DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
1010 10TH Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

Referral
Early Consultation

Date: **February 5, 2019**

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

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

Subject: **REZONE AND PARCEL MAP APPLICATION NO. PLN2018-0173 – VIG-GOLDEN STATE, LLC.**

Respond By: **February 25, 2019**

****PLEASE REVIEW REFERRAL PROCESS POLICY****

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: **Dennis E. Wilson, Horizon Consulting Services**

Project Location: **5049 Kiernan Court, north of Highway 99 & Kiernan Interchange, in the Community of Salida.**

APN: **136-017-017**

Williamson Act Contract: **N/A**

General Plan: **Planned Development (P-D)**

Community Plan: **Salida – Planned Development**

Current Zoning: **P-D (319) (Planned Development)**

Project Description: **Request to rezone a 3.06 acre parcel currently zoned P-D (319), which is expired, to a new P-D (Planned Development) to allow the construction of a 62,185 square-foot hotel and a 15,725 square-foot office/warehouse (to be developed in the future). A parcel map is included with the project to create a 2 acre parcel (Parcel 1) and a 1.06 acre parcel (Parcel 2).**

STRIVING TOGETHER TO BE THE BEST!

The hotel, located on Parcel 1, is proposed to be four stories and 51 feet in height, with 94 rooms. Hours of operation are 7 days a week, 24 hours a day, with 6 employees on a maximum shift and a peak daily customer visit of 81. The hotel is designed to allow for extended stays and will include rooms ranging from studios to one-bedroom units, each with a kitchenette. The hotel will also include an enclosed pool area, banquet rooms, meeting areas, and a combination of fitness and laundry room. The hotel proposes to include 99 parking stalls, parking lot lighting, screen landscaping along the rear property line adjacent to single-family residences, and 8 foot tall block wall against the rear (north) and side (east and west) property lines. Construction is estimated to begin on or before June 1, 2021 and to be completed by June 1, 2022.

The office/warehouse, located on Parcel 2, is proposed to be one story, 22 feet in height, and to be utilized for various light industrial, low people intensive commercial, and office uses. The proposed office/warehouse does not currently have identified tenants, but proposed hours of operation are 6 days a week, 7 a.m. to 6 p.m., with 5 employees on a maximum shift and a peak daily customer visit of 10. Construction is estimated to begin on or before June 1, 2022 and to be completed by June 1, 2023.

The project will be served by the City of Modesto for water and Salida Sanitary District for sewer services. The site has access to County-Maintained Kiernan Court.

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

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REZONE AND PARCEL MAP APPLICATION NO. PLN2018-0173 – VIG-GOLDEN STATE, 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		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)
	WORKFORCE DEVELOPMENT		USDA NRCS
X	STAN CO AG COMMISSIONER	X	WATER DIST: CITY OF MODESTO (DEL ESTE)
	TUOLUMNE RIVER TRUST		

STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: **REZONE AND PARCEL MAP APPLICATION NO. PLN2018-0173 – VIG-GOLDEN STATE, 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).

_____

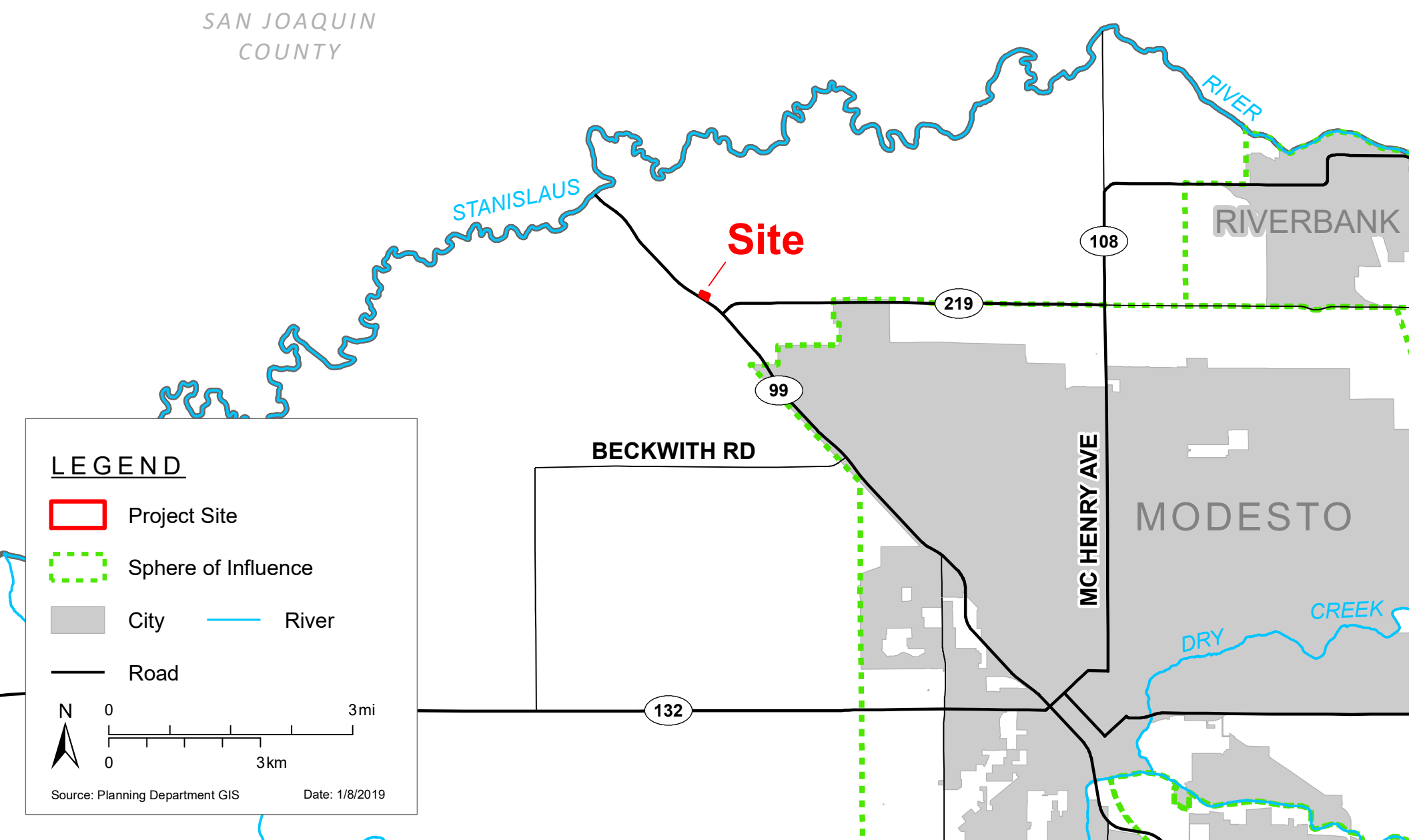
_____

Response prepared by:

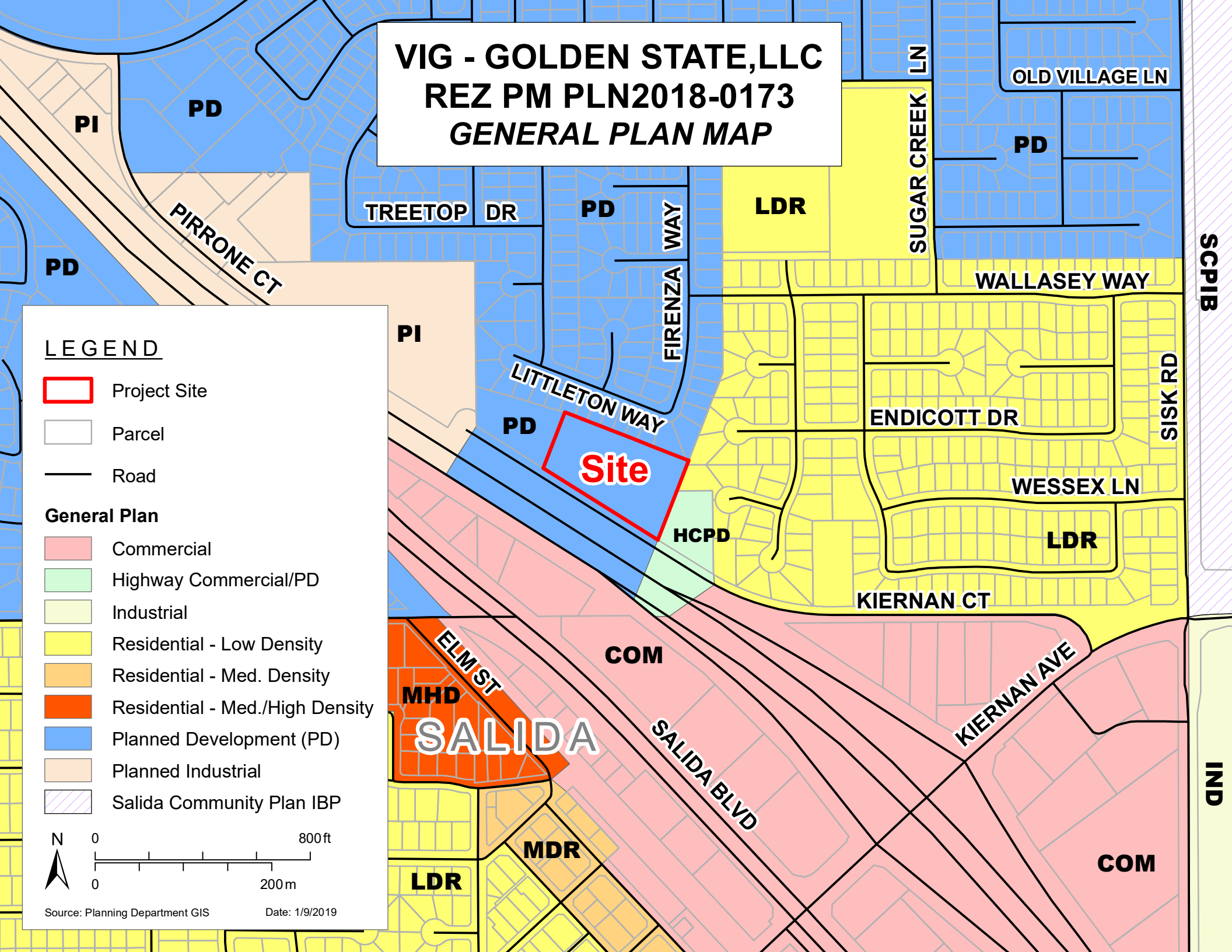
_____

Name Title Date

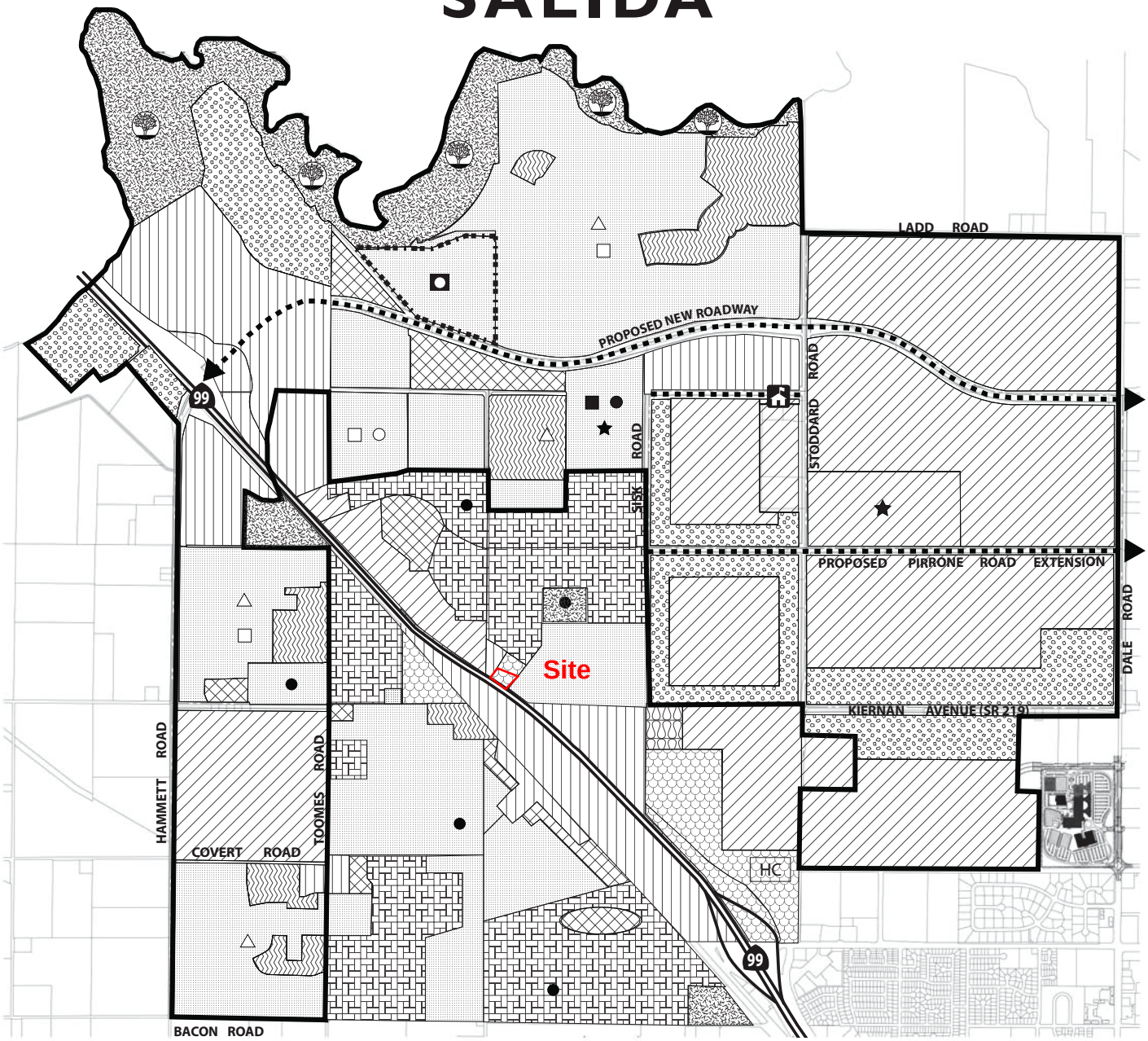
VIG - GOLDEN STATE,LLC
REZ PM PLN2018-0173
AREA MAP



VIG - GOLDEN STATE,LLC
REZ PM PLN2018-0173
GENERAL PLAN MAP



SALIDA



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
- HC 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*

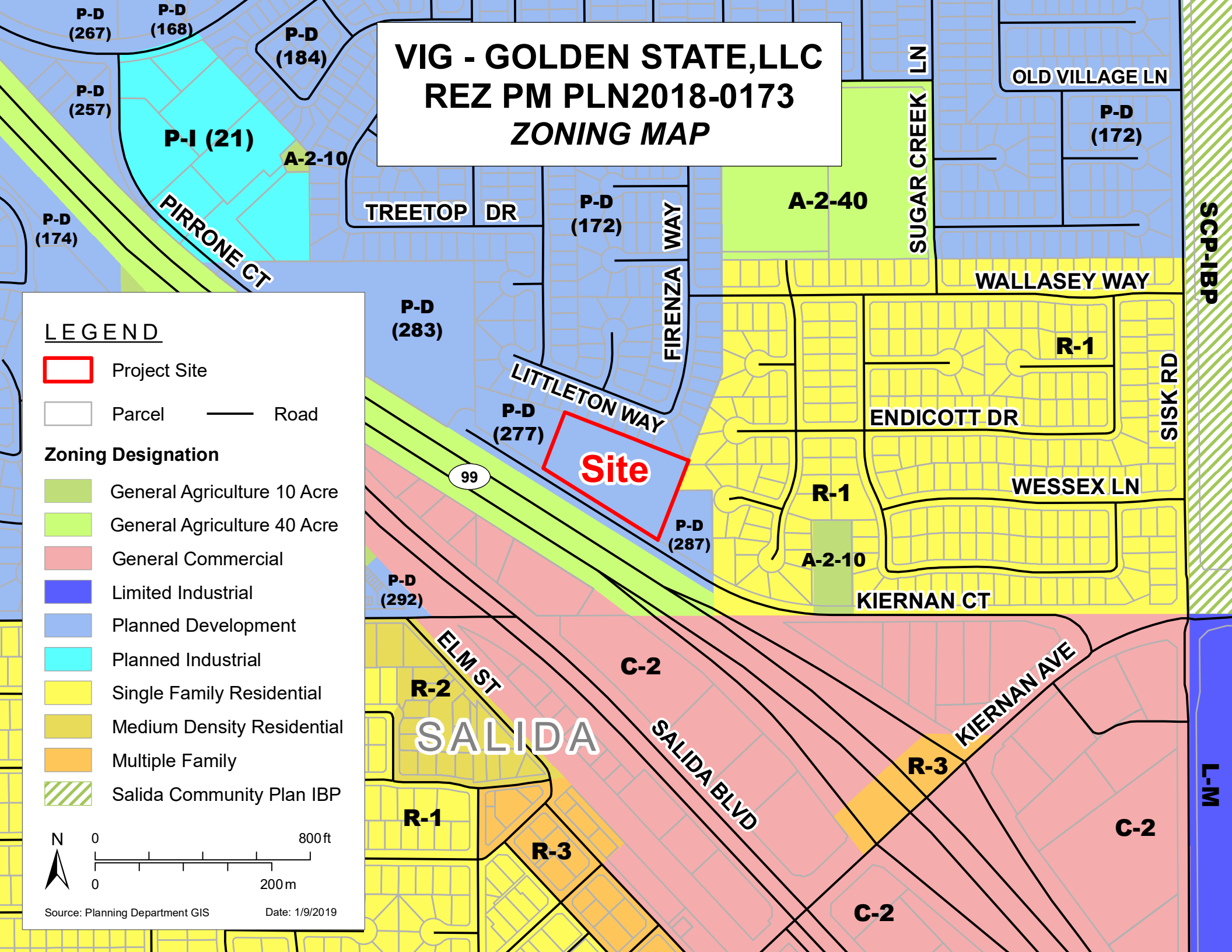
N

0 600 1200 1800

COMMUNITY PLAN

* Symbol denotes general location

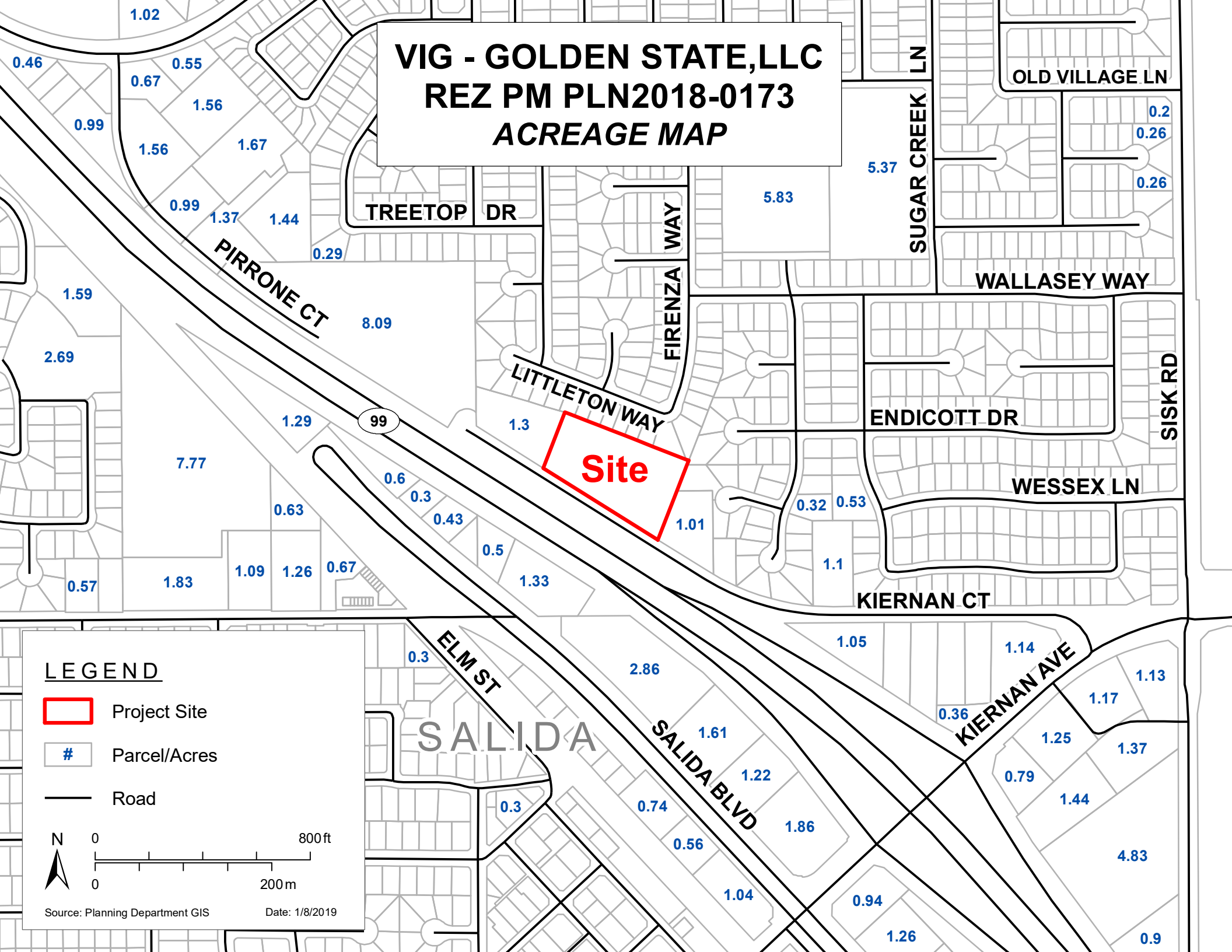
VIG - GOLDEN STATE,LLC
REZ PM PLN2018-0173
ZONING MAP



VIG - GOLDEN STATE,LLC
REZ PM PLN2018-0173
2017 AERIAL AREA MAP

VIG - GOLDEN STATE,LLC
REZ PM PLN2018-0173
2017 AERIAL SITE MAP

VIG - GOLDEN STATE,LLC
REZ PM PLN2018-0173
ACREAGE MAP



1 SITE PLAN- CONCEPTUAL DESIGN
1"=30'-0" (12.26.18)

BUILDING DATA:

BUILDING AREA:

MAIN LEVEL	15,340 SQ.FT.
2ND LEVEL	15,615 SQ.FT.
3RD LEVEL	15,615 SQ.FT.
4TH LEVEL	15,615 SQ.FT.
TOTAL BUILDING AREA	62,185 SQ.FT.
OUTDOOR POOL	1,887 SQ.FT.
BACK PATIO	335 SQ.FT.
FRONT PATIO	603 SQ.FT.

PROPOSED BUILDING HEIGHT: ± 54'-0"

PARKING ANALYSIS

REQUIRED: (GUESTROOMS (94) X 1) 94 STALLS
STAFF: 4
TOTAL REQUIRED: 98

PROVIDED: 99 STALLS
STANDARD: 82
COMPACT: 13
ACCESSIBLE: 4

SITE DATA:

SITE AREA: 2 ACRES USED (3.06 AC TOTAL)

LANDSCAPED AREA: 18% (15,730/87120=18%, 5% MIN., THEREFORE OK)

APN: 136-017-017

ADDRESS: 5049 KIERNAN CT. SALIDA, CA

CURRENT ZONE: P-D (319)

JURISDICTION: STANISLAUS COUNTY

OCCUPANCY TYPE: SERVICE HOSPITALITY
R1, S2

CONSTRUCTION TYPE: V-A

HOME2: 94 ROOMS

STORIES: 4

APPLICABLE CODES: 2016 C.B.C., C.P.C., C.M.C., C.E.C., C.F.C., C.G.C., AND ALL APPLICABLE STATE AND LOCAL REQUIREMENTS

GUEST ROOM COUNT BREAKDOWN

	GROUND FLR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
QUEEN STUDIO:	9	16	16	16	57
QUEEN ONE BEDROOM:	2	2	2	2	8
DBL QUEEN STUDIO - ACCESSIBLE:	--	--	1	1	2
QUEEN ONE BEDRM - ACCESSIBLE:	1	1	1	1	4
KING STUDIO:	1	7	7	7	22
KING STUDIO- ACCESSIBLE:	--	1	--	--	1
	13	27	27	27	94

RED INC ARCHITECTS
RED INC ARCHITECTS
1217 J STREET, MODESTO, CA 95354
209.522.8400

SEAL:

LICENSED ARCHITECT
DAVID E. BURKETT
C-33260
REN. 03-31-19
STATE OF CALIFORNIA

HOME2 SUITES BY HILTON

DESIGN DRAWINGS FOR:

HOME2 BY HILTON

KIERNAN CT.

SALIDA CALIFORNIA

APN #	136-017-017
DATE:	12.26.18
DRAWN:	C.GUAJARDO
CHECKED:	D. BURKETT

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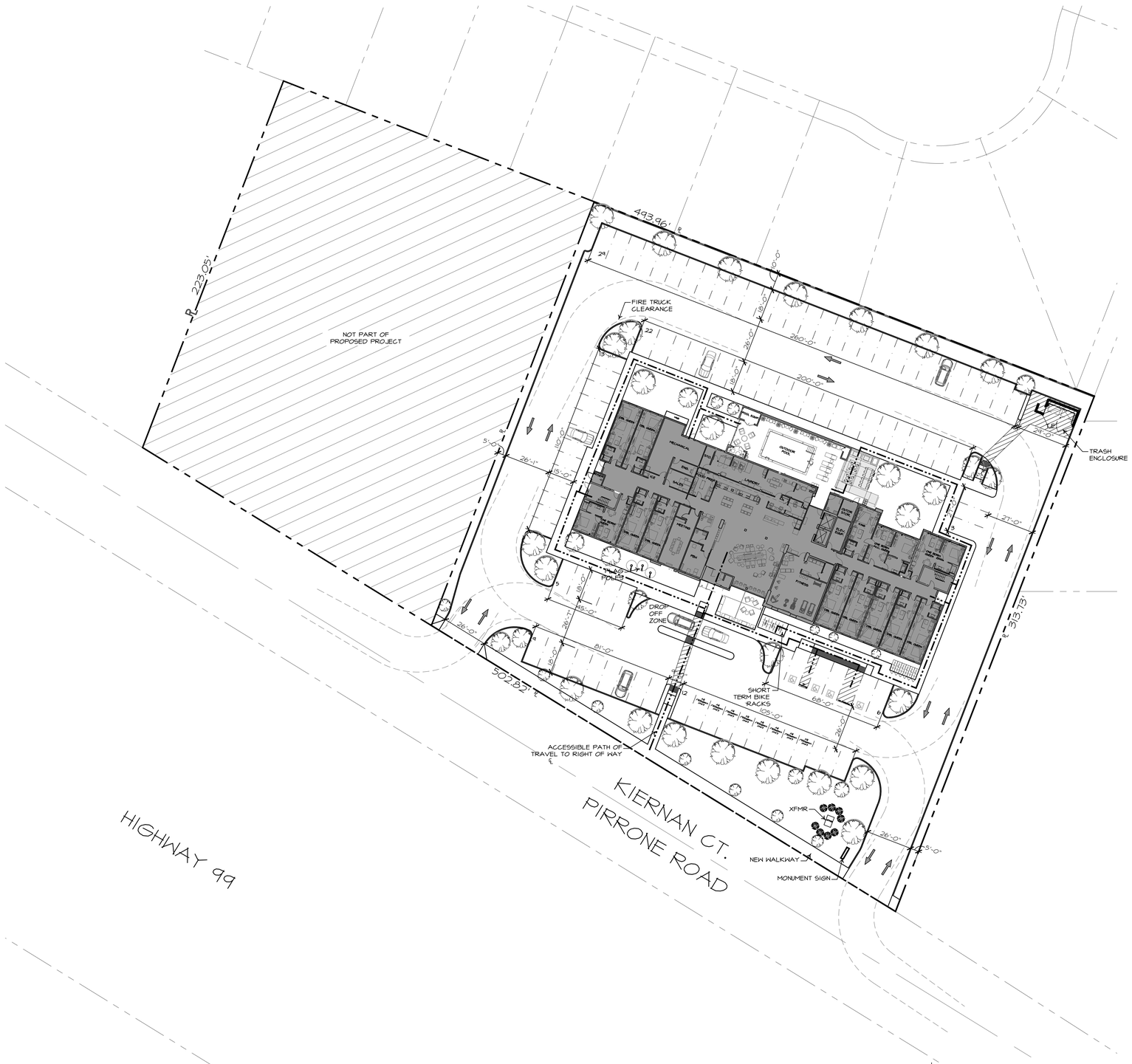

1 SITE PLAN- CENTERED OPTION
1"=30'-0"

BUILDING DATA:

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MAIN LEVEL	15,340 SQ.FT.
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KING STUDIO:	1	7	7	7	22
KING STUDIO- ACCESSIBLE:	--	1	--	--	1
	13	27	27	27	94

Pires Lipomi+ Navarro ARCHITECTS

SEAL:

LICENSED ARCHITECT
DAVID E. BURKETT
C-33260
REN. 03-31-19
STATE OF CALIFORNIA

HOME2 SUITES BY HILTON

DESIGN DRAWINGS FOR:

HOME2 BY HILTON

KIERNAN CT.

SALIDA CALIFORNIA

APN #	136-017-017
DATE:	06.25.18
DRAWN:	C.GUAJARDO
CHECKED:	D. BURKETT

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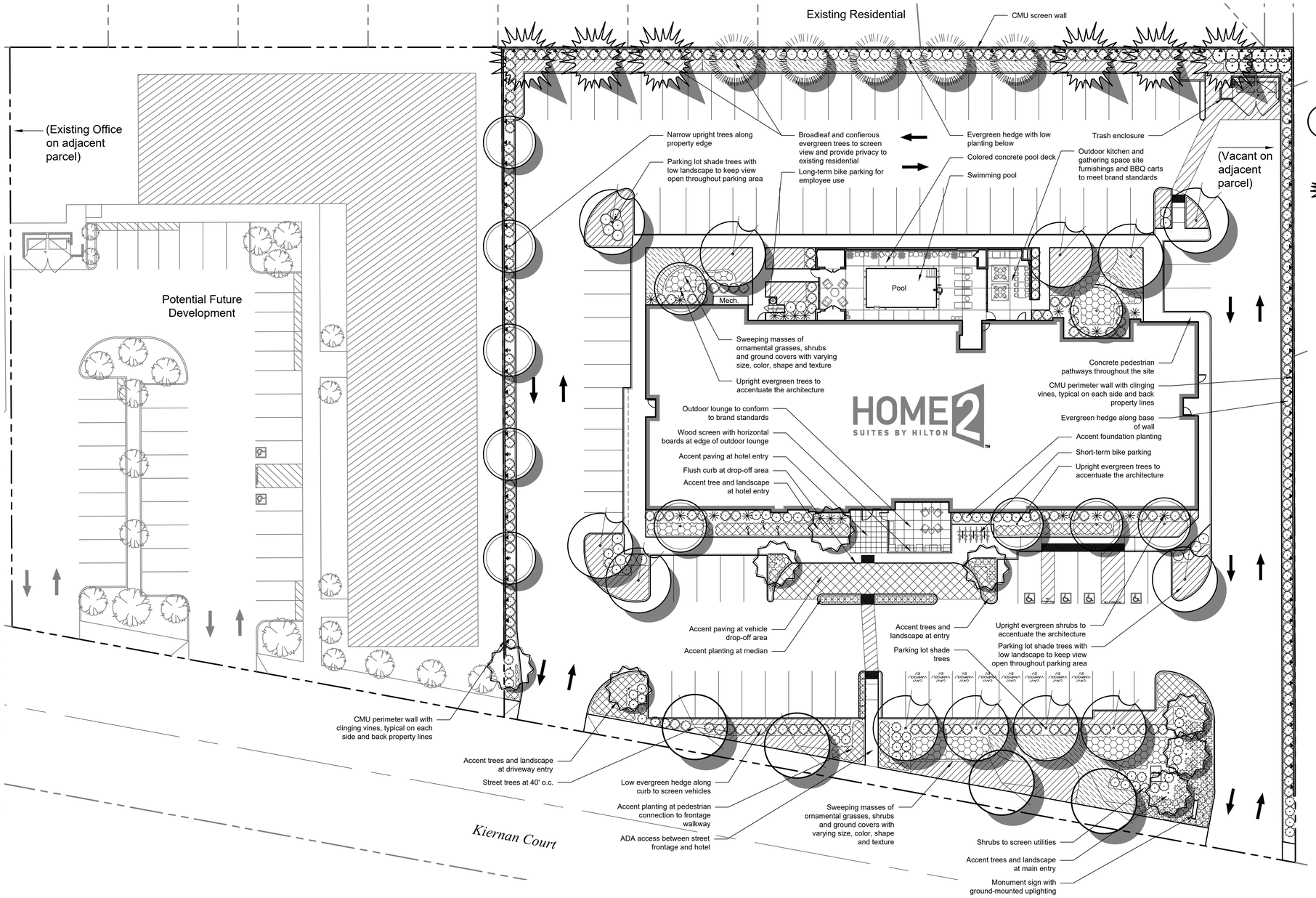

PRELIMINARY PLANT PALETTE

The Preliminary Plant Palette represents a sampling of the types of plants selected for this project that are suitable for the location and design concept. Plants in the final plan will be selected from this list. Not all plants in the list below will be used and additional plants may be incorporated with the final plans, but the overall design concept represented will be maintained.

Trees (symbols shown at half scale)

Street Trees	
Quercus coccinea	Scarlet Oak
Parking Lot Trees	
Pistacia chinensis 'Keith Davey'	Chinese Pistache
Upright Accent Trees	
Brachychiton populneus	Bottle Tree
Magnolia grandiflora 'Sam Sommer'	Southern Magnolia
Podocarpus gracilior	Fern Pine
Evergreen / Screen Trees	
Pinus eldarica	Afghan Pine
Rhus lancea	Sumac
Small Accent Trees	
Acer palmatum	Japanese Maple
Lagerstroemia spp.	Crape Myrtle

Shrubs and Groundcovers

Upright Evergreen Shrubs	
Cupressus sempervirens 'Tiny Towers'	Italian Cypress (dwarf)
Juniperus scopulorum	Juniper
Thuja occidentalis	Arborvitae
Medium Shrubs/ Screen Hedges	
Cotoneaster lacteus	Contoneaster
Xylosma congestum 'Compacta'	Shiny Xylosma
Ornamental Grasses and Grasslike Plants	
Calamagrosits acutiflora "KF"	Feather Reed Grass
Muhlenbergia capillaris	Pink Muhly
Muhlenbergia dubia	Pine Muhly
Pennisetum alopercuroides	Fountain Grass
Low Hedges/Shrubs	
Ligustrum japonicum 'Texanum'	Privet
Olea europaea 'Little Ollie'	Little Ollie Olive
Rhaphiolepis indica	India Hawthorn
Rhaphiolepis umbellata	Yedda Hawthorn
Accent/Flowering Shrubs	
Agave spp.	Agave
Berberis thunbergii	Japanese Barberry
Cistus purpureus	Rockrose
Hemerocallis spp.	Evergreen Daylily
Lantana	Lantana
Phormium tenax	New Zealand Flax
Rosa floribunda	Carpet Rose
Salvia spp.	Salvia
Low Shrubs	
Dietes vegata	Fortnight Lily
Nandina domestica 'Gulf Stream'	Heavenly Bamboo
Rhaphiolepis indica	Rhaphiolepis
Accent Groundcover	
Dianella revoluta	Flax Lily
Hemerocallis	Daylily
Liriope muscari	Lily Turf
Phormium tenax	New Zealand Flax
Teucrium chamaedrys	Germander
Flowering Groundcover	
Lantana montevidensis	Trailing Lantana
Liriope muscari	Lily Turf
Rosa floribunda 'Carpet'	Carpet Rose
Teucrium chamaedrys	Germander
Trachelospermum jasminoides	Star Jasmine
Spreading Groundcovers	
Arctostaphylos spp.	Manzanita
Baccharis pilularis spp.	Dwarf Coyote Brush
Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster
Juniperus spp.	Juniper
Trachelospermum asiaticum	Asian Jasmine
Vines	
Ficus pumila	Creeping Fig
Parthenocisus tricuspidata	Boston Ivy

Mulch
Mulch to be evenly distributed throughout all planters. Mulch to be sourced from recycled material, shredded or chipped ("Gorilla Hair" is not acceptable), nitrogen stabilized, maximum 3/4". Install at min. 3" depth. Provide sample for approval prior to installation.

PRELIMINARY WELO CALCULATIONS

The calculations provided below are an initial estimate of water usage for the planting and irrigation design being proposed with this plan. Hydrozones are approximated and may change with the final design, but the overall intent will remain and compliance with WELO will be achieved.

City (ETo): Salida (49.7)

Plant Type	Water Use (per WUCOLS)	Type of Irrigation (IE)	Plant Factor	Hydrozone Area (sf)	ETWU (gal.)
Shrubs	Moderate	Drip (0.81)	0.5	3,444 sf	65,508
Shrubs	Low	Drip (0.81)	0.3	12,606 sf	143,867
				Total:	209,375

Estimated Total Water Use (ETWU): 209,375 gal.

Maximum Applied Water Allowance (MAWA): 222,554 gal.

SITE CONCEPT NARRATIVE

This site landscape for this project has been designed to provide an aesthetic landscape design that meets the project goals and conforms with the County's landscape guidelines. The planting design provides a clean and open landscape to complement the building architecture, provide clear views through the parking lot, coordinate with the existing nearby landscape, and enhance the street edge.

Plant species have been selected to perform well in this region. Plants selected for this project have a low or medium water use classification, are durable and require low maintenance. The planting design conforms to the County's WELO ordinance.

IRRIGATION DESIGN

The landscape on this site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of the State's Water Efficient Landscape Ordinance (WELO). Equipment includes dedicated irrigation meter, smart controller, weather sensor, and efficient irrigation emitters, nozzles, and other equipment.

LANDSCAPE AREA CALCULATIONS

On-Site Planting Area		16,050 sf (100%)
Moderate water use	3,444 sf (21.5%)	
Low water use	12,606 sf (78.5%)	
Total Site Area		87,010 sf
Percent of Site as Landscape:		18.4%

NORTH

0' 10' 20' 40'

811 Know what's below. 811 before you dig.

Sam Harned Landscape Architecture
PO Box 2275
Oakdale, CA 95361
209-380-7376
www.harnedla.com

Seal: LICENSED LANDSCAPE ARCHITECT — Samuel Harned, L.C.A. 4101 — Signature — 12/31/20 Renewal Date — Date — STATE OF CALIFORNIA

HOME2 SUITES BY HILTON

Project:

HOME 2 SUITES - SALIDA
KIERNAN COURT, SALIDA, CA

Revision:

No.	Desc.	MM/DD/YY

Date:	12/20/2018
Drawn:	RSH
Checked:	RSH
Project No.:	18-024
Scale:	1" = 20'-0"

Sheet:

Conceptual Landscape Plan

L-01

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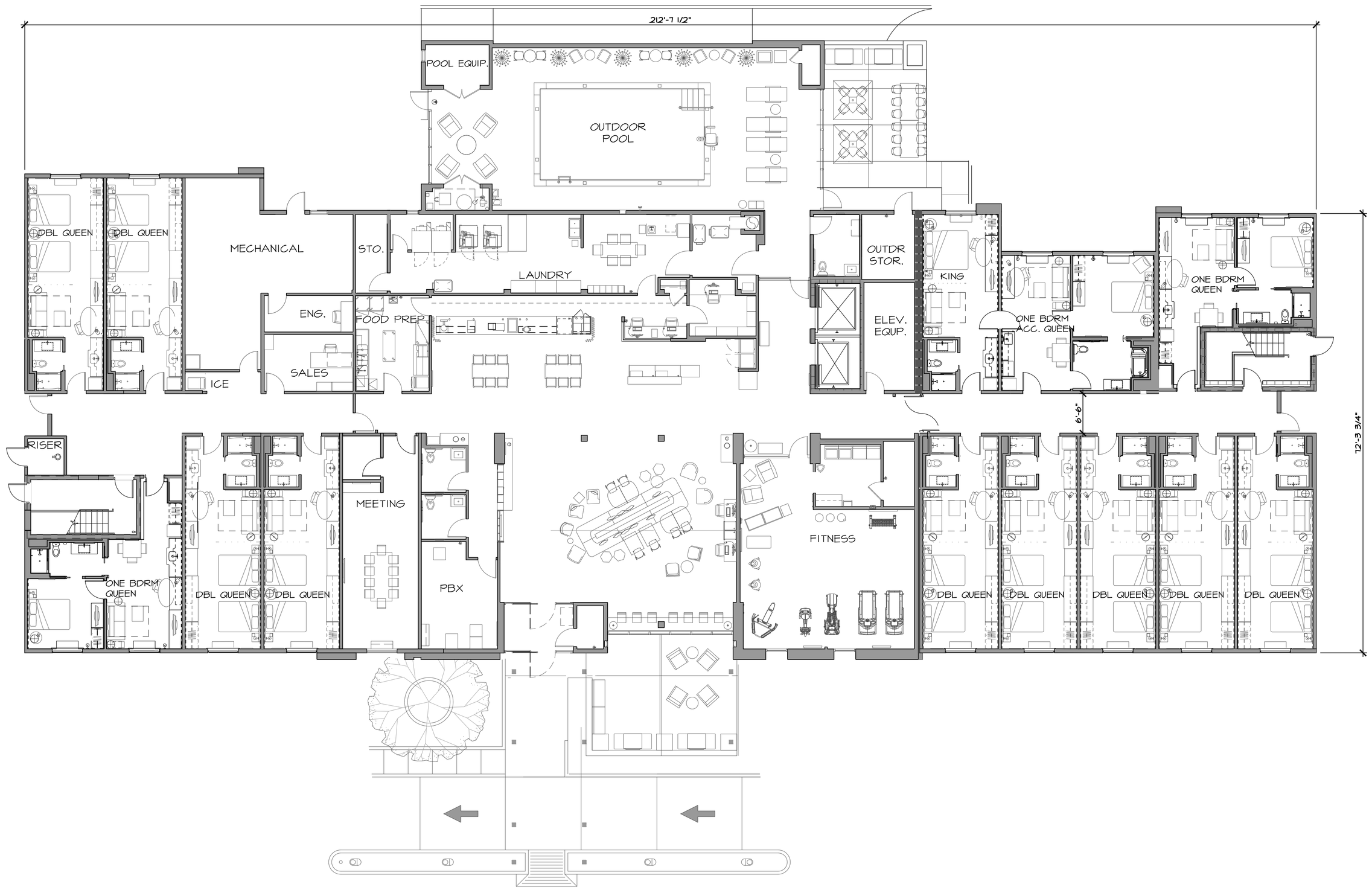

1 MAIN LEVEL FLOOR PLAN

SCALE: 3/32"=1'-0" 15,340 SQ.FT.

NORTH

0 1/4" 1/2" 1" 2"

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Pires Lipomi+ Navarro ARCHITECTS

SEAL:

LICENSED ARCHITECT DAVID E. BURKETT C-33260 REN. 03-31-19 STATE OF CALIFORNIA

HOME2 SUITES BY HILTON

DESIGN DRAWINGS FOR:

HOME2 BY HILTON

KIERNAN CT.

SALIDA CALIFORNIA

APN #	136-017-017
DATE:	06.25.18
DRAWN:	C.GUAJARDO
CHECKED:	D. BURKETT

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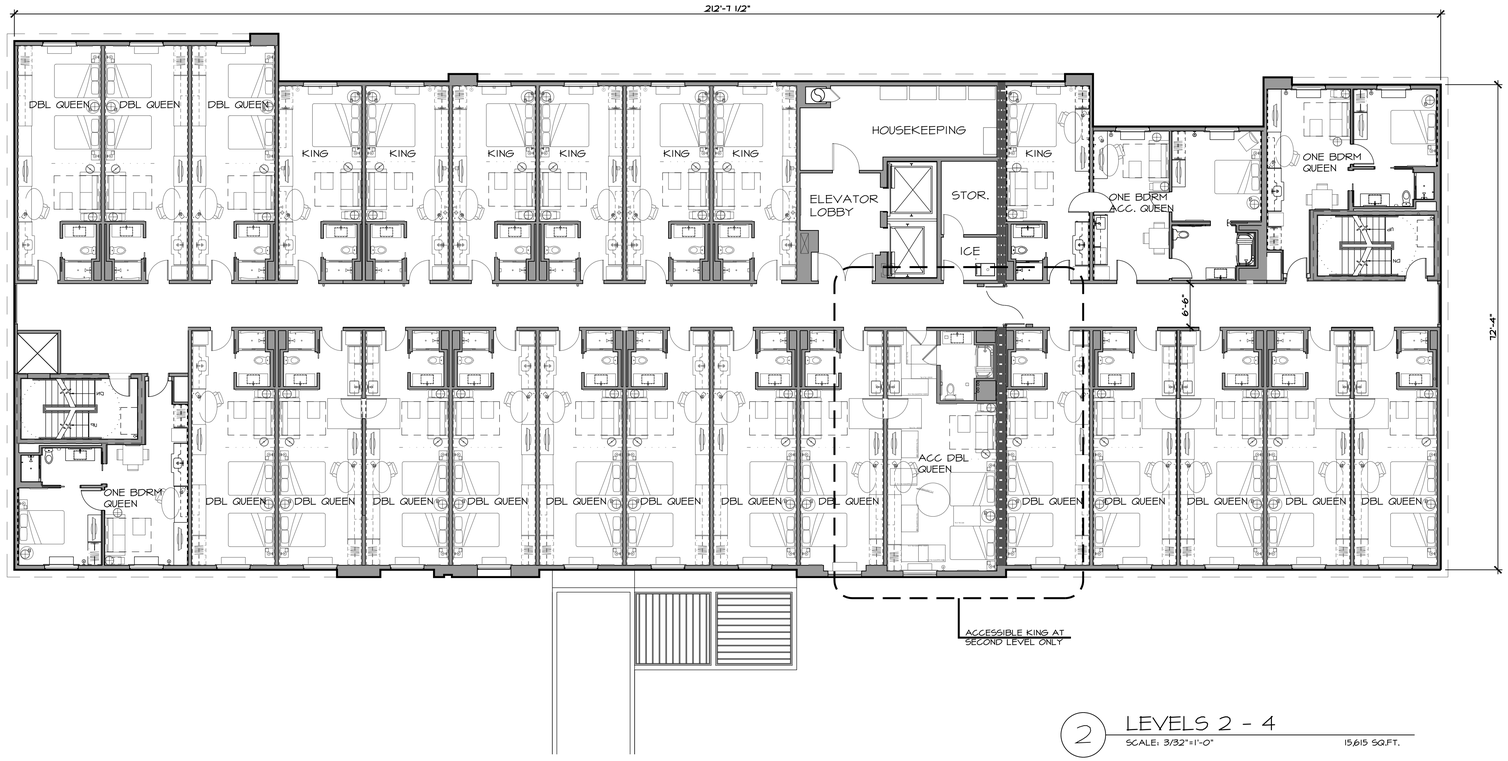
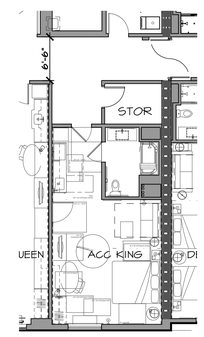


2 LEVELS 2 - 4

SCALE: 3/32"=1'-0" 15,615 SQ.FT.

NORTH



1 SECOND LEVEL ONLY

SCALE: 3/32"=1'-0"

Pires Lipomi+ Navarro ARCHITECTS

SEAL:

LICENSED ARCHITECT DAVID E. BURKETT C-33260 REN. 03-31-19 STATE OF CALIFORNIA

HOME2 SUITES BY HILTON

DESIGN DRAWINGS FOR:

HOME2 BY HILTON

KIERNAN CT.

SALIDA CALIFORNIA

APN #	136-017-017
DATE:	06.25.18
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CHECKED:	D. BURKETT

A101

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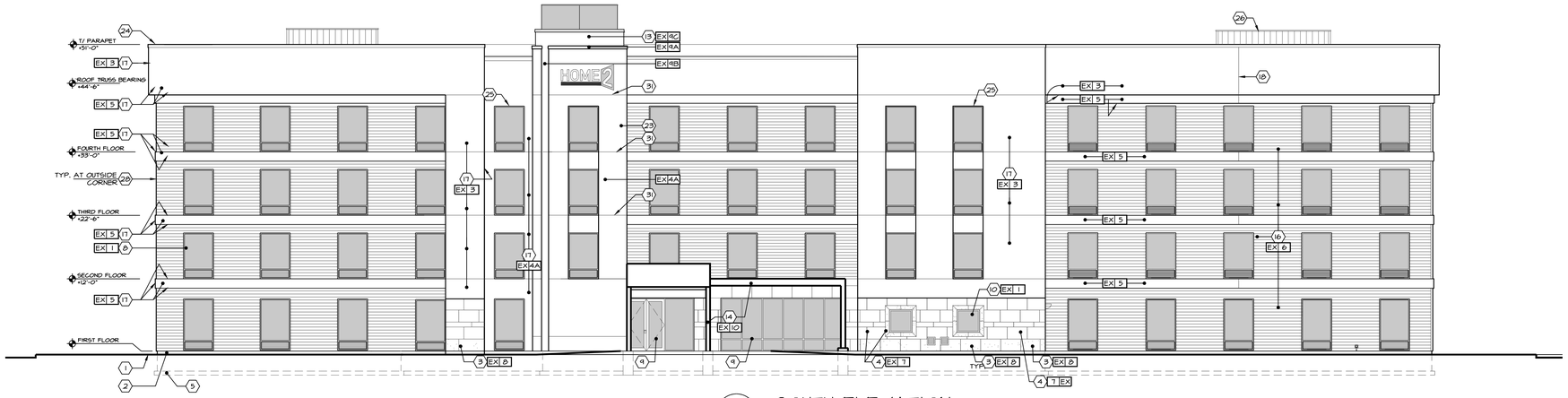
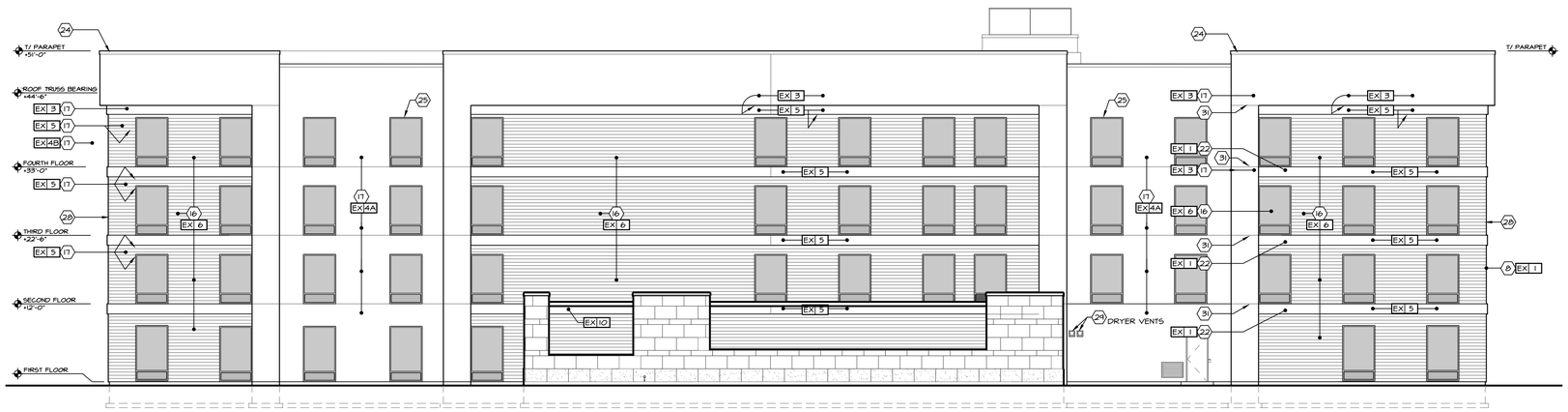
0 1/4" 1/2" 1" 2"



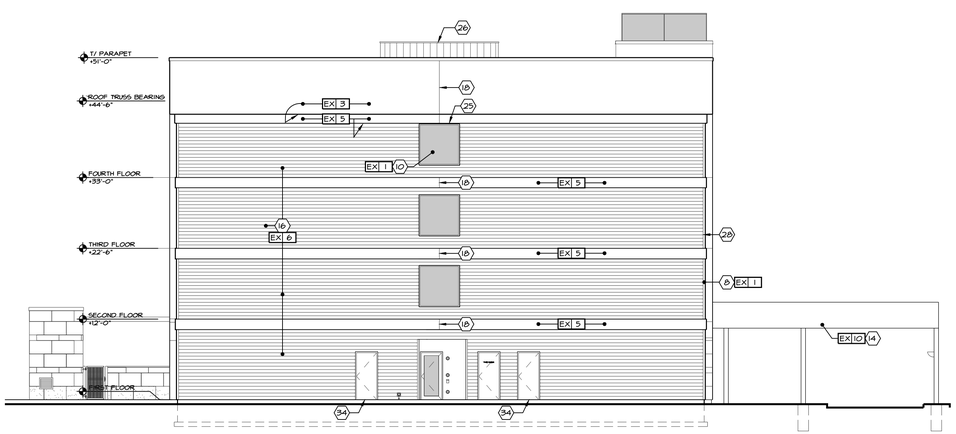
1 SOUTH ELEVATION

SCALE: 3/32"=1'-0"



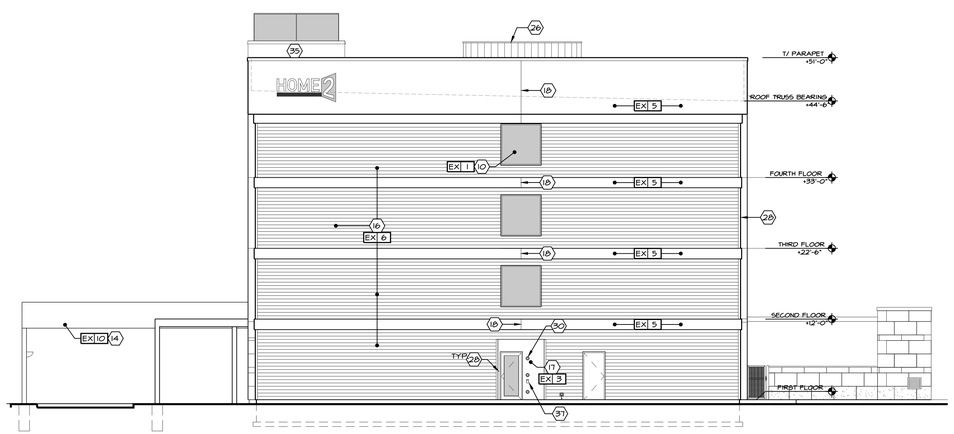
2 NORTH ELEVATION

SCALE: 3/32"=1'-0"



3 WEST ELEVATION

SCALE: 3/32"=1'-0"



4 EAST ELEVATION

SCALE: 3/32"=1'-0"

ELEVATION KEYNOTES:

1. APPROXIMATE LINE OF GRADE
2. ABOVE GRADE EXPOSED FOUNDATION WALL
3. MASONRY OR TILE - BASE
4. MASONRY OR TILE - FIELD - ASHLAR PATTERN
5. CONCRETE FOOTING AND FOUNDATION WALL AS REQUIRED PER LOCAL FROST DEPTHS
6. OCULUS
7. NOT USED
8. ALUMINUM FIXED WINDOW W/ THERMAL BROKEN FRAME, INSULATED GLAZING WITH INTEGRAL ALUMINUM LOUVER AT PTAC UNITS
9. ALUMINUM STOREFRONT SYSTEM W/ THERMAL BROKEN FRAME AND INSULATED GLAZING
10. ALUMINUM FIXED WINDOW W/ THERMAL BROKEN FRAME AND INSULATED GLAZING
11. EXHAUST, REFER TO MECHANICAL DRAWINGS
12. ALUMINUM SLIDING ENTRY DOOR W/ INSULATED GLAZING
13. BEACON - BEAM -REFER TO A5.02 SECTIONS FOR MORE INFORMATION
14. PAINTED TUBE STEEL CANOPY W/ STAINED WOOD TRELLIS
15. TONGUE N GROOVE WOOD PLANK CEILING, STAINED
16. ENVELOPE - CORE FINISH -REFER TO A5.02
17. ENVELOPE - WRAP FINISH -REFER TO A5.02
18. FINISH CONTROL JOINT
19. OVERFLOW SCUPPER -BASIS OF DESIGN NESCO MFG INC. - MODEL # SCT914R -- REFER ALSO TO DETAIL 6.1/A6.12
20. TAMPER RESISTANT, RECESSED HOSE BIB - MOUNT TOP AT +12" A.F.F.
21. ENVELOPE - ACCENT FINISH -REFER TO STYLE GUIDE
22. ENVELOPE - ACCENT FINISH -REFER TO STYLE GUIDE
23. SIGNAGE --REFER TO EXTERIOR SIGNAGE SPECIFICATIONS
24. KYNAR FINISH ALUMINUM COPING SYSTEM --COLOR TO MATCH ADJACENT MATERIAL
25. KYNAR FINISH ALUMINUM GRAVEL STOP --COLOR TO MATCH ADJACENT MATERIAL
26. REVIEW ALL VIEWS AROUND PROPERTY BEFORE LOCATING ALL ROOF TOP MECHANICAL UNITS. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED
27. NOT USED
28. PAINTED ALUMINUM OUTSIDE CORNER BY FRY REGLET, COLOR TO MATCH ADJACENT ENVELOPE - CORE FINISH
29. EXHAUST VENT -- COLOR TO MATCH ADJACENT MATERIAL
30. LIGHT FIXTURE --REFER TO CEILING PLAN
31. EXPANSION JOINT @ FLOOR LINE W/ BACKER ROD AND SEALANT
32. ALUMINUM LOUVER -- COLOR TO MATCH ADJACENT MATERIAL MATCHING ADJACENT WALL
33. BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION. THESE DIMENSIONS WILL VARY BASED ON FINAL BUILDING CONSTRUCTION. INTERIOR CEILING HEIGHT DIMENSIONS ARE CRITICAL TO MAINTAIN AS MINIMUMS.
34. CONCRETE PAD - REFER TO AREA DEVELOPMENT PLAN
35. ACCESS OPENING INTO BEACON
36. ALUMINUM GUTTER AND DS. COLOR TO MATCH ADJ. MATERIAL
37. ACCESSIBLE KEY CARD READER WIRED TO ELECTRIC STRIKE IN DOOR - TOP OF READER AT 48" MAX. HEIGHT
38. POOL PERIMETER FENCE AS REQUIRED BY CODE W/ 3'-0" GATE
39. PRECAST COPING

FINISH KEY:

EX 1	ENVELOPE - ACCENT METAL/BAND -REFER TO A5.02
EX 2	ENVELOPE - CORE DIRECT FINISH -REFER TO A5.02
EX 3	ENVELOPE - WRAP -REFER TO A5.02
EX 4A	ENVELOPE - LINK -REFER TO A5.02
EX 4B	ENVELOPE - KEEP -REFER TO A5.02
EX 5	ENVELOPE - ACCENT OPTION -REFER TO A5.02
EX 6	ENVELOPE - CORE -REFER TO A5.02
EX 7	ENVELOPE - SUPPORT -REFER TO A5.02
EX 8	ENVELOPE - SUPPORT -REFER TO A5.02
EX 9A	BEACON - BEAM REVEAL -REFER TO A5.02
EX 9B	BEACON - BEAM BAND -REFER TO A5.02
EX 9C	ENVELOPE - BEAM GLASS CROWN -REFER TO A5.02
EX 10	ENVELOPE - CANOPY -REFER TO A5.02

GENERAL NOTES:

1. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL GUIDE FOR ADDITIONAL INFORMATION REGARDING EXTERIOR MATERIALS, CONSTRUCTION REQUIREMENTS AND SIGNAGE REQUIREMENTS.
2. GROUT COLOR TO MATCH EXTERIOR TILE OR MASONRY.
3. BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION. THESE DIMENSIONS WILL VARY BASED ON FINAL BUILDING CONSTRUCTION. INTERIOR CEILING HEIGHTS ARE CRITICAL TO MAINTAIN AS MINIMUMS.

RED INC ARCHITECTS
RED INC ARCHITECTS
1211 J STREET, MODESTO, CA 95354
209.522.8400

SEAL:

LICENSED ARCHITECT
DAVID E. BURKETT
C-33260
REN. 03-31-19
STATE OF CALIFORNIA

HOME2 SUITES BY HILTON

DESIGN DRAWINGS FOR:

HOME2 BY HILTON

KIERNAN CT.

SALIDA CALIFORNIA

APN #	136-017-017
DATE:	12.26.18
DRAWN:	C.GUAJARDO
CHECKED:	D. BURKETT

A200

1 SOUTH ELEVATION (FRONT)
SCALE: 3/32"=1'-0"

FINISH LEGEND

P-1
EXTERIOR CEMENT PLASTER (BODY) PAINTED
BENJAMIN MOORE: SILVER FOX 2108-50

P-2
EXTERIOR CEMENT PLASTER (TRIM) PAINTED
BENJAMIN MOORE: MIDSUMMER NIGHT 2134-20

P-3
EXTERIOR CEMENT PLASTER (ACCENT BEACON) PAINTED
BENJAMIN MOORE: YELLOW FINCH 2024-40

P-4
EXTERIOR CEMENT PLASTER (ACCENT BAND) PAINTED
BENJAMIN MOORE: FLOWER POWER 348

P-5
PAINT (CANOPY)
BENJAMIN MOORE: WHITE DOVE OC-17

S-1
EXTERIOR SIDING PAINTED
BENJAMIN MOORE: SILVER HALF DOLLAR 2121-40

T-1
EXTERIOR WALL TILE
LEVATINA TEGHLAM 3+ VULCANO GAS

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HOME2 SUITES BY HILTON

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HOME2 BY HILTON

KIERNAN CT.

SALIDA CALIFORNIA

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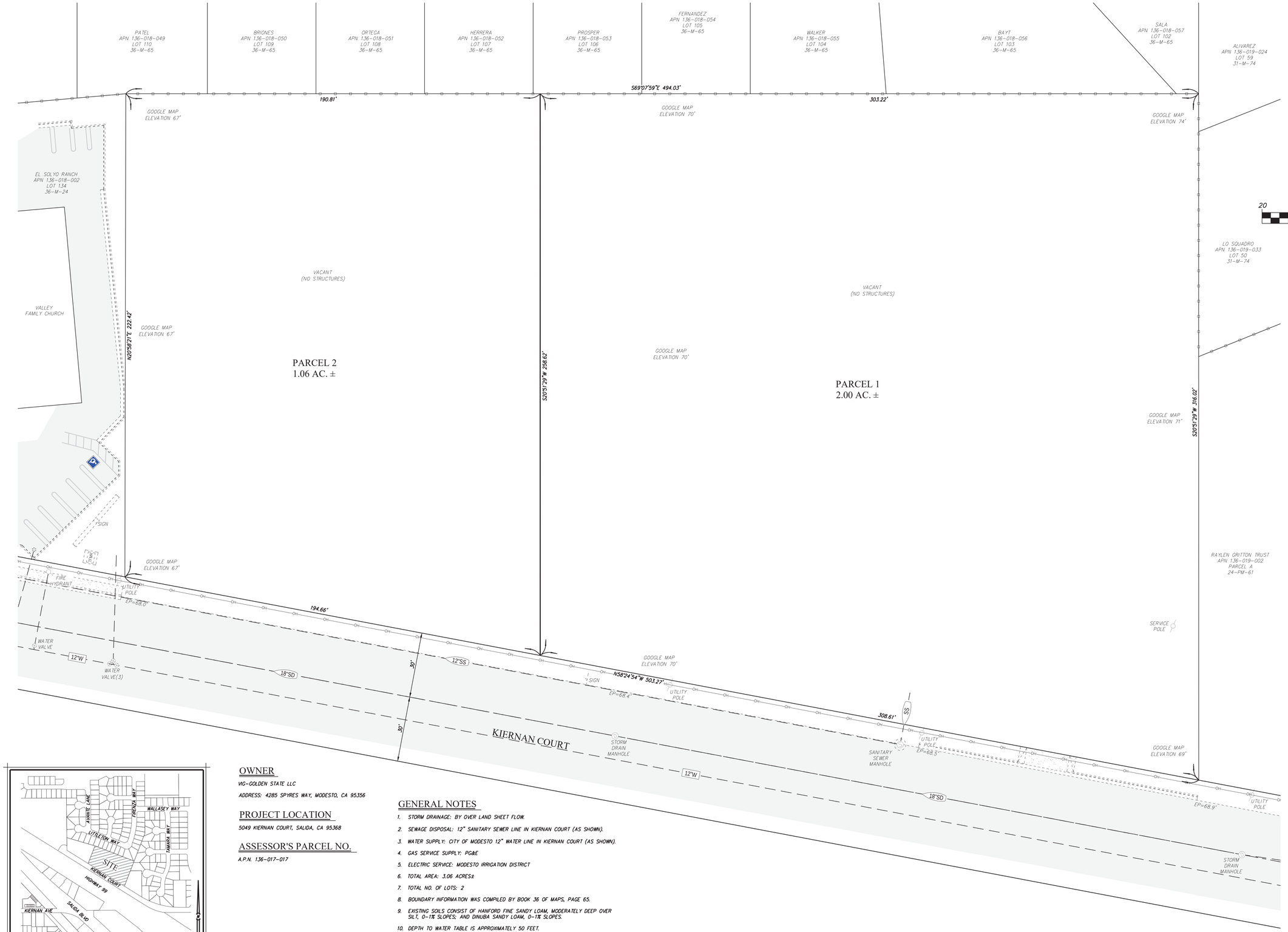
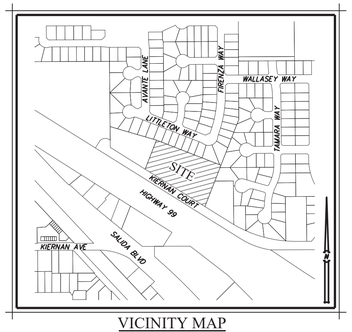
A201





VICINITY MAP
NO SCALE

OWNER

VIG-GOLDEN STATE LLC

ADDRESS: 4285 SPYRES WAY, MODESTO, CA 95356

PROJECT LOCATION

5049 KIERNAN COURT, SALIDA, CA 95368

ASSESSOR'S PARCEL NO.

A.P.N. 136-017-017

GENERAL NOTES

1. STORM DRAINAGE: BY OVER LAND SHEET FLOW.
2. SEWAGE DISPOSAL: 12" SANITARY SEWER LINE IN KIERNAN COURT (AS SHOWN).
3. WATER SUPPLY: CITY OF MODESTO 12" WATER LINE IN KIERNAN COURT (AS SHOWN).
4. GAS SERVICE SUPPLY: PG&E
5. ELECTRIC SERVICE: MODESTO IRRIGATION DISTRICT
6. TOTAL AREA: 3.06 ACRES±
7. TOTAL NO. OF LOTS: 2
8. BOUNDARY INFORMATION WAS COMPILED BY BOOK 36 OF MAPS, PAGE 65.
9. EXISTING SOILS CONSIST OF HANFORD FINE SANDY LOAM, MODERATELY DEEP OVER SILT, 0-1% SLOPES; AND DINUBA SANDY LOAM, 0-1% SLOPES.
10. DEPTH TO WATER TABLE IS APPROXIMATELY 50 FEET.
11. EXISTING ZONING IS P-D(319), PLANNED DEVELOPMENT.

RODRICK H. HAWKINS R.C.E. 50188
CROLIE E. LINDSAY R.C.E. 31900, P.L.S. 4709
KEVIN J. GENASCI P.L.S. 8660

SYM	DATE	DESCRIPTION OF REVISION	APP'D

811 Know what's below. Call before you dig.

BY: RCS
CHK: RHH
DATE: 11/2018

HAWKINS & ASSOCIATES
ENGINEERING, INC.
436 MITCHELL ROAD
MODESTO, CA. 95354
PH: (209) 575 - 4295
FX: (209) 578 - 4295

TENTATIVE PARCEL MAP
VIG-GOLDEN STATE LLC

A.P.N. 136-017-017
5049 KIERNAN COURT, SALIDA
STANISLAUS COUNTY, CALIFORNIA

DATE:

SHEET 1 OF 1

3475

K:\3475\00-Jurisdiction\Vibrg\Survey\Tentative Map\03_3475_TMAP_GB.dwg [03_LaYout1] PLOTTED: 11-30-18 08:53:04 AM hawkins4

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
Form Available Online: http://www.stancounty.com/planning/applications.shtm

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

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

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

PLANNING STAFF USE ONLY:

Application No(s): REZ PLN2018-0173
Date: 12/27/2018
S 34 T 2 R 8
GP Designation: PD
Zoning: P-D(319)
Fee: $11,642
Receipt No. 547695
Received By: MG
Notes: _____

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

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

PROJECT INFORMATION

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

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

See attached Project Description for Home 2 Suites by Hilton. The adjacent 1.06 acre parcel (Parcel 2) will be developed with a 15,000sq. ft. Office/Warehouse building with low traffic generating uses (see attached list) similar to the Modified Enterprises project to the South. This type of project createsincubator space for new or expanding busineses that need a small office area and a larger warehouse for storage or product. Typically they employ 3-5 people. See attached plot plan.

PROJECT SITE INFORMATION

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

ASSESSOR'S PARCEL NUMBER(S): Book ***136*** Page ***017*** Parcel ***017***

Additional parcel numbers:

Project Site Address or Physical Location: ***5409 Kiernan Ct. Salida, CA***

Property Area: Acres: ***3.06*** or Square feet: ***133,329.6***

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

Site is currently vacnt and was the home Of 7-11 Enterprises, a routing firm for truckers.

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

General Plan Amendment No. 2007-08, Rezone Application No. 2007-11 and VTPM Application No. 2207-32 for a 69,531 Sq. Ft., 3-Story General Office Building.

Existing General Plan & Zoning: ***PD***

Proposed General Plan & Zoning: ***PD***
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: ***Vacant Land and Single Family Homes***

West: ***Church***

North: ***Single Family Homes***

South: ***SR 99 Highway***

WILLIAMSON ACT CONTRACT:

Yes ☐ **No** ☒

Is the property currently under a Williamson Act Contract?
Contract Number: _____

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

Date Filed: _____

Yes ☐ No ☐ Do you propose to cancel any portion of the Contract?

Yes ☐ No ☒ Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

SITE CHARACTERISTICS: (Check one or more) Flat ☒ Rolling ☐ Steep ☐

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops ☐ Orchard ☐ Pasture/Grassland ☐ Scattered trees ☐

Shrubs ☐ Woodland ☐ River/Riparian ☐ Other ☒

Explain Other: ***Weeds***

Yes ☐ No ☒ Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes ☒ No ☐ Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) ***Entire 3.06 Ac will be subject to minimal grading.***

STREAMS, LAKES, & PONDS:

Yes ☐ No ☒ Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes ☐ No ☐ Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

Yes ☐ No ☒ Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes ☐ No ☒ Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

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

STRUCTURES:

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

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

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

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

PROJECT SITE COVERAGE:

Existing Building Coverage: **0** Sq. Ft. Landscaped Area: **15,000** Sq. Ft.

Proposed Building Coverage: **15,264** Sq. Ft. Paved Surface Area: **103,065** Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) ***Hotel: 61,056 Sq. Ft. Office/Warehouse: 15,000 Sq. Ft.***

Number of floors for each building: ***Hotel: 4 Floors, Office/Warehouse: Single Story.***

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) ***Hotel: 51', Previously approved 3 Story Office Building: 50'. Office/Warehouse: 22'***

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) ***Light Poles: 20'***

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

UTILITIES AND IRRIGATION FACILITIES:

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

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

Electrical: ***MID*** Sewer*: ***Salida Sanitary Distric***

Telephone: ***AT&T*** Gas/Propane: ***PG&E***

Water**: ***City of Modesto*** Irrigation: ***N/A***

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

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

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

No

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

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

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

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

AFFORDABLE HOUSING/SENIOR:

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

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

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

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

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

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

Square footage of each existing or proposed building(s): ***Hotel: 61,056 sq. ft. (Gross) Office/Warehouse: 15,000***

Type of use(s): ***Home 2 Suites by Hilton. Office/Warehouse: mixed uses. (Low traffic Generating.***

Days and hours of operation: ***Hotel: 365 / 24/7, Office / Warehouse: 7am - 6pm, 6 days / week***

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

Occupancy/capacity of building: ***Hotel: 87% occupancy (Daily Average) Office / Warehouse: 3-5 employees per rental space.***

Number of employees: (Maximum Shift): ***Hotel: 6, Off/Ware: 5*** (Minimum Shift): ***Hotel: 4, OFF/Ware: 3***

Estimated number of daily customers/visitors on site at peak time: ***Hotel: 81, Off/Ware: 10***

Other occupants:

Estimated number of truck deliveries/loadings per day: ***Hotel: FedEx, UPS, & Food: 5, Off/Ware: 7***

Estimated hours of truck deliveries/loadings per day: ***10am - 2pm***

Estimated percentage of traffic to be generated by trucks: ***Less than 1%***

Estimated number of railroad deliveries/loadings per day: ***N/A***

Square footage of:

Office area: ***500-1000 sq. ft.*** Warehouse area: ***1000-6500***

Sales area: ***N/A*** Storage area:

Loading area: ***N/A*** Manufacturing area:

Other: (explain type of area)

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

ROAD AND ACCESS INFORMATION:

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

Kiernan Avenue (SR219) and Kiernan Court

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

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

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

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

STORM DRAINAGE:

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

☒ Other: (please explain) ***On-site piping and percolation plus usage of the regional storm basin.***

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

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

EROSION CONTROL:

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

A SWEPP plan will prepared by a registered Civil Engineer prior to commencement of any grading and an NPDES Storm water permit will be obtained from RWQCB

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

ADDITIONAL INFORMATION:

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

The new PD rezone will be less of an impact than the previously approved 3 story General Office project. The AVTE's rise slightly with the Hotel and Office/Warehouse currently proposed (894.8 vs 886.7) the AM / PM peaks decline signifigantly: AM 79.6 (new) vs 122 (old) PM 81.7 (new) vs 115.3 (old). Along with the fact that a traffic study was NOT required for the General Office Building under the prior Rezone we see no need for a new traffic study.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS

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

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

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

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

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

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

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

Date of List consulted: November 9, 2018

Source of the listing: _____

(To be completed only if the site is included on the List)

ASSESSOR'S INFORMATION WAIVER

The property owner(s) signature on this application authorizes the Stanislaus County Assessor's Office to make any information relating to the current owners assessed value and pursuant to R&T Code Sec. 408, available to the Stanislaus County Department of Planning and Community Development.

PROJECT DESCRIPTION FOR HOME 2 SUITES BY HILTON

This project will develop an innovative 94 room, new concept for Hilton Corporation, extended stay suites style hotel located on 2 acres at 5409 Kiernan Court in Salida, CA. The hotel will be 4 stories in height which is comparable to the previously approved three story general office building. The room sizes will range from studios to one bedroom units, each with a kitchenette. There will be an enclosed pool area, banquet rooms, meeting areas and a combination fitness and laundry room. The superior design will allow an exceptional guest experience, but at a lower operational cost. The number of hotel employees will range from 4-6 depending on the time of day/night. Please see the attached architectural drawings for greater details of the elevations and site plan. The site will be heavily landscaped, particularly along the border with the single family home sites and an 8' high masonry wall will be constructed along that same boundary. All of the rooftop mechanical equipment will be screened and recessed behind a solid 6' high parapet wall. There will be an 80' distance between the hotel structure and the single family residences. The footprint for the hotel has been moved as far forward on the site plan as possible fronting Kiernan Court.
This concept has been extremely successful throughout the United States and Canada.

LIST OF PROPOSED/PERMITTED LOW TRAFFIC GENERATING USES FOR THE VIG, LLC- REZONE TO PD ON KIERNAN COURT IN SALIDA, CA

1. **Mail order establishments, storage and service, printing and publishing,book binding and paper sales.**
2. **Art Galleries**
3. **Assembly of technical instruments, including computers, business machines and similar mechanical equipment.**
4. **Compounding and packaging of cosmetics, phamaceuticals and toiletries.**
5. **Manufacturing and assembling of jewelry, watches, clocks, precision instruments, bottles and other glass products made from previously prepared materials, electric and electronic instruments and equipment,electric motors, toys, and television or radio studios /stations.**
6. **Assembling of paper products, pens pencils and artist supplies when such goods are made from previously prepared materials.**
7. **Assembling of containers from previously prepared materials when such process does not include enameling, lacquering, rubber coating or electrical plating.**
8. **Printing or publishing.**
9. **Retail store when contained entirely within a building and is determined to be a low traffic generating use by county planning staff.**
10. **Personal service establishment.**
11. **Hotel / motel.**
12. **Any other low traffic generating use approved by county planning staff.**

CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System

Department of Anthropology – California State University, Stanislaus
One University Circle, Turlock, California 95382
(209) 667-3307 - FAX (209) 667-3324

Alpine, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus & Tuolumne Counties

Date: 1/24/2008

CCIC File #: 6938N
Project: General Plan and Rezone Application, West Side Keirnan Court/Broadway Aves., Salida

Dennis E. Wilson
Horizon Consulting Services
P.O. Box 1448
Modesto, CA 95353

Dear Mr. Wilson

We have conducted a records search as per your request for the above-referenced project area located on the Salida USGS 7.5-minute quadrangle map in Stanislaus County.

Search of our files includes review of our maps for the specific project area and the immediatel vicinity of the project area, and review of the National Register of Historic Places, the California Register of Historical Resources, the *California Inventory of Historic Resources* (1976), the *California Historical Landmarks* (1990), and the California Points of Historical Interest listing (May 1992 and updates), the Directory of Properties in the Historic Property Data File (HPDF) and the Archaeological Determinations of Eligibility (ADOE) (Office of Historic Preservation current computer lists dated 12-04-2007 and 12-03-2007), the CALTRANS State and Local Bridge Survey (1989 and updates), the *Survey of Surveys* (1989), GLO Plats, and other pertinent historic data available at the CCIC for each specific county.

The following details the results of the records search:

Prehistoric or historic resources within the project area:

(1) No formally recorded prehistoric or historic archaeological resources.

(2) The GLO Plat for T2S R8E (Sheet 44-113, dated 1852-1855) was consulted with negative results.

(3) For your information the 1953 edition of the Salida USGS 7.5-minute quadrangle references a drive-in theatre in the general location of the project area. However, the current alignment of SR 99 and other development have significantly altered the landscape

in this area.

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

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

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

Previous investigations within the immediate vicinity of the project area: None reported to the Information Center.

Recommendations/Comments: Based on existing data in our files the project area has a low sensitivity for the possible discovery of historical resources. No further recommendations are offered at this time.

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old.

We advise you that in accordance with State law, if any historical resources are discovered during project-related construction activities, all work is to stop and the lead agency and a qualified professional are to be consulted to determine the importance and appropriate treatment of the find. If Native American remains are found the County Coroner and the Native American Heritage Commission, Sacramento (916-653-4082) are to be notified immediately for recommended procedures.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Billing is attached, payable within 60 days of receipt of the invoice.

Sincerely,

E. A. Greathouse, Coordinator
Central California Information Center
California Historical Resources Information System