



CEQA Referral Initial Study And Notice of Intent to Adopt a Negative Declaration

Date: April 5, 2019

To: Distribution List (See Attachment A)

From: Kristin Doud, Senior Planner, Planning and Community Development

Subject: REZONE APPLICATION NO. PLN2018-0067 – MODIFIED ENTERPRISES, LLC

Comment Period: April 5, 2019 – May 8, 2019

Respond By: May 8, 2019

Public Hearing Date: May 16, 2019

You may have previously received an Early Consultation Notice regarding this project, and your comments, if provided, were incorporated into the Initial Study. Based on all comments received, Stanislaus County anticipates adopting a Negative Declaration for this project. This referral provides notice of a 30-day comment period during which Responsible and Trustee Agencies and other interested parties may provide comments to this Department regarding our proposal to adopt the Mitigated Negative Declaration.

All applicable project documents are available for review at: Stanislaus County Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, CA 95354. Please provide any additional comments to the above address or call us at (209) 525-6330 if you have any questions. Thank you.

Applicant: Modified Enterprises, LLC; Bret Hughes

Project Location: 4847 Kiernan Court, north of the Highway 99 and Kiernan Avenue Interchange, in the Community of Salida.

APN: 136-019-002

Williamson Act Contract: N/A

General Plan: Highway Commercial – Planned Development

Community Plan: Salida – Planned Industrial (P-D)

Current Zoning: P-D (287)

Project Description: Request to change the zoning designation of a 1.01-acre parcel from expired P-D 287 (Planned Development) to a new P-D, to allow the construction of a 15,000 square-foot building, to be utilized for various light industrial, low people intensive commercial, and office uses.

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The project proposes to include 43 parking stalls, parking-lot lighting, screen landscaping along Kiernan Court, an 8-foot tall block wall against the rear (north) and side (east) property lines that abut existing residential uses, and an 8-foot tall wrought-iron fence along the western property line. The project will be served by the City of Modesto for water and Salida Sanitary for sewer services. The building does not currently have identified tenants but proposes hours of operation to be 7 days a week, 7 a.m. to 7 p.m. and estimates that each leased suite will employ 4-5 people, with a peak daily customer visit of 20, and 8 maximum deliveries per day. Construction is estimated to begin on or before January 1, 2020 and to be completed by 2021.

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



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

REZONE APPLICATION NO. PLN2018-0067 – MODIFIED ENTERPRISES, LLC

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
	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: MODESTO		STAN CO PARKS & RECREATION
X	SANITARY DIST: SALIDA	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: SALIDA	X	STAN CO SUPERVISOR #3: WITHROW
	HOSPITAL DIST:	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: MODESTO	X	StanCOG
X	MOSQUITO DIST: EASTSIDE	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
X	MUNICIPAL ADVISORY COUNCIL: SALIDA		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	PACIFIC GAS & ELECTRIC	X	SURROUNDING LAND OWNERS
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: UNION PACIFIC		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: SALIDA UNION		US FISH & WILDLIFE
X	SCHOOL DIST 2: MODESTO UNION	X	US MILITARY (SB 1462) (7 agencies)
	STAN ALLIANCE		USDA NRCS
X	STAN CO AG COMMISSIONER	X	WATER DIST: CITY OF MODESTO (DEL ESTE)
	TUOLUMNE RIVER TRUST		

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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. PLN2018-0067 – MODIFIED ENTERPRISES, LLC

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
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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

CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, December 30, 2009

1. **Project title:** Rezone Application No. PLN2018-0067 – Modified Enterprises
SCH No. 2018082057
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Kristin Doud, Senior Planner
(209) 525-6330
4. **Project location:** 4847 Kiernan Court, north of the Highway 99 and Kiernan Avenue Interchange, in the Community of Salida, west of the City of Modesto. (APN: 136-019-002)
5. **Project sponsor's name and address:** Modified Enterprises, LLC; Bret Hughes
P.O. Box 10
Modesto, CA 95353
6. **General Plan designation:** Highway Commercial - Planned Development
7. **Zoning:** P-D (287) (Planned Development)
8. **Description of project:**

This is a request to change the zoning designation of a 1.01-acre parcel from expired P-D 287 (Planned Development) to a new P-D, to allow the construction of a 15,000 square-foot building, to be utilized for various light industrial, low people intensive commercial, and office uses.

The project proposes to include 43 parking stalls, parking-lot lighting, screen landscaping along Kiernan Court, an 8-foot tall block wall against the rear (north) and side (east) property lines that abut existing residential uses, and an 8-foot tall wrought-iron fence along the western property line. The project will be served by the City of Modesto for water and Salida Sanitary for sewer services. The building does not currently have identified tenants but proposes hours of operation to be 7 days a week, 7 a.m. to 7 p.m. and estimates that each leased suite will employ 4-5 people, with a peak daily customer visit of 20, and 8 max deliveries per day. Construction is estimated to begin on or before January 1, 2020 and to be completed by 2021.
9. **Surrounding land uses and setting:** The site currently is vacant. There are other similar PI (Planned Industrial) properties in the area, C-2 (General Commercial) uses to the southeast, residences to the east and north and Highway 99 to the west and southwest.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Stanislaus County Department of Public Works
Department of Environmental Resources

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Kristin Doud

Prepared By

April 5, 2019

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, than the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a) Earlier Analysis Used. Identify and state where they are available for review.

b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

a) the significant criteria or threshold, if any, used to evaluate each question; and

b) the mitigation measure identified, if any, to reduce the impact to less than significant.

ISSUES

I. AESTHETICS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion: The site itself is not considered to be a scenic resource or unique scenic vista. The site is currently vacant land. The buildings and elevations proposed for the site are commercial in nature, as they are office/warehouse uses, which is consistent with other development in the area. The project proposes to include parking lot lighting, screen landscaping along Kiernan Court, an 8-foot tall block wall against the rear (north) and side (east) property lines that abut existing residential uses, and an 8-foot tall wrought-iron fence along the western property line. Conditions of approval will be applied to the project that require dead or dying plants be replaced and nighttime lighting be aimed downward towards the site to prevent glare to adjacent properties. No adverse impacts to the existing visual character of the site or its surroundings are anticipated.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance; the Stanislaus County General Plan; and Support Documentation¹.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Discussion: The project site is not enrolled in a Williamson Act Contract. Surrounding land uses consist of residential uses to the east and north, a vacant parcel proposed to be improved with a hotel and light industrial, low traffic generating commercial warehouse, and Highway 99 to the south. No agricultural property surrounds the site.

The parcel has soils classified by the California Department of Conservation Farmland Mapping and Monitoring Program as Urban and Built-Up Land. The USDA Natural Resources Conservation Service's Eastern Stanislaus County Soil Survey indicates that the property is made up of grade 2 Dinuba sandy loam soils (DrA), which has a Storie Index Rating of 77 and is considered to be prime soil. However, the site is located within an already developed community, is designated in the General Plan as being appropriate for highway commercial planned development uses and is considered to be infill development.

No impacts to agriculture are anticipated to occur as a result of this project as this site is located in an area already developed with residential and light industrial/commercial uses. The project will not conflict with any agricultural activities in the area and/or lands enrolled in the Williamson Act. This project will have no impact to forest land or timberland.

Mitigation: None.

References: California Department of Conservation Farmland Mapping and Monitoring 2016 Stanislaus County Map; USDA National Resources Conservation District Web Soil Survey and Eastern Stanislaus Soil Survey; Stanislaus County General Plan and Support Documentation¹.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

Discussion: The proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies.

The SJVAPCD's most recent air quality plans are the 2007 PM₁₀ (respirable particulate matter) Maintenance Plan, the 2008 PM_{2.5} (fine particulate matter) Plan, and the 2007 Ozone Plan. These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which have been classified as "extreme non-attainment" for ozone, "attainment" for respirable particulate matter (PM-10), and "non-attainment" for PM 2.5, as defined by the Federal Clean Air Act.

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA, which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin. The project will increase traffic in the area and, thereby, impact air quality.

The San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) Analysis indicates that the minimum threshold of significance for commercial projects is 1,673 trips/day and 1,506 trips/day for industrial projects. The project estimates that each leased suite will employ 4-5 people, with a peak daily customer visit of 20, and 8 max deliveries per day, which equates to a maximum of 60 additional vehicle trips per day and 8 truck trips per day. This is below the District's thresholds of significance for emissions.

Construction activities associated with new development can temporarily increase localized PM₁₀, PM_{2.5}, volatile organic compound (VOC), nitrogen oxides (NOX), sulfur oxides (SOX), and carbon monoxide (CO) concentrations within a project's vicinity. The primary source of construction-related CO, SOX, VOC, and NOX emission is gasoline and diesel-powered, heavy duty mobile construction equipment. Primary sources of PM₁₀ and PM_{2.5} emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces.

Construction activities associated with the proposed project would consist of construction of a 15,000 square foot "L" shaped building, which is proposed to be one story and 22 feet in height with 8 suites. These activities would not require any substantial use of heavy-duty construction equipment and would require little or no demolition or grading as the site is presently unimproved and considered to be topographically flat. Consequently, emissions would be minimal. Furthermore, all construction activities would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less than significant without mitigation.

The project is required to obtain all applicable Air District permits as a condition of approval, and accordingly, the proposed project would be consistent with all applicable air quality plans. The proposed project would not conflict with applicable regional plans or policies adopted by agencies with jurisdiction over the project. Implementation of the proposed project would fall below the SJVAPCD significance thresholds for both short-term construction and long-term operational emissions.

Mitigation: None.

References: San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL); Application information; Stanislaus County General Plan and Support Documentation¹

IV. BIOLOGICAL RESOURCES -- Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Discussion: It does not appear this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. There is no known sensitive or protected species or natural community located on the site. The project is located within the Salida Quad of the California Natural Diversity Database. The project site is located within an already developed community, is designated in the General Plan as being appropriate for highway commercial planned-development uses and is considered to be infill development.

The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors are considered to be less than significant.

An Early Consultation was referred to the California Department of Fish and Wildlife (formerly the Department of Fish and Game), and no response was received.

Mitigation: None.

References: California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; Stanislaus County General Plan and Support Documentation¹

V. CULTURAL RESOURCES -- Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion: A records search conducted by the Central California Information Center for the project site indicated that there are no historical, cultural, or archeological resources recorded on-site and that the site has a low sensitivity for the discovery of such resources. It does not appear that this project will result in significant impacts to any archaeological or

cultural resources. The project site is located within an already developed community, is designated in the General Plan as being appropriate for highway commercial planned-development uses and is considered to be infill development. However, standard conditions of approval regarding the discovery of cultural resources during the construction process will be added to the project.

Mitigation: None.

References: Central California Information Center Report for the project site, dated June 27, 2018; Stanislaus County General Plan and Support Documentation¹

VI. GEOLOGY AND SOILS -- Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	

Discussion: The USDA Natural Resources Conservation Service's Eastern Stanislaus County Soil Survey indicates that the property is made up of Dinuba sandy loam soils (DrA). As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F), and a soils test may be required at building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. An Early Consultation referral response received from the Department of Public Works indicated that a grading, drainage, and erosion/sediment control plan for the project will be required, subject to Public Works review and Standards and Specifications. Likewise, any addition or expansion of a septic tank or alternative waste water disposal system would require the approval of the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements.

The project site is not located near an active fault or within a high earthquake zone. Landslides are not likely due to the flat terrain of the area.

DER, Public Works, and the Building Permits Division review and approve any building or grading permits to ensure their standards are met. Conditions of approval regarding these standards will be applied to the project and will be triggered when a building permit is requested.

Mitigation: None.

References: Referral response received from the Stanislaus County Department of Public Works dated February 7, 2019; USDA National Resources Conservation District Web Soil Survey; Stanislaus County General Plan and Support Documentation¹

VII. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion: The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost effective statewide GHG emissions are reduced to 1990 levels by 2020.

This project proposes to construct a 15,000 square foot "L" shaped building, which is proposed to be one story and 22 feet in height with 8 suites. The San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) Analysis indicates that the minimum threshold of significance for commercial projects is 1,673 trips/day and 1,506 trips/day for industrial projects. The project estimates that each leased suite will employ 4-5 people, with a peak daily customer visit of 20, and 8 max deliveries per day, which equates to a maximum of 60 additional vehicle trips per day and 8 truck trips per day. This is below the District's thresholds of significance for emissions. The project will be required to obtain all applicable Air District permits, including an Authority to Construct (ATC) Permit and may be subject to the following District Rules: Regulation VIII, Rule 4102, Rule 4601, Rule 4641, Rule 4002, Rule 4102, Rule 4550, and Rule 4570. Staff will include a condition of approval on the project requiring that the applicant be in compliance with the District's rules and regulations.

Mitigation: None.

References: Application information; and Stanislaus County General Plan and Support Documentation¹

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Discussion: The County Department of Environmental Resources is responsible for overseeing hazardous materials and has not indicated any particular concerns in this area. The proposed use is not recognized as a generator and/or consumer of hazardous materials, therefore no significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

The project site is not within the vicinity of any airstrip or wildlands.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹.

IX. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?			X	

Discussion: Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains. All flood zone requirements will be addressed by the Building Permits Division during the building permit process. By virtue of the proposed paving for the parking lot, the current absorption patterns of water upon this property will be altered; however, current standards require that all of a project's stormwater be maintained on-site and, as such, a Grading and Drainage Plan, as requested by the Department of Public Works, will be included in this project's conditions of approval. As a result of the development standards required for this project, impacts associated with drainage, water quality, and runoff are expected to have a less than significant impact.

Mitigation: None.

References: Referral response received from the Department of Public Works; and Stanislaus County General Plan and Support Documentation¹

X. LAND USE AND PLANNING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Physically divide an established community?			X	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			X	

Discussion: The proposed project area is located outside the boundaries of the approved Salida "Mello-Roos" General Plan and Community Plan Amendments but is within the same general vicinity. This area was designated for Planned Industrial uses and analyzed in the Final EIR prepared for that project (SCH #87081812). The Planned Industrial Community Plan designation anticipated uses as outlined in Section 21.42.020 of the Zoning Ordinance. The project is consistent with these identified uses. The proposed uses are consistent with the adopted plans for the site. The site is adjacent to other similar uses, State Highway 99 on the west, and residential uses on the east. The proposed Planned Industrial/Commercial facility is consistent with the Salida Community Plan designation of Planned Industrial and the General Plan designation of Planned Development. This project was previously approved under Rezone Application

Number 2003-07 – Ray Gritton for similar uses and for a similar building design. No construction was completed, and the Planned Development 287 expired. A new rezone is required to develop the property.

The project will not physically divide an established community nor conflict with any habitat conservation plans.

Mitigation: None.

References: Referral response from the Department of Public Works, dated February 7, 2019; Stanislaus County General Plan and Support Documentation¹

XI. MINERAL RESOURCES -- Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	

Discussion: The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site, nor is the project site located in a geological area known to produce resources.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

XII. NOISE -- Would the project result in:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			X	

Discussion: The Stanislaus County General Plan identifies noise levels up to 70 dB Ldn (or CNEL) as the normally acceptable level of noise for commercial uses. On-site grading and construction, resulting from this project, may result in a temporary increase in the area's ambient noise levels; however, noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise. The site itself is impacted by the noise generated from California Highway 99. Moreover, operating hours are limited to 7:00 a.m. to 7:00 p.m. daily. The area's ambient noise level will temporarily increase during grading/construction.

The site is not located within an airport land use plan.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

XIII. POPULATION AND HOUSING -- Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X	

Discussion: The site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5th cycle Regional Housing Needs Allocation (RHNA) for the county and will therefore not impact the County's ability to meet their RHNA. No population growth will be induced nor will any existing housing be displaced as a result of this project.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

XIV. PUBLIC SERVICES --				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project result in the substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Discussion: The County has adopted Public Facilities Fees, as well as Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. All adopted public facility fees will be required to be paid at the time of building permit issuance.

This project was circulated to all applicable school, fire, police, irrigation, and public works departments and districts during the Early Consultation referral period, and no concerns were identified with regard to public services. A referral response was received from Salida Fire indicating that all construction must comply with current adopted fire code, including the payment of fire service impact mitigation fees, on-site water supply and infrastructure for fire protection, and emergency vehicle access. A referral response was received from the Modesto Irrigation District indicating that the District's existing electrical facilities shall be protected. These responses will be reflected as conditions of approval applied to the project.

Mitigation: None.

References: Project referral response received from the Modesto Irrigation District, dated September 11, 2019; Project response received from the Salida Fire Protection District, dated August 27, 2018; Stanislaus County General Plan and Support Documentation¹

XV. RECREATION --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Discussion: This project will not increase demands for recreational facilities, as such impacts typically are associated with residential development.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

XVI. TRANSPORTATION/TRAFFIC -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	

Discussion: The project proposes to construct a 15,000 square foot “L” shaped building, which is proposed to be one story and 22 feet in height with 8 suites, to be utilized for various light industrial, low people intensive commercial, and office uses. The project estimates that each leased suite will employ 4-5 people, with a peak daily customer visit of 20, and 8 max deliveries per day, which equates to a maximum of 60 additional vehicle trips per day and 8 truck trips per day. The project proposes to include 43 parking stalls, parking lot lighting, and screen landscaping along Kiernan Court.

This project was referred to the California Department of Transportation (Caltrans), all of which had no comments regarding the proposed project. It was also referred to the Department of Public Works who responded indicating that street improvements including street lights, curb, gutter, sidewalk, pavement, pavement striping, and drainage facilities, are required to be constructed along Kiernan Court.

Mitigation: None.

References: Referral response from the Department of Public Works dated February 7, 2019; Stanislaus County General Plan and Support Documentation¹.

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Discussion: Limitations on providing services have not been identified. The project will be served by the City of Modesto for water and Salida Sanitary for sewer services. The Department of Public Works will review and approve grading and drainage plans prior to construction. Conditions of approval will be added to the project to reflect this requirement.

Mitigation: None.

References: Referral response received from the Department of Public Works, dated February 7, 2019; Stanislaus County General Plan and Support Documentation¹

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion: Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area.

Mitigation: None.

References: Initial Study; Stanislaus County General Plan and Support Documentation¹

¹Stanislaus County General Plan and Support Documentation adopted in August 23, 2016, as amended. **Housing Element** adopted on April 5, 2016.



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

NEGATIVE DECLARATION

NAME OF PROJECT: Rezone Application No. PLN2018-0067 – Modified Enterprises, LLC.

LOCATION OF PROJECT: 4847 Kiernan Court, north of Highway 99 and Kiernan Avenue interchange, in the Community of Salida.

PROJECT DEVELOPERS: Commercial Architecture
616 14th Street
Modesto, CA 95353

DESCRIPTION OF PROJECT: Request to change the zoning designation of a 1.01-acre parcel from expired P-D 287 (Planned Development) to a new P-D, to allow the construction of a 15,000 square-foot building, to be utilized for various light industrial, low people intensive commercial, and office uses.

Based upon the Initial Study, dated **April 5, 2019**, the Environmental Coordinator finds as follows:

1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

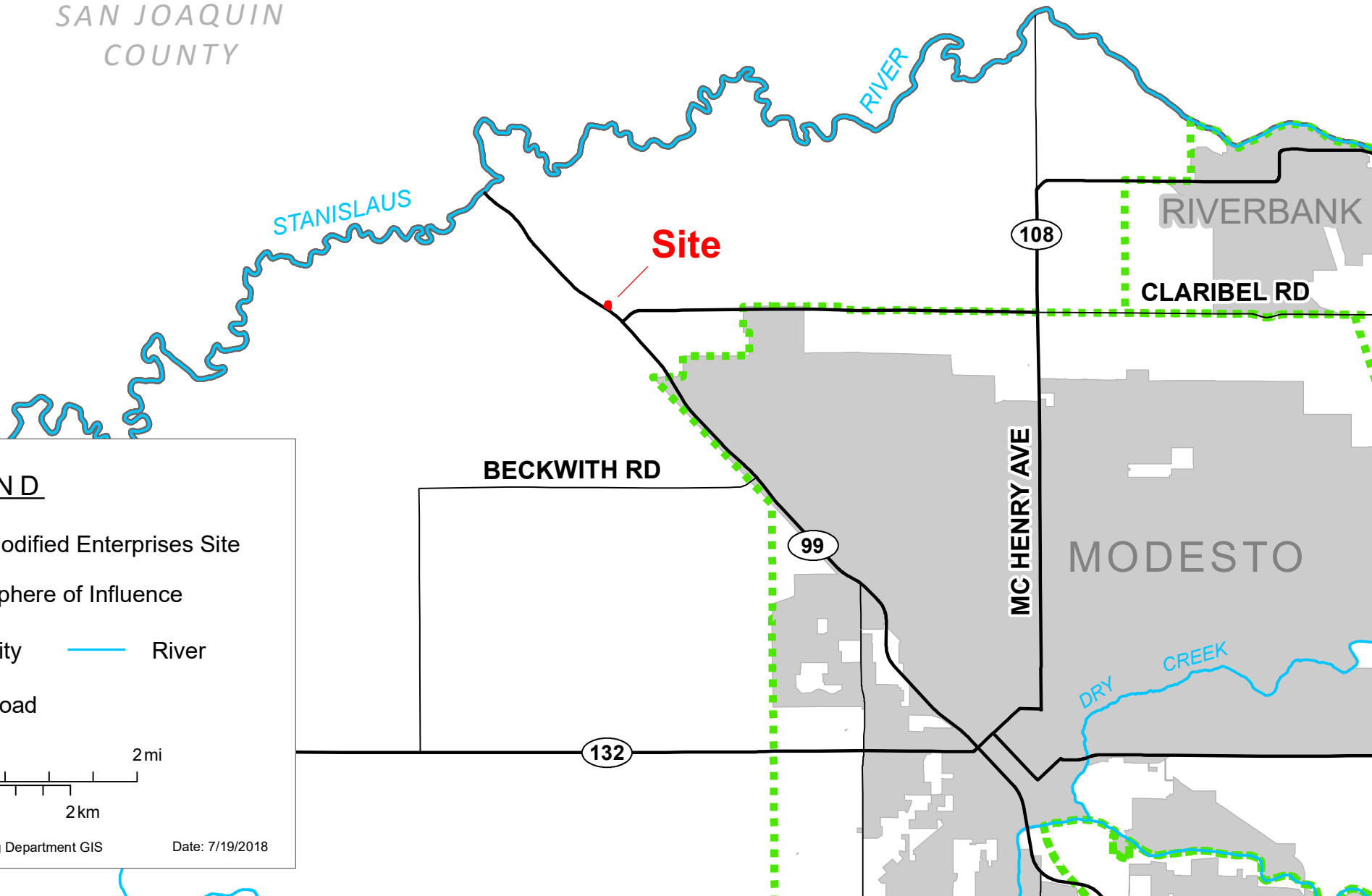
The Initial Study and other environmental documents are available for public review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California.

Initial Study prepared by: Kristin Doud, Senior Planner

Submit comments to: Stanislaus County
Planning and Community Development Department
1010 10th Street, Suite 3400
Modesto, California 95354

MODIFIED ENTERPRISES LLC GPA REZ PLN2018-0067 AREA MAP

SAN JOAQUIN
COUNTY



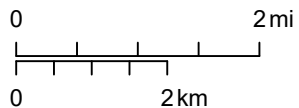
LEGEND

Modified Enterprises Site

Sphere of Influence

City River

Road



Source: Planning Department GIS

Date: 7/19/2018

MODIFIED ENTERPRISES LLC GPA REZ PLN2018-0067 GENERAL PLAN MAP

LEGEND


 Modified Enterprises Site

 Parcel  Road


General Plan

 Commercial

 Highway Commercial/PD

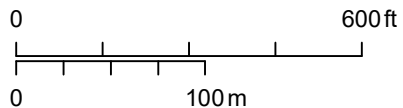
 Low Density Residential

 Residential - Med. Density

 Residential - Med./High Density

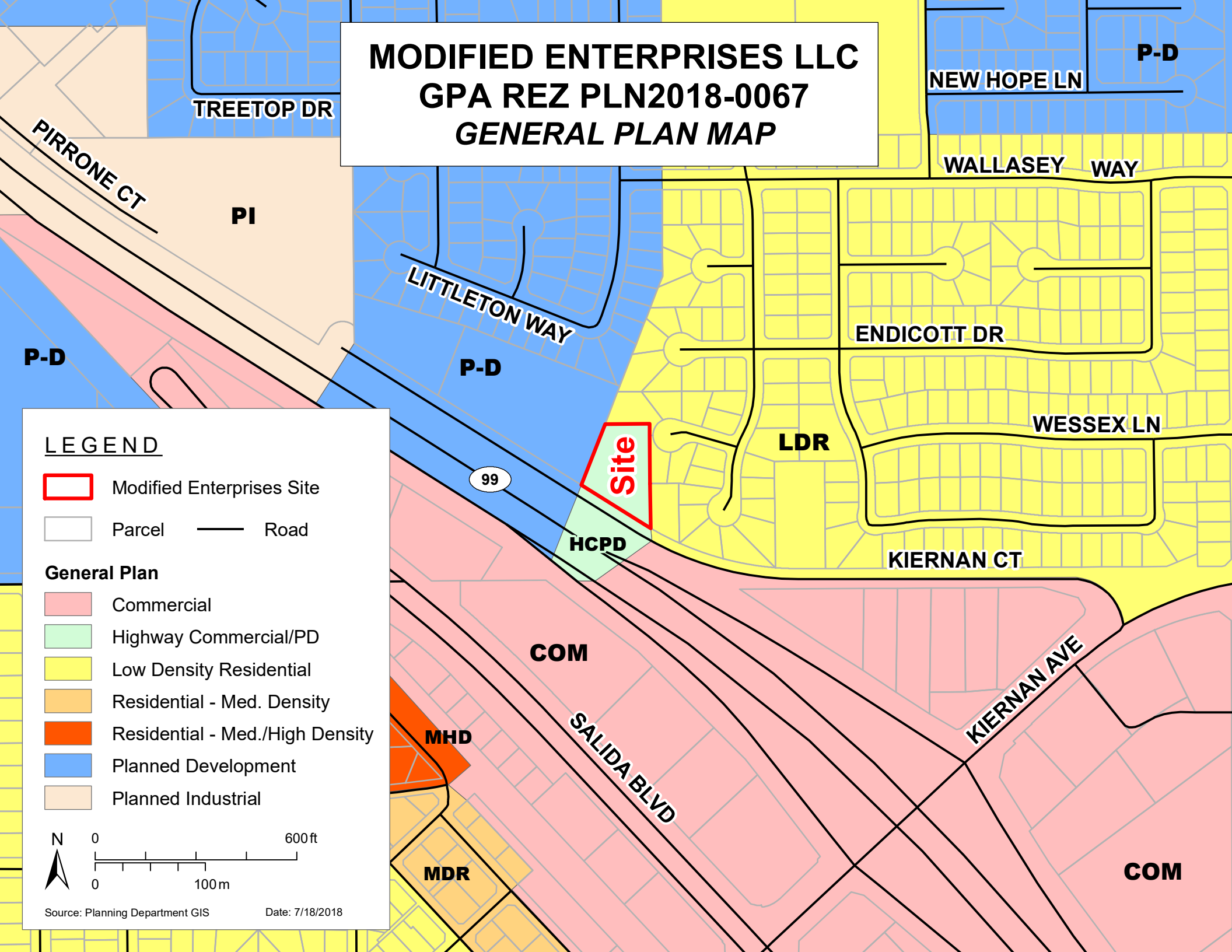
 Planned Development

 Planned Industrial

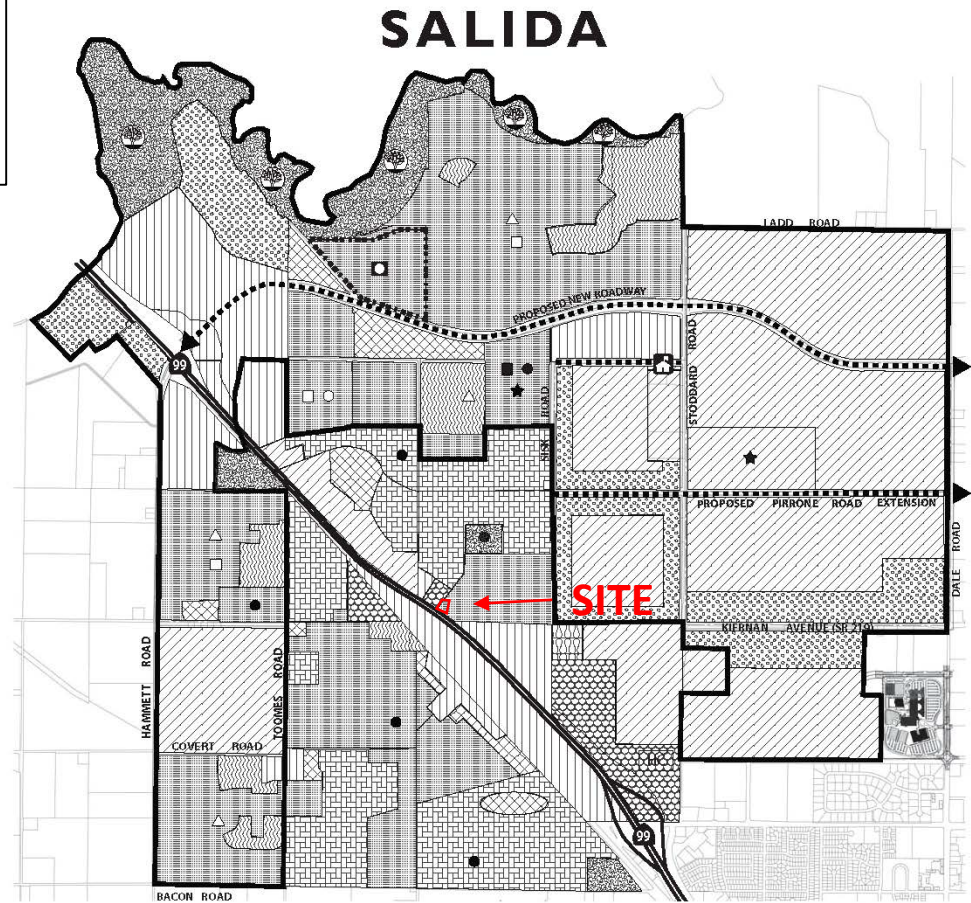


Source: Planning Department GIS

Date: 7/18/2018



MODIFIED ENTERPRISES LLC
GPA REZ PLN2018-0067
SALIDA COMMUNITY PLAN



LAND USES

	Low Density Residential
	Low Density Residential (Within Project Boundary)
	Medium Density Residential
	Medium High Density Residential
	Business Park
	Commercial
	Industrial
	Planned Industrial
	Planned Development
	Highway Commercial
	Agricultural

PARKS AND SCHOOLS

Existing	Proposed	
		Neighborhood Park*
		Elementary School*
		Middle School*
		High School*
		Stanislaus River Park*

PUBLIC FACILITIES

	New Road
	Special Treatment Area
	Amendment Area Boundary
	Existing Waste Water Treatment Plant*
	Proposed Fire Station*



COMMUNITY PLAN









MODIFIED ENTERPRISES LLC GPA REZ PLN2018-0067 ZONING MAP

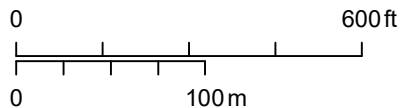
LEGEND

 Modified Enterprises Site

 Parcel  Road

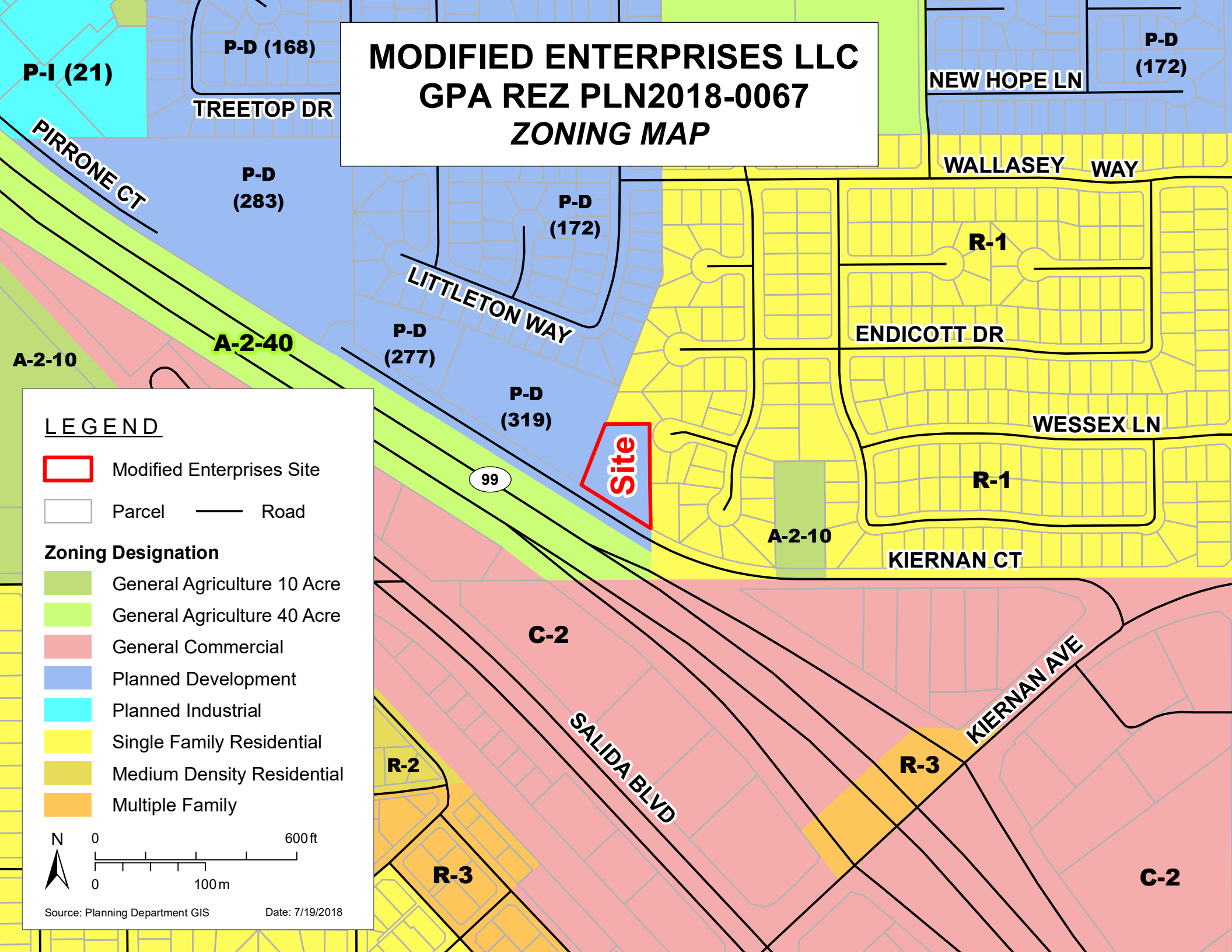
Zoning Designation

-  General Agriculture 10 Acre
-  General Agriculture 40 Acre
-  General Commercial
-  Planned Development
-  Planned Industrial
-  Single Family Residential
-  Medium Density Residential
-  Multiple Family



Source: Planning Department GIS

Date: 7/19/2018



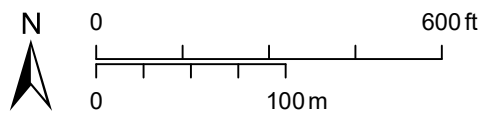
**MODIFIED ENTERPRISES LLC
GPA REZ PLN2018-0067
2017 AERIAL AREA MAP**



LEGEND

 Modified Enterprises Site

 Road



Source: Planning Department GIS

Date: 7/18/2018


**MODIFIED ENTERPRISES LLC
GPA REZ PLN2018-0067
2017 AERIAL SITE MAP**

Site

KIERNAN CT

KIMBERLY CT

LEGEND

 Modified Enterprises Site

 Road



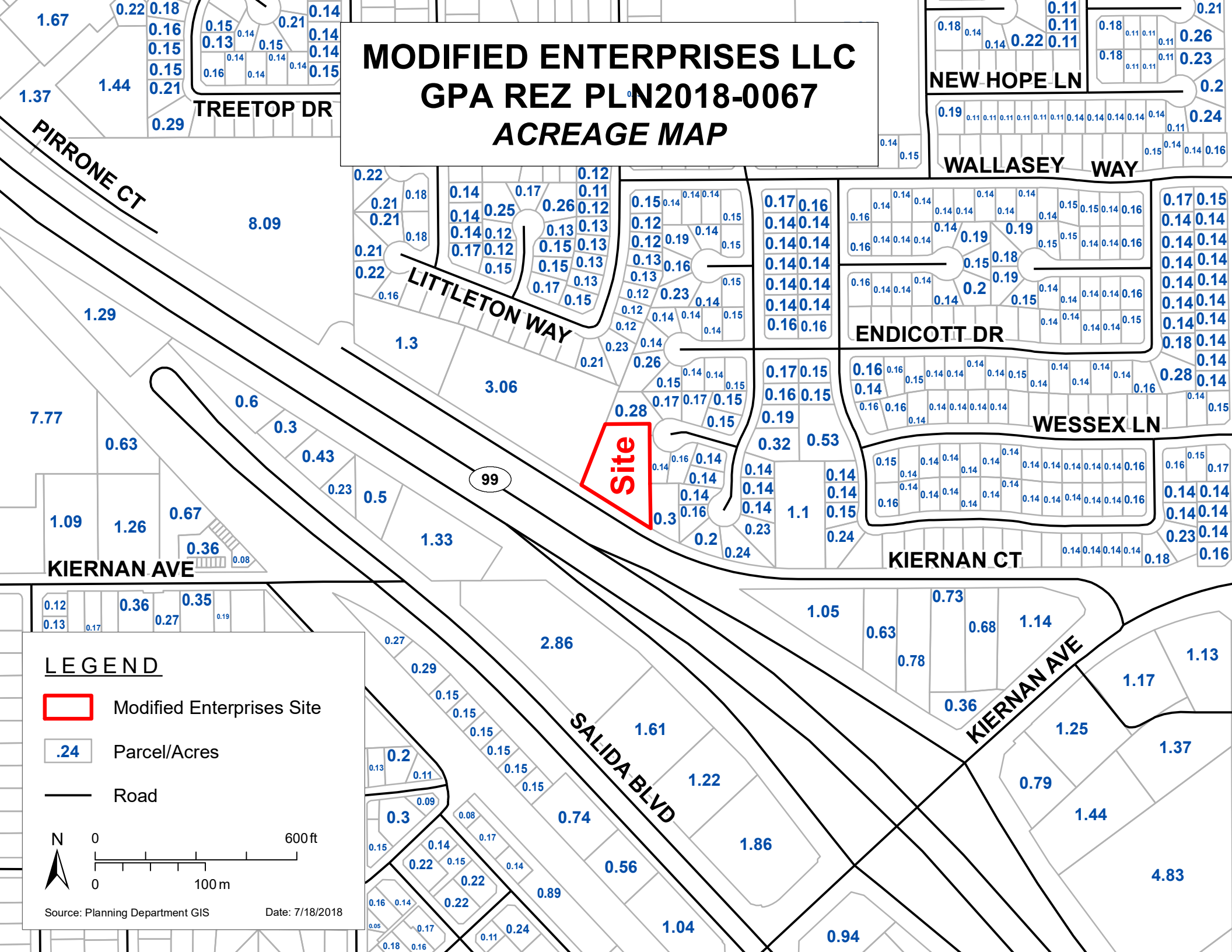
0 100 ft
0 25 m

Source: Planning Department GIS


Date: 7/19/2018

99


MODIFIED ENTERPRISES LLC GPA REZ PLN2018-0067 ACREAGE MAP

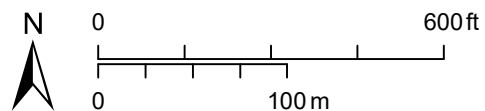


LEGEND

 Modified Enterprises Site

 Parcel/Acres

 Road



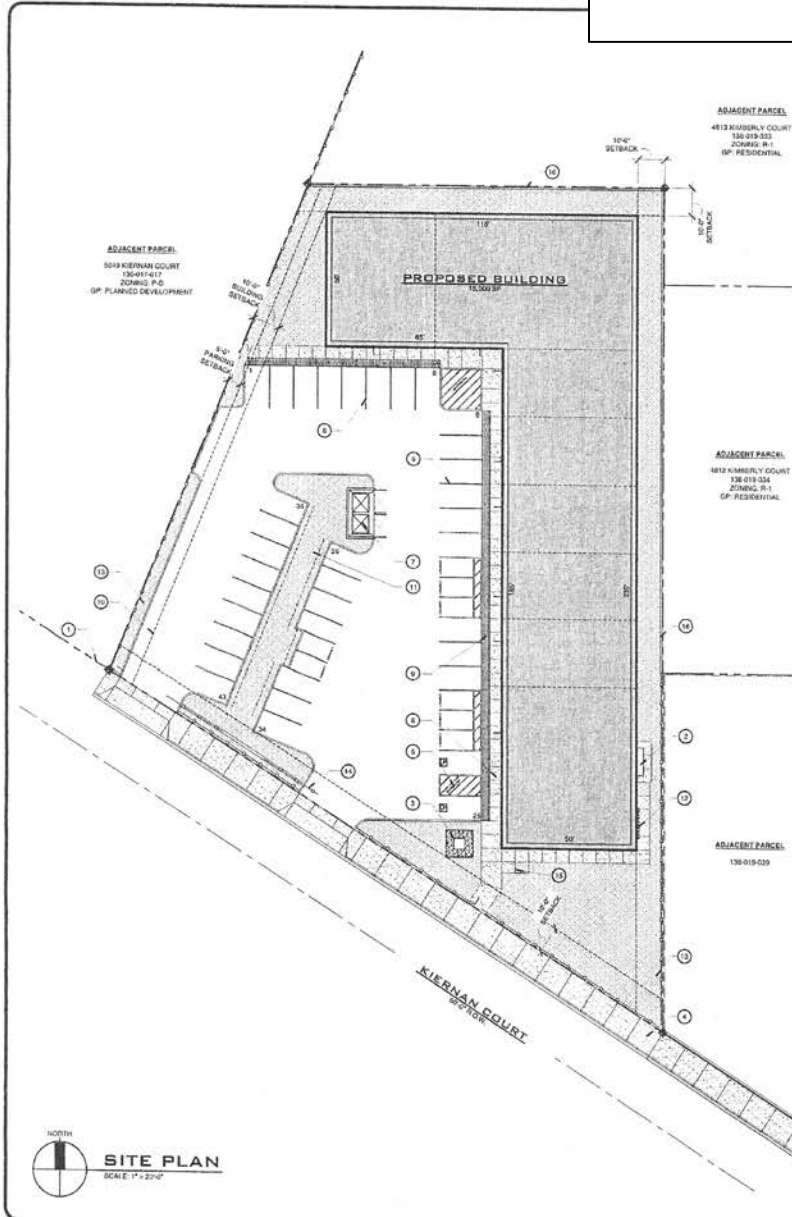
Source: Planning Department GIS

Date: 7/18/2018

MODIFIED ENTERPRISES, LLC

GPA REZ PLN2018-0067

SITE PLAN



ASSessor's PARCEL NUMBER: 136-019-042

PROJECT ADDRESS: 4847 KIERMAN COURT, MODESTO, CA 95355

PROJECT JURISDICTION: STANISLAUS COUNTY

SCOPE OF WORK: SITE DEVELOPMENT AND COLD SHELL BUILDING WITH RESTROOMS

GENERAL PLAN DESIGNATION: HIGHWAY COMMERCIAL / PLANNED DEVELOPMENT

GENERAL PLAN: 136-019-042

TYPE OF CONSTRUCTION: VB

OCCUPANCY: CBO SECTION 303.1

FIRE SEPARATORS: YES

ALLOWABLE BUILDING AREA: 36,000 SF

ACTUAL BUILDING AREA: 10,000 SF

STORIES: 1

BUILDING HEIGHT: 22'-0"

PARKING REQUIRED: 43 SPACES

PARKING PROVIDED: 43 SPACES

SIZE BUILDING AREA DATA:

STANDARD SPACES	COMPACT SPACES	ACCESSIBLE SPACES	TOTAL
33	8	2	43
77%	18%	5%	

SIZE AREA TABULATIONS:

BUILDING AREA	LANDSCAPE AREA	PAVED AREA	TOTAL
10,000 SF	8,000 SF	10,000 SF	28,000 SF
34%	21%	45%	

BUILDING AREA DATA					
Room #	Room Name	Size & Area		Parking Required	
		Occ.	Occ. Close	Area	Parking Req'd
101	Lease Space	Business Warehouse	5-1	1,300	300
102	Lease Space	Business Warehouse	5-1	1,300	300
103	Lease Space	Business Warehouse	5-1	1,300	300
104	Lease Space	Business Warehouse	5-1	1,300	300
105	Lease Space	Business Warehouse	5-1	1,300	300
106	Lease Space	Business Warehouse	5-1	1,300	300
107	Lease Space	Business Warehouse	5-1	1,300	300
108	Lease Space	Business Warehouse	5-1	1,300	300
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160	Lease Space	Business Warehouse	5-1	1,300	300
161	Lease Space	Business Warehouse	5-1	1,300	300
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165	Lease Space	Business Warehouse	5-1	1,300	300
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199	Lease Space	Business Warehouse	5-1	1,300	300
200	Lease Space	Business Warehouse	5-1	1,300	300

DRAWING INDEX

- A-1.0 SITE PLAN
- A-1.1 FLOOR PLAN
- A-2.0 EXTERIOR ELEVATIONS

PROJECT TEAM

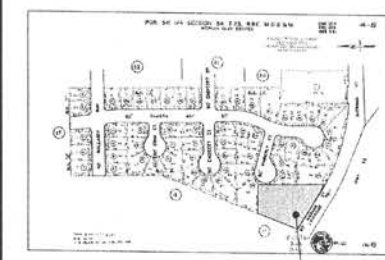
BUILDING OWNER:
BRETT HUGHES REAL ESTATE, INC.
BRETT HUGHES
P.O. BOX 10
MODESTO, CA 95354
PH: (209) 571-8158
FAX: (209) 571-8158

ARCHITECT:
COMMERCIAL ARCHITECTURE, INC.
TED BRANDVOLD
1415 14TH STREET
MODESTO, CA 95354
PH: (209) 571-8158
FAX: (209) 571-8158

KEYNOTES

- 1. PROPERTY LINE, TYPICAL
- 2. MAIN SERVICE ELECTRICAL CABINET, TYPICAL
- 3. ELECTRICAL TRANSFORMER
- 4. PUBLIC SIDEWALK, TYPICAL
- 5. VAN ACCESSIBLE PARKING STRIPING
- 6. CITY STANDARD PARKING STRIPING, TYPICAL
- 7. STANDARD SPACES: 8'0" WIDE X 18'0" LONG WITH 2'-0" FRONT OVERHANG = 18'0" TOTAL
- 8. COMPACT SPACES: 7'6" X 12'0" WITH 2'-0" FRONT OVERHANG = 18'0" TOTAL
- 9. CHU TRASH ENCLOSURE
- 10. CONCRETE WALK, FLUSH WITH ASPHALT TYPICAL
- 11. 36" DEEP, TRUNCATED DOME BARRIER BETWEEN PARKING AND CONCRETE WALK, TYPICAL
- 12. DASHED LINE INDICATES 4'-0" WIDE MINIMUM ACCESSIBLE PATH OF TRAVEL TO PUBLIC WAY
- 13. LANDSCAPE PLANTER, TYPICAL
- 14. GAS METER, TYPICAL
- 15. 8'0" HIGH BUILT-UP IRON FENCING, TYPICAL AT PERMITTER
- 16. PROPOSED IRON DRIVE GATE, TYPICAL AT (U) DRIVE ENTRANCE
- 17. BICYCLE RACK, WHEEL MULTIPLE BEND HORN-W (B) BIKE CAPACITY
- 18. PROPOSED: 8'0" HIGH CHU WALL AT ADJACENT RESIDENTIAL PROPERTIES, TYPICAL

VICINITY MAP



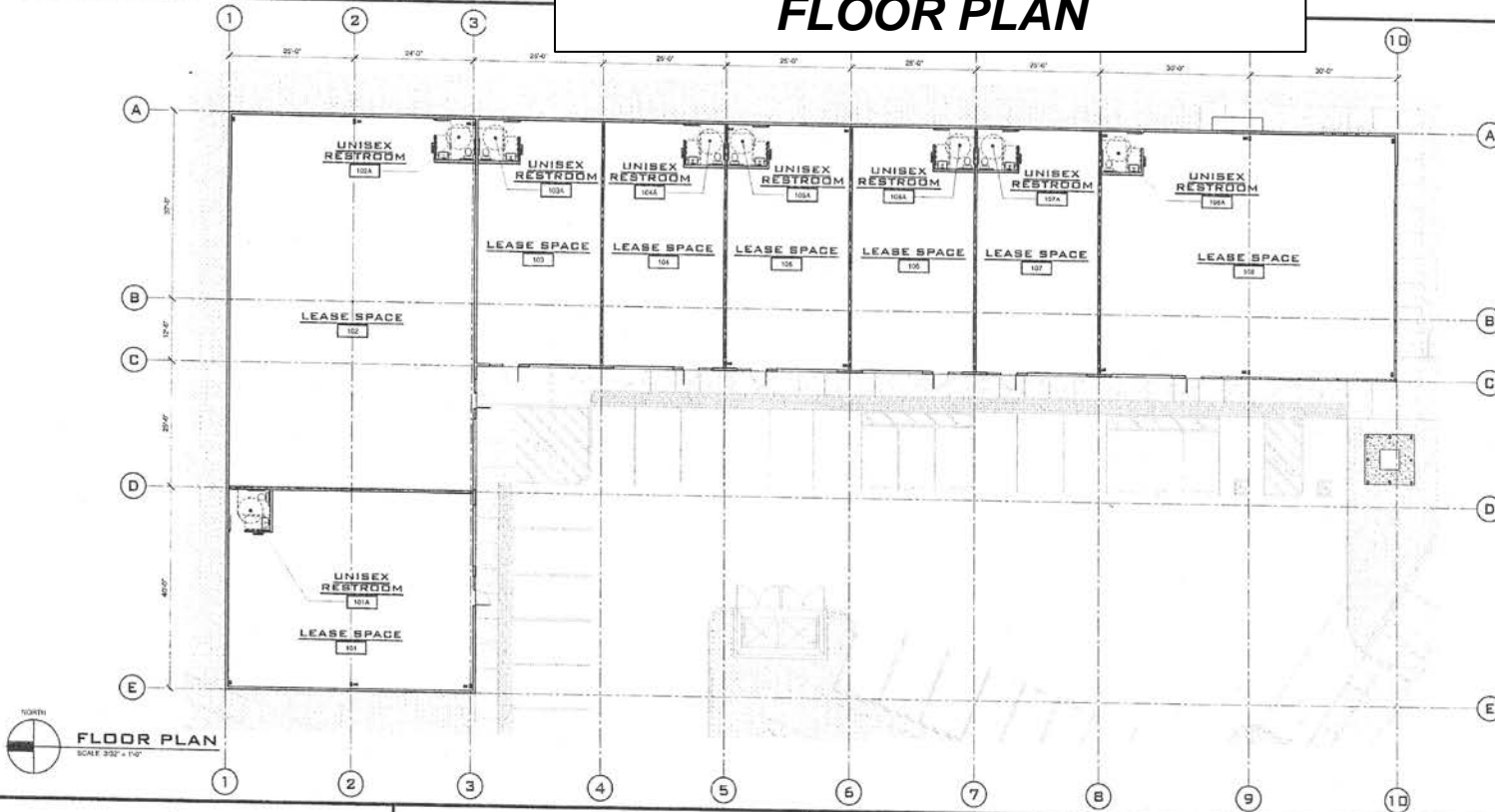
REVISIONS	BY

COMMERCIAL ARCHITECTURE INC.
THEODORE J. BRANDVOLD, ARCHITECT
616 14TH STREET, MODESTO, CA 95354
PH: (209) 571-8158 FAX: (209) 571-8160

PROJECT: PLANNING APPLICATION FOR WAREHOUSE / OFFICE BUILDING
CLIENT: BRETT HUGHES REAL ESTATE, INC.
LOCATION: 4847 KIERMAN COURT, SALIDA, CA 95368
A.P.N.: 136-019-002

DRAWN: BHP
CHECKED: TJB
DATE: 8/1/18
SCALE: AS SHOWN
JOB NO: 18-118
SHEET:
A-1.1
OF SHEETS

MODIFIED ENTERPRISES, LLC GPA REZ PLN2018-0067 FLOOR PLAN



REVISIONS	BY

COMMERCIAL ARCHITECTURE INC.
THEODORE J. BRANDVOLD, ARCHITECT
616 14TH STREET, MODESTO, CA 95354
PH (209) 571-8158 FAX (209) 571-8160

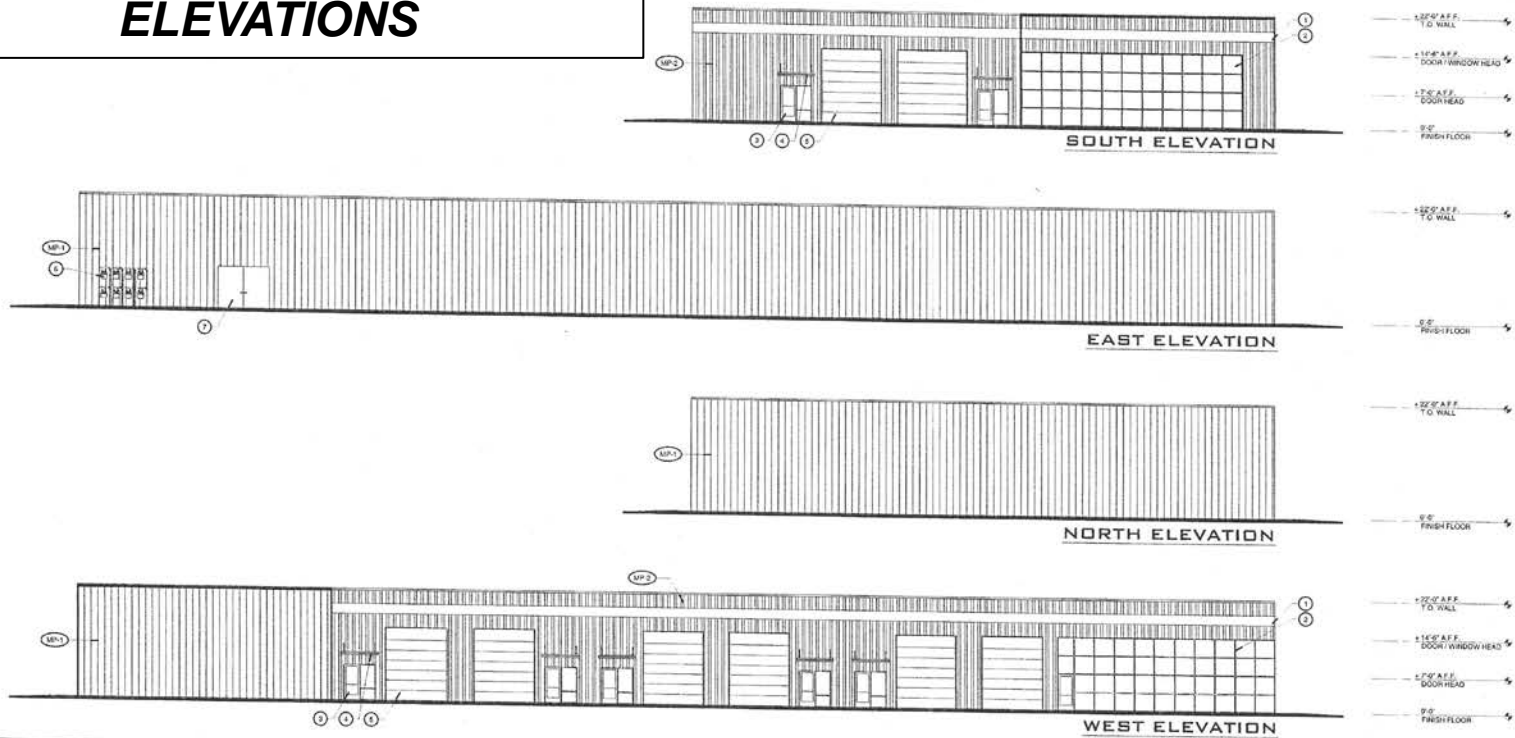
PROJECT: PLANNING APPLICATION FOR
WAREHOUSE / OFFICE BUILDING
CLIENT: BRETT HUGHES REAL ESTATE, INC.
LOCATION: 4847 KERNAN COURT
MODESTO, CA 95354
A.P.N.: 1300190025

DRAWN
BY: [blank]
CHECKED
BY: [blank]
DATE
07/18
SCALE
AS SHOWN
JOB NO.
18-118
SHEET
A-2.0
OF
SHEETS

MODIFIED ENTERPRISES, LLC

GPA REZ PLN2018-0067

ELEVATIONS



1 EXTERIOR ELEVATIONS

EXTERIOR FINISH SCHEDULE

- METAL WALL PANEL**
 34 GAUGE STEEL WALL PANEL
 90% VOLUME PLUS WEATHER RESISTANT COATING
 1-1/4" DEEP VERTICAL RIBS AT 12" O.C.
- METAL WALL PANEL**
 48" STAIN INHIBITING CORRUGATED PANEL
 24 GA GALVANIZED PRE-PANDED STEEL
 COLOR: T80

KEYNOTES

- ALUMINUM SIGN BAND
- ALUMINUM STORE FRONT GLAZING
- ALUMINUM STORE FRONT DOOR & WINDOW
- ALUMINUM SUN SHADE CANOPY - MAPES LUMINANCE CANOPY WITH 2-1/2" ROLL FORMED PAN STYLE ALUMINUM DECKING, (2) HANGER RODS, 8" EXTRUDED 'U' STYLE FASCIA - CANOPY COLOR TO BE BRONZE MATED EMERALD
- CHAIN OPERATED OVERHEAD COILING DOOR
- GAS METER, TYPICAL
- MAIN SERVICE ELECTRICAL CABINET

REVISIONS	BY

COMMERCIAL ARCHITECTURE INC.

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PROJECT : WAREHOUSE / OFFICE BUILDING
 CLIENT : BRETT HUGHES REAL ESTATE, INC.
 LOCATION : 4847 VERNAN COURT
 SALIDA, CA 95368
 A.P.N.: 136-C19-002

DRAWN SLW
CHECKED SLW
DATE 10/14
SCALE AS SHOWN
JOB NO. 18-178
SHEET A-3.0
OF SHEETS

DEVELOPMENT SCHEDULE

One Phase: Construction to begin on or before January 1, 2020, and be completed on or before January 1, 2021