



## Referral Early Consultation

**Date:** October 17, 2019

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

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

**Subject:** GENERAL PLAN AMENDMENT & REZONE APPLICATION  
NO. PLN2019-0077 – DERREL'S MINI STORAGE

**Respond By:** November 4, 2019

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**\*\*\*\*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.

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**Applicant:** Dennis E. Wilson

**Project Location:** 5024, 5038, and 5118 Tunson Road, and 907 Kiernan Avenue, between Kiernan Avenue and the Modesto Irrigation District's Main Canal, in the Modesto area.

**APN:** 004-057-001, 004-057-003, 004-057-004, 004-057-005

**Williamson Act Contract:** N/A

**General Plan:** Planned Development (PD) & Agriculture

**Current Zoning:** P-D 202 & A-2-40

**Project Description:** 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 seven 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, seven 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.

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



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> 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. PLN2019-0077 –  
 DERREL'S MINI STORAGE**

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
X	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	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	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 DIST 4: BERRYHILL
	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
	MUNICIPAL ADVISORY COUNCIL:		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	X	TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: STANISLAUS UNION	X	US FISH & WILDLIFE
X	SCHOOL DIST 2: MODESTO UNION		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT	X	USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:
	TUOLUMNE RIVER TRUST		



## STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

**FROM:** \_\_\_\_\_

**SUBJECT:** GENERAL PLAN AMENDMENT & REZONE APPLICATION NO. PLN2019-0077 –  
DERREL'S MINI STORAGE

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).

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Response prepared by:

Name	Title	Date
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**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**1010 10<sup>TH</sup> 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

- |   |   |
|---|---|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map                    |
| <input checked="" type="checkbox"/> Rezone      | <input type="checkbox"/> Parcel Map                         |
| <input type="checkbox"/> Use Permit             | <input type="checkbox"/> Exception                          |
| <input type="checkbox"/> Variance               | <input type="checkbox"/> Williamson Act Cancellation        |
| <input type="checkbox"/> Historic Site Permit   | <input checked="" type="checkbox"/> Other <u>Lot Merger</u> |

**PLANNING STAFF USE ONLY:**Application No(s): PLN 2019-0077Date: 8/26/19S 32 T 2 R 9GP Designation: Ag & PDZoning: A-2<sup>nd</sup>-40 Exp PD 202Fee: 11,642.00Receipt No. 551504Received By: C. SmithNotes: (Includes merger)SEP APP - PLND019-0078

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).

this request represents a rezone of a previously approved GPA (92-06) and Rezone (92-08) which provided for an RV

and Automobile storage facility. Equitybak. LP has acquired the property which is directly East of their existing use,

Derrel's mimi Storage. Their RV and mini Storage is at capacity and they have had to turn away users. This proposed

Rezone will provide for an additional 103,575 sq. ft. of mini Storage and 80,245 sq. ft. of RV storage in Phase 1. Phase 2

will add another 153,250 sq. ft. of mini Storage pending removal of overlapping RV Storage.

# 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 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 004 Page 007 Parcel 001

Additional parcel numbers: 003, 004 & 005

Project Site Address  
or Physical Location: 5019 Tunson Road, Modesto, CA 95356

Located at the NEC of Tunson Road and Kiernan Avenue (SR219)

Property Area: Acres: 13.71 +/- or Square feet: 597,208 +/-

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

Vacant Land currently. Previous land use: Single family Homesites

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)

GPA (92-06) & Rezone (92-08) for an Automobile and RV storage facility by Oakbrook

Associates which was approved on December 15, 1992 (Rezone expired).

Existing General Plan & Zoning: PD / A-2-40

Proposed General Plan & Zoning: PD / 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: Penecost Business Park and Vacant Industrial Building

West: Derrel's mini Storage

North: Single Family Ranchettes

South: Trucking facility, RV storage and former Tri-Valley warehouse

## 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: **Vacant Land & 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.) **Hawkins & Associates will be**

**preparing a grading and drainage plan after approval of application.**

**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: 13,200 Sq. Ft.  
Proposed Building Coverage: 183,820 Sq. Ft. Paved Surface Area: 400,187 Sq. Ft.

## BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) mini Storage:  
103,575 sq. ft.; Enclosed RV Storage: 58,825 sq. ft., RV Carports: 21,420 sq. ft.

Number of floors for each building: One

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 15'

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: 35'. 40' high on light poles  
with cameras.

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) Concrete around mini storage area and 2" AB roadbase over compacted  
native soil around the RV storage area. See plot plan Sheet A-1 for locations.

## 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\*: NIA  
Telephone: NIA Gas/Propane: NIA  
Water\*\*: On-site private water well Irrigation: Landscaped areas to be sprinkled

**\*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 sewage waste to be generated by this project.**

**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): **Phase 1: 103,575 sq. ft. mini Storage, Phase 2: 153,250 sq. ft. mini storage (See Sheet A-1 for timing). 80,245 sq. ft. RV storage**

Type of use(s): **mini Storage and RV storage.**

Days and hours of operation: **Open 7 days per week, 7am - 7pm Closed on 7 major holidays.**

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

Occupancy/capacity of building: **N/A**

Number of employees: (Maximum Shift): **This site: 0** (Minimum Shift): **0**

Estimated number of daily customers/visitors on site at peak time: **10-12**

Other occupants: **N/A**

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

Estimated hours of truck deliveries/loadings per day: **N/A**

Estimated percentage of traffic to be generated by trucks: **N/A**

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

Square footage of:

Office area: **0**

Warehouse area: **Phase 1: 103,575 sq.ft.**

Sales area: **0**

Storage area: **RV: 80,265 sq.ft.**

Loading area: **0**

Manufacturing area: **0**

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 Tunson Road.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 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) \_\_\_\_\_

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.

***Hawkins Engineering will be providing a SWPP report for this project***

**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)

***Mini storage and RV storage continues in high demand throughout the region. The majority of the storage facilities are 90% to 95% at capacity. This company is enlarging its Yosemite Boulevard mini storage in the Beard Tract by approximately 45,000 sq. ft. The existing 36" MID improvement district pipeline (ID No.27-Brown ID) located along the will be relocated as shown on Sheet A-1 along with a 30' wide MID easement.***

## **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:** August 7, 2019, See attached map. No sites within 1000'

**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.



## GENERAL PLAN AMENDMENT FINDINGS

This is a request to amend the General Plan from AG to PD to conform to the surrounding land uses to the West, East and South of APN: 004-057-001. This is a 9.77 ac. parcel which lies approximately 250' North of Kiernan Avenue (SR 219).

The parcel is owned by Equitybak, LP the developers / owners of Derrel's Mini Storage which is located immediately to the West of this GP Request. The existing mini Storage complex has 2 PD classifications: P-D 240 and P-D 322. The current facility has reached capacity and my client has purchased the subject parcel as well as the 3 pieces directly to the south which are currently zoned under the classification of P-D 202. The land to East was developed as a mixed use business / office park under several P-D classifications, P-D 284, 286 and 301. The land directly South of Kiernan Avenue was developed under the control of P-D 131 and supports an RV Storage lot and Trucking related uses. Please see the attached plat for location references of the above P-D's

The proposed amendment will allow my client to construct an expansion of his existing mini Storage. The various land uses that surround this request have changed the character of this area and render an AG GP classification incompatible. The subject parcel has lain fallow for numerous years. Therefore the amendment of the GP to Planned Development is logical and Justified.

An examination of the numerous surrounding PD zones Conditions of Approval will support the rationale for this GP request.

The effect of this GP change will result in a higher tax base for the County and will not have an impact on the loss of Agriculture land. The construction of this mini and RV storage complex will be compatible with the surrounding land uses.



CORPORATE OFFICE: 3265 W. ASHLAN AVE., FRESNO, CA 93722 (559) 224-9900 FAX: (559) 224-1884

September 24, 2019

Teresa McDonald  
Assistant Planner  
Planning & Community Development

Subject: Parking Analysis for proposed Satellite to Derrel's Mini Storage 5019 Tunson Rd,  
Modesto, CA

Teresa,

Derrel's Mini Storage is proposing the construction of a satellite storage and RV facility east of the existing Derrel's Mini Storage located at 5019 Tunson Rd in Modesto. Following is a brief summary of our customer parking:

1. Parking at our satellite facility will be for existing customers who typically park in front of their assigned storage unit within the 20' wide drive aisles.
2. Additional parking on the satellite property is available at the ends of the buildings along with a designated parking stall outside the gate.
3. For customers needing to conduct business with our facility managers there is an accessible parking space along with multiple standard parking spaces available for use at the main facility office.
4. Any prospective customers to the satellite facility will be accompanied by our managers from the main office across the street.

Please let us know if you have any further questions.

Thank you,

A handwritten signature in cursive script that reads "Karen Kendall".

Karen Kendall  
Development Manager  
Derrel's Mini Storage, Inc  
559-224-9901 Ext 3028  
[kkendall@derrels.com](mailto:kkendall@derrels.com)

## **DEVELOPMENT SCHEDULE**

Construction to begin on or before December 1, 2021



## 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

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

**Date:** November 4, 2015

**CCIC File #:** 9531N

**Project:** Rezoning application for RV &  
Boat Storage Facility at NE corner Kiernan Rd.  
& Tunson Rd., Modesto; APN 004-057-003, 004,  
& 005.

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 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 archaeological resources have been reported to the CCalIC.
- Three residential complexes that were on the property had been previously recorded and evaluated for a Caltrans project:

**Primary #P-50-**

002024	House and storage buildings at 5026 Tunson Rd.
002025	House and garage at 5024 Tunson Rd.
002026	House and garage at 907 Kiernan Rd. (SR 219)

They were determined to be ineligible for the NRHP (HPDF printout pages 12, 20, 21) and have indeed been demolished. No other buildings exist on the subject property.

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

None have been reported to the CCalC.

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

None have been formally reported to the CCalC.

**Previous investigations within the project area:**

4 have been reported as follows:

<b>CCaIC report #</b>	<b>Author/Date</b>
-----------------------	--------------------

ST-

3697

Sharp, Hovey, and Nishimura (1999)

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

4054

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.*

7244

Waechter and Bunse (2000)

*North County Corridor Environmental Constraints Analysis: Cultural Resources.*

8007

Nettles (2009)

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

**Previous investigations within the immediate vicinity of the project area:**

1 has been reported as follows:

<b>CCaIC report #</b>	<b>Author/Date</b>
-----------------------	--------------------

ST-

3879

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, either prehistoric or historic. No recommendations for further study 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. 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.

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:** We have received payment in advance (check from the property owner for \$150.00). A copy of the billing will be transmitted separately by mail from the CSUS Financial Services office; the bill (\$150.00) will be noted as paid in advance.

Sincerely,



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






\*Invoice to: Laurie Marroquin [lamarroquin@csustan.edu](mailto:lamarroquin@csustan.edu), Financial Services

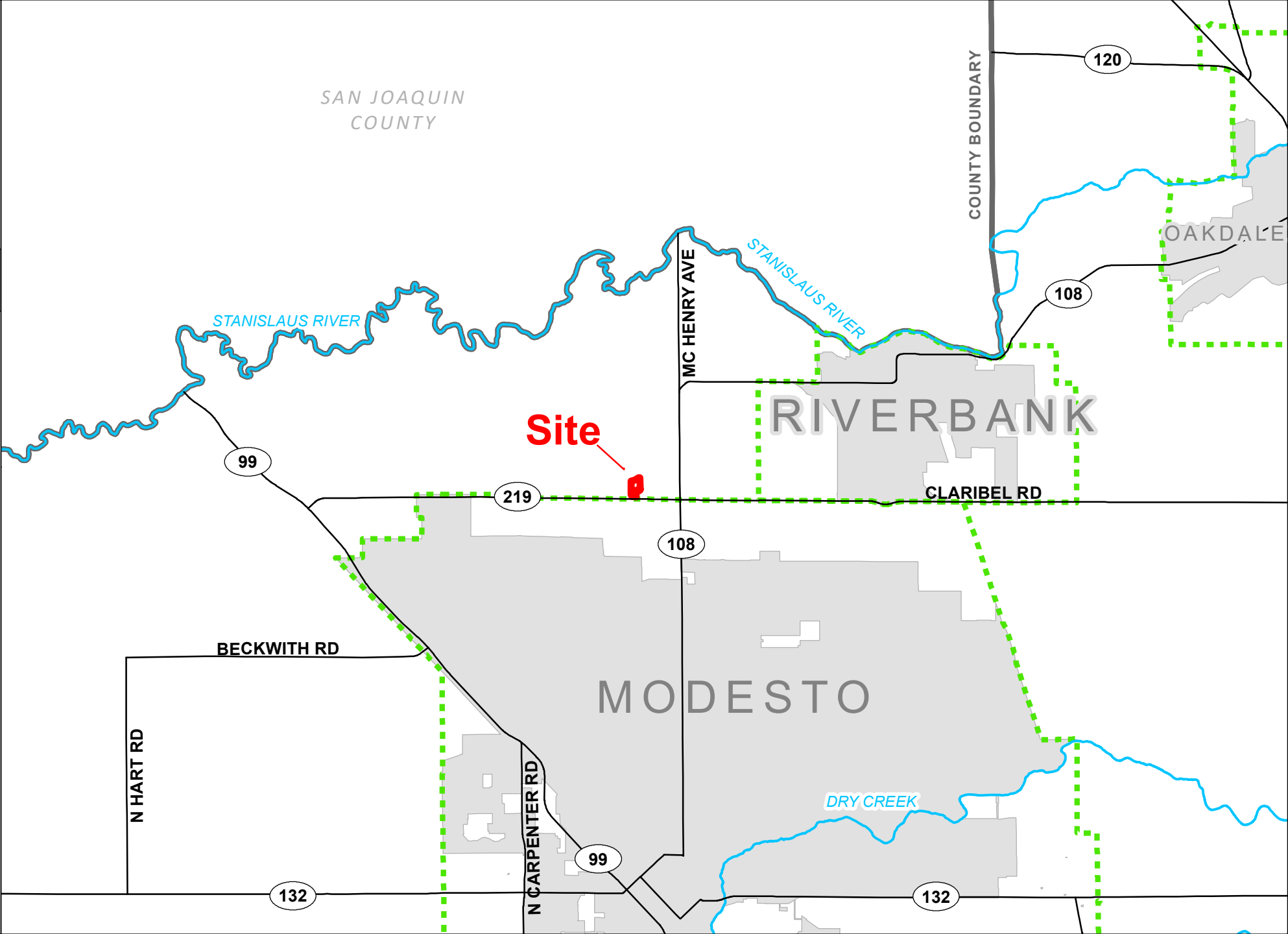
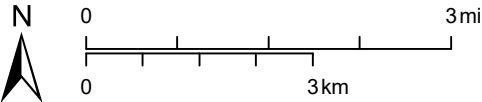
DERREL'S  
MINI STORAGE

GPA REZ  
PLN2019-0077

AREA MAP

LEGEND

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










# DERREL'S MINI STORAGE

GPA REZ  
PLN2019-0077

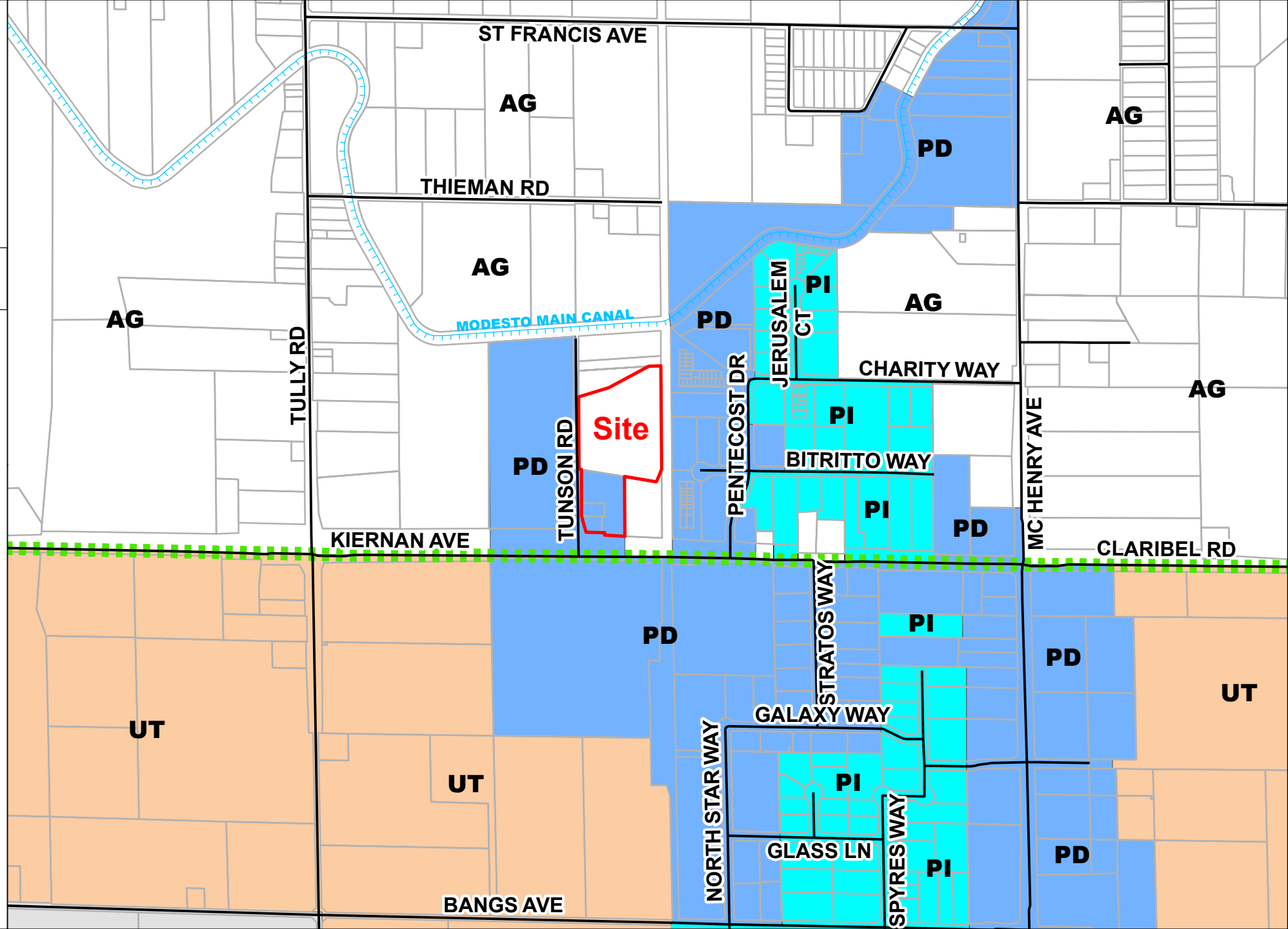
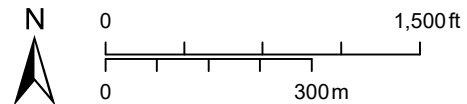
## GENERAL PLAN MAP

### LEGEND

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

### General Plan

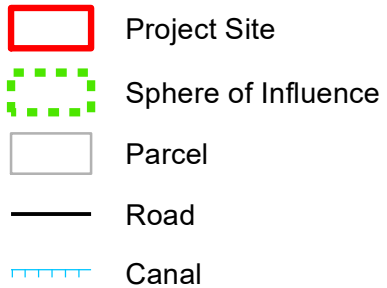
-  **AG** Agriculture
-  **PD** Planned Development
-  **PI** Planned Industrial
-  **UT** Planned Industrial



**GPA REZ**  
**PLN2019-0077**

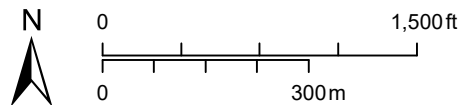
# ZONING MAP

## LEGEND



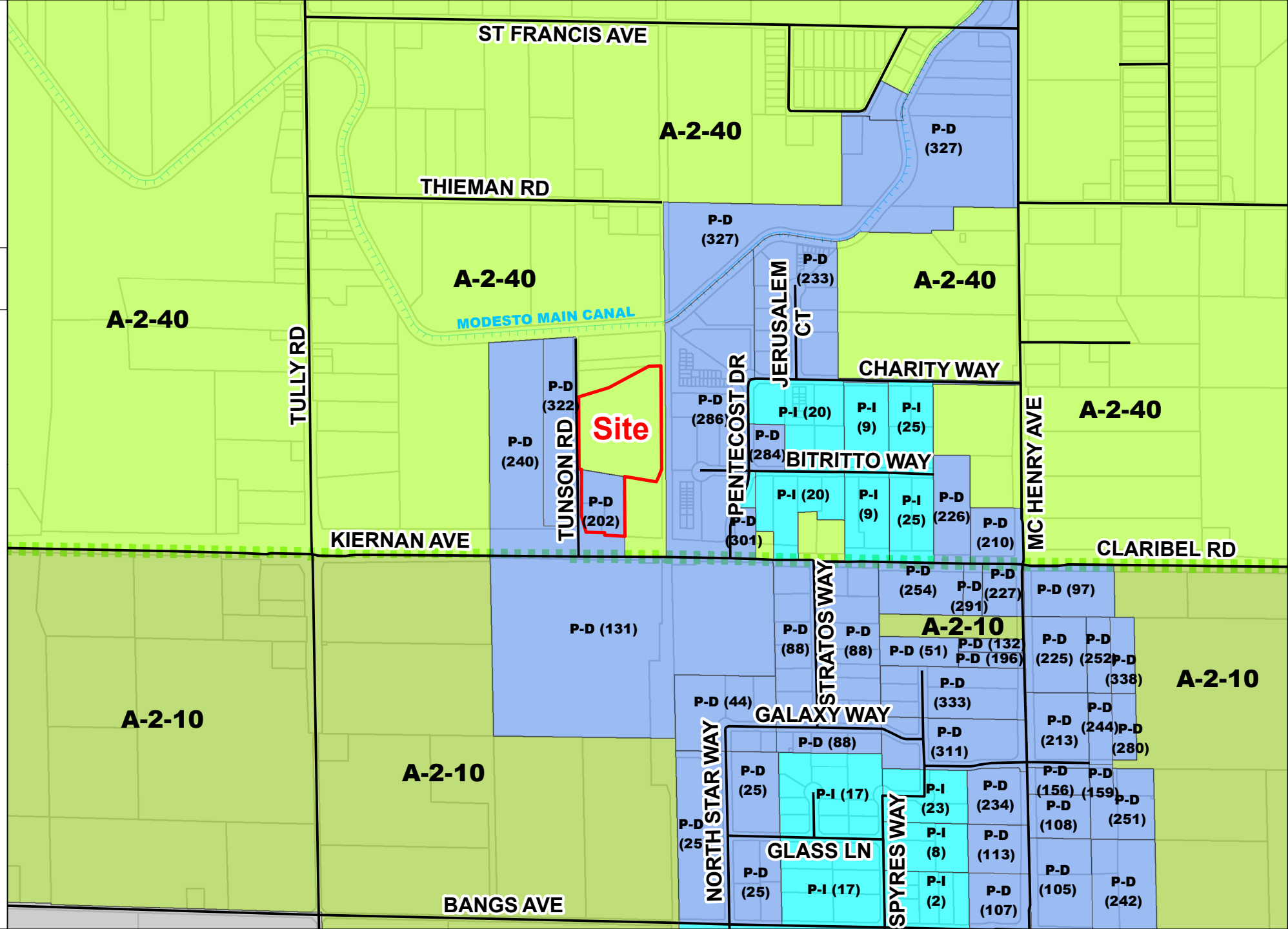
### Zoning Designation

<b>A-2-10</b>	General Agriculture 10 Acres
<b>A-2-40</b>	General Agriculture 40 Acres
<b>P-D</b>	Planned Development
<b>P-I</b>	Planned Industrial



Source: Planning Department GIS

Date: 10/7/2019









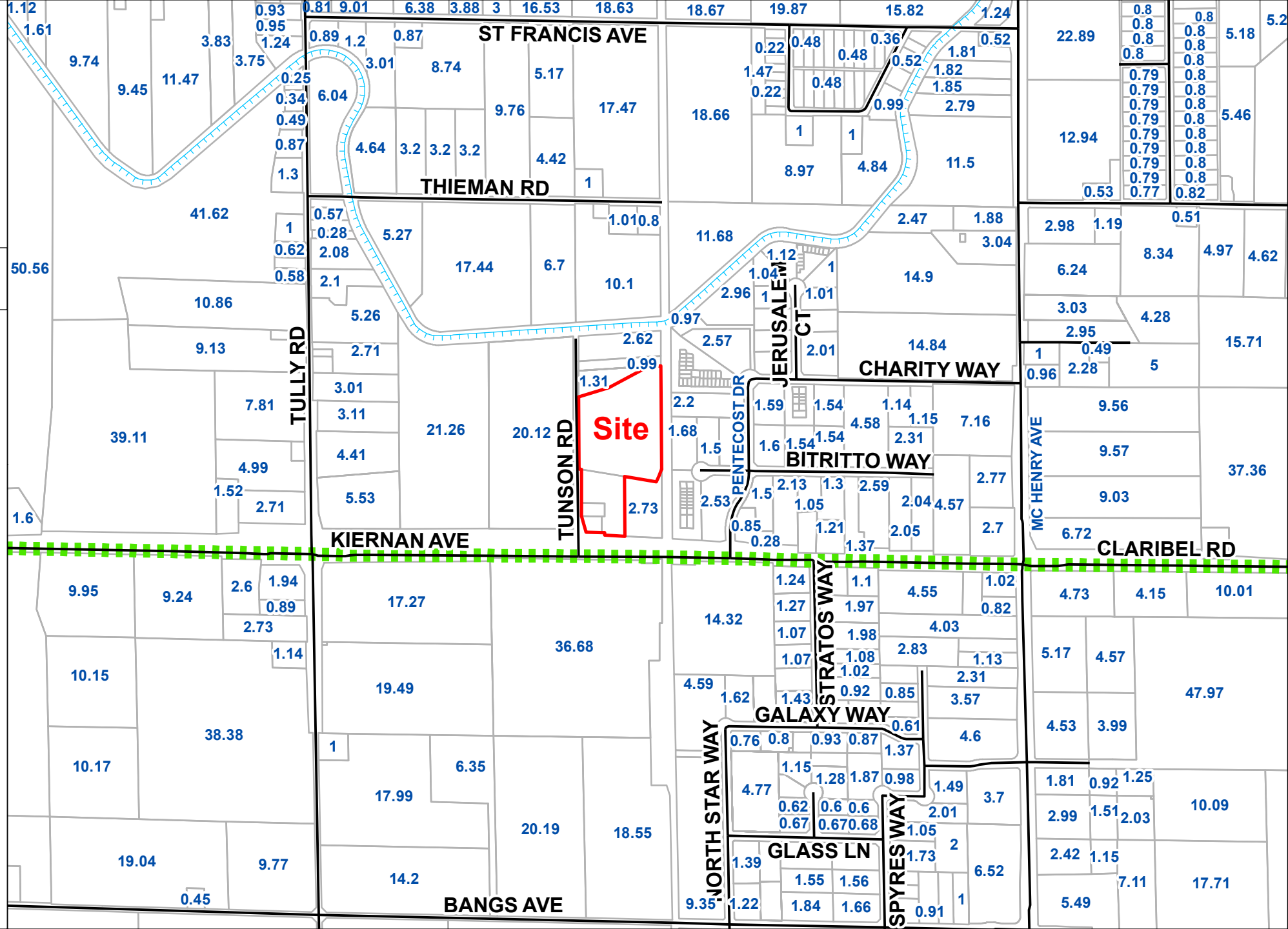
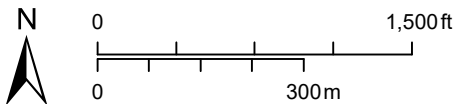
# DERREL'S MINI STORAGE

GPA REZ  
PLN2019-0077

## ACREAGE MAP

### LEGEND

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









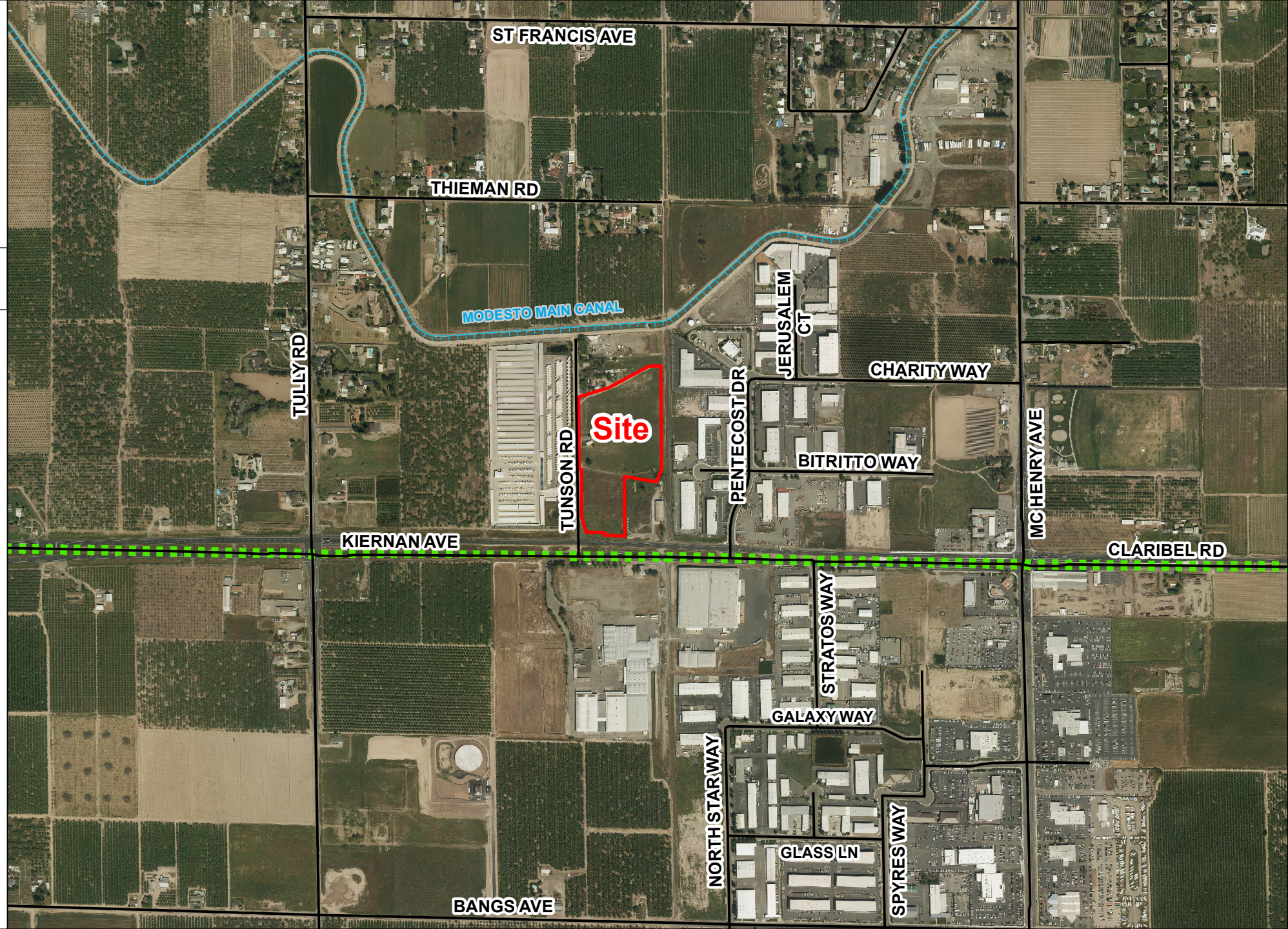
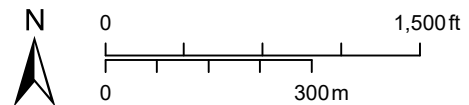
# DERREL'S MINI STORAGE

GPA REZ  
PLN2019-0077

## 2017 AERIAL AREA MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal









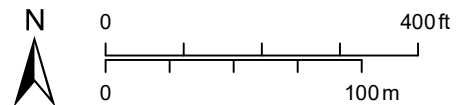
# DERREL'S MINI STORAGE

GPA REZ  
PLN2019-0077

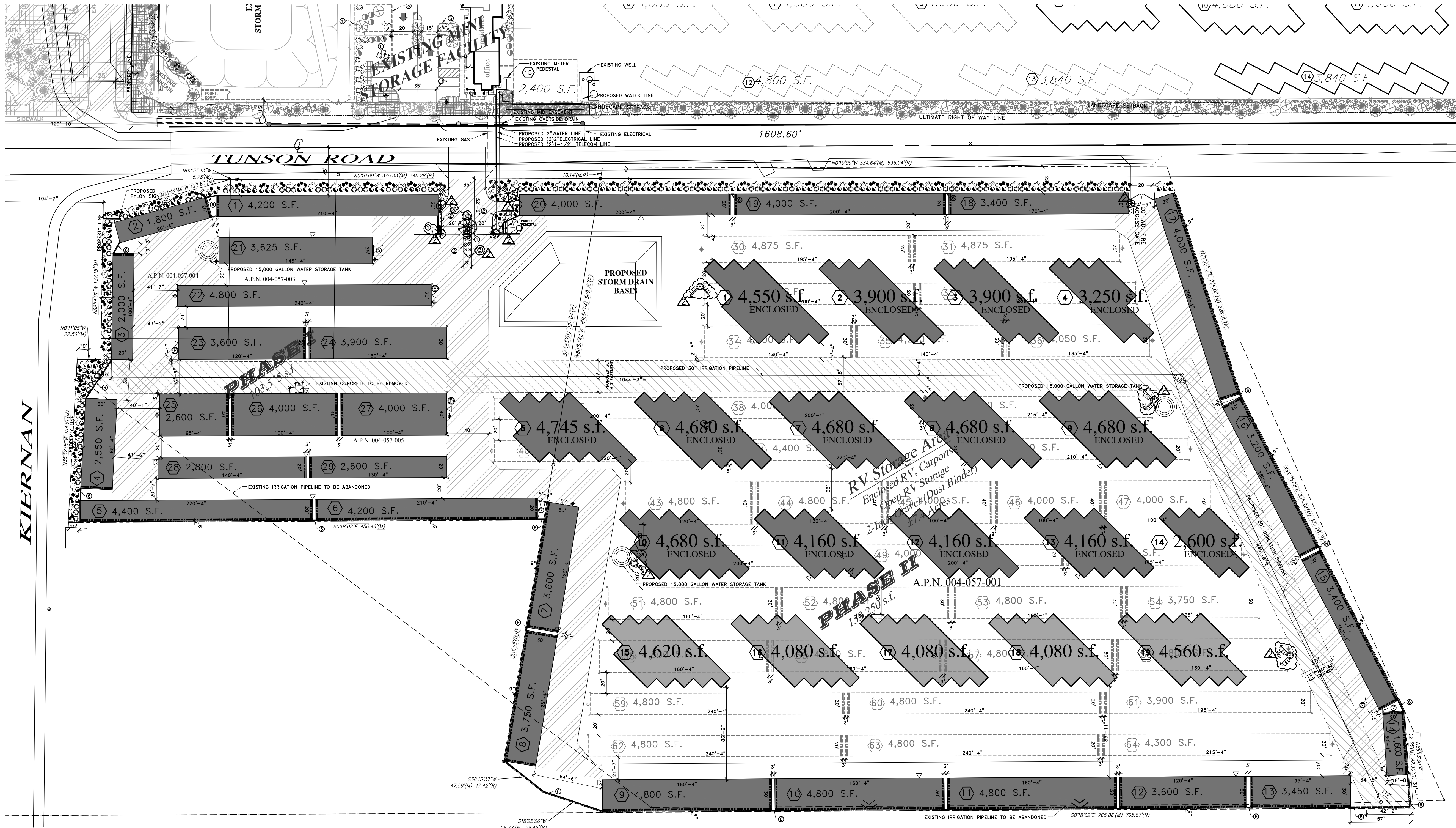
## 2017 AERIAL SITE MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal







**OCCUPANCY DATA**

ALLOWABLE SQUARE FOOTAGE	TYPE OF CONSTRUCTION
STORAGE: 5,000 S.F.	STORAGE: S-1
RV STORAGE: 5,000 S.F.	RV STORAGE: V-N

**SITE DATA**

PROPERTY OWNER	LAND ACRES
EQUITYBANK L.P.	APN: 004-057-001 9.77 ACRES(GROSS)
3265 W. ASHLAN AVE.	APN: 004-057-003 0.41 ACRES(GROSS)
FRESNO, CA 93722	APN: 004-057-004 0.46 ACRES(GROSS)
(559) 224-9900	APN: 004-057-005 3.07 ACRES(GROSS)
	TOTAL - 13.71 ACRES(GROSS)

ADDRESS	BUILDING SQUARE FOOTAGE
(MAIN FACILITY ACROSS STREET)	STORAGE PH-II: 103,575 S.F.
STORAGE PH-II	STORAGE PH-II: 153,250 S.F.
5018 TUNSON ROAD	STORAGE TOTAL: 256,825 S.F.
MODESTO, CA	ENCLOSED RV STORAGE: 58,825 S.F.
(SATELLITE FACILITY, THIS PLAN)	RV CARPORTS: 21,420 S.F.
180 TUNSON ROAD	RV TOTAL: 80,245 S.F.
MODESTO, CA	

NOTE: STORAGE PH-II AND RV STORAGE OVERLAP SAME LAND AREA. PH-II STORAGE BUILDINGS WILL BE CONSTRUCTED AS NEEDED AFTER REMOVAL OF OVERLAPPING RV STORAGE.

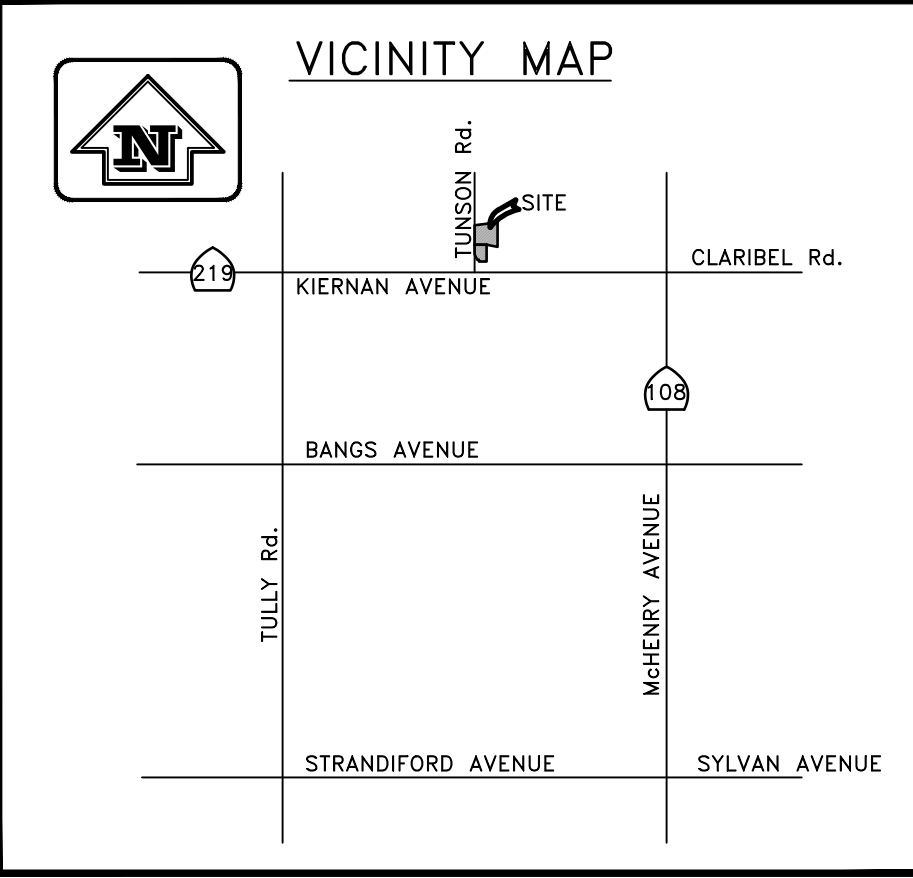
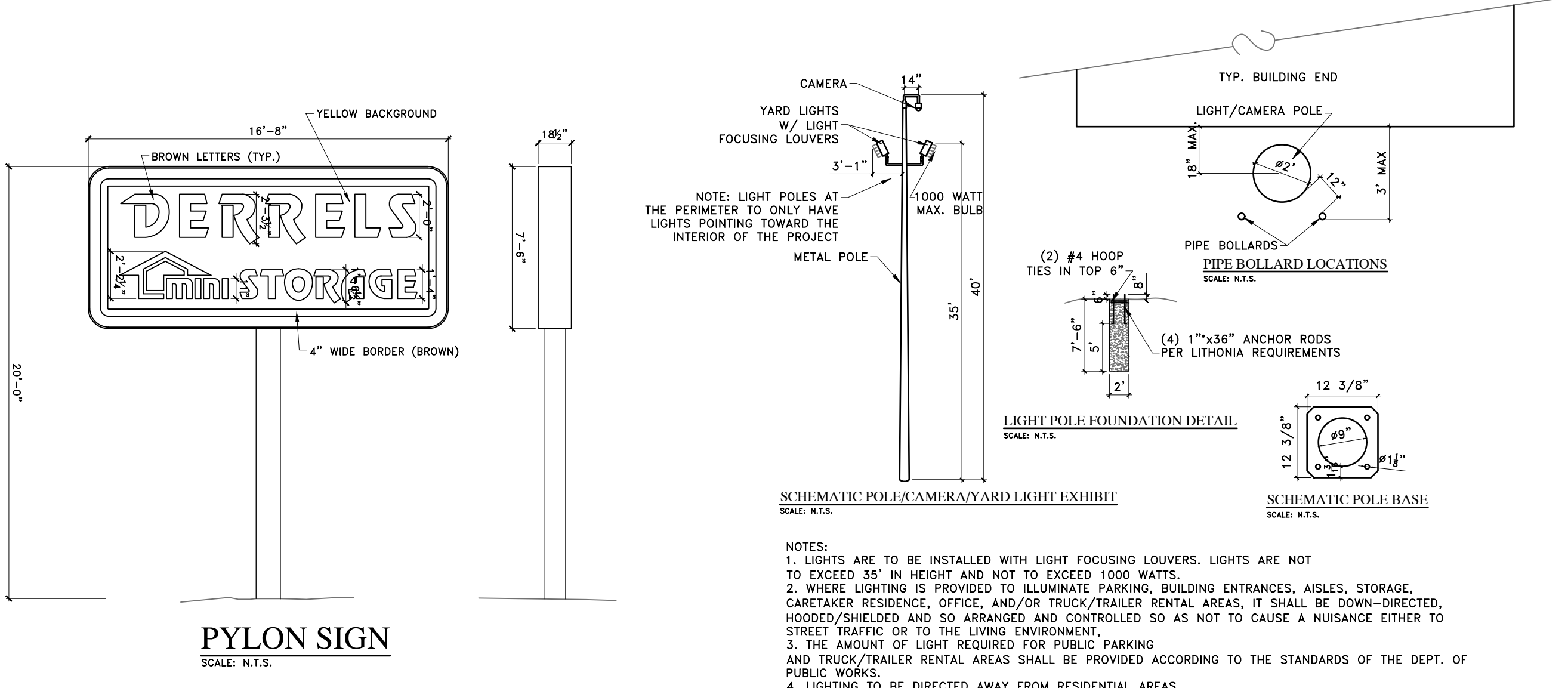
**LEGEND**

- ① 6'-0" HIGH CONCRETE BLOCK FENCE
- ② 6" HIGH CONCRETE CURB
- ③ ENTRY/EXIT KEYPAD
- ④ 3" DIA. STEEL GUARD POST (TYP. AT BLDG CORNERS)
- ⑤ STANISLAUS COUNTY STANDARD REFUSE CONTAINER
- ⑥ BUILDING HEIGHT (±8'-4") WALL BETWEEN BUILDINGS ALONG PERIMETER (TYPICAL)
- ⑦ 36"W. CONCRETE WHEEL STOPS (TYP. BTWN. BLDGS.)
- ⊙ BUILDING NUMBER
- ✦ 30 WATT LED LIGHT AT 7'-6"
- ✦ STANDARD DECORATIVE LIGHT FIXTURE
- ▷ 2A 10BC FIRE EXTINGUISHER IN CABINET AS REQUIRED
- ⊙ CAMERA/LIGHT POLE LOC.
- NOTE: LIGHTS SHALL BE POINTED TOWARDS INTERIOR
- PROPOSED TWO-HOUR FIRE WALL
- PROPOSED ONE-HOUR FIRE WALL
- 5" CONCRETE DRIVES o/6" COMPACT NATIVE SOIL
- 4" CONCRETE DRIVES o/6" COMPACT NATIVE SOIL
- ⊗ PH-I STORAGE BUILDINGS - 103,575 S.F.
- ⊗ PH-II STORAGE BUILDINGS - 153,250 S.F.
- ENCLOSED RV STORAGE - 58,825 S.F.
- RV CARPORTS - 21,420 S.F.

**FIRE DEPARTMENT NOTES**

1. A KNOX KEY BOX SHALL BE PROVIDED PER CFC 506.
2. 2A10BC FIRE EXTINGUISHERS SHALL BE PROVIDED.
3. STORAGE SHALL NOT BLOCK EXITS OR ACCESS AREAS.

PLANT MATERIAL LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REGIONAL EVALUATION WATER NEEDS	QUANTITY
1	ACER PALMATUM	JAPANESE MAPLE	15 GAL.	MEDIUM	2
2	RHAPHIOLEPIS INDICA	INDIAN HAWTHORN	1 GAL.	LOW	112
3	NANDINA DOMESTICA	HEAVENLY BAMBOO	1 GAL.	LOW	117
4	TULBAGHIA VIOLACEA	SOCIETY GARLIC	1 GAL.	MEDIUM	195
5	CALLISTEMON CITRINUS	DWARF BOTTLE BRUSH	1 GAL.	LOW	8
6	LORAPETALUM CHINENSE	FRINGE FLOWER	1 GAL.	MEDIUM	4
7	HEMERCALLIS 'DAY LILY'	DAY LILY	1 GAL.	MEDIUM	7
8	AGAPANTHUS AFRICANUS	PETER PAN	1 GAL.	MEDIUM	191
9	ROSMARINUS OFFICINALIS	ROSEMARY	1 GAL.	LOW	6



**SITE PLAN**

REVISIONS:	
September 23, 2019	
October 11, 2019	

**DERRELS Mini STORAGE**

3265 W ASHLAN AVE FRESNO CA 93722 (559) 224-9900

**APPROVALS**

C:\My Docs\CADfiles\Projects\51\_KiernanSat\Phase\51-A1.dwg  
Date: June 28, 2019  
Scale: 1" = 50'-0"  
Drawn By: J. L.  
Project: Site Plan Modesto Kiernan & Tunson  
Sheet: **A-1**