



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

**Date:** January 31, 2020

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

**From:** Kristen Anaya, Planning and Community Development

**Subject:** GENERAL PLAN AMENDMENT & REZONE APPLICATION NO. PLN2019-0045  
– BEELER DEVELOPMENT

**Comment Period:** January 31, 2020 – March 4, 2020

**Respond By:** March 4, 2020

**Public Hearing Date:** April 2, 2020

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 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 Negative Declaration.

All applicable project documents are available for review at: Stanislaus County Department of Planning and Community Development, 1010 10<sup>th</sup> 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, Horizon Consulting

**Project Location:** 4731 Kiernan Court, north of the Highway 99 and Kiernan Interchange, west of Sisk Road, in the Community of Salida

**APN:** 136-019-001

**Williamson Act Contract:** Not Applicable

**General Plan:** Low Density Residential

**Community Plan:** Salida - Low Density Residential

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

**Project Description:** This is a request to amend the General Plan, Community Plan, and Zoning designations of a 1.08± acre vacant parcel located in the Community of Salida from Low Density Residential and A-2-10 (General Agriculture) to Planned Development to allow for construction of a single-story 19,652 square-foot warehouse building to be utilized for low-traffic generating light

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industrial, office, and commercial uses. The site was previously utilized as the Old Brethren Church of Salida. Beeler Industries, Inc., a grain, nut, and seed processing equipment fabricator located just south of the project site across Kiernan Avenue, proposes to utilize the building for fabrication, assembly, and storage. However, this request also includes allowing additional tenants to occupy up to 10 separate suites within the building for low traffic generating light industrial, office, and commercial uses. The site will be paved and improved with 61 parking spaces. An eight-foot tall masonry wall will be placed along the property lines adjacent to residential uses, with landscaping to be planted along the site's perimeter. A six-foot tall wrought iron fence and gate will secure the site along the Kiernan Court frontage and a lighted monument sign will be located at the front of the property. Hours of operation are proposed from 7:00 a.m. to 7:00 p.m., Monday through Saturday. Beeler Industries, Inc. proposes up to 10 employees and three daily deliveries at the project site. The parking lot will also serve as overflow parking for approximately 30 Beeler Industries, Inc. employees currently work at the facility south of Kiernan Court. Once divided into 10 suites, it is anticipated that each tenant will have up to 3-5 employees, with peak daily customer visits of 10 and up to five deliveries per day, which equates to 60 vehicle trips per day and five truck deliveries per day. If approved, the site will be served by City of Modesto for water and Salida Sanitary District for sewer service. Access will be taken off County-maintained Kiernan Court. The project site proposes to utilize the positive storm drainage system in the street for stormwater runoff management. Construction is estimated to begin on or before June 1, 2021 and be completed prior to December 1, 2021.

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

I:\Planning\Staff Reports\GPA\2019\PLN2019-0045 - Beeler Development\CEQA-30-Day-Referral\1 - Cover Pages.docx



## GENERAL PLAN AMENDMENT & REZONE APPLICATION NO. PLN2019-0045 – BEELER DEVELOPMENT

### 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		STAN CO PARKS & RECREATION
X	SANITARY DIST: SALIDA	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: SALIDA	X	STAN CO SUPERVISOR DIST 3: WITHROW
	HOSPITAL DIST:	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: MODESTO	X	StanCOG
X	MOSQUITO DIST: EASTSIDE	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
X	MUNICIPAL ADVISORY COUNCIL: SALIDA		STATE OF CA SWRCB – DIV OF DRINKING WATER DIST. 10
X	PACIFIC GAS & ELECTRIC	X	SURROUNDING LAND OWNERS
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: UNION PACIFIC	X	TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: SALIDA UNION		US FISH & WILDLIFE
X	SCHOOL DIST 2: MODESTO UNION		US MILITARY (SB 1462)
	WORKFORCE DEVELOPMENT		USDA NRCS
X	STAN CO AG COMMISSIONER	X	WATER DIST: CITY OF MODESTO (DEL ESTE)
	TUOLUMNE RIVER TRUST		

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# STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

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

**SUBJECT: GENERAL PLAN AMENDMENT, COMMUNITY PLAN AMENDMENT, &  
REZONE APPLICATION NO. PLN2019-0045 – BEELER DEVELOPMENT**

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- \_\_\_\_\_ Will not have a significant effect on the environment.  
\_\_\_\_\_ May have a significant effect on the environment.  
\_\_\_\_\_ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

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

Response prepared by:

Name	Title	Date
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




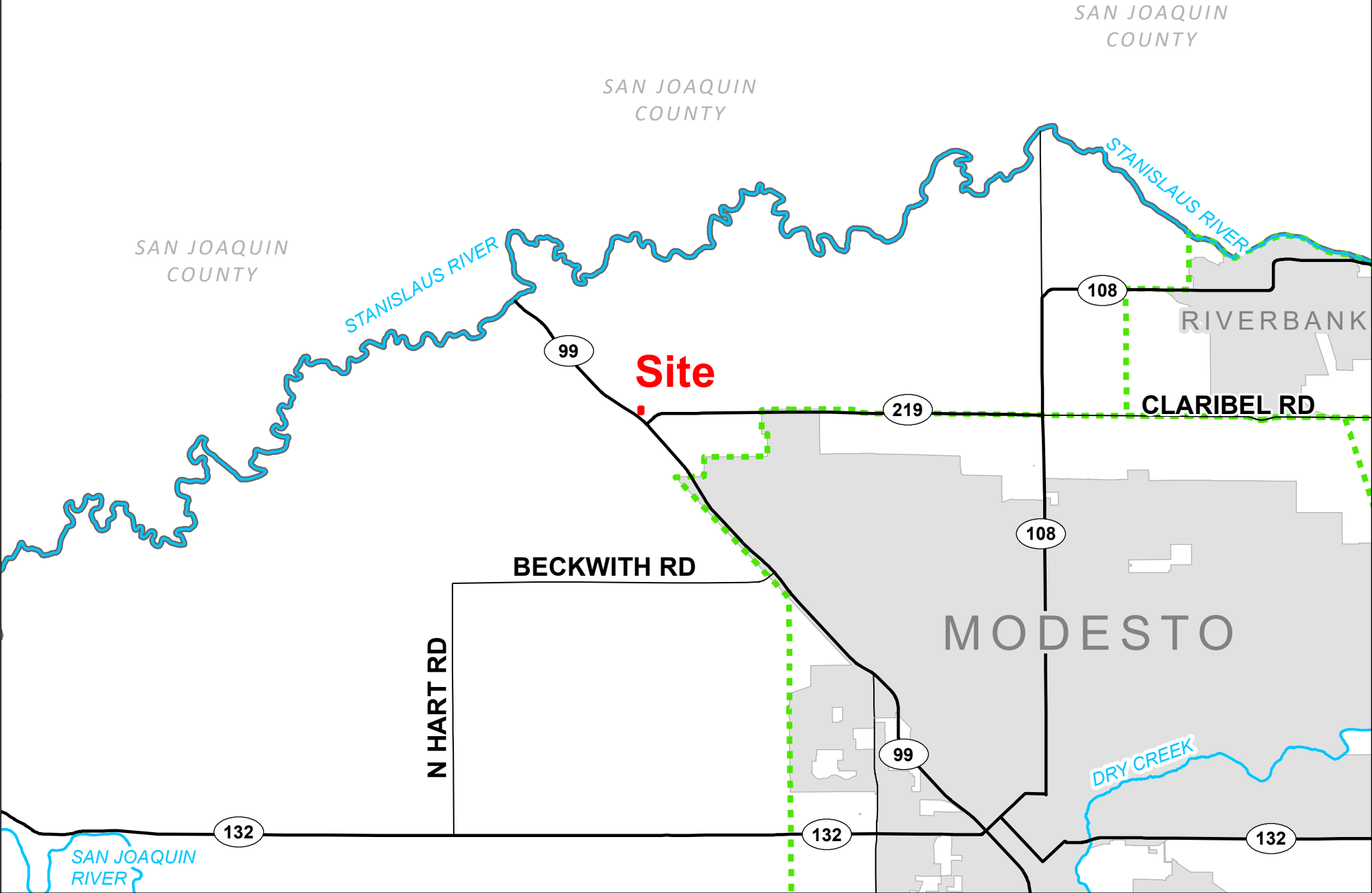
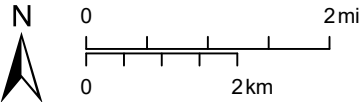
BEELER DEVELOPMENT

GPA REZ  
PLN2019-0045

AREA MAP

LEGEND

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



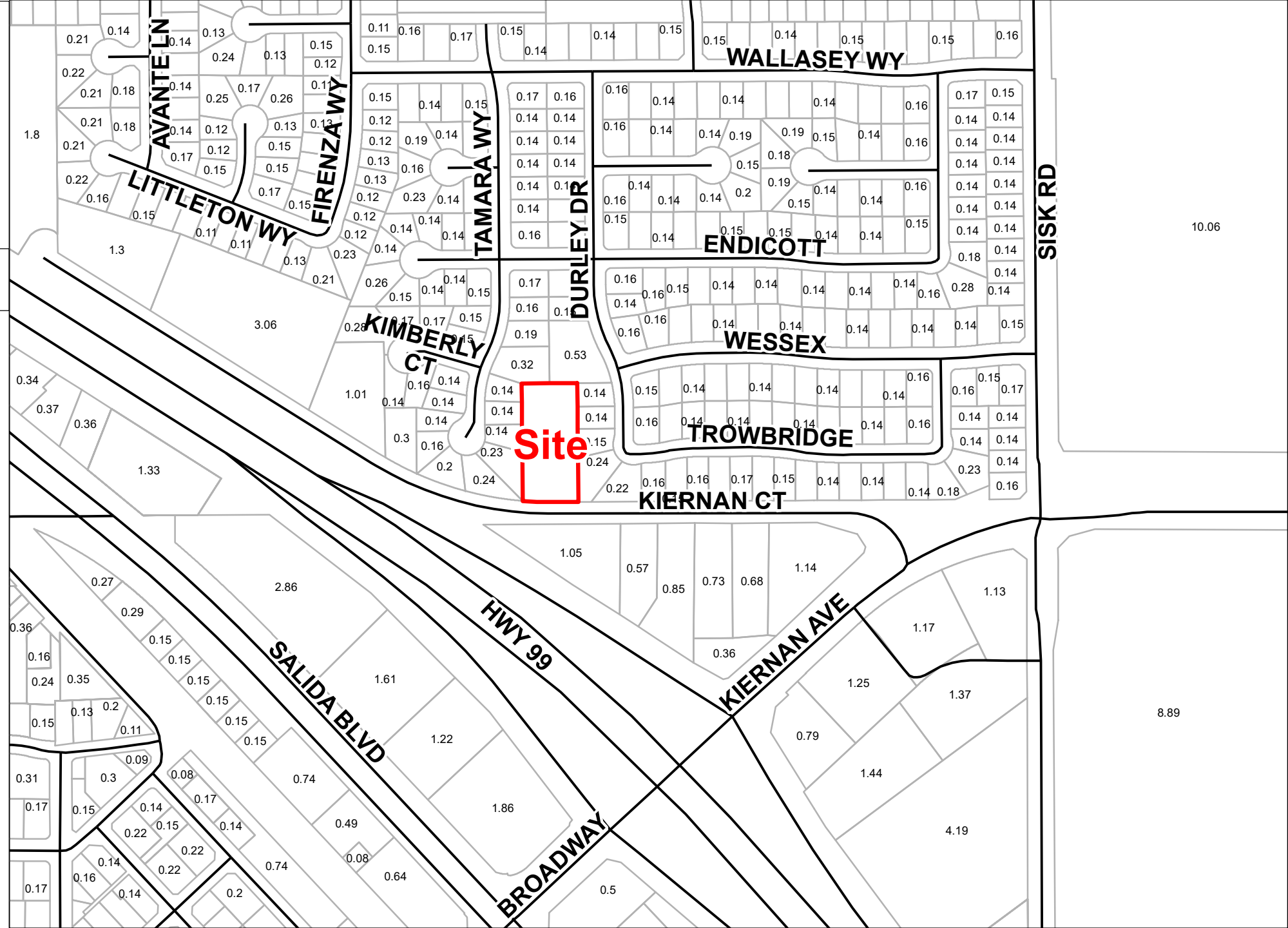
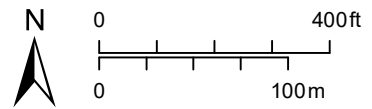
# BEELER DEVELOPMENT

**GPA REZ  
PLN2019-0045**

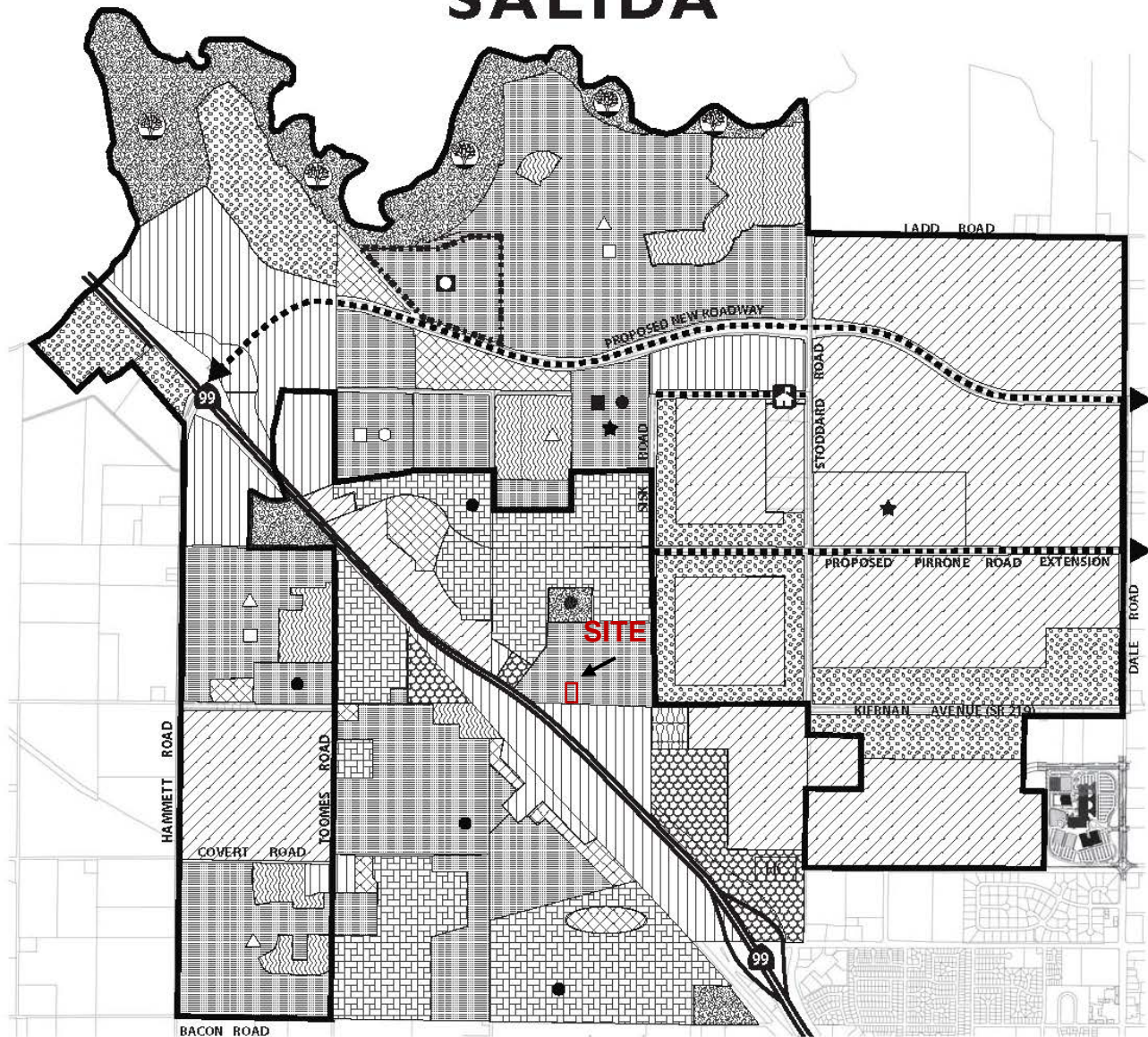
## ACREAGE MAP

### LEGEND

-  Project Site
-  Parcel/Acres
-  Road



# SALIDA



## LAND USES

	Low Density Residential
	Low Density Residential (Within Project Boundary)
	Medium Density Residential
	Medium High Density Residential
	Business Park
	Commercial
	Industrial
	Planned Industrial
	Planned Development
	HC Highway Commercial
	Agricultural

## PARKS AND SCHOOLS

Existing	Proposed	
		Neighborhood Park*
		Elementary School*
		Middle School*
		High School*
		Stanislaus River Park*

## PUBLIC FACILITIES

	New Road
	Special Treatment Area
	Amendment Area Boundary
	Existing Waste Water Treatment Plant*
	Proposed Fire Station*



0 400 800 1200 1600

## COMMUNITY PLAN



BEELER DEVELOPMENT

GPA REZ  
PLN2019-0045

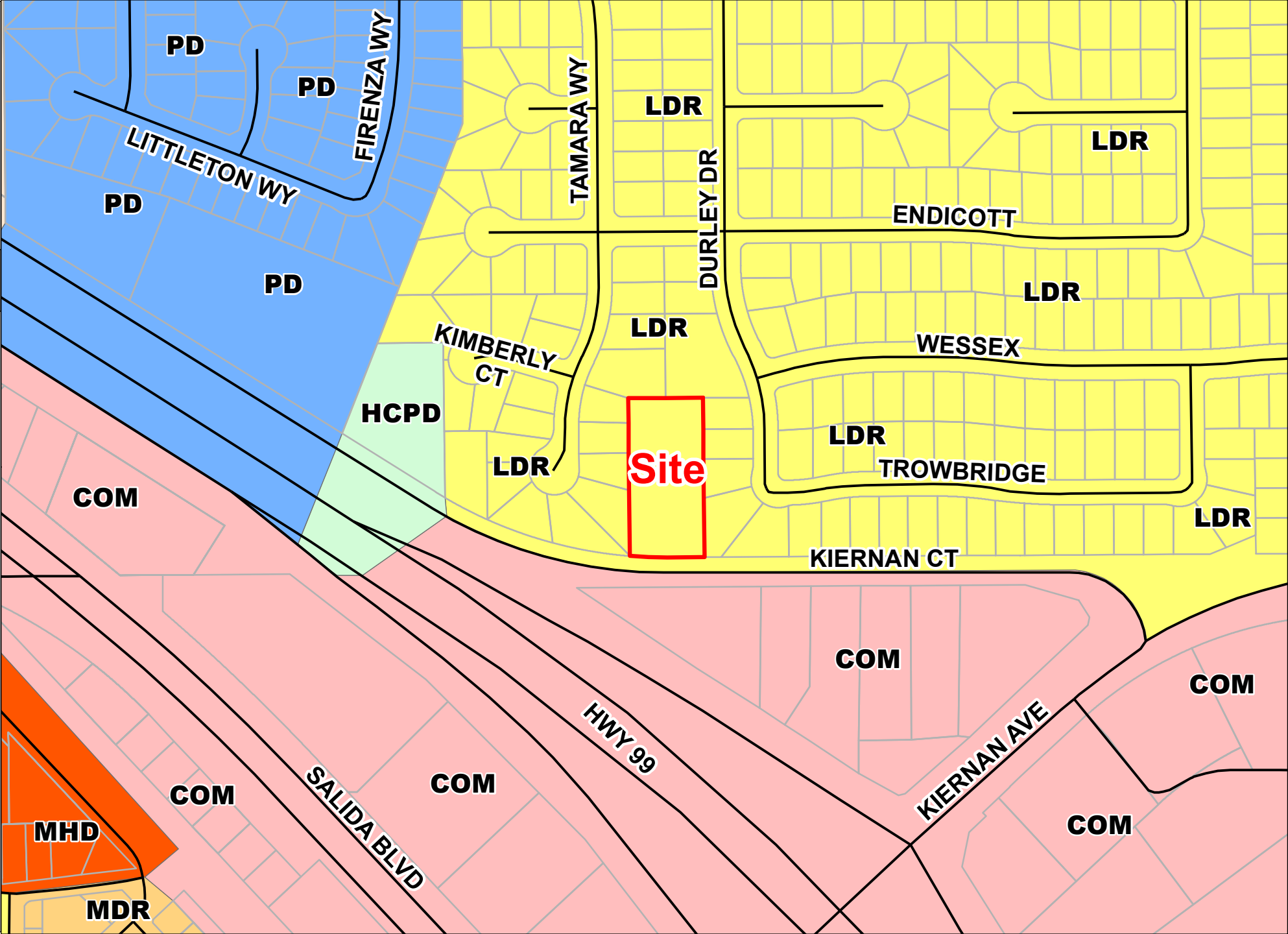
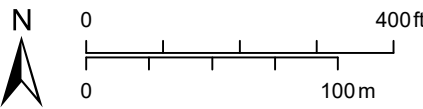
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcels
-  Road

General Plan

-  **COM** General Commercial
-  **LDR** Low Density Residential
-  **MDR** Medium Density Residential
-  **MHD** Medium High Density Residential
-  **PD** Planned Development
-  **HCPD** Highway Commercial  
Planned Development



BEELER DEVELOPMENT








GPA REZ  
PLN2019-0045

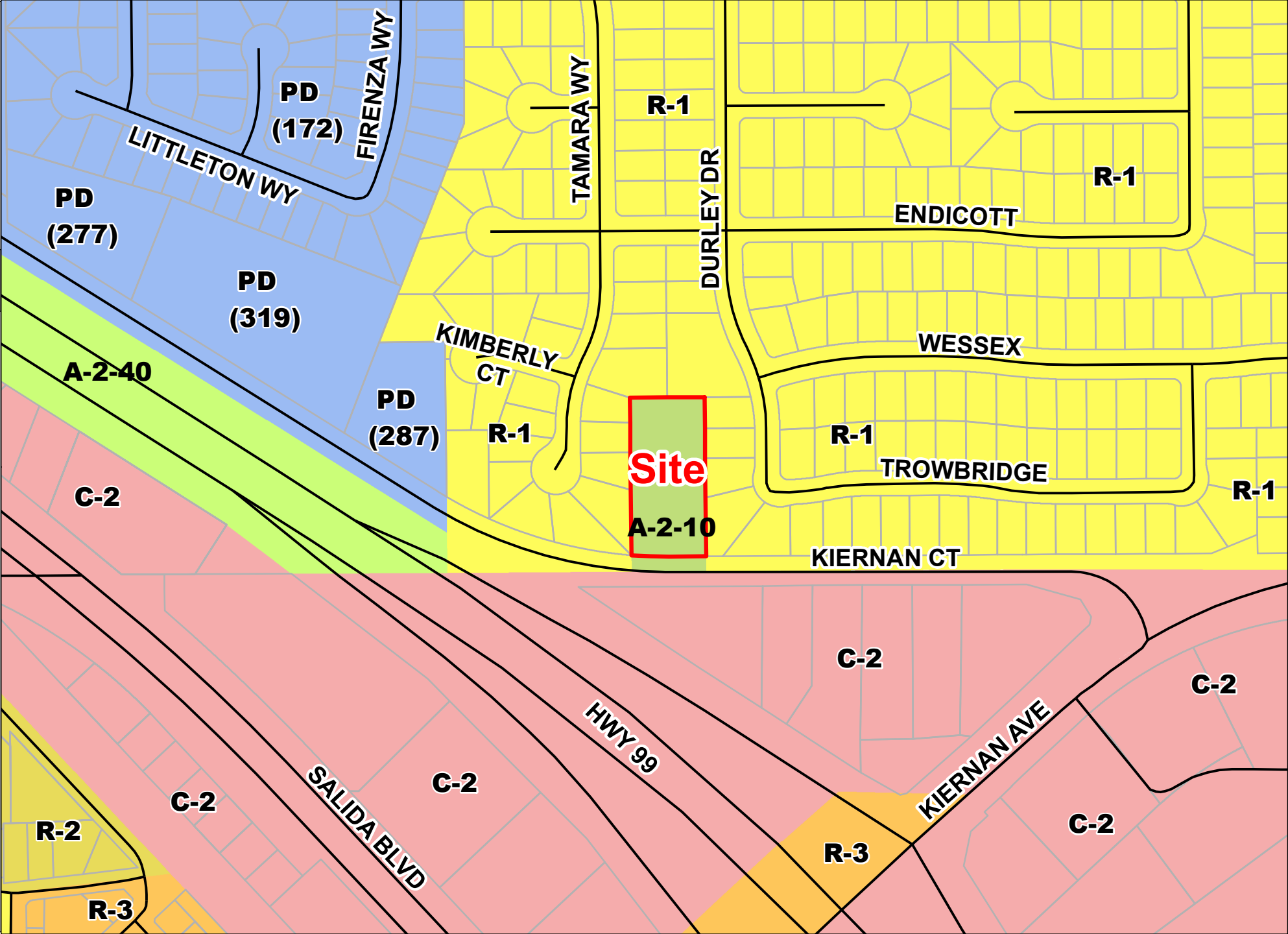
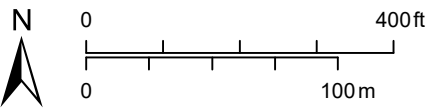
ZONING MAP

LEGEND

-  Project Site
-  Parcels
-  Road

Zoning Designation

-  **A-2-10** General Agriculture 10 Acres
-  **A-2-40** General Agriculture 40 Acres
-  **C-2** General Commercial
-  **P-D** Planned Development
-  **R-1** Single-Family Residential
-  **R-2** Medium-Density Residential
-  **R-3** Multi-Family Residential





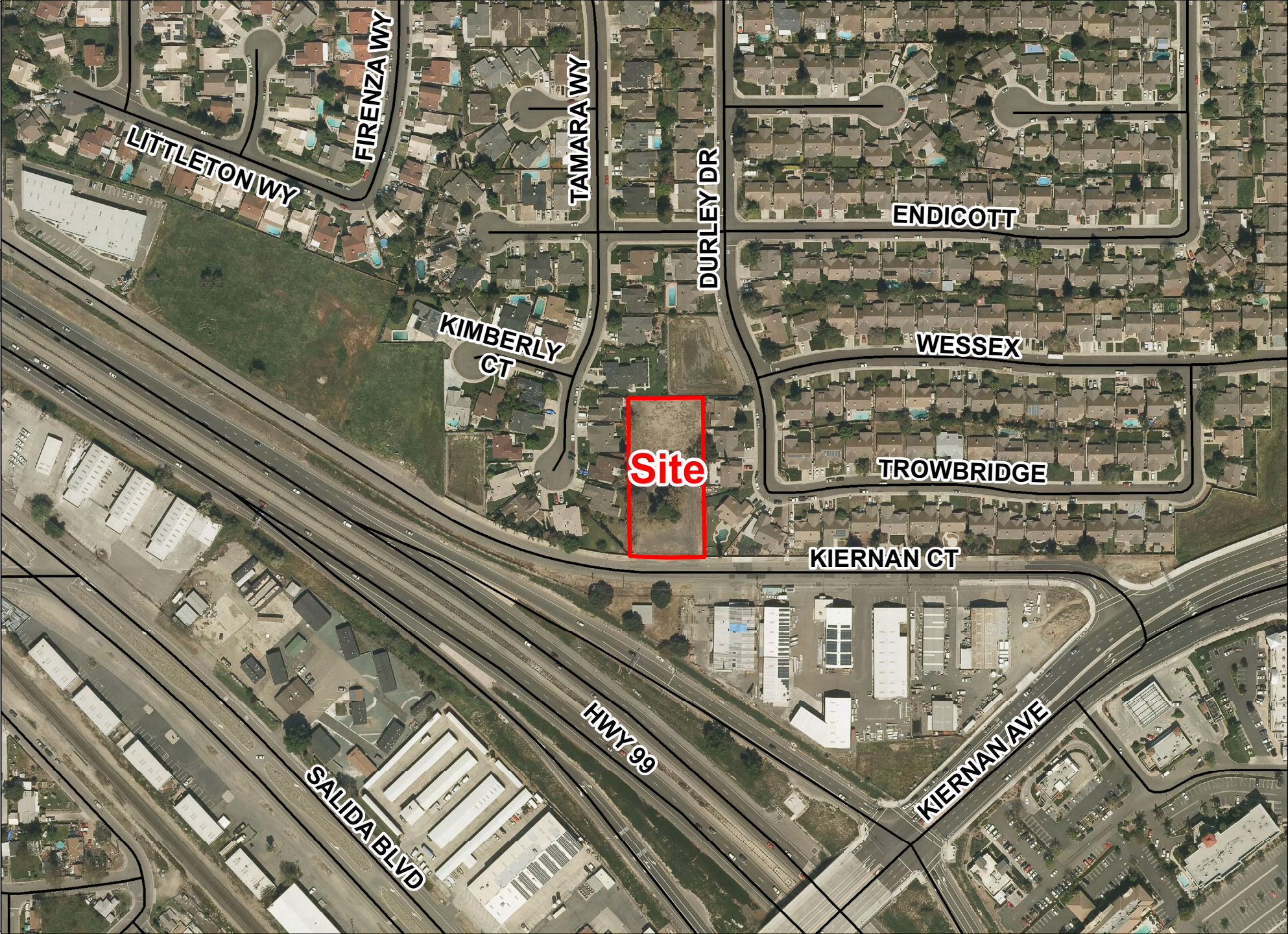
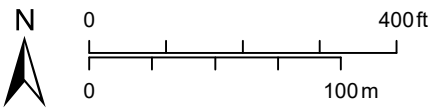
BEELER DEVELOPMENT

GPA REZ  
PLN2019-0045

2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road






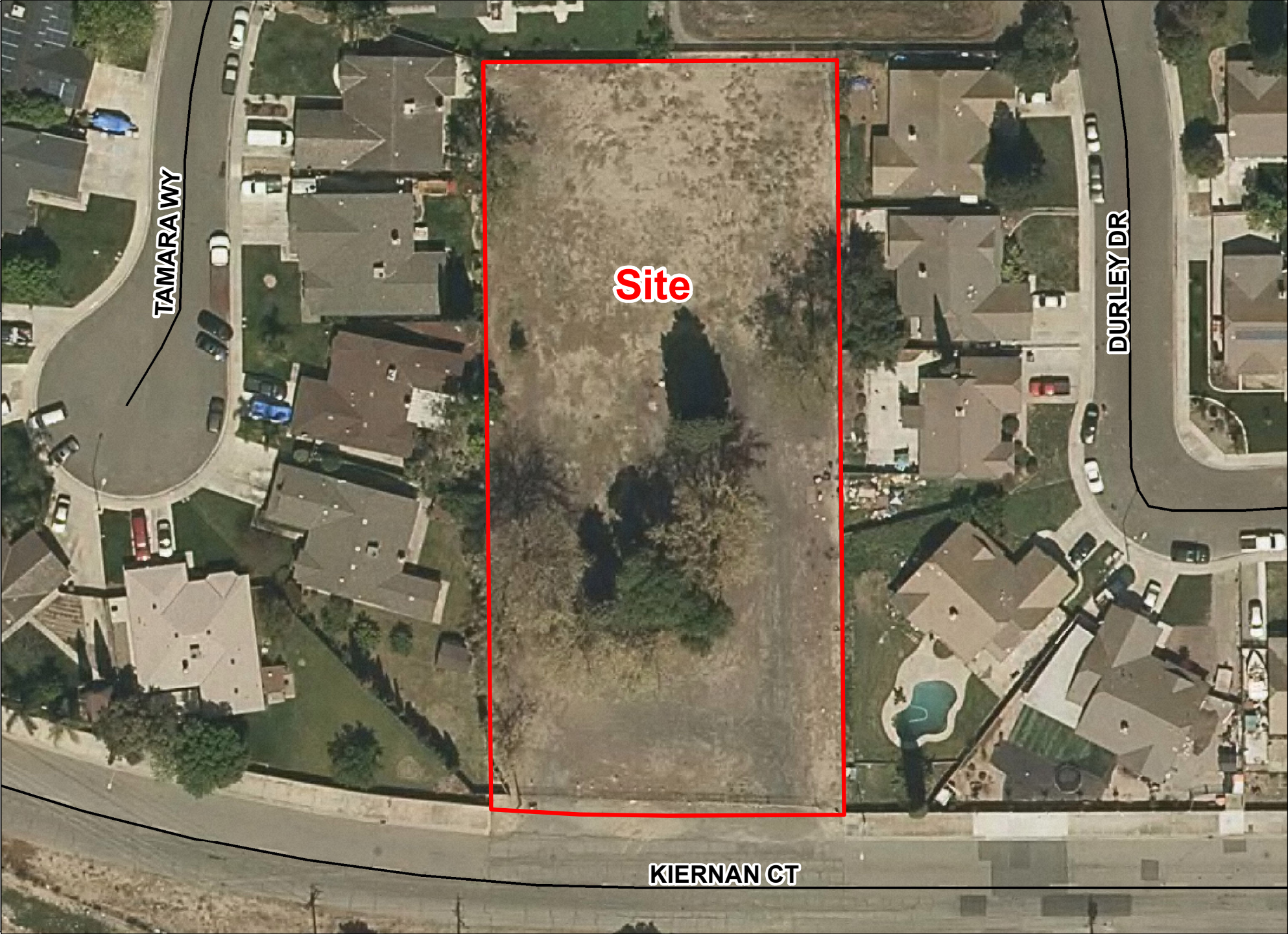
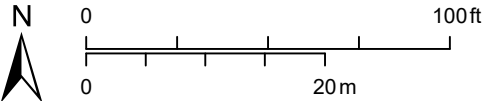
**BEELER DEVELOPMENT**

**GPA REZ  
PLN2019-0045**

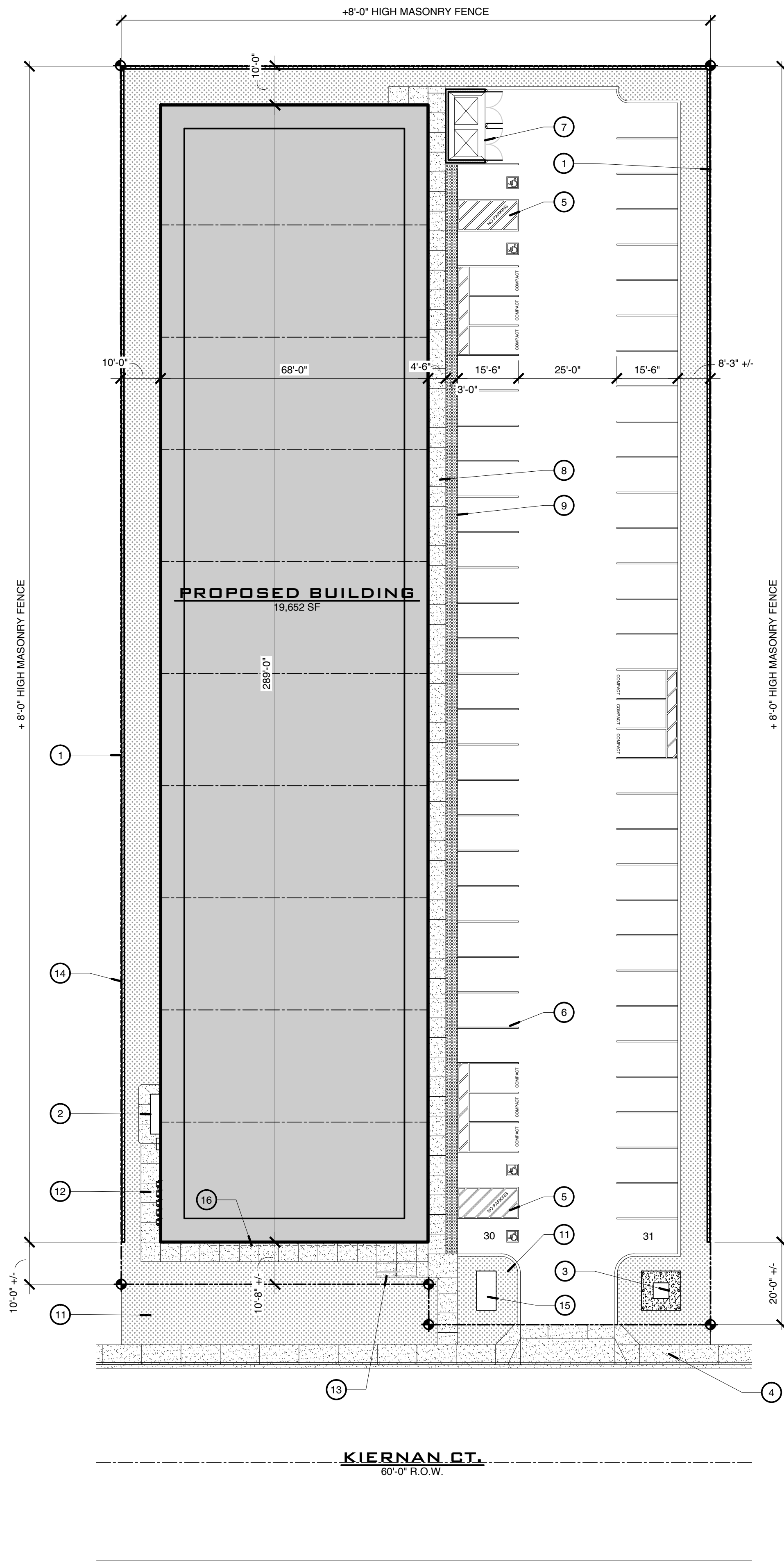
*2017 AERIAL SITE MAP*

LEGEND

-  Project Site
-  Road







## DEVELOPMENT DATA

ASSESSOR'S PARCEL NUMBER:	136-019-001
PROJECT ADDRESS:	4781 KIERNAN COURT MODESTO, CA 95368
PROJECT JURISDICTION:	STANISLAUS COUNTY
SCOPE OF WORK:	SITE DEVELOPMENT AND COLD SHELL BUILDING WITH RESTROOMS
EXISTING ZONING:	R-1 - RESIDENTIAL
EXISTING GENERAL PLAN:	RESIDENTIAL - LOW DENSITY
PROPOSED ZONING:	PD - PLANNED DEVELOPMENT
PROPOSED GENERAL PLAN:	HIGHWAY COMMERCIAL / PLANNED DEVELOPMENT
SITE AREA:	1.08 ACRES / 47,045 SF
TYPE OF CONSTRUCTION:	VB
OCCUPANCY:	B / S-1
CBC SECTION 303.1	
FIRE SPRINKLERS:	YES
ALLOWABLE BUILDING AREA:	38,875 SF
CBC SECTION 503	
ACTUAL BUILDING AREA:	19,652 SF
STORIES:	1
BUILDING HEIGHT:	22'-0"
PARKING REQUIRED:	60 SPACES SEE 'BUILDING AREA DATA'
PARKING PROVIDED:	STANDARD SPACES: 48 78% COMPACT SPACES: 9 15% ACCESSIBLE SPACES: 4 7% TOTAL: 61
SITE AREA TABULATIONS:	BUILDING AREA: 18,785 SF 40% LANDSCAPE AREA: 7,462 SF 16% PAVED AREA: 20,798 SF 44% TOTAL: 47,045 SF

## BUILDING AREA DATA

Room #	Room Name	Use & Area			Parking Required	
		Occ.	Occ. Class	Area	Parking Ratio	Parking Reqd.
		Business Warehouse	B S-1	1,470 604	300 500	5 1
101	Lease Space	2,074			6	
		Business Warehouse	B S-1	1,362 576	300 500	5 1
102	Lease Space	1,938			6	
		Business Warehouse	B S-1	1,362 576	300 500	5 1
103	Lease Space	1,938			6	
		Business Warehouse	B S-1	1,362 576	300 500	5 1
104	Lease Space	1,938			6	
		Business Warehouse	B S-1	1,362 576	300 500	5 1
105	Lease Space	1,938			6	
		Business Warehouse	B S-1	1,362 576	300 500	5 1
106	Lease Space	1,938			6	
		Business Warehouse	B S-1	1,362 576	300 500	5 1
107	Lease Space	1,938			6	
		Business Warehouse	B S-1	1,362 576	300 500	5 1
108	Lease Space	1,938			6	
		Business Warehouse	B S-1	1,362 576	300 500	5 1
109	Lease Space	1,938			6	
		Business Warehouse	B S-1	1,470 604	300 500	5 1
110	Lease Space	2,074			6	
Business Total		63%	12,415		50	
Warehouse Total		27%	5,262		10	
Building Total		19,652			60	

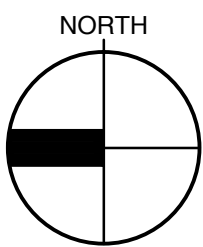
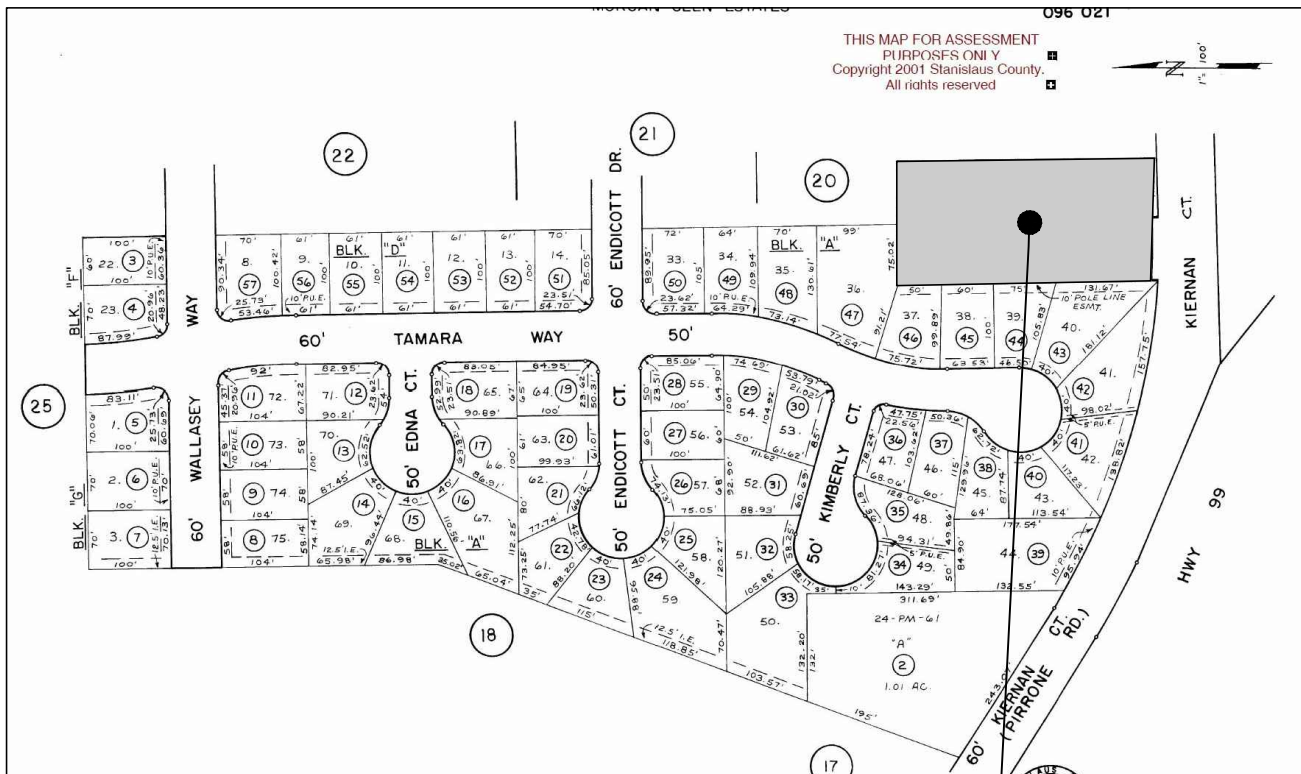
## KEYNOTES

- PROPERTY LINE, TYPICAL
- MAIN SERVICE ELECTRICAL CABINET, TYPICAL
- ELECTRICAL TRANSFORMER
- PUBLIC SIDEWALK, TYPICAL
- VAN ACCESSIBLE PARKING STRIPING
- COUNTY STANDARD PARKING STRIPING, TYPICAL  
STANDARD SPACES: 9'-0" WIDE X 15'-6" LONG WITH 2'-6" FRONT OVERHANG = 18'-0" TOTAL  
COMPACT SPACES: 7'-6" X 12'-6" WITH 2'-6" FRONT OVERHANG = 15'-0" TOTAL
- CMU TRASH ENCLOSURE
- CONCRETE WALK, FLUSH WITH ASPHALT TYPICAL
- 36" DEEP, TRUNCATED DOME BARRIER BETWEEN PARKING AND CONCRETE WALK, TYPICAL
- DASHED LINE INDICATES 4'-0" WIDE MINIMUM ACCESSIBLE PATH OF TRAVEL TO PUBLIC WAY
- LANDSCAPE PLANTER, TYPICAL
- GAS METERS, TYPICAL
- BICYCLE RACK, WELLE, MULTIPLE BEND H3605-W (5 BIKE CAPACITY)
- PROPOSED, 8'-0" HIGH, CMU WALL AT ADJACENT RESIDENTIAL PROPERTIES, TYPICAL
- PROPOSED, LIGHTED MONUMENT SIGN - GRAPHICS TO BE APPROVED BY COUNTY PLANNING DEPARTMENT PRIOR TO INSTALLATION
- DASHED LINE INDICATES PROPOSED BUILDING WALL SIGN - SEE EXTERIOR ELEVATIONS FOR ADDITIONAL LOCATIONS ABOVE INDIVIDUAL UNIT ENTRIES  
GRAPHICS TO BE APPROVED BY COUNTY PLANNING DEPARTMENT PRIOR TO INSTALLATION

## DRAWING INDEX

- ARCHITECTURAL**
- A-1.0 SITE PLAN  
A-5.0 EXTERIOR ELEVATIONS
- LANDSCAPE**
- L-3.0 PLANTING PLAN

## VICINITY MAP



**PROJECT LOCATION**  
4781 KIERNAN COURT  
SALIDA, CA 95368  
A.P.N.: 136-019-001

REVISIONS	BY

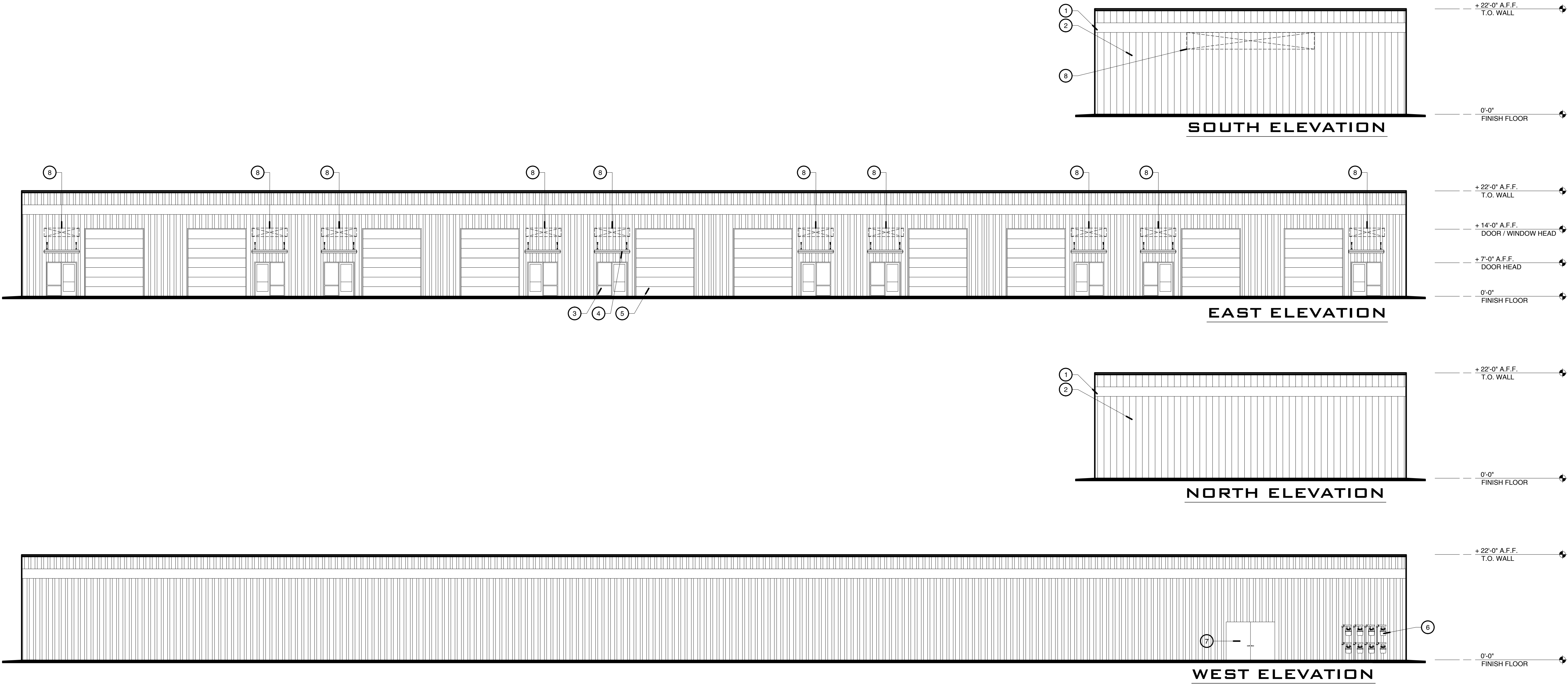
**COMMERCIAL ARCHITECTURE INC.**  
THEODORE J. BRANDVOLD, ARCHITECT  
616 14TH STREET, MODESTO, CA 95354  
PH (209) 571-8158 FAX (209) 571-8160

PROJECT : BEELER DEVELOPMENT  
CLIENT : MIKE BEELER  
LOCATION : 4781 KIERNAN COURT  
SALIDA, CA 95368  
A.P.N.: 136-019-001

DRAWN  
AZ  
CHECKED  
SLW  
DATE  
4/3/19  
SCALE  
AS SHOWN  
JOB NO.  
19-  
SHEET

**A-1.0**  
OF SHEETS





1 EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE		KEYNOTES
<div>MP-1</div>	<div>METAL WALL PANEL</div> <div>24 GAUGE STEEL WALL PANEL GAL VALUME PLUS WEATHER RESISTANT COATING 1-1/4" DEEP VERTICAL RIBS AT 12" O.C.</div>	<div>1</div> ALUMINUM SIGN BAND
		<div>2</div> ALUMINUM STORE FRONT GLAZING
		<div>3</div> ALUMINUM STORE FRONT DOOR & WINDOW
		<div>4</div> ALUMINUM SUN SHADE CANOPY - MAPES LUMISHADE CANOPY WITH 2-1/2" ROLL FORMED, PAN STYLE ALUMINUM DECKING, (3) HANGER RODS, 8" EXTRUDED 'J' STYLE FASCIA.- CANOPY COLOR TO BE BRONZE BAKED ENAMEL..
		<div>5</div> CHAIN OPERATED OVERHEAD COILING DOOR
		<div>6</div> GAS METERS, TYPICAL
		<div>7</div> MAIN SERVICE ELECTRICAL CABINET
		<div>8</div> PROPOSED BUILDING SIGNAGE LOCATION, TYPICAL - GRAPHICS TO BE APPROVED BY COUNTY PLANNING DEPARTMENT PRIOR TO INSTALLATION

REVISIONS	BY

COMMERCIAL ARCHITECTURE INC.

THEODORE J. BRANDVOLD, ARCHITECT  
616 14TH STREET, MODESTO, CA 95354  
PH (209) 571-8158 FAX (209) 571-8160

PROJECT : BEELER DEVELOPMENT

CLIENT : MIKE BEELER

LOCATION : 4781 KIERNAN COURT  
SALIDA, CA 95368  
A.P.N.: 136-019-001

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DATE  
4/3/19

SCALE  
AS SHOWN

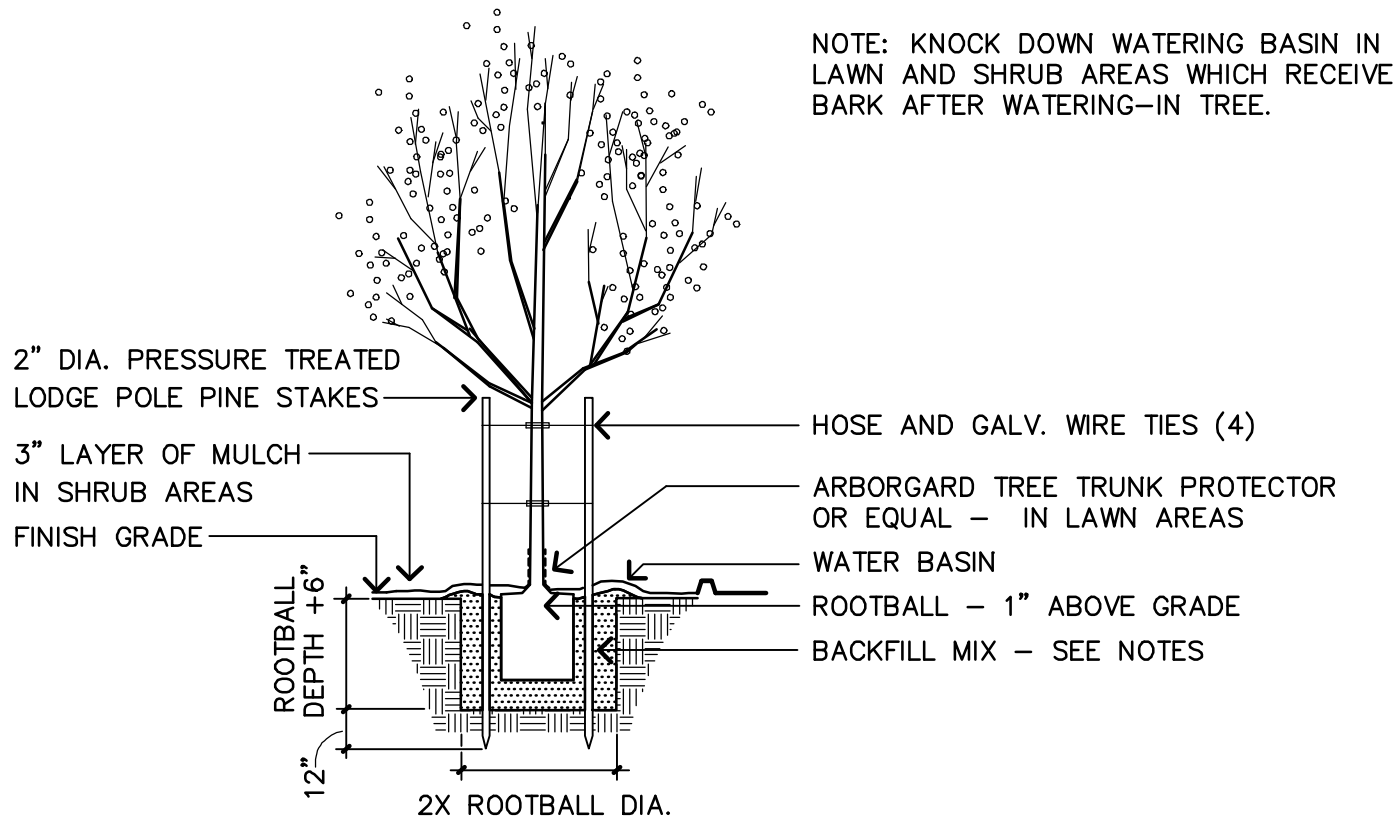
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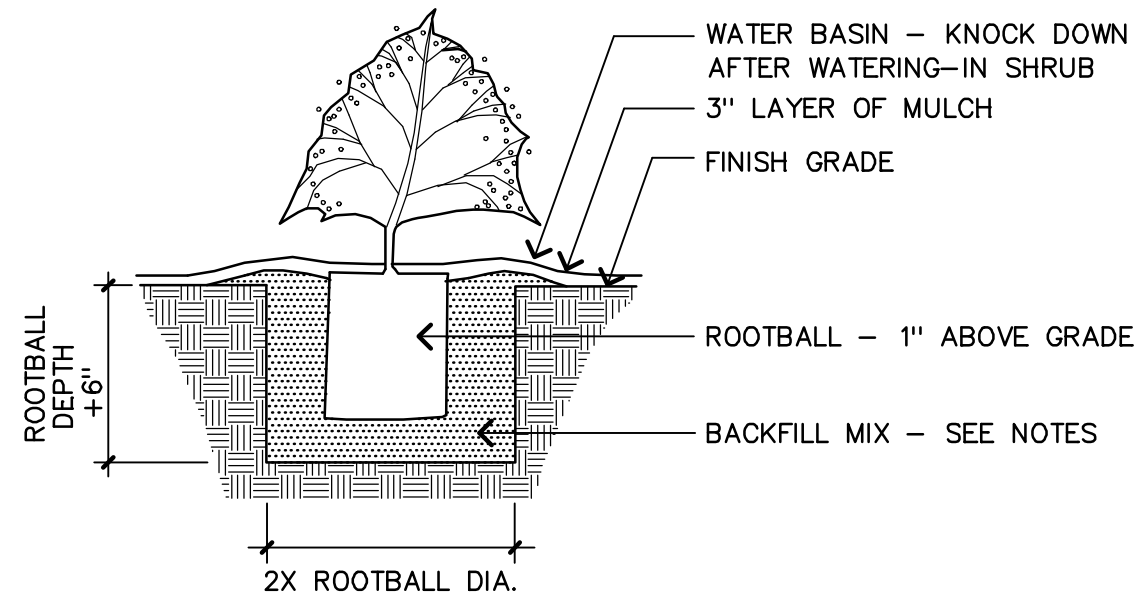
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### TREE PLANTING DETAIL

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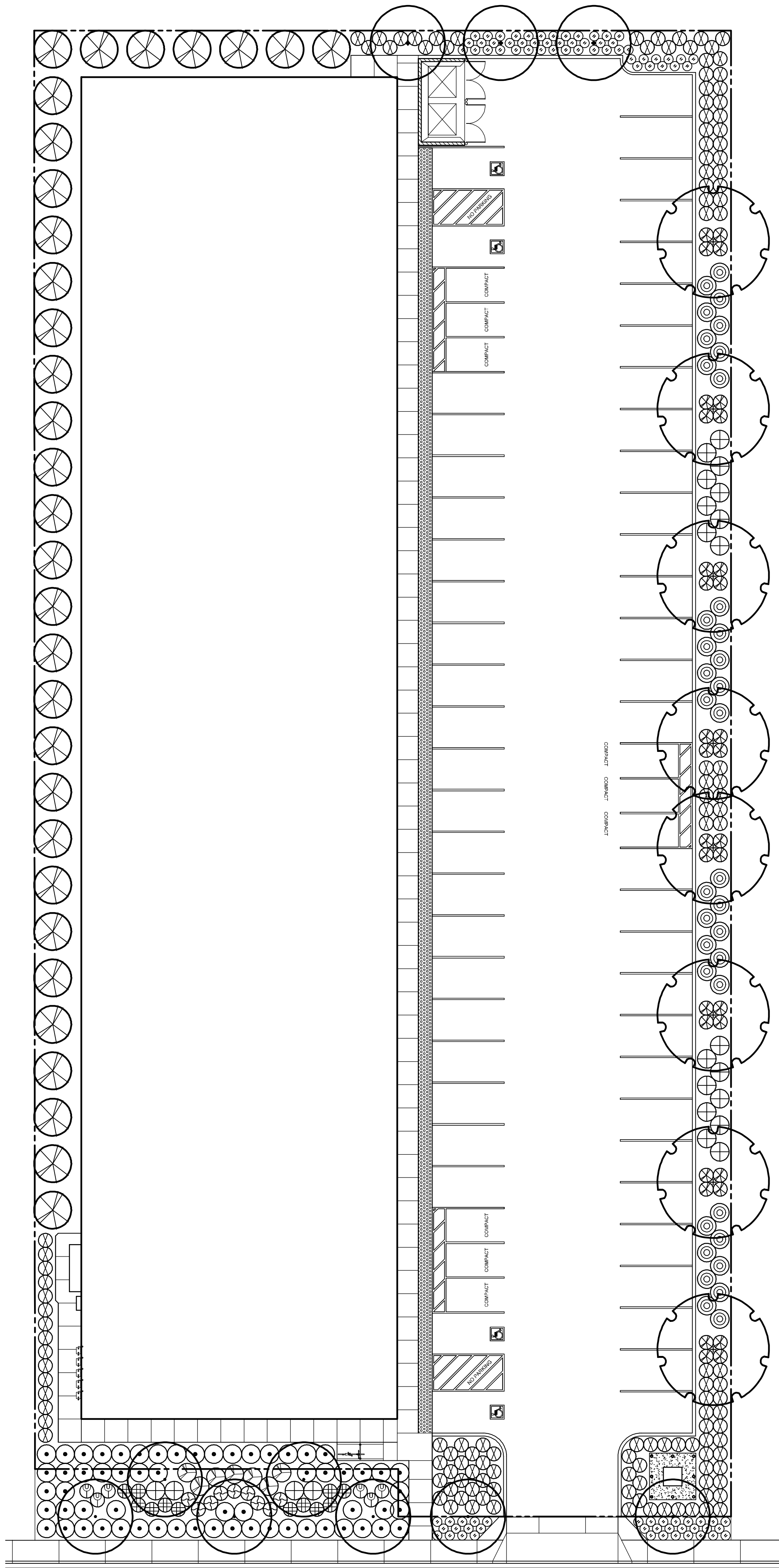
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### SHRUB PLANTING DETAIL

NO SCALE

2



KIERNAN COURT

### PLANTING PLAN

### PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPAC	WATER
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#### TREES

	Lagerstroemia sp. 'Dynamite'	Dynamite Crape Myrtle	7	24" Box	-	Low
	Lagerstroemia sp. 'Natchez'	Natchez White Crape Myrtle	3	24" Box	-	Low
	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	8	24" Box	-	Low
	Prunus caroliniana 'Bright-n-Tight'	Compact Laurel Cherry	32	15 Gal.	-	Low

#### SHRUBS

	Callistemon sp. 'Little John'	Little John Dwarf Bottlebrush	22	5 Gal.	36" O.C.	Low
	Heliotrichon sempervirens	Blue Oat Grass	84	1 Gal.	24" O.C.	Low
	Lavandula sp. 'Goodwin Creek'	Goodwin Creek Lavender	12	1 Gal.	36" O.C.	Low
	Morea bicolor	Fortnight Lily	32	5 Gal.	36" O.C.	Low
	Myoporum parvifolium 'Prostratum'	Prostrate White Myoporum	61	1 Gal.	48" O.C.	Low
	Nandina domestica 'Gulfstream'	Dwarf Heavenly Bamboo	130	5 Gal.	36" O.C.	Low
	Oenothera berlandieri	Siskiyou Mexican Evening Primrose	9	1 Gal.	36" O.C.	Low
	Olea europaea 'Little Ollie'	Little Ollie Dwarf Olive	36	5 Gal.	48" O.C.	Low
	Pennisetum setaceum 'Rubrum'	Red Fountain Grass	7	5 Gal.	48" O.C.	Low
	Phormium tenax	Dwarf Bronze New Zealand Flax	6	5 Gal.	36" O.C.	Low

### PLANTING NOTES

- Plant material locations diagrammatic. Adjust when necessary to avoid utilities and other obstructions.
- Quantities listed are for the convenience of the contractor. In case of discrepancy the plan shall govern.
- Planting areas to receive six cubic yards/1000 sq. ft. of nitrified humus and 15-15-15 fertilizer at 10#/1000 sq. ft.; till-in to depth of six inches.
- Landscape Contractor shall be responsible for all fine grading in landscape areas to achieve surface drainage to all curbs or drain inlets.
- Backfill mix shall be 1/2 native soil and 1/2 nitrified humus with Agriform plant tabs (20-10-5) @ 1/1 Gal., 3/5 Gal., 5/15 Gal., 8/24" Box, 12/36" Box.
- Stake all trees with two 2" diameter x 8'-10' long pressure treated lodgepole pine stakes as needed and four hose and wire ties.
- Apply Ronstar-G pre-emergent as per manufacturer's specifications to all shrub and mulch only areas. Topdress all shrub and mulch only areas with 3" layer of 1/2" to 3/4" ground fir bark.
- Contractor shall be responsible for removal of all debris from site generated by his work.
- Contractor shall maintain job for 90 days from date of completion. Trees to be guaranteed for one year.

REVISIONS	BY

**COMMERCIAL ARCHITECTURE INC.**  
THEODORE J. BRANDVOLD, ARCHITECT  
616 14TH STREET, MODESTO CA. 95364  
(209) 671-8158 Fax: (209) 671-8160



PROJECT : BEELER DEVELOPMENT  
WAREHOUSE / OFFICE BUILDING  
CLIENT : MIKE BEELER  
LOCATION : 4731 KIERNAN COURT  
SALIDA, CA 95368  
APN 136-018-001

#### PLANTING PLAN

DRAWN RS
CHECKED RS
DATE 1-15-2020
SCALE AS SHOWN
JOB NO. 19-
SHEET
<b>L-3</b>
OF 3 SHEETS



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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

## 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. PLN2019-0045 – Beeler Development
2. **Lead agency name and address:** Stanislaus County  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354
3. **Contact person and phone number:** Kristen Anaya, Assistant Planner  
(209) 525-6330
4. **Project location:** 4731 Kiernan Court, north of the Highway 99 and Kiernan Interchange, west of Sisk Road, in the Community of Salida (APN: 136-019-001).
5. **Project sponsor's name and address:** Dennis E. Wilson, Horizon Consulting  
P.O. Box 1448, Modesto, CA 95350
6. **General Plan designation:** Low Density Residential
7. **Community Plan designation:** Low Density Residential
8. **Zoning:** A-2-10 (General Agriculture)
9. **Description of project:**

This is a request to amend the General Plan, Community Plan, and Zoning designations of a 1.08± acre vacant parcel located in the Community of Salida from Low Density Residential and A-2-10 (General Agriculture) to Planned Development to allow for construction of a single-story 19,652 square-foot warehouse building to be utilized for low-traffic generating light industrial, office, and commercial uses (see attached Permitted Uses). The site was previously utilized as the Old Brethren Church of Salida. Beeler Industries, Inc., a grain, nut, and seed processing equipment fabricator located just south of the project site across Kiernan Avenue, proposes to utilize the building for fabrication, assembly, and storage. However, this request also includes allowing additional tenants to occupy up to 10 separate suites within the building for low traffic generating light industrial, office, and commercial uses. The site will be paved and improved with 61 parking spaces. An eight-foot tall masonry wall will be placed along the property lines adjacent to residential uses, with landscaping to be planted along the site's perimeter. A six-foot tall wrought iron fence and gate will secure the site along the Kiernan Court frontage and a lighted monument sign will be located at the front of the property. Hours of operation are proposed from 7:00 a.m. to 7:00 p.m., Monday through Saturday. Beeler Industries, Inc. proposes up to 10 employees and three daily deliveries at the project site. The parking lot will also serve as overflow parking for approximately 30 Beeler Industries, Inc. employees currently work at the facility south of Kiernan Court. Once divided into 10 suites, it is anticipated that each tenant will have up to 3-5 employees, with peak daily customer visits of 10 and up to five deliveries per day, which equates to 60 vehicle trips per day and five truck deliveries per day. If approved, the site will be served by City of Modesto for water and Salida Sanitary District for sewer service. Access will be taken off County-maintained Kiernan Court. The project site proposes to utilize the positive storm drainage system in the street for stormwater runoff management. Construction is estimated to begin on or before June 1, 2021 and be completed prior to December 1, 2021.

- 10. Surrounding land use and setting:** Single-family dwellings to the west, north and east; a storm drainage basin to the north; and mixed commercial and light industrial uses to the south.
- 11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Salida Sanitary District  
City of Modesto – Utilities Division  
Stanislaus County Department of Public Works  
Department of Environmental Resources – Hazmat  
Salida Fire Protection District  
San Joaquin Valley Air Pollution Control District
- 12. Attachments:** Maps  
Application  
Development Schedule  
Permitted Uses  
General Plan Amendment Findings  
CCIC Report  
Negative Declaration  
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.

Kristen Anaya

Prepared by

January 31, 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, than 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

<b>I. AESTHETICS – Except as provided in Public Resources Code Section 21099, could the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) Have a substantial adverse effect on a scenic vista?</b>			X	
<b>b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</b>			X	
<b>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?</b>			X	
<b>d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</b>			X	

**Discussion:** The site itself is not considered to be a scenic resource or unique scenic vista. The site is currently vacant land. The buildings and elevations proposed for the site are commercial in nature, as they are office/warehouse uses, which is consistent with other development in the area fronting on Kiernan Court. The project proposes to include 20-foot-tall parking lot lighting, screen landscaping along the perimeter, an eight-foot-tall block wall against the side (east and west) and rear (north) property lines that abut existing residential uses, and a six-foot-tall wrought-iron fence and gate along the Kiernan Court street frontage. Conditions of approval will be applied to the project that require dead or dying plants be replaced and nighttime lighting be aimed downward towards the site to prevent glare to adjacent properties. 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.<sup>1</sup>

<b>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:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>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?</b>			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 project site is not enrolled in a Williamson Act Contract. Surrounding land uses consist of residential uses to the west, east and north; a vacant parcel proposed to be improved with a hotel and a vacant parcel with land use entitlements to develop into a mixed office and light industrial commercial warehouse to the west; and mixed office and light industrial commercial uses and Highway 99 to the south. No agricultural property surrounds the site.

The parcel has soils classified by the California Department of Conservation Farmland Mapping and Monitoring Program as Urban and Built-Up Land. The USDA Natural Resources Conservation Service's Eastern Stanislaus County Soil Survey indicates that the property is made up of Grade 1 Dinuba sandy loam soil, 0 to 1 percent slopes, which is considered to be prime soil to be used as irrigated agriculture; however, the site is located within an already developed community and is designated in the County General Plan and Salida Community Plan as being appropriate for Low Density Residential uses. As the site is located in an area already developed with residential and light industrial/commercial uses, the project is considered to be infill development. Therefore, no impacts to agriculture are anticipated to occur as a result of this project nor will it conflict with any agricultural activities in the area and/or lands enrolled in the Williamson Act. This project will have no impact to forest land or timberland.

**Mitigation:** None.

**References:** Natural Resources Conservation Service Soil Survey; application information; Stanislaus Soil Survey (1957); California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2018; Stanislaus County General Plan and Support Documentation.<sup>1</sup>

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 PM2.5 (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 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 San Joaquin Valley Air Pollution Control District’s Small Project Analysis Level (SPAL) analysis indicates that the minimum threshold of significance for commercial projects is 1,673 trips/day and 1,506 trips/day for industrial projects. The project estimates that Beeler Industries will employ up to 10 employees at the project site and generate up to three deliveries per day; once divided into 10 suites, it is anticipated that each of the 10 leased suites will employ 3-5 people, with a peak daily customer visit of 10, and five max deliveries per day, which equates to a maximum of 60 vehicle trips per day and five truck trips per day. This is below the District’s thresholds of significance for emissions.

Potential impacts on local and regional air quality are anticipated to be less than significant, falling below SJVAPCD thresholds, as a result of the nature of the proposed project and project’s operation after construction. Implementation of the proposed project would fall below the SJVAPCD significance thresholds for both short-term construction and long-term operational emissions, as discussed below. Because construction and operation of the project would not exceed the SJVAPCD significance thresholds, the proposed project would not increase the frequency or severity of existing air quality standards or the interim emission reductions specified in the air plans.

The Air District provided a project referral response indicating that the proposed project is below the District’s thresholds of significance for emissions. The project will be required to obtain any applicable permits through the Air District. Accordingly, the proposed project is considered to have a less than significant impact to any applicable regional plans or policies adopted by agencies with jurisdiction over the project. The project is not anticipated to 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 or to expose sensitive receptors to substantial pollutant concentrations.

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 of construction of a 19,652 square-foot office and warehouse building, which is proposed to be one story, 22 feet in height, and divided into 10 suites. These activities would not require any substantial use of heavy-duty construction equipment and would require little or no demolition or grading as the site is presently unimproved and considered to be topographically flat. Consequently, emissions would be minimal. Furthermore, all construction activities would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less than significant without mitigation.

The project is required to obtain all applicable Air District permits as a condition of approval, including compliance with Rule 9510 which requires submittal of an Air Impact Assessment application and possible payment of applicable off-site mitigation fees prior to issuance of a building permit. 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:** Referral response from the San Joaquin Valley Air Pollution Control District, dated August 15, 2019; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; [www.valleyair.org](http://www.valleyair.org); and the Stanislaus County General Plan and Support Documentation.<sup>1</sup>

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:** It does not appear this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. There is no known sensitive or protected species or natural community located on the site. The project is located within the Salida Quad of the California Natural Diversity Database. The project site is located within an already developed community and is designated in the County General Plan and Salida Community Plan as being appropriate for Low Density Residential uses. As the site is located in an area already developed with residential and light industrial/commercial uses, the project is considered to be infill development.

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:** California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; Stanislaus County General Plan and Support Documentation.<sup>1</sup>

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

**Discussion:** A records search conducted by the Central California Information Center for the project site indicated that there are no historical, cultural, or archeological resources recorded on-site and that the site has a low-moderate sensitivity for the discovery of such resources. It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The project site is located within an already developed community, is designated in the County General Plan and Salida Community Plan as being appropriate for low-density residential uses and is considered to be infill development. However, standard conditions of approval regarding the discovery of cultural resources during the construction process will be added to the project.

A referral response received from the California Native American Heritage Commission (NAHC) provided an overview of the requirements for tribal consultation under CA Assembly Bill 52 and Senate Bill 18. This project was referred to the tribes listed with the NAHC and the Tuolumne Me-Wuk Tribal Council responded to the project stating no concerns with respect to the proposal; however, they requested to be contacted in the event of any inadvertent discoveries during project implementation. A condition of approval addressing this request will be added to the project.

**Mitigation:** None.

**References:** Central California Information Center Report for the project site, dated May 21, 2019; Referral response received from the Tuolumne Me-Wuk Tribal Council, dated July 31, 2019; Stanislaus County General Plan and Support Documentation.<sup>1</sup>

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

The proposed project is planned for immediate use for fabrication, assembly and storage space by Beeler Industries, Inc., a grain, nut, and seed processing equipment fabricator located just south of the project site across Kiernan Avenue; however, this request includes eventually permitting the building to be separated into 10 suites for future tenants. This request proposes up to 10 employees and three deliveries at the project site by Beeler Industries, Inc. Once divided into 10 suites, it is anticipated that each tenant will have up to 3-5 employees, with peak daily customer visits of 10 and up to

five deliveries per day, which equates to 60 vehicle trips per day and five deliveries per day. The Air District provided a project referral response indicating that the proposed project is below the District's thresholds of significance for emissions. Staff will include a condition of approval on the project requiring that the applicant be in compliance with the District's rules and regulations. All construction is required to comply with Title 24, Green Building Code, which includes energy efficiency requirements.

With existing requirements in place that the project is required to meet, it does not appear this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources.

**Mitigation:** None.

**References:** Project referral response received from the San Joaquin Valley Air Pollution Control District, dated August 20, 2019; California Stanislaus County General Plan EIR.

<b>VII. GEOLOGY AND SOILS -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:</b>				
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>b) Result in substantial soil erosion or the loss of topsoil?</b>			X	
<b>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?</b>			X	
<b>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?</b>			X	
<b>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?</b>			X	
<b>f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</b>			X	

**Discussion:** The USDA Natural Resources Conservation Service's Eastern Stanislaus County Soil Survey indicates that the property is made up of Dinuba sandy loam soils (DrA). 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. An early consultation referral response received from the Department of Public Works indicated that a grading, drainage, and erosion/sediment control plan for the project will be required, subject to Public Works review and Standards and Specifications. Likewise, any addition or expansion of a septic tank or alternative waste water disposal system would require

the approval of the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements.

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.

DER, Public Works, and the Building Permits Division review and approve any building or grading permit to ensure their standards are met. Conditions of approval regarding these standards will be applied to the project and will be triggered when a building permit is requested.

**Mitigation:** None.

**References:** Referral response from the Stanislaus County Department of Public Works, dated August 27, 2019; Stanislaus County General Plan and Support Documentation.<sup>1</sup>

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 (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), sulfur hexafluoride (SF<sub>6</sub>), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H<sub>2</sub>O). CO<sub>2</sub> 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 CO<sub>2</sub> equivalents (CO<sub>2</sub>e). 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.

This project proposes to construct a single-story 19,652 square-foot office and warehouse building. The project is planned to be used for fabrication, assembly and storage space by Beeler Industries, Inc., a grain, nut, and seed processing equipment fabricator located just south of the project site across Kiernan Avenue; however, this request includes eventually permitting the building to be separated into 10 suites for future tenants. This request proposes up to 10 employees and three deliveries at the project site by Beeler Industries, Inc. The parking lot will also serve as overflow parking for approximately 30 employees of Beeler's that currently work at the facility south of Kiernan Court. Once divided into 10 suites, it is anticipated that each tenant will have up to 3-5 employees, with peak daily customer visits of 10 and up to five deliveries per day, which equates to 60 vehicle trips per day and five deliveries per day. The Air District provided a project referral response indicating that the proposed project is below the District's thresholds of significance for emissions and that the proposed construction will require compliance with District Rule 9510 prior to issuance of a building permit and may be subject to the following District Rules: Regulation VIII, Rule 4102, Rule 4601, and Rule 4641. Staff will include a condition of approval on the project requiring that the applicant be in compliance with the District's rules and regulations.

With conditions of approval in place, it does not appear this project will result in significant impacts with respect to greenhouse gas emissions, nor will it conflict with applicable plans, policies or regulations with the purpose of reducing GHG emissions.

**Mitigation:** None.

**References:** San Joaquin Valley Air Pollution Control District referral response, dated August 20, 2019; Stanislaus County General Plan and Support Documentation.<sup>1</sup>

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 County Department of Environmental Resources (DER) is responsible for overseeing hazardous materials and has not indicated any particular concerns in this area. DER – Hazmat Division provided a referral response requiring notification prior to occupants handling hazardous materials or generating hazardous wastes and comply with applicable regulations. The letter is also requiring notification in the event of discovery of underground storage tanks, chemicals, and contaminated soils, and application for exploratory borings if monitoring wells and/or borings are proposed to be installed at a later date. The proposed uses are not recognized as generators and/or consumers of hazardous materials, therefore no significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

The project site is not within the vicinity of any airstrip or wildlands.

**Mitigation:** None.

**References:** Referral response from the Department of Environmental Resources – Hazmat Division, dated August 7, 2019; Stanislaus County General Plan and Support Documentation.<sup>1</sup>

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:				
(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 paving for the parking lot, the current absorption patterns of water upon this property will be altered; however, current standards require that all of a project's stormwater 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. The project will be served by Salida Sanitary District for sewer service and City of Modesto for water service, and proposes to utilize the positive storm drainage system in the street. 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:** Referral response from the Department of Public Works, dated August 27, 2019; Stanislaus County General Plan and Support Documentation.<sup>1</sup>

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:** The project site is located in the Community of Salida and is designated Low Density Residential by both the County General Plan and Salida Community Plan. The property is zoned A-2-10 (General Agriculture). The applicant is requesting to change the General Plan, Community Plan, and Zoning Designations to Planned Development to allow construction of a single-story 19,652 square-foot office and warehouse building on a 1.08± acre vacant parcel, further identified as Assessor's Parcel Number 136-019-001. Beeler Industries, Inc., a grain, nut, and seed processing equipment fabricator located just south of the project site across Kiernan Avenue, proposes to utilize the building for fabrication, assembly, and storage. However, this request also includes additional low traffic generating light industrial, office, and

commercial uses to allow for future tenants to occupy up to 10 separate suites within the building (see attached Permitted Uses). If approved, the permitted uses shall be various light industrial, low people-intensive and office uses as those outlined in §21.42.020 of the Stanislaus County Zoning Ordinance. The project also proposes to allow antique sales, general office uses, gun sales, furniture and applicant sales, and unspecified low-traffic generating commercial uses. The site will be paved and improved with 61 parking spaces. An eight-foot tall masonry wall will be placed along the property lines adjacent to residential uses, with landscaping to be planted along the site's perimeter. A six-foot-tall wrought iron fence and gate will secure the site along the Kiernan Court frontage. Hours of operation are proposed from 7:00 a.m. to 7:00 p.m., Monday through Saturday. This request proposes up to 10 employees and three deliveries at the project site by Beeler Industries, Inc. The parking lot will also serve as overflow parking for approximately 30 employees of Beeler's that currently work at the facility south of Kiernan Court. Once divided into 10 suites, it is anticipated that each tenant will have up to 3-5 employees, with peak daily customer visits of 10 and up to five deliveries per day, which equates to 60 vehicle trips per day and five deliveries per day.

Surrounding land uses consist of residential uses to the west, east and north, a vacant parcel proposed to be improved with a hotel and a parcel with land use entitlements to develop into a mixed office and light industrial commercial warehouse to the west, and mixed office and light industrial commercial uses and Highway 99 to the south. No agricultural property surrounds the site.

In order for the Planning Commission to approve a General Plan Amendment, the following findings shall be made:

- a. The General Plan amendment will maintain a logical land use pattern without detriment to existing and planned land uses.
- b. 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 diagram of the Land Use Element, an additional finding must be established.

- c. The amendment is consistent with the goals and policies.

In order for the Planning Commission to approval a Rezone, the finding that the proposed zoning is consistent with the General Plan must be made.

The project site is located within an already developed community and this request is considered to be infill development. The project was referred 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. The project will not physically divide an established community nor conflict with any habitat conservation plans.

**Mitigation:** None.

**References:** Stanislaus County Zoning Ordinance; Stanislaus County General Plan and Support Documentation.<sup>1</sup>

<b>XII. MINERAL RESOURCES -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>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?</b>			<b>X</b>	
<b>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?</b>			<b>X</b>	

**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<sup>1</sup>

<b>XIII. NOISE -- Would the project result in:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>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?</b>			X	
<b>b) Generation of excessive groundborne vibration or groundborne noise levels?</b>			X	
<b>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?</b>			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 commercial 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 Highway 99. Moreover, operating hours are limited to 7:00 a.m. to 7:00 p.m., Monday through Saturday. The area's ambient noise level will temporarily increase during grading/construction. As such, the project will be conditioned to abide by County regulations related to hours and days of construction.

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

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation.<sup>1</sup>

<b>XIV. POPULATION AND HOUSING -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>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)?</b>			X	
<b>b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?</b>			X	

**Discussion:** The site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5<sup>th</sup> 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, nor will any existing housing be displaced as a result of this project.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation.<sup>1</sup>

<b>XV. PUBLIC SERVICES --</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>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:</b>				
<b>Fire protection?</b>			<b>X</b>	
<b>Police protection?</b>			<b>X</b>	
<b>Schools?</b>			<b>X</b>	
<b>Parks?</b>			<b>X</b>	
<b>Other public facilities?</b>			<b>X</b>	

**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. A referral response was received from the Modesto Irrigation District indicating that the District's existing electrical facilities shall be protected. Public Works requested that the project applicant pay all applicable public facility fees and Salida Planned Development Guideline fees based on the trip ends generated. These responses will be reflected as conditions of approval applied to the project.

**Mitigation:** None.

**References:** Referral response from the Department of Public Works, dated August 27, 2019; Referral response from Modesto Irrigation District, dated August 12, 2019; Referral response from Salida Fire Protection District, dated August 8, 2019, and as revised December 4, 2019; Stanislaus County General Plan and Support Documentation.<sup>1</sup>

<b>XVI. RECREATION --</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>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?</b>			<b>X</b>	
<b>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?</b>			<b>X</b>	

**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.<sup>1</sup>

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

**Discussion:** The project site is located in the Community of Salida and is designated Low Density Residential by both the County General Plan and Salida Community Plan. The property is zoned A-2-10 (General Agriculture). The applicant is requesting to change the General Plan, Community Plan, and Zoning Designations to Planned Development to allow construction of a single-story 19,652 square-foot office and warehouse building on a 1.08± acre vacant parcel, further identified as Assessor's Parcel Number 136-019-001. Beeler Industries, Inc., a grain, nut, and seed processing equipment fabricator located just south of the project site across Kiernan Avenue, proposes to utilize the building for fabrication, assembly, and storage. However, this request also includes additional low traffic generating light industrial, office, and commercial uses to allow for future tenants to occupy up to 10 separate suites within the building (see attached Permitted Uses). If approved, the permitted uses shall be various light industrial, low people-intensive and office uses as those outlined in §21.42.020 of the Stanislaus County Zoning Ordinance. The project also proposes to allow antique sales, general office uses, gun sales, furniture and applicant sales, and unspecified low-traffic generating commercial uses.

This request proposes up to 10 employees and three deliveries at the project site by Beeler Industries, Inc. The parking lot will also serve as overflow parking for approximately 30 employees of Beeler's that currently work at the facility south of Kiernan Court. Once divided into 10 suites, it is anticipated that each tenant will have up to 3-5 employees, with peak daily customer visits of 10 and up to five deliveries per day, which equates to 60 vehicle trips per day and five deliveries per day. The site will be paved and improved with 61 parking spaces, parking lot lighting, and screen landscaping along Kiernan Court. The project will receive access via a single paved driveway to County-maintained Kiernan Court. Increased traffic resulting from the proposed use of the site is insignificant; therefore, staff has no evidence to support that this project will significantly impact State Highway 99.

This project was referred to the City of Modesto and the California Department of Transportation (Caltrans) and neither agency had comments regarding the proposed project. It was also referred to the Department of Public Works who responded indicating that street improvements including: street lights, curb, gutter, sidewalk, pavement, pavement striping, and drainage facilities are required to be constructed along Kiernan Court, as well as payment of applicable Public Facility Fees and Salida Planned Development Guideline Fees.

**Mitigation:** None.

**References:** Referral response from the Department of Public Works, dated August 27, 2019; Stanislaus County General Plan and Support Documentation.<sup>1</sup>

<b>XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>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?</b>			<b>X</b>	

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. If approved, the project will be served by Salida Sanitary District for sewer service and City of Modesto – Utilities Division for water service. The Department of Public Works responded to a project referral indicating that the site will be required to annex into the Salida Lighting District and County Service Area #10 and will be able to connect to the existing positive storm drainage system on Kiernan Court. The Department of Public Works will review and approve grading and drainage plans prior to construction. Conditions of approval will be added to the project to reflect this requirement.

**Mitigation:** None.

**References:** Will-Serve Letter from Salida Sanitary District, dated July 16, 2019; E-mail correspondence from the City of Modesto, dated June 28, 2019; Referral response from the Department of Public Works, dated August 27, 2019; Stanislaus County General Plan and Support Documentation.<sup>1</sup>

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:** This project is served by the Salida Fire Protection District. 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. The site is not located in a State Responsibility Area. The site has access to County-maintained road Kiernan Court. The terrain is relatively flat, and it is not located near any bodies of water. 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 August 8, 2019 and as amended December 4, 2019; Stanislaus County General Plan and Support Documentation.<sup>1</sup>

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. As the site is located in an area already developed with residential and light industrial/commercial uses, the project is considered to be infill development. The project site is located in the vicinity of two other current commercial development requests which will each require individual CEQA-compliance—General Plan Amendment and Rezone request number PLN2019-0131 – Lark Landing (APN: 136-037-001) and number PLN2019-0079 – Cal Sierra Financial, Inc. (APN: 003-014-007). Including the subject project proposal, these three development requests comprise the last few undeveloped parcels of the Salida Community Plan area, with the exception of those parcels located in the 2007 adopted Salida Community Plan Amendment area, surrounding the Old Salida Community Plan area. Any development of the Salida Community Plan Amendment area will first require an Environmental Impact Report, to be prepared and certified for the whole amendment area.

**Mitigation:** None.

**References:** Initial Study; EIR Stanislaus County General Plan and ALUCP, 2016; Stanislaus County General Plan and Support Documentation.<sup>1</sup>

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



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354

Planning Phone: (209) 525-6330 Fax: (209) 525-5911

Building Phone: (209) 525-6557 Fax: (209) 525-7759

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

## APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

**APPLICATION FOR:**

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

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

**PLANNING STAFF USE ONLY:**

Application No(s): 6PA REZ. RUN 2019 0045

Date: \_\_\_\_\_

S \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_

GP Designation: \_\_\_\_\_

Zoning: \_\_\_\_\_

Fee: \_\_\_\_\_

Receipt No. \_\_\_\_\_

Received By: \_\_\_\_\_

Notes: \_\_\_\_\_

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

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

## PROJECT INFORMATION

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

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

This 1.08 acre parcel was the former home of The Old Brethren Church of Salida. Constructed in the 1870's and demolished in June of 2006. The parcel has remained vacant for 13 years and has become a nuisance to the surrounding neighbors due to homeless encampments and trash dumping. The present owners have made attempts to clean up the property but the problems reoccur as soon as they are dealt with. A landowner to the south has the property in contract to purchase as his business to the south side of Kiernan Court has reached maximum capacity. The proposed building will house low density/low traffic generating uses as specified in the Salida PD guidelines.

# PROJECT SITE INFORMATION

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

**ASSESSOR'S PARCEL NUMBER(S):** Book 136 Page 019 Parcel 001

Additional parcel numbers: 4731 Kiernan Court, Modesto, CA 95368

**Project Site Address or Physical Location:** Located approximately 1/4 mile West of the Sisk Road / Kiernan Avenue (SR219)

intersection on the North side of Kiernan Court.

**Property Area:** Acres: 1.08 or Square feet: 47,000.8

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

Vacant land. Former home of the Old Brethren Church of Salida (demolished in June of 2006)

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

Original church was built in the 1870's. Not sure if a building permit was issued at that time.

**Existing General Plan & Zoning:** Residential, Low Density

**Proposed General Plan & Zoning:** Highway Commercial / Planned Development. HC / PD  
(if applicable)

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

**East:** Single Family Homes

**West:** Single Family Homes

**North:** Single Family Homes & Storm Drainage Basin

**South:** Mixed Industrial & Commercial

## WILLIAMSON ACT CONTRACT:

Yes ☐ No ☒

Is the property currently under a Williamson Act Contract?

Contract Number: \_\_\_\_\_

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

Date Filed: \_\_\_\_\_

Yes ☐ No ☒

Do you propose to cancel any portion of the Contract?

Yes ☐ No ☒

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: \_\_\_\_\_

**SITE CHARACTERISTICS:** (Check one or more)

Flat ☒

Rolling ☐

Steep ☐

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

Field crops ☐

Orchard ☐

Pasture/Grassland ☐

Scattered trees ☒

Shrubs ☐

Woodland ☐

River/Riparian ☐

Other ☐

Explain Other: \_\_\_\_\_

Yes ☒ No ☐

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

**GRADING:**

Yes ☒ No ☐

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) Approximately 350 cubic yards would be generated to develop the building pad and parking lot.

**STREAMS, LAKES, & PONDS:**

Yes ☐ No ☒

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes ☐ No ☒

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) \_\_\_\_\_

Yes ☐ No ☒

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes ☐ No ☒

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

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



## STRUCTURES:

- Yes ☐ No ☒ Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)
- Yes ☐ No ☐ Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes ☒ No ☐ Do you plan to build new structures? (If yes, show location and size on plot plan.)
- Yes ☐ No ☒ Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) \_\_\_\_\_

## PROJECT SITE COVERAGE:

Existing Building Coverage: 0 Sq. Ft.      Landscaped Area: 7462 Sq. Ft.  
Proposed Building Coverage: 19,652 Sq. Ft.      Paved Surface Area: 20,798 Sq. Ft.

## BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) 19,652

Number of floors for each building: One

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 22'

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

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) AC Pavement

## UTILITIES AND IRRIGATION FACILITIES:

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

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

Electrical: <u>MID</u>	Sewer*: <u>Salida Sanitary District</u>
Telephone: <u>TBD</u>	Gas/Propane: <u>PG&amp;E</u>
Water**: <u>City of Modesto</u>	Irrigation: <u>N/A</u>

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

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

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

No special or unique sewage wastes will be generated by this project.

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

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

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

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

#### **AFFORDABLE HOUSING/SENIOR:**

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

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

Total No. Lots: \_\_\_\_\_ Total Dwelling Units: \_\_\_\_\_ Total Acreage: \_\_\_\_\_

Net Density per Acre: \_\_\_\_\_ Gross Density per Acre: \_\_\_\_\_

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

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

Square footage of each existing or proposed building(s): 19,652 Sq. Ft. Proposed

Type of use(s): Low traffic generating uses in accordance with the County guidelines.

Days and hours of operation: 7am to 7pm, Monday through Saturday

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

Occupancy/capacity of building: 3-5 employees per unit. Size averages 2000 sq. ft., 10 units shown.

Number of employees: (Maximum Shift): 5 (Minimum Shift): 2-3

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

Other occupants: \_\_\_\_\_

Estimated number of truck deliveries/loadings per day: 3-5

Estimated hours of truck deliveries/loadings per day: 9am-4pm

Estimated percentage of traffic to be generated by trucks: 2-3%

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

Square footage of:

Office area: 1360-2000 Warehouse area: 570-604

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

Loading area: \_\_\_\_\_ Manufacturing area: \_\_\_\_\_

Other: (explain type of area) \_\_\_\_\_

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

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

**ROAD AND ACCESS INFORMATION:**

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

Kiernan Court

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

- Yes ☐ No ☒ Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)
- Yes ☐ No ☒ Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)
- Yes ☒ No ☐ Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

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

**STORM DRAINAGE:**

- How will your project handle storm water runoff? (Check one) ☒ Drainage Basin ☐ Direct Discharge ☐ Overland
- ☒ Other: (please explain) All storm Water disposal to be delivered to an off site storm drainage basin
- If direct discharge is proposed, what specific waterway are you proposing to discharge to? \_\_\_\_\_

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

**EROSION CONTROL:**

- If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.
- A SWPPP document will be required for erosion control along with a possible NPDES Permit.

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

**ADDITIONAL INFORMATION:**

- Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)
- This is a vacant parcel which has become a nuisance to the surrounding single family homes that surround this land.
- Several neighbors have talked to the prospective buyer about building a structure and fencing the entry to prevent the ongoing homeless problem and trash dumping that occurs on a regular basis. The proposed buyer has reached capacity on his property directly south of the subject parcel and wishes to expand.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

## **CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS**

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

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

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

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

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

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

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

**Date of List consulted:** May 9, 019 (no sites listed within 1000' of subject parcel)

**Source of the listing:** \_\_\_\_\_  
(To be completed only if the site is included on the List)

## **ASSESSOR'S INFORMATION WAIVER**

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

#### DEVELOPMENT SCHEDULE

Project will be constructed in one phase starting on or before June 1, 2021 and be completed prior to December 1, 2021

## **REQUESTED PERMITTED USES**

### **GENERAL PLAN AMENDMENT, COMMUNITY PLAN AMENDMENT & REZONE APPLICATION NO. PLN2019-0045 BEELER DEVELOPMENT**

In addition to the permitted uses in the Planned Industrial Zoning District (§21.42.020), the following uses shall be permitted:

- **Antique sales**
- **General office uses**
- **Gun sales**
- **Household appliance and furniture sales**
- **Low traffic generating commercial uses**

## GENERAL PLAN FINDINGS STATEMENT

- a. The subject parcel in this General Plan Amendment is surrounded on three sides by single family homes. Normally this 1.08 parcel could be utilized for an estate sized home site. However, all of the homes back up to Kiernan Court and are separated from the street by an 8' high masonry wall. The reason this occurred was the existence of mixed industrial/commercial uses along the South side of Kiernan Court. This parcel has remained vacant since 2006 because of the land uses to the south. The landowner to the south has a need to expand his long time business and this is a logical site for his use. The proposed site plan will be heavily landscaped along all three sides and will eliminate the current nuisance of homeless encampments and trash dumping that occurs on a regular basis. Therefore the development of this parcel is a logical land use pattern without detriment to the existing single family homes that surround this proposal.
- b. There are existing utilities in Kiernan Court that either front or can be extended to provide water, sewer and positive storm drainage which will maintain a good level of service to serve the proposed use.
- c. This GP and Rezone request from Residential to PD will provide the protection to the surrounding homeowners and eliminate the nuisances that currently exist. Therefore, the amendment is consistent with the goals and policies of the General Plan by eliminating a long vacant parcel and creating positive economic development.





## 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

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

**Date:** 5/21/2019

**Records Search File #:** 11079N

**Project:** 4731 Kiernan Court,  
Salida, CA 95368; SW ¼ S-34,  
T2S R8E; 1.08-acre parcel;  
General Plan Rezone

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), the *California Inventory of Historic Resources* (1976), the *California Historical Landmarks* (1990), and the California Points of Historical Interest listing (May 1992 and updates), the Directory of Properties in the Historic Property Data File (HPDF) and the Archaeological Determinations of Eligibility (ADOE) (Office of Historic Preservation current electronic files dated 03-20-2014), the *Survey of Surveys* (1989), the Caltrans State and Local Bridges Inventory, GLO Plats, and other pertinent historic data available at the CCalIC for each specific county.

The following details the results of the records search:

**Prehistoric or historic resources within the project area:**

- There are no formally recorded prehistoric or historic archaeological resources or historic buildings within the project area.
- The General Land Office Survey Plat for T2S R8E (Sheet No.44-113, dated 1852-1855) does not show any historic features within Section 34.
- The Official Map of the County of Stanislaus, California (1906) shows C. Richardson as the historic landowner at that time.

- The 1953 edition of the Salida USGS 7.5-minute quadrangle does show the location of the former Old Brethren Church. We have no record that the building (53 years in age or older in 2006) was evaluated prior to demolition.

**Prehistoric or historic resources within the immediate vicinity of the project area:** There are no formally recorded prehistoric or historic archaeological resources or historic buildings within the immediate vicinity of the project area.

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

**Previous investigations within the project area:** None have been formally reported to the Information Center.

**Recommendations/Comments:** Based on existing data in our files the project area has a low-moderate sensitivity for the possible discovery of prehistoric or historic archaeological resources.

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. Since the project area has not been subject to previous investigations, there may be unidentified features involved in your project that are 45 years or older, in surface or subsurface context, that might be considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline. If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

We advise you that in accordance with State law, if any historical resources are discovered during project-related activities, all work is to stop and the lead agency and a qualified professional are to be consulted to determine the importance and appropriate treatment of the find. If Native American remains are found the County Coroner and the Native American Heritage Commission, West Sacramento (916-373-3710) are to be notified immediately for recommended procedures.

We further advise you that if you retain the services of a historical resources consultant, the firm or individual you retain is responsible for submitting any report of findings prepared for you to the Central California Information Center, including one copy of the narrative report and copies of any records that document historical resources found as a result of field work, preferably in PDF format. If the consultant wishes to obtain copies of materials not included with this records search reply, additional copy or records search fees may apply.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State 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 contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Please sign and return the attached **Access Agreement Short Form**.

**Note:** Billing will be transmitted separately via email from the Financial Services office (\$150.00), payable within 60 days of receipt of the invoice.

Sincerely,

A handwritten signature in cursive script, appearing to read "E. A. Greathouse".

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

Copy of invoice to Laurie Marroquin, Financial Services ([lamarroquin@csustan.edu](mailto:lamarroquin@csustan.edu))



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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

## **NEGATIVE DECLARATION**

**NAME OF PROJECT:** General Plan Amendment & Rezone Application No. PLN2019-0045 – Beeler Development

**LOCATION OF PROJECT:** 4731 Kiernan Court, north of the Highway 99 and Kiernan Interchange, west of Sisk Road, in the Community of Salida. APN: 136-019-001.

**PROJECT DEVELOPERS:** Dennis E. Wilson, Horizon Consulting  
P.O. Box 1448  
Modesto, CA 95350

**DESCRIPTION OF PROJECT:** Request to amend the General Plan, Community Plan, and Zoning designations of a 1.08± acre vacant parcel from Low Density Residential and A-2-10 (General Agriculture) to Planned Development (PD) to allow for construction of a single-story 19,652 square-foot warehouse building to allow for low people intensive light industrial, office, and commercial uses.

Based upon the Initial Study, dated **January 31, 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: Kristen Anaya, Assistant Planner

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

## Kristen Anaya

---

**From:** Eva Dankha-Kelly <edkelly@modestogov.com>  
**Sent:** Friday, June 28, 2019 12:47 PM  
**To:** Kristen Anaya  
**Subject:** RE: Modesto water connection for 4731 Kiernan Ct Salida

The area has a 12- inch water main that could be connected to, however, the main is 500- feet east of this property and it has to be extended to service this property.

The developer should be told that , it will be on him to make the extension.

Thank you

**Eva Dankha-Kelly**  
Associate Engineer  
Community &Economic Development  
(209) 571-5120  
[edkelly@modestogov.com](mailto:edkelly@modestogov.com)

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**From:** Kristen Anaya [mailto:[ANAYAK@stancounty.com](mailto:ANAYAK@stancounty.com)]  
**Sent:** Wednesday, June 26, 2019 8:46 AM  
**To:** Eva Dankha-Kelly  
**Subject:** Modesto water connection for 4731 Kiernan Ct Salida

Hi Eva,

I have a project in requesting a general plan amendment and rezone for 4731 Kiernan Ct. to change the property from low-density residential to low-traffic generating commercial uses. Can you confirm that this parcel (APN 136-019-001) is within your service area boundary and that they may apply for water connections?

Thank you,

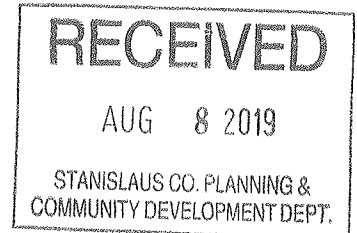
Kristen Anaya  
Assistant Planner  
Planning Division  
Stanislaus County  
Planning & Community Development  
ph: 209-525-6330

**SALIDA SANITARY DISTRICT**  
**POST OFFICE BOX 445**  
**SALIDA, CALIFORNIA 95368**  
**(209) 545-4987**

*"Providing our community's sewer  
service needs, with pride, since 1951"*

July 16, 2019

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



**SUBJECT: REQUEST FOR SANITARY SEWER SERVICE – 4731 KIERNAN COURT**

In response to your letter dated June 25, 2019, the Salida Sanitary District (District) has received your request for sanitary sewer for the subject project, consisting of a single story, 18,785 square-foot office/warehouse structure on the subject 1.08-acre parcel. Based on our review, the District will provide sewer service to 4731 Kiernan Court (APN 136-019-001), subject to the following terms and conditions:

1. The point of connection is the 12-inch sewer main on Kiernan Court.
2. Grease traps and interceptors shall be constructed and located outside a building within private property on the sewer lateral for any facility/lease space whose operation will result in oil, grease, sand, or other solids being discharged into the District's sanitary sewer collection system. The traps or interceptors shall conform to the current Uniform Plumbing Code adopted by Stanislaus County, and constructed where the District Engineer can access the unit(s) for inspection.
3. Prior to connecting to the sanitary sewerline, applicant shall obtain sewer connection permits – one for each sewer connection - from the District, and as required by the District, pay all facilities fees, sewer charges and inspection fees. Contact the District to arrange the inspection of the sewer connections and facilities at (209) 545-4987.
4. All costs associated with sewer service are to be paid by the property owner/developer. The owner/developer shall be responsible for all costs involved in the design and installation of all sewer mains, maintenance holes and laterals to serve the subject property.
5. The site and proposed connection plan(s) are to be approved by the District before commencement of construction.
6. Owner/developer shall comply with the District's Sewer Standards and Specifications, rules and regulations of the District.



**REQUEST FOR SANITARY SEWER SERVICE – 4731 KIERNAN COURT**

**Other Comments**

1. Stanislaus County encroachment permits are required for any work done within County right-of-way. Owner/develop shall acquire and pay for all necessary permits before connection to the District's sanitary sewer is allowed

Upon payment of all required fees and charges, and approval and construction of all required infrastructure, the District will provide sanitary sewer service to the subject property. This letter only represents the condition of District's sewer system at this time. This letter does not constitute a reservation of capacity, nor does it vest this property with any entitlements. This letter will expire 24 months from the date found on this letter.

If you have any questions, please contact Antonio Tovar at (209) 545-4987 ext. 102.

A handwritten signature in black ink, reading "Antonio S. Tovar". The signature is fluid and cursive, with the first name "Antonio" written in a larger, more prominent script than the last name "Tovar".

ANTONIO S. TOVAR, P.E., M.S.  
DISTRICT MANAGER-ENGINEER



## STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

**FROM:** SALIDA SANITARY DISTRICT

**SUBJECT:** GENERAL PLAN/COMMUNITY PLAN AMENDMENT & REZONE  
APPLICATION NO. PLN2019-0045 – BEELER DEVELOPMENT

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. None.
- 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. N/A
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Owner/developer shall comply with the Salida Sanitary District's Sewer Standards

and Specifications, rules and regulations.

Response prepared by:

Antonio Tovar

District Manager-Engineer

August 8, 2019

Name

Title

Date



## STANISLAUS COUNTY ENVIRONMENTAL REVIEW COMMITTEE REFERRAL RESPONSE FORM

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

**FROM:** LT ANTHONY BEJARAN

**SUBJECT:** GENERAL PLAN/COMMUNITY PLAN AMENDMENT & REZONE  
APPLICATION NO. PLN2019-0045 – BEELER DEVELOPMENT

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 sheets if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts *PLEASE BE SURE TO INCLUDE WHEN MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

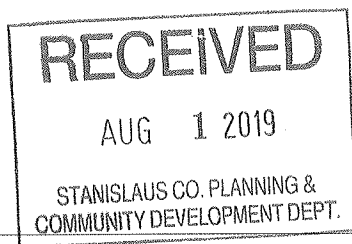
In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Anthony Bejaran  
Name

LT  
Title

7.29.19  
Date



GAVIN NEWSOM  
GOVERNOR



JARED BLUMENFELD  
SECRETARY FOR  
ENVIRONMENTAL PROTECTION

## Central Valley Regional Water Quality Control Board

29 July 2019

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

**CERTIFIED MAIL**  
7014 2120 0001 4292 4195

### **COMMENTS TO REQUEST FOR REVIEW FOR THE EARLY CONSULTATION, GENERAL PLAN/COMMUNITY PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2019-0045 - BEELER DEVELOPMENT PROJECT, STANISLAUS COUNTY**

Pursuant to the Stanislaus County Department of Planning and Community Development's 25 July 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/Community Plan Amendment and Rezone Application No. PLN2019-0045 - Beeler Development 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 as required, using Basin Plan amendments. Once the Central Valley Water Board

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

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

**Phase I and II Municipal Separate Storm Sewer System (MS4) Permits<sup>1</sup>**

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/](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](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](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 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

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<sup>1</sup> 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.

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

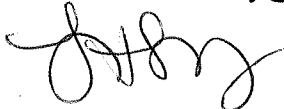
[https://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2016-0076-01.pdf](https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf)

**NPDES Permit**

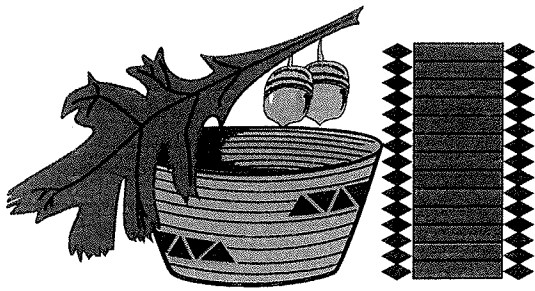
If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must 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](mailto:Jordan.Hensley@waterboards.ca.gov).



Jordan Hensley  
Environmental Scientist



# TUOLUMNE ME-WUK TRIBAL COUNCIL

Post Office Box 699

TUOLUMNE, CALIFORNIA 95379

Telephone (209) 928-5300

Fax (209) 928-1677

July 31, 2019

Miguel Galvez  
Department of Planning & Community Development  
1010 10<sup>th</sup> Street Suite 3400  
Modesto, CA 95354

RECEIVED

AUG 5 2019

STANISLAUS CO. PLANNING &  
COMMUNITY DEVELOPMENT DEPT.

Dear Miguel Galvez,

Subject: Application No. PLN2019-0045

We are in receipt of your letter concerning the application to amend the general plan, community plan, and zoning designations on a 1.08 acre vacant parcel, previously utilized as the Old Brethren Church of Salida. As your records check did not identify any archeological sites on the lot, we have no further concerns about this designation change. We would like to be contacted if there are any inadvertent discoveries in the future or during project implementation.

Thank you for sending us the information concerning this project.

Respectfully,

  
Stanley R. Cox  
Cultural Director





**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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

**STANISLAUS COUNTY  
CEQA REFERRAL RESPONSE FORM**

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> 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/COMMUNITY PLAN AMENDMENT & REZONE  
APPLICATION NO. PLN2019-0045 – BEELER DEVELOPMENT

**POSTMILE:** stan-99-22.68

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.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheets if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts *PLEASE BE SURE TO INCLUDE WHEN 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:

Steven R. Martinez	Associate Transportation Planner	August 2, 2019
Name	Title	Date



**DEPARTMENT OF ENVIRONMENTAL RESOURCES**

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

August 7, 2019

**TO:** KRISTEN ANAYA, STANISLAUS COUNTY PLANNING AND  
COMMUNITY DEVELOPMENT DEPARTMENT

**FROM:** EMILY GRIMES, DEPARTMENT OF ENVIRONMENTAL RESOURCES

**SUBJECT:** ENVIRONMENTAL REFERRAL – GENERAL PLAN/COMMUNITY PLAN  
AMENDMENT & REZONE APPLICATION NO. PLN2019-0045 – BEELER  
DEVELOPMENT

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**. Listed below are the specific impacts which support our determination and the mitigation or condition that needs to be implemented:

**BUSINESSES W/ HAZMAT**

The applicant should contact the Department of Environmental Resources (DER) Hazardous Materials Division regarding appropriate permitting requirements for hazardous materials and/or wastes. Applicant and/or occupants handling hazardous materials or generating hazardous wastes must notify the DER relative to the following: (Calif. H&S, Division 20)

- A. Permits for the underground storage of hazardous substances at new or the modification of an existing tank facilities.
- B. Requirements for registering as a handler of hazardous materials in the County.
- C. Submittal of hazardous materials Business information into the California Electronic Reporting System (CERS) by handlers of materials in excess of 55 gallons, 500 pounds of a hazardous material, or of 200 cubic feet of compressed gas.
- D. The handling of acutely hazardous materials may require the preparation of a Risk Management Prevention Program which must be implemented prior to operation of the facility. The list of acutely hazardous materials can be found in SARA, Title III, Section §302.
- E. Generators of hazardous waste must notify the Department relative to the:  
(1) quantities of waste generated; (2) plans for reducing wastes generated; and (3) proposed waste disposal practices. Generators of hazardous waste must also use the CERS data base to submit chemical and facility information to the DER.
- F. Permits for the treatment of hazardous waste on-site will be required from the hazardous materials division.
- G. Medical waste generators must complete and submit a questionnaire to the department for determination if they are regulated under the Medical Waste Management Act.

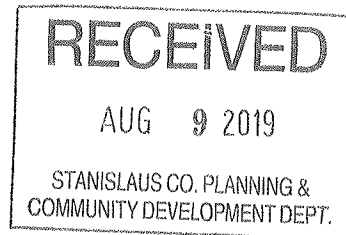
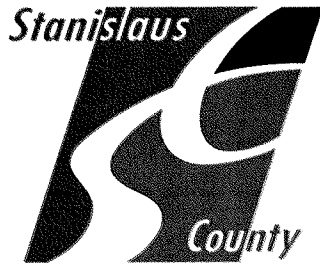
**MONITORING WELLS AND EXPLORATORY BORINGS**

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.

If pesticides were used on the proposed development site, the suspect site areas should be tested for organic pesticides and metals.



**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**

August 8, 2019

Kristen Anaya, Assistant Planner  
Stanislaus County Planning and Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**SUBJECT: ENVIRONMENTAL REFERRAL – BEELER DEVELOPMENT – APPLICATION  
NO. PLN2019-0045 – GENERAL PLAN/COMMUNITY PLAN AMENDMENT &  
REZONE**

Ms. Anaya:

Thank you for the opportunity to review the above-referenced project.

The Stanislaus County Environmental Review Committee (ERC) has reviewed the subject project and provides the following comments:

**Public Services and Recreation**

To ensure that adequate on-site vehicular parking is providing for all uses on the site, please identify the maximum square footage of the proposed building that could be devoted to an emergency clinic or medical use

No outdoor activities are to displace required parking spaces in the parking lot.

**Traffic (Circulation)**

To better understand the traffic generated, please quantify what is meant by low-traffic uses.

**Noise and Vibration**

To reduce noise impacts to adjacent single-family residences, consider relocating the location of the trash enclosure away from adjacent residential uses.

**ENVIRONMENTAL REFERRAL – BEELER DEVELOPMENT – APPLICATION NO. PLN2019-0045 – GENERAL PLAN/COMMUNITY PLAN AMENDMENT & REZONE**

**August 8, 2019**

**Page 2**

The proposed project identifies noise-generating uses such as an indoor shooting range and light industrial uses. The project description and environmental document should identify how noise generated from these uses will be mitigated.

The ERC appreciates the opportunity to comment on this project.

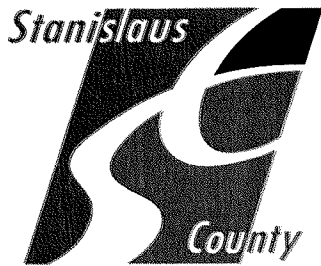
Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Cavanah". The signature is fluid and cursive, with a long horizontal stroke at the end.

Patrick Cavanah  
Sr. Management Consultant  
Environmental Review Committee

PC:ss

cc: ERC Members



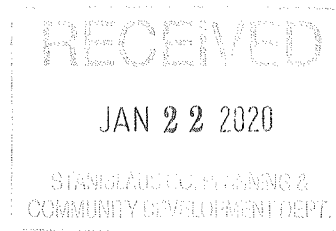
**CHIEF EXECUTIVE OFFICE**

*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**

January 21, 2020

Kristen Anaya, Assistant Planner  
Stanislaus County Planning and Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**SUBJECT: ENVIRONMENTAL REFERRAL – BEELER DEVELOPMENT – APPLICATION  
NO. PLN2019-0045 – GENERAL PLAN/COMMUNITY PLAN AMENDMENT &  
REZONE**

Ms. Anaya:

Thank you for the opportunity to review the above-referenced project.

The Stanislaus County Environmental Review Committee (ERC) has reviewed the subject project and based on the clarification provided, has no additional comments.

The ERC appreciates the opportunity to comment on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Cavanah".

Patrick Cavanah  
Sr. Management Consultant  
Environmental Review Committee

PC:ss

cc: ERC Members



August 12, 2019

Stanislaus County – Department of Planning and Community Development  
Attention: Kristin Doud  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**RE: General Plan Amendment and Rezone – PLN2019-0045 Beeler Development**  
**APN: 136-019-001 (4731 Kiernan Court)**

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

**Irrigation**

- No comments at this time.

**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 primary, 6,900 volts underground primary and underground secondary facilities. 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 should maintain a distance of no less than 10ft from overhead facilities. Assume all overhead and underground electric facilities are energized.
- 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.

- Please contact Modesto Irrigation District at (209) 526-7337 or (888) 335-1643 and ask for the Electrical Engineering Design Group if additional information is required.

**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.

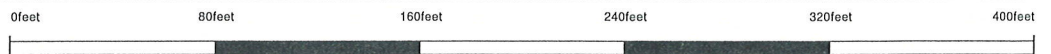
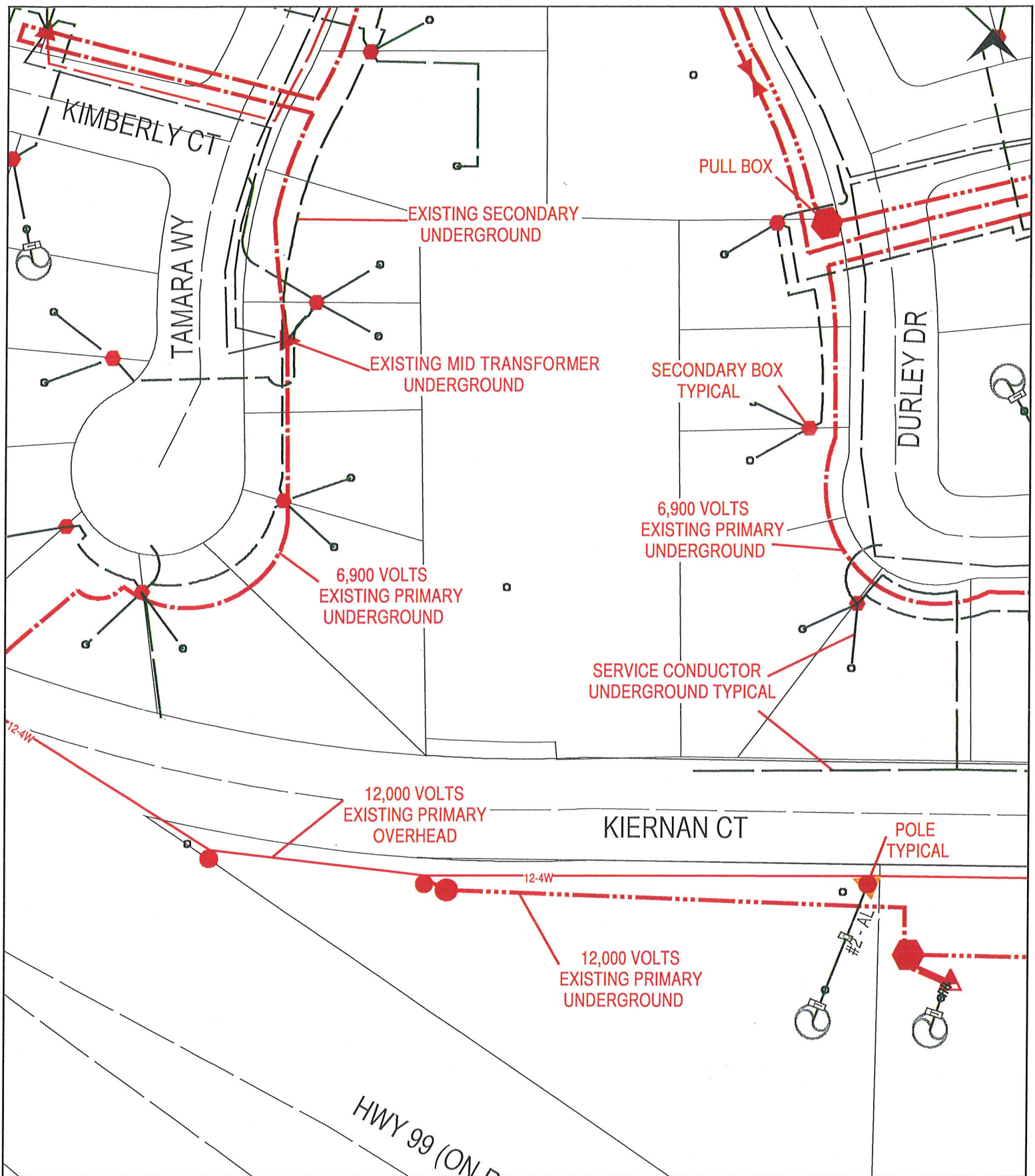
Sincerely,



Lien Campbell  
Risk & Property Analyst

Copy: File





NO.	REVISION	DATE

**4731 Kiernan Ct**

APN:136-019-001

DATE: 08/06/2019	DWG. BY: victor0618
W.O. NO:	APP. BY:
PROJECT:	APP. BY:
TAG NO:	PAGE: 1 OF 1



## 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

Letti Ortiz  
Senior Business and Finance Manager

[www.stancounty.com/publicworks](http://www.stancounty.com/publicworks)

August 27, 2019

To: Kristen Anaya, Assistant Planner, Planning and Community Development

From: Angie Halverson, Senior Land Development Coordinator

Subject: PLN2019-0045 Beeler Development – GPA & REZ  
APN: 136-019-001

This is a request to amend the general plan, community plan, and zoning of a 1.08-acre vacant parcel from a Low Density Residential and A-2-10 to a Planned Development. The applicant requests to construct a low-traffic generating light industrial office and commercial use single story 19,652 square foot mixed office space and warehouse building. The building is planned on being divided into 10 suites. Stanislaus County Public Works has reviewed the subject use permit and applied the following conditions of approval:

1. The project shall pay all applicable Public Facility Fees and Salida Planned Development Guideline fees based on the trip ends generated per the implementation guidelines.

### OFF-SITE:

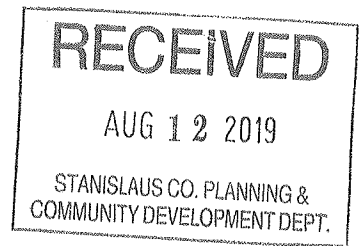
2. Prior to issuance of a building or grading permit, a Public Utility Easement (P.U.E.) shall be filed for a 10-foot wide public utility easement located adjacent to all road right of ways. All new utilities shall be underground and located in public utility easements.
3. No parking, loading or unloading of vehicles will be permitted within the County road right-of-way.
4. The developer will be required to install or pay for the installation of any signs and/or markings, if warranted.
5. An Encroachment Permit shall be obtained for any work done in Stanislaus County road right-of-way.
6. Prior to the final of any building or grading permit, whichever comes first, the property shall be annexed into the Salida Lighting District. The applicant shall provide all necessary documents and pay all the costs associated with the annexation process.  
**Please be aware that this process may take approximately 4 to 6 months.** The annexation of the parcel into the Salida Lighting District shall be completed before the final/occupancy of any building permit associated with this project. Please contact Public Works at 525-4130.

7. Prior to the final of any building or grading permit, whichever comes first, the property shall annex into the Salida County Service Area #10 (CSA). The developer shall provide all necessary documents and pay all fees associated for the annexation into the CSA. **The annexation process takes approximately 4 to 6 months.** The annexation of the parcel into the Salida CSA #10 shall be completed prior to the final/occupancy of any building permit associated with this project. Please contact Public Works at 525-4130.
8. Prior to the issuance of any building or grading permit associated with this project, off-site improvement plans (3 copies) shall be submitted and approved by Stanislaus County Public Works.
9. Prior to the final of any grading or building permit, the applicant shall make road frontage improvements along the entire parcel frontage of the parcel on Kiernan Court. The improvements shall include but not limited to street lights, curb, gutter, and sidewalk, storm drainage, matching pavement. Improvement plans shall be submitted to Public Works Department for review and approval.
10. Prior to the issuance of any building or grading permit, an acceptable financial guarantee for the road improvements shall be provided to the Department of Public Works. This may be deferred if the work in the right-of-way is done prior to the issuance of any grading or building permit.
11. An Engineer's Estimate shall be provided for the road improvements so that the amount of the financial guarantee can be determined.
12. 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.
13. Prior to acceptance of the road improvements, a set of Record Drawings as specified in the County standards and electronically scanned files for each sheet in a PDF format shall be provided to and approved by the Department of Public Works.

**ON-SITE:**

14. A grading and drainage plan for the project site shall be submitted with the grading or building permit. There is a positive drainage system in the Kiernan Court right-of-way. Connection for on-site storm water can be made if capacity of the line and downstream system can be proven. Otherwise, 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 Stormwater 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.



## STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

**FROM:** Salida Fire Protection District

**SUBJECT:** GENERAL PLAN/COMMUNITY PLAN AMENDMENT & REZONE  
APPLICATION NO. PLN2019-0045 – BEELER DEVELOPMENT

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).

See attached

Response prepared by:

Patrick Burns

Name

Captain

Title

08/08/2019

Date



## **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

August 8, 2019

### **VIA U.S. MAIL**

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

**Re: PLN2019-0045 / APN: 136-019-001**

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 of 5,000 square feet and greater 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,

A handwritten signature in black ink, appearing to be 'PB' with a large loop and a horizontal stroke.

Patrick Burns  
Fire Captain  
*Administration & Special Projects*

Office: (209)543-0190  
Cell: (209)497-2389  
[Pburns@salidafire.com](mailto:Pburns@salidafire.com)

CC:  
Old Brethren Church of Salida  
18949 Cherokee Rd.  
Tuolumne, CA. 95379





## 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

December 4, 2019

### VIA Email

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

**Re: PLN 2019-0045 / APN: 136-019-001**

### \*\*\*\*\*AMENDED\*\*\*\*\*

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.
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- 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.
- 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](mailto:Pburns@salidafire.com)

August 15, 2019

Kristin Anaya  
County of Stanislaus  
Department of Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**Project: General Plan/Community Plan Amendment & Rezone Application No.  
PLN2019-0045 – Beeler Development**

**District CEQA Reference No: 20190959**

Dear Ms. Anaya:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the above referenced project consisting of a request to amend the general plan, community plan, and zoning designation of an approximately 1.08 acre parcel to allow low-traffic generating light industrial, office, and commercial uses and construct a single-story 19,652 square foot mixed office and warehouse building that will be separated into ten suites (Project). The project site is located north of the Highway 99 and Kiernan Interchange (APN/address: 136-019-001, 4731 Kiernan Court) in the community of Salida, in Stanislaus County. 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 (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 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 (PM2.5). 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 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. The Project is subject to District Rule 9510 as it exceeds 9,000 square feet of space. When 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

**Samir Sheikh**  
Executive Director/Air Pollution Control Officer

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**Northern Region**  
4800 Enterprise Way  
Modesto, CA 95358-8718  
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

done, the project proponent is to immediately submit an AIA application to the District to comply with District Rule 9510.

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. 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 (209) 557-6446. A complete list of current District rules can be found online at: [www.valleyair.org/rules/1ruleslist.htm](http://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 Georgia Stewart at (559) 230-5937 or e-mail [Georgia.Stewart@valleyair.org](mailto:Georgia.Stewart@valleyair.org). When calling or emailing the District, please reference District CEQA number 20190959.

Sincerely,

Arnaud Marjollet  
Director of Permit Services



Brian Clements  
Program Manager

AM: gs