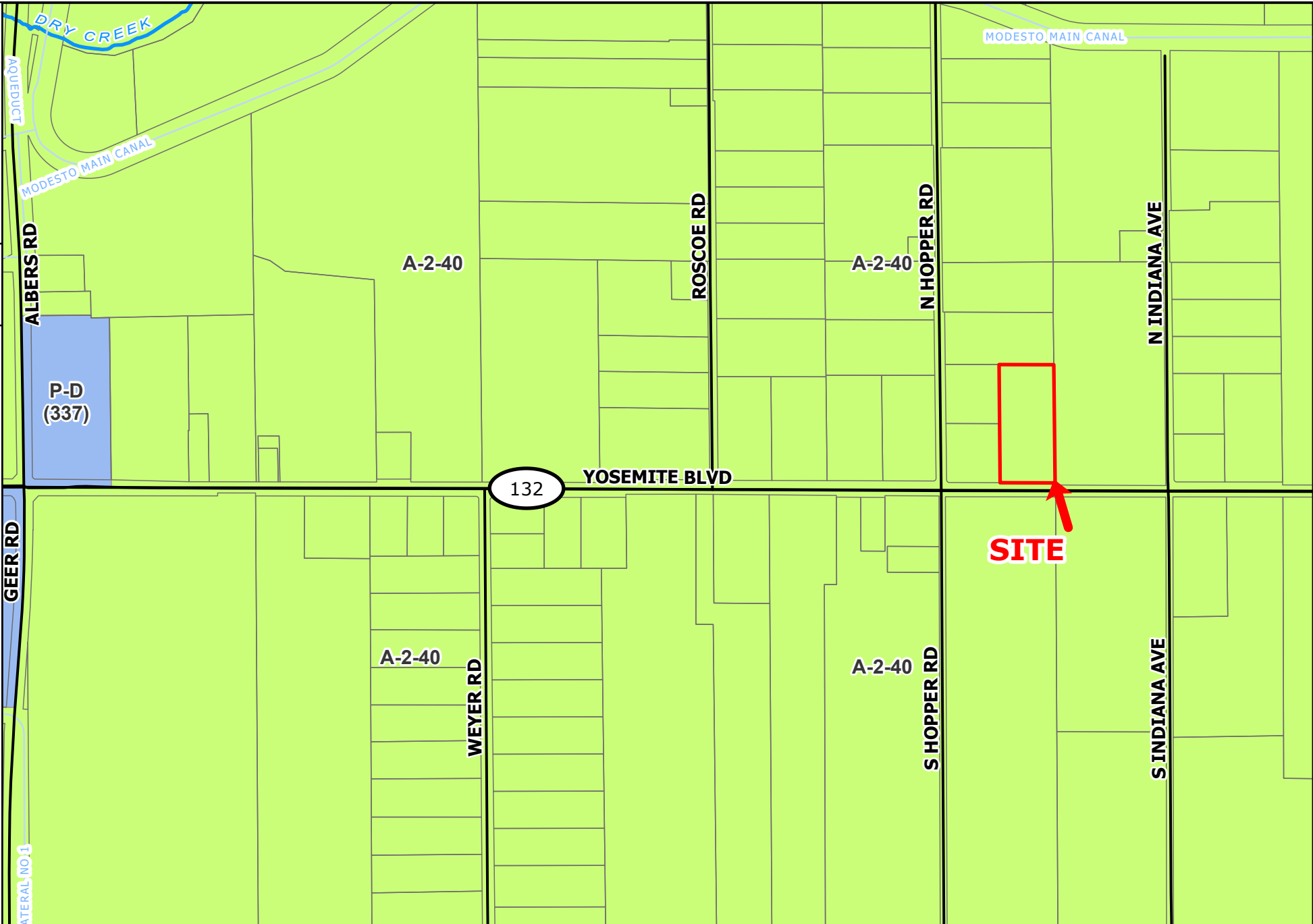
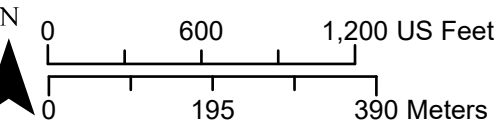
ZONING MAP

LEGEND

-  Project Site
-  Highway
-  Street
-  Canal
-  River
-  Parcel

Zoning Designation

-  General AG 40 Acre (A-2-40)
-  Planned Development (P-D)



TANNER FARM  
FIELD

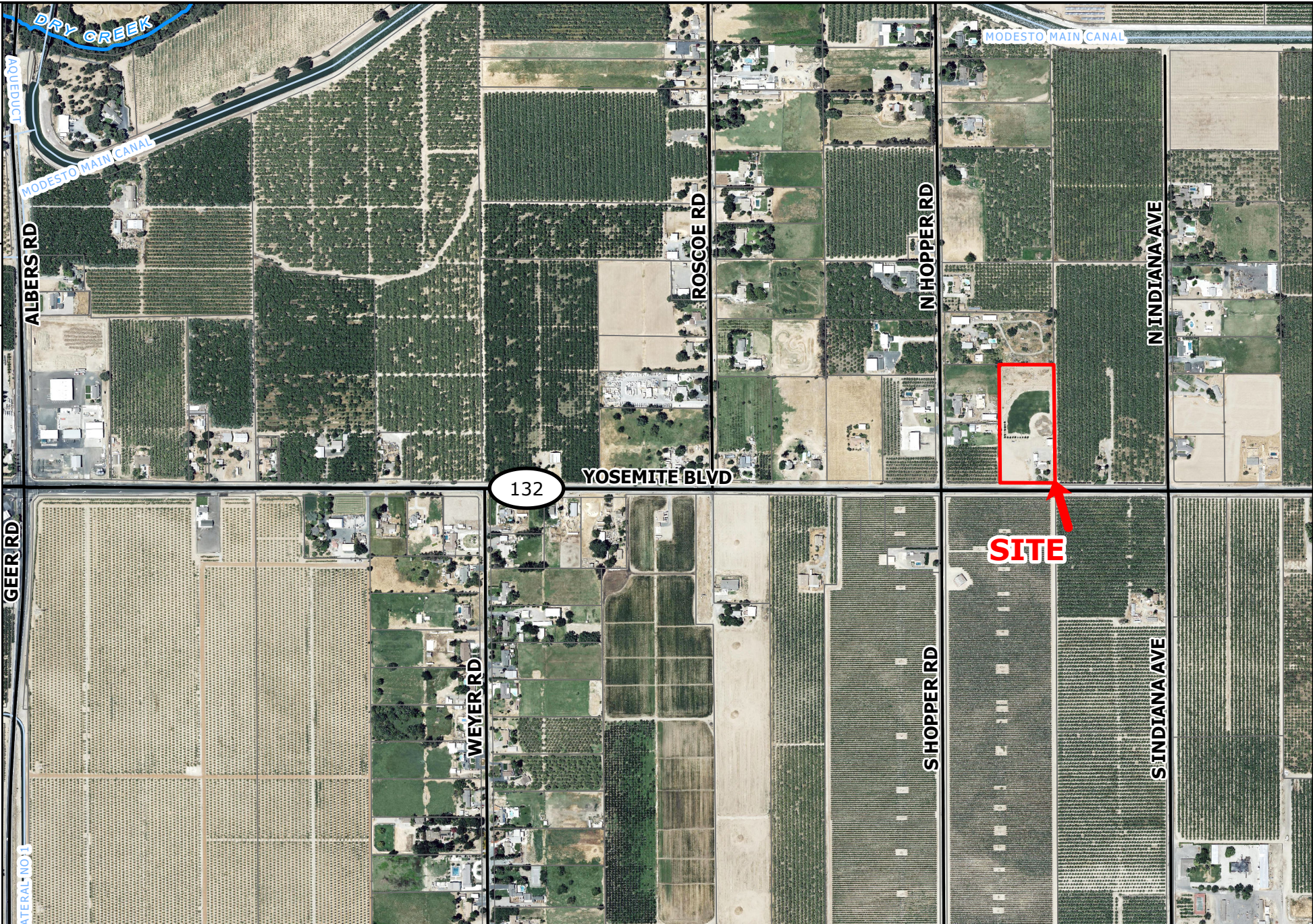
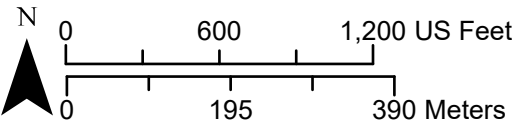
UP

PLN2026-0061

2025 AERIAL AREA MAP

LEGEND

-  Project Site
-  Highway
-  Street
-  Canal
-  River
-  Parcel



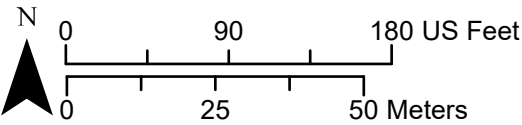
# TANNER FARM FIELD

UP  
PLN2026-0061

2025 AERIAL SITE MAP

LEGEND

-  Project Site
-  Street
-  Parcel



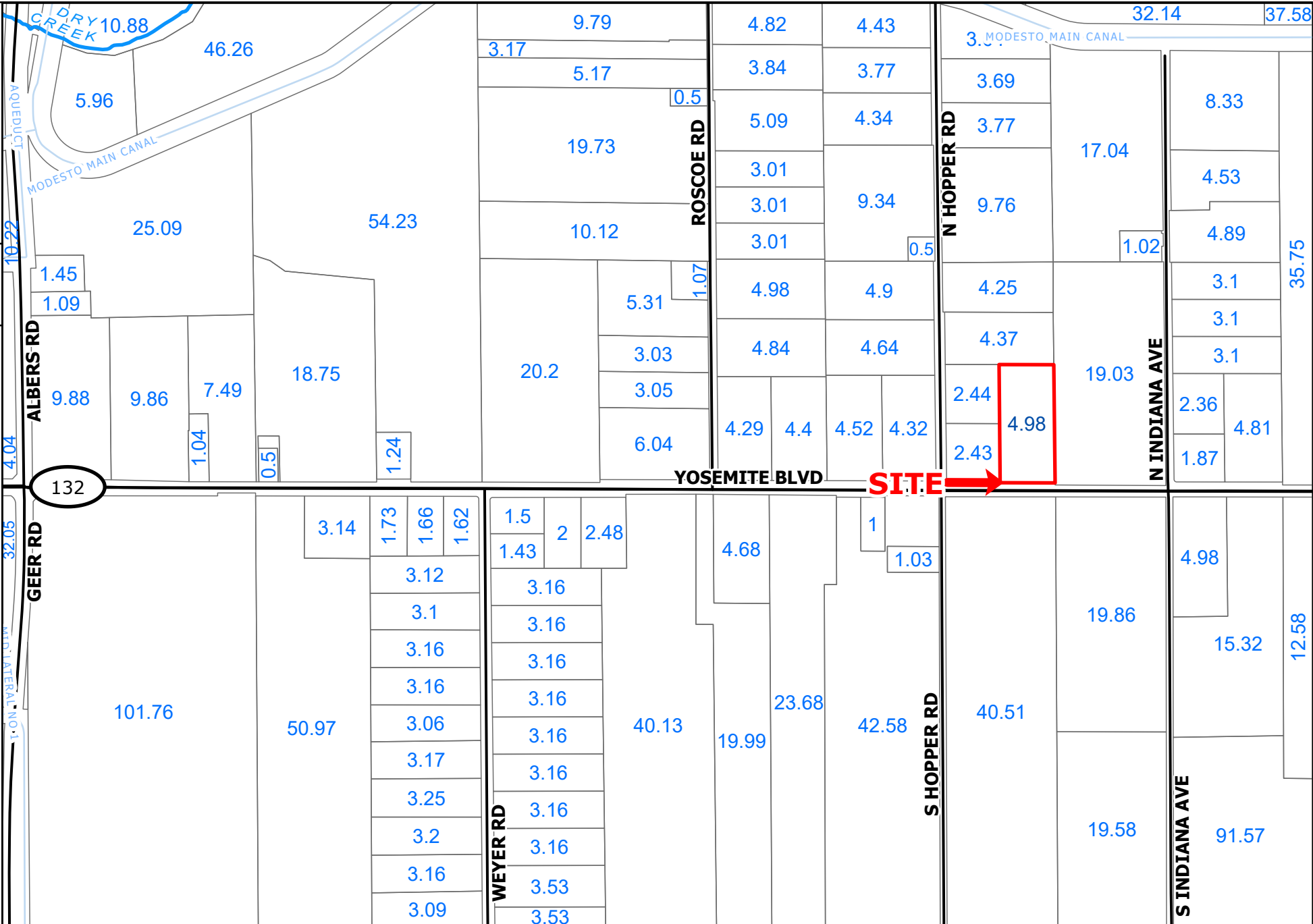
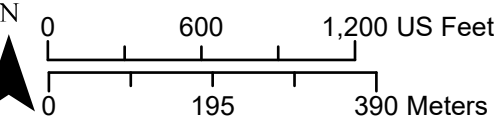
TANNER FARM  
FIELD

UP  
PLN2026-0061

ACREAGE MAP

LEGEND

-  Project Site
-  Highway
-  Street
-  Canal
-  River
-  Parcel



FULL EARLY CONSULTATION INCLUDING THE APPLICANT MAP, APPLICATION, AND  
PROJECT DESCRIPTION

ON FILE WITH THE DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

AND ARE AVAILABLE AT THE FOLLOWING LINK

[https://www.stancounty.com/planning/pl/act-proj/PLN2026-0061\\_EC.pdf](https://www.stancounty.com/planning/pl/act-proj/PLN2026-0061_EC.pdf)