



# Salida Municipal Advisory Council

## General Contact Information:

P.O. Box 490  
Salida, CA 95368  
Email: [salidamac@gmail.com](mailto:salidamac@gmail.com)  
Facebook: SalidaMAC  
[www.StanCountyMACs.com](http://www.StanCountyMACs.com)

## Members:

Brad Johnson, Vice-Chair  
John Martin  
Leng Power, Chair  
Robert J. Elliott  
Tom Burns

## Minutes

Tuesday – September 28, 2021 – 7:00PM

**Nick W Blom Stanislaus County Regional Library – Salida**  
**4835 Sisk Rd, Salida, CA 95368**

1. Call to Order and Pledge of Allegiance L Powers called the meeting to order at 7pm
2. Welcome and Roll Call – John Martin not present (excused)
3. Approval of Minutes for the August 24th, 2021 Meeting – Minutes were not approved as not all members had an opportunity to review.
4. Public Comment

Dahlia Powers - Student at Modesto High School asked that a poem she wrote be read. Please see attachment for full version of this lovely verse about Salida.

Juan Alaniz – Introduced himself as a candidate for Stanislaus County Sheriff.

Isaiah Herrera – Introduced himself as a member of “One Church - Salida Campus”, as well as a Youth for Christ Chaplin who is working in the Salida community and local school campuses. He is at the meeting to learn even more about our community.

## 5. Monthly Community Reports

- a. Stanislaus County Sheriff – Deputy Yum stated that Vehicle Code violations were the largest are of the report.

A question was asked about the SWAT team and helicopter activity recently in Salida. Sheriff Dirkse stepped in and said it was not a SWAT team, the county's command vehicle was brought in to assist on a stolen vehicle reported out of Inyo County that was reported in our county. The suspect was taken into custody. An update was given on the Sheriff Substation which will be in Salida; the Stanislaus County Board of Supervisors has approved the plan to have 1 Sergeant and 5 Deputies assigned full time to the Salida Substation. All target dates, (beginning Spring of 2022) to begin staffing remain in place. Most likely scenario is to begin by utilizing the library location, while the fire station locations is considered, and

hopefully built out. Decision on location is at least 4 months out, they are seeking community input.

- b. California Highway Patrol – Officer Moore reporting, noted an increase in stolen vehicles. Abandon vehicle reports are down. A citizen stated there is a mobile home “camped out” behind the Denny’s restaurant on Salida Blvd. Officer Moore said he would go check into that and get it moved along.
  - c. Stanislaus County Supervisor, District 3 Superintendent Withrow reported. Acknowledged Isaiah Herrera as a young person getting involved in the community and making a positive impact with the youth in our area. Reported that Stanislaus County remains fiscally strong. Gave his input on the Sheriff’s Substation, referring to it as the Safety Center. Said the Cal-Sierra project on North Pirrone is still on hold awaiting the outcome of the environmental report as it pertains to the Swensens Hawk. Stated that the county is utilizing a new communication App for the public, “Stan Connect” is up and running.
  - d. Salida Fire Department – Chief P Burns reported. Call Volume is up 10%. Salida has a number of staff supporting wildfires throughout the state. A grant was received allowing \$40K in more Personal Protective Equipment. He introduced Chier Murdock w/Stanislaus County Office of Emergency Services. Chief Murdock addressed EMS/Ambulance response times. Confirmed that response times are extended due to staffing issues. Everyday “Status 0” is happening.
  - e. Stanislaus County Animal Services – Officer Graham Reported on adoption events happening at the shelter for October. A question from the community regarding donating food. The shelter is not in need of food. They redistribute any donations they get to private shelters and rescues. A question from the community regarding spay and neuter. The Shelter only spays and neuters animals that are in their care.
  - f. Salida Sanitary District - Brad Johnson spoke. Questioned that the Sanitary District had not seen an Environmental Impact Report regarding the Blue Diamond Project. Said that the District has continued to complete necessary projects without having to outsource labor.
  - g. Nick W. Blom Salida Regional Library - Wayne Philbrook gave an abbreviated report, and the comprehensive report is attached to these minutes. Please encourage those we know to complete the library survey, so they may better serve the community.
6. Information Items
- a. The Salida MAC heard a presentation from Perry Klassen, Executive Director of the Valley Water Collaborative - a newly formed non-profit that is implementing the Nitrate Control Program mandated by the Regional Water Board for the Modesto and Turlock groundwater basins. Presentation attached.

- b. The American Medical Response Organization was scheduled to present on recent response time concerns, but the MAC did not provide an invite. The MAC asked the Secretary to contact AMR and invite them to present in October.

7. Action Items

- a. The MAC heard a Presentation by Theresa McDonald on a Rezone Application (PLN2015-0030 – Blue Diamond) to rezone two parcels totaling 42.99± acres from L-M (Limited Industrial), A-2-10 (General Agriculture), and Planned Development (P-D) (43) to a new P-D to allow for future expansion of an existing almond processing and storage facility, and to consolidate existing operations into one zoning district.

Project Location: 4800 Sisk Road, 4498 Kiernan Avenue, and 4743 Nutcracker Lane, on the southeast corner of Kiernan Avenue and Sisk Road, in the Salida area.  
Presentation attached.

Comments from community that Blue Diamond has been a “good neighbor” to Salida’s residents.

Motion by Tom Burns to recommend approval of this project. Elliott 2<sup>nd</sup>.  
Motion Passed 3 – 1

- b. The MAC heard a presentation by County Staff on Use Permit Application No. PLN2021-0073 – A&R Mortuary Services. They are requesting to amend the permitted uses associated with the Planned Development (P-D) (276) zoning district to allow for the operation of a holding facility for up to 26 deceased humans within one of two existing 2,000 square-foot suites in a warehouse on a 9,486 square-foot parcel.

Project Location: 5436 Pirrone Road, between Highway 99 and the Vintner Estates subdivision, in the Salida area, APN: 136-035-029.

Presentation attached.

A question was raised by a MAC member regarding disposal of condensation. It was determined that a recommendation could not be rendered until this information was presented. The Planning Department was asked to come back and present once the studies were completed and the question could be addressed.

- c. The MAC heard a presentation on Use Permit Application No. PLN2021-0080 – Boomers Modesto Request to install a 59-foot tall Ferris wheel at an existing amusement park, on a 6.37± acre parcel in the Planned Development (P-D) (203) zoning district. As part of this request, the applicant proposes to remove and replace the existing Go Kart track attraction from the project site to install the Ferris wheel.

Project Location: 4215 Bangs Avenue, between Sisk Road and Enterprise Way, east of State Route 99, in the community of Salida.

Presentation attached.

A few questions as to the height of the attraction.

Motion by Brad Johnson to recommend approval of this project. Elliott 2<sup>nd</sup>.

Motion passed 4 - 0

- d. Brad Johnson provided renderings of proposed signage to promote our meetings throughout Salida.

Motion was made to forward the “blue” signage to the Roads Department for make 3 signs. Locations were discussed but no recommendations were made.

Also discussed using Constant Contact type newsletters to e-mail to our existing list.

8. Council Concerns/Comments/Suggestions for Future Agenda Items.

- Minutes from August need approval.
- B Elliott to invite AMR to our October meeting.

9. Announcements

Leng Power announced that Erica Inacio was the recipient of the Stanislaus County Equal Rights Commission “Dale Butler Equal Rights Award” Congratulations Erica!!

We will be moving Announcement to the beginning of our agenda.

10. Meeting adjourned at 8:58pm

**Next Meeting: Tuesday, October 26, 2021 @ 7 PM.**



## Salida

The town where food can be found at every corner you look,  
You can see people walking out of La Familia Market with groceries to cook.

There's the psychic's house where your fortune can be taken,  
Right across the street, there's Salida's Kountry Kitchen to get your breakfast bacon.

At night the roar of the train may wake some people up,  
Or the dinging bells of the ladies that sell snow cones in a cup.

There's the post office on the corner where you can send out your mail,  
And the shop that has donuts for sale.

When school's back in session you can find kids ready to walk,  
And in the early mornings you can hear the birds talk.

So there's Salida, the town between Modesto and Ripon,  
Don't be afraid to come and stop in.

-Dahlia Power

# Modesto-Turlock Management Zone Municipal Advisory Councils

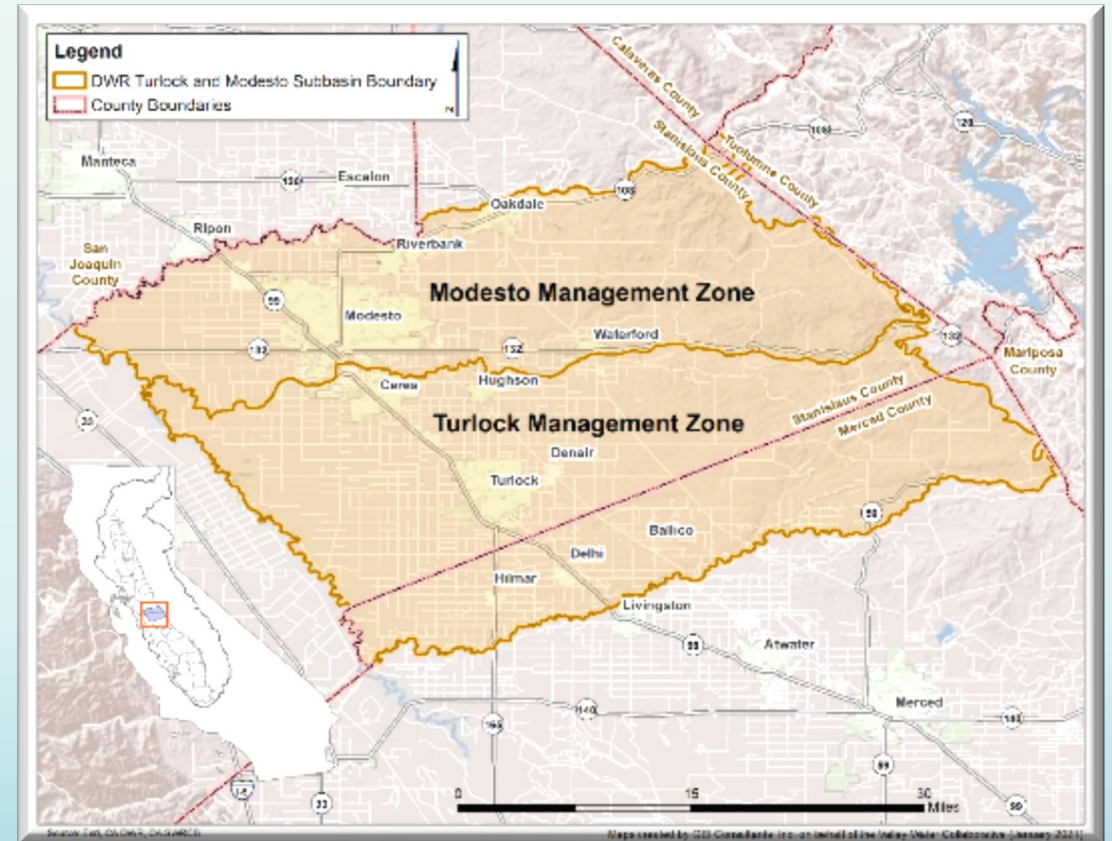
*September 2021*

*Parry Klassen*  
*Executive Director*  
*Valley Water Collaborative*



# WHAT IS THE NITRATE CONTROL PROGRAM?

- New Regulation to address nitrate concerns in our area groundwater
- Program has 3 goals:
  - Provide drinking water with safe levels of nitrate
  - Reduce nitrate impacts to water supplies
  - Restore groundwater quality, where reasonable, feasible and practicable
- To implement this Program the Valley Water Collaborative proposes to establish two nitrate **Management Zones** in this area
- Early Action Plan submitted March 8, 2021
- More information about the Nitrate Control Program: [www.cvsalinity.org/nitrate-control-program.html](http://www.cvsalinity.org/nitrate-control-program.html)



# WHO IS THE VALLEY WATER COLLABORATIVE?

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- **We are a non-profit organization that...**
  - Established a Nitrate Management Zone to address nitrate contamination in groundwater used for drinking water
  - Is working with others in this region to improve groundwater quality into the future
  - Wants to work with you and the local community to ensure safe drinking water is available
- **Mission**

*To maintain and improve the quality of life in the northern San Joaquin Valley by **implementing programs that provide access to safe drinking water for residents,** and by engaging in activities with the goal of **protecting or enhancing the quality of groundwater used as drinking water** for residents in the region*

Valley Water Collaborative Website  
[www.valleywaterc.org](http://www.valleywaterc.org)

# Valley Water Collaborative

Valley Water Collaborative (VWC) is a non-profit organization that was created to plan, develop, and operate local Management Zones, an order of management (NCP) adopted in 2019 by the State Water Resources Control Board. VWC regulates agriculture, dairies, publicly owned businesses including food processing, and other land uses within the Management Zones.

## Valley Water Collaborative Email Lists

*Receive Valley Water Collaborative updates, news and meeting/event announcements by joining our email list. If you are an interested party sign up for either our **stakeholder** or **community participant** list.*

### VWC Stakeholder Email List

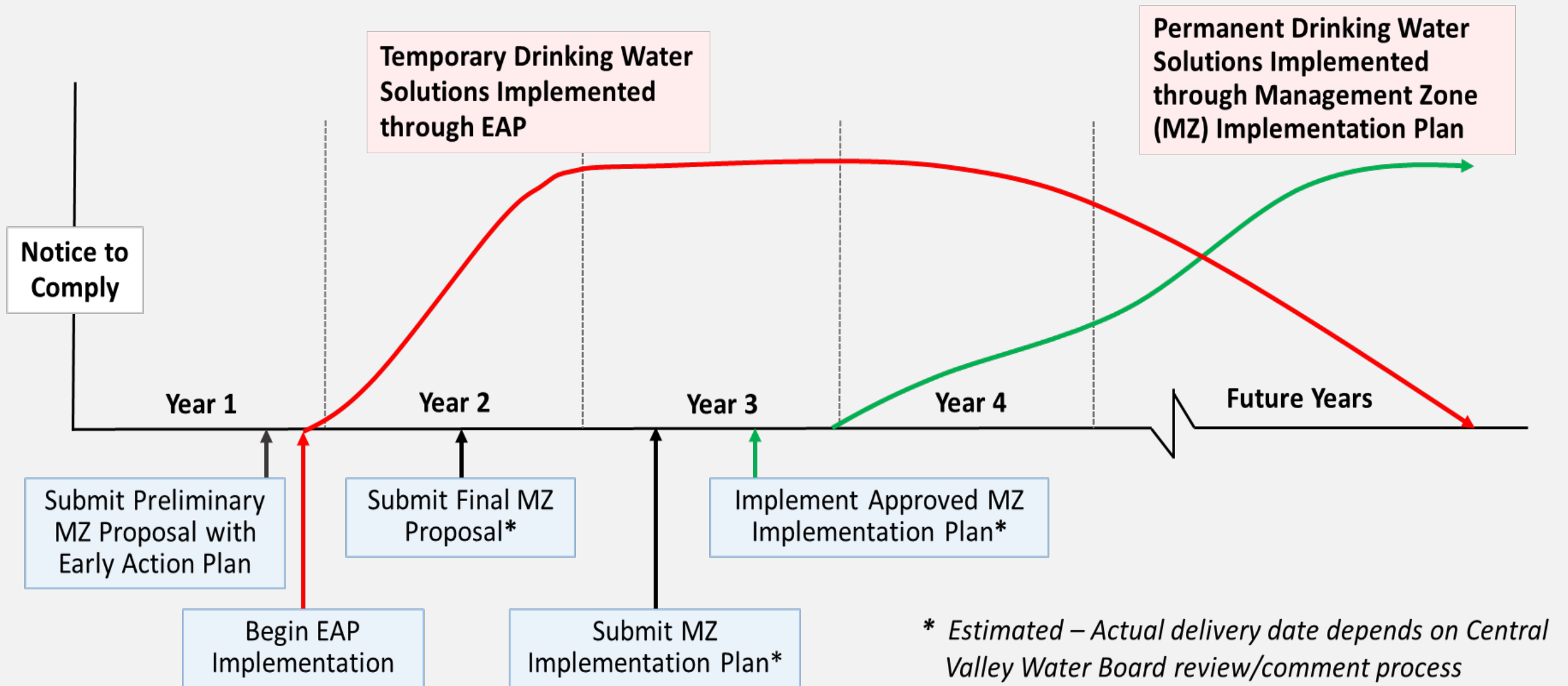
✉ Join Stakeholder List!

### VWC Community Participant Email List

✉ Join Community Participant List!



# PURPOSE OF EARLY ACTION PLAN (EAP) WITHIN CONTEXT OF OVERALL NITRATE CONTROL PROGRAM



# POTENTIALLY IMPACTED WELLS AND POPULATIONS IN VWC REGION

Wells Outside Public Water Systems			
Nitrate Conditions	Modesto Management Zone	Turlock Management Zone	Total
Less than 10 mg/L-N	938	1,399	2,337
Over 10 mg/L-N	353	1,700	2,053
		<b>Total Wells</b>	4,390
Population Outside Public Water Systems 7.5-10 mg/L-N	2,589	10,487	13,076
Population Outside Public Water Systems > 10 mg/L-N	4,546	37,441	41,987
		<b>Total Population</b>	55,063

# APPLICATION UPDATE

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## **Application Update 09/20/21**

**472 Applications Received**

**98 Total Applications Not Eligible**

### **Well Sampling and Water Delivery Information:**

182 Sent to GeoAnalytical for Sampling

40 In sample process

84 59% Exceedance

20 14% Retest in 1 year

38 27% Not Exceedance

95 Receiving Bottled Water

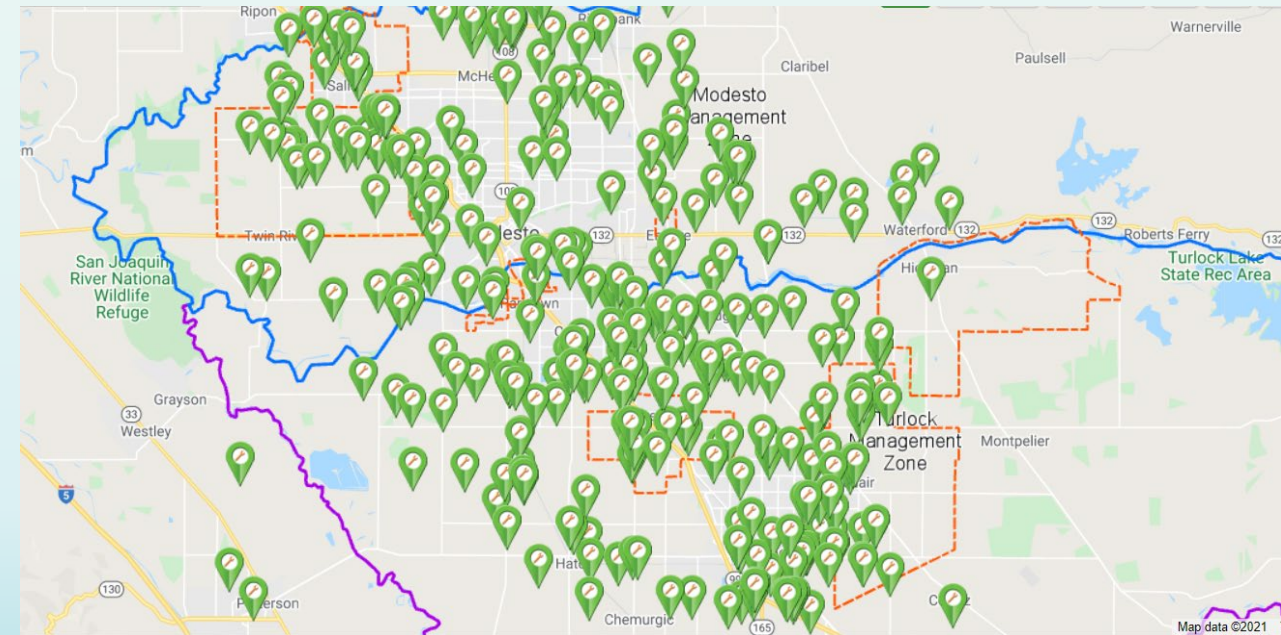
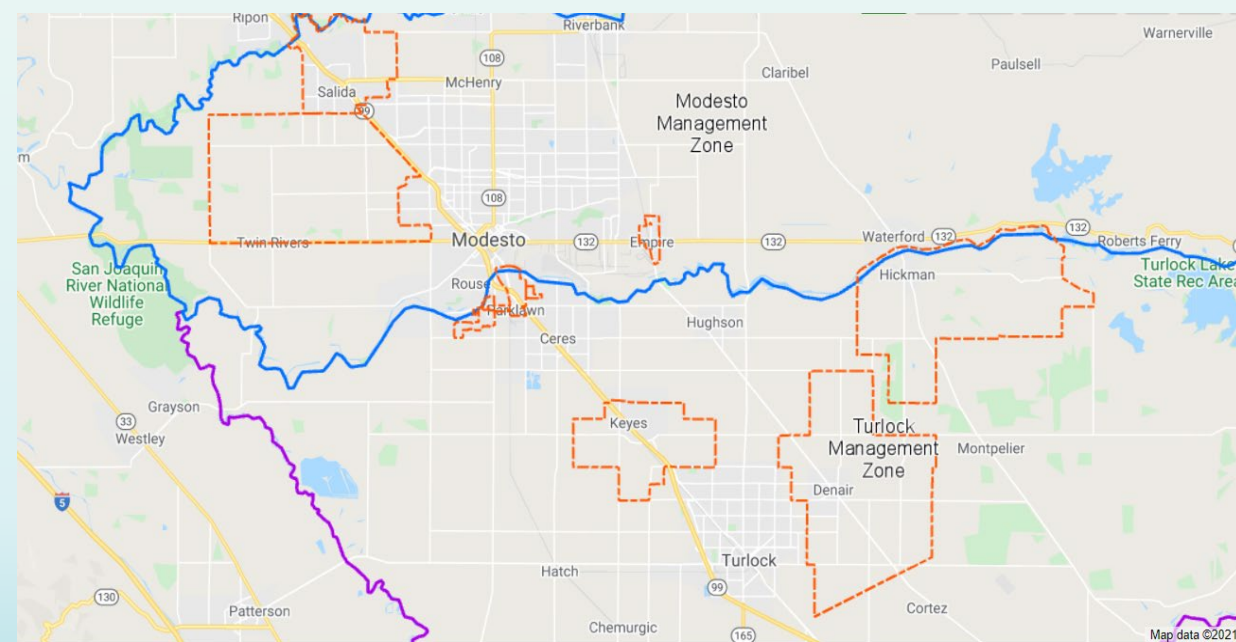
### **Landowner Applications In Process:**

61 Geotracker Approval Pending for Landowners

45 Verification Pending for Landowners (ILRP, Dairy, Small Water Systems, Other)



# MUNICIPAL ADVISORY COUNCILS, STANISLAUS COUNTY



# APPLICATION UPDATE

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## Application Process

- Locate address on GIS
  - Confirm not Public Water System
  - Confirm in Modesto/Turlock basins
- Notify applicant of eligibility
  - Inform about Geotracker data posting
  - Tenant applicant needs owner permission (where applicable)
  - Provide well testing firm contact information
- Forward eligible applicants to GeoAnalytical
  - Schedule well testing
  - Results in 10-14 days
- Inform applicant of testing results
- Residence with >10 mg/l nitrate informed about water delivery logistics

# BOTTLED WATER PURVEYOR

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- Bottled Water Purveyor
  - Participant information forwarded to Ready Refresh (RR)
    - RR contacts to arrange delivery
    - Free water pump provided
    - Delivery schedule monthly or bi-monthly
    - Follow-up to confirm water amount adequate

# POINT OF USE PILOT PROJECT



## Renewable water for your home

A standard 2-Hydropanel array produces approximately the equivalent of 300-600 standard water bottles\* on average each month in average operating environments. That's an incredible savings on water, with zero plastic waste.

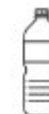
2 Hydropanels



for 4-6 people



replaces  
approximately 300-  
600 bottles\* each  
month



x

**20**  
Bottles a day

x

**365**  
Days a year

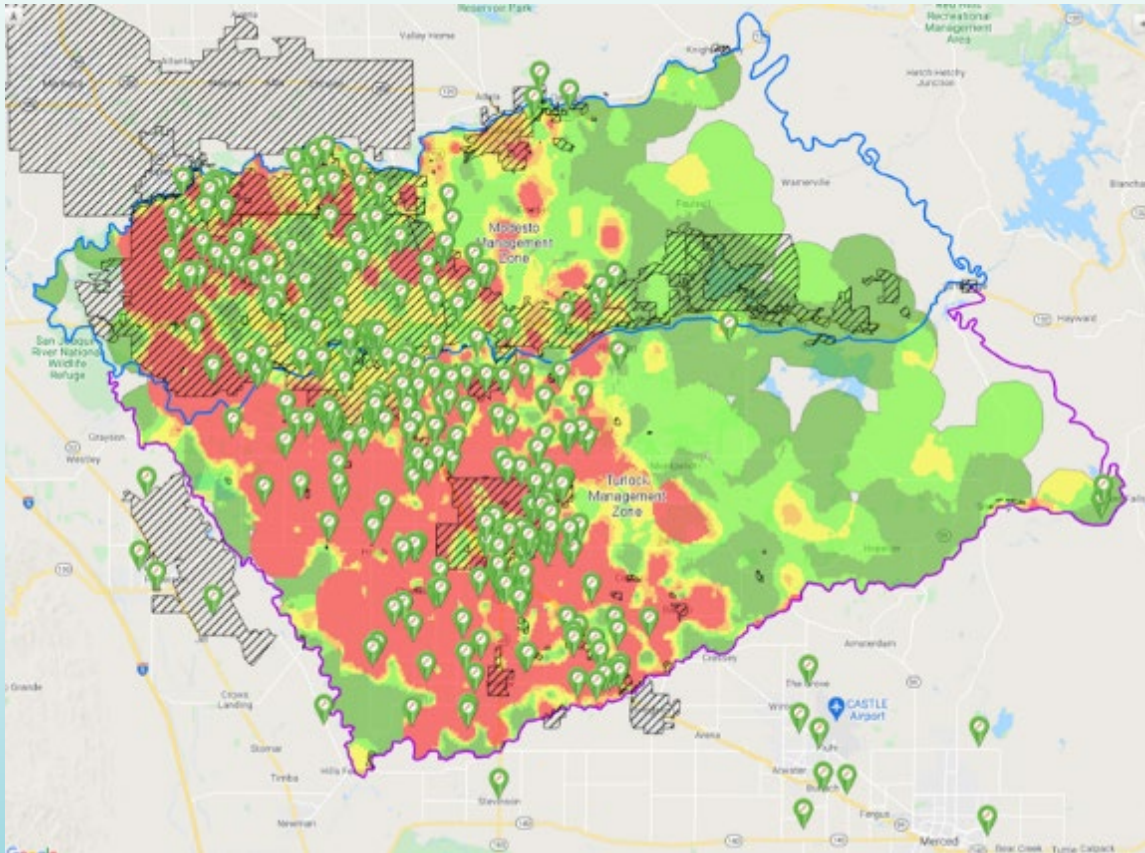
x

**15**  
Years

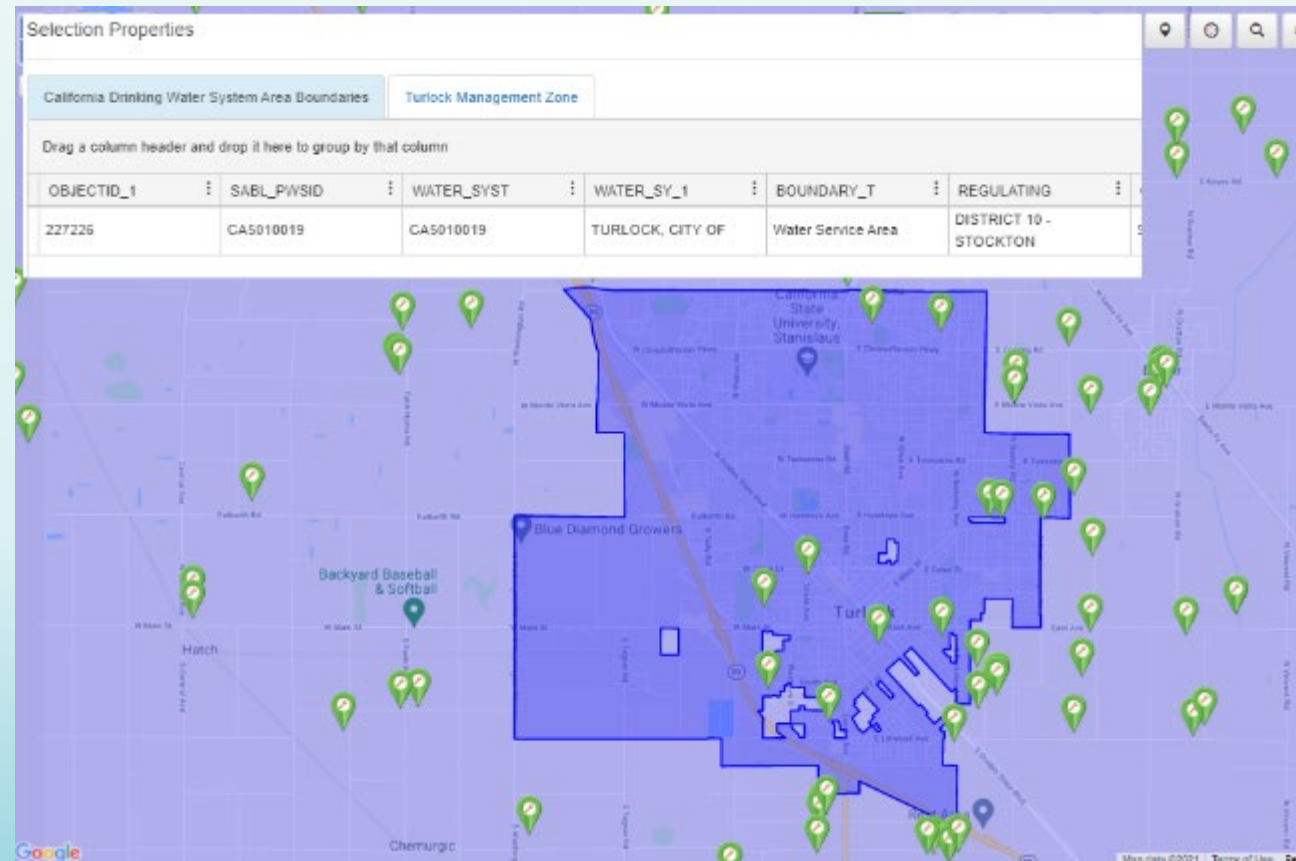


# DATA MANAGEMENT SYSTEM: MMS MOBILE

## Applications Received



## Public Water System Boundaries



# COMMUNITY OUTREACH OVERVIEW

## Program Launch

- Postcards mailed to 4,000 Residences
  - Addresses identified through mapping residences in high nitrate areas
    - Not in PWS
    - Generally rural areas
- Local cooperators sent out email blasts
- Contact local press (began August 2020)
  - Modesto Bee articles before and after May 7 launch
  - Sacramento area TV station report

**Is your private well water safe to drink?**

With our **FREE** program, we will test your well water and if you have high levels of nitrate, we will deliver **FREE** bottled water to your home.

**¿Es seguro beber el agua de su pozo privado?**

Con nuestro programa **GRATUITO**, analizaremos el agua de su pozo y, si tiene altos niveles de nitratos, le llevaremos **agua embotellada GRATIS** hasta su casa.

**How our program works:**

**STEP 1:** Apply Online at [valleywaterc.org](http://valleywaterc.org) or call (209) 750-3867

**STEP 2:** We sample & analyze your well water

**STEP 3:** If your water is above the nitrate drinking water standard, we will deliver **FREE** bottled water!

**¿Cómo funciona nuestro programa?**

**1º Paso:** Haga la solicitud por Internet en [valleywaterc.org](http://valleywaterc.org) o comuníquese al (209) 750-3867

**2º Paso:** Tomamos muestras y analizamos el agua de su pozo

**3º Paso:** Si el agua contiene niveles de nitratos superiores a las normas para el agua potable, le llevaremos agua embotellada **GRATIS**!

Apply online at [valleywaterc.org](http://valleywaterc.org) or call (209) 750-3867

**VALLEY WATER COLLABORATIVE**  
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# COMMUNITY OUTREACH OVERVIEW

## Flyer Distribution

(as of July 2, 2021)

29 locations

- Businesses
- Libraries

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Valley Water Collaborative is a non-profit organization working to ensure that all people in the Modesto & Turlock areas (using domestic supply wells with high nitrate) have access to safe drinking water.

Valley Water Collaborative es una organización sin fines de lucro que trabaja para garantizar que todas las personas en las áreas de Modesto y Turlock (que usan pozos de agua privados con altos niveles de nitrato) tengan acceso a agua potable segura.

# VWC OUTREACH ACTIVITIES FOR NEXT 6 MONTHS

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- Continue contacting/giving presentations to community groups, public organizations
- Tabling at public events
  - Farmers Markets
  - Swap meets
  - Food Banks/distribution centers
- Expand flyer distribution to businesses, community entities
- Post street signs in rural program areas
- Follow up postcard mailing
- Contact existing water recipients and request word-of-mouth referrals to neighbors



# FOR MORE INFORMATION...

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- Nitrate Control Program
  - <https://www.cvsalinity.org/nitrate-control-program>
- Valley Water Collaborative
  - [www.valleywaterc.org](http://www.valleywaterc.org)
- Contact Parry Klassen
  - [klassenparry@gmail.com](mailto:klassenparry@gmail.com)
- Go to website [www.valleywaterc.org](http://www.valleywaterc.org) for:
  - Sign-up to receive program updates and notifications
  - Past, present and future presentations about the Management Zones





# Questions

Valley Water Collaborative: [www.valleywaterc.org](http://www.valleywaterc.org)

Contact : [contact@valleywaterc.org](mailto:contact@valleywaterc.org)

**REZ APP. NO PLN2015-0030**

# **BLUE DIAMOND**

**SALIDA MAC**  
**September 28, 2021**

# BLUE DIAMOND REZ MERGER PLN2015-0030

## AREA MAP

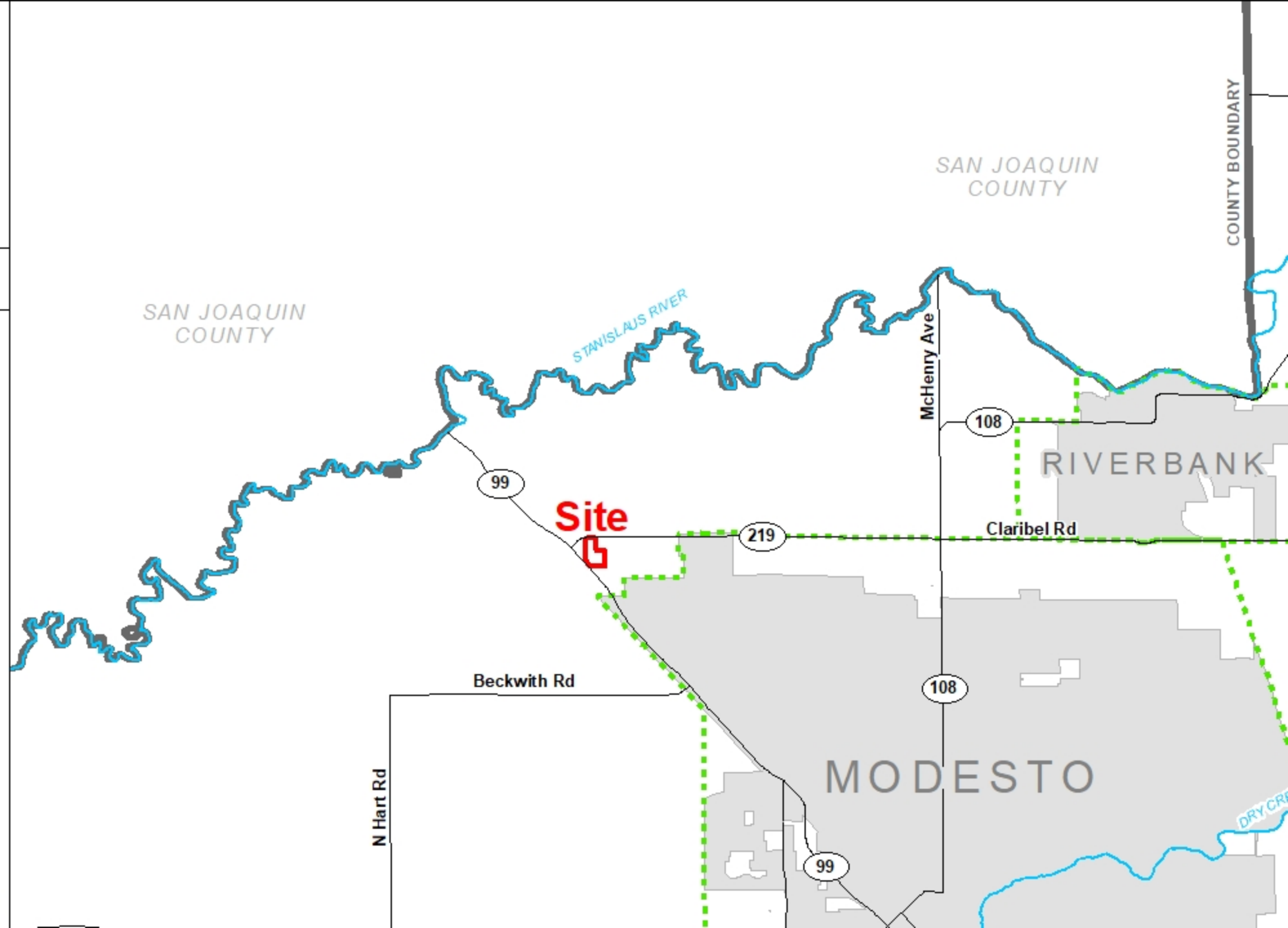
### LEGEND

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



Source: Planning Department GIS

Date: 3/26/2020



# BLUE DIAMOND REZ MERGER PLN2015-0030

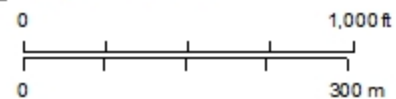
## GENERAL PLAN MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  River
-  Road
-  Canal

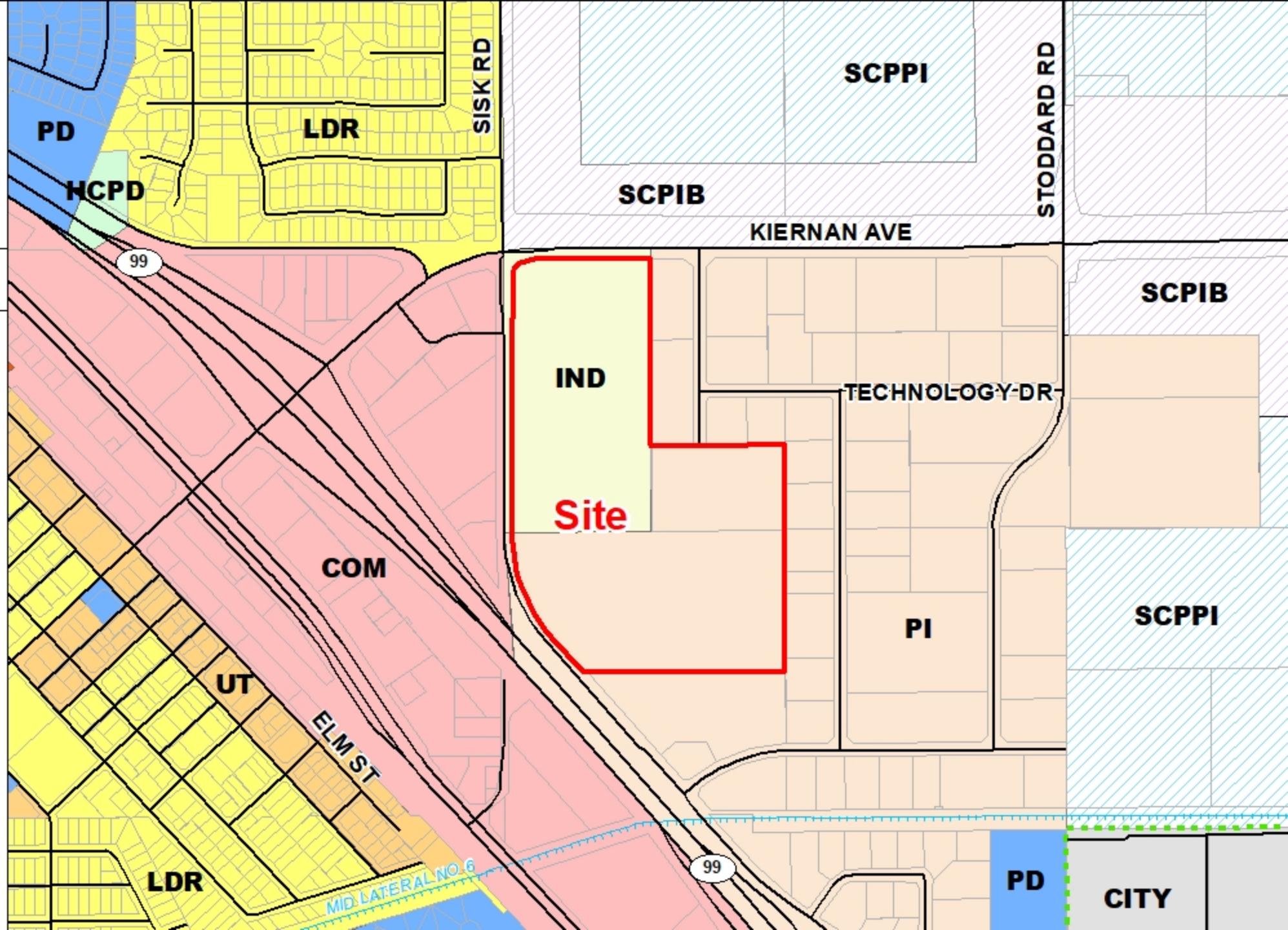
### General Plan

-  Planned Development
-  Hwy Comm / Planned Dev
-  Low Density Residential
-  Commercial
-  Planned Industrial
-  Urban Transition
-  Salida Community Plan PI
-  Salida Community Plan IBP
-  City of Modesto



Source: Planning Department GIS

Date: 3/26/2020






# BLUE DIAMOND REZ MERGER PLN2015-0030

## COMMUNITY PLAN MAP

### LEGEND

 Project Site


 Parcel

 Road

### Community Plan


 Industrial


 Commercial

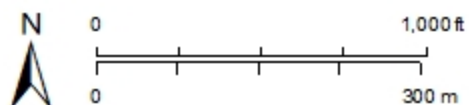
 Commercial - Highway

 Residential - Medium-High

 Residential - Low

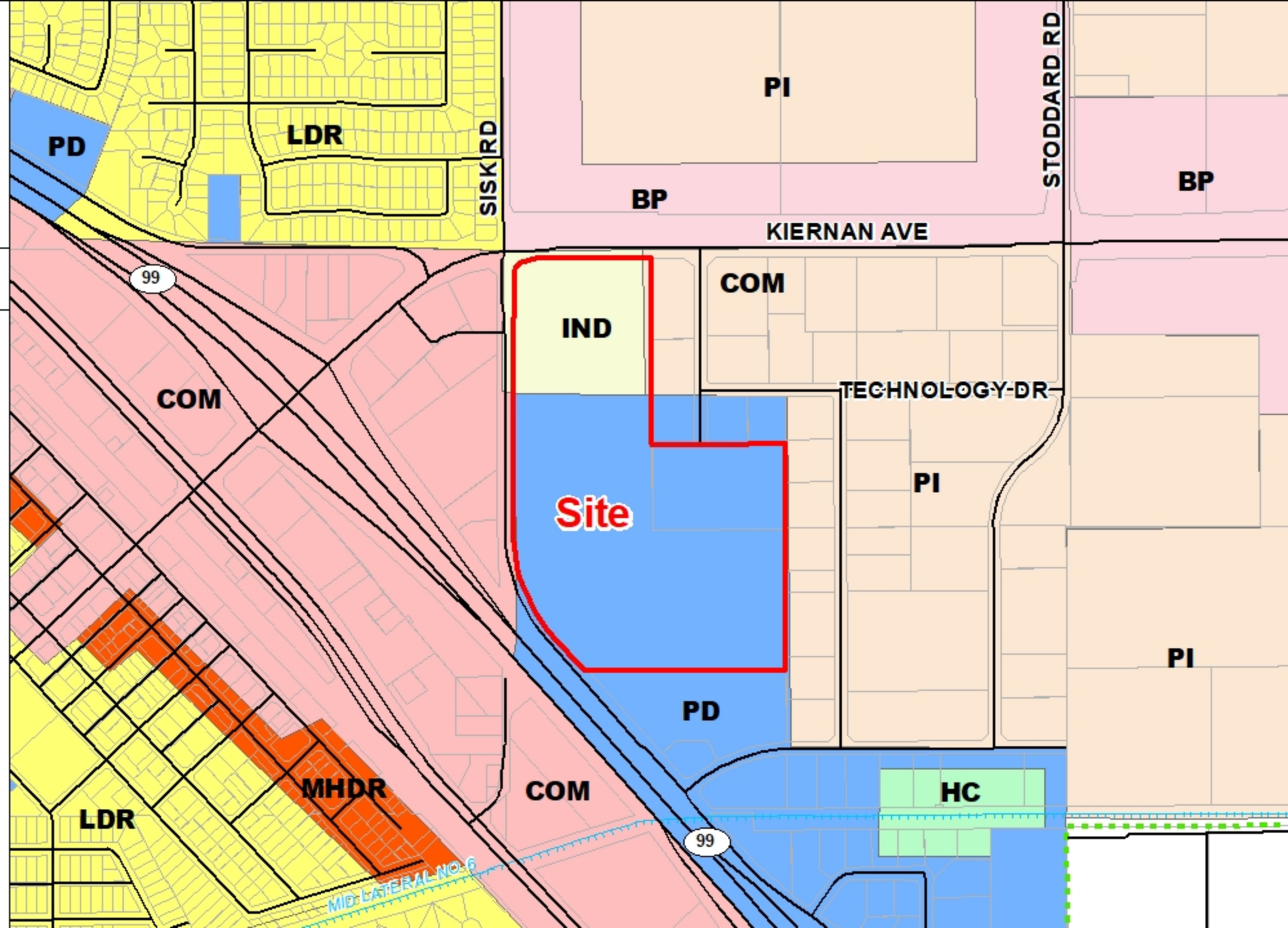
 Business Park

 Planned Development



Source: Planning Department GIS

Date: 9/27/2021



# BLUE DIAMOND REZ MERGER PLN2015-0030

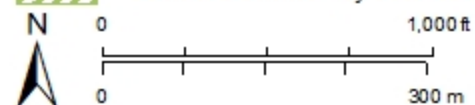
## ZONING MAP

### LEGEND

- Project Site
- Sphere of Influence
- City of Modesto
- Parcel
- River
- Canal
- Road

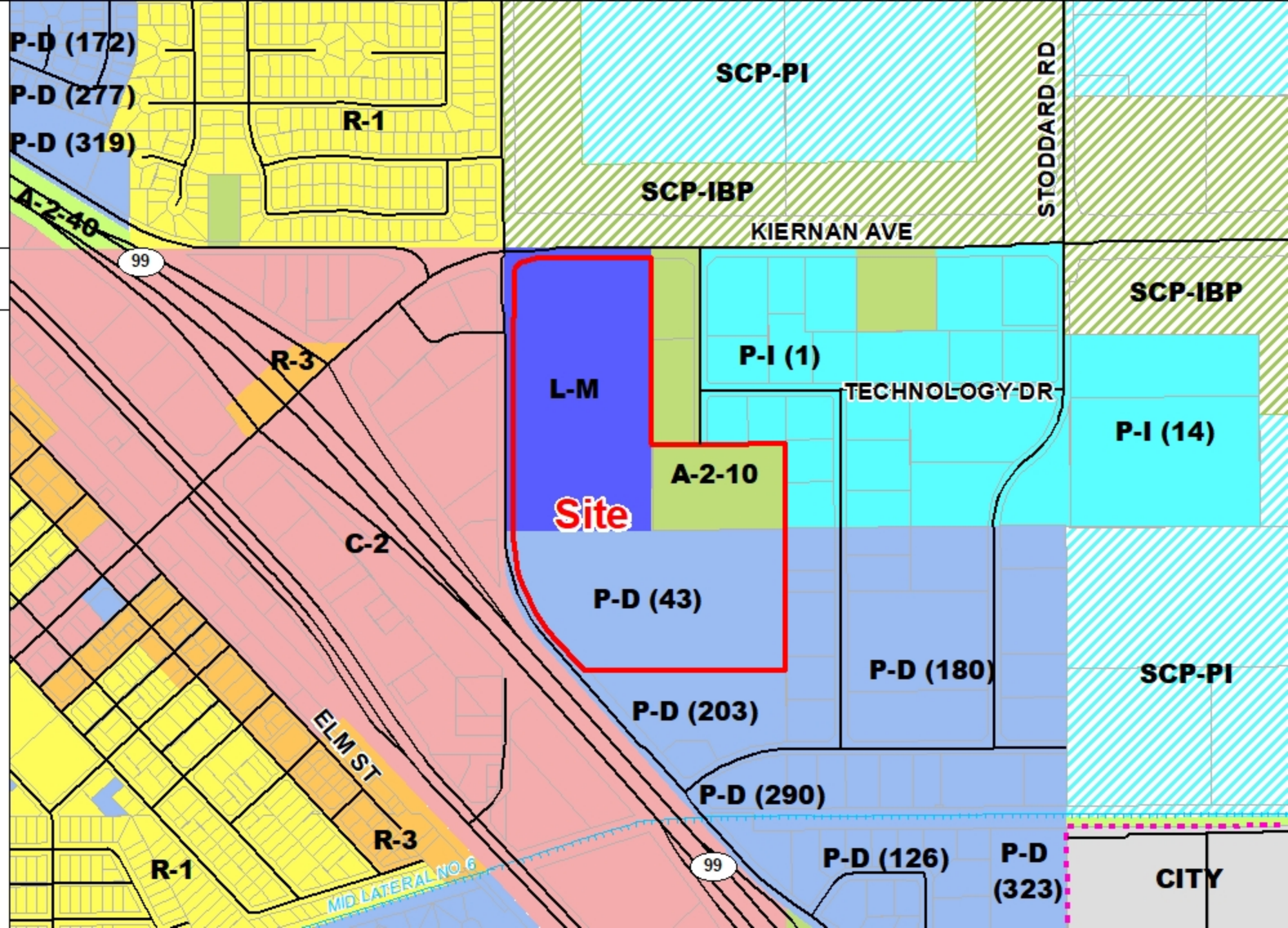
### Zoning Designation

- Planned Development
- General Agriculture 10 Acre
- General Agriculture 40 Acre
- Multiple Family
- Single Family Residential
- Limited Industrial
- Salida Community Plan PI
- Salida Community Plan IBP



Source: Planning Department GIS

Date: 3/26/2020



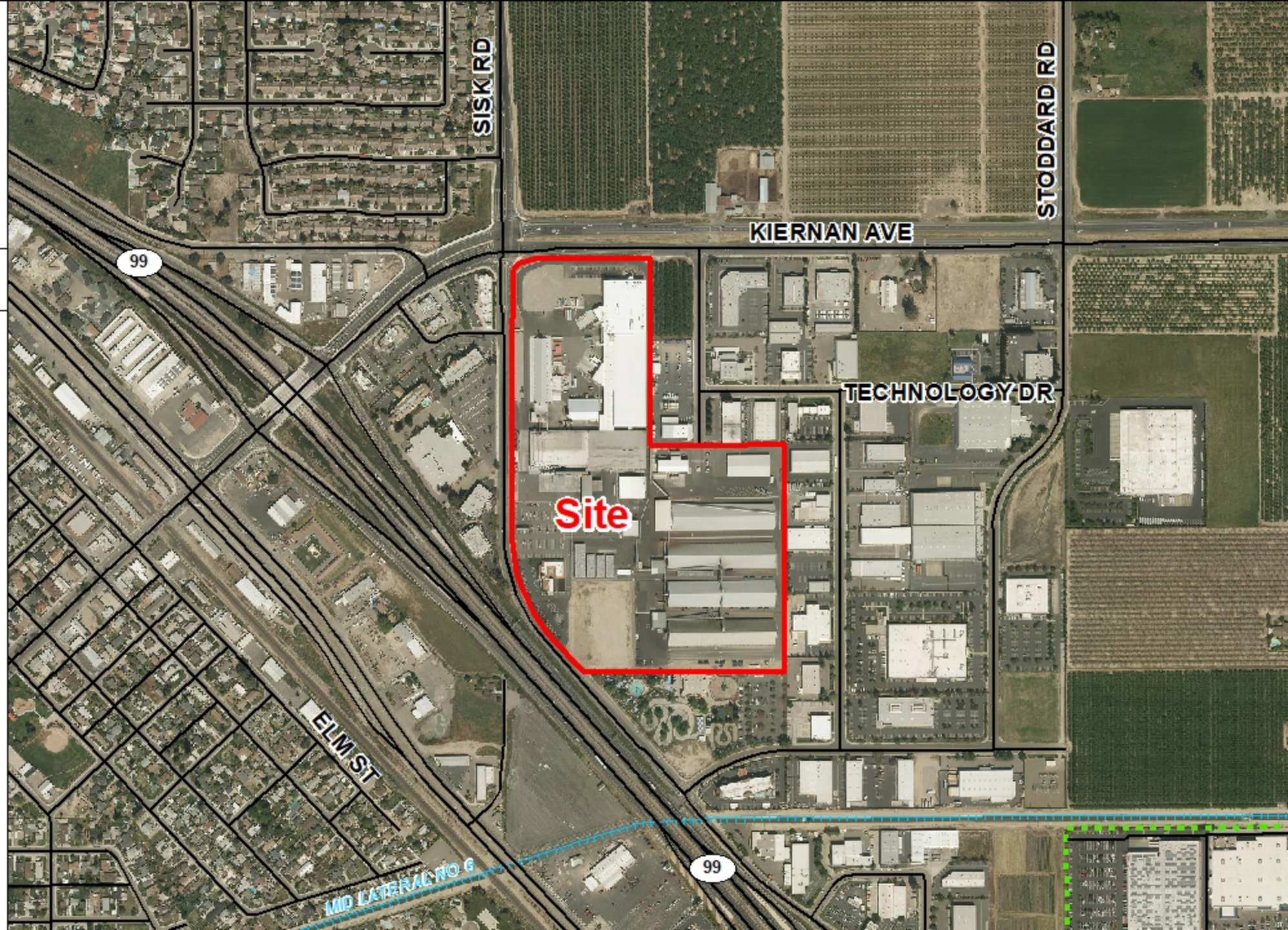
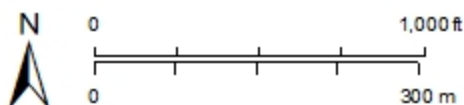


# BLUE DIAMOND REZ MERGER PLN2015-0030

## 2017 AERIAL AREA MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal



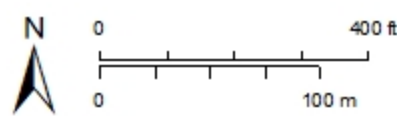


**BLUE DIAMOND  
REZ MERGER  
PLN2015-0030**

**2017 AERIAL SITE MAP**

**LEGEND**

-  Project Site
-  Road

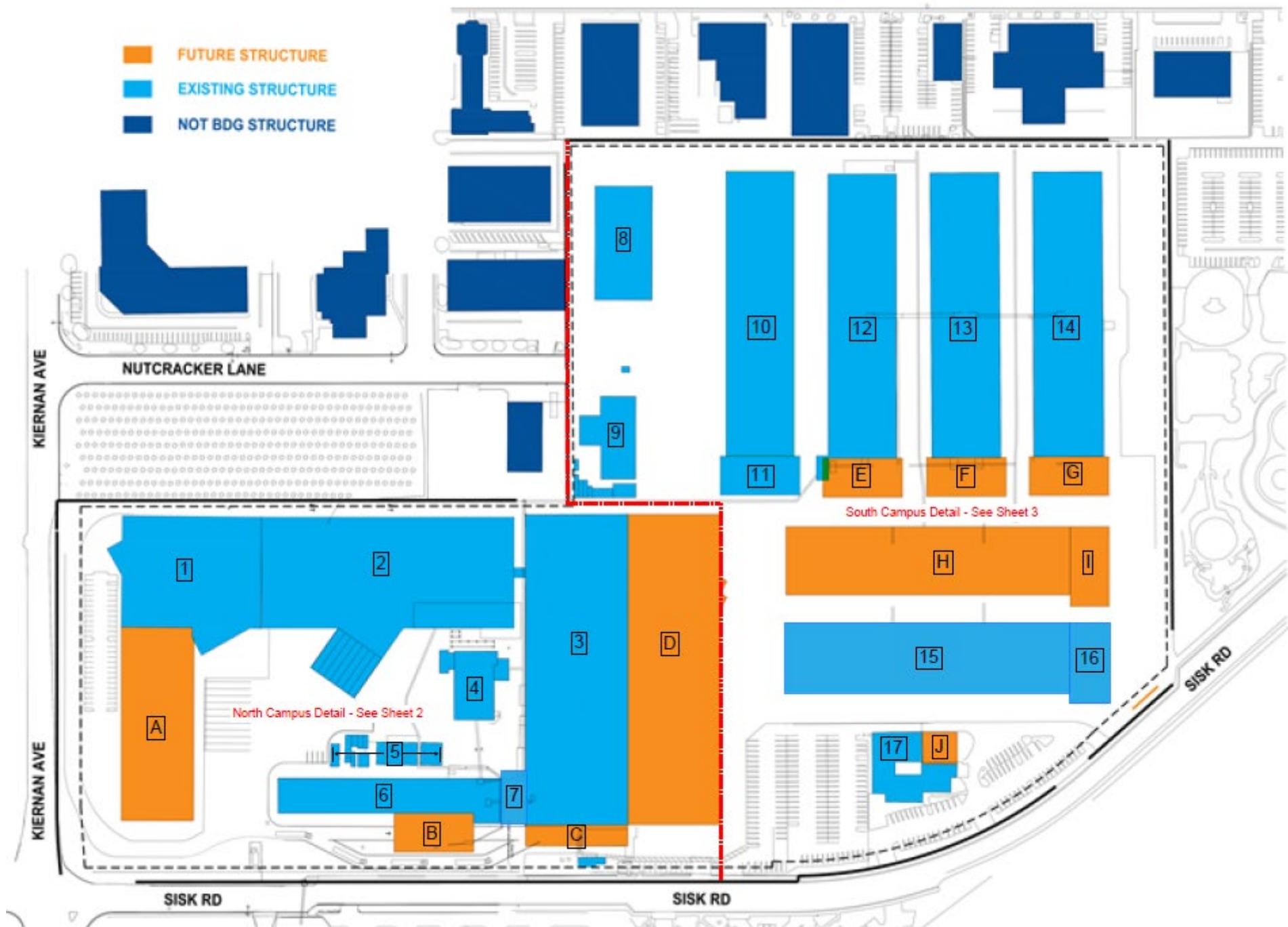




# BLUE DIAMOND

REZ PLN2015-0030

## SITE PLAN



# Previous Referrals & Next Steps

- Early Consultation referral
- Original and revised Initial Study referral
- Planning Commission: October 21, 2021
- Requesting recommendation from the MAC

**UP APP. NO PLN2021-0073**

# **A & R MORTUARY SERVICES**

**SALIDA MAC**  
**September 28, 2021**

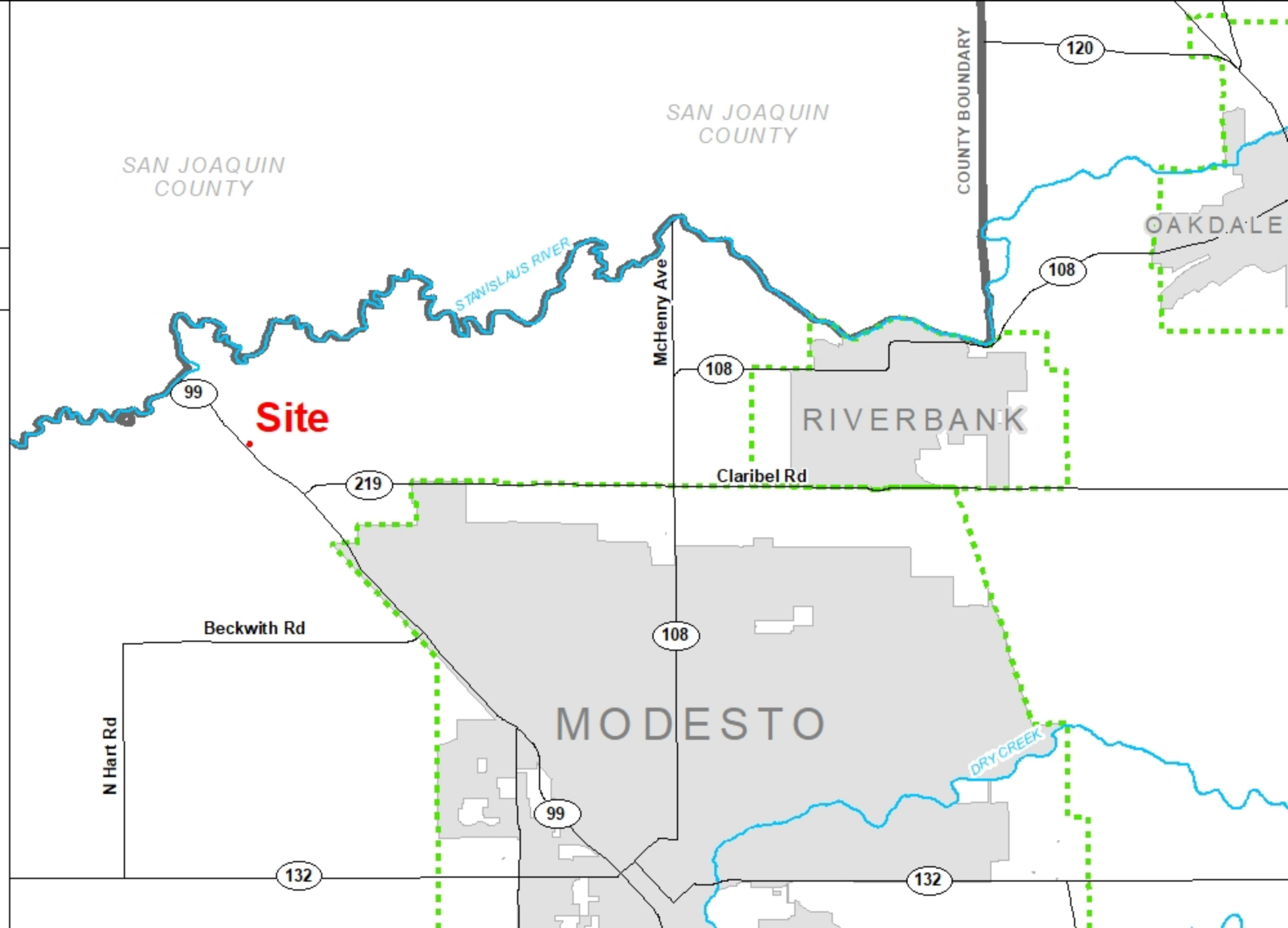
# A&R MORTUARY SERVICES

UP  
PLN2021-0073

## AREA MAP

### LEGEND

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



# A&R MORTUARY SERVICES

UP  
PLN2021-0073

## GENERAL PLAN MAP


### LEGEND

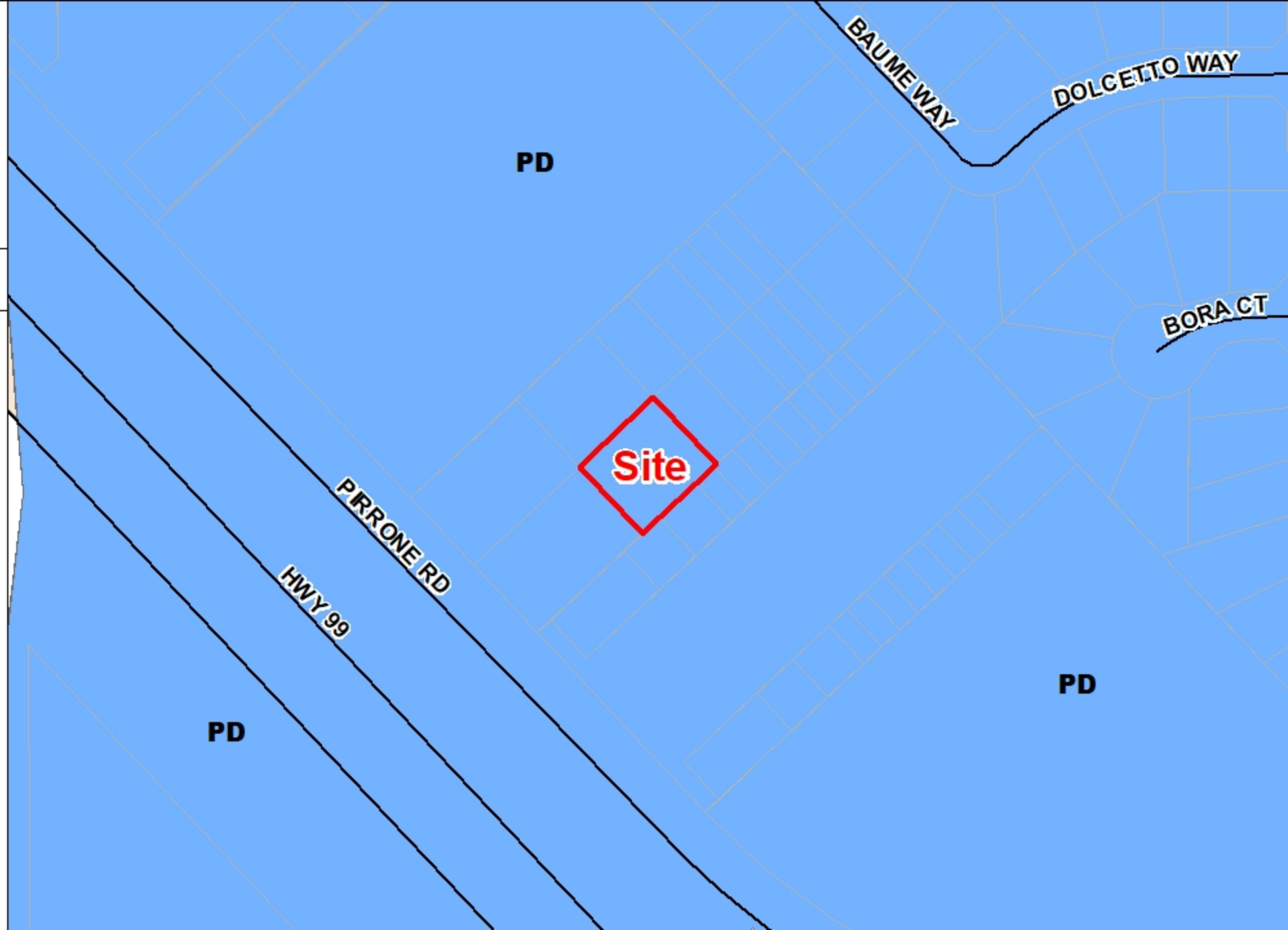
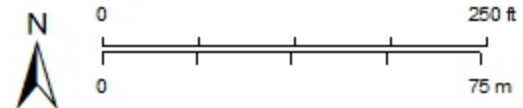
 Project Site

 Parcel

 Road

### General Plan

 Planned Development



# A&R MORTUARY SERVICES






UP  
PLN2021-0073

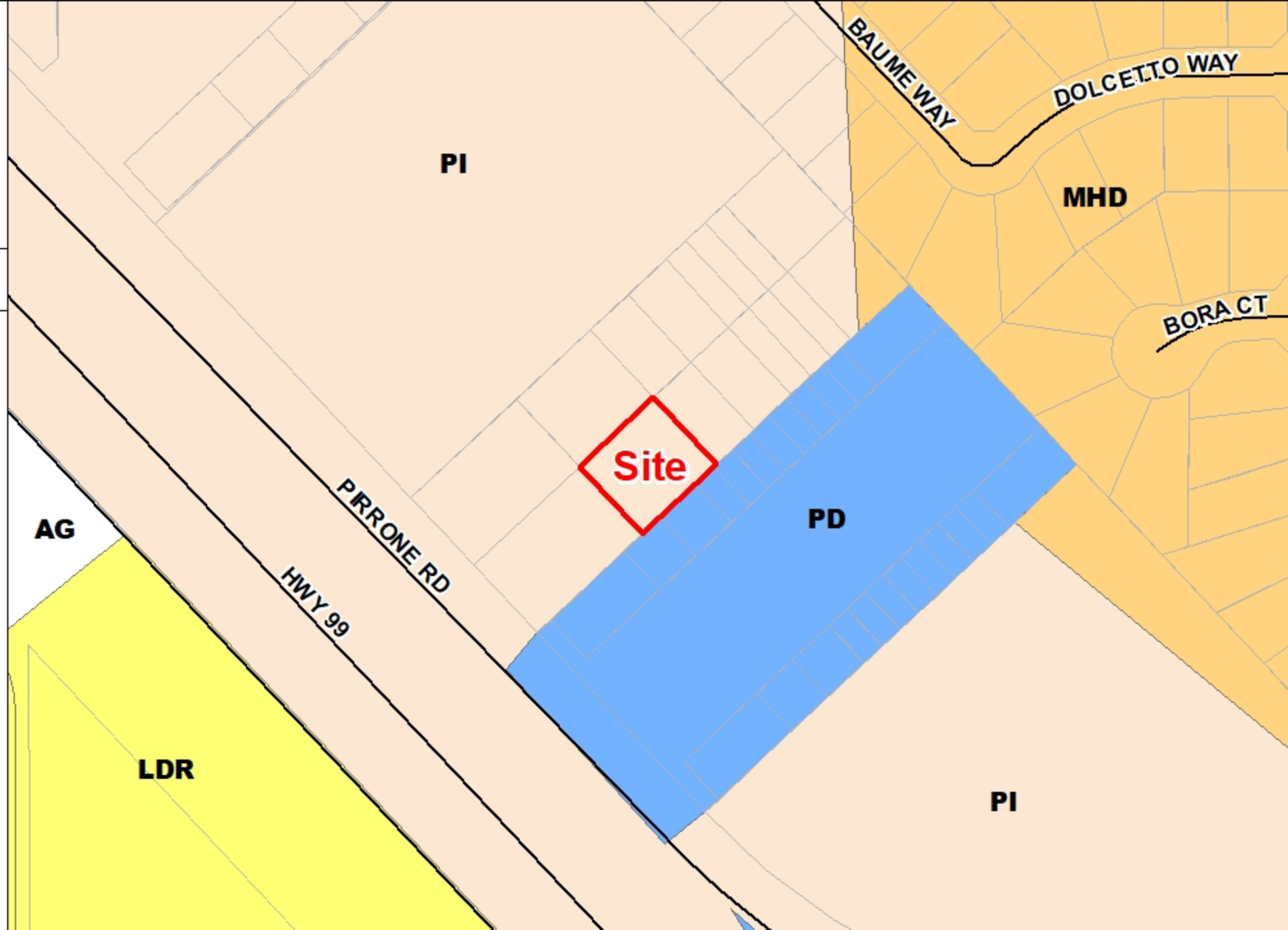
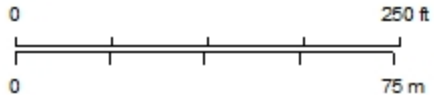
## COMMUNITY PLAN MAP

### LEGEND

-  Project Site
-  Parcel
-  Road

### Community Plan

-  PLANNED DEVELOPMENT
-  PIANNED INDUSTRIAL
-  RESIDENTIAL - MEDIUM
-  RESIDENTIAL - LOW
-  AGRICULTURE





# A&R MORTUARY SERVICES

UP  
PLN2021-0073


## ZONING MAP

### LEGEND

 Project Site

 City of


 Parcel

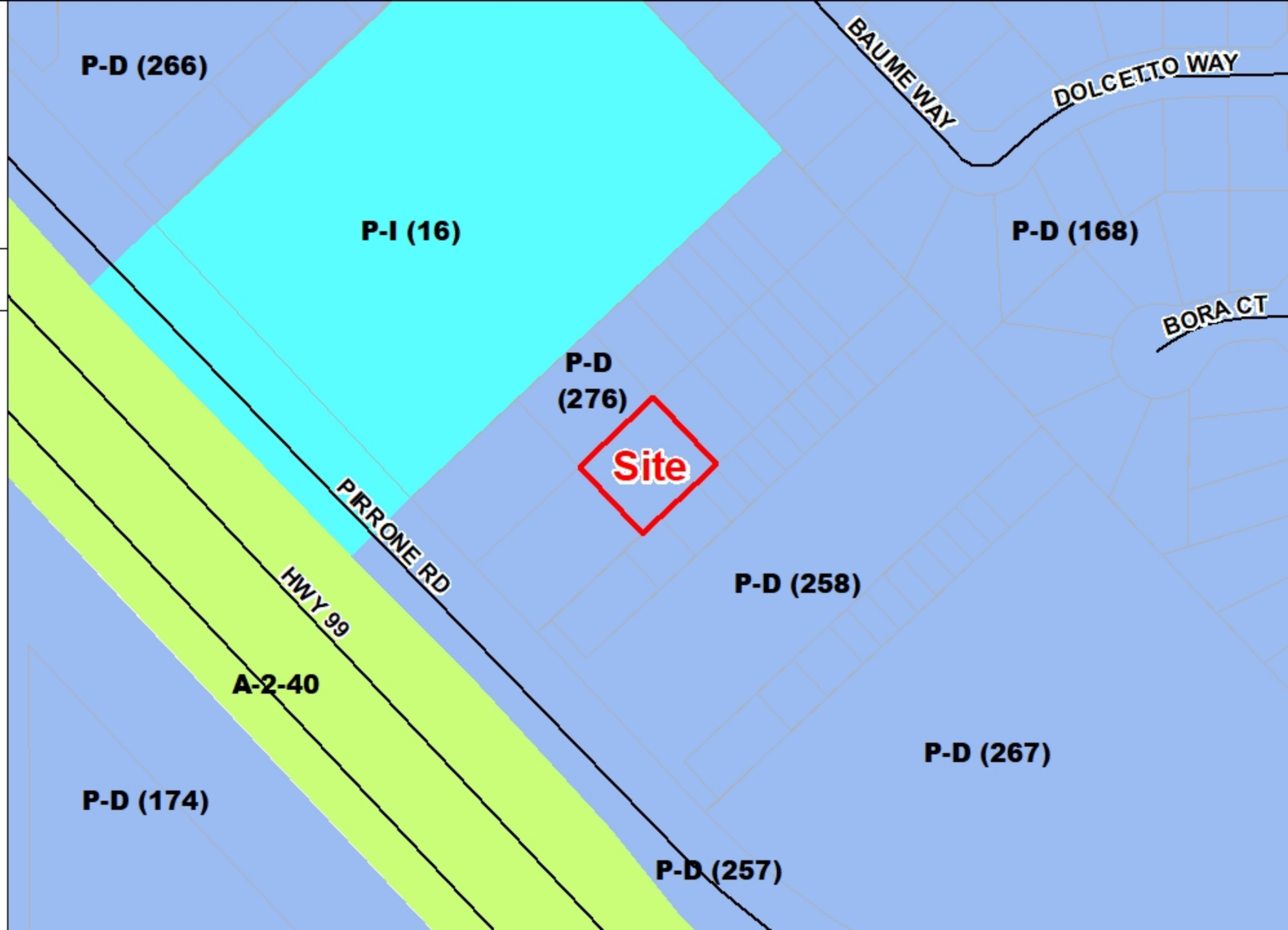
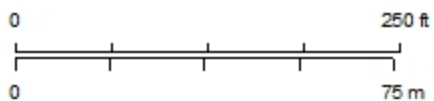
 Road

### Zoning Designation

 Planned Development

 General Agriculture 40 Acre

 Planned Industrial






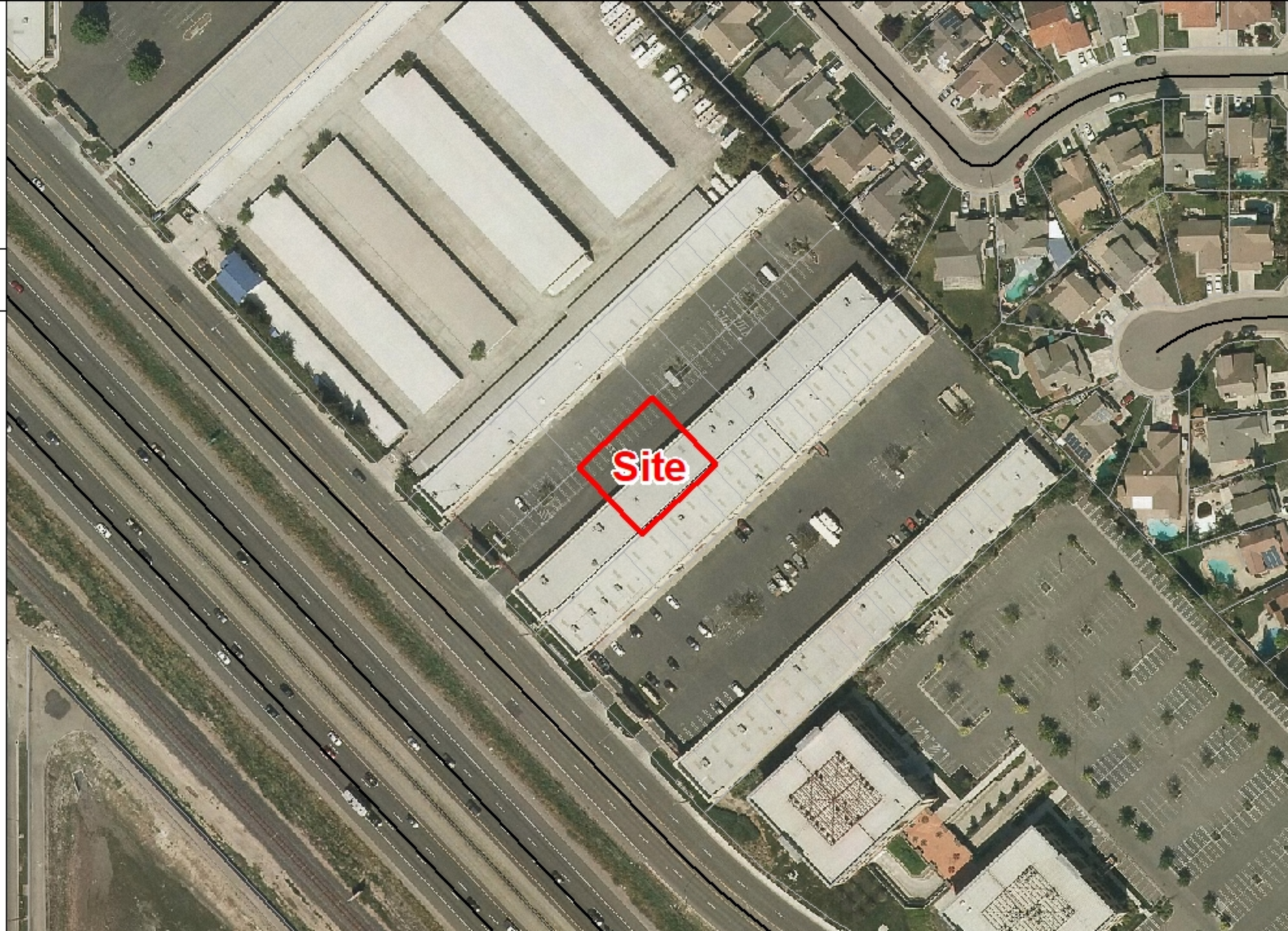
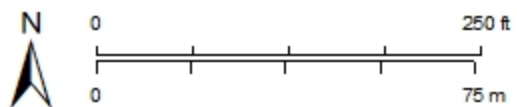
**A&R MORTUARY  
SERVICES  
UP  
PLN2021-0073**

*2017 AERIAL AREA MAP*

LEGEND

 Project Site

 Road





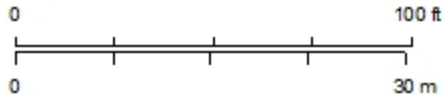
**A&R MORTUARY  
SERVICES  
UP  
PLN2021-0073**

*2017 AERIAL SITE MAP*

LEGEND

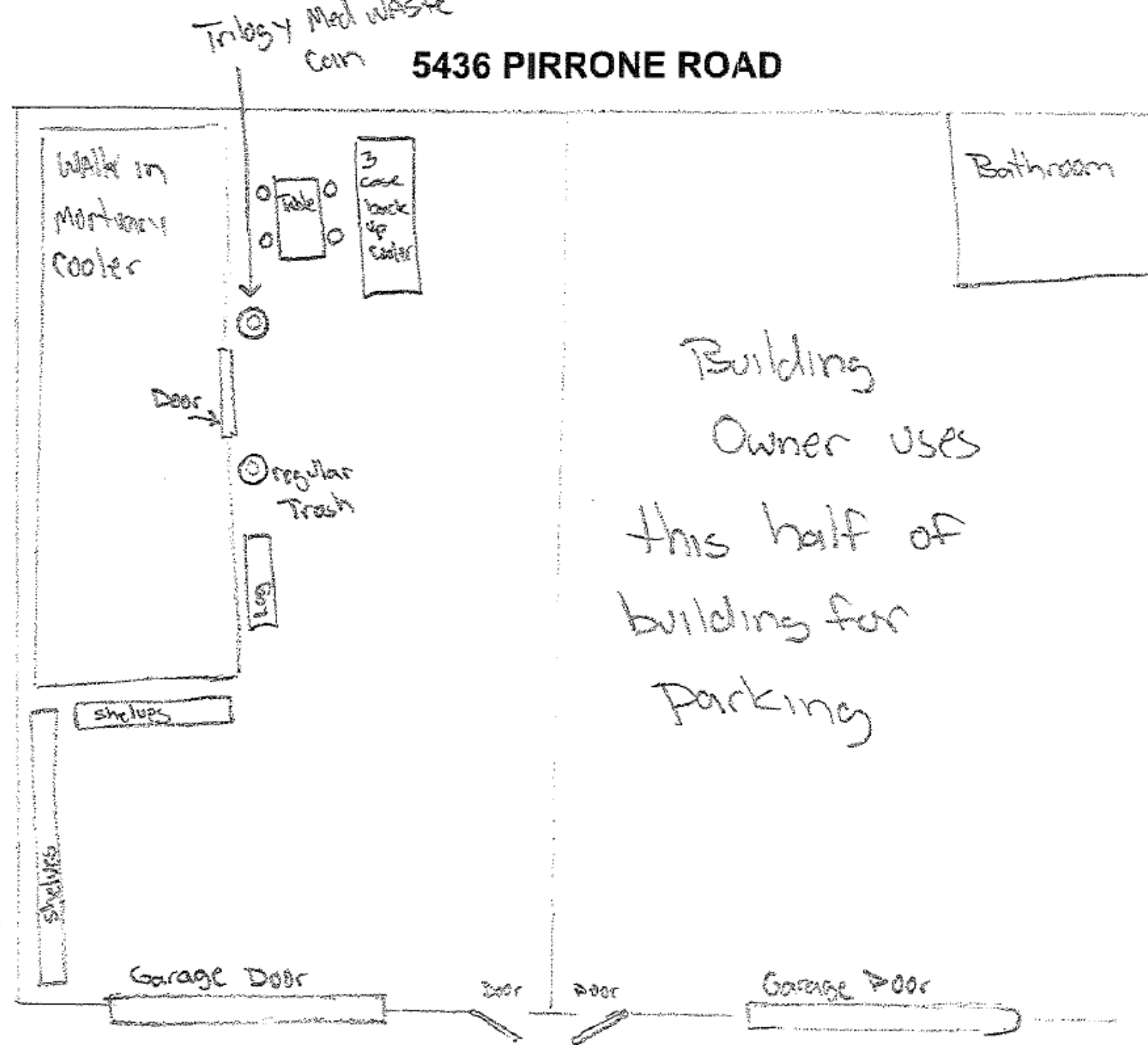
 Project Site

 Road



**A & R MORTUARY  
SERVICES  
UP  
PLN2021-0073**

**SITE PLAN**



# Next Steps

- Early Consultation referral – ended September 20<sup>th</sup>
- Initial Study referral (30-day referral)
- Planning Commission (TBD)
  
- Requesting input from the MAC
  - Concerns
  - Questions
  - Conditions of Approval

**UP APP. NO PLN2021-0080**

# **BOOMERS MODESTO**

**SALIDA MAC**  
**September 28, 2021**

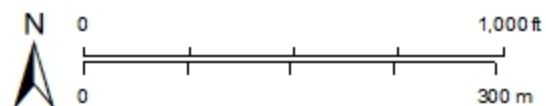


**BOOMERS**  
**UP**  
**PLN2021-0080**

*2017 AERIAL AREA MAP*

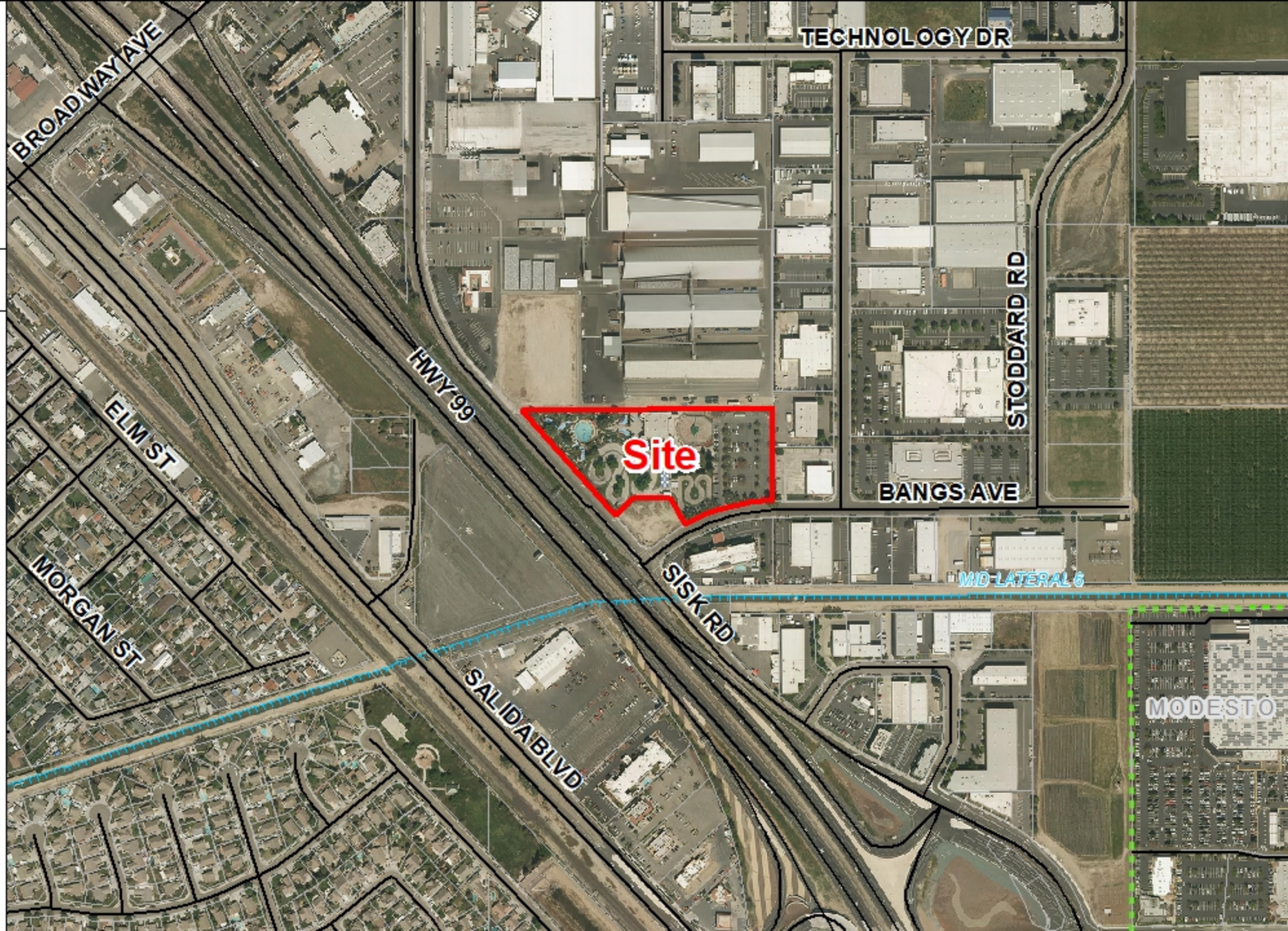
LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal



Source: Planning Department GIS

Date: 8/25/2021





**BOOMERS**  
**UP**  
**PLN2021-0080**

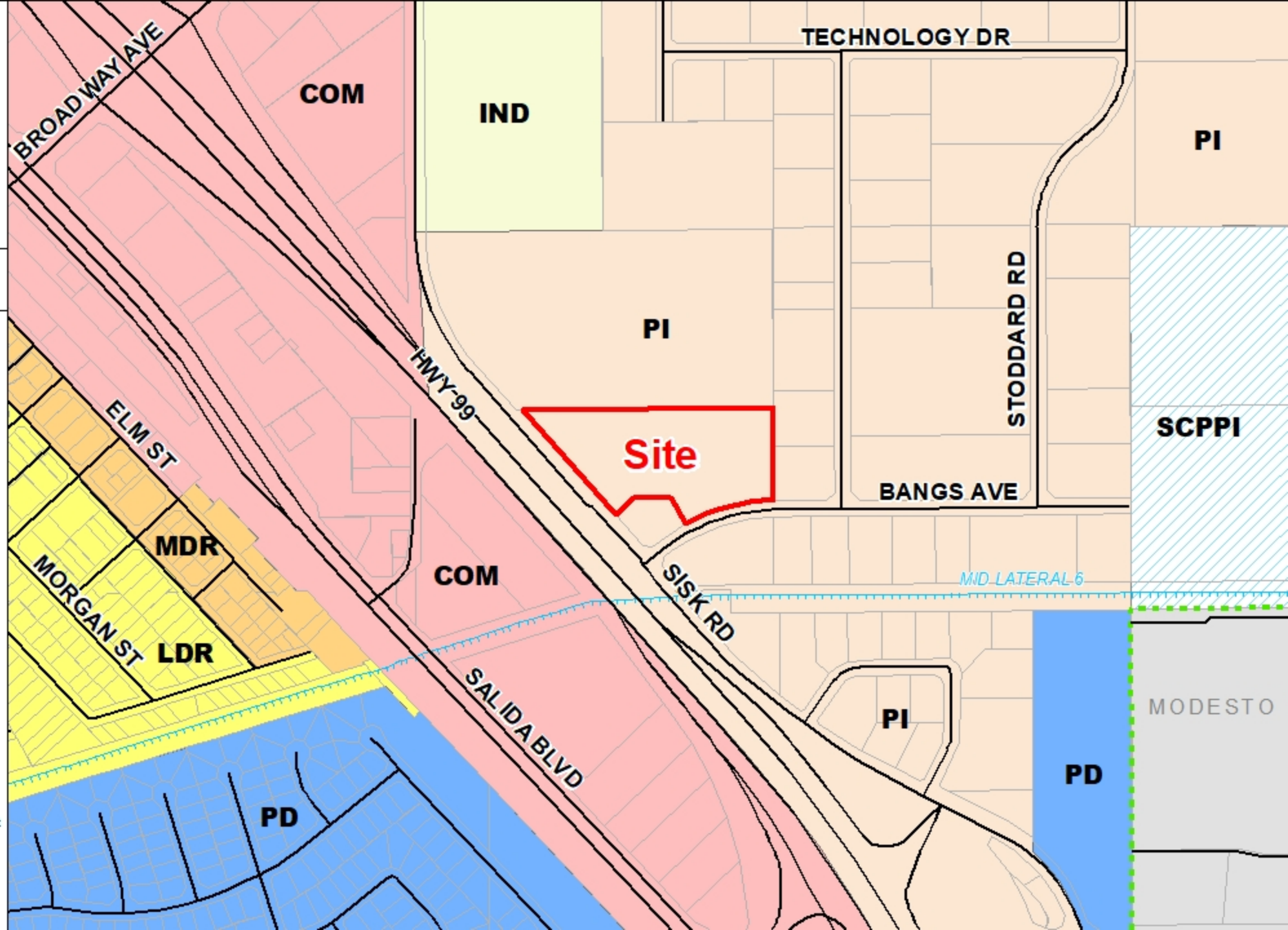
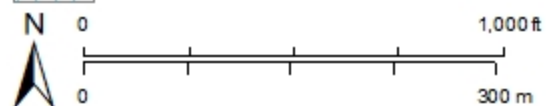
*GENERAL PLAN MAP*

LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  Road
-  Canal

**General Plan**

-  Planned Development
-  Commercial
-  Low Density Residential
-  Medium Density Residential
-  Planned Industrial
-  SCPPI

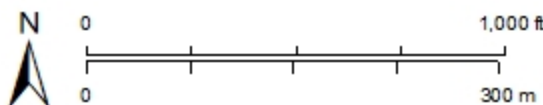


**BOOMERS**  
**UP**  
**PLN2021-0080**

*COMMUNITY PLAN MAP*

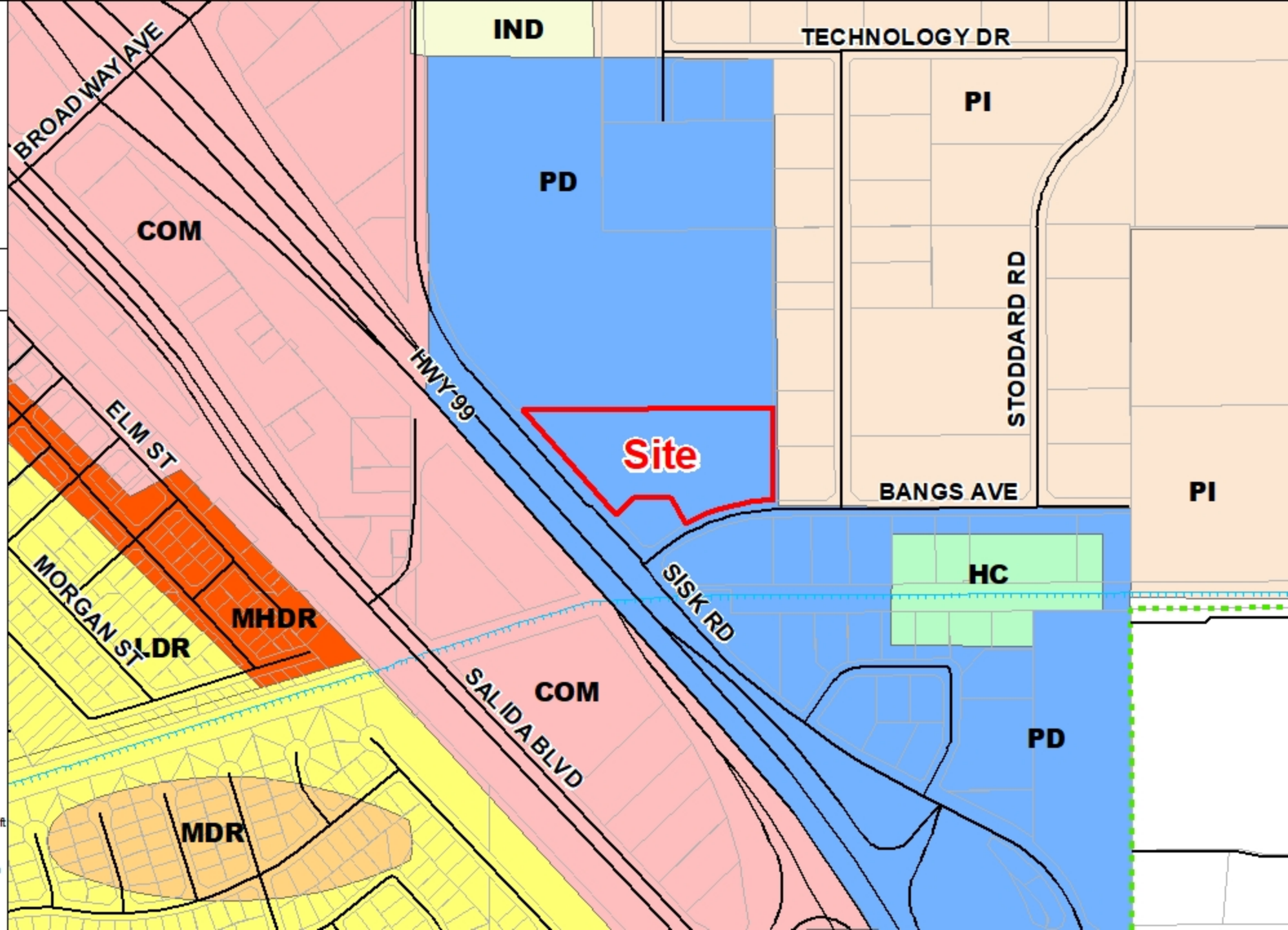
LEGEND

-  Project Site
-  Parcel
-  Sphere of Influence
-  Road
- Community Plan**
-  Industrial
-  Commercial
-  Commercial - Highway
-  Residential - Medium-High
-  Residential - Low
-  Residential Medium
-  Planned Development
-  Planned Industrial



Source: Planning Department GIS

Date: 9/27/2021








# BOOMERS UP PLN2021-0080

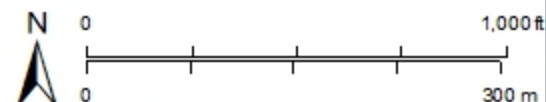
## ZONING MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  Road
-  Canal

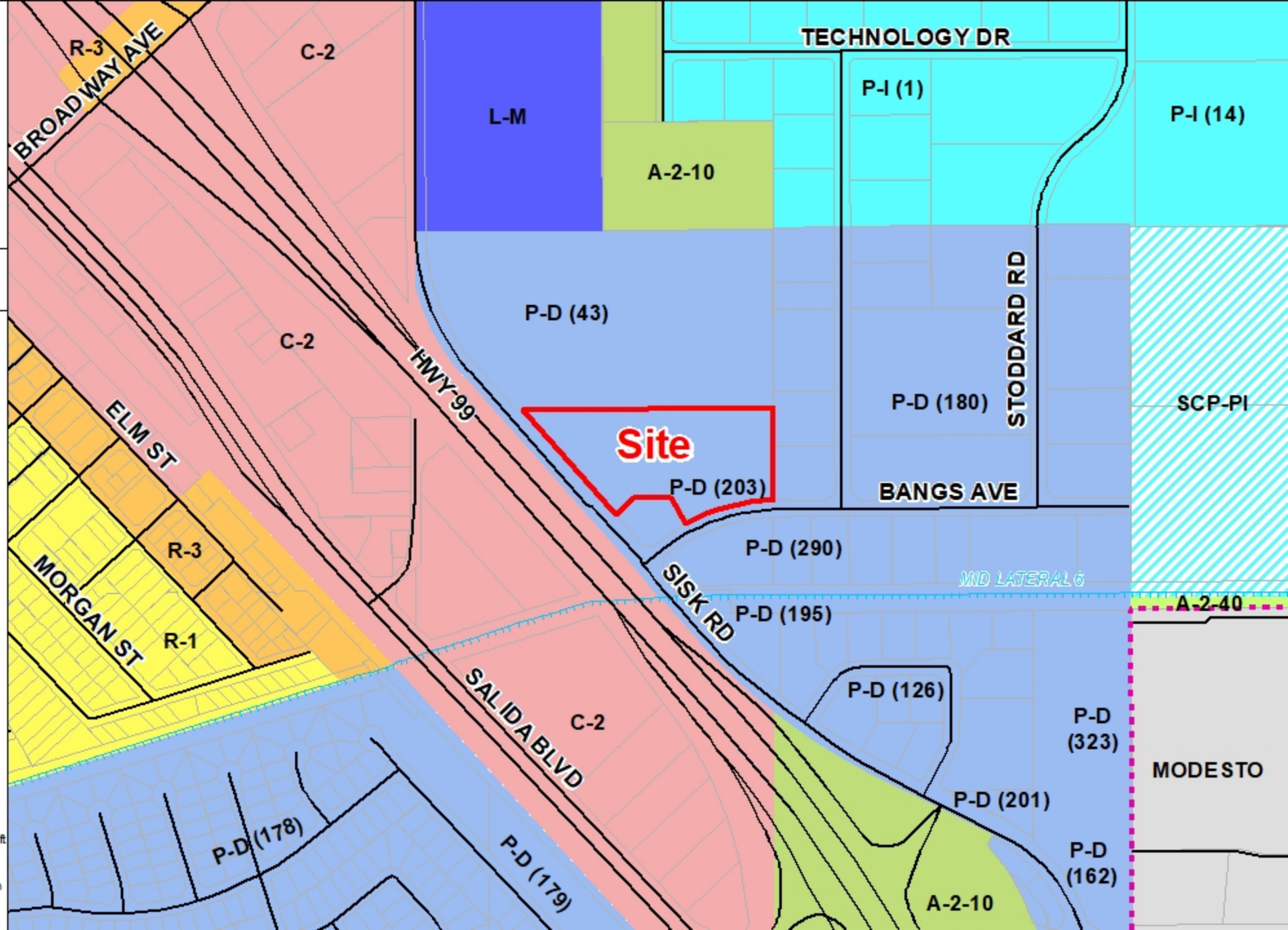
### Zoning Designation

-  General Agriculture 10 Acre
-  General Agriculture 40 Acre
-  Low Density Residential
-  Medium Density Residential
-  Commercial
-  Planned Industrial
-  Planned Development
-  Limited Industrial
-  Salida Community Plan PI



Source: Planning Department GIS

Date: 8/25/2021



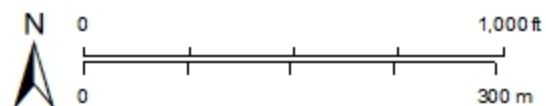


**BOOMERS**  
**UP**  
**PLN2021-0080**

*2017 AERIAL AREA MAP*

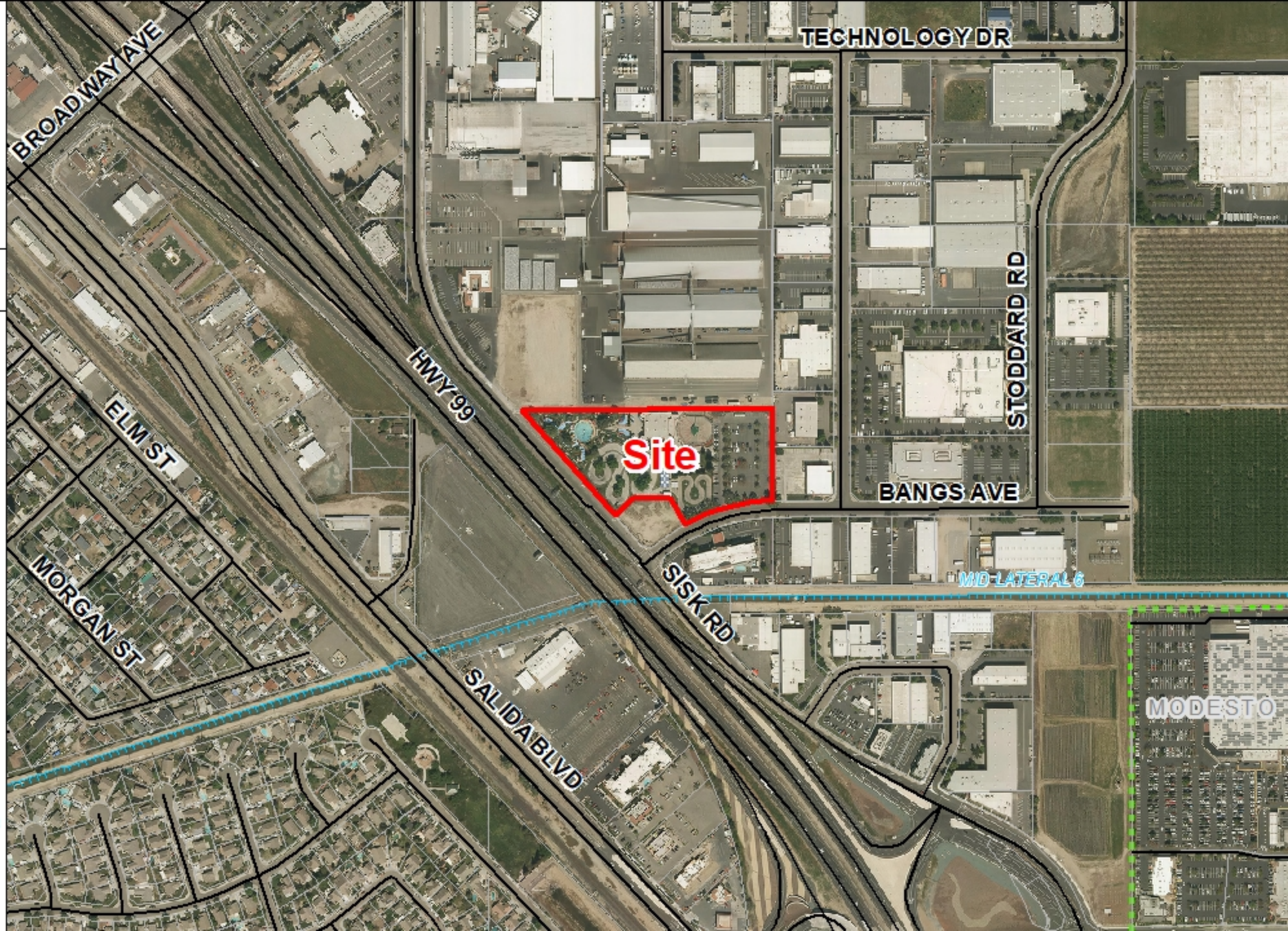
LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal



Source: Planning Department GIS

Date: 8/25/2021



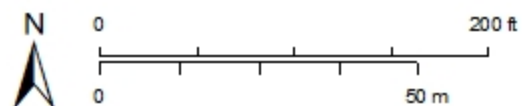


**BOOMERS**  
**UP**  
**PLN2021-0080**

*2017 AERIAL SITE MAP*

LEGEND

-  Project Site
-  Road





# BOOMERS

## UP

### PLN2021-0080

#### SITE PLAN

1. Existing Mini Golf Area
2. Existing Bumper Boat Area
3. Existing Go Cart Track
4. Existing Arcade
5. Existing Batting Cage
6. Canopies
7. Proposed Go Kart removal; and improvements per SAA PLN2021-0081
8. Existing Parking



Proposed  
Ferris wheel



Drive Way



JOE # 17-0044

DATE: 10/12/2021

SCALE: AS SHOWN

DRAWN: J.E.

CHECKED: J.E.

DATE: 10/12/2021

REVISIONS

NO.	DESCRIPTION	DATE	BY

PRELIMINARY CIVIL IMPROVEMENT PLANS FOR

BOOMERS MODESTO FERRIS WHEEL

MODESTO, CALIFORNIA

SHEET

NUMBER

SITE PLAN

C1.2



	EXISTING	PROPOSED
BOUNDARY LINE	---	---
CENTERLINE	---	---
RIGHT-OF-WAY	---	---
PARCEL LINE	---	---
MONUMENT	N/A	⊙
SAWCUT	---	---
CURB, GUTTER AND SIDEWALK	---	---
EDGE OF PAVEMENT	---	---
CONCRETE VALLEY GUTTER	N/A	---
TRENCH DRAIN	N/A	---
STORM DRAIN (MAN)	12"SD	12"SD
FORCE MAIN	24"FM	24"FM
DRAINAGE SWALE	---	---
STORM DRAIN MAINTENANCE HOLE	---	---
CURB INLET	---	---
DRAIN INLET	---	---
DRAIN INLET ON MAINTENANCE HOLE	---	---
STORM DRAINAGE FILTER	N/A	---
WATER (MAN)	18" W	8" W
WATER (SERVICE)	18" W	8" W
WATER VALVE	WV	WV
WATER BLOW OFF VALVE	WBO	WBO
BACK FLOW PREVENTER	BFP	BFP
POST INDICATOR VALVE (SINGLE)	WV	WV
FIRE DEPARTMENT CONNECTION	FDCT	FDCT
FIRE HYDRANT	HY	HY
FIRE SPRINKLER RISER	N/A	WVR
WATER METER	WM	WM
REDUCED PRESSURE PRINCIPLE DEVICE ASSEMBLY	N/A	RPPA
SINGLE CHECK DETECTOR ASSEMBLY	N/A	SCDA
SERVICE STOP	N/A	---
CLEANOUT	CO	CO
SEWER MAINTENANCE HOLE	---	---
GREASE TRAP	---	---
SEWER (MAN)	12"SD	12"SD
JOINT TRENCH (APPROX LOCATION)	---	N/A
TRANSFORMER (APPROX LOCATION)	N/A	---
OVER HEAD ELECTRICAL	---	N/A
SERVICE POLE	---	N/A
JOINT POLE	---	N/A
JOINT POLE WITH LIGHT	---	N/A
POWER POLE	---	N/A
TELEPHONE POLE	---	N/A
GUY	---	N/A
ELECTRICAL MANHOLE	---	N/A
ELECTRODER	---	N/A
UTILITY BOX	---	N/A
GAS LINE	---	N/A
(GAS VALVE)	---	N/A
PAD ELEVATION	N/A	N/A
FINISH FLOOR ELEVATION (PROPOSED)	N/A	FF=0000.00
BUILDING PAD	N/A	---
TOP OF CURB ELEVATION	68.82 TR	68.82 TR
ORIGINAL GROUND	3.0%	3.0%
DIRECTION OF FLOW	---	---
CONTOURS	---	---
WALL (SEE LABEL FOR TYPE)	---	---
FENCE (CHAINLINK OR VINYL)	---	---
FENCE (WIRE OR LOG/WIRE)	---	---
FENCE (WOOD OR WROUGHT IRON)	---	---
FENCE (SPLIT RAIL)	---	---
TREE OR SHRUB	---	N/A
TREE STUMP	---	N/A
IRRIGATION LINE	---	N/A
IRRIGATION VALVE	---	N/A
IRRIGATION PRESSURE MANHOLE/VENT	---	N/A
SKIN	---	N/A
PERCOLATION TEST LOCATION	N/A	P-X
R-VALUE SAMPLE LOCATION	N/A	RV-X
KEYNOTE SYMBOL	---	---

EX. BLDG.

EXISTING PROPERTY LINE

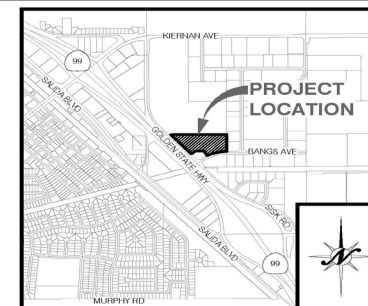
EXISTING BUILDING

PER SEPARATE PERMIT

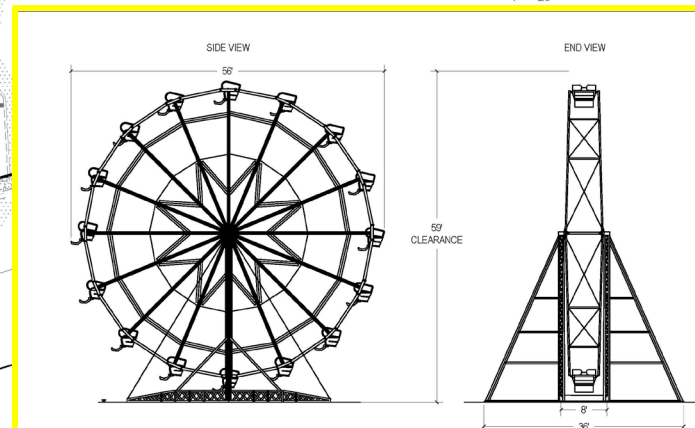
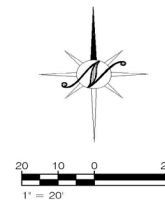
PROPOSED FERROUS WHEEL

EXISTING PROPERTY LINE

BANGS AVENUE

[illegible]

**VICINITY MAP**  
NTS



CLIENT:  
APEX / BOOMER PARK  
3405 MICHELSON DRIVE  
IRVINE, CA 92612  
P: (949) 207-8311  
CONTACT:  
NAVID TAYEBI

SITE ADDRESS  
4215 BANGS AVENUE  
MODESTO, CA 95356

GENERAL INFORMATION	
1.	C1.1 COVER SHEET
2.	C1.2 SITE PLAN

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# BOOMERS

## UP

### PLN2021-0080

#### SITE PLAN

1. Existing Mini Golf Area
2. Existing Bumper Boat Area
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4. Existing Arcade
5. Existing Batting Cage
6. Canopies
7. Proposed Go Kart removal; and improvements per SAA PLN2021-0081
8. Existing Parking



Proposed  
Ferris wheel



Drive Way





NO.	REVISIONS	DATE	BY	CHKD

**SITE PLAN**

PRELIMINARY CIVIL IMPROVEMENT PLANS FOR  
BOOMERS MODESTO FERRIS WHEEL  
MODESTO, CALIFORNIA

**North Star Engineering Group, Inc.**  
1700 N. G STREET, SUITE 200, MODESTO, CA 95354  
(209) 524-1000 Fax (209) 524-1001

JOB #	21-0044
DATE	07/26/2021
SCALE	AS SHOWN
DRAWN	W
CHECKED	W
DATE	07/26/2021

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**C1.2**

# Next Steps

- Early Consultation referral – ends September 28<sup>th</sup>
- Initial Study referral (30-day referral)
- Planning Commission (TBD)
  
- Requesting input from the MAC
  - Concerns
  - Questions
  - Conditions of Approval