

Summary Form for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH#

Lead Agency: Stanislaus County

Project Title: GPA & Rezone Application No. PLN2019-0077 - Derrel's Mini Storage

Project Location: Modesto, Tunson Road Stanislaus County
City County

Please provide a Project Description (Proposed Actions, location, and/or consequences).

Request to amend the General Plan and zoning designations of four vacant parcels totaling 13.71± acres from expired P-D 202 (Planned Development) and A-2-40 (General Agriculture) to a new Planned Development, to allow for the expansion of the existing Derrel's Mini Storage located on the west side of Tunson Road. The proposed expansion will not require additional employees and will utilize the office at the existing location. Phase 1 of the proposed expansion includes 290 recreational vehicle storage spaces consisting of approximately 80,245 square feet of building coverage (42 roof only and 103 enclosed spaces) and 103,575 square feet of mini-storage units. An additional 153,250 square-feet of mini-storage is planned for Phase 2, some of which overlaps with the proposed vehicle storage and will require removal. The proposed hours of operation are 7 days a week from 7:00 am to 7:00 pm, with an estimated 10-12 customers on site at one time and an average of 454 vehicle trips per week. The proposal also includes an 18 foot tall pylon free standing sign, 7 light poles with attached security cameras, and perimeter landscaping along the road frontage. Storm water run-off will be handled by a proposed on-site storm drainage basin. No wells or septic systems will need to be destroyed or constructed as part of this request. The site will be merged as a condition of approval, and has access to County-maintained Tunson Road.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Not yet known.

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Not yet known.

Please provide a list of the responsible or trustee agencies for the project.

Department of Public Works

Modesto Irrigation District

Caltrans District 10

San Joaquin Valley Air Pollution Control District