



Referral
Early Consultation

Date: March 10, 2023
To: Distribution List (See Attachment A)
From: Kristen Anaya, Associate Planner
Planning and Community Development
Subject: USE PERMIT & PARCEL MAP APPLICATION NO. PLN2022-0078 – GILLUM
Respond By: March 27, 2023

\*\*\*\*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: Larry and Judy Gillum
Project Location: 17480 26 Mile Road, between Sonora and Carter Roads, in the Oakdale area
APN: 001-011-039
Williamson Act Contract: 1972-1078
General Plan: Agriculture
Current Zoning: General Agriculture (A-2-40)

Project Description: Request to subdivide a 162.9± acre parcel in the General Agriculture (A-2-40) zoning district, into three parcels and a remainder consisting of two 40± acre parcels, a 42.9± acre parcel, and a 40± acre remainder. A use permit is also being requested to allow use of the 40± acre remainder parcel for horse training activities in conjunction with an existing cattle and sheep ranching operation on the site. The project site is currently enrolled in Williamson Act Contract No. 1972-1078 and the proposed lots will remain under contract if approved.

The existing parcel is currently improved with: two mobile homes, a 8,640 square-foot 15-stall stable, a 9,800 square-foot 14-pen horse paddock, a 2,700 square-foot equipment shed, a 1,575 square-foot shade structure, a 1.25± acre penned area with a chute for cattle sorting, a 1± acre area consisting of an arena and round pens, and a 3,500 square-foot hay storage barn. The mobile homes are served by an existing septic system and well. The remaining balance of the site

is vacant, consisting of unirrigated pasture. If the proposed parcel map is approved, all existing structures will be contained within the parcel lines of the proposed remainder parcel. Little John's Creek runs southwest from the northeast corner of the project site, through both proposed parcels. Proposed Parcel 2 will have direct frontage onto County-maintained Carter Road. Proposed Parcel 3 fronts on County-maintained 26 Mile Road, with Proposed Parcel 1 fronting on both 26 Mile Road and Carter Road. The Proposed Remainder has direct access onto Sonora Road, via an existing paved driveway located at the northeast corner of the site.

Agricultural Element Policy 2.8 specifies that the subdivision of agricultural land consisting of unirrigated farmland, unirrigated grazing land, or land enrolled under a Williamson Act contract, into parcels of less than 160 acres in size shall be allowed provided a "no-build" restriction on the construction of any residential development on newly created parcel(s) is observed until one or both of the following criteria is met:

- Ninety percent or more of the parcel shall be in production agriculture use with its own onsite irrigation infrastructure and water rights to independently irrigate. For land which is not irrigated by surface water, on-site irrigation infrastructure may include a self-contained drip or sprinkler irrigation system. Shared off-site infrastructure for drip or sprinkler irrigation systems, such as well pumps and filters, may be allowed provided recorded long-term maintenance agreements and irrevocable access easements to the infrastructure are in place.
- Use of the parcel includes a confined animal facility (such as a commercial dairy, cattle feedlot, or poultry operation) or a commercial aquaculture operation. Production agriculture is defined as agriculture for the purpose of producing any and all plant and animal commodities for commercial purposes.

No residential development is proposed at this time; however, should the no-build criteria be met, the zoning regulations will allow up to two dwelling units and one junior accessory dwelling unit (JADU) on each of the proposed parcels. The second dwelling unit may be either a single-family dwelling or an accessory dwelling unit (ADU).

The site is currently used for the existing tenants' sheep and cattle ranch, with the existing arenas and round pens used in the training of their horses to maneuver livestock and for general recreation. Up to 150 cattle and 100 sheep are grazed on-site at any given time on the project site, which is enclosed with a wire fence. The tenant owns 35 horses, which are kept and trained on-site for both personal recreation and for the purposes of maneuvering the livestock. The facility is not open to the public, nor are horses boarded on-site commercially. No employees report to the site as the facility is owned and operated exclusively by the tenants. Vehicle trips related to the ranch are minimal, with deliveries of hay and feed occurring once per month and no customer trips. Veterinary trips occur as needed. Pursuant to County Code Section 21.20.030(C)(a), a Tier Three Use Permit is required in the A-2 zoning district for private or public "roping arenas and similar facilities for the training, exercising or exhibiting of horses, dogs or other animals.". Accordingly, a use permit is being requested in conjunction with the proposed parcel map order to obtain the required land use permits for the existing non-residential structures, arenas, on-site horse training and exercising activities accessory to the ranching operation. If the project is approved, the use permit will remain with the Proposed Remainder only.

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 & PARCEL MAP APPLICATION NO. PLN2022-0078 – GILLUM**

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE	X	STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS SURVEY DIV.
X	COUNTY OF: SAN JOAQUIN		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: OAKDALE RURAL	X	STAN CO SUPERVISOR DIST 1: B. CONDIT
X	GSA: EASTSIDE SAN JOAQUIN GSA	X	STAN COUNTY COUNSEL
X	HOSPITAL DIST: OAK VALLEY		StanCOG
	IRRIGATION DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: EASTSIDE	X	STANISLAUS LAFCO
	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MUNICIPAL ADVISORY COUNCIL: VALLEY HOME		SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
	RAILROAD:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD	X	US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: VALLEY HOME JOINT	X	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		



## STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

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

**SUBJECT:** USE PERMIT & PARCEL MAP APPLICATION NO. PLN2022-0078 – GILLUM

Based on this agency’s particular field(s) of expertise, it is our position the above described project:

- Will not have a significant effect on the environment.
- May have a significant effect on the environment.
- No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

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Response prepared by:

Name	Title	Date
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


# GILLUM

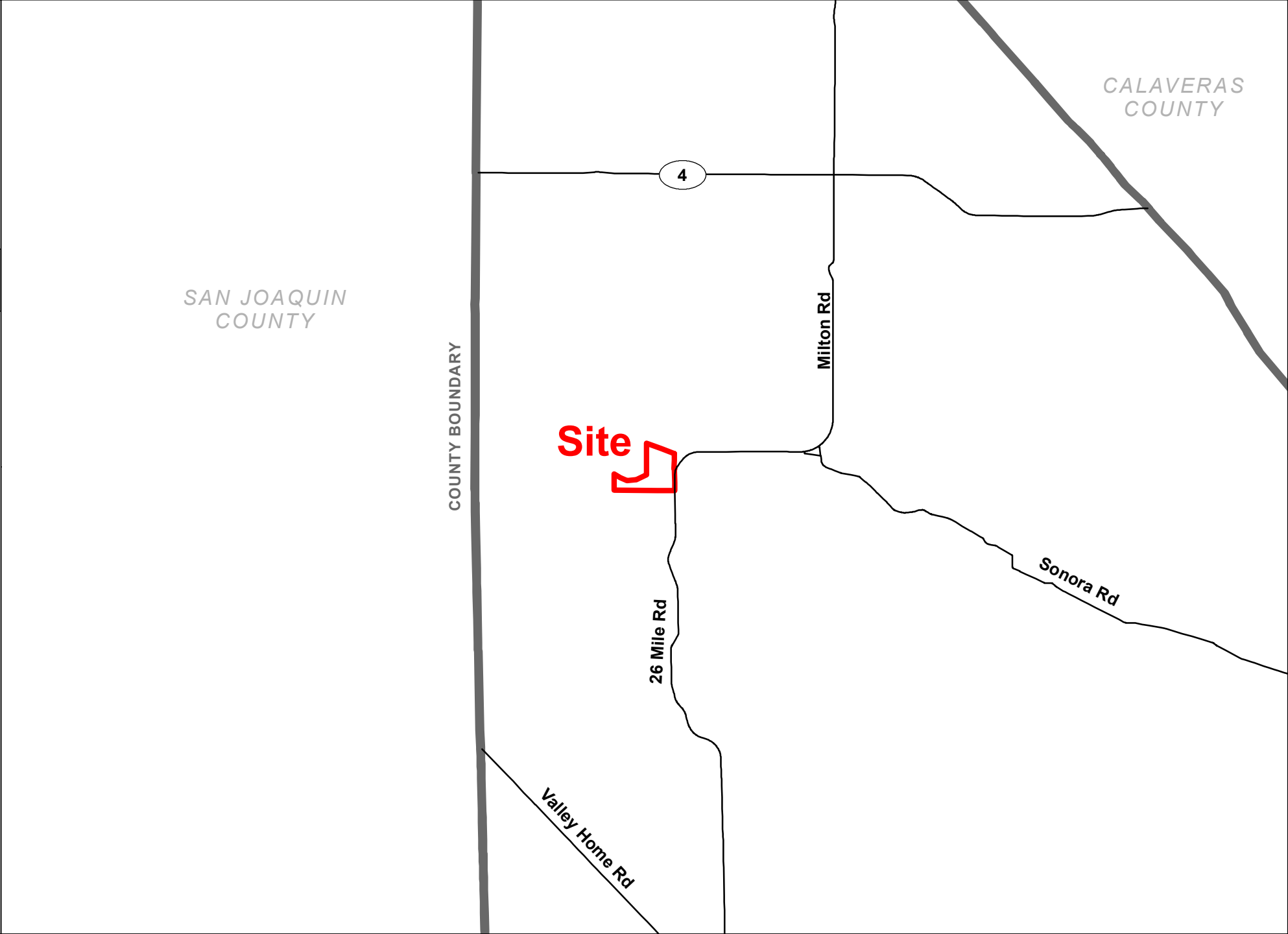
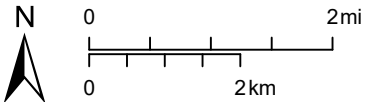
## UP & PM

### PLN2022-0078

#### AREA MAP

#### LEGEND

-  Project Site
-  City
-  Road
-  River



# GILLUM

## UP & PM PLN2022-0078

### GENERAL PLAN MAP

#### LEGEND

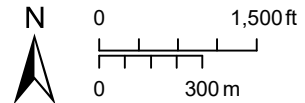
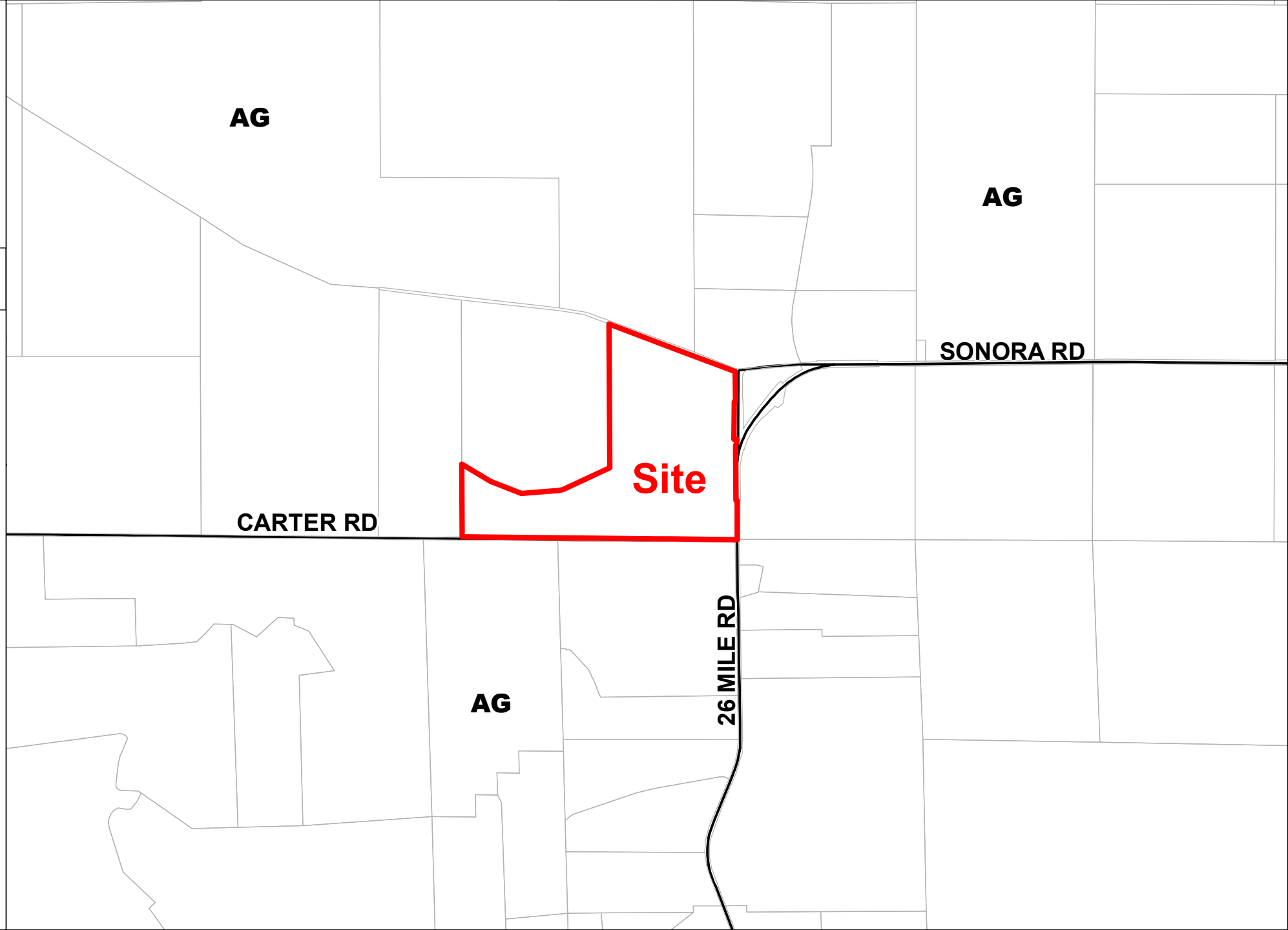
 Project Site

 Parcel

 Road

#### General Plan

 Agriculture




**GILLUM**  
**UP & PM**  
**PLN2022-0078**

*ZONING MAP*

LEGEND

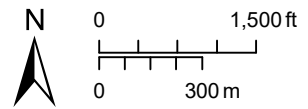
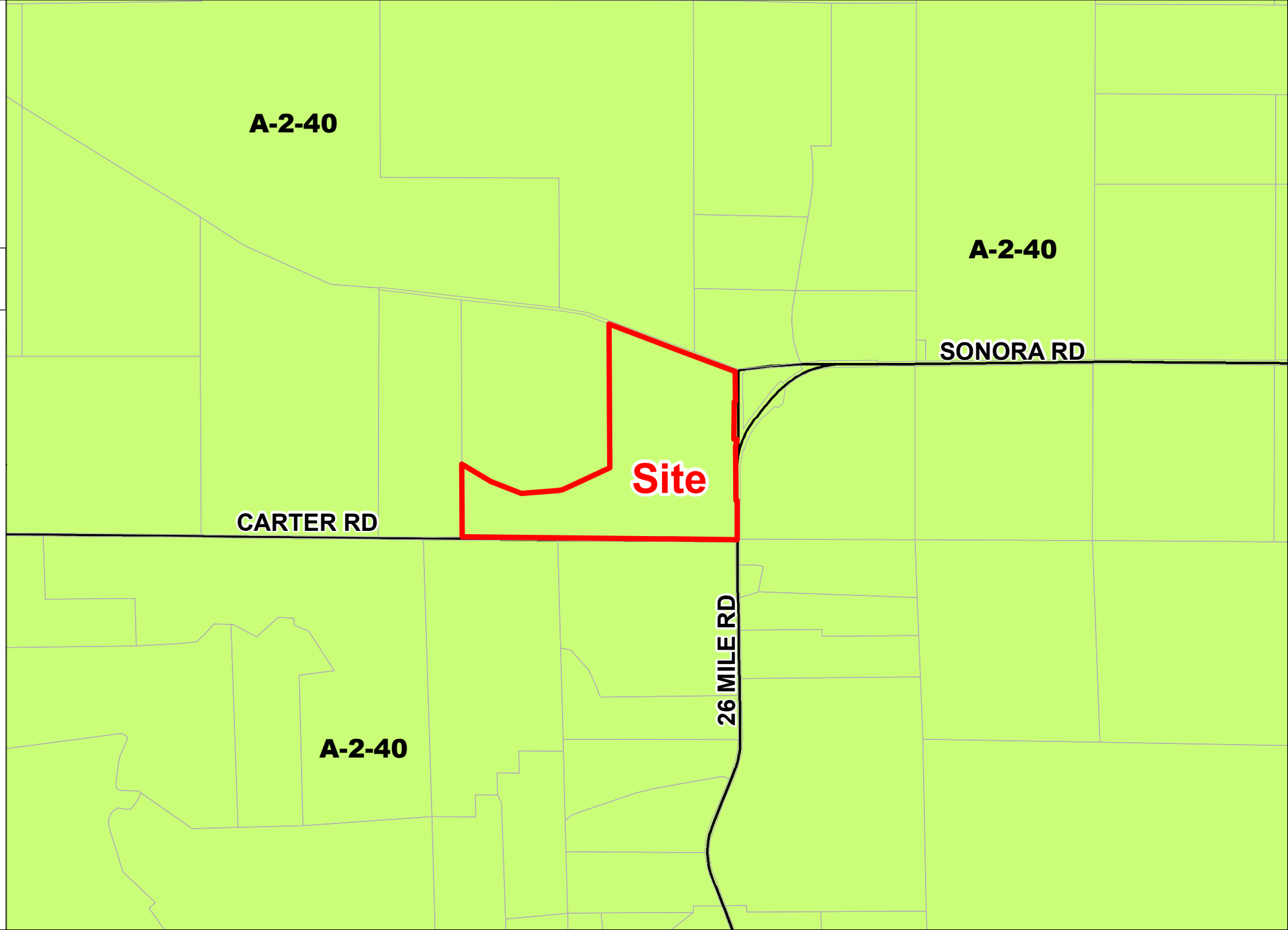
 Project Site

 Parcel

 Road

**Zoning Designation**

 General Agriculture 40 Acre





# GILLUM

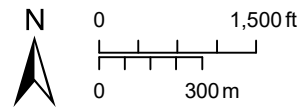
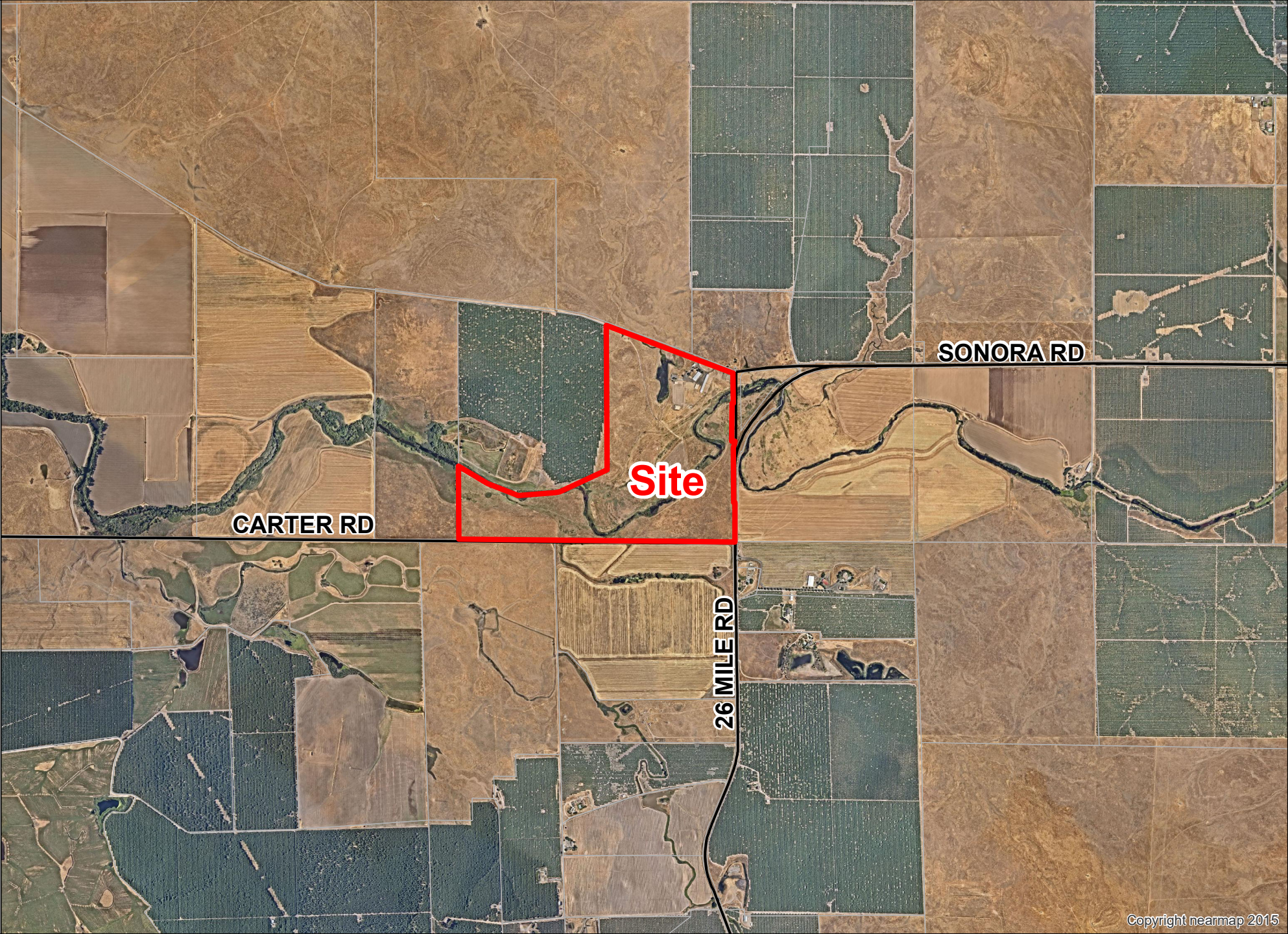
## UP & PM

### PLN2022-0078

#### 2022 AERIAL AREA MAP

#### LEGEND

-  Project Site
-  Road






# GILLUM

UP & PM  
PLN2022-0078

## 2022 AERIAL SITE MAP

### LEGEND

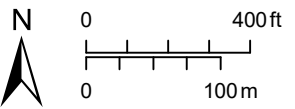
 Project Site

 Road



**Site**

**26 MILE RD**



# GILLUM

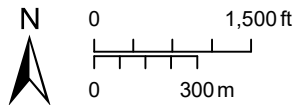
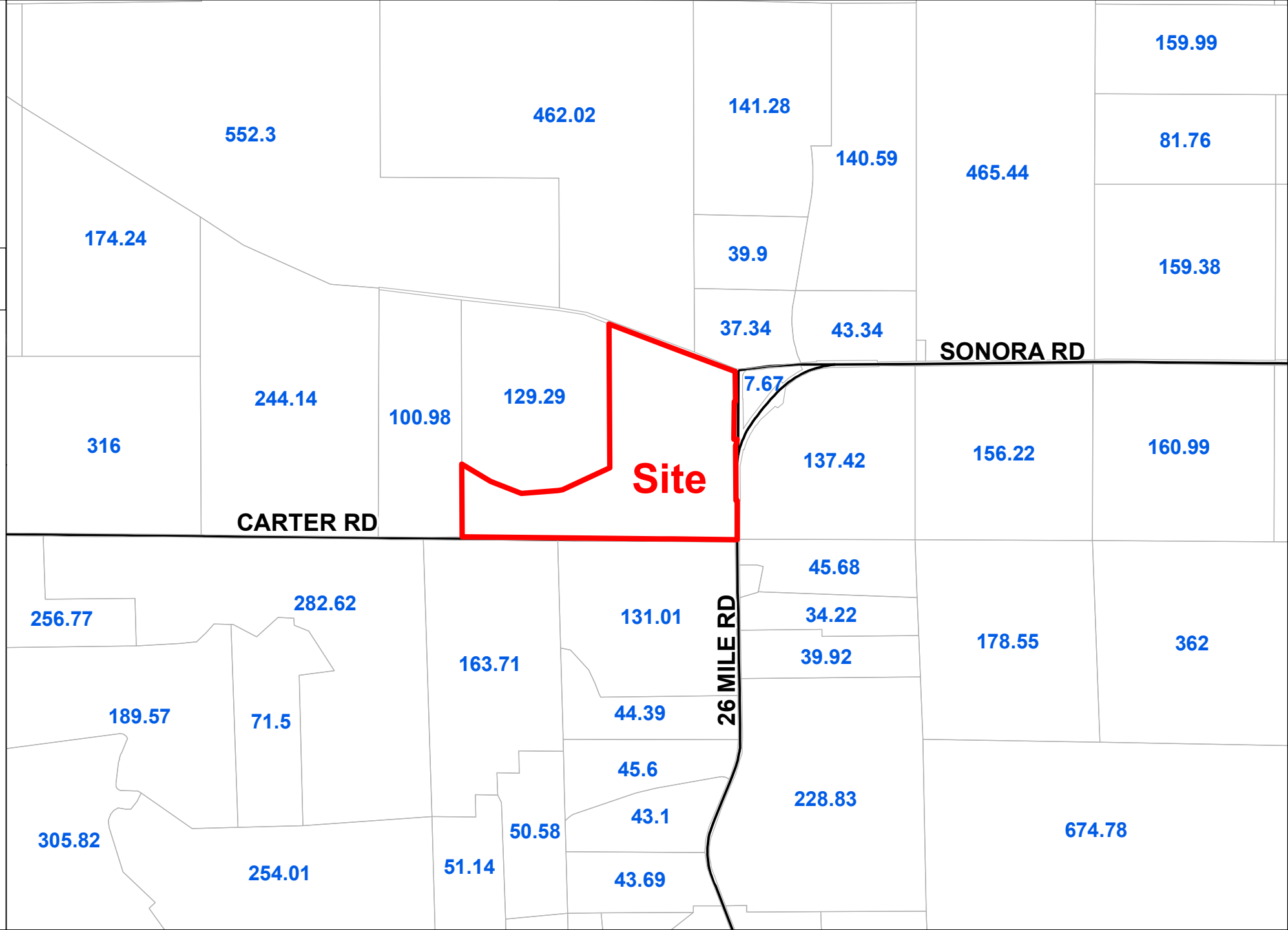
## UP & PM

### PLN2022-0078

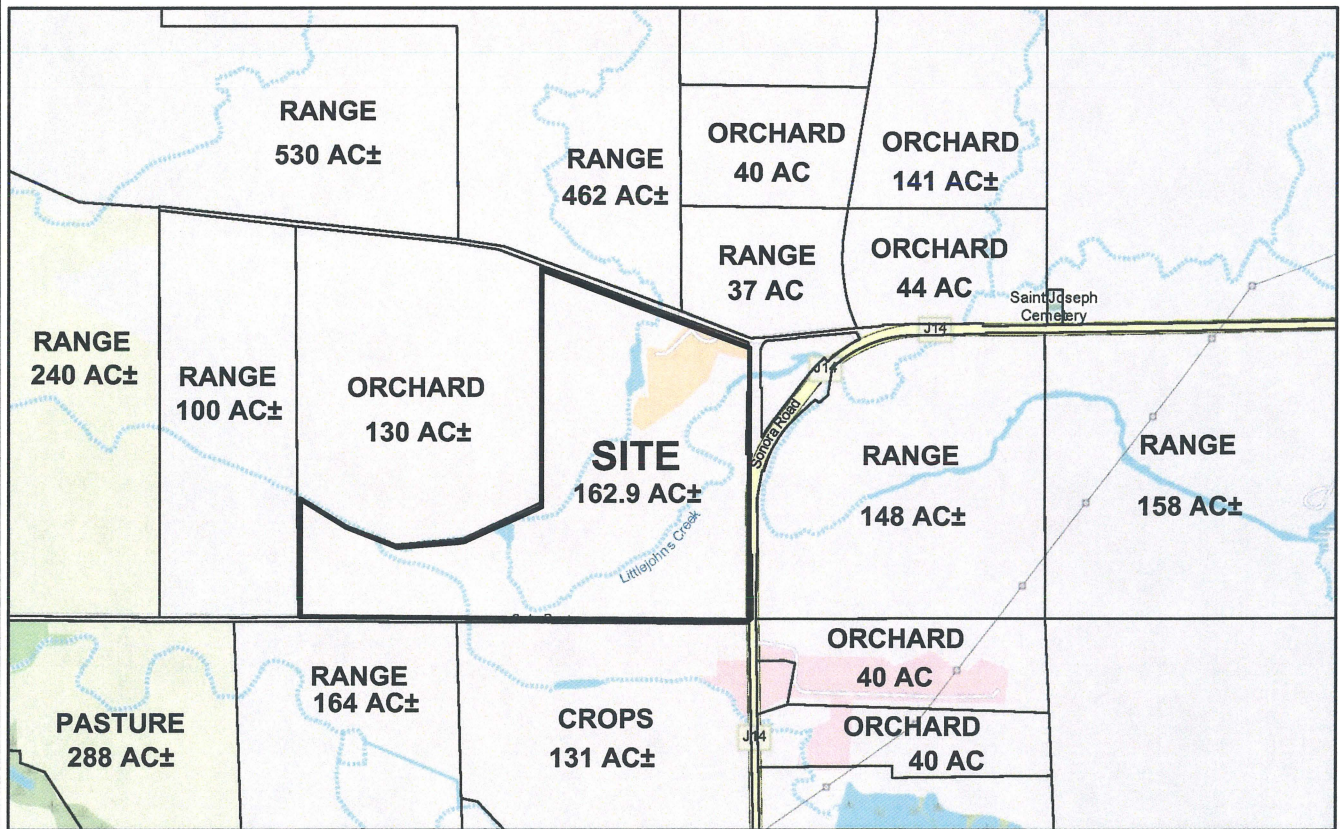
#### ACREAGE MAP

#### LEGEND

-  Project Site
-  Parcel/Acres
-  Road



# AREA MAP



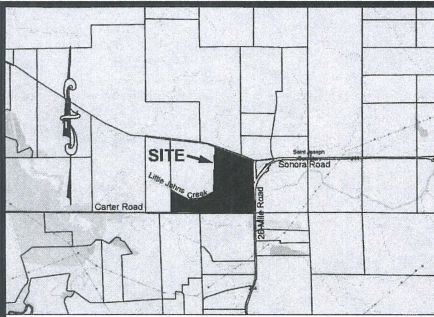
**MORRIS**  
ENGINEERING & SURVEYING, INC.



334 S. YOSEMITE AVENUE, SUITE D  
OAKDALE, CA 95361  
(209) 845-9175 ✉ BILL@MORRIS-ENG.COM

SCALE: 1"=20'  
DRAWN: PLM  
CHECKED: WDM  
JOB NO.: 22-119  
SHEET: 1 OF 1

**LANDS OF GILLUM**  
**17480 26 MILE ROAD**  
**OAKDALE, CA**



**VICINITY MAP**  
NO SCALE

OWNER/APPLICANT: LARRY & JUDY GILLUM  
21303 W. RESTIN ROAD  
WITTMANN, AZ 85361  
(209) 840-1577  
jwgillum@aol.com

A.P.N.: 001-011-039

SITE ADDRESS:  
17480 26 MILE ROAD  
OAKDALE, CA 95361

TOTAL AREA: 162.9± AC.

WATER: PRIVATE WELL  
SANITARY SEWER: PRIVATE SEPTIC  
SLOPE OF LAND: FLAT-10%

ZONING: GENERAL AG 40 ACRE  
GENERAL PLAN: AG  
WILLIAMSON ACT CONTRACT NO. 1972-1078

PREPARED BY: MORRIS ENGINEERING & SURVEYING, INC.  
334 S. YOSEMITE AVENUE, SUITE D  
OAKDALE, CA 95361  
(209) 845-9175



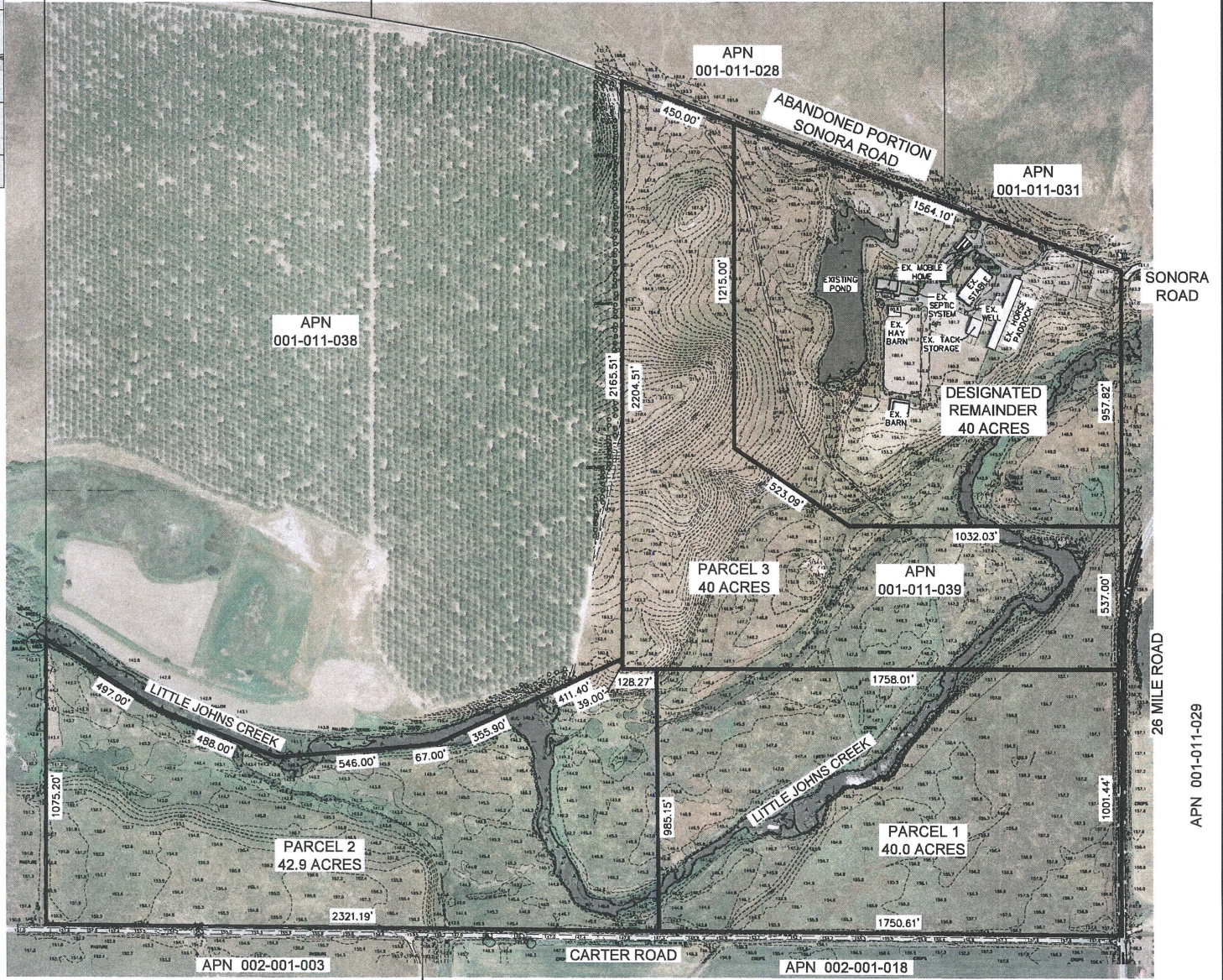
**TENTATIVE  
PARCEL MAP**

BEING A PORTION OF THE WEST HALF  
OF SECTION 33 AND THE SOUTHEAST  
QUARTER OF SECTION 32,  
T.1N., R.10E., M.D.M.,  
STANISLAUS COUNTY, CALIFORNIA  
SCALE 1"=250' JULY 2022

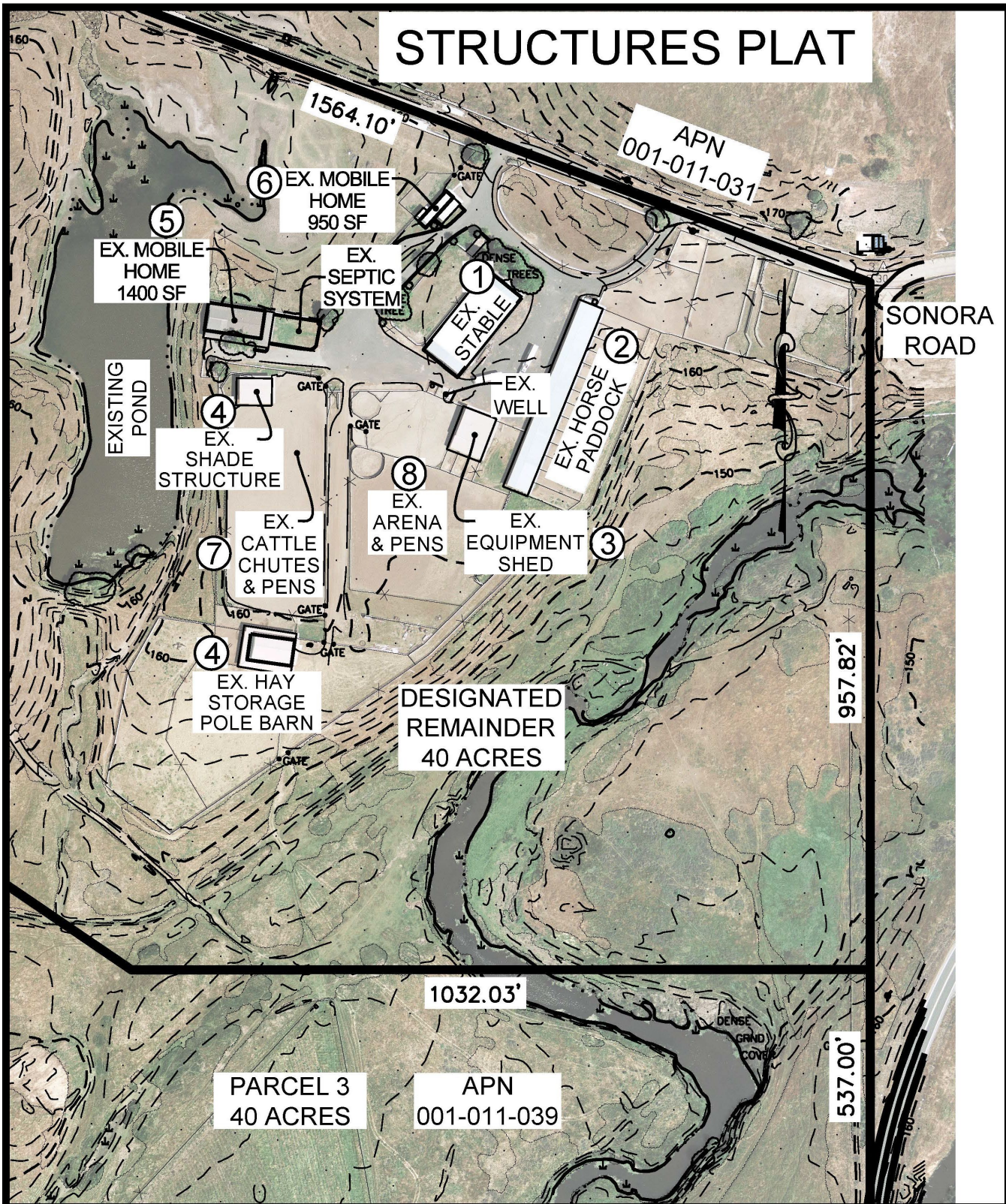


334 S. YOSEMITE AVENUE, SUITE D  
OAKDALE, CA 95361  
(209) 845-9175 ✉ BILL@MORRIS-ENG.COM

PURPOSE:  
SPLIT THE EXISTING 162.9± ACRE  
PARCEL INTO FOUR PARCELS



# STRUCTURES PLAT



**MORRIS**  
ENGINEERING & SURVEYING, INC.



334 S. YOSEMITE AVENUE, SUITE D  
OAKDALE, CA 95361  
(209) 845-9175 BILL@MORRIS-ENG.COM

SCALE: 1"=200'  
DRAWN: PLM  
CHECKED: WDM  
JOB NO.: 22-119  
SHEET: 1 OF 1

APN 001-011-039  
LANDS OF GILLUM  
17480 26 MILE ROAD  
OAKDALE, CA



1. Stable: Entrance



1. Stable: Horse Stalls (East Side)



1. Stable: Cattle and Sheep Hospital Pen (West Side)



2. Horse Paddock



3. Equipment Shed



4. Shade Structure – Cattle Chutes





7. Cattle Sorting Pens



7. Cattle Chute (Front Area)  
9. Hay Storage Pole Barn (Back Area)



# APPLICATION QUESTIONNAIRE

<p><b>Please Check all applicable boxes</b>  <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 type="checkbox"/> Rezone  <input checked="" 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 checked="" type="checkbox"/> Parcel Map  <input type="checkbox"/> Exception  <input type="checkbox"/> Williamson Act Cancellation  <input type="checkbox"/> Other _____         </td> </tr> </table>	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____	<p><b>PLANNING STAFF USE ONLY:</b>          Application No(s): <u>UP PM PLN2022-0078</u>          Date: <u>July 14, 2022</u>          S <u>33</u> T <u>1</u> R <u>10</u>          GP Designation: <u>Agriculture</u>          Zoning: <u>General Agriculture (A-2-40)</u>          Fee: <u>\$5,018</u>          Receipt No. <u>567136</u>          Received By: <u>AA</u>          Notes: _____</p>
<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input checked="" type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____		

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

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

## PROJECT INFORMATION

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

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

Split the existing 162.9 acre Parcel into four parcels: (3) Parcels and (1) Remainder Parcel.

# PROJECT SITE INFORMATION

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

ASSESSOR'S PARCEL NUMBER(S): Book 001 Page 011 Parcel 039

Additional parcel numbers: \_\_\_\_\_  
Project Site Address  
or Physical Location: 17480 26 Mile Road, Oakdale, CA 95361

Property Area: Acres: 162.9 or Square feet: \_\_\_\_\_

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)  
Pasture, House, Stable, Sheds, Barns

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)

Existing General Plan & Zoning: AG-40 Acre

Proposed General Plan & Zoning: \_\_\_\_\_  
(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: grazing land

West: almond orchard

North: pasture

South: almond orchard, pasture

## WILLIAMSON ACT CONTRACT:

Yes  No

Is the property currently under a Williamson Act Contract? \_\_\_\_\_  
Contract No. 1972-1078

If yes, has a Notice of Non-Renewal been filed?

Date Filed: \_\_\_\_\_ N/A

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: small creek

Yes  No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

**GRADING:**

Yes  No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) \_\_\_\_\_

**STREAMS, LAKES, & PONDS:**

Yes  No

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes  No

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) \_\_\_\_\_

Yes  No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes  No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

**Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.**

**STRUCTURES:**

Yes  No  Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)

Yes  No  Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes  No  Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes  No  Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) \_\_\_\_\_  
\_\_\_\_\_

**PROJECT SITE COVERAGE:**

Existing Building Coverage: \_\_\_\_\_ Sq. Ft.                      Landscaped Area: \_\_\_\_\_ Sq. Ft.

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

**BUILDING CHARACTERISTICS:**

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

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

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

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

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

**UTILITIES AND IRRIGATION FACILITIES:**

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

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

Electrical: \_\_\_\_\_ PG&E                      Sewer\*: \_\_\_\_\_ Private septic

Telephone: \_\_\_\_\_ SBC                      Gas/Propane: \_\_\_\_\_ Propane

Water\*\*: \_\_\_\_\_ Private well                      Irrigation: \_\_\_\_\_ No

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Square footage of:

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

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

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

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

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

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

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

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

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

**ROAD AND ACCESS INFORMATION:**

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

26 Mile Road, Sonora Road, and Carter Road

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

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

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

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

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

**STORM DRAINAGE:**

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

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

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

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

**EROSION CONTROL:**

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

N/A

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

**ADDITIONAL INFORMATION:**

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

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# MORRIS

## ENGINEERING & SURVEYING, INC.



January 24, 2023

Kristen Anaya  
Associate Planner  
Planning & Community Development  
Stanislaus County  
1010 10th St # 3400  
Modesto, CA 95354

Subject: Gillum Parcel Map and Use Permit Application, 17480 26 Mile Road, Oakdale, APN 001-011-039

RE: Additional Information and Clarification

**Tenants:** Kelsey Hayden and Janet Hayden (Applicant) currently occupy and use the 162+ acres and existing structures and pastures.

The property has been used and continues to be used for ranching and the maneuvering of sheep and cattle.

There are multiple structures on the property, mainly shelter for animals, equipment, or hay.

No structures have been added or removed since the owners built them with county approval.

The tenant uses this property for the production of sheep and cattle for sale.

The tenant breeds cattle and sheep for sale.

Breeding is not a service applicant offers to the public.

There are horses on the property that are used to gather the livestock.

The horses are also used by the tenant for enjoyment, hobby, and recreation.

If any horse is bred by tenant, it is done as a hobby and off-site at a veterinarian facility.

The public is not allowed access or use of any portion of the facility.

The property is not open to the public.

There are no employees. The tenants are a family-owned ranch operation.

Currently there are 100 head of cattle, maximum number on cattle 150.

30 sheep, maximum number on sheep 100.

30 horses. Maximum 35. They belong to the tenants.

**Structures on the Property:** (See Plat Map and Attached Photos)

- 1. STABLE:** 15 stalls with multi-purpose use for storage area for feed/grain, workshop area, storage for tack supplies, vet stock stall, cattle dog pens and horse shelter.
- 2. HORSE PADDOCK:** 14 pens: horses, lame or sick cattle/sheep housed there as needed.
- 3. EQUIPMENT SHED:** Storage for tractors, ATV, trailers, miscellaneous farm equipment, parts, and supplies.
- 4. SHADE STRUCTURE:** Shade structure and cattle chutes.
- 5. MOBILE HOME:** 1400 sqft +/- 3br 2 bath: occupied by tenants, Kelsey Hayden and Andrew Steiger.
- 6. SINGLE WIDE MOBILE HOME:** 950 sqft +/- single wide: vacant (applicant, relatives and friends use as needed)
- 7. CATTLE SORTING PENS AND CATTLE CHUTE:** used for containing cattle and loading when we need to transport them.
- 8. ARENA AND ROUND PENS:** Used to acclimate horses to the cattle and sheep so they can be used to gather cattle and sheep that graze in the pasture. Tenants rides and trains the horses in the arenas and round pen. There is a water truck on site and sprinklers in the arena to keep dust down.
- 9. HAY STORAGE POLE BARN:** Hay Storage.

The information was provided by Owners and Tenants.

Sincerely,



William D. Morris  
Morris Engineering & Surveying, Inc.

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January 24, 2023

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1010 10th St # 3400  
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Subject: Gillum Parcel Map and Use Permit Application, 17480 26 Mile Road, Oakdale, APN 001-011-039

RE: Williamson Act Findings

1. The use will not significantly compromise the long term productive agricultural capability of the subject contracted parcel or parcel or on other contracted lands in the A-2 zoning district.
2. The use will not significantly displace or impair current or reasonably foreseeable agricultural operation on the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district. The land will be more fertile due to the grazing of the livestock and the manure that will be produced.
3. The use will not result in any removal of the adjacent contracted land from agricultural or open space use. No changes to the land will be made by continued grazing of livestock.

The information was provided by Owners and Tenants.

Sincerely,

A handwritten signature in blue ink, appearing to read "William D. Morris".

William D. Morris  
Morris Engineering & Surveying, Inc.