



****AMENDED** Referral Early Consultation**

Date: January 8, 2021

To: Distribution List (See Attachment A)

From: Teresa McDonald, Assistant Planner, Planning and Community Development

Subject: GENERAL PLAN AMENDMENT & REZONE APPLICATION NO. PLN2018-0081 – LIBITZKY MANAGEMENT CORPORATION

Respond By: January 25, 2021

******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: Kevin Perkins dba Libitzky Holdings, LP

Project Location: 1224 Kiernan Avenue (SR 219), at the southeast corner of Tully Road and Kiernan Avenue, in the Modesto area.

APN: 046-001-001

Williamson Act Contract: N/A

General Plan: Urban Transition

Current Zoning: A-2-10 (General Agriculture)

Project Description: Request to amend the General Plan and zoning designations of a 17.16 acre parcel from Urban Transition and A-2-10 (General Agriculture) to P-D (Planned Development), to allow the construction of a 300,000 square-foot building for various light industrial uses. Jackrabbit, a designer and fabricator of agricultural equipment, will occupy 150,000 square feet of the proposed building. No showroom is planned, but there will be an area for parts sales for existing Jackrabbit customers. No other tenants have been identified for the remaining 150,000 square feet of building space at this time. However, the remainder of the building may be suited depending on the user. Proposed hours of operation are 24 hours a day, 7 days a week, with 250 people on a maximum shift, and 3 shifts per day. A maximum of 25 daily customers and 1,488 truck/vehicle trips are anticipated per day. The trip generation estimate considers the “worst case” scenario for a variety of light industrial uses in the event Jackrabbit does not occupy either a portion, or all of the building. The project proposes to share access, and to connect to the existing public water

system and stormwater basin, located on the adjacent site to the east, which is zoned P-D (131). The proposed building will be served by an on-site septic system. A reciprocal access agreement will be recorded for the adjacent parcel. A 6 foot-tall chain link-fence is proposed along the south and east property lines, and a 6 foot-tall wrought iron fence is proposed along the north and west property lines along the site's road frontage. The project site has access to County-maintained Tully Road and Kiernan Avenue, via the shared access on the adjacent parcel to the east, and is within the City of Modesto's LAFCO adopted Sphere of Influence. Parking lot lighting, signage, and landscaping will be designed to comply with City of Modesto standards.

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

GENERAL PLAN AMENDMENT & REZONE APPLICATION NO. PLN2018-0081 – LIBITZKY MANAGEMENT CORPORATION

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
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	COUNTY OF:	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 4: GREWAL
X	FIRE PROTECTION DIST: SALIDA	X	STAN COUNTY COUNSEL
X	GSA: STANISLAUS & TUOLUMNE RIVERS GROUNDWATER BASIN ASSOC.	X	StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: MODESTO	X	STANISLAUS LAFCO
X	MOSQUITO DIST: EASTSIDE	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC	X	TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
X	RAILROAD: UNION PACIFIC	X	US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: STANISLAUS UNION ELEMENTARY		USDA NRCS
X	SCHOOL DIST 2: MODESTO UNION HIGH		WATER DIST:
X	WORKFORCE DEVELOPMENT		TUOLUMNE RIVER TRUST
X	STAN CO AG COMMISSIONER		



STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: GENERAL PLAN AMENDMENT & REZONE APPLICATION NO. PLN2018-0081
– LIBITZKY MANAGEMENT CORPORATION

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

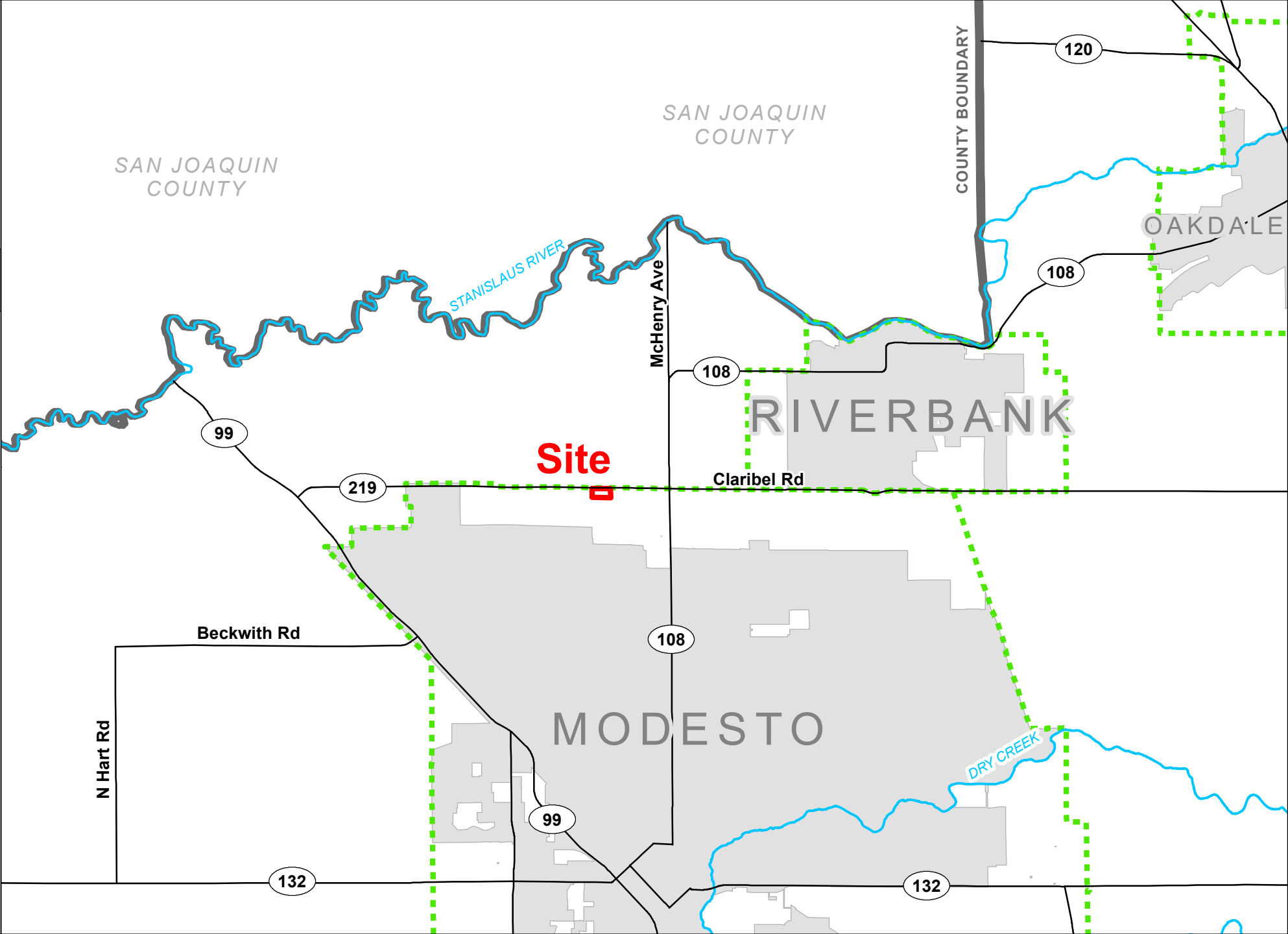
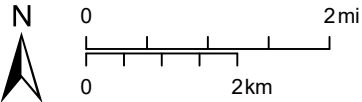
LIBITSKY
MANAGEMENT
CORP

GPA REZ
PLN2018-0081

AREA MAP

LEGEND

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




**LIBITSKY
MANAGEMENT
CORP**

**GPA REZ
PLN2018-0081**

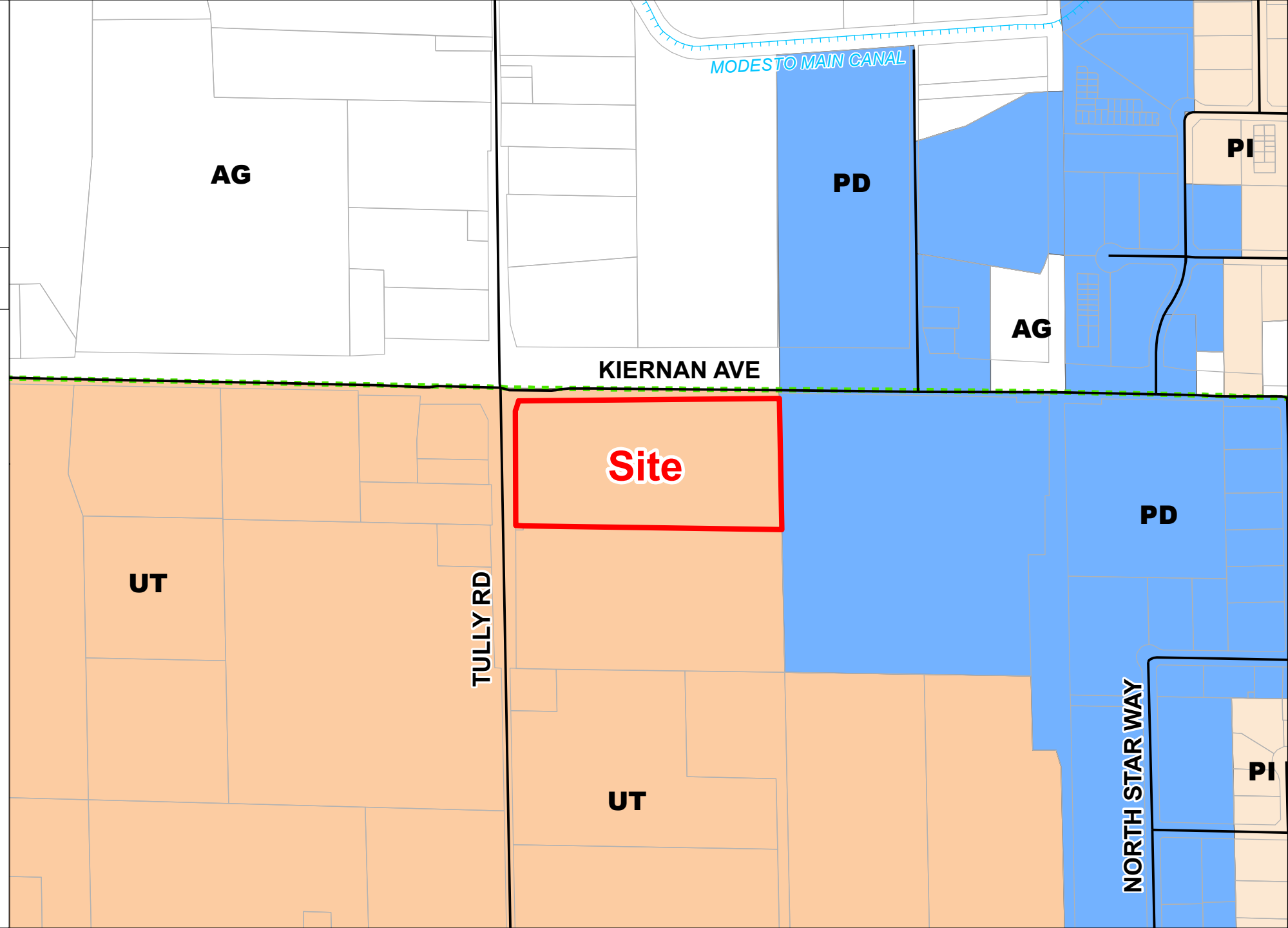
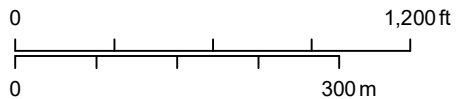
GENERAL PLAN MAP

LEGEND

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

General Plan

-  Agriculture
-  Urban Transition
-  Planned Development
-  Planned Industrial





**LIBITSKY
MANAGEMENT
CORP**




**GPA REZ
PLN2018-0081**

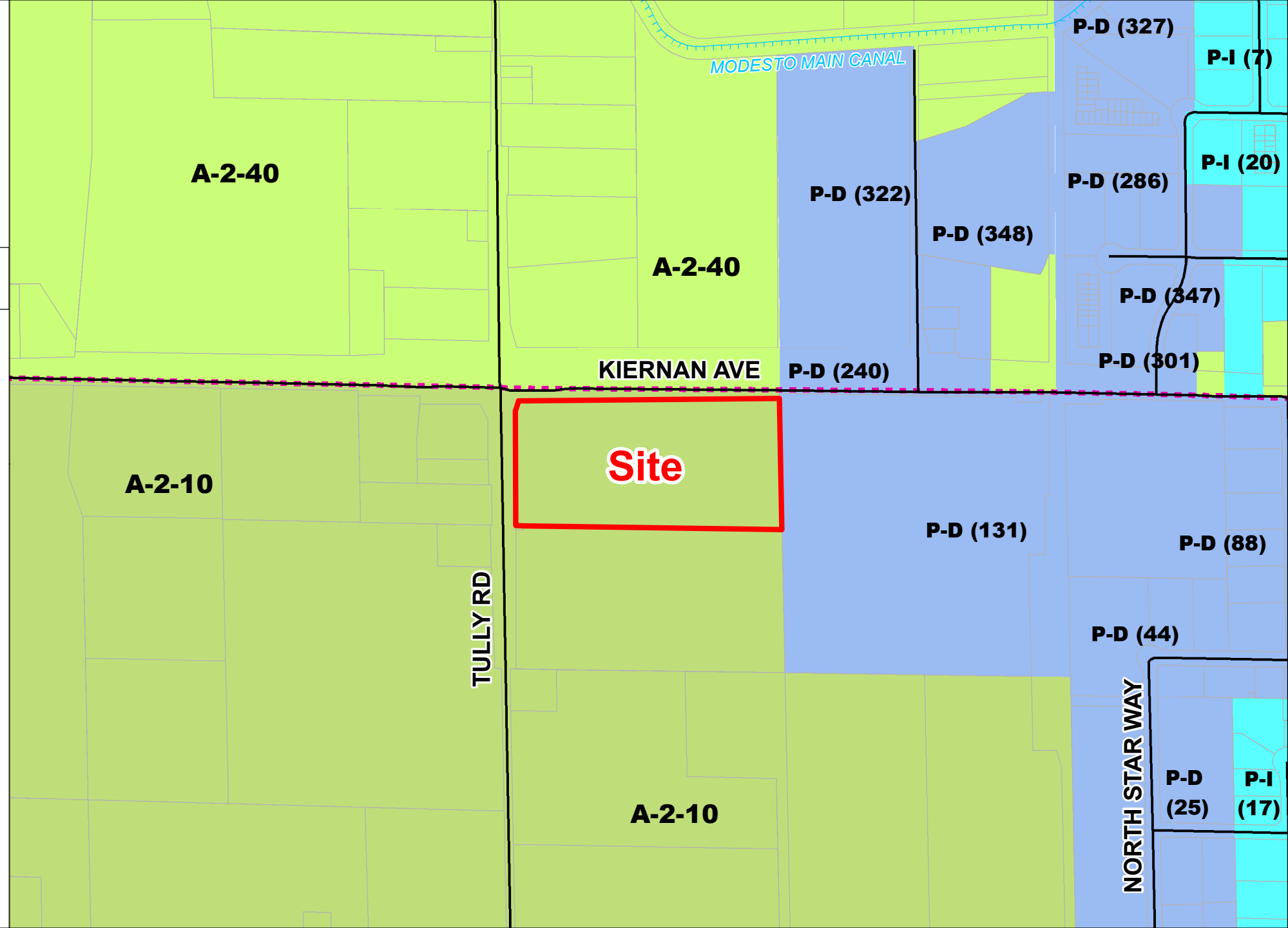
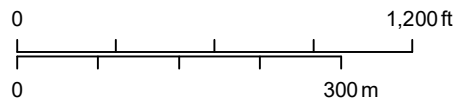
ZONING MAP

LEGEND

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

Zoning Designation

-  General Agriculture 10 Acre
-  General Agriculture 40 Acre
-  Planned Development
-  Planned Industrial








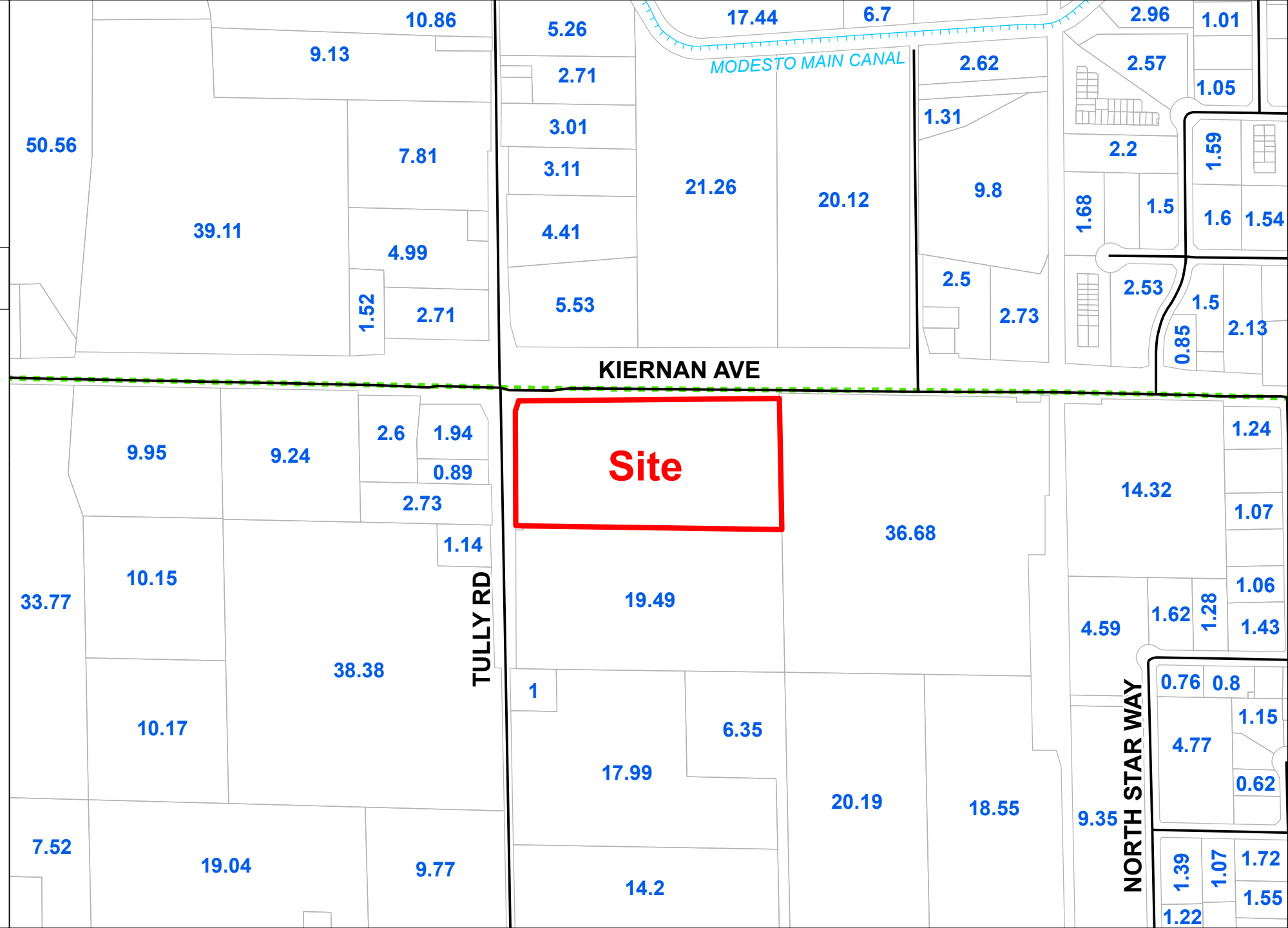
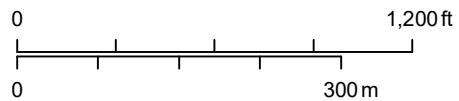
**LIBITSKY
MANAGEMENT
CORP**

**GPA REZ
PLN2018-0081**

ACREAGE MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Parcel/Acres
-  Road
-  Canal







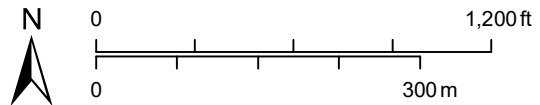
**LIBITSKY
MANAGEMENT
CORP**

**GPA REZ
PLN2018-0081**

2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal



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MANAGEMENT
CORP**

**GPA REZ
PLN2018-0081**

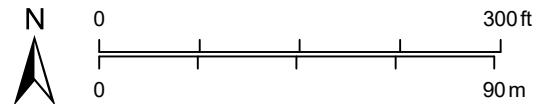
2017 AERIAL SITE MAP

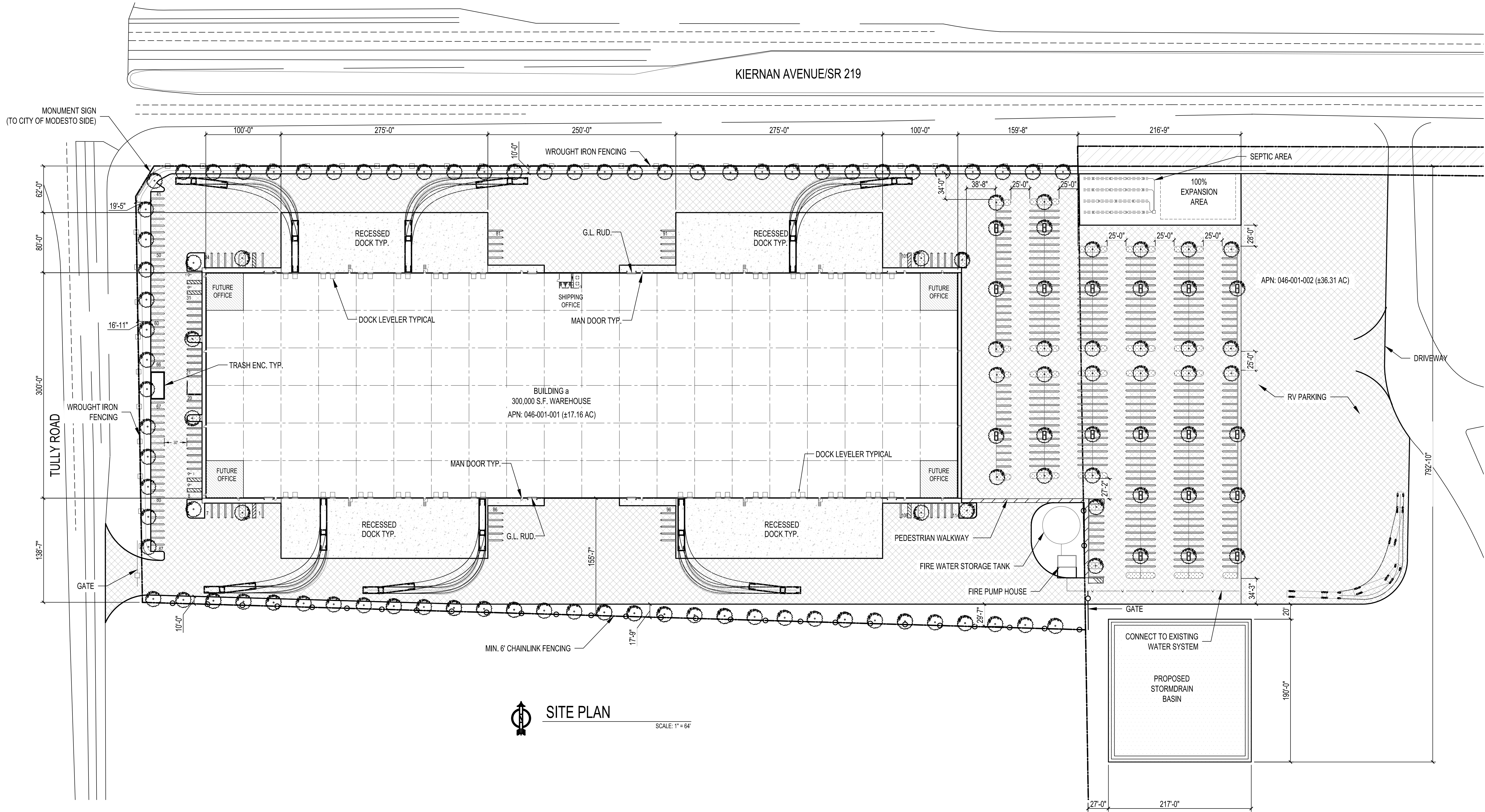
LEGEND

 Project Site

 Road

 Canal





SITE DATA

APN: 046-001-001
ADDRESS: 1224 KIERNAN AVE
MODESTO, CA 95358-9408

SITE AREA: ±17.2 ACRES

BUILDING TO LOT RATIO: 40%

LANDSCAPE TO LOT RATIO: 6%

BUILDING LEGEND

OCCUPANCY GROUP: S-1 / B

TYPE OF CONSTRUCTION: II-B

HEIGHT OF BUILDING: 32' CLEAR

NUMBER OF STORIES: 1

FIRE SPRINKLERS: EQUIPPED W/ FULLY AUTOMATIC SPRINKLERS - ESRF

LIGHT STANDARDS: UP TO 32' HIGH (LIGHTING TO MEET CITY OF MODESTO STANDARDS)

BUILDING DATA

OFFICE SPACE
WAREHOUSE

10,625 S.F.
289,375 S.F.

TOTAL FLOOR SPACE
300,000 S.F.

PARKING

PARKING ANALYSIS - PER CITY OF MODESTO MUNICIPAL CODE, TITLE 10, SEC 5:

OFFICES: 1 Space per 200 sq
10,625 / 200 = 53 stalls

WAREHOUSE: 1 Space per 2,000 sf up to 10,000 sf
1 Space per 5,000 sf after 10,000 sf

REQUIRED SPACES: 10,000 / 2000 = 5 stalls
279,375 / 5000 = 56 stalls
93 PARKING STALLS REQUIRED

ACCESSIBLE STALLS REQ. PER CBC TABLE 11B-208.2 & CAL DOT TABLE A = 2% OF TOTAL SPACE
TOTAL ROPOSED PARKING SPACES:
STANDARD STALL = 480
ACCESSIBLE STALL = 6 (4 VAN)

TOTAL PROPOSED = 486 PARKING STALLS PROVIDED

NOTES:

1. FIRE LANE - RED CURB REQUIRED AT ALL ACCESS ROADS THAT ARE LESS THAN 28 FEET IN WIDTH AND AT ALL CURBS IN FRONT OF HYDRANTS AND DRIVEWAY ENTRANCES.

SURFACE LEGEND:

	EXISTING BUILDING		PARKING STRIPING		CONCRETE
	NEW BUILDING		BIO-RETENTION AREA		DEDICATION LAND
	LANDSCAPING		GRAVEL		

CLIENT:

LIBITZKY PROPERTY HOLDINGS
824 KIERNAN AVE.
MODESTO, CA

ENGINEER:

JUSTIN W. CAPP, Inc.
ENGINEERING + DESIGN
JUSTIN W. CAPP
CE #61383, SE #4813
1003 12th STREET, MODESTO, CA 95354
PO BOX 861, MODESTO, CA 95353
(209) 524-4774
www.justinw capp.com



LIBITZKY MANAGEMENT CORPORATION
1475 POWELL ST, EMERYVILLE, CA 94608
PHONE: (510) 652-4860
FAX: (510) 652-4688
EMAIL: INFO@LIBITZKY.COM

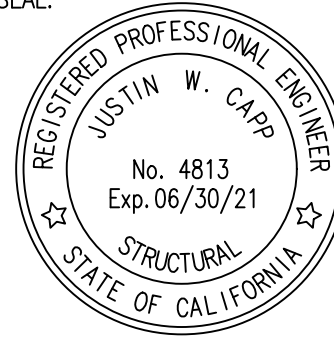
REVISION HISTORY:

No.	DATE	ISSUANCE
	DATE	PRELIMINARY

USE DISCLAIMER:

THE DESIGN DATA CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF JUSTIN W. CAPP AND MAY NOT BE REPRODUCED OR USED WITHOUT WRITTEN PERMISSION. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND DATED. THE END USER IS RESPONSIBLE FOR COORDINATION OF FIELD CONDITIONS, DIMENSIONS, AND WORK NOT OTHERWISE SHOWN BY THIS DRAWING.

ENGINEER'S SEAL:



12/21/2020

KEY PLAN:

KEY PLAN

NOT TO SCALE

PROJECT NAME:

**KIERNAN
DEVELOPMENT**

PROJECT ADDRESS:
824 KIERNAN AVE.
MODESTO, CA

DRAWING TITLE:
**WAREHOUSE / LIGHT
INDUSTRIAL CONCEPT**

CAD FILE NAME:
FD9 - SP1 - MASTER
SITE PLAN-300K_EXTRA
PARKING.DWG

DRAWING SCALE:
AS NOTED

JOB NUMBER:	DRAWN: KL	SHEET NUMBER:
20248	CHK'D: JWC	SP2
	DATE: 07/24/14	

LPC Industrial Development
GPA and Rezone to PD
Kiernan and Tully

PROJECT DESCRIPTION

The proposed project is the construction of up a new Industrial/Light Industrial/Warehouse building of approximately 300,000 square feet each on the 17.16 acre property identified as APN 046-001-001. The future tenants of the building is expected to be Jackrabbit for about 150,000 square feet, and as of yet identified uses in the remaining 150,000 square feet, although Jackrabbit is a highly likely potential user for the remaining area in the future. Jackrabbit's operations are defined in more detail later in the Project Description.

LPC Real Estate Corporation owns both this parcel, and PD (131) to the east, so with approval of this project, this site and PD (131) will operate as a unified development.

The property is located at the southeast corner of Kiernan Avenue and Tully Road and the majority of the property is currently planted in almonds. The property is bordered to the east by the existing PD (131) development, to the north, south and west by agricultural development. The property is located within the City of Modesto sphere of influence, and has a County General Plan designation of Urban Transition and a City of Modesto General Plan designation of Business Park. The County General Plan Land Use designation will be changed from Urban Transition to Planned Development, to match the County General Plan designation on PD (131) to the east.

The current zoning on the property is A-2-10, and this proposal is to rezone the property to Planned Development, with the allowable uses being those permissible consistent with PD (131). A copy of the approved PD (131) is attached. Development will commence construction no later than January 1, 2024 and complete construction no later than January 1, 2026.

This property and the 36 acre PD (131) property will allow cross access, and the sharing of utilities, and easements will be granted as necessary. Water will be provided from the currently existing water system located on PD (131) to the east, unless a connection to the City of Modesto can be made and an out-of-boundary extension approved. A septic system(s) will be constructed, but these septic systems will be designed in a way to make the connection to the future City of Modesto sewer lines as easy as possible. Cross access will be provided so trucks entering the property from PD (131) to the east can exit the site on Tully Road. Storm drainage will be provided on the existing PD (131) site, and if additional storm drainage is required, it will be provided on this site via above or underground storage, designed as development occurs.

The proposed buildings will be oriented to Kiernan Avenue and Tully Road with landscaping proposed along both road frontages. Prior to issuance of a building permit, building elevations will be reviewed for consistency with the City of Modesto Commercial and Industrial Design Guidelines adopted September 12, 2006. Hours of operation will be seven (7) days a week, 24 hours a day. If the project develops as General Light Industrial, it would be expected to have around 200 to 250 employees per shift.

Jackrabbit:

Jackrabbit is an OEM designer and fabricator of agricultural equipment for the permanent crop industries, especially tree nuts like almonds and walnuts, manufacturing reservoir carts, shuttles, elevators, cold air drains, picking, pruning, and rodent control equipment among others. All manufacturing, welding and assembly will occur indoors. As a lean operation, Jackrabbit generally constructs and ships to customers as soon as the equipment is completed, although on-site storage may occur for a short period of time prior to delivery to customers.

Jackrabbit will service Jackrabbit manufactured equipment at the site. No equipment from other manufacturers will be serviced or repaired. Some public parts sales may occur at the site, but the usage of this service is small, and will only be parts for Jackrabbit manufactured equipment. A small on-site showroom may be constructed in the future so a few pieces of equipment can be displayed.

Jackrabbit currently has about 100 employees with plans to grow to about 200 over one daytime shift. Typical hours of operation are 6:00 a.m. to 5:00 p.m., although welders may start as early as 5:00 a.m. in the heat of the summer.

Truck trips are currently expected to be about 1 to 2 semi-trucks per day for steel delivery, about 0 to 2 semi-trucks per day for large part delivery, about 1 to 2 box trucks per day for parts delivery, and about 2 to 4 van deliveries per day from Fedex or UPS. During the harvest season, customer trips could be up to 25 per day. During the off-season, this would be reduced to about 0 to 2 per day. If Jackrabbit were to take the entire building, these numbers could double.

Traffic Analysis:

To cover any traffic scenario, automobile and trucks trips will be analyzed at maximum levels. For General Light Industrial, automobiles would be about 1,413 per day and about 75 truck trips, for a total of 1,488 total trips. If Jackrabbit takes the entire building, it would result in about 848 automobile trips per day and about 141 truck trips. With these as bookends, the traffic analysis will be prepared at 1,488 total trips per day as 1,347 automobile trips per day, and 141 truck trips. This is supported by the attached trip generation letter from Ken Anderson & Associates Transportation Engineers and dated December 2, 2020.

December 2, 2020

Mr. Dave Romano
NEWMAN-ROMANO, LLC
1034 12th Street
Modesto, CA 95354

**RE: LPC LIGHT INDUSTRIAL DEVELOPMENT, STANISLAUS COUNTY: TRIP
GENERATION FORECASTS**

Dear Mr. Romano:

As requested, KDAnderson & Associates has completed this assessment of the potential trip generation associated with the LPC Light Industrial development proposed on Kiernan Avenue in Stanislaus County. As noted in Figure 1, the site is roughly 17 acres, and the project proposes 300,000 sf of building floor area. One tenant of half of the site has been identified (Jackrabbit Manufacturing), and that user expects to employ 100 to 200 persons.

Study Approach. This assessment is intended to identify a reasonable “worst case” trip generation estimate for the project for use in subsequent analysis. Our approach is therefore to identify potential trip generation rates based on the land use contained in the ITE Trip Generation Manual and estimate the number of automobile and truck trips for each use.

Trip Generation Rates. The Institute of Transportation Engineer’s publications provide trip generation rates for typical industrial building uses that may be applicable to this project, as noted in Table 1 (attached).

General Light Industrial. A light industrial facility is a free-standing facility devoted to a single use. The facility has an emphasis on activities other than manufacturing and typically has minimal office space. Typical light industrial activities include printing, material testing, and assembly of data processing equipment.

Manufacturing. A manufacturing facility is an area where the primary activity is the conversion of raw materials or parts into finished products. Size and type of activity may vary substantially from one facility to another. In addition to the actual production of goods, manufacturing facilities generally also have office, warehouse, research, and associated functions.

Warehousing. Warehouses are primarily devoted to the storage of materials, but they may also include small office and maintenance areas.

High Cube Warehouse. High Cube Warehouses are used for the storage of materials, goods and merchandise prior to their distribution to retail outlets, distribution centers or other warehouses. While trip generation rates exist for several varieties of High Cube Warehouse, Transload and Short-Term Storage is the most common type.

Trip Generation Forecasts. Table 1 also presents trip generation projections for a 300 ksf building under each land use category. As indicated, the forecasts are highest for the Light Industrial use, with the Manufacturing use being close behind. Warehousing generates many less trips.

Estimate for Jackrabbit Manufacturing. Jackrabbit Manufacturing anticipates employing 100 to 200 persons in 150,000 sf of building floor area. Typical hours of operation are 6:00 a.m. to 5:00 p.m., although welders may start as early as 5:00 a.m. in the heat of the summer. Assuming each employee drove alone to and from the site, 200 to 400 daily trips would result. The share of this traffic that may fall within the specific a.m. or p.m. peak hour on Kiernan Avenue is unknown but would depend on the number of employees that start or end their day between 7:00 a.m. to 9:00 a.m. and between 4:00 p.m. to 6:00 p.m..

Truck trips are currently expected to be about 1 to 2 semi-trucks per day for steel delivery, about 0 to 2 semi-trucks per day for large parts delivery, about 1 to 2 box trucks per day for parts delivery, and about 2 to 4 van deliveries per day from FedEx or UPS. During the harvest season, customer trips could be up to 25 per day. During the off-season, this would be reduced to about 0 to 2 per day. With each truck generating two trips (one inbound and one outbound), truck activity could total 20 daily trips in the off-season and 70 daily trips in the harvest season.

Altogether, if 200 employees are at the site then Jackrabbit Manufacturing likely generates about 420 daily trips in the off-season and 470 daily trips during harvest.

Trip generation rates are also available on a “per employee” basis, and these rates for manufacturing uses can be applied to Jackrabbit Manufacturing. As shown in Table 1, using ITE rates a manufacturer employing 200 persons could generate 494 daily trips, which is very close to the estimate based on expected Jackrabbit Manufacturing operations, but is greater than a “per ksf” forecast applied to 150,000 sf of building (i.e., $786/2 = 393$ daily trips).

Conclusions. The highest trip generation forecast can be derived from the ITE rates for General Industry Building (Code 110). The daily forecast of 1,488 daily trips would exceed that for other uses and would exceed the hypothetical case of Jackrabbit Manufacturing doubling its occupancy to 400 persons in 300,000 sf (i.e., 988 daily trips.)

Similarly, the peak hour trip generation forecasts associated with this rate are greater than those for other uses, including the doubling of Jackrabbit Manufacturing’s use.

KDA

The Manufacturing Truck trip generation rates do yield greater estimates for daily truck trips (i.e., 141 daily truck trips) than do the rates for General Industrial use (i.e., 75 daily truck trips). To present a “worst case” evaluation of project traffic impacts it may be appropriate to assume that trucks comprise a higher share of overall daily trip estimate than is suggested by the General Industrial data.

Please feel free to contact me if you have any questions or need more information.

Sincerely Yours,

KD Anderson & Associates, Inc.

A handwritten signature in black ink, appearing to read 'K. Anderson', with a long horizontal stroke extending to the right.

Kenneth D. Anderson, P.E.
President

Attachment: Table 1, Site Plan

**TABLE 1
AVERAGE TRIP GENERATION RATES AND FORECASTS**

ITE Code	Land Use Description	Unit	Quantity	Trips per Unit						
				Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
110	General Light Industrial	ksf	1	4.96	0.62	0.08	0.70	0.08	0.55	0.63
	Proposed Project		300	1,488	186	24	210	24	165	189
	Trucks only		1	0.25			0.01			0.01
			300	75			3			3
	Automobiles			1,413			207			186
140	Manufacturing	ksf	1	2.62	0.48	0.14	0.62	0.21	0.46	0.67
	Proposed Project		300	786	144	42	186	63	138	201
	Trucks only		1	0.47			0.03			0.03
			300	141			9			9
	Automobiles			645			177			192
	Manufacturing	employee	1	2.47	0.27	0.10	0.37	0.13	0.20	0.33
	Jackrabbit Manufacturing in 150,000 sf		200	494	54	20	74	26	40	66
	Trucks only		1	0.35			0.03			0.02
			200	70			6			4
	Automobiles			424			70			62
150	Warehousing	ksf	1	1.74	0.13	0.04	0.17	0.05	0.14	0.19
	Proposed Project		300	522	39	12	51	15	42	57
	Trucks only		1	0.60			0.02			0.03
			300	180			6			9
	Automobiles			342			45			48
154	High Cube Transload and Short-term Storage	ksf	1	1.40	0.06	0.02	0.08	0.03	0.07	0.10
	Proposed Project		300	420	18	6	24	9	21	30
	Trucks only		1	0.22			0.02			0.01
			300	66			6			3
	Automobiles			354			18			27

Source: ITE Trip Generation Manual, 10th Edition

**TABLE 1
AVERAGE TRIP GENERATION RATES AND FORECASTS**

ITE Code	Land Use Description	Unit	Quantity	Trips per Unit						
				Daily	AM Peak Hour			PM Peak Hour		
					In	Out	Total	In	Out	Total
110	General Light Industrial	ksf	1	4.96	0.62	0.08	0.70	0.08	0.55	0.63
	Proposed Project		300	1,488	186	24	210	24	165	189
	Trucks only		1	0.25			0.01			0.01
			300	75			3			3
	Automobiles			1,413			207			186
140	Manufacturing	ksf	1	2.62	0.48	0.14	0.62	0.21	0.46	0.67
	Proposed Project		300	786	144	42	186	63	138	201
	Trucks only		1	0.47			0.03			0.03
			300	141			9			9
	Automobiles			645			177			192
	Manufacturing	employee	1	2.47	0.27	0.10	0.37	0.13	0.20	0.33
	Jackrabbit Manufacturing in 150,000 sf		200	494	54	20	74	26	40	66
	Trucks only		1	0.35			0.03			0.02
			200	70			6			4
	Automobiles			424			70			62
150	Warehousing	ksf	1	1.74	0.13	0.04	0.17	0.05	0.14	0.19
	Proposed Project		300	522	39	12	51	15	42	57
	Trucks only		1	0.60			0.02			0.03
			300	180			6			9
	Automobiles			342			45			48
154	High Cube Transload and Short-term Storage	ksf	1	1.40	0.06	0.02	0.08	0.03	0.07	0.10
	Proposed Project		300	420	18	6	24	9	21	30
	Trucks only		1	0.22			0.02			0.01
			300	66			6			3
	Automobiles			354			18			27

Source: ITE Trip Generation Manual, 10th Edition



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

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

Date: August 10, 2018

CCaIC Records Search File #: 10803N

Re: Project: Proposed development on parcel APN
046-001-001 (Richard Ryan property)
1224 Kiernan Avenue, Stanislaus Co.

Kate Newman
David Romano
Newman-Romano, LLC
1034 12th Street
Modesto, CA 95354

Email: kate@newman-romano.com
dave@newman-romano.com

Dear Ms. Newman and Mr. Romano,

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 immediate vicinity of the project area, and review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), *California Inventory of Historic Resources* (DPR 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 3-20-2014 and 4-05-2012, respectively), the *Survey of Surveys* (1989), GLO Plats and other historic maps on file for the area, 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:

No prehistoric or historic-era archaeological resources or historic properties have been reported to the CCaIC.

Re: the existing residence that the client has stated is on the property: aerial maps indicate that standing buildings have already been demolished/removed. Concrete structure pads for this building and perhaps older buildings (also previously removed) and perhaps some fencing and other structural remains might still be present. This property *may* have been evaluated by Caltrans for the North Co. Corridor project or the Kiernan projects, but there are no references to it in reports on file. According to maps on file, there was at least one building on the property as early as 1941, although others may have been built later.

Prehistoric or historic resources within the immediate vicinity of the project area:

No prehistoric or historic-era archaeological resources have been reported to the CCalIC.

Other historic building information, as per the HPDF printout from OHP and Primary records on file: The following nearby properties were recorded and evaluated by and for Caltrans projects:

Address	Est. date of constr.	NRHP eligible?
4767 Tully	1940	no
5106 Tully	1935	no
5125 Tully*	1953	no
5024 Tunson*, 5026 Tunson*	1941, 1948	no
907 Kiernan*	1940	no
1348 Kiernan*	1905 (house; other bldgs unknown)	no

*standing buildings have since been demolished; except at 1348 Kiernan, the old house was demolished but outbuildings may remain.

Resources that are known to have value to local cultural groups:

None have been formally reported to the Information Center.

Previous investigations within the project area:

Four reports or report files at the CCalIC appear to include all or part of this property in its mapped study area:

CCaIC Report

ST-03697 Sharp and L. Nishimura (1999)

Department of Transportation Negative Archaeological Survey Report, 10-STA-219, P.M. 0.1/4.9.

ST-04054 Sharp (2000)

Department of Transportation Negative Archaeological Survey Report- First Supplemental Survey, 10-STA-219, P.M. 0.1/4.9, EA 0A8700, Widening of Route 219.

ST-07244 Waechter and Bunse (2007)

North County Corridor Environmental Constraints Analysis: Cultural Resources.

ST-08007 Nettles (2009)

Supplemental Historic Property Survey Report, 10-STA-219, PM 2.9/4.9, EA 10-0A872, Modesto, Stanislaus County.

ST-08007 Nettles (2009)

Historic Property Survey Report Attachment 2: Third Supplemental Archaeological Survey Report, State Route 219 Four-Lane Widening Project, Stanislaus County, California, 10-STA-219 EA 10-0A872, PM 2.9/4.9.

ST-08007 Nettles (2009)

Historic Property Survey Report Attachment 3: Supplemental Historic Resource Evaluation Report for the State Route 219 Four-Lane Widening Project, Stanislaus County, California 10-STA-219, EA 10-0A872, PM 2.9/4.9.

Previous investigations within the immediate vicinity of the project area:

CCaIC Report ST-03879

Cartier (1986)

Cultural Resource Evaluation of a Seven Parcels in the Cities of Modesto and Stockton, Counties of Stanislaus and San Joaquin.

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

However, 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. There may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline. If at any time you should need the services of a cultural resources professional, The Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

We advise you that in accordance with State law, if any historical resources are discovered during project-related 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 (916-373-3710) are to be notified immediately for recommended procedures.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for using the California Historical Resources Information System (CHRIS). Please let us know when we can be of further service. Please sign and return the attached Access Agreement Short Form.

Note: Billing (\$150.00) will be transmitted separately via email from our Financial Services Office (lamarroquin@csustan.edu or MSR270@csustan.edu), payable within 60 days of receipt of the invoice.

Sincerely,



R. L. Hards, Assistant Research Technician
Central California Information Center
California Historical Resources Information System

*Invoice to: Laurie Marroquin lamarroquin@csustan.edu, Financial Services



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California Historical Resources Information System

ACCESS AGREEMENT SHORT FORM

Number: 108032

I, the undersigned, have been granted access to historical resources information on file at the **Central California Information Center** of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name: _____ Date: _____

Signature: _____

Affiliation: _____

Address: City/State/Zip: _____

Billing Address (if different from above): _____

Telephone: _____ Fax: _____ Email: _____

Purpose of Access: _____

Reference (project name or number, title of study, and street address if applicable):

County: Township/Range/Section or UTM: _____

USGS 7.5' Quad: _____

General Plan Justification

The proposed project is adjacent to current industrial development within the City of Modesto sphere of influence. The property is designated Business Park in the City of Modesto General Plan. The County's General Plan identifies the area as Urban Transition, recognizing it is appropriate for urban development. As such, the County's General Plan Designation is proposed to be changed to Planned Development. This is consistent with the property immediately to the east, which is in the same ownership.

The County has already approved substantial development north and east of the property. South of the property the County has approved a Use Permit for Holy Family Catholic Church, and the City of Modesto has constructed a large water tank in the immediate vicinity of the project site.

Since the property is located within the City of Modesto sphere of influence, for the General Plan Amendment request to be approved, the City of Modesto must consent. Initial conversations with the City have resulted in initial support, but ultimate support can only come through the project submittal and review process. The project will be built to City of Modesto standards and elevations will be consistent with the City of Modesto Commercial and Industrial Design Guidelines.

The project provides an opportunity for the County and the City of Modesto to work together on a job generating project that will benefit the citizens of the City and the County. Once again, the General Plans of both jurisdictions recognize the future development of this property, but for development to proceed immediately, the County General Plan Land Use designation must be changed from Urban Transition to Planned Development.

EXHIBIT III-13: KIERNAN/McHENRY COMPREHENSIVE PLANNING DISTRICT

1. Overview

This approximately 470-acre Comprehensive Planning District is composed of Commercial and Business Park uses, designated to take advantage of access along Kiernan Avenue (State Route 219). This Comprehensive Planning District may also support future light rail transit along the present Union Pacific Railroad tracks.

2. Principal Comprehensive Planning District Policies

The Specific Plan to implement this Comprehensive Planning District shall address the Principal Comprehensive Planning District policies presented in this chapter.

3. Land Use Description

a. Land Use Types (see Section III-B)

- Approximately 370 acres designated “Business Park”
- Approximately 100 acres designated “Regional Commercial”

Approximately 15,040 jobs

b. Distribution of Land Uses within the CPD

The Regional Commercial is sited along McHenry Avenue to join the existing Regional Commercial uses on McHenry Avenue.

4. Land Use Policies

a. Implementation of Adopted Land Use Policies

The Specific Plan to implement this Comprehensive Planning District shall address the Land Use policies presented earlier in this chapter, as follows:

- (1) Overall Land Use Policies (Section III-C.1)
- (2) Specific Plan Size Policies (Section III-D.1.)

b. Supplemental Land Use Policies

In addition, the Specific Plan shall also address the following Land Use policies, which apply to this particular Comprehensive Planning District:

- (1) The design of this Comprehensive Planning District should support the future use of light rail along the Union Pacific tracks.

c. Housing Policy Implementation

Because this Comprehensive Planning District does not propose any residential uses, the Housing policies presented in Chapter IV do not apply to this Comprehensive Planning District.

5. Provision of Public Facilities and Services

The Specific Plan to implement this Comprehensive Planning District shall address the Public Facilities and Services policies presented in Chapter V. In addition, the Specific Plan shall also address the following policies, which apply to this particular Comprehensive Planning District:

- a. This Comprehensive Planning District will be served by the North Sanitary Sewer Trunk after it is extended easterly through the Kiernan/Carver Comprehensive Planning District.

6. Focused Environmental Impact Report

The Focused Environmental Impact Report for this Comprehensive Planning District shall consider the following issues identified in the Master Environmental Impact Report for the General Plan:

- a. A total of 15,040 employees was assumed for this Comprehensive Planning District.

7. Special Considerations Unique to this Comprehensive Planning District

The exact boundary between the Business Park and Regional Commercial uses will be determined by the Specific Plan.

KIERNAN/MCHENRY CPD

