



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

Date: January 16, 2020

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

Comment Period: January 16, 2020 – February 18, 2020

Respond By: February 18, 2020

Public Hearing Date: Not yet scheduled. A separate notice will be sent to you when a hearing is scheduled.

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

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

Applicant: Dennis E. Wilson for Equitybak, LP dba Derrel's Mini Storage

Project Location: 5024, 5038, and 5118 Tunson Road, and 907 Kiernan Avenue, on the north side of Kiernan Avenue, in the Modesto area.

APNs: 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 designation of a 9.77-acre parcel from Agriculture and A-2-40 to Planned Development (PD) and amend the zoning designation of three parcels totaling 3 acres from expired PD (202) to a new PD to allow expansion of an existing mini storage and RV storage business in phases. The proposed expansion will not require additional employees and will utilize the office at the existing business, located west of the

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project site. 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. There is no date specified for the implementation of Phase 2 as the additional mini storage will replace the RV storage as the market demands. The proposed hours of operation are seven days a week from 7:00 a.m. to 7:00 p.m., with an estimated 10-12 customers on-site at one time and an average of 454 vehicle trips per week. The proposal also includes a monument sign, seven light poles with attached security cameras, perimeter masonry wall, and perimeter landscaping along the road frontage. Storm water run-off will be handled by a proposed on-site storm drainage basin. The site will be merged as required by 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>



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/SANITARY 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		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 SWRBC – DIV OF DRINKING WATER DIST. 10
X	PACIFIC GAS & ELECTRIC	X	SURROUNDING LAND OWNERS
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: UNION PACIFIC		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: STANISLAUS UNION	X	US FISH & WILDLIFE
	SCHOOL DIST 2: MODESTO UNION		US MILITARY (SB 1462)
	WORKFORCE DEVELOPMENT	X	USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:
	TUOLUMNE RIVER TRUST		

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STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

**SUBJECT: 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).

Response prepared by:

<hr/>	<hr/>	<hr/>
Name	Title	Date



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

CEQA INITIAL STUDY

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

1. **Project title:** General Plan Amendment & Rezone Application No. PLN2019-0077 – Derrel's Mini Storage
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Teresa McDonald, Assistant Planner
(209) 525-6330
4. **Project location:** 5024, 5038, and 5118 Tunson Road, and 907 Kiernan Avenue, on the north side of Kiernan Avenue, in the Modesto area
(APNs: 004-057-001, 004-057-003, 004-057-004, 004-057-005).
5. **Project sponsor's name and address:** Dennis E. Wilson for Equitybak, LP
dba Derrel's Mini Storage
3265 W Ashlan Avenue
Fresno, CA 93722
6. **General Plan designation:** Planned Development (PD) & Agriculture
7. **Zoning:** P-D 202 & A-2-40

8. **Description of project:**

Request to amend the General Plan and zoning designation of a 9.77-acre parcel from Agriculture and A-2-40 to Planned Development (PD) and amend the zoning designation of three parcels totaling 3 acres from expired PD (202) to a new PD to allow expansion of an existing mini storage and RV storage business in phases. The proposed expansion will not require additional employees and will utilize the office at the existing business, located west of the project site. 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. There is no date specified for the implementation of Phase 2 as the additional mini storage will replace the RV storage as the market demands. The proposed hours of operation are seven days a week from 7:00 a.m. to 7:00 p.m., with an estimated 10-12 customers on-site at one time and an average of 454 vehicle trips per week. The proposal also includes a monument sign, seven light poles with attached security cameras, perimeter masonry wall, and perimeter landscaping along the road frontage. Storm water run-off will be handled by a proposed on-site storm drainage basin. The site will be merged as required by condition of approval and has access to County-maintained Tunson Road.

9. **Surrounding land uses and setting:** Ranchettes and orchards to the north, industrial development to the east and south, and the Existing Derrel's Mini Storage to the west.

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10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** CalTrans
Stanislaus County Department of Public Works
Modesto Irrigation District
11. **Attachments:** Negative Declaration
Maps
Development Schedule
General Plan Amendment Findings
Central California Information Center records search
Early Consultation Referral Responses

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Teresa McDonald

Prepared by

January 16, 2020

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

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

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

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

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

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

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

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

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

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

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

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

9) The explanation of each issue should identify:

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

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

ISSUES

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, could the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion: The site itself is not considered to be a scenic resource or unique scenic vista. The site is currently vacant with the exception of one manufactured home, which will be removed upon project development as a condition of approval. The buildings proposed for this site are consistent with other development in the area, including the existing Derrel's Mini Storage operation to the west of the project site. The project proposes to include a monument sign, perimeter masonry wall, perimeter landscaping along the road frontages, and security lighting. Standard conditions of approval will be added to this project to address glare from any proposed on-site lighting. No adverse impacts to the existing visual character of the site or its surroundings are anticipated.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance; the Stanislaus County General Plan; and Support Documentation.¹

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

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

Discussion: The California Department of Conservation's Farmland Mapping and Monitoring Program lists the project site's soil as comprised of Vacant or Disturbed Land. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that the soil consists of Grade 3 Delhi sand, 0 to 3 percent slopes Storie Index rating 48 and Grade 2 Tujunga loamy sand, 0 to 3 percent slopes, Storie Index rating 76, and does not qualify as Prime Farmland. The project will not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

The closest actively farmed parcel is approximately 365 feet north of the project site and the nearest parcel under Williamson Act Contract is over 1,000 feet to the west. According to Appendix VII of the Stanislaus County General Plan – Buffer and Setback Guidelines, all projects shall incorporate a 150-foot wide buffer setback, and the proposed project meets this requirement.

One of the parcels included in the project, APN 004-057-001, is designated Agriculture by the General Plan and is zoned A-2-40 (General Agriculture). Goal 2, Policy 2.7 of the Agricultural Element states that, "Proposed amendments to the General Plan Diagram (map) that would allow the conversion of agricultural land to non-agricultural uses shall be approved only if they are consistent with the County's conversion criteria." Implementation 1, of the Agricultural Element's Policy 2.7 describes the procedures for processing amendments to the General Plan land use designation from "Agriculture" to another designation:

***Conversion Consequences.** The direct and indirect effects, as well as the cumulative effects, of the proposed conversion of agricultural land shall be fully evaluated.*

***Conversion Considerations.** In evaluating the consequences of a proposed amendment, the following factors shall be considered: plan designation; soil type; adjacent uses; proposed method of sewage treatment; availability of water, transportation, public utilities, fire and police protection, and other public services; proximity to existing airports and airstrips; impacts on air and water quality, wildlife habitat, endangered species and sensitive lands; and any other factors that may aid the evaluation process.*

***Conversion Criteria.** Proposed amendments to the General Plan Diagram (map) that would allow the conversion of agricultural land to urban uses shall be approved only if the Board of Supervisors makes the following findings:*

- A. Overall, the proposal is consistent with the goals and policies of the General Plan.*
- B. There is evidence on the record to show a demonstrated need for the proposed project based on population projections, past growth rates, and other pertinent data.*
- C. No feasible alternative site exists in areas already designated for the proposed uses.*
- D. Approval of the proposal will not constitute a part of, or encourage, piecemeal conversion of a larger agricultural area to non-agricultural uses and will not be growth-inducing (as used in the California Environmental Quality Act).*

- E. *The proposed project is designed to minimize conflict and will not interfere with agricultural operations on surrounding agricultural lands or adversely affect agricultural water supplies.*
- F. *Adequate and necessary public services and facilities are available or will be made available as a result of the development.*
- G. *The design of the proposed project has incorporated all reasonable measures, as determined during the CEQA review process, to mitigate impacts to agricultural lands, fish and wildlife resources, air quality, water quality and quantity, or other natural resources.*

A referral response from the Modesto Irrigation District (MID) is requiring that the Brown Improvement District pipeline and the existing irrigation pressure box located on-site be relocated and for an irrigation easement to be recorded. Additionally, as the site does not currently use irrigation water from the District, a Sign-Off of Irrigation Facilities form for the parcel is required. These comments will be applied as conditions of approval.

The site is in an area already developed with industrial/commercial uses. There is no indication that this project will result in the removal of adjacent contracted land from agricultural use.

Mitigation: None.

References: Application information; referral response from Modesto Irrigation District (MID), dated November 6, 2019; United States Department of Agriculture NRCS Web Soil Survey; California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2018; Stanislaus County General Plan and Support Documentation.¹

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

Discussion: The proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD's most recent air quality plans are the 2007 PM₁₀ (respirable particulate matter) Maintenance Plan, the 2008 PM_{2.5} (fine particulate matter) Plan, and the 2007 Ozone Plan. These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified as "extreme non-attainment" for ozone, "attainment" for respirable particulate matter (PM-10), and "non-attainment" for PM 2.5, as defined by the Federal Clean Air Act.

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

The SJVAPCD's Small Project Analysis Level (SPAL) Analysis indicates that the minimum threshold of significance for industrial projects is 1,506 trips per day. The proposed hours of operation are seven days a week from 7:00 a.m. to 7:00 p.m., with an estimated 10-12 customers on-site at one time and an average of 454 vehicle trips per week. No employees will be reporting to the site. This is below the District's thresholds of significance for emissions.

Construction activities associated with new development can temporarily increase localized PM10, PM2.5, volatile organic compound (VOC), nitrogen oxides (NOX), sulfur oxides (SOX), and carbon monoxide (CO) concentrations a project's vicinity. The primary source of construction-related CO, SOX, VOC, and NOX emission is gasoline and diesel-powered, heavy-duty mobile construction equipment. Primary sources of PM10 and PM2.5 emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces.

Construction activities associated with the proposed project would consist primarily of the construction of the 80,245 square feet of covered/enclosed RV parking, 103,575 square feet of mini-storage, units and additional 153,250 square feet of mini-storage planned for Phase 2. These activities would not require any substantial use of heavy-duty construction equipment and would require little or no grading as the site is considered to be topographically flat. Demolition activities would consist of the demolition of one manufactured home and septic system. Consequently, emissions would be minimal. Furthermore, all construction activities are temporary in nature and would occur in compliance with all SJVAPCD regulations; therefore, construction emissions are considered to be less than significant.

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

Mitigation: None.

References: Application information; Referral response from the Department of Environmental Resources dated January 9, 2020; referral response from the San Joaquin Valley Air Pollution Control District (SJVAPCD), dated November 27, 2019; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; Stanislaus County General Plan and Support Documentation.¹

IV. BIOLOGICAL RESOURCES -- Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Discussion: The project is located within the Salida Quad of the California Natural Diversity Database (CNDDDB). There are six species which are state or federally listed, threatened, or identified as species of special concern within the Salida California Natural Diversity Database Quad. These species include the California tiger salamander, Swainson's hawk, tricolored blackbird, steelhead, Crotch bumble bee, and valley elderberry longhorn beetle. There is a low likelihood that these species are present on the project site as the land is vacant/disturbed and developed with a single-family dwelling and the surrounding area has been developed.

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

An early consultation was referred to the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and no response was received.

Mitigation: None.

References: Application material; California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; Stanislaus County General Plan and Support Documentation.¹

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

Discussion: It does not appear this project will result in significant impacts to any archaeological or cultural resources. A records search formulated by the Central California Information Center (CCIC) indicated that there was a low probability of discovery of prehistoric or historic resources on-site; nor have any cultural resources been discovered or reported in the immediate vicinity. The project was referred to tribal governments, as required by SB 18 and AB 52, and no responses have been received to date. Standard conditions of approval regarding the discovery of cultural resources during the construction process will be added to the project.

Mitigation: None.

References: Application information; Central California Information Center Report for the project site, dated November 4, 2015; Stanislaus County General Plan and Support Documentation.¹

VI. ENERGY. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion: The CEQA Guidelines Appendix F states that energy consuming equipment and processes, which will be used during construction or operation such as: energy requirements of the project by fuel type and end use, energy conservation equipment and design features, energy supplies that would serve the project, total estimated daily vehicle trips to be generated by the project, and the additional energy consumed per trip by mode, shall be taken into consideration when evaluating energy impacts. Additionally, the project's compliance with applicable state or local energy legislation, policies, and standards must be considered.

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 a.m. to 7:00 p.m., with an estimated 10-12 customers on-site at one time and an average of 454 vehicle trips per week. A condition of approval will be added to this project to address compliance with Title 24, Green Building Code, which includes energy efficiency requirements. Additionally, all interior and exterior lighting will be LED.

It does not appear this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources.

The project was referred to the San Joaquin Valley Air Pollution Control District, who replied with comments which will be added as conditions of approval.

Mitigation: None.

References: Application information; referral response from the San Joaquin Valley Air Pollution Control District (SJVAPCD), dated November 27, 2019; 2016 California Green Building Standards Code Title 24, Part 11(Cal Green); 2016 California Energy Code Title 24, Part 6.

VII. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion: The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that the soil consists of Delhi sand, 0 to 3 percent slopes and Tujunga loamy sand, 0 to 3 percent slopes. As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F), and a soils test may be required at building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. The project will not require the construction of any new septic systems.

A referral response received from the Department of Public Works indicated that a grading and drainage plan for the project will be required, subject to Public Works review and Standards and Specifications. This will be added as a condition of approval.

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

Department of Environmental Resources, Public Works, and the Building Permits Division review and approve any building or grading permit to ensure their standards are met.

Mitigation: None.

References: Application information; referral response from the Stanislaus County Department of Public Works, dated October 24, 2019; USDA National Resources Conservation District Web Soil Survey; Stanislaus County General Plan and Support Documentation.¹

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

Discussion: The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires

the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020.

Phase 1 of the project 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 a.m. to 7:00 p.m., with an estimated 10-12 customers on-site at one time and an average of 454 vehicle trips per week. This is below the District's thresholds of significance for emissions.

The project will be required to obtain all applicable Air District permits, including an Authority to Construct (ATC) Permit and may be subject to the following District Rules: Rule 9510, Regulation VIII, Rule 4102, Rule 4601, Rule 4641, Rule 4002, Rule 4102, Rule 4550, and Rule 4570. The proposed building will also be subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11). Staff will include conditions of approval on the project requiring that the applicant comply with Title 24, obtain building permits, and be in compliance with the Air District's rules and regulations.

Mitigation: None.

References: Application information; referral response from the San Joaquin Valley Air Pollution Control District (SJVAPCD), dated November 27, 2019; Stanislaus County General Plan and Support Documentation.¹

IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

Discussion: The proposed project will consist of the storage of recreational vehicles in open and enclosed spaces and mini-storage. Per the application, the operation will not include or generate any hazardous wastes associated with the project. No maintenance of the recreational vehicles will occur on-site. Additionally, Chapter 6.95 of the California Health and Safety Code requires businesses that use, handle, or store hazardous materials above an identified threshold to submit a Hazardous Materials Business Plan. The applicant is required to use, store, and dispose of any hazardous materials in accordance with all applicable federal, state, and local regulations. A referral response was received from the Department of Environmental Resources (DER) Hazardous Materials Division stating that if the project involves the installation of monitoring wells and/or drilling of soil borings, the applicant must submit a current permit application for groundwater monitoring wells and exploratory borings to the Department, and that the Department be contacted in the event any underground storage tanks, chemicals, refuse, or contaminated soil are discovered during construction. These requirements will be added as conditions of approval. Additionally, the project was referred to the Stanislaus County Environmental Review Committee (ERC), which responded with no comments. Therefore, no significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

Pesticide exposure is a risk in areas located in the vicinity of agriculture. Sources of exposure include contaminated groundwater, which is consumed, and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. Additionally, agricultural buffers are intended to reduce the risk of spray exposure to surrounding people. The project was referred to the Stanislaus County Agricultural Commissioner and no comments have been received to date.

The project site is not listed on the EnviroStor database managed by the CA Department of Toxic Substances Control or within the vicinity of any airport. The groundwater is not known to be contaminated in this area. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Salida Fire Protection District. The project was referred to the District, who responded with comments that will be added as conditions of approval.

Mitigation: None.

References: Application information; referral response from the Department of Environmental Resources Hazardous Materials Division, dated December 27, 2019; referral response from the Stanislaus County Environmental Review Committee (ERC), dated November 4, 2019; referral response from the Salida Fire Protection District, dated October 22, 2019; Department of Toxic Substances Control's data management system (EnviroStor); California Health and Safety Code; Stanislaus County Airport Land Use Compatibility Plan; Stanislaus County General Plan and Support Documentation.¹

X. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
(i) result in substantial erosion or siltation on – or off-site;			X	
(ii) substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site;			X	

(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
(iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Discussion: Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains. All flood zone requirements will be addressed by the Building Permits Division during the building permit process.

By virtue of the proposed construction, the current absorption patterns of water upon this property will be altered; however, current standards require that all of a project's storm water be maintained on-site and, as such, a Grading and Drainage Plan, as requested by the Department of Public Works, will be included in this project's conditions of approval. Additionally, a storm water retention basin which will manage stormwater on-site is included as part of the project.

A referral response received from the Central Valley Regional Water Quality Control Board (RWQCB) provided a list of the Board's permits and programs that may be applicable to the proposed project. The developer will be required to contact RWQCB to determine which permits/standards must be met prior to construction as a condition of approval.

The Sustainable Groundwater Management Act (SGMA) was passed in 2014 with the goal of ensuring the long-term sustainable management of California's groundwater resources. SGMA requires agencies throughout California to meet certain requirements including forming Groundwater Sustainability Agencies (GSA), developing Groundwater Sustainability Plans (GSP), and achieving balanced groundwater levels within 20 years. The site is located in the Modesto Sub-basin under the jurisdiction of the Stanislaus and Tuolumne Rivers Groundwater Basin Association (STRGBA) GSA. The STRGBA GSA and Tuolumne GSA are collaboratively developing one GSP for the Modesto Sub-basin. As the Modesto Sub-basin is considered a high and medium priority basin not currently in overdraft, the GSP has not been drafted and is not required to be adopted until January 31, 2022.

Stanislaus County adopted a Groundwater Ordinance in November 2014 (Chapter 9.37 of the County Code, hereinafter, the "Ordinance") that codifies requirements, prohibitions, and exemptions intended to help promote sustainable groundwater extraction in unincorporated areas of the County. The Ordinance prohibits the unsustainable extraction of groundwater and makes issuing permits for new wells, which are not exempt from this prohibition, discretionary. For unincorporated areas covered in an adopted GSP pursuant to SGMA, the County can require holders of permits for wells it reasonably concludes are withdrawing groundwater unsustainably to provide substantial evidence that continued operation of such wells does not constitute unsustainable extraction and has the authority to regulate future groundwater extraction.

The California Safe Drinking Water Act (CA Health and Safety Code Section 116275(h)) defines a Public Water System as a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. A public water system includes the following:

- (1) Any collection, treatment, storage, and distribution facilities under control of the operator of the system that are used primarily in connection with the system.
- (2) Any collection or pretreatment storage facilities not under the control of the operator that are used primarily in connection with the system.
- (3) Any water system that treats water on behalf of one or more public water systems for the purpose of rendering it safe for human consumption.

The use of water for the proposed project will only consist of landscaping and storage for fire suppression and is not intended for human consumption. The project will utilize one of two options for their water source. One is an existing well on-site, currently being utilized by a single-family dwelling. The capacity of the existing on-site well has not been determined. The second option includes connecting to the well at the existing Derrel's Mini Storage across the street via a two-inch water line. DER has determined the existing Derrel's Mini Storage well/water system does not meet the definition of a public water system and it is the property owner's responsibility to notify DER if the water system ever meets the definition of a public water system. In the event the applicant drills a new well, the applicant will be required to comply with Stanislaus County's Groundwater Ordinance and will need to obtain a well construction permit through DER.

The landscaping associated with the project will need to meet state standards for water efficiency and is not expected to have significant effects on groundwater supplies.

DER has requested the existing septic system on-site be destroyed at the time the mobile home is demolished/removed, which will be applied as a condition of approval.

Although the site is located in the Modesto Irrigation District (MID), the site does not currently receive water from the District and will be required to contact MID to request a Sign-Off of Irrigation Facilities form.

As a result of the development standards required for this project, impacts associated with drainage, water quality, and runoff are expected to have a less than significant impact.

Mitigation: None.

References: Application information; referral response from the Department of Environmental Resources (DER), dated January 10, 2020; email response from the Department of Environmental Resources (DER), dated January 9, 2020; referral response from the Department of Public Works, dated October 24, 2019; referral response from the Central Valley Regional Water Quality Control Board (RWQCB), dated October 22, 2019; referral response from Modesto Irrigation District (MID), dated November 6, 2019; Stanislaus and Tuolumne Rivers Groundwater Basin Association (STRGBA) GSA; Stanislaus County Code; County General Plan and Support Documentation.¹

XI. LAND USE AND PLANNING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Physically divide an established community?			X	
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Discussion: This is a request to amend the General Plan and zoning designation of a 9.77-acre parcel from Agriculture and A-2-40 to Planned Development (PD) and amend the zoning designation of three parcels totaling 3 acres from expired PD (202) to a new PD to allow expansion of an existing mini storage and RV storage business in phases. Three of the parcels (APNs 004-057-003 to 005) were rezoned from A-2-40 to P-D 202 in 1992, under General Plan Amendment Application No. 92-06 and Rezone Application No. 92-08 – Oakbrook Associates, to allow the property to be used for recreational vehicle and automobile storage. The site was never developed as approved and therefore the zoning is considered expired. The parcels will be merged as a condition of approval.

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

APN 004-057-001 is designated Agriculture by the General Plan and is zoned A-2-40 (General Agriculture). As stated by the Introduction to the General Plan, General Plan Amendments affect the entire County and any evaluation must give primary concern to the County as a whole; therefore, a fundamental question must be asked in each case: "Will this amendment, if adopted, generally improve the economic, physical and social well-being of the County in general?" Additionally, the County in reviewing General Plan amendments shall consider how the levels of public and private service might be affected; as well as how the proposal would advance the long-term goals of the County. In each case, in order to

take affirmative action regarding a General Plan Amendment application, it must be found that the General Plan Amendment will maintain a logical land use pattern without detriment to existing and planned land uses and that the County and other affected government agencies will be able to maintain levels of service consistent with the ability of the government agencies to provide a reasonable level of service. In the case of a proposed amendment to the Land Use diagrams of the Land Use Element, an additional finding that the amendment is consistent with the goals and policies of the General Plan must also be made. Additionally, Goal 2 of the Land Use Element aims to ensure compatibility between land uses.

The Land Use Element describes the Planned Development designation as a designation intended for land which, because of demonstrably unique characteristics, may be suitable for a variety of uses without detrimental effects on other property. The Land Use Element also requires that the Agricultural Element's Conversion Criteria (Goal 2, Policy 2.7) be met when converting agricultural land to non-agricultural uses.

Goal 2, Policy 2.7 of the Agricultural Element states that, "Proposed amendments to the General Plan Diagram (map) that would allow the conversion of agricultural land to non-agricultural uses shall be approved only if they are consistent with the County's conversion criteria." Implementation 1, of the Agricultural Element's Policy 2.7 describes the procedures for processing amendments to the General Plan land use designation from "Agriculture" to another designation:

Conversion Consequences. The direct and indirect effects, as well as the cumulative effects, of the proposed conversion of agricultural land shall be fully evaluated.

Conversion Considerations. In evaluating the consequences of a proposed amendment, the following factors shall be considered: plan designation; soil type; adjacent uses; proposed method of sewage treatment; availability of water, transportation, public utilities, fire and police protection, and other public services; proximity to existing airports and airstrips; impacts on air and water quality, wildlife habitat, endangered species and sensitive lands; and any other factors that may aid the evaluation process.

Conversion Criteria. Proposed amendments to the General Plan Diagram (map) that would allow the conversion of agricultural land to urban uses shall be approved only if the Board of Supervisors makes the following findings:

- A. Overall, the proposal is consistent with the goals and policies of the General Plan.
- B. There is evidence on the record to show a demonstrated need for the proposed project based on population projections, past growth rates, and other pertinent data.
- C. No feasible alternative site exists in areas already designated for the proposed uses.
- D. Approval of the proposal will not constitute a part of, or encourage, piecemeal conversion of a larger agricultural area to non-agricultural uses and will not be growth-inducing (as used in the California Environmental Quality Act).
- E. The proposed project is designed to minimize conflict and will not interfere with agricultural operations on surrounding agricultural lands or adversely affect agricultural water supplies.
- F. Adequate and necessary public services and facilities are available or will be made available as a result of the development.
- G. The design of the proposed project has incorporated all reasonable measures, as determined during the CEQA review process, to mitigate impacts to agricultural lands, fish and wildlife resources, air quality, water quality and quantity, or other natural resources.

To approve a Rezone, the Planning Commission must find that it is consistent with the General Plan. Pursuant to the General Plan, land within a Planned Development designation should be zoned A-2 (General Agriculture) until development occurs through Planned Development zoning.

Mitigation: None.

References: Application information; Stanislaus County General Plan and Support Documentation.¹

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

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

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation.¹

XIII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion: The Stanislaus County General Plan identifies noise levels up to 70 dB Ldn (or CNEL) as the normally acceptable level of noise for industrial, manufacturing, utilities, and agriculture uses. On-site grading and construction resulting from this project may result in a temporary increase in the area's ambient noise levels; however, noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise. The site itself is impacted by the noise generated from State Route 219. No employees will be reporting to the site. The proposed hours of operation are seven days a week from 7:00 a.m. to 7:00 p.m., with an estimated 10-12 customers on-site at one time.

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

Mitigation: None.

References: Application information; Stanislaus County ALUCP; Stanislaus County General Plan and Support Documentation.¹

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

Discussion: The site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5th cycle Regional Housing Needs Allocation (RHNA) for the County and will therefore not impact the County's ability to meet their RHNA. No population growth will be induced and one existing single-family dwelling will be removed as a result of this project.

Mitigation: None.

References: Application information; Stanislaus County General Plan and Support Documentation.¹

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

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

This project was circulated to all applicable: school, fire, police, irrigation, public works departments, and districts during the Early Consultation referral period, and no concerns were identified with regard to public services. A referral response was received from Salida Fire indicating that all construction must comply with current adopted Fire Code, including the payment of fire service impact mitigation fees, on-site water supply and infrastructure for fire protection, and emergency vehicle access. Additionally, the applicant is required to form or annex into a Community Services District to provide for operational services. A referral response from the Modesto Irrigation District (MID) indicated that the Brown Improvement District pipeline and existing irrigation pressure box located within the project site must be relocated and that an irrigation easement be recorded. Additionally, the District has existing electrical facilities within and adjacent to the project area that shall be protected. These responses will be reflected as conditions of approval applied to the project.

Mitigation: None.

References: Referral response from Modesto Irrigation District (MID), dated November 6, 2019; referral response from Salida fire Protection District, dated October 22, 2019; Stanislaus County General Plan and Support Documentation.¹

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

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

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation.¹

XVII. TRANSPORTATION-- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Discussion: This project is an expansion of the existing Derrel's Mini Storage and includes the construction of 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 a.m. to 7:00 p.m., with an estimated 10-12 customers on-site at one time and an average of 454 vehicle trips per week. The site has access to County-maintained Tunson Road.

Section 15064.3 of the CEQA Guidelines establishes specific considerations for evaluating a project's transportation impacts. The CEQA Guidelines identify vehicle miles traveled (VMT), which is the amount and distance of automobile travel attributable to a project, as the most appropriate measure of transportation impacts. Other relevant considerations may include the effects of the project on transit and non-motorized travel. VMT exceeding an applicable threshold of significance for land use projects may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease VMT in the project area, compared to existing conditions, should be presumed to have a less than significant transportation impact.

The Environmental Impact Report (EIR) prepared for Stanislaus County's 2016 General Plan Update considered vehicle miles traveled (VMT) in the County, as considered by the General Plan planning horizon of 2035. The EIR identified that total daily VMT is expected to increase within the unincorporated area by 2035. However, the daily VMT in the unincorporated area is expected to decrease slightly on both a per-household and a service population basis, indicating that development that could occur under the General Plan would decrease the average distance between goods and services within the unincorporated County. Therefore, implementation of the General Plan policies is expected to have a less-than-significant impact on VMT. The project site is comprised of four parcels, three of which were considered in the General Plan EIR and would, therefore, be expected to have a less than significant impact to VMT. While one parcel was not included in the General Plan EIR, the additional vehicle trips, in addition to what was considered, are expected to have a less than significant impact.

Tunson Road is classified as a 60-foot-wide Local Road. A referral response was received from the Department of Public Works requiring an Irrevocable Offer of Dedication for the remaining half-width of the road, a grading and drainage plan, and for street improvements to be installed, including building out the existing northbound lane on Tunson Road to include a 12-foot wide travel lane and a 4-foot asphalt shoulder per County Standard plate 3-A6. As Tunson Road provides access to Kiernan Ave/State Route 219, the project was referred to the California Department of Transportation (Caltrans). Public Works and Caltrans both responded that left hand turns onto State Route 219 shall be mitigated and that an encroachment permit be obtained for work done in the Department's right-of-way. These will be added as conditions of approval.

Mitigation: None.

References: Referral response from the Department of Public Works, dated October 24, 2019; referral response from Caltrans, dated November 1, 2019; Stanislaus County General Plan and Support Documentation.¹

XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Discussion: Limitations on providing services have not been identified. The site will be served with water for landscaping and fire suppression by either the existing on-site well or an extension of a two-inch water line from the westerly parcel, located at the existing Derrel's Mini Storage facility. A condition of approval will be added requiring the owner to contact the Department of Environmental Resources (DER) and to obtain a public water supply permit, if necessary. Storm water run-off will be handled by a proposed on-site storm drainage basin. One septic system will need to be destroyed as part of the request, which will be added as a condition of approval.

The project was referred to the Department of Public Works and conditions of approval addressing their comments will be applied to the project. The Department of Public Works will review and approve grading and drainage plans prior to construction.

A referral response from the Modesto Irrigation District (MID) is requiring that the Brown Improvement District pipeline and the existing irrigation pressure box located on-site be relocated and for an irrigation easement to be recorded. Additionally, the District's existing electrical facilities are to be protected. Although the site is located in the District, the site does not currently receive irrigation water from the District and will be required to contact MID to request a Sign-Off of Irrigation Facilities form for the parcel. These comments will be applied as conditions of approval.

Mitigation: None.

References: Referral response from the Department of Environmental Resources (DER), dated January 10, 2020; email response from the Department of Environmental Resources (DER), dated January 9, 2020; referral response from Modesto Irrigation District (MID), dated November 6, 2019; referral response from the Department of Public Works, dated October 24, 2019; Stanislaus County General Plan and Support Documentation.¹

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

Discussion: The Stanislaus County Local Hazard Mitigation Plan identifies risks posed by disasters and identifies ways to minimize damage from those disasters. With the Wildfire Hazard Mitigation Activities of this plan in place, impacts to an adopted emergency response plan or emergency evacuation plan are anticipated to be less than significant. The terrain of the site is relatively flat, and the site has access to a County-maintained road. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Salida Fire Protection District. The project was referred to the District who responded with comments indicating that all construction must comply with current adopted fire code, including the payment of fire service impact mitigation fees, on-site water supply and infrastructure for fire protection, and emergency vehicle access. These comments will be applied as conditions of approval. California Building Code establishes minimum standards for the protection of life and property by increasing the ability of a building to resist intrusion of flame and embers. The proposed project includes 15,000-gallon water storage tanks, a Knox Box, and secondary fire access.

Wildfire risk and risks associated with postfire land changes are considered to be less than significant.

Mitigation: None.

References: Referral response from Salida fire Protection District, dated October 22, 2019; California Building Code Title 24, Part 2, Chapter 7; Stanislaus County Local Hazard Mitigation Plan; Stanislaus County General Plan and Support Documentation.¹

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

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

Mitigation: None.

References: Initial Study; Stanislaus County General Plan and Support Documentation.¹

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



NEGATIVE DECLARATION

NAME OF PROJECT: General Plan Amendment & Rezone Application No. PLN2019-0077 – Derrel's Mini Storage

LOCATION OF PROJECT: 5024, 5038, and 5118 Tunson Road, and 907 Kiernan Avenue, on the north side of Kiernan Avenue, in the Modesto area.
APNs: 004-057-001, 004-057-003, 004-057-004, 004-057-005

PROJECT DEVELOPERS: Dennis E. Wilson for Equitybak, LP
dba Derrel's Mini Storage
3265 W Ashlan Avenue
Fresno, CA 93722

DESCRIPTION OF PROJECT: Request to amend the General Plan and zoning designation of a 9.77-acre parcel from Agriculture and A-2-40 to Planned Development (PD) and amend the zoning designation of three parcels totaling 3 acres from expired PD (202) to a new PD to allow expansion of an existing mini storage and RV storage business in phases. Phase 1 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 site will be merged as a condition of approval and has access to County-maintained Tunson Road.

Based upon the Initial Study, dated **January 16, 2020**, the Environmental Coordinator finds as follows:

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

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

Initial Study prepared by: Teresa McDonald, Assistant Planner






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

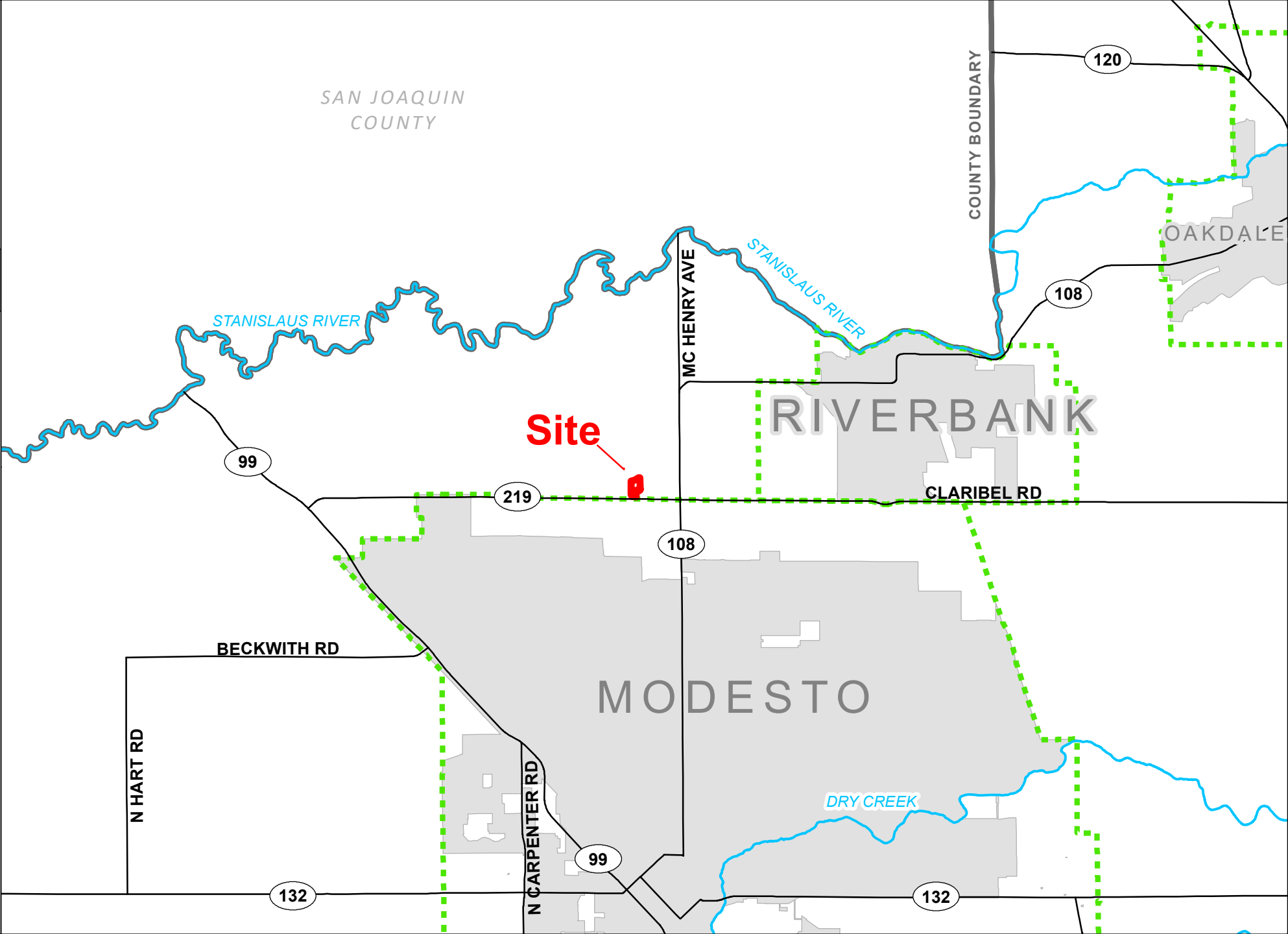
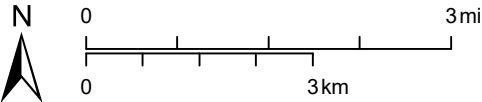
DERREL'S
MINI STORAGE

GPA REZ
PLN2019-0077

AREA MAP

LEGEND

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








DERREL'S MINI STORAGE

GPA REZ
PLN2019-0077

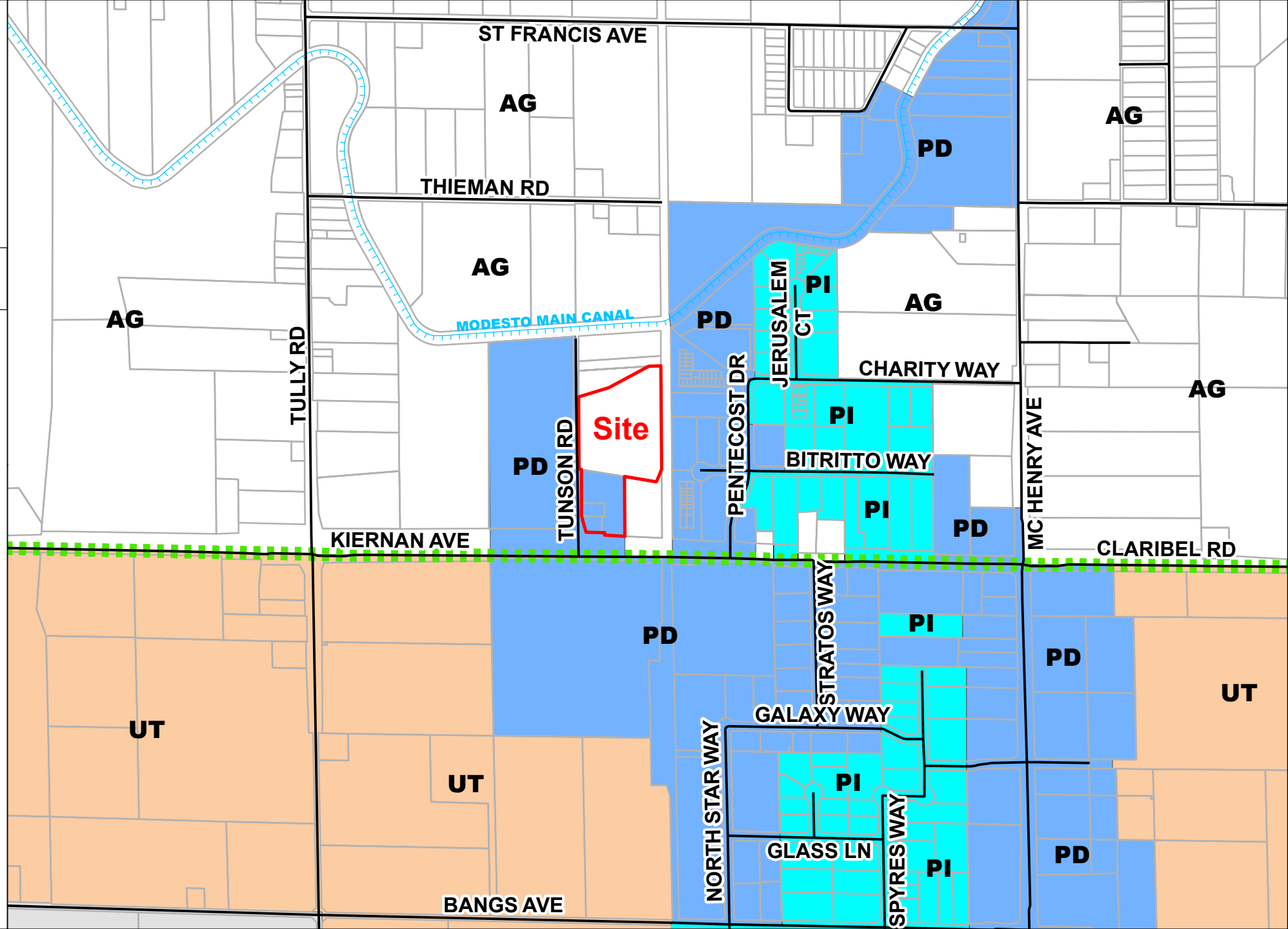
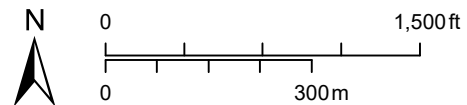
GENERAL PLAN MAP

LEGEND

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






General Plan

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

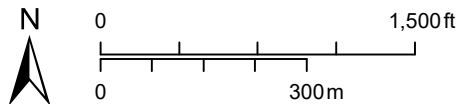


GPA REZ
PLN2019-0077

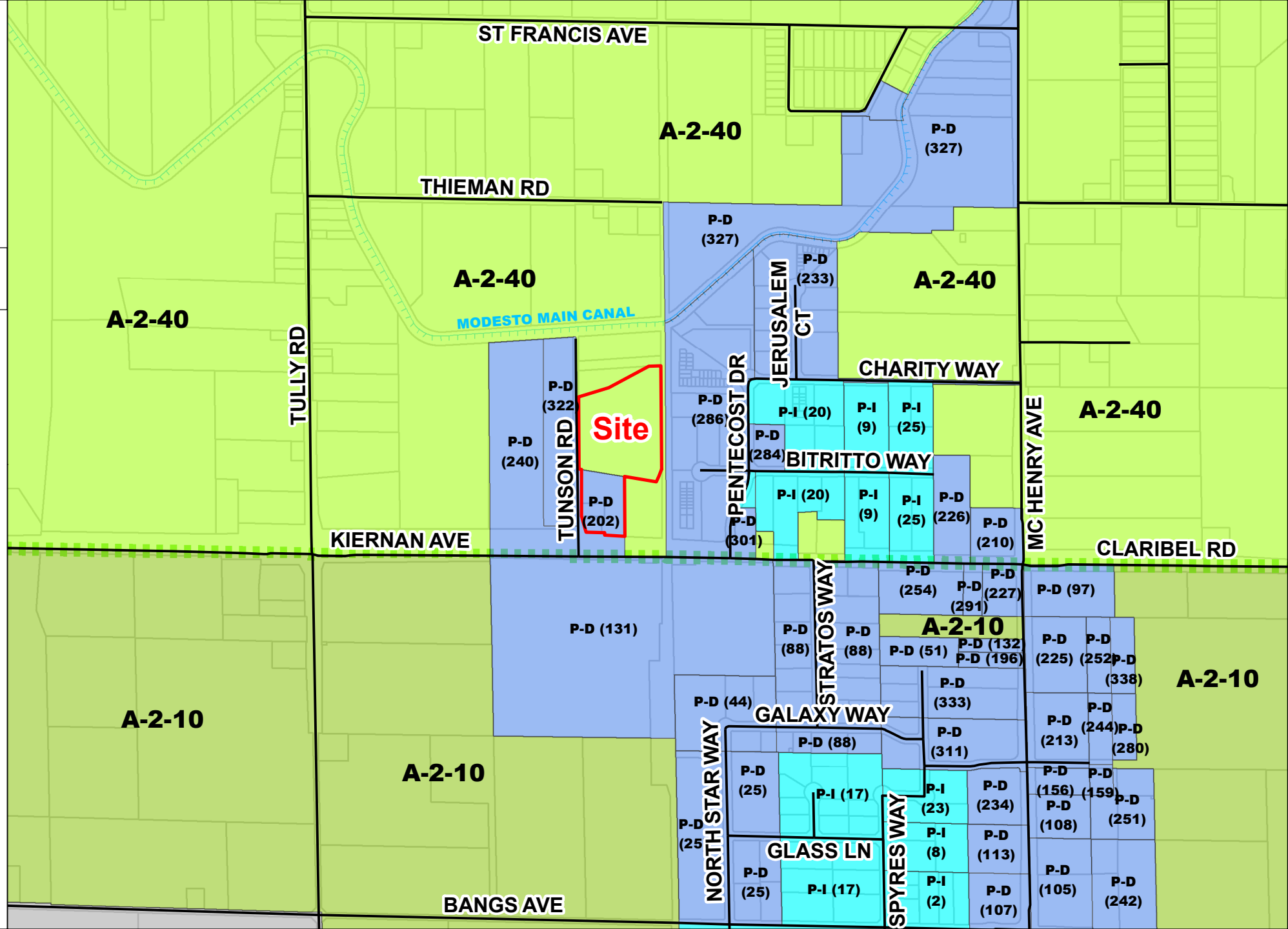
LEGEND

-
-  Project Site
 Sphere of Influence
 Parcel
 Road
 Canal

A-2-10	General Agriculture 10 Acres
A-2-40	General Agriculture 40 Acres
P-D	Planned Development
P-I	Planned Industrial



Date: 10/7/2019







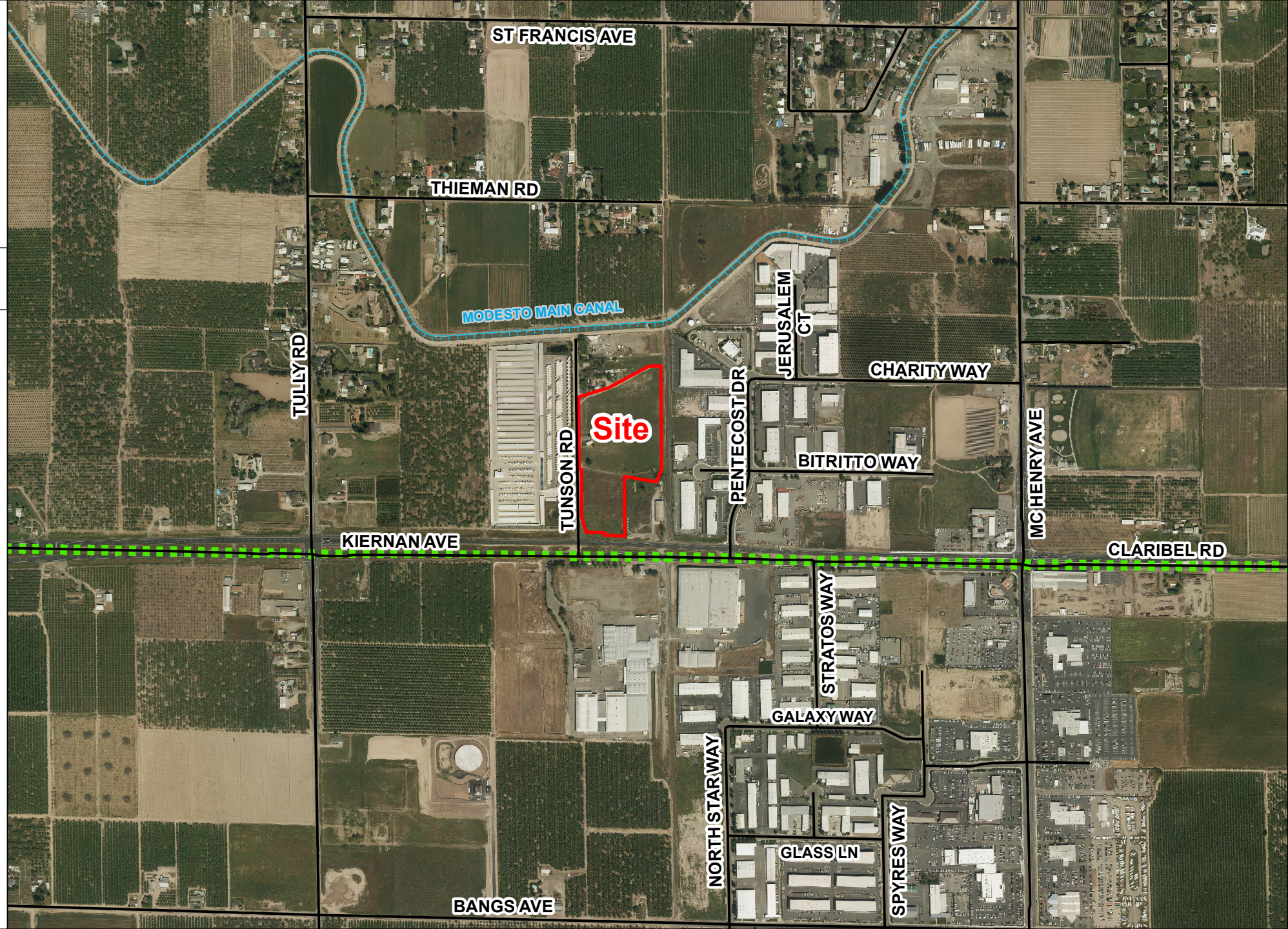
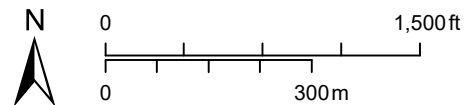
DERREL'S MINI STORAGE

GPA REZ
PLN2019-0077

2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal







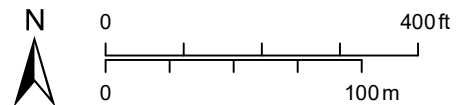
DERREL'S MINI STORAGE

GPA REZ
PLN2019-0077

2017 AERIAL SITE MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal









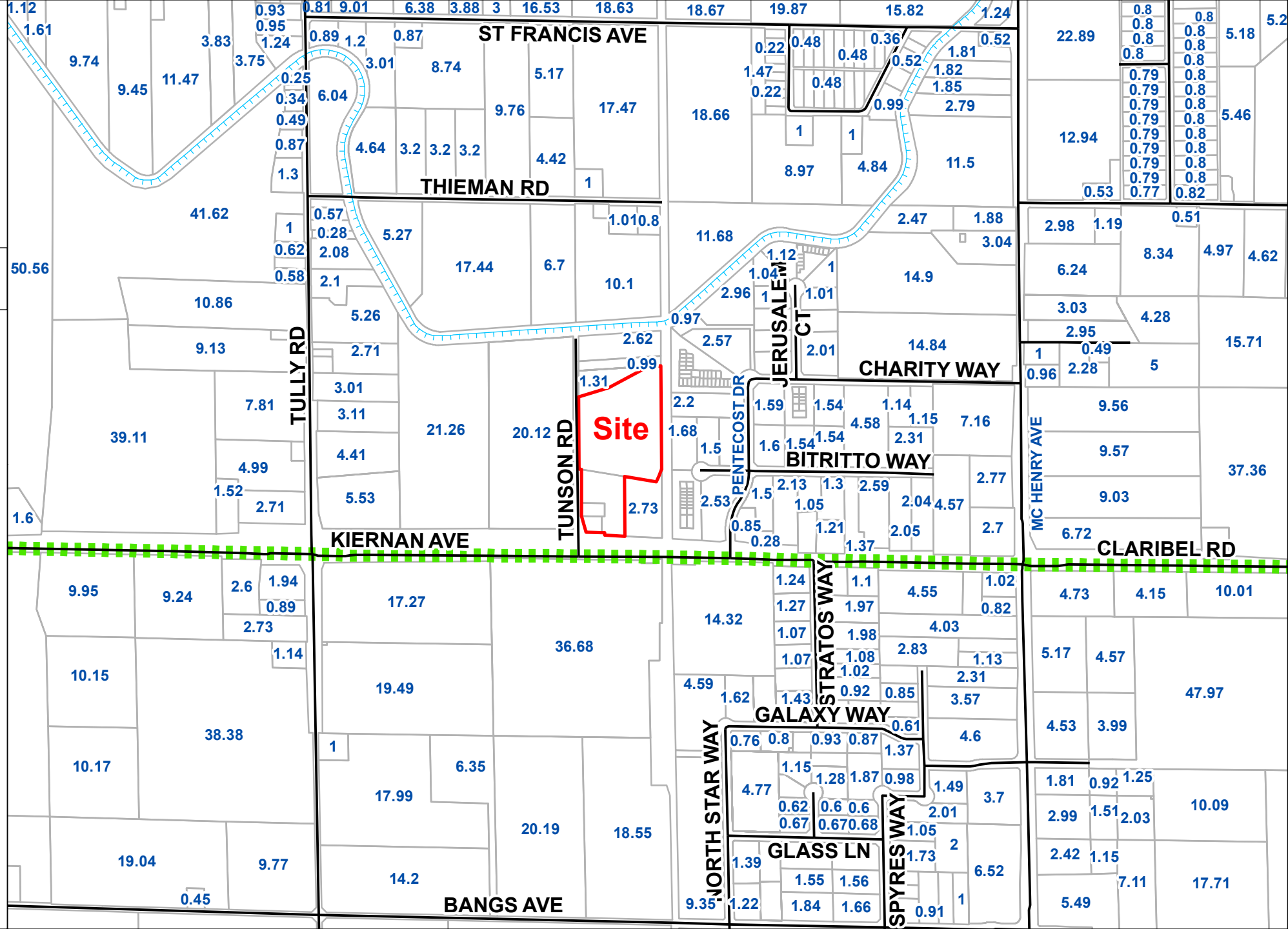
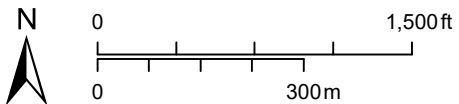
DERREL'S MINI STORAGE

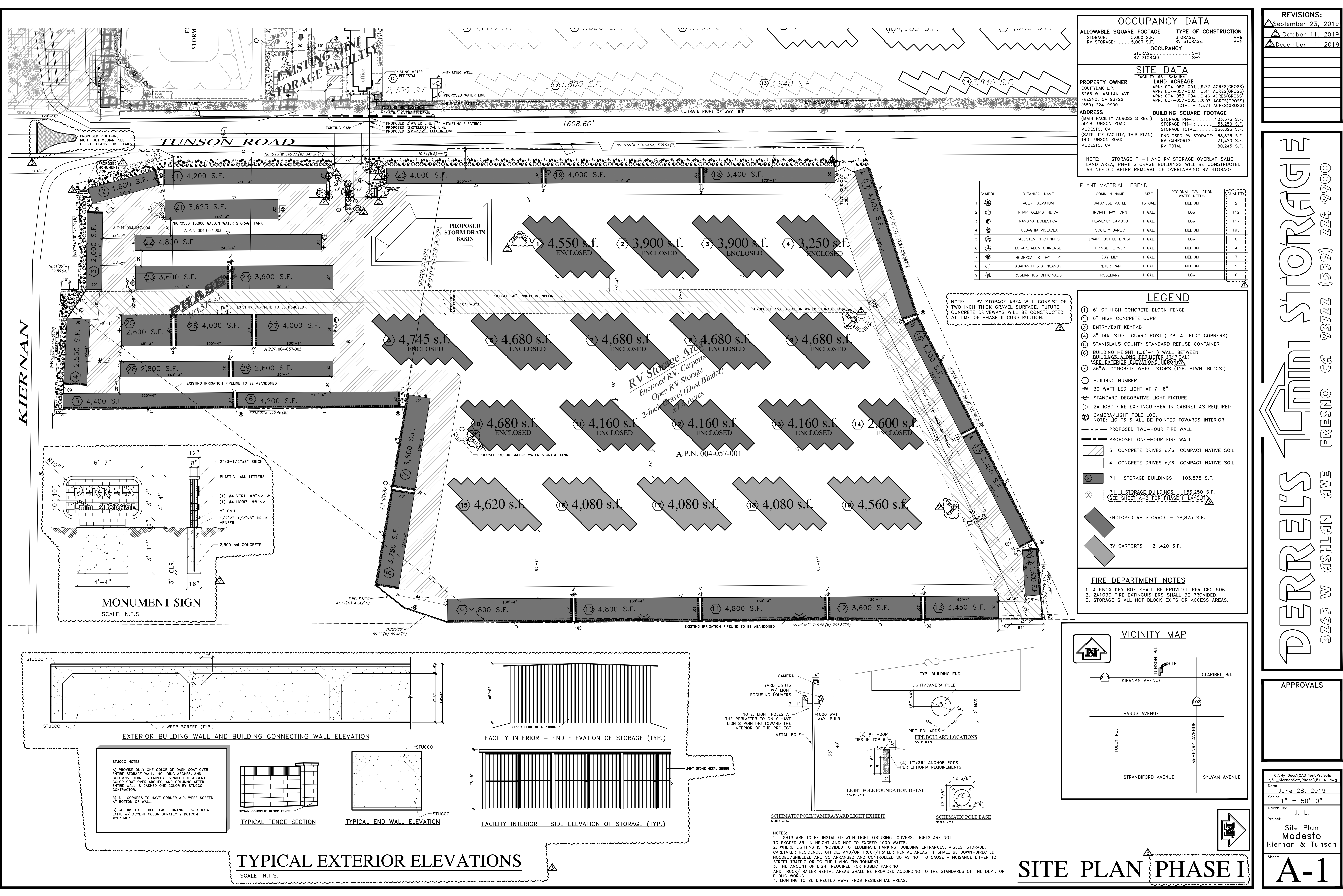
GPA REZ PLN2019-0077

ACREAGE MAP

LEGEND

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





OCCUPANCY DATA

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

SITE DATA

PROPERTY OWNER	LAND ACRES
EQUITYBAK 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-I: 103,575 S.F.
5019 TUNSON ROAD	STORAGE PH-II: 153,250 S.F.
MODESTO, CA	STORAGE TOTAL: 256,825 S.F.
(SATELLITE FACILITY, THIS PLAN)	ENCLOSED RV STORAGE: 58,825 S.F.
180 TUNSON ROAD	RV CARPORTS: 21,420 S.F.
MODESTO, CA	RV TOTAL: 80,245 S.F.

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.

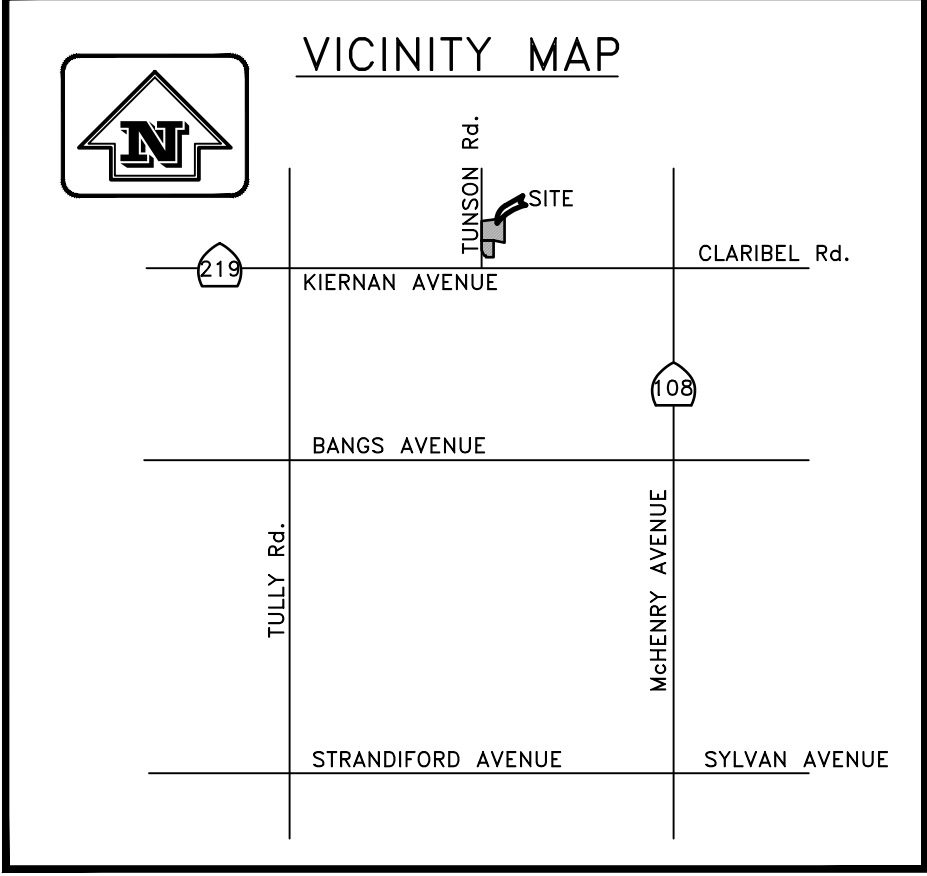
PLANT MATERIAL LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REGIONAL EVALUATION WATER NEEDS	QUANTITY
1	ACER PALMATUM	JAPANESE MAPLE	15 GAL.	MEDIUM	2
2	RHAPHOLEPIS INDICA	INDIAN HAWTHORN	1 GAL.	LOW	112
3	NANDINA DOMESTICA	HEAVENLY BAMBOO	1 GAL.	LOW	117
4	TULBAGHA VIOLACEA	SOCIETY GARLIC	1 GAL.	MEDIUM	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

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.)
- ⑧ BUILDING NUMBER
- ⑨ 30 WATT LED LIGHT AT 7'-6"
- ⑩ STANDARD DECORATIVE LIGHT FIXTURE
- ⑪ 2A IOBC FIRE EXTINGUISHER IN CABINET AS REQUIRED
- ⑫ CAMERA/LIGHT POLE LOC.
- ⑬ NOTE: LIGHTS SHALL BE POINTED TOWARDS INTERIOR
- ⑭ PROPOSED TWO-HOUR FIRE WALL
- ⑮ PROPOSED ONE-HOUR FIRE WALL
- ⑯ 5" CONCRETE DRIVES 0/6" COMPACT NATIVE SOIL
- ⑰ 4" CONCRETE DRIVES 0/6" COMPACT NATIVE SOIL
- ⑱ PH-I STORAGE BUILDINGS - 103,575 S.F.
- ⑲ PH-II STORAGE BUILDINGS - 153,250 S.F.
- ⑳ SEE SHEET A-2 FOR PHASE II LAYOUT
- ㉑ ENCLOSED RV STORAGE - 58,825 S.F.
- ㉒ RV CARPORTS - 21,420 S.F.

FIRE DEPARTMENT NOTES

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



REVISIONS:

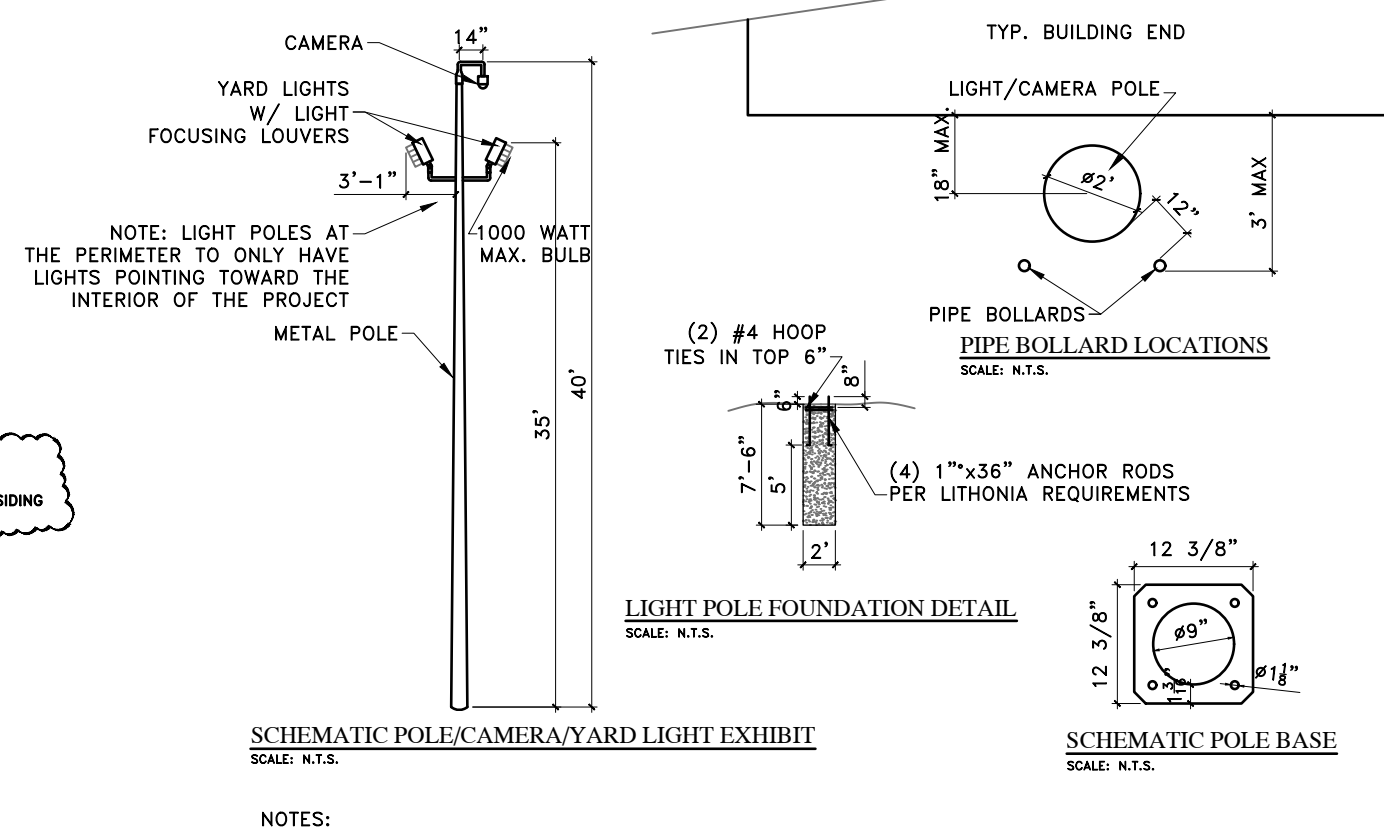
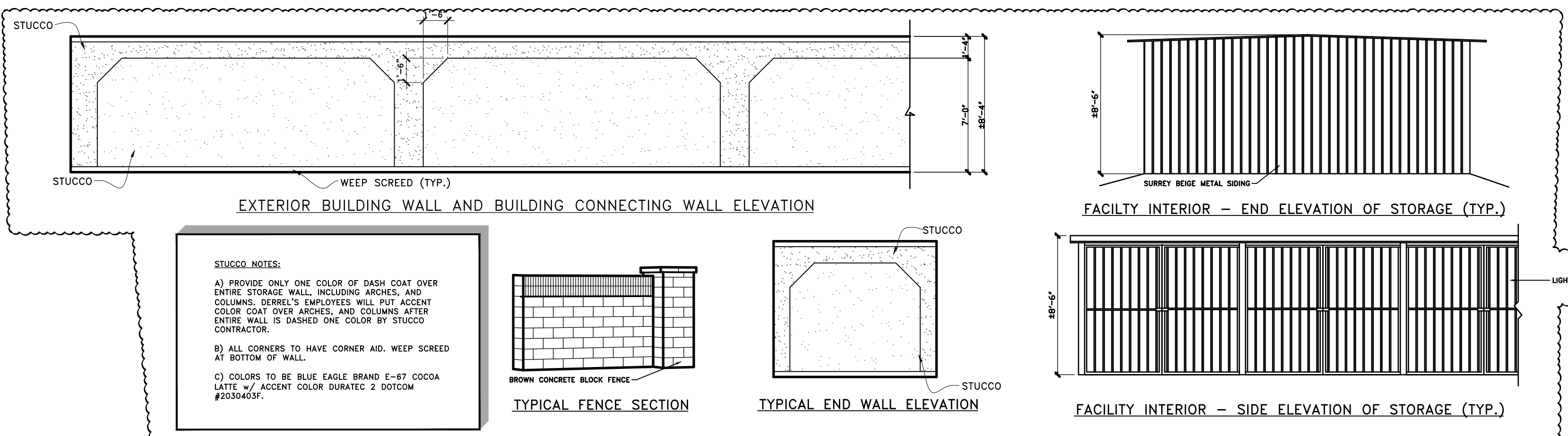
- September 23, 2019
- October 11, 2019
- December 11, 2019

DERRELS Mini STORAGE

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

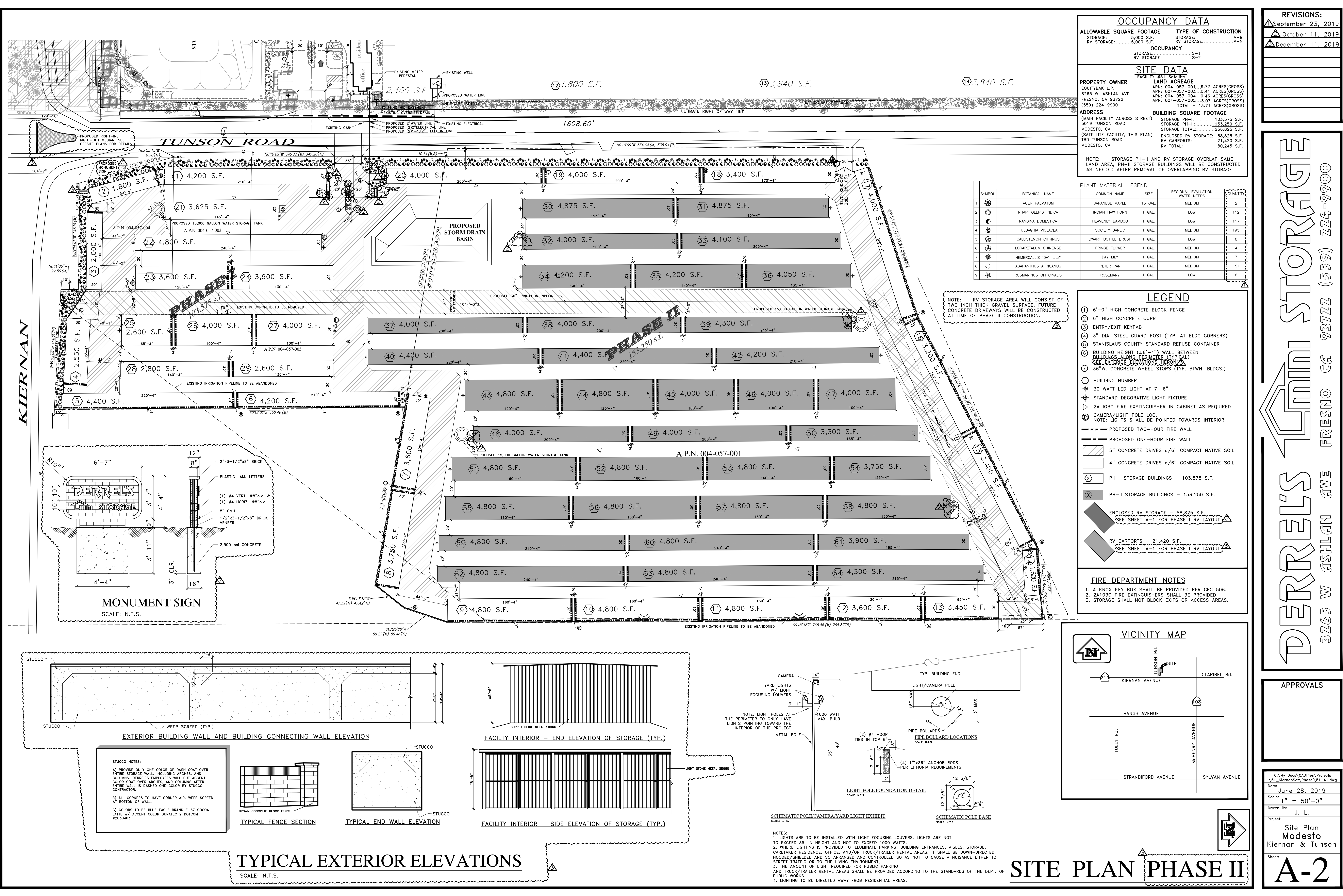
APPROVALS

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Scale: 1" = 50'-0"
Drawn By: J. L.
Project: Site Plan Modesto Kiernan & Tunson
Sheet: A-1



TYPICAL EXTERIOR ELEVATIONS
SCALE: N.T.S.

SITE PLAN PHASE I



OCCUPANCY DATA

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

STORAGE: S-1	OCCUPANCY
RV STORAGE: S-2	

SITE DATA

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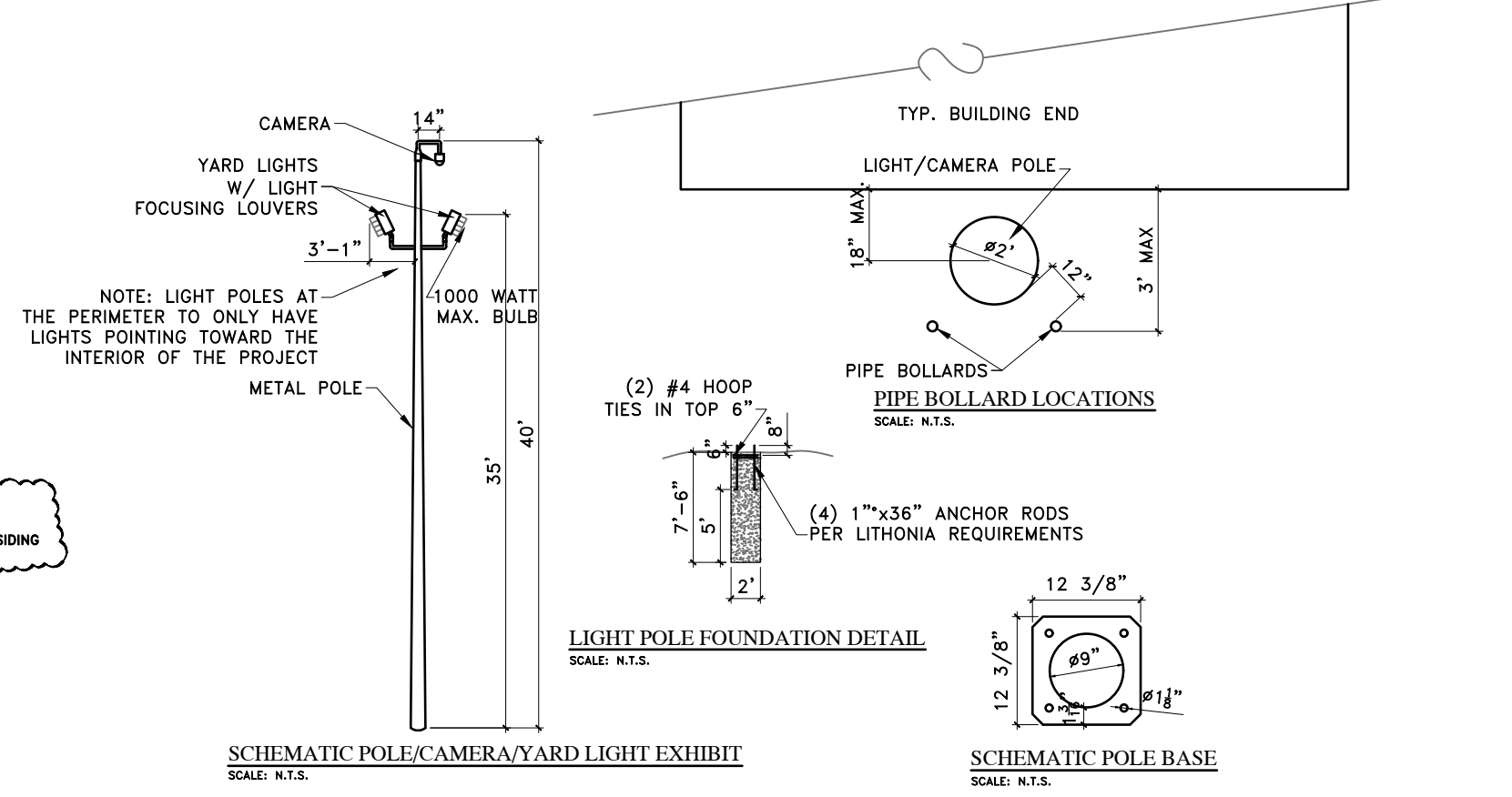
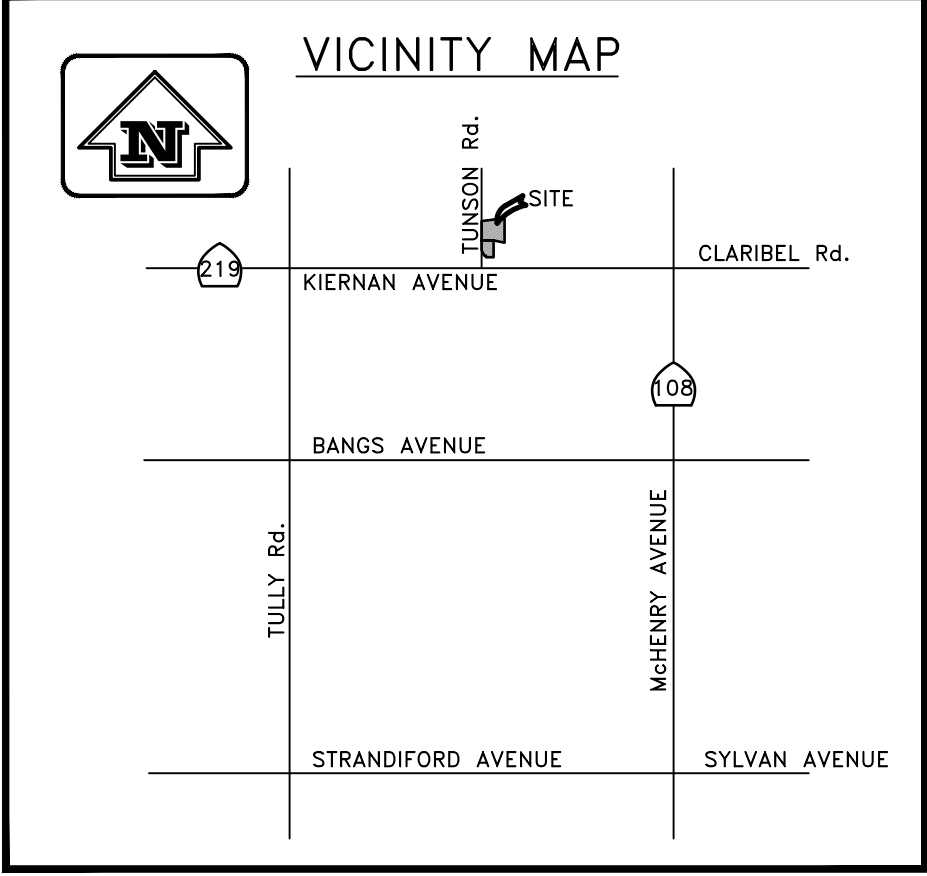
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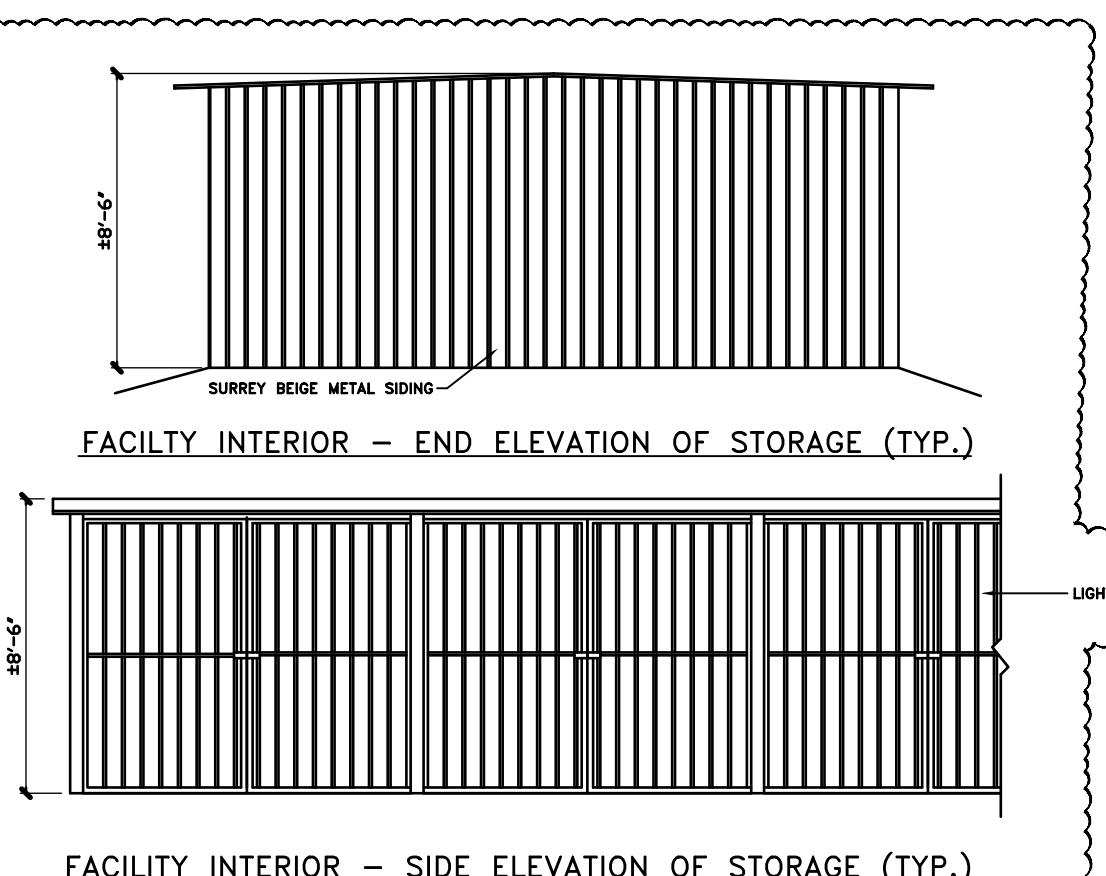
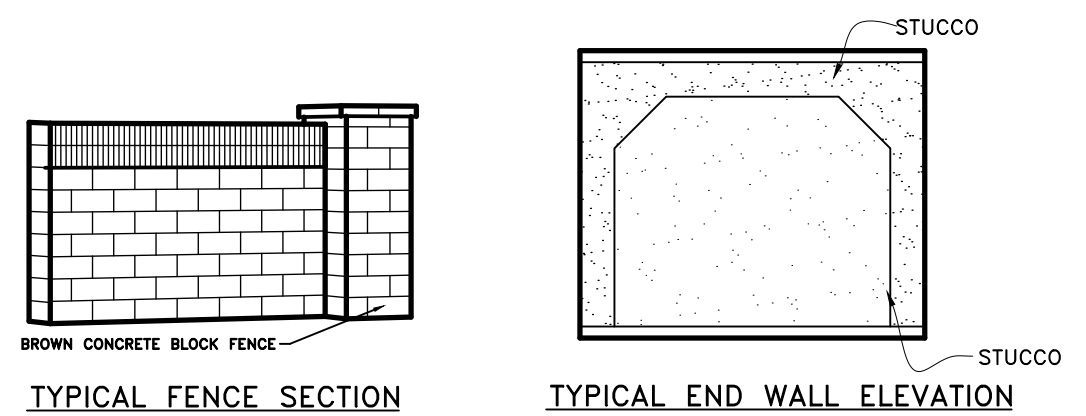
FIRE DEPARTMENT NOTES

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



NOTES:
1. LIGHTS ARE TO BE INSTALLED WITH LIGHT FOCUSING LOUVERS. LIGHTS ARE NOT TO EXCEED 35' IN HEIGHT AND NOT TO EXCEED 1000 WATTS.
2. WHERE LIGHTING IS PROVIDED TO ILLUMINATE PARKING, BUILDING ENTRANCES, AISLES, STORAGE, CARETAKER RESIDENCE, OFFICE, AND/OR TRUCK/TRAILER RENTAL AREAS, IT SHALL BE DOWN-DIRECTED, HOODED/SHIELDED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO STREET TRAFFIC OR TO THE LIVING ENVIRONMENT.
3. THE AMOUNT OF LIGHT REQUIRED FOR PUBLIC PARKING AND TRUCK/TRAILER RENTAL AREAS SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPT. OF PUBLIC WORKS.
4. LIGHTING TO BE DIRECTED AWAY FROM RESIDENTIAL AREAS.

STUCCO NOTES:
A) PROVIDE ONLY ONE COLOR OF DASH COAT OVER ENTIRE STORAGE WALL, INCLUDING ARCHES, AND COLUMNS. DERRELS EMPLOYEES WILL PUT ACCENT COLOR COAT OVER ARCHES, AND COLUMNS AFTER ENTIRE WALL IS DASHED ONE COLOR BY STUCCO CONTRACTOR.
B) ALL CORNERS TO HAVE CORNER AID, WEEP SCREED AT BOTTOM OF WALL.
C) COLORS TO BE BLUE EAGLE BRAND E-67 COCOA LATTE w/ ACCENT COLOR DURATEC 2 DOTCOM #2034433P.



TYPICAL EXTERIOR ELEVATIONS

SCALE: N.T.S.

REVISIONS:

September 23, 2019
October 11, 2019
December 11, 2019

DERRELS Mini STORAGE

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

APPROVALS

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Date: June 28, 2019
Scale: 1" = 50'-0"
Drawn By: J. L.
Project: Site Plan Modesto Kiernan & Tunson
Sheet: A-2

DEVELOPMENT SCHEDULE

GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2019-0077

DERREL'S MINI STORAGE

- Construction shall begin by December 2021.
- Issuance of any building permit after December 2021 for construction of a building shall be subject to a staff approval permit to allow modification to development standards as determined necessary by the Planning Director.

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.



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: 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:

CCaIC report #	Author/Date
-----------------------	--------------------

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:

CCaIC report #	Author/Date
-----------------------	--------------------

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, Financial Services



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

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

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

FROM: Caltrans District 10: Metropolis Planning Branch
1976 East Dr. Martin Luther King Jr., Blvd.
Stockton, CA 95205

SUBJECT: GENERAL PLAN AMENDMENT & REZONE APPLICATION
NO. PLN2019-0077 – DERREL'S MINI STORAGE
SCH# 2019100379

POSTMILE: stan-219-4.25

Based on this agencies 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.

Our agency has the following comment.

Tunson Road which provides access to/from State Route 219 will remain right-in/right-out. A raised median "pork chop" must be included in the design to ensure that access to/from Tunson Road is right-in/right-out only.

An Encroachment Permit will be required for work (if any) done within the Department's right of way. This work is subject to the California Environmental Quality Act. If engineering plans or drawings will be part of your permit application, they should be prepared in standard units.

Response prepared by:

Steven R. Martinez	Associate Transportation Planner	November 1, 2019
Name	Title	Date

Teresa McDonald

From: Brad Wall <bwall@modestogov.com>
Sent: Thursday, October 24, 2019 10:59 AM
To: Teresa McDonald
Subject: PLN2019-0077 - Derrel's Mini Storage expansion

Teresa – The City of Modesto has no comments regarding the subject Early Consultation Referral. Thank you for the opportunity to review.

Brad Wall
Principal Planner
City of Modesto
Community & Economic Development Dept.
1010 Tenth Street, Suite 3300
Modesto CA 95353
209.577.5273
www.modestogov.com/ced



DEPARTMENT OF ENVIRONMENTAL RESOURCES

3800 Cornucopia Way, Suite C, Modesto, CA 95358-9492
Phone: (209) 525-6700 Fax: (209) 525-6774

December 27, 2019

TO: TERESA McDONALD, STANISLAUS COUNTY PLANNING & COMMUNITY DEVELOPMENT

FROM: EMILY GRIMES, DEPARTMENT OF ENVIRONMENTAL RESOURCES

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

The Department has reviewed the information available on the subject project and it is our position that the project **will not have a significant effect on the environment**. However, listed below are the areas that may still require our Department to be notified prior to operation and issuance of a building permit due to the scope of the project submitted:

MONITORING WELLS AND EXPLORATORY BORINGS

If the project involves the installation of monitoring wells and/or borings, the applicant must submit a current permit application for groundwater monitoring wells and exploratory borings to the Hazardous Materials Division within DER. Please contact the DER to obtain guidance on this process. If the work will be conducted within the City of Modesto, then they are the lead agency for wells and/or borings and must be contacted for their requirements.

SITE ASSESMENT/CONSTRUCTION DISCOVERIES

Any discovery of underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil shall be brought to the immediate attention of the DER Hazardous Materials Division.

From: [BELLA BADAL](#)
To: [Teresa McDonald](#)
Subject: RE: General Plan Amendment & Rezone Application No. PLN2019-0077 – Derrel's Mini Storage
Date: Thursday, January 9, 2020 2:15:50 PM

The comment I will add is

“The existing onsite septic system that serve the modular home is to be destroyed at time the modular home is demolished or moved out the property.”

Thank you,

Bella Badal

Bella Badal; PhD, Sr.REHS
Senior Registered Environmental Health Specialist
Environmental Health
Department of Environmental Resources
Main: (209) 525-6700
Direct: (209) 525-6719
Fax: (209) 525-6774
Cell: (209) 505-6618



CHIEF EXECUTIVE OFFICE

Jody L. Hayes
Chief Executive Officer

Patricia Hill Thomas
Chief Operations Officer/
Assistant Executive Officer

Keith D. Boggs
Assistant Executive Officer

Patrice M. Dietrich
Assistant Executive Officer

STANISLAUS COUNTY ENVIRONMENTAL REVIEW COMMITTEE

November 4, 2019

Teresa McDonald, Assistant Planner
Stanislaus County Planning and Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

**SUBJECT: ENVIRONMENTAL REFERRAL – DERREL’S MINI STORAGE – GENERAL
PLAN AMENDMENT & REZONE APPLICATION NO. PLN2019-0077 – EARLY
CONSULTATION**

Ms. McDonald:

Thank you for the opportunity to review the Early Consultation phase of the above-referenced project.

The Stanislaus County Environmental Review Committee (ERC) has reviewed the subject project and has no comments at this time.

The ERC appreciates the opportunity to comment on this project.

Sincerely,

Patrick Cavanah
Sr. Management Consultant
Environmental Review Committee

PC:ss

cc: ERC Members



November 6, 2019

Stanislaus County – Department of Planning and Community Development
Attention: Teresa McDonald
1010 10th Street, Suite 3400
Modesto, CA 95354

RE: General Plan Amendment & Rezone Application PLN2019-0077 – Derrel's Mini Storage
APN: 004-057-001, -003, -004 & -005 (5024, 5038 & 5118 Tunson Road)

Thank you for allowing the District to comment on this referral. Following are the recommendations from our Electrical, Irrigation and Domestic Water Divisions:

Irrigation

- Modesto Irrigation District's (MID) Water Operations staff previously responded on November 23, 2015 regarding APNs: 004-057-003, -004, and -005 with the following comments:
- *There is an existing thirty-six (36) inch improvement district pipeline (ID No. 27 – Brown ID) and existing irrigation pressure box located within the proposed project location. Please see the attached project site map for clarification purposes. Modesto Irrigation District's (MID) Irrigation Operations staff has the following conditions of approval for the proposed project:*
 - *The existing improvement district infrastructure must be upgraded, replaced and/or relocated as required by MID. MID will not allow MID facilities to be installed within roadways. All costs associated with design, approval and analysis of relocation shall be at the Developer's expense.*
 - *MID requires a dedicated thirty (30) foot irrigation easement for the Brown ID pipeline centered on the pipeline. The irrigation easement shall be dedicated to MID by separate instrument and noted on the final map.*
 - *MID will not permit any permanent structures within the easement area.*
 - *Any existing or proposed improvements within the irrigation easement must be submitted to MID's Irrigation Operations Division for review. Permitted improvements within the easement area will require a License Agreement with MID.*
 - *MID's Irrigation Operations staff recommends an early consultation meeting to discuss MID requirements.*
 - *All work on any irrigation facility must be completed during the non-irrigation season (typically November 1 to March 1).*
- The previous conditions set forth by MID are to remain prior to construction and also apply to APN: 004-057-001. In addition, the following conditions must be met prior to construction of the proposed relocation of the Brown ID No. 27 pipeline:

- The proposed pipeline shall conform to ASTM C-361 Rubber Gasketed Reinforced Concrete Pipeline (RGRCP) with appropriate wall thickness for the pressure and traffic loads.
 - Thirty (30) inches minimum cover shall be provided over the pipeline or as directed by MID Engineer.
 - Pressure manholes must be installed per MID Standard Detail C 20 and located no more than five hundred (500) feet apart.
 - MID's Civil Engineering Department recommends a pre-consultation meeting to discuss MID irrigation requirements. MID irrigation standard details will be provided upon request.
- MID records indicate that an active irrigation account exists for APN: 004-057-001. If the Applicant would no longer like to receive MID irrigation water and be removed from MID's billing system, the Applicant must contact MID's Water Operations Department at (209) 526-7562 to request a *Sign-Off of Irrigation Facilities* form for the parcels.

Domestic Water

- No comments at this time.

Electrical

- The attached drawing shows the approximate location of the District's existing electrical facilities within or adjacent to the project area.
- High voltage is present within and adjacent to the project area. This includes 12,000 volts overhead and underground primary and secondary services. Use extreme caution when operating heavy equipment, using a crane, ladders, scaffolding, hand held tools or any other type of equipment near the existing MID electric lines and cables. Workers and equipment shall maintain a distance of no less than 10 feet from overhead facilities. Assume all overhead and underground electric facilities are energized.
- Due to the proximity of the 12,000 volts overhead high voltage lines, a minimum clearance of 12 feet is to be maintained from the overhead primary conductor to any walkable surface of the building and a minimum of 8 feet from any non-walkable surface per General Order 95. And a minimum horizontal clearance of 6 feet between the conductor and any part of the building upon which men may work is to be maintained per General Order 95.
- MID requires that any trenching maintain a 1:1 horizontal distance from any existing pole, determined by the depth of the trench. If trenching encroaches on this requirement, the Contractor needs to contact the MID Electric Engineering Department to brace any effected poles during the trenching process. The cost of any required pole bracing will be assumed by the requesting party. Estimates for bracing any existing poles will be supplied upon request.
- The contractor shall verify actual depth and location of all underground utilities prior to start of construction. Notify "Underground Service Alert" (USA) (Toll Free 800-227-2600) before trenching, grading, excavating, drilling, pipe pushing, tree planting, post-hole digging, etc. USA will notify all utilities to mark the location of their underground facilities.

- Existing electric service may not be adequate for the proposed project development. Prior to any construction a full set of construction plans must be submitted to Electrical Engineering Design Group. Please contact Modesto Irrigation District at (209) 526-7337 or (888) 335-1643 and ask for the Electrical Engineering Design Group to coordinate project/cost requirements.

The Modesto Irrigation District reserves its future rights to utilize its property, including its canal and electrical easements and rights-of-way, in a manner it deems necessary for the installation and maintenance of electric, irrigation, agricultural and urban drainage, domestic water and telecommunication facilities. These needs, which have not yet been determined, may consist of poles, crossarms, wires, cables, braces, insulators, transformers, service lines, open channels, pipelines, control structures and any necessary appurtenances, as may, in District's opinion, be necessary or desirable.

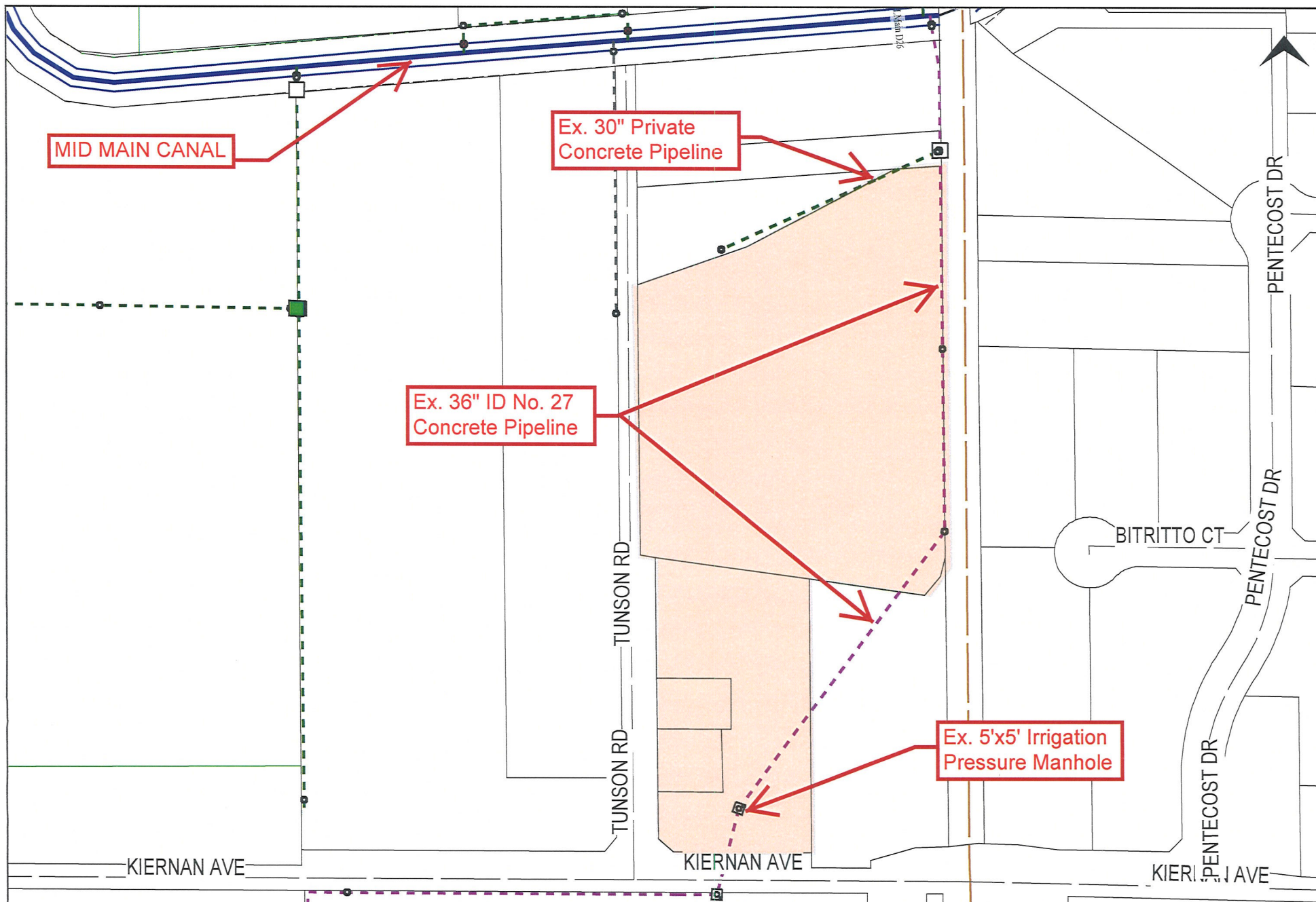
If you have any questions, please contact me at (209) 526-7447.

Sincerely,



Lien Campbell
Risk & Property Analyst

Copy: File



LEGEND	
---	ID PIPELINE
---	PRIVATE PIPELINE
---	MID LATERAL
	APPX. SITE BOUNDARY

0feet 100feet 200feet 300feet 400feet 500feet

Irrigation Operations

Project Site Map

This GIS map was created by the Modesto Irrigation District's Geographic Information System and is not intended to replace a site survey. An independent verification of all data contained hereon should be obtained. The GIS data or cartographic digital files contained herein are not a legal representation of any of the features that they depict. The Modesto Irrigation District does not warrant the accuracy or completeness of its GIS map products and therefore disclaims all liability for their fitness of use. No decision involving a risk of economic loss or physical injury should be made in reliance thereon.

DATE: 11/01/2019	DWG BY: gerardo0624
W.O. NO:	APP. BY:
PROJECT:	APP. BY:
TAG NO:	PAGE: 1 OF 1



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Request for Early Consultation

October 21, 2019

To: Reviewing Agencies

Re: General Plan Amendment and Rezone Application No. PLN2019-0077 - Derrel's Mini Storage
SCH# 2019100379

Prior to determining whether a Negative Declaration or an Environmental Impact Report (EIR) is required for a project under CEQA, a Lead Agency is required to consult with all responsible and trustee agencies. This notice and attachment fulfill the early consultation requirement. Recommendations on the appropriate type of environmental document for this project, as well as comments on its scope and content, should be transmitted to the Lead Agency at the address below. You do not have to be a responsible or trustee agency to comment on the project. All agencies are encouraged to comment in a manner that will assist the Lead Agency to prepare a complete and adequate environmental document.

Please direct your comments to:

Teresa McDonald
Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354

with a copy to the State Clearinghouse in the Office of Planning and Research to state.clearinghouse@opr.ca.gov. Please refer to SCH Number 2019100379 in all correspondence concerning this project on our website: <https://ceqanet.opr.ca.gov/2019100379/2>.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

cc: Lead Agency



Notice of Completion and
Environmental Document Transmittal
California Environmental Quality Act

2019100379
SCH #

TO: STATE CLEARINGHOUSE
1400 Tenth Street
Sacramento, CA 95814
(916) 445-0613

Governor's Office of Planning & Research

OCT 21 2019

STATE CLEARINGHOUSE

FROM: STANISLAUS COUNTY
Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354
PHONE: (209) 525-6330
FAX: (209) 525-5911

Project Title General Plan Amendment and Rezone Application No. PLN2019-0077 – Derrel's Mini Storage

Lead Agency Stanislaus County Planning and Community Development

Contact Person Teresa McDonald, Assistant Planner

Street Address 1010 10th Street, Suite 3400

Phone (209) 525-6330

City Modesto, CA

Zip 95354

County Stanislaus

Present Land Use/Zoning/General Plan Designation:

PLU: Vacant Zoning: P-D 202 (Planned Development) and A-2-40 (General Agriculture) GPD: Planned Development (PD) and Agriculture

Project Description:

This is a 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.

Project Location

County Stanislaus County

City/Nearest Community Modesto

Cross Streets State Route 219/Kiernan Avenue

Zip Code 95356

Total Acres 13.71±

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W

Assessor's Parcel Number 004-057-001, 004-057-003, 004-057-004, 004-057-005

Section 32

Twp. 2

Range 9

Base MDB&M

Within 2 Miles: State Hwy # 219, 108

Waterways N/A

Airports N/A

Railways Union Pacific

Schools Stanislaus Elementary School

Local Public Review Period (to be filled in by lead agency)

Starting Date October 17, 2019

Ending Date November 4, 2019

Signature

Date October 17, 2019

Document Type

CEQA

- ☐ NOP
☒ Early Cons
☐ Neg Dec
☐ Mit Neg Dec
☐ Draft EIR
- ☐ Supplement/Subsequent EIR (Prior SCH No.)
☐ Other (NOE, NOD, etc.)

NEPA

- ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSI

OTHER

- ☐ Joint Document
☐ Final Document
☐ Other

Early Consultation Distribution List

County: Stanislaus

SCH# 2019100379

Resources Agency

- ☒ **Resources Agency**
Nadell Gayou
 - ☐ **Dept. of Boating & Waterways**
Denise Peterson
 - ☐ **California Coastal Commission**
Allyson Hitt
 - ☐ **Colorado River Board**
Elsa Contreras
 - ☒ **Dept. of Conservation**
Crina Chan
 - ☐ **Cal Fire**
Dan Foster
 - ☒ **Central Valley Flood Protection Board**
James Herota
 - ☐ **Office of Historic Preservation**
Ron Parsons
- ☒ **Dept of Parks & Recreation**
Environmental Stewardship Section
 - ☐ **S.F. Bay Conservation & Dev't. Comm.**
Steve Goldbeck
 - ☒ **Dept. of Water Resources**
Resources Agency
Nadell Gayou

Fish and Wildlife

- ☐ **Depart. of Fish & Wildlife**
Scott Flint
Environmental Services Division
- ☐ **Fish & Wildlife Region 1**
Curt Babcock
- ☐ **Fish & Wildlife Region 1E**
Laurie Harnsberger
- ☒ **Fish & Wildlife Region 2**
Jeff Drongesen
- ☒ **Fish & Wildlife Region 3**
Craig Weightman

- ☒ **Fish & Wildlife Region 4**
Julie Vance
- ☐ **Fish & Wildlife Region 5**
Leslie Newton-Reed
Habitat Conservation Program
- ☐ **Fish & Wildlife Region 6**
Tiffany Ellis
Habitat Conservation Program
- ☐ **Fish & Wildlife Region 6 I/M**
Heidi Calvert
Inyo/Mono, Habitat Conservation Program
- ☐ **Dept. of Fish & Wildlife M**
William Paznokas
Marine Region

Other Departments

- ☐ **California Department of Education**
Lesley Taylor
- ☐ **OES (Office of Emergency Services)**
Monique Wilber
- ☐ **Food & Agriculture**
Sandra Schubert
Dept. of Food and Agriculture
- ☐ **Dept. of General Services**
Cathy Buck
Environmental Services Section
- ☐ **Housing & Comm. Dev.**
CEQA Coordinator
Housing Policy Division

Independent Commissions, Boards

- ☐ **Delta Protection Commission**
Erik Vink
- ☐ **Delta Stewardship Council**
Anthony Navasero
- ☐ **California Energy Commission**
Eric Knight

Cal State Transportation Agency CalSTA

- ☐ **Caltrans - Division of Aeronautics**
Philip Crimmins
- ☐ **Caltrans - Planning HQ LD-IGR**
Christian Bushong
- ☐ **California Highway Patrol**
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

- ☐ **Caltrans, District 1**
Rex Jackman
- ☐ **Caltrans, District 2**
Marcelino Gonzalez
- ☐ **Caltrans, District 3**
Susan Zanchi
- ☐ **Caltrans, District 4**
Patricia Maurice
- ☐ **Caltrans, District 5**
Larry Newland
- ☐ **Caltrans, District 6**
Michael Navarro
- ☐ **Caltrans, District 7**
Dianna Watson
- ☐ **Caltrans, District 8**
Mark Roberts

- ☒ **Native American Heritage Comm.**
Debbie Treadway
- ☒ **Public Utilities Commission**
Supervisor
- ☐ **Santa Monica Bay Restoration**
Guangyu Wang
- ☐ **State Lands Commission**
Jennifer Deleong
- ☐ **Tahoe Regional Planning Agency (TRPA)**
Cherry Jacques

Cal EPA

Air Resources Board

- ☐ **Airport & Freight**
Jack Wursten
- ☒ **Transportation Projects**
Nesamani Kalandiyur
- ☐ **Industrial/Energy Projects**
Mike Tollstrup
- ☐ **California Department of Resources, Recycling & Recovery**
Kevin Taylor/Jeff Esquivel
- ☐ **State Water Resources Control Board**
Regional Programs Unit
Division of Financial Assistance
- ☒ **State Water Resources Control Board**
Cindy Forbes - Asst Deputy
Division of Drinking Water
- ☐ **State Water Resources Control Board**
Div. Drinking Water # _____
- ☐ **State Water Resources Control Board**
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality
- ☐ **State Water Resources Control Board**
Phil Crader
Division of Water Rights
- ☒ **Dept. of Toxic Substances Control Reg. # _____**
CEQA Tracking Center
- ☐ **Department of Pesticide Regulation**
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

- ☐ **RWQCB 1**
Cathleen Hudson
North Coast Region (1)
- ☐ **RWQCB 2**
Environmental Document Coordinator
San Francisco Bay Region (2)
- ☐ **RWQCB 3**
Central Coast Region (3)
- ☐ **RWQCB 4**
Teresa Rodgers
Los Angeles Region (4)
- ☒ **RWQCB 5S**
Central Valley Region (5)
- ☐ **RWQCB 5F**
Central Valley Region (5)
Fresno Branch Office
- ☐ **RWQCB 5R**
Central Valley Region (5)
Redding Branch Office
- ☐ **RWQCB 6**
Lahontan Region (6)
- ☐ **RWQCB 6V**
Lahontan Region (6)
Victorville Branch Office
- ☐ **RWQCB 7**
Colorado River Basin Region (7)
- ☐ **RWQCB 8**
Santa Ana Region (8)
- ☐ **RWQCB 9**
San Diego Region (9)
- ☐ **Other** _____

- ☐ _____
Conservancy



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

November 5, 2019



Teresa McDonald
Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354

Subject: General Plan Amendment and Rezone Application No. PLN2019-0077 - Derrel's Mini Storage
SCH#: 2019100379

Dear Teresa McDonald:

The State Clearinghouse submitted the above named CON to selected state agencies for review. The review period closed on 11/4/2019, and the comments from the responding agency (ies) is (are) available on the CEQA database for your retrieval and use. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

Check the CEQA database for submitted comments for use in preparing your final environmental document: <https://ceqanet.opr.ca.gov/2019100379/2> . Should you need more information or clarification of the comments, **we recommend that you contact the commenting agency directly.**

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

cc: Resources Agency



DEPARTMENT OF PUBLIC WORKS

David A. Leamon, PE, MPA
Public Works Director

Chris Brady, PE
Deputy Director - Design/Survey/Fleet Maintenance

Frederic Clark, PE, LS
Deputy Director - Development/Traffic

Collin Yerzy, PE, QSD/P
Deputy Director – Construction Administration/Operations

Tracie Madison
Senior Business and Finance Manager

www.stancounty.com/publicworks

October 24, 2019

To: Teresa McDonald, Assistant Planner, Planning and Community Development
From:  Ramon Salinas, Assistant Engineer, Public Works Development Services
Subject: PLN2019-0077 Derrel's Mini Storage – GPA & REZ
APN: 004-057-001, 004-057-003, 004-057-004, & 004-057-005
Address: 5118 Tunson Road, Modesto, CA

Request to amend the General Plan and zoning designations of four vacant parcels totaling 13.71± acres from expired P-D 202 and A-2-40 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 and 103,575 square feet of mini-storage units. An additional 153,250 square-feet of mini-storage is planned for Phase 2. Storm water run-off will be handled by a proposed on-site storm drainage basin. Stanislaus County Public Works has reviewed the subject use permit and applied the following conditions of approval:

1. No parking, no loading or unloading of vehicles shall be permitted within the road right-of-way of Tunson Road. The developer will be required to install or pay for the installation of any signs and/or markings, if necessary.
2. All driveway locations and widths shall be approved by this Department. Any driveway approaches to be installed shall be done to County standards on Tunson Road and constructed in a manner as to prevent runoff from going into the County road right-of-way. Proposed main entrance shall line up with the existing storage entrance on the West side of Tunson Road.
3. An Encroachment Permit shall be obtained before any work is done in the road right-of-way.
4. Tunson Road is classified as a 60-foot Local Road. The current right of way width of Tunson Road at the project site is 50-foot for the full road width. The required ½ width of Tunson Road is 30-foot East of the centerline of the roadway. The existing right of way is 25-foot East of the centerline of the roadway. The remaining 5-foot East of the centerline shall be dedicated as an Irrevocable Offer of Dedication.

5. The applicant shall mitigate left hand turns onto East bound Kiernan Avenue.
6. Street improvements shall be installed along the parcel frontage of Tunson Road. These shall include building out the existing northbound lane on Tunson Road to include a 12-foot wide travel lane and a 4-foot asphalt shoulder per County Standard plate 3-A6. The improvements shall be complete within 6 months of the rezone approval, or prior to the issuance for any new building or grading permit for the project site, whichever comes first.
7. An acceptable financial guarantee for the road improvements shall be provided to the Department of Public Works prior to the issuance of a building or grading permit. If the work is completed and accepted by the County within 3 months of the issuance of the rezone and prior to the issuance of a building or grading permit, an acceptable financial guarantee will not be required.
8. An Engineer's Estimate shall be provided for these road improvements so that the amount of the financial guarantee can be determined. This will be submitted with the roadway improvement plans.
9. A grading and drainage plan for the project site shall be submitted with the grading or building permit. The storm water shall be maintained on-site. Public Works will review and approve the drainage calculations. The grading and drainage plan shall include the following information:
 - The plan shall contain drainage calculations and enough information to verify that all runoff will be kept from going onto adjacent properties and Stanislaus County road right-of-way. Public Works will review and approve the drainage calculations.
 - The grading drainage and erosion/sediment control plan shall comply with the current State of California National Pollutant Discharge Elimination System (NPDES) General Construction Permit. A Waste Discharge Identification Number (WDID) and a copy of the Notice of Intent (NOI) and the projects Storm water Pollution Prevention Plan (SWPPP) shall be provided prior to the approval of any grading, if applicable.
 - The applicant of the grading permit shall pay the current Stanislaus County Public Works weighted labor rate for the plan review of the grading plan.
 - The applicant of the grading permit shall pay the current Stanislaus County Public Works weighted labor rate for all on-site inspections. The Public Works inspector shall be contacted 48 hours prior to the commencement of any grading or drainage work on-site.
10. Prior to the Department of Public Works doing any plan review or inspections associated with the development, the subdivider shall sign a "Subdivision Processing/Inspection Agreement" and post a \$2,500 deposit with Public Works.

Central Valley Regional Water Quality Control Board

22 October 2019

Teresa McDonald
Stanislaus County
Department of Planning and Community
Development
1010 10th Street, Suite 3400
Modesto, CA 95354

CERTIFIED MAIL
7019 0700 0002 0111 5688

COMMENTS TO REQUEST FOR REVIEW FOR THE EARLY CONSULTATION, GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2019-0077 - DERREL'S MINI STORAGE PROJECT, STANISLAUS COUNTY

Pursuant to the Stanislaus County Department of Planning and Community Development's 17 October 2019 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Early Consultation* for the General Plan Amendment and Rezone Application No. PLN2019-0077 - Derrel's Mini Storage Project, located in Stanislaus County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the

development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ. For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality/certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:
https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge

Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program.

There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at:
https://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/regulatory_information/for_growers/coalition_groups/ or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 11-100 acres are currently \$1,277 + \$8.53/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the

22 October 2019

Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

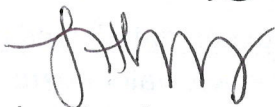
https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:

<https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4812 or Jordan.Hensley@waterboards.ca.gov.



Jordan Hensley
Environmental Scientist



SALIDA FIRE PROTECTION DISTRICT

P.O. Box 1335, Salida, CA 95368
Fire Station: 209.545-0365 Fax: 209 545-3840
Admin: 209 543-0190 Fax: 209 543-6719

October 22, 2019

VIA U.S. MAIL

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

Re: PLN2019-0077/ APN: 004-057-001, 004-057-003, 004-057-004, 004-057-005

The Salida Fire Protection District ("District") has received notice of a proposed project and offers the following comments:

- This project will be subject to Fire Service Impact Mitigation Fees as adopted by the District Board of Directors and currently in place at the time of issuance of construction permits.
- This project shall meet the District's requirements of on-site water for fire protection prior to construction of combustible materials. Fire hydrant(s) and static source locations, connections, and access shall be approved by the District.
- Prior to, and during, combustible construction, the District shall approve provisions for serviceable fire vehicle access and fire protection water supplies.
- A District specified Rapid Entry System (Knox) shall be installed and serviceable prior to final inspection allowing fire department access into gated areas, limited access points, and or buildings.
- Buildings shall be required to have fire sprinklers meeting the standards listed within the adopted California Fire Code and related amendments.
- For buildings of 30 feet or three (3) or more stories in height, gated 2 ½ " hose connections (Class III) for fire department use shall be installed on all floors in each required exit stairwell.
- The project shall meet fire apparatus access standards. Two ingress/egress accesses to each parcel meeting the requirements listed within the California Fire Code.
- If traffic signals are installed and/or retrofitted for the project, signal preemption devices shall be paid for or installed by the developer/owner and shall conform to the District's standards and requirements.

- As a condition of development, the owner(s) of the property shall be required to form or annex into a Community Facilities District for operational services with the Salida Fire Protection District. Due to the fact this process may take 60-120 days to complete, it is recommended that advanced consideration be given to initiate this requirement early in the project.

Thank you for the opportunity to comment. If we can be of further assistance, feel free to contact us.

Sincerely,



Patrick Burns
Fire Captain
Administration & Special Projects

Office: (209)543-0190

Cell: (209)497-2389

Pburns@salidafire.com

CC:

Applicant:
Dennis E. Wilson
P.O. Box 1448
Modesto, CA. 95353

Landowner:
Equitybak LP
3265 W. Ashlan Ave.
Fresno, CA. 93722



November 27, 2019

Teresa McDonald
County of Stanislaus
Department of Planning and Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

**Project: General Plan Amendment & Rezone Application No PLN2019-0077 –
Derrel's Mini Storage**

District CEQA Reference No: 20191223

Dear Ms. McDonald:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above for the expansion to an existing Derrel's Mini Storage (Project). Phase 1 of the expansion includes 290 recreational vehicle storage spaces consisting of approximately 80,245 square feet of building coverage and 103,575 square feet of mini-storage units. Phase 2 of the expansion includes an additional 153,250 square feet of mini-storage units. The Project is located at 5024, 5038, and 5118 Tunson Road, in Modesto, CA (APN 004-057-001, 004-057-003, 004-057-004, and 004-057-005). The District offers the following comments:

1. Based on information provided to the District, Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NO_x), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SO_x), 15 tons per year of particulate matter of 10 microns or less in size (PM₁₀), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM_{2.5}). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.
2. District Rule 9510 (Indirect Source Review) is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site fees. The proposed Project is subject to District Rule 9510 (Indirect Source Review) if (1) it has or will receive a project-level discretionary approval from a public agency and will equal or exceed 2,000 square feet of commercial space, or (2) if it has or will

Samir Sheikh

Executive Director/Air Pollution Control Officer

Northern Region
4800 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

receive a project-level approval from a public agency and will equal or exceed 10,000 square feet of commercial space. If subject to the rule, an Air Impact Assessment (AIA) application is required prior to applying for project-level approval from a public agency. In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510.

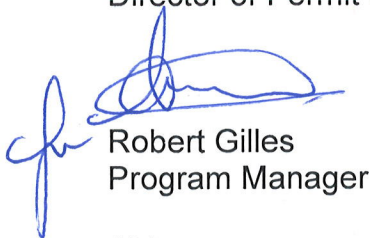
In the case the Project is subject to District Rule 9510 an AIA application is required and the District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>. The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

3. The proposed Project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this Project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
4. The District recommends that a copy of the District's comments be provided to the Project proponent.

If you have any questions or require further information, please call Michael Corder, at (559) 230- 5818.

Sincerely,

Arnaud Marjollet
Director of Permit Services



Robert Gilles
Program Manager

AM: mc