



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

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

Date: February 4, 2020

To: Distribution List (See Attachment A)

From: Rachel Wyse, Senior Planner, Planning and Community Development

Subject: REZONE APPLICATION NO. PLN2019-0093 – TENAYA BANQUET HALL

Comment Period: February 4, 2020 – March 9, 2020

Respond By: March 9, 2020

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

You may have previously received an Early Consultation Notice regarding this project, and your comments, if provided, were incorporated into the Initial Study. Based on all comments received, Stanislaus County anticipates adopting a 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 10th Street, Suite 3400, Modesto, CA 95354. Please provide any additional comments to the above address or call us at (209) 525-6330 if you have any questions. Thank you.

Applicant: Purecap Holdings, LLC

Project Location: 2206 Tenaya Drive, on the southeast corner of Mitchell Road and Tenaya Drive, in the Modesto area.

APN: APN: 036-001-048

Williamson Act Contract: N/A

General Plan: Industrial

Current Zoning: (M) Industrial District

Project Description: Request to rezone a 2.91 acre parcel from an Industrial (M) zoning district to a Planned Development (P-D) zoning district to establish a catering and wedding event venue, with two separate event spaces, in an existing 34,720 square foot commercial building. The project involves use of 191 off-street (on-site) parking spaces and 54 spaces on property at 2504 Tenaya Drive (APN 036-020-046), located 0.4 miles away southeast of the project site.

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

REZONE APPLICATION NO. PLN2019-0093 – TENAYA BANQUET HALL

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation	X	STAN CO ALUC
	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
	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: Modesto		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES/SANITARY DIST	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: Consolidated	X	STAN CO SUPERVISOR DIST #:4 Berryhill
	HOSPITAL DIST:	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: Modesto	X	StanCOG
X	MOSQUITO DIST: Eastside	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
	MUNICIPAL ADVISORY COUNCIL:		STATE OF CA SWRBC – DIV OF DRINKING WATER DIST. 10
X	PACIFIC GAS & ELECTRIC	X	SURROUNDING LAND OWNERS
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: Modesto Empire & Traction		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		TUOLUMNE RIVER TRUST
X	SCHOOL DIST 1: Modesto		US ARMY CORPS OF ENGINEERS
	SCHOOL DIST 2:		US FISH & WILDLIFE
	WORKFORCE DEVELOPMENT		US MILITARY (SB 1462) (7 agencies)
	STAN CO AG COMMISSIONER		USDA NRCS
X	Modesto-County Airport		WATER DIST:

STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: REZONE APPLICATION NO. PLN2019-0093 – TENAYA BANQUET HALL

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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CEQA INITIAL STUDY

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

1. **Project title:** Rezone Application No. PLN2019-0093 – Tenaya Banquet Hall
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Rachel Wyse, Senior Planner
(209) 525-6330
4. **Project location:** 2206 Tenaya Drive, on the southeast corner of Mitchell Road and Tenaya Drive, in the Modesto area (APN: 036-001-048).
5. **Project sponsor's name and address:** Purecap Holdings, LLC – Roop Purewal
1400 K Street, Suite 201
Sacramento, CA 95814
6. **General Plan designation:** Industrial
7. **Zoning:** (M) Industrial
8. **Description of project:**

The project is a request to rezone a 2.91 acre parcel from an Industrial (M) zoning district to a Planned Development (P-D) zoning district to establish a catering and wedding event venue, with two separate event spaces, in an existing 34,720 square foot commercial building. The project involves use of 191 off-street (on-site) parking spaces and 54 spaces on property at 2504 Tenaya Drive (APN 036-020-046), located 0.4 miles away southeast of the project site.

The two venues spaces are adjoining and will consist of a wedding ceremony venue with a building occupancy of load of 1,127 persons and a banquet facility for receptions, parties, corporate events, and other similar events with an occupancy load of 1,274 persons. The building will include two separate lobby areas, a kitchen and bar facilities. The applicant indicates that the venues will not be occupied concurrently and the maximum occupancy in either venue will be less than 999 persons.

Hours of operations will be by appointment on Friday evenings (between 5:00 p.m. and 12:00 a.m.) and on Saturday and Sundays (between 10:00 a.m. and 12:00 a.m.). There would be a maximum of 34 employees on-site. The applicant proposes a max of four events per week, with a maximum of 600 vehicle trips per day or 2,400 trips per week.

9. **Surrounding land uses and setting:** Industrial business offices to the north across Tenaya Drive; a pallet supplier and industrial offices to the east across Tenaya Drive; business offices to the south; and the Modesto City-County Airport property to the west, across Mitchell Road.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** City of Modesto
Stanislaus County Department of Public Works

STRIVING TOGETHER TO BE THE BEST!

Department of Environmental Resources
Stanislaus Airport Land Use Commission

11. Attachments:

Negative Declaration
Maps
Application Information
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.

Miguel Galvez

Prepared by

January 30, 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

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

Discussion: The site itself is not considered to be a scenic resource or unique scenic vista. The site is currently developed with a 34,720 square foot commercial building and a parking lot with 191 parking spaces. The site is located in an area with other developed industrial uses, including a municipal airport (Modesto City – County Airport). No additional lighting is proposed, but standard conditions of approval will be added to this project to address glare from any proposed on-site lighting. No adverse impacts to the existing visual character of the site or its surroundings are anticipated.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance; the Stanislaus County General Plan; and Support Documentation¹.

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

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

Discussion: The California Department of Conservation's Farmland Mapping and Monitoring Program lists the project site's soil as "Urban and Built Up Land." The project site was developed with a 34,720 commercial building in 1976. The property is located in an urbanized area and no farmland is being converted with this project. The project site is located in an industrial zone and there are no active Williamson Act Contracts in the surrounding vicinity. The closest actively farmed land is located approximately 6,800 feet to the southeast. The proposed rezoning from Industrial to Planned Development will not result in the loss of forest land as there are no forest in or near the vicinity of the project site.

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 Documentation¹.

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

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

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California 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.

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 project was referred to the SJVAPCD and the Air District has not provided a project referral response. However, the project will serve a maximum of 999 persons per event and will hold a max of four events per week, which equals a maximum 600 trips per day or 2,400 trips per week. This is below the Air District's threshold for commercial uses of 1,673 trips per day, indicating that implementation of the proposed project would fall below the District's thresholds of significance for both short-term construction and long term operational emissions.

For these reasons, the proposed project would be consistent with the applicable air quality plans. Also, the proposed project would not conflict with applicable regional plans or policies adopted by agencies with jurisdiction over the project and would be considered to have a less than significant impact.

Construction activities associated with the proposed project would consist primarily of internal structural tenant improvements. 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 already developed 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.

Mitigation: None.

References: San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; and the Stanislaus County General Plan and Support Documentation¹

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	
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Discussion: The project is located within the Riverbank Quad of the California Natural Diversity Database. There are five species which are state or federally listed threatened (Swainson's hawk, Vernal pool fairy shrimp, steelhead – Central Valley DPS, Chinook Salmon Central Valley fall/late fall run ESU, and Valley Elderberry longhorn beetle) and one endangered species (Vernal pool fairy shrimp) within the Riverbank California Natural Diversity Database Quad. There is a very low likelihood that these species are present on the project site as the subject land has been disturbed and developed since 1976 with a 34,720 square foot commercial building and a 191-space parking lot. The surrounding properties have also been developed with industrial and commercial uses.

Consequently, 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 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 Documentation¹; Application information.

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

Discussion: A records search formulated by the Central California Information Center (CCIC) indicated that there was a low probability of discovery of prehistoric or historic resources on-site; nor have any cultural resources been discovered or reported in the immediate vicinity.

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, however, no response from any of the notified tribes were received. It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The project site is already developed, and the proposed construction is within the area which has already been disturbed. Standard development standards regarding the discovery of cultural resources during the construction process will be added to the project.

Mitigation: None.

References: Application Information; Central California Information Center Report for the project site, dated November 6, 2019; Stanislaus County General Plan and Support Documentation¹

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

Discussion: The project consists of rezoning a developed parcel from industrial to planned development to establish a wedding venue and banquet facility. The project will utilize an existing 34,720 square foot commercial building and no expansion of the structure is proposed. The proposed hours of operation are select Fridays (between 5:00 p.m. and 12:00 a.m. by appointment) and Saturdays & Sundays (between 10:00 a.m. and 12:00 a.m.). Approximately 15,031 square feet of the facility will be utilized as assembly area, with less than 999 occupants in attendance at any one time.

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

A Development Standard will be added to this project to address compliance with Title 24, Green Building Code, which includes energy efficiency requirements. Additionally, all interior and exterior lighting will be LED. It does not appear this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. The project was referred to the San Joaquin Valley Air Pollution Control District, but no response has been received.

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

Mitigation: None.

References: Application information; 2016 California Green Building Standards Code Title 24, Part 11(Cal Green); 2016 California Energy Code Title 24, Part 6; Stanislaus County General Plan and Support Documentation¹

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

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

Discussion: The USDA Natural Resources Conservation Service's Eastern Stanislaus County Soil Survey indicates that the property is made up of Hanford fine sandy loam, moderately deep over silt, 0 to 1 percent slope (HbpA).

As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required at building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed.

The project 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. Development Standards regarding these standards will be applied to the project and will be triggered when a building permit is requested. Construction activities associated with the proposed project would consist primarily of internal structural tenant improvements and would require little or no demolition or grading as the site is already developed and considered to be topographically flat.

Mitigation: None.

References: USDA Natural Resources Conservation Service's Eastern Stanislaus County Soil Survey; Stanislaus County General Plan and Support Documentation¹

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 Gases (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020.

This project proposes to rezone the land use from Industrial to Planned Development to establish a catering and event venue. The maximum number of employees per shift will be 35, no more than 999 patrons and employees will occupy the premises during peak times; and one truck delivery per day maximum is estimated, for a maximum of seven truck-trips per week.

The Air District was provided a project referral and no referral response was received indicating that proposal would result in green gas emissions resulting in an impact on the environment or conflict with the District's Plan for reducing emissions of greenhouse gases.

Mitigation: None.

References: Application information; Stanislaus County General Plan and Support Documentation¹

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

Discussion: The proposed project will consist of amending the zoning designation from Industrial to Planned Development to establish a wedding venue and banquet facility. Per the application, the operation will not include or generate any hazardous wastes associated with the project. Additionally, Chapter 6.95 of the California Health and Safety Code requires businesses that use, handle, or store hazardous materials above an identified threshold to submit a Hazardous Materials Business Plan. The applicant is required to use, store, and dispose of any hazardous materials in accordance with all applicable federal, state, and local regulations. The County Department of Environmental Resources is responsible for overseeing hazardous materials and has not indicated any particular concerns in this area.

The project site is not listed on the EnviroStor database managed by the CA Department of Toxic Substances Control. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Stanislaus Consolidated Fire Protection District. The project was referred to the Fire District, who did not respond with comments.

The project site is located within the following areas of the Modesto City-County Airport:

- 1) Referral Area of the Airport Influence Area (AIA)
- 2) Safety Zone (6)
- 3) Noise Compatibility Zone 60-65 db CNEL
- 4) Avigation Easement Area
- 5) Airspace Protection Zone

The Stanislaus County Airport Land Use Commission staff provided a project referral response letter dated December 19, 2019, indicating that Major Assembly Facilities which serve 1,000 persons or more are only considered to be compatible uses in Safety Zone 6 when located ½ mile or more away from the runway. The project site is only located .17 miles from the runway and accordingly, events which serve more than 1,000 people are not considered to be a compatible use. Indoor Large Assembly Facilities which serve 999 persons or less are only considered to be conditionally compatible uses in Safety Zone 6 provided there are no more than 15 square feet per person of assembly space.

The project site is located within Noise Compatibility Zone 60-65 dB CNEL which requires that the outside aircraft noise be no louder in the interior of the building than CNEL 45 dB. Noise reducing improvements may be required to achieve this interior noise maximum.

The project site is located within the Avigation Easement area identified in the ALUCP for the Modesto City-County Airport. The project proponent is to contact the Modesto City-County Airport to determine if they will require recording of this easement as a condition of approval (Development Standard) for the project request.

Additionally, based on FAR Part 77, Subpart B, the FAA shall be notified of any proposed construction or alteration having a height greater than an imaginary surface extending 50 feet outward and 1 foot upward (slope of 50 to 1) for a distance of 10,000 feet from the nearest point of any runway. Beyond FAA Height Notification Area boundary, any object taller than 200 feet or including reflective surfaces also requires FAA notification. To resolve any uncertainties with regard to the significance of the above types of flight hazards, Local Agencies should consult with FAA and the airport manager.

All of these requirements will be added as development standards. Therefore, no significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

Mitigation: None.

References: Stanislaus County ALUC response letter dated December 19, 2019, Stanislaus County General Plan and Support Documentation¹.

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

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

Discussion: Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains.

Although there is a positive storm drain in this area, the storm water shall be kept on site according to current County Stormwater Standards. All flood zone requirements will be addressed by the Building Permits Division during the building permit process. By virtue of use of the existing paved parking lot, the current absorption patterns of water upon this property will not 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 may be included in this project's conditions of approval, as required by the Stanislaus County Public Works Department.

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

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: FEMA Flood Map Service Center; Application Information; Stanislaus County General Plan and Support Documentation¹

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 (APN 036-001-048) is designated Industrial by the Stanislaus County General Plan land use diagrams and zoned M (Industrial). This is a request to amend the zoning designation of Industrial (M) to Planned Development to establish a wedding venue and banquet facility in a 34,720 square foot commercial building on a 2.91-acre parcel. Social halls, churches, community centers, and club houses are permitted by right in the Industrial zoning district, so as long as they can meet all development standards of the zoning district. The Planned Development Zoning District provides opportunities for creative and cohesive design concepts. The Planned Development District allows modification of requirements established in other districts, while ensuring compliance with, and implementation of the General Plan. Development standards are established for each Planned Development District by development plan. The proposed Planned Development standards will allow use of the existing commercial building with the incorporation of existing off-site parking spaces on property at 2504 Tenaya Drive (APN 036-001-048). As the proposed use will be operated during "down times" of the surrounding industrial businesses, any conflicts in use and operation are offset and minimized.

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

Mitigation: None.

References: Referral response from City of Modesto dated January 13, 2020; Stanislaus County General Plan and Support Documentation¹

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

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

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

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

Discussion: The Stanislaus County General Plan identifies noise levels up to 70 dB Ldn (or CNEL) as the normally acceptable level of noise for industrial, manufacturing, utilities and agricultural 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. Moreover, the site's operating hours are limited to between 5:00 p.m. to 12:00 a.m. on select Fridays and between 10 a.m. to 12:00 a.m. on select Saturdays and Sundays on an appointment basis. The site itself is impacted by the noise generated from Mitchell Road, the Modesto City-County Airport and adjacent industrial uses. As such, the project will be conditioned to abide by County regulations related to hours and days of construction.

As described earlier, the ALUC Commission staff commented that the project site is located within Noise Compatibility Zone 60-65 dB CNEL which requires that the outside aircraft noise be no louder in the interior of the building than CNEL 45 dB. Noise reducing improvements may be required to achieve this interior noise maximum.

Mitigation: None.

References: Stanislaus County ALUC response letter dated December 19, 2019; Stanislaus County General Plan and Support Documentation¹

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

Discussion: The site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5th cycle Regional Housing Needs Allocation (RHNA) for the county and will therefore not impact the County's ability to meet their RHNA. No population growth will be induced nor, will any existing housing be displaced as a result of this project.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

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

Discussion: The County has adopted Public Facilities Fees, as well as Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. No new buildings are proposed as part of this project. However, should any construction occur on the property in the future, 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, and public works departments and districts during the early consultation referral period and no concerns were identified with regard to public services. Modesto Irrigation District (MID) indicated that a forty foot right-of-way is located adjacent immediately south of the subject site. Additionally, the District has existing electrical facilities within and adjacent to the project area that shall be protected. These responses will be reflected as development standard and applied to the project.

Mitigation: None.

References: City of Modesto Response letter dated January 13, 2020; Modesto Irrigation District letter dated January 6, 2020; Stanislaus County General Plan and Support Documentation¹

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

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

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

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

Discussion: The project proposes to rezone a 2.91 acre parcel zoned Industrial (M) to Planned Development to establish two separate venue facilities. A maximum of thirty-four employees and up to 840 guests are expected at the site at any one time during its operation. The project will serve a maximum of 999 persons per event and will hold a max of four events per week, which equals a maximum 600 trips per day or 2,400 trips per week. The project will receive access via County-maintained Tenaya Drive. Increased traffic resulting from the proposed use of the site will be distributed among this property and the off-site parking lot at 2504 Tenaya Drive, located 0.4 miles to the southeast. The project was referred to Caltrans, the City of Modesto and Stanislaus County Public Works department and none of the agencies identified a concern with traffic and circulation; therefore, staff has no evidence to support that this project will significantly impact Tenaya Drive or Mitchell Road.

Mitigation: None.

References: Referral response from Caltrans District 10 dated December 27, 2019; Referral response from the Stanislaus County Public Works Department dated December 13, 2019; Referral response from the City of Modesto dated January 13, 2020; Stanislaus County General Plan and Support Documentation¹.

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

Discussion: Limitations on providing services have not been identified. The project proposes to utilize City of Modesto for water and wastewater service. Any proposed upgrades to existing service connections may be allowed as approved by the City of Modesto. The Department of Public Works will review and approve any proposed grading and drainage plans prior to construction. Development Standards will be added to the project to reflect this requirement.

Mitigation: None.

References: Referral Response Letter from the City of Modesto dated January 13, 2010; Stanislaus County General Plan and Support Documentation¹

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

Discussion. The Stanislaus County Local Hazard Mitigation Plan identifies risks posed by disasters and identifies ways to minimize damage from those disasters. With the Wildfire Hazard Mitigation Activities of this plan in place, impacts to an

adopted emergency response plan or emergency evacuation plan are anticipated to be less than significant. The terrain of the site is relatively flat, developed in an urbanized area and the site has access to a County-maintained road. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Consolidated Fire Protection District. The project was referred to the District who did not respond with any comments.

Development Standards will be applied to require 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. California Building Code establishes minimum standards for the protection of life and property by increasing the ability of a building to resist intrusion of flame and embers. Wildfire risk and risks associated with postfire land changes are considered to be less than significant.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

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. The existing building is located in an area already developed with industrial uses.

Mitigation: None.

References: Initial Study; Stanislaus County General Plan and Support Documentation¹

¹Stanislaus 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 10TH Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

NEGATIVE DECLARATION

NAME OF PROJECT: Rezone Application No. PLN2019-0093 – Tenaya Banquet Hall

LOCATION OF PROJECT: 2206 Tenaya Drive, on the southeast corner of Mitchell Road and Tenaya Drive, in the Modesto area (APN: 036-001-048).

PROJECT DEVELOPERS: Purecap Holdings, LLC – Roop Purewal
1400 K Street, Suite 201
Sacramento, CA 95814

DESCRIPTION OF PROJECT: Request to rezone a 2.91 acre parcel from an Industrial (M) zoning district to a Planned Development (P-D) zoning district to establish a catering and wedding event venue, with two separate event spaces, in an existing 34,720 square foot commercial building. The project involves use of 191 off-street (on-site) parking spaces and 54 spaces on property at 2504 Tenaya Drive (APN 036-020-046), located 0.4 miles away southeast of the project site.

Based upon the Initial Study, dated January 30, 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: Miguel Galvez, Deputy Director

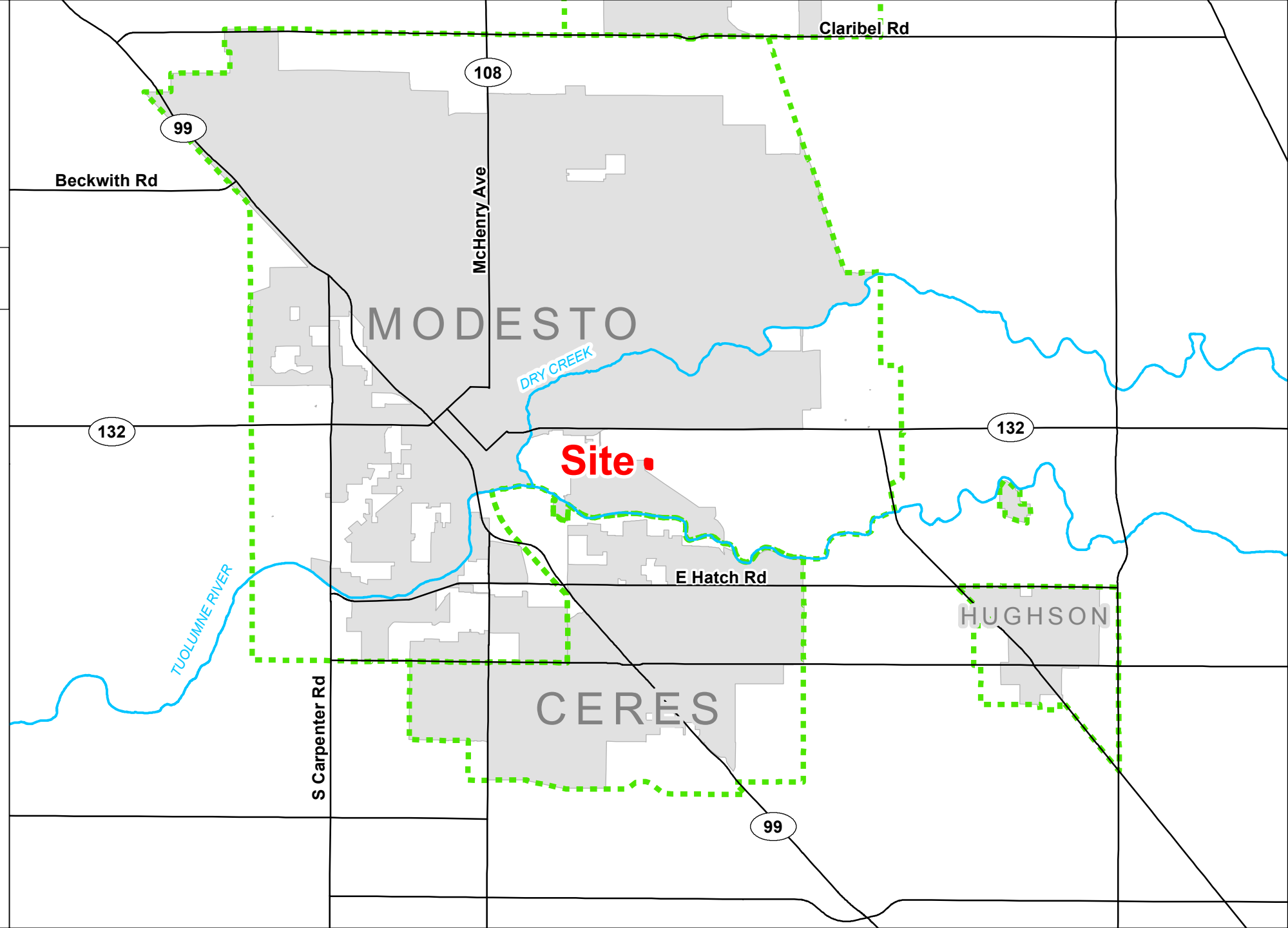
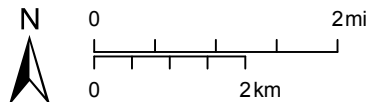
Submit comments to: Stanislaus County
Planning and Community Development Department
1010 10th Street, Suite 3400
Modesto, California 95354

**TENAYA
BANQUET HALL
REZ
PLN2019-0093**

AREA MAP

LEGEND

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








TENAYA BANQUET HALL

REZ
PLN2019-0093

GENERAL PLAN MAP

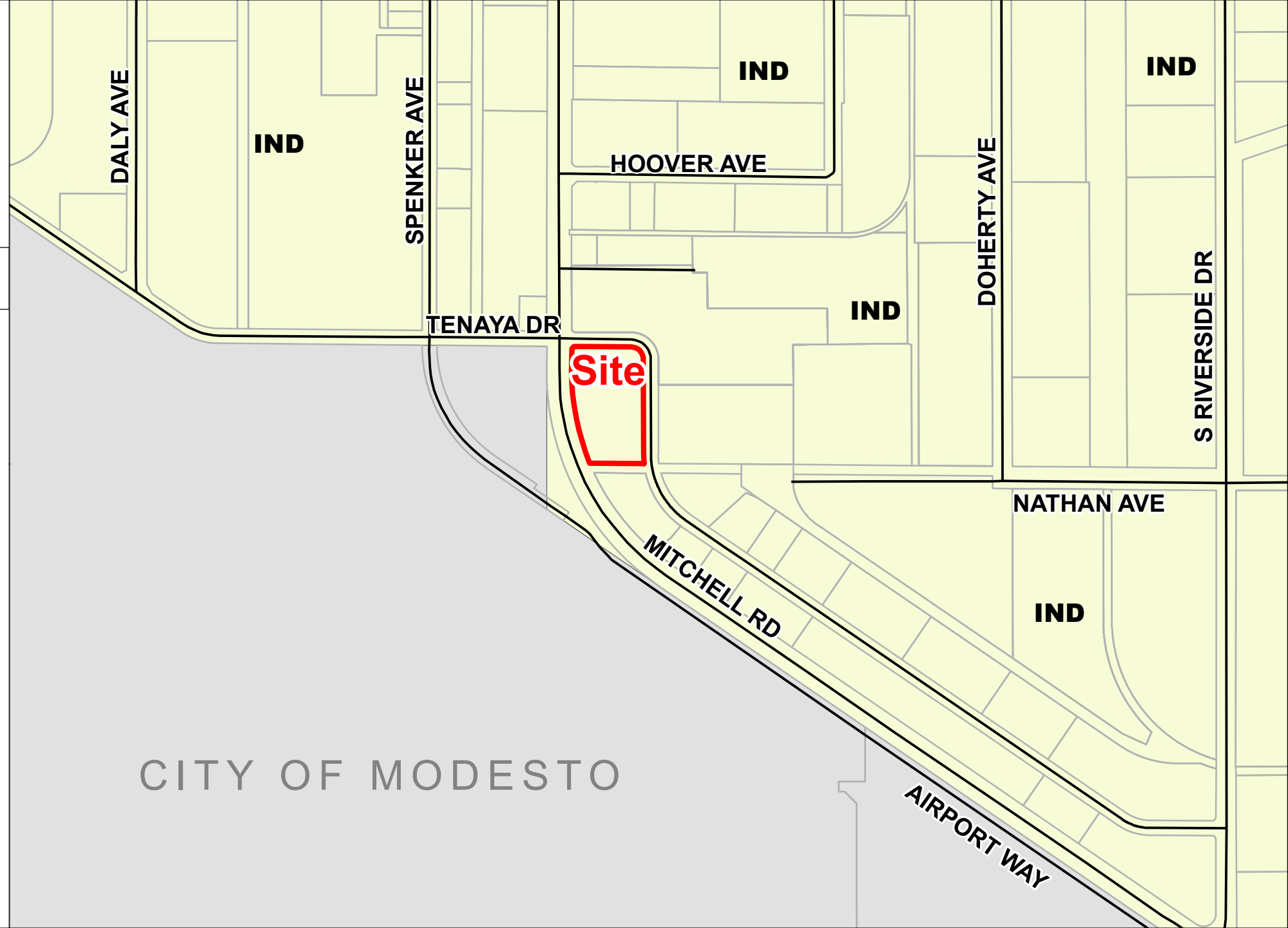
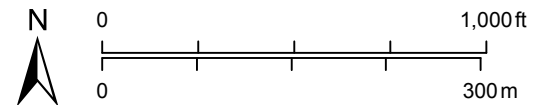
LEGEND

-  Project Site
-  Sphere of Influence

-  City
-  Parcel
-  Road

General Plan

-  Industrial







TENAYA BANQUET HALL


REZ
PLN2019-0093

ZONING MAP

LEGEND

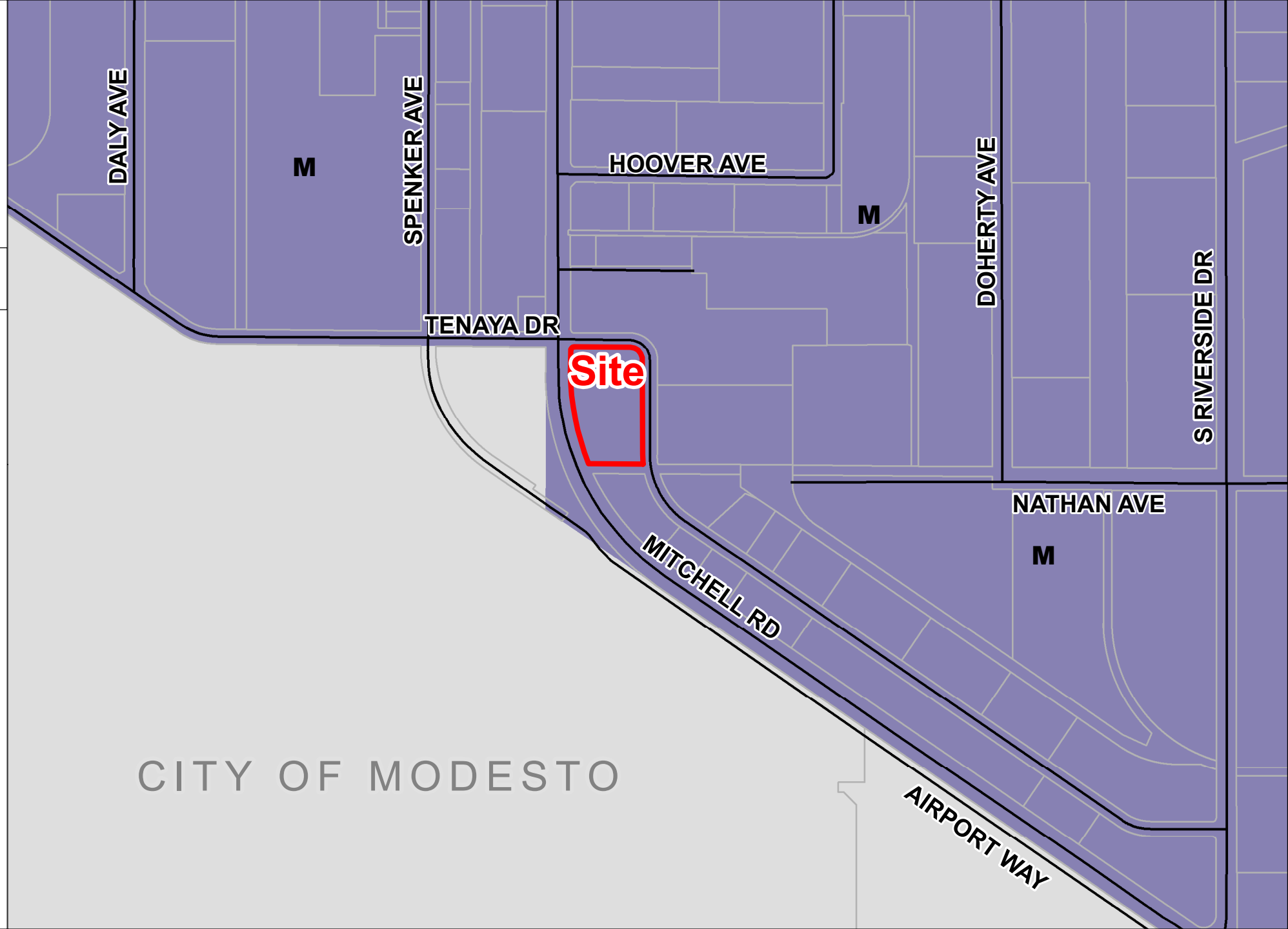
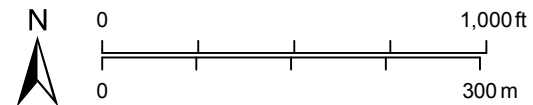
-  Project Site
-  Sphere of Influence

-  City
-  Parcel

-  Road

Zoning Designation

-  Industrial

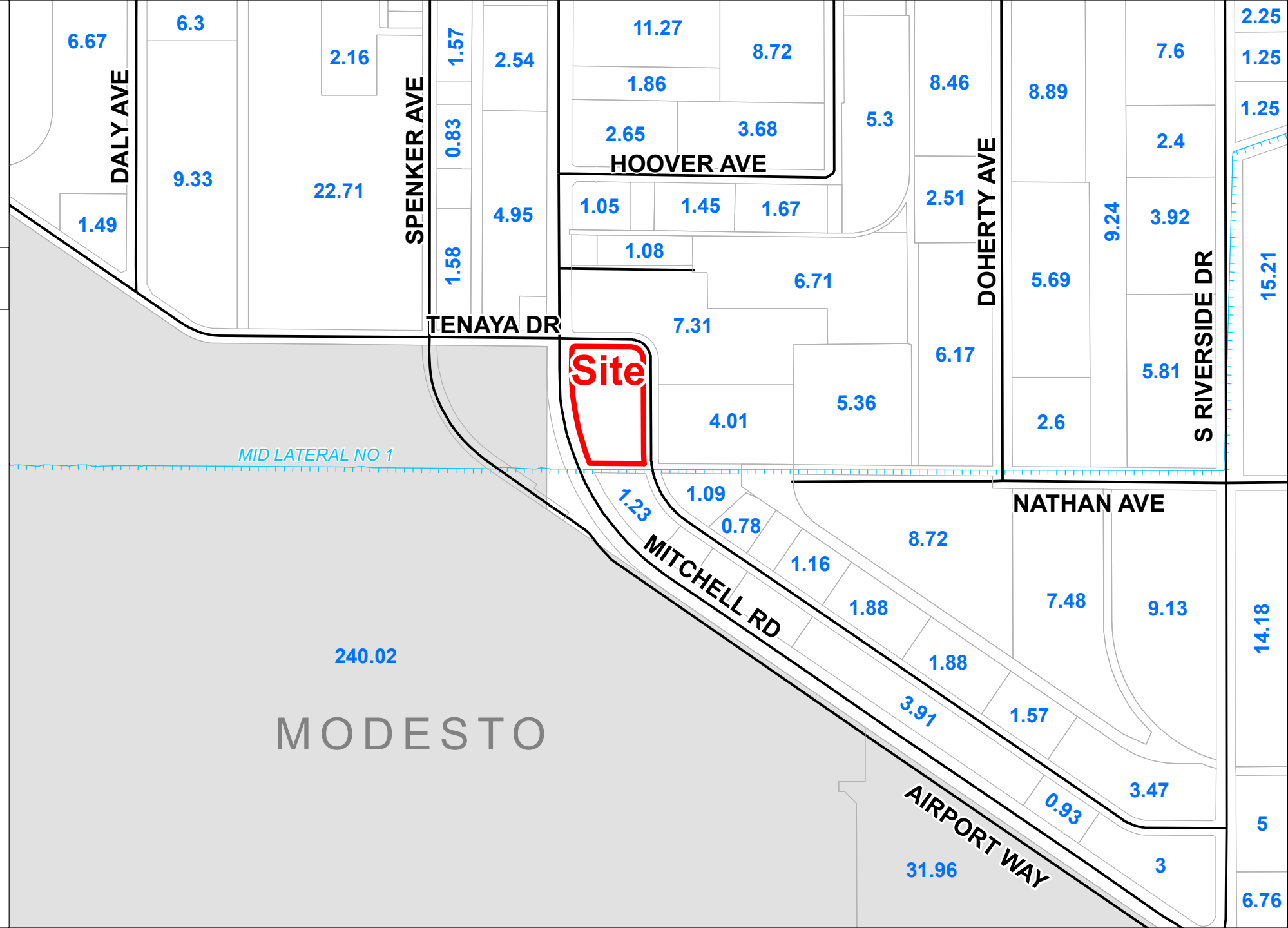
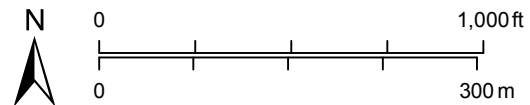


TENAYA
BANQUET HALL
REZ
PLN2019-0093

ACREAGE MAP

LEGEND

-  Project Site
-  City
-  Parcel/Acres
-  Road
-  Canal




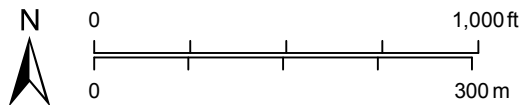
TENAYA
BANQUET HALL
REZ
PLN2019-0093

2017 AERIAL AREA MAP

LEGEND

 Project Site

 Road



Source: Planning Department GIS

Date: 10/21/2019



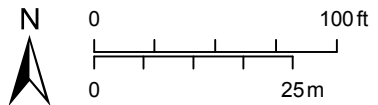
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**TENAYA
BANQUET HALL
REZ
PLN2019-0093**

2017 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road





RENDERING OF FRONT ENTRY

COMMERCIAL ARCHITECTURE INC.

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

PROJECT : PARCEL RE-ZONE APPLICATION
THE URBAN ROSE - WEDDING AND BANQUET FACILITY
CLIENT : PURECAP HOLDINGS, LLC.
LOCATION : 2206 TENAYA DRIVE
MODESTO, CA 95354
A.P.N.: 036-001-048

DRAWN SLW	CHECKED -
DATE 10/3/19	JOB NO. 18-101 REZONE
SHEET	
VIEW	

BUILDING AREA ANALYSIS

ROOM #	ROOM NAME	USE & AREA			OCCUPANT LOAD CBC 1004.1.2		PARKING REQUIRED	
		OCC. CLASS	USE	AREA	OCC. LOAD	# OCC.	PARKING RATIO	PARKING REQUIRED
100	LOBBY		A-2	1,641	5	328		
101	DINING ROOM		A-2	12,603	15	840	50	252
102	BEVERAGE BAR		A-2	221	200	1	50	4
103	LOUNGE		A-2	735	15	49	50	15
104	BAR UTILITY		A-2	242	200	1	50	5
105	SERVER STATION		A-2	138	200	1	50	3
106	FOOD BUFFET		A-2	629	15	42	50	13
107	HALL		A-2	463	-	-	50	9
108	OFFICE		A-2	269	100	3		
109	MEN'S RESTROOM		A-2	655	-	-		
110	JANITOR'S CLOSET		A-2	42	200	1		
111	WOMEN'S RESTROOM		A-2	1,012	-	-		
112	HALL		A-2	1,298	-	-		
113	ELECTRICAL UTILITY		A-2	151	200	1		
114	CHANGING ROOM		A-2	164	100	2		
115	UNISEX RESTROOM		A-2	99	-	1		
116	STORAGE		*S-1*	398	300	1		
117	STORAGE		*S-1*	112	300	1		
118	STORAGE		*S-1*	617	300	2		
ASSEMBLY AREA 1				21,489		1274		
119	LOBBY		A-2	1,072	5	214		
120	HALL		A-2	119	-	-		
121	HALL		A-2	119	-	-		
122	ELECTRICAL UTILITY		A-2	201	300	1		
123	STORAGE		*S-1*	194	300	1		
124	CHANGING ROOM		A-2	194	100	2		
125	ASSEMBLY		A-2	5,841	7	834		
126	PLATFORM		A-2	1,110	15	74		
127	HALL		A-2	118	-	-		
128	STORAGE		*S-1*	193	300	1		
ASSEMBLY AREA 2				9,161		1127		
A-2 OCCUPANCY TOTAL				30,650		2401		301
129	HALL		B	449	-	-		
130	FOOD STORAGE		*S-2*	295	300	1		
131	FOOD STORAGE		*S-2*	272	300	1		
132	HALL		B	365	-	-		
133	DISHWASH		B	221	200	1		
134	DISH STORAGE		*S-2*	188	300	1		
135	WALK-IN COOLER		*S-2*	229	200	1		
136	KITCHEN		B	607	200	3		
137	DISH STORAGE		*S-2*	103	200	1		
138	KITCHEN		B	532	200	3		
139	HALL		B	151	-	-		
140	WALK-IN COOLER		*S-2*	267	300	1		
141	DISH STORAGE		*S-2*	164	300	1		
142	OFFICE		B	70	100	1		
143	UNISEX RESTROOM		B	67	-	-		
144	WATER-HEATER ROOM		B	49	200	0		
145	JANITOR CLOSET		B	41	200	0		
B OCCUPANCY TOTAL				4,070		14		
BUILDING TOTAL				34,720		2,414		301

S-1 INCIDENTAL TO A-2 OCCUPANCY
TOTAL AREA OF A-2 30,650 SF
TOTAL AREA OF S-1 1,514 SF (4.9%) < 10% OF TOTAL
S-2 NO SEPARATION REQUIRED BETWEEN B AND S-2 PER 2016 CBC TABLE 508.4

ARCHITECTURAL SYMBOL LEGEND

DRAWING TITLE NORTH DRAWING IDENTIFICATION SCALE: 1/4" = 1'-0" DRAWING SCALE	ROOM IDENTIFICATION ROOM DESIGNATION ROOM IDENTIFICATION NUMBER NAME #
INTERIOR ELEVATION INTERIOR ELEVATION NUMBER DRAWING NUMBER LOCATION	KEYED NOTES KEYED NOTE #
SECTION SECTION NUMBER VIEW DIRECTION DRAWING NUMBER LOCATION	DOOR IDENTIFICATION DOOR IDENTIFICATION NUMBER # WINDOW IDENTIFICATION WINDOW IDENTIFICATION NUMBER #
DETAIL DETAIL NUMBER CUT DIRECTION DRAWING NUMBER LOCATION	FIXTURE IDENTIFICATION FIXTURE IDENTIFICATION NUMBER # EQUIPMENT IDENTIFICATION EQUIPMENT IDENTIFICATION NUMBER #
ELEVATION HEIGHT ELEVATION HEIGHT REFERENCE POINT	FINISH DESIGNATION FINISH IDENTIFICATION NUMBER # REVISIONS ADDENDUM NUMBER REVISED AREA CLOUD

REQUIRED PLUMBING FIXTURES

OCCUPANCY TYPE	TOTAL OCCUPANT LOAD PER CPC TABLE 422A	MALE			FEMALE		UNISEX			
		WC	UR	LAV	WC	LAV	WC	LAV	DF	SS
A-2 ASSEMBLY	1022 (511 M / 511 F)	5	4	4	9	5	--	--	1	1
B BUSINESS	21 (11 M / 11 F)	1	1	1	1	1	--	--	1	1

SUPPLIED PLUMBING FIXTURES

OCCUPANCY TYPE	OCCUPANT LOAD PER GENDER	MALE			FEMALE		UNISEX			
		WC	UR	LAV	WC	LAV	WC	LAV	DF	SS
A-2 ASSEMBLY	511	5	4	4	9	5	--	--	*	1
B BUSINESS	11	**	**	**	**	**	1	1	*	1

* PER 2016 CPC 415.2, WHERE FOOD AND DRINK IS CONSUMED INDOORS, WATER STATIONS SHALL BE PERMITTED TO BE SUBSTITUTED FOR DRINKING FOUNTAINS. PLEASE SEE KITCHEN EQUIPMENT DRAWINGS FOR LOCATION OF PROPOSED WATER STATIONS

** PER 2016 CPC 422.2, EXCEPTION 3, BUSINESS OCCUPANT LOAD LESS THAN 50

REZONE APPLICATION FOR
THE URBAN ROSE
WEDDING VENUE AND BANQUET FACILITY

2206 TENAYA DRIVE, MODESTO, CA, 95354

A.P.N.: 036-001-048

CODE DATA

ASSESSOR'S PARCEL NUMBER:	036-001-048
PROJECT ADDRESS:	2206 TENAYA DRIVE MODESTO, CA 95354
PROJECT JURISDICTION:	STANISLAUS COUNTY STANISLAUS COUNTY DEPT. OF ENVIRONMENTAL HEALTH
ZONING:	EXISTING M PROPOSED PD
GENERAL PLAN DESIGNATION:	INDUSTRIAL
SITE AREA:	126,986 SF / 2.91 ACRES
BUILDING AREA & OCCUPANCY:	ASSEMBLY A-2 30,650 SF BUSINESS B 4,070 SF 34,720 SF

TYPE OF CONSTRUCTION:	VB
FIRE SPRINKLERS:	YES
STORIES:	1 STORY
BASE ALLOWABLE BUILDING AREA:	ALLOWABLE AREA OF A-2 OCCUPANCY WITH SPRINKLERS 24,000 SF ALLOWABLE AREA OF B OCCUPANCY WITH SPRINKLERS 36,000 SF
ALLOWABLE AREA INCREASE:	W1 NORTH 250'-0" - 20'-0" = 230'-0" (SUB 30'-0") W2 EAST 50'-0" - 20'-0" = 30'-0" W3 SOUTH 0'-0" - 20'-0" = 0'-0" W4 WEST 112'-0" - 20'-0" = 92'-0" (SUB 30'-0") (W MEASURED TO CENTERLINE OF PUBLIC WAY) L1 NORTH 248'-0" L2 EAST 140'-0" L3 SOUTH 248'-0" L4 WEST 140'-0" F PERIMETER >20' 636'-0" P PERIMETER 776'-0"

FRONTAGE INCREASE PER 506.3.2
WEIGHTED AVERAGE (506.2.1)
$$= \frac{(L1 \times W1) + (L2 \times W2) + (L3 \times W3) + (L4 \times W4)}{F}$$
$$= \frac{(248 \times 30) + (140 \times 30) + (248 \times 0) + (140 \times 30)}{636}$$
$$= \frac{(7,740 + 4,200 + 0 + 4,200)}{388}$$
$$= 16,140 / 388$$
$$= 41.59$$
$$= \text{WEIGHTED AVERAGE} = 30$$

FRONTAGE INCREASE (506.2)
 $I_1 = [F/P - 0.25] W/30$
 $I_1 = [636 / 776 - 0.25] 30 / 30$
 $I_1 = [0.81 - 0.25] 1$
 $I_1 = 0.56$

ALLOWABLE AREA INCREASE FACTOR = 0.56

ALLOWABLE AREA OF A-2 OCCUPANCY WITH SPRINKLERS
= (24,000) + (24,000 x 0.56)
= (24,000) + (13,440)
= 37,440
ALLOWABLE AREA OF B OCCUPANCY WITH SPRINKLERS
= (36,000) + (36,000 x 0.255)
= (36,000) + (9,180)
= 45,180

$$1 > \{A_{2ACTUAL} / A_{2ALLOWABLE}\} + \{B_{ACTUAL} / B_{ALLOWABLE}\}$$

1 > {30,650 / 37,440} + {4,070 / 45,180}
1 > {0.82} + {0.09}
1 > 0.91

PER 2016 CBC TABLE 508.4
1-HOUR SEPARATION REQUIRED BETWEEN A-2 & B OCCUPANCIES

2,499
SEE 'BUILDING AREA ANALYSIS' ON DRAWING T-1.1

25'-0" AT FRONT ENTRIES
22'-0" AT PERIMETER PARAPET

301 SPACES
SEE 'BUILDING AREA ANALYSIS'

SEE 'PARKING ANALYSIS' ON DRAWING A-1.1

DRAWING INDEX

ARCHITECTURAL

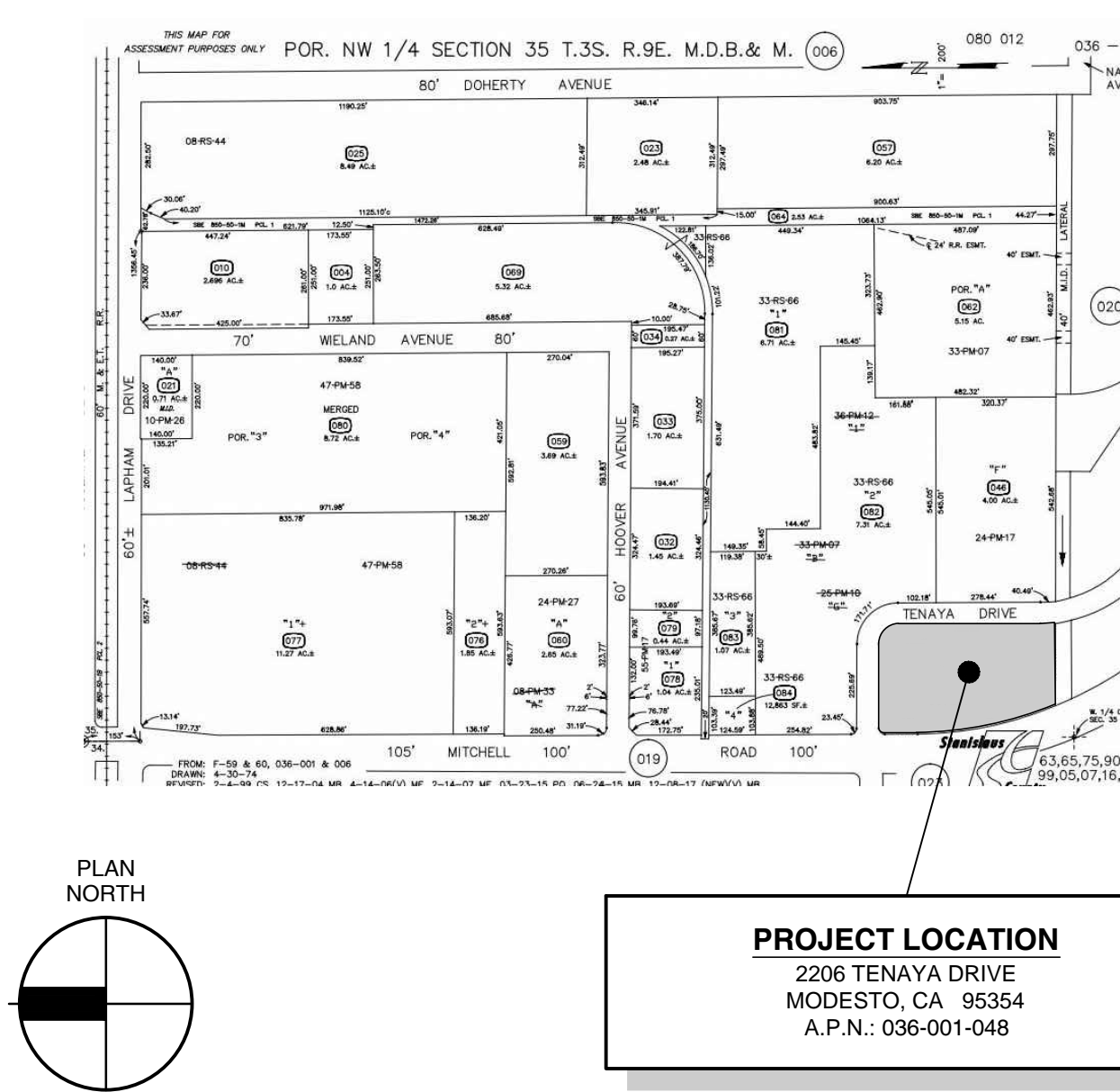
T-1.0	TITLE PAGE
A-1.0	SITE PLAN
A-1.1	PARKING ANALYSIS
A-2.0	OVERALL FLOOR PLAN
A-2.1	EXITING FLOOR PLAN
A-3.0	EXTERIOR ELEVATIONS
A-3.1	EXTERIOR ELEVATIONS
A-3.2	EXTERIOR ELEVATIONS

PROJECT TEAM

BUILDING OWNER
PURECAP HOLDINGS, LLC.
ROOP PUREWAL
1400 K STREET, SUITE 201
SACRAMENTO, CA 95814
PH. (916) 834-2172

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

VICINITY MAP



REVISIONS	BY

COMMERCIAL ARCHITECTURE INC.

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616 14TH STREET, MODESTO, CA 95354
PH (209) 571-8158 FAX (209) 571-8160

PROJECT : PARCEL REZONE APPLICATION

THE URBAN ROSE

WEDDING AND BANQUET FACILITY

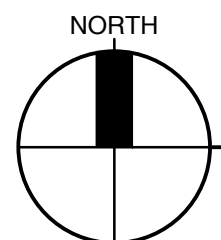
CLIENT : PURECAP HOLDINGS, LLC.

LOCATION : 2206 TENAYA DRIVE

MODESTO, CA 95354

A.P.N.: 036-001-048

DRAWN SLW
CHECKED TJB
DATE 9/5/19
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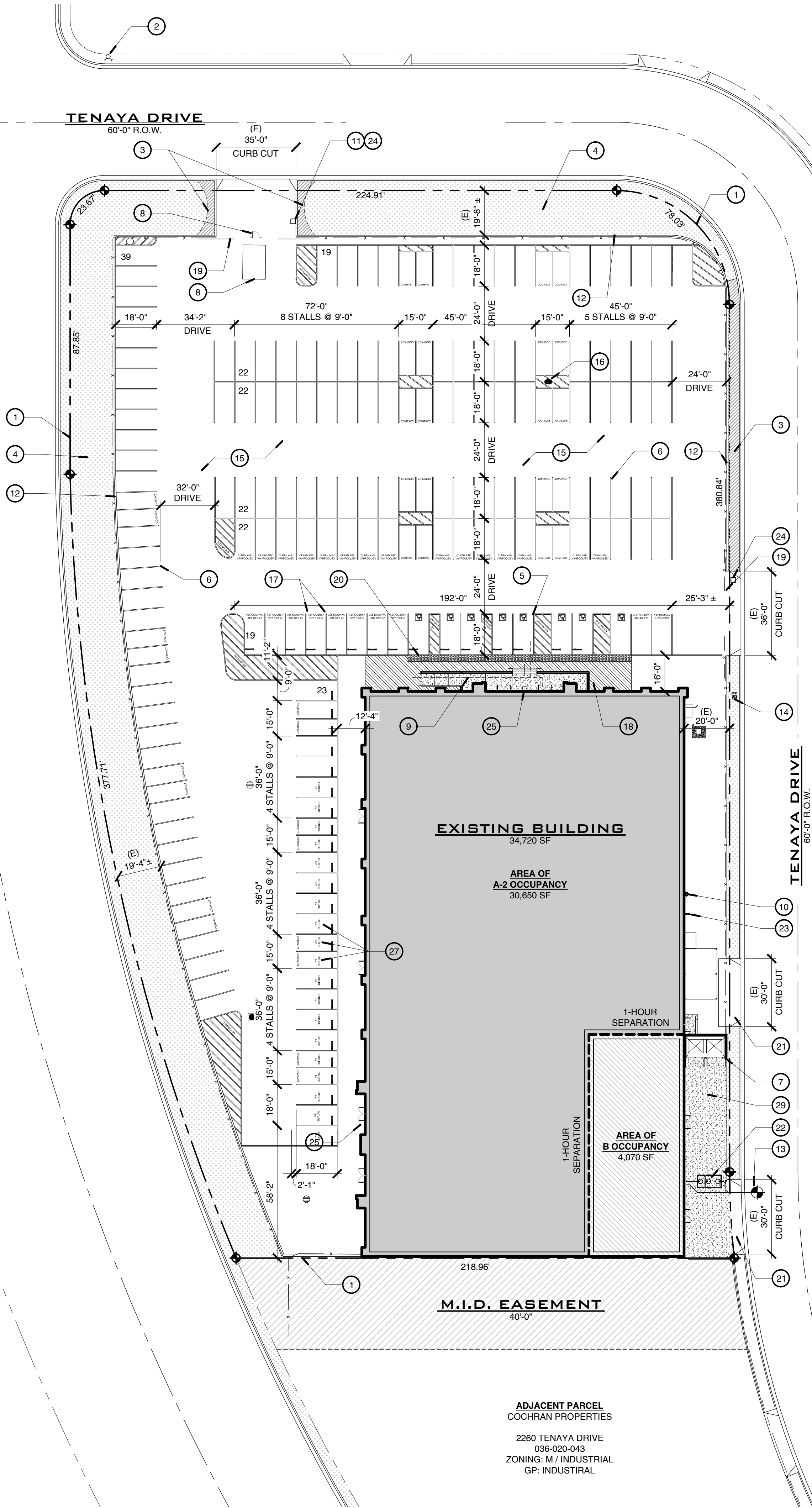


SITE PLAN

SCALE: 1" = 30'-0"

ADJACENT PARCEL
CITY OF MODESTO
MODESTO AIRPORT
036-023-002

MITCHELL ROAD
100'-0" R.O.W.



ADJACENT PARCEL
COCHRAN PROPERTIES
2260 TENAYA DRIVE
036-020-043
ZONING: M / INDUSTRIAL
GP: INDUSTRIAL

ADJACENT PARCEL
448 MITCHELL ROAD
036-001-082
ZONING: M / INDUSTRIAL
GP: INDUSTRIAL

ADJACENT PARCEL
PADILLA INVESTMENTS, LLC.
2219 TENAYA DRIVE
036-001-046
ZONING: M / INDUSTRIAL
GP: INDUSTRIAL

ADJACENT PARCEL
PADILLA INVESTMENTS, LLC.
2235 TENAYA DRIVE
036-020-057
ZONING: M / INDUSTRIAL
GP: INDUSTRIAL

KEYNOTES

- PROPERTY LINE, TYPICAL
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING NON-COMPLIANT SIDEWALK TO BE REMOVED AND REPLACED WITH LANDSCAPING TO MATCH EXISTING
- EXISTING LANDSCAPE PLANTER TO REMAIN - NO WORK
- VAN ACCESSIBLE PARKING STRIPING - SEE DETAIL
- STANISLAUS COUNTY STANDARD PARKING STRIPING, TYPICAL
- PROPOSED CMU TRASH ENCLOSURE WITH CONCRETE APRON
- EXISTING GUARD / SECURITY BUILDING TO REMAIN - NO WORK
- DASHED LINE INDICATES 4'-0" WIDE MINIMUM ACCESSIBLE PATH OF TRAVEL TO ACCESSIBLE PARKING STALL
- GAS METER - SEE PLUMBING DRAWINGS
- SITE ACCESSIBILITY SIGNAGE - SEE DETAILS
- EXISTING CONTINUOUS CONCRETE CURB TO REMAIN - NO WORK
- POINT OF CONNECTION TO SANITARY SEWER SERVICE
SEE CIVIL AND PLUMBING DRAWINGS
- DOMESTIC WATER SERVICE, METER AND BACKFLOW PREVENTION DEVICE
SEE CIVIL DRAWINGS
- ASPHALT CONCRETE PAVING TO BE SLURRY SEALED AND RE-STRIPED, AS INDICATED
- EXISTING SITE LIGHTING FIXTURE TO REMAIN - NO WORK
- DESIGNATED PARKING FOR FUEL EFFICIENT VEHICLE. PROVIDE AND INSTALL 6" HIGH LETTERING IN WHITE TRAFFIC PAINT "CLEAN AIR VEHICLE" (18 TOTAL)
- BICYCLE RACK - (1) BICYCLE RACK - WELLE MULTI-BEND ROUND PIPE RACK H3605 WITH 5 BIKE CAPACITY
- EXISTING 6'-0" HIGH ORNAMENTAL IRON FENCE WITH DRIVE GATE TO REMAIN - NO WORK
- 36" WIDE TRUNCATED DOME MAT WHERE PATH OF TRAVEL CROSSES TRAFFIC
SEE DETAILS
- EXISTING CURB CUT TO REMAIN - NO WORK
- 1500 GALLON GREASE INTERCEPTOR WITH SAMPLE CHAMBER SEE PLUMBING
DRAWINGS FOR CONTINUATION - SEE DETAIL
- LOCATION OF EXISTING FIRE DEPARTMENT CONNECTION TO REMAIN
- PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS AT MAIN ENTRY GATE
- PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS AT MAIN ENTRY DOORS
- PROVIDE 3'-0" WIDE, MAN-GATE WITH PANIC HARDWARE FOR EXIT ACCESS
- PROVIDE ELECTRICAL RACEWAY FOR INSTALLATION OF FUTURE ELECTRIC VEHICLE CHARGING
STATIONS (14 TOTAL) - SEE ELECTRICAL DRAWINGS
- 36" MAN GATE WITH PANIC / EXIT HARDWARE
- EXISTING ASPHALT PAVING TO BE REMOVED AND REPLACE WITH 4" THICK CONCRETE WITH
MEDIUM BROOM FINISH

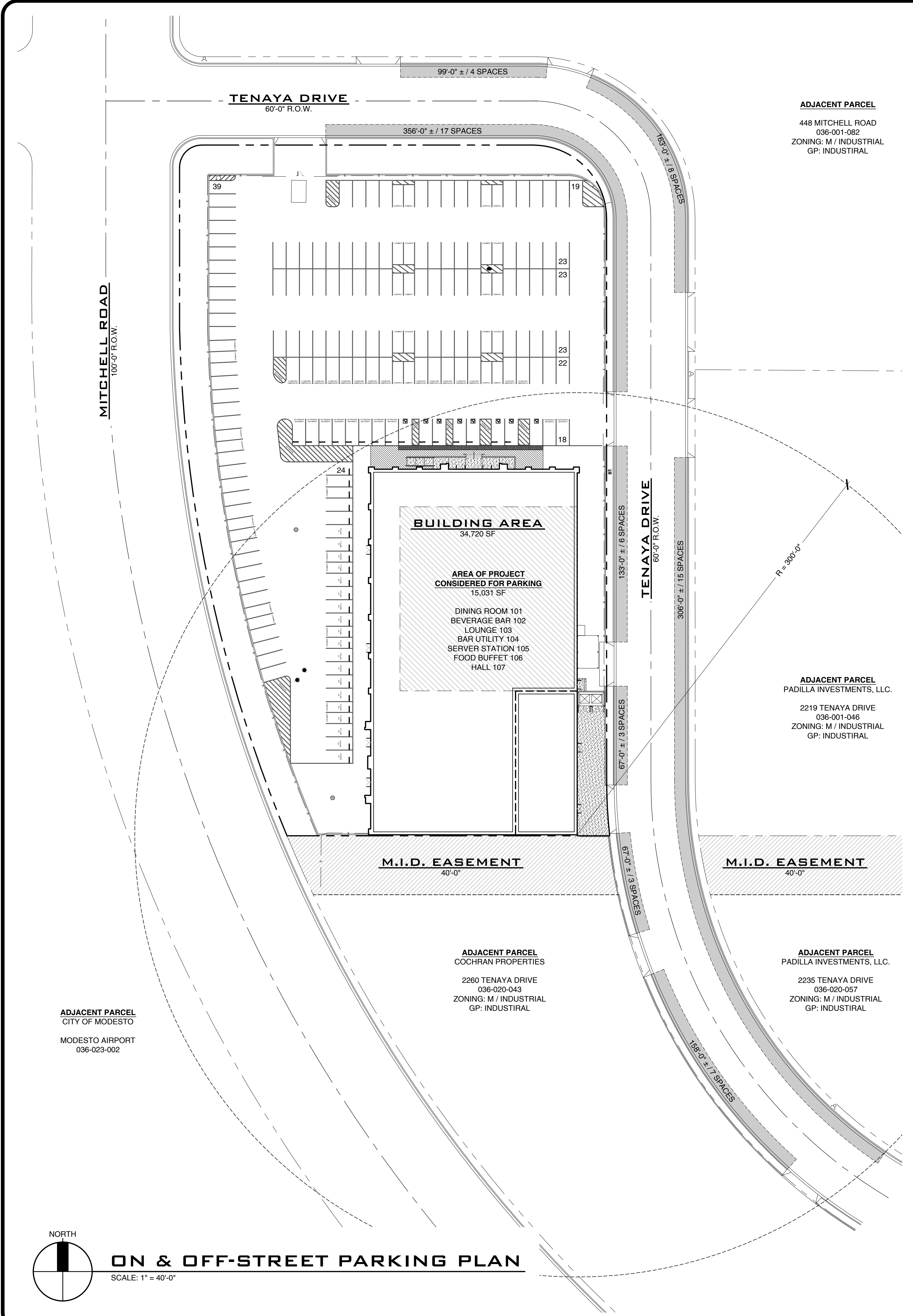
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COMMERCIAL ARCHITECTURE INC.

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616 14TH STREET, MODESTO, CA 95354
PH (209) 571-8158 FAX (209) 571-8160

PROJECT : PARCEL RE-ZONE APPLICATION
THE URBAN ROSE
WEDDING AND BANQUET FACILITY
CLIENT : PURECAP HOLDINGS, LLC.
LOCATION : 2206 TENAYA DRIVE
MODESTO, CA 95354
A.P.N.: 036-001-048

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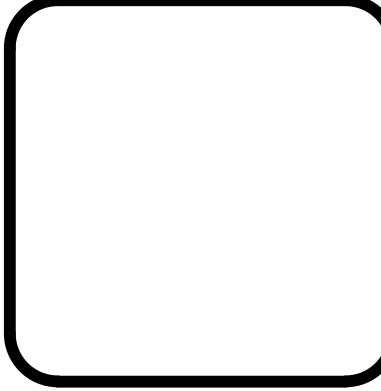


PARKING ANALYSIS	
PARKING STALLS REQUIRED:	
PARKING STALLS REQUIRED BY PROJECT SEE AREA AND PARKING ANALYSIS ON DRAWING T-1.0	301
ON-SITE PARKING STALLS PROVIDED:	
STANDARD STALLS PROVIDED ON-SITE	147
COMPACT STALLS PROVIDED ON-SITE	36
ACCESSIBLE STALLS PROVIDED ON-SITE	8
TOTAL STALLS PROVIDED ON-SITE	191
TOTAL NUMBER OF ACCESSIBLE STALLS REQUIRED PER 2016 CBC 11B-208.2	8
TOTAL CLEAN AIR VEHICLE SPACES (8% OF TOTAL) 2016 CAL GREEN TABLE A5.106.5.1.1	25
TOTAL FUTURE ELECTRIC VEHICLE SPACES (6% OF TOTAL) 2016 CAL GREEN TABLE A5.106.5.3.1	19
OFF-SITE PARKING STALLS PROVIDED:	
STREET PARKING WITHIN 300'-0" RADIUS OF BUILDING:	63
EMPLOYEE PARKING AT ALTERNATE LOCATION 2504 TENAYA DRIVE (0.4 MI DISTANCE)	54
TOTAL ON AND OFF STREET PARKING PROVIDED	308



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THE URBAN ROSE
WEDDING AND BANQUET FACILITY

CLIENT : PURECAP HOLDINGS, LLC.

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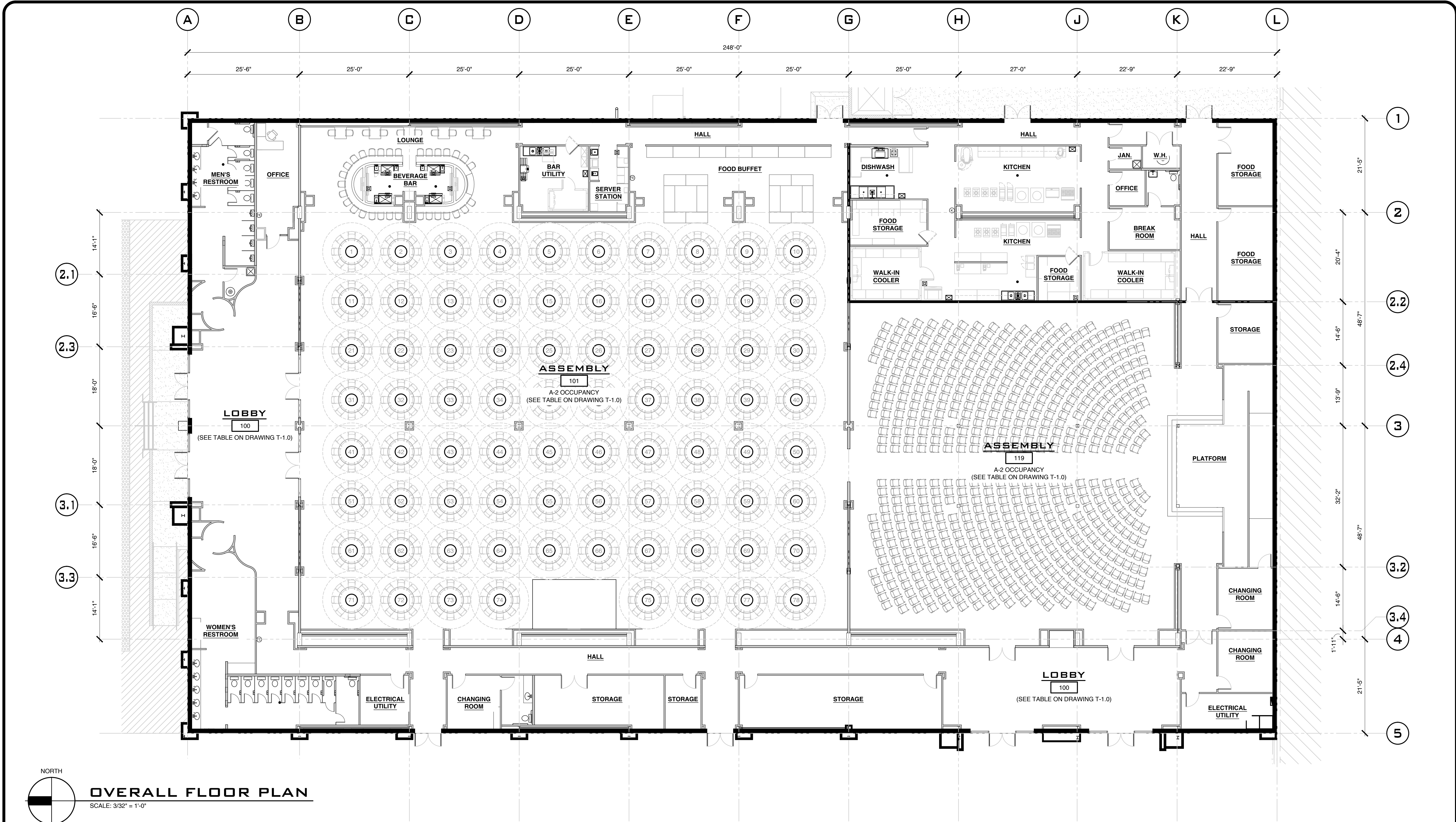
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PROJECT :

THE URBAN ROSE
WEDDING AND BANQUET FACILITY

CLIENT :

PURECAP HOLDINGS, LLC.

LOCATION :

2206 TENAYA DRIVE
MODESTO, CA 95354
A.P.N.: 036-001-048

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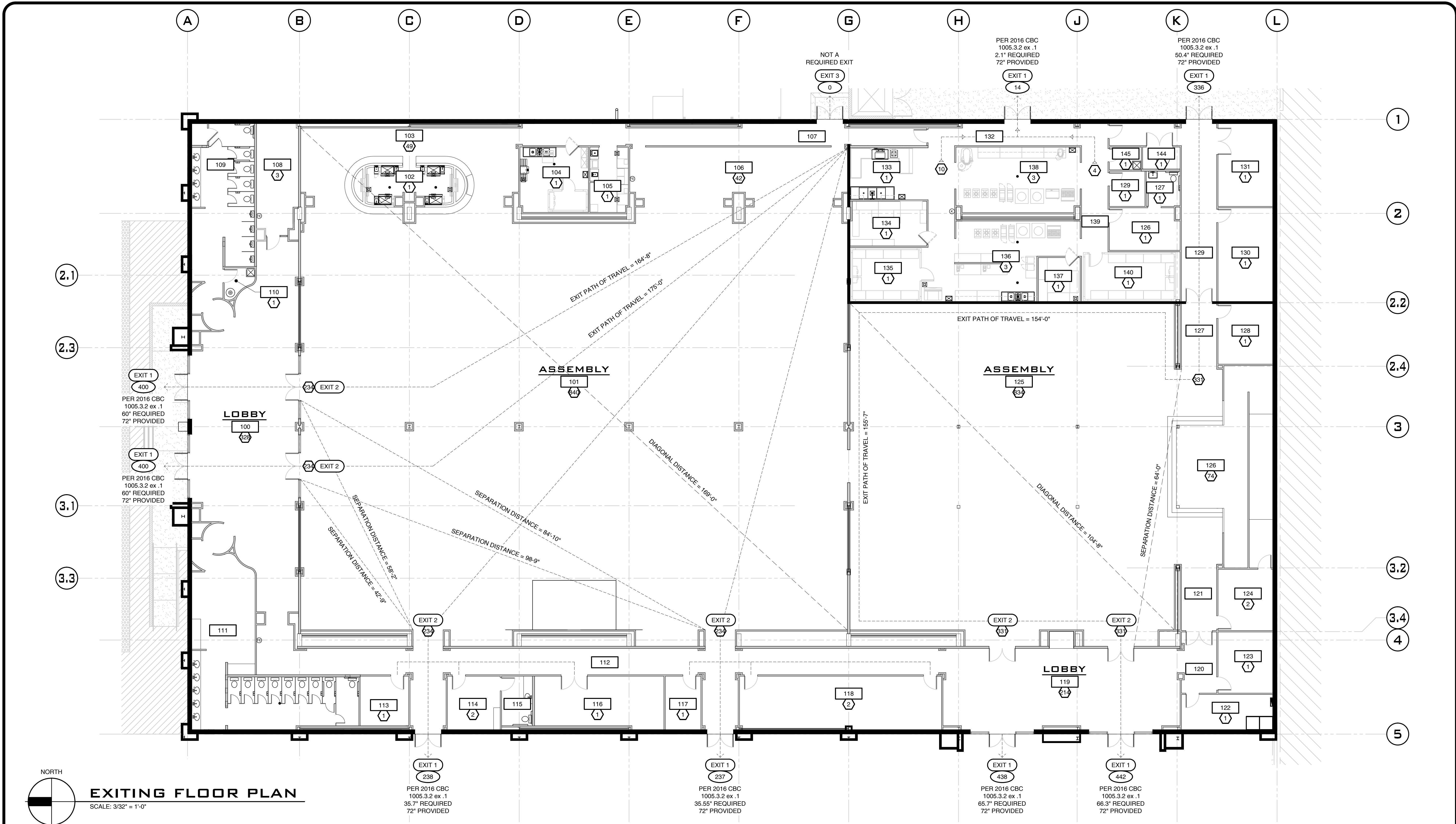
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18-101 REZONE

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A-2.0

OF SHEETS



EXITING FLOOR PLAN
SCALE: 3/32" = 1'-0"

NOTE:
ROOMS AND SPACES IN ASSEMBLY OCCUPANCIES SHALL HAVE THE OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS SPACE, NEAR THE MAIN EXIT OR EXIT ACCESS DOORWAY FROM THE ROOM OR SPACE. POSTED SIGNS SHALL BE OF AN APPROVED LEGIBLE PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR THE OWNER'S AUTHORIZED AGENT

EXITING CALCULATIONS

ASSEMBLY AREA 1 - 1274 OCCUPANTS	
NUMBER OF EXITS REQUIRED:	4 PER 2016 CBC TABLE 1006.3.1
SEPARATION OF EXITS:	2 EXITS MUST BE SEPARATED BY 1/2 DIAGONAL DISTANCE OF THE AREA SERVED PER 2016 CBC 1007.1.1, EXCEPTION 2 DIAGONAL DISTANCE = 169'-0" PER 1007.1.2: MINIMUM SEPARATION OF AT LEAST 2 OF 3 EXITS = 56'-4"
MAXIMUM EXIT TRAVEL DIST.:	250' 2016 CBC TABLE 1017.2
SPECIAL PROVISIONS FOR ASSEMBLY OCCUPANCY.:	PER 2016 CBC 1029.2, WITH AN OCCUPANT LOAD > 300 A MAIN EXIT IS PROVIDED THAT CAN ACCOMMODATE NOT LESS THAN 1/2 OF THE OCCUPANT LOAD OCC. LOAD = 1,274 1,274 / 2 = 637 (2) PAIR 3'-0" DOORS PROVIDED AT 72" WIDTH EACH = 144"
PROVIDED	637 x 0.15" (CBC 1005.3.2) = 95.55" REQUIRED < 144" PROVIDED

ASSEMBLY AREA 2 - 834 OCCUPANTS	
NUMBER OF EXITS REQUIRED:	3 PER 2016 CBC TABLE 1006.3.1
SEPARATION OF EXITS:	2 EXITS MUST BE SEPARATED BY 1/2 DIAGONAL DISTANCE OF THE AREA SERVED PER 2016 CBC 1007.1.1, EXCEPTION 2 DIAGONAL DISTANCE = 105'-0" ± PER 1007.1.2: MINIMUM SEPARATION OF AT LEAST 2 OF 3 EXITS = 35'-0"
MAXIMUM EXIT TRAVEL DIST.:	250' 2016 CBC TABLE 1017.2
SPECIAL PROVISIONS FOR ASSEMBLY OCCUPANCY.:	PER 2016 CBC 1029.2, WITH AN OCCUPANT LOAD > 300 A MAIN EXIT IS PROVIDED THAT CAN ACCOMMODATE NOT LESS THAN 1/2 OF THE OCCUPANT LOAD OCC. LOAD = 834 834 / 2 = 417 (2) PAIR 3'-0" DOORS PROVIDED AT 72" WIDTH EACH = 144"
PROVIDED	417 x 0.15" (CBC 1005.3.2) = 62.55" REQUIRED < 144" PROVIDED

EXIT PLAN LEGEND

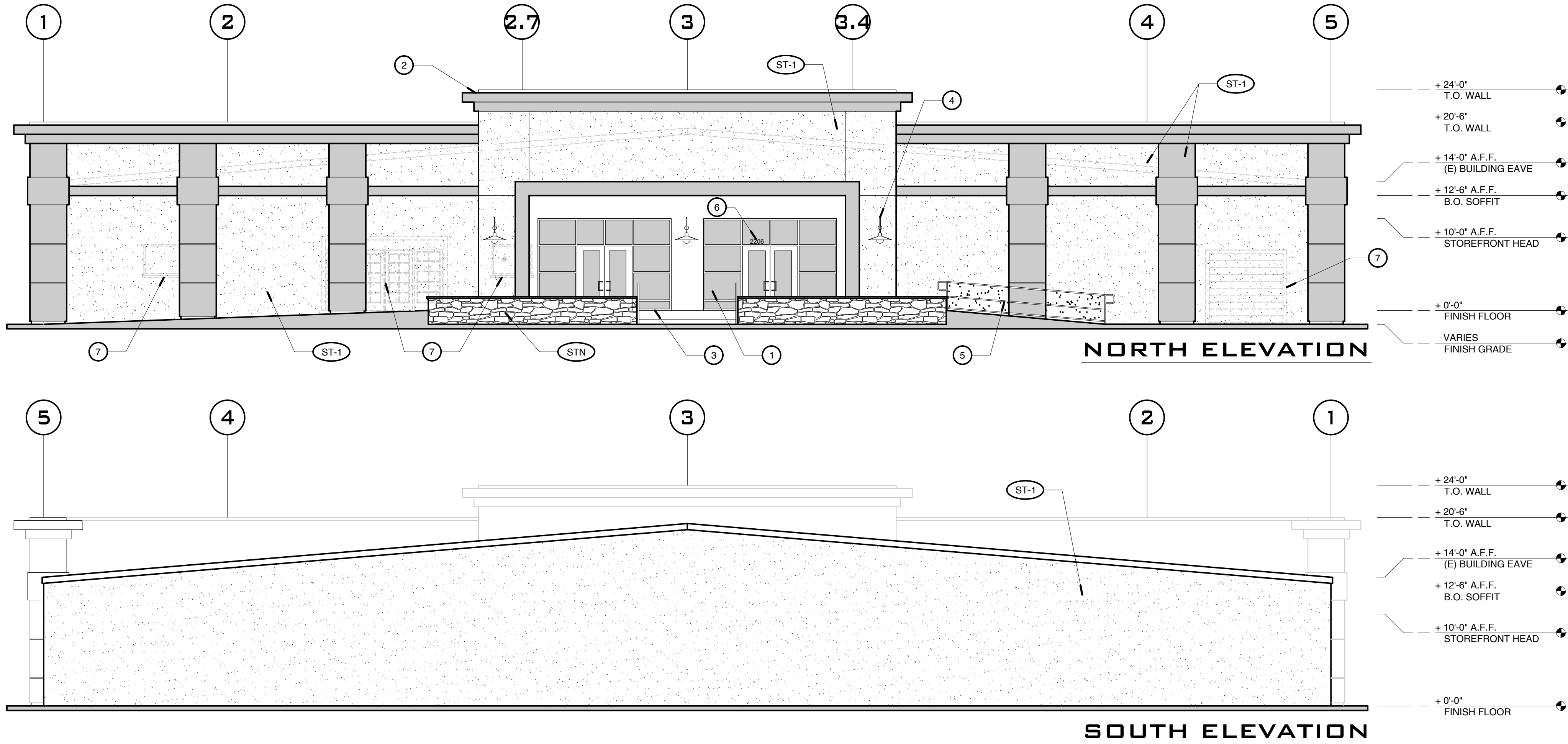
	ROOM OCCUPANT LOAD - SEE OCCUPANT LOAD CALCULATION ON DRAWING T-1.1
	ROOM NUMBER
	TOTAL OCCUPANT LOAD THROUGH EXIT
	GRADE LEVEL, EXTERIOR EXIT DOOR WITH SIGNAGE IDENTIFYING TACTILE EXIT SIGNAGE PER 2016 CBC 1013.4.1 'EXIT'
	GRADE LEVEL, INTERIOR EXIT DOOR WITH SIGNAGE IDENTIFYING TACTILE EXIT SIGNAGE PER 2016 CBC 1013.4.4 'EXIT ROUTE'
	GRADE LEVEL, INTERIOR EXIT DOOR WITH SIGNAGE IDENTIFYING TACTILE EXIT SIGNAGE PER 2016 CBC 1013.4.4 'NOT AN EXIT'
	EXIT PATH OF TRAVEL

REVISIONS	BY

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PROJECT : PARCEL REZONE APPLICATION
THE URBAN ROSE
WEDDING AND BANQUET FACILITY
CLIENT : PURECAP HOLDINGS, LLC.
LOCATION : 2206 TENAYA DRIVE
MODESTO, CA 95354
A.P.N.: 036-001-048

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KEYNOTES

- 1 ALUMINUM STOREFRONT SYSTEM - SEE DOOR/WINDOW ELEVATIONS
- 2 24 GA. PRE-FINISHED METAL PARAPET CAP
- 3 RAISED CONCRETE WALK
- 4 EXTERIOR, WALL MOUNTED LIGHT FIXTURE
- 5 PEDESTRIAN RAMP WITH 1-1/2" STEEL HANDRAIL
- 6 6" TALL, WHITE VINYL STREET ADDRESS NUMBERS
- 7 EXISTING OPENING TO BE REMOVED AND IN-FILLED. MATCH EXISTING ADJACENT TEXTURE

EXTERIOR FINISH SCHEDULE

ST-1

3-COAT STUCCO SYSTEM

A. PLASTER APPLICATION:

- SELF-FURRING WIRE FABRIC, CORROSION RESISTANT METAL LATH OVER (2) LAYERS GRADE 'D' 15# BUILDING PAPER, OVER 1/2" PLYWOOD SHEATHING. USE EXPANDED METAL LATH ON HORIZONTAL SURFACES. HORIZONTAL LATH SHALL BE TIED TO FRAMING WITH NO. 18 GA. TIES.
- MIN. 3/8" THICKNESS SCRATCH (FIRST) COAT
- MIN. 3/8" THICKNESS BROWN (SECOND) COAT.
- MIN. 1/8" THICKNESS FINISH COAT, **MATCH EXISTING FINISH**

NOTE: LATH AND PLASTER SHALL BE PER CBC CHAPTER 2345

B. COLOR APPLICATION:

- 3 COAT ELASTOMERIC PAINT SYSTEM BY DUNN EDWARDS OR APPROVED ALTERNATE
 - 1st Coat SUPER-LOC W718
 - 2nd Coat ENDURAWALL, 100% Acrylic Elastomeric W370
 - 3rd Coat ENDURAWALL, 100% Acrylic Elastomeric W370

STN

MANUFACTURED STONE VENEER

A. APPLICATION:

- SELF-FURRING WIRE FABRIC, CORROSION RESISTANT METAL LATH OVER (2) LAYERS GRADE 'D' 15# BUILDING PAPER. USE EXPANDED METAL LATH ON HORIZONTAL SURFACES. HORIZONTAL LATH SHALL BE TIED TO FRAMING WITH NO. 18 GA. TIES.
- MIN. 3/8" THICKNESS SCRATCH (FIRST) COAT
- MIN. 3/8" THICKNESS BROWN (SECOND) COAT.
- STONE VENEER ON MORTAR BED

B. STYLE / COLOR:

- TBD

C. GROUT JOINTS:

- PER MANUFACTURER'S SPECIFICATIONS

REVISIONS	BY

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PH (209) 571-8158 FAX (209) 571-8160

PROJECT : PARCEL RE-ZONE APPLICATION

THE URBAN ROSE

WEDDING AND BANQUET FACILITY

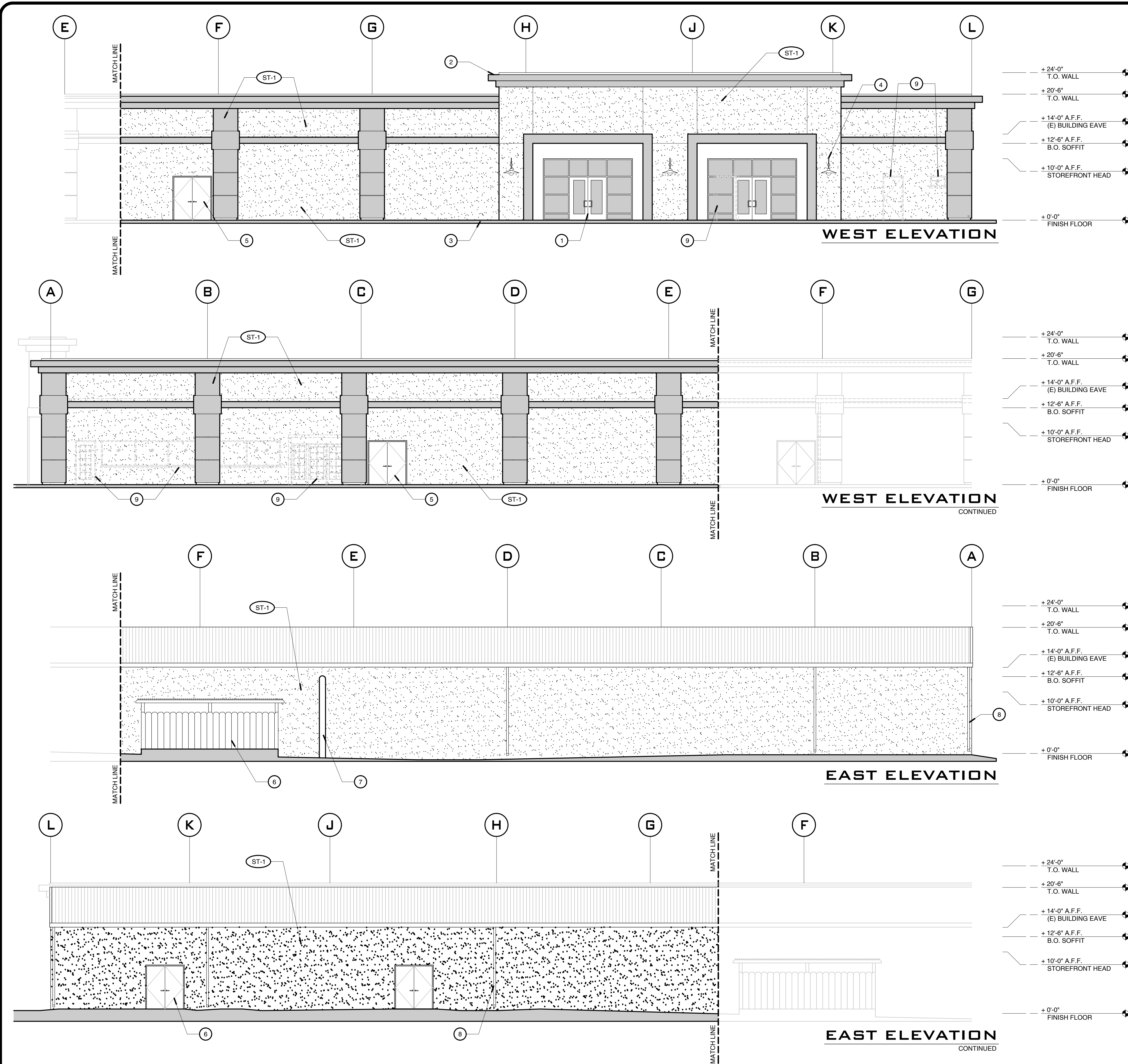
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LOCATION : 2206 TENAYA DRIVE

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KEYNOTES

- ALUMINUM STOREFRONT SYSTEM - SEE DOOR/WINDOW ELEVATIONS
- 24 GA. PRE-FINISHED METAL PARAPET CAP
- RAISED CONCRETE WALK
- EXTERIOR, WALL MOUNTED LIGHT FIXTURE, TYPICAL
- EXTERIOR, HOLLOW METAL FRAME DOOR, TYPICAL
- EXISTING EXTERIOR PATIO WITH WOOD FRAMED PERIMETER WALL TO REMAIN - NO WORK
- EXISTING FIRE SPRINKLER RISER TO REMAIN
- EXISTING DOWNSPOUT TO REMAIN, TYPICAL
- EXISTING OPENING TO BE REMOVED AND IN-FILLED. MATCH EXISTING ADJACENT TEXTURE

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SHEET

A-3.1
OF SHEETS



036019003

Show search results for 036...

SPENKER AVE

HOOVER AVE

WIELAND AVE

DOHERTY AVE

11
4.97AC
Diamond Walnut

12
1.58AC
Empty Lot

10
Fire
Dept.

13
275AC
Modesto City Airport

9
1.46AAC
Hawkins Eng.

7
7.31AC
Mafon Industries
Golden Valley Health

6.71AC
Modesto Plating & Powder Coating

Allied Concrete

Airco Welding

6
5.15AC
Empty Warehouse

SITE
2.91AC

5
4AC
Oakland Pallets

4
1.79AC
Oakland Pallets

1
1.22AC
American Building

3
.78AC
Cal Hof Auto

2
.58AC
KARS R US

200ft

6,430,653.776 2,053,013.869 Feet

MITCHELL

#	APN	Owner	Street #	Street	Acres	Business
1	036020043	Cochran Properties	2260	Tenaya	1.22	American Buildings - Steel bldg manuf
2	036020044	Ishaya Paul	2282	Tenaya	0.58	KARS R US - Dealer
3	036020056	Beachler 2002 Trust	2273	Tenaya	0.78	Cal Hot - Auto
4	036020057	Padilla Investments, LLC	2235	Tenaya	1.79	Airco Welding
5	036001046	Padilla Investments, LLC	2219	Tenaya	4	Oakland Pallets
6	036001062	Endsley Properties	2105	Nathan	5.15	Warehouse - empty?
7	036001082	Joe Ruddy Corp	448	Mitchell	7.31	Golden Valley Health, Motions Industries, Krazan - Lab testing
8	036001081	Allied Concrete	420	Mitchell	6.71	Allied Concrete & Supply
9	036001039	Ruddy Enterprises, Inc.	436	Mitchell	1.46	Hawkins Engineering & Modesto Plating & Powder Coating
10	036019003	Fire Department - Stn 3		Mitchell		Stanislaus Consolidated Fire District - Modesto Fire Dept. - Stn 3
11	036019002	Norcal Commodities	395	Mitchell	4.97	Diamond Walnut Growers
12	036019004	Beard Land Improvements	430	Spenker	1.58	Empty Lot
13	036023002	Modesto City Airport	617	Airport Way	275	Modesto City Airport



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354

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

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

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

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

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

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

PLANNING STAFF USE ONLY:

Application No(s): PLN 2019-0093

Date: 10-7-19

S 35 T 35 R 9e

GP Designation: Industrial

Zoning: M (Industrial)

Fee: \$11,642

Receipt No. 552182

Received By: ELP @ 4:15p

Notes: BLD 2018-1768

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).*

See Attached Project Description

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

ASSESSOR'S PARCEL NUMBER(S): Book 036 Page 001 Parcel 048

Additional parcel numbers: _____

Project Site Address
or Physical Location:

2206 Tenaya Drive, Modesto, CA 95354

Property Area: Acres: 2.91 or Square feet: 126,986

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

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)

N/A

Existing General Plan & Zoning: Industrial

Proposed General Plan & Zoning: P-D / Planned Development
(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: Business Office - Oakland Pallet - Pallet Supplier

West: City of Modesto Airport

North: Business Office - Motion Industries- Industrial Equipment / Krazan & Assoc - Labratory

South: Business Office - American Building - Construction Company

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: Existing Commercial Development

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.) _____

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: 34,720 Sq. Ft. Landscaped Area: _____ Sq. Ft.

Proposed Building Coverage: N/A Sq. Ft. Paved Surface Area: _____ Sq. Ft.

BUILDING CHARACTERISTICS:

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

No new structure, 34,720 SF existing building

Number of floors for each building: 1

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

25' 0"

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) _____

N/A

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

Existing Asphalt

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: Modesto Irrigation District Sewer*: City of Modesto

Telephone: A T & T Gas/Propane: P G & E

Water**: City of Modesto Irrigation: City of Modesto

***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

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

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

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

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

AFFORDABLE HOUSING/SENIOR:

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

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

Total No. Lots: _____ Total Dwelling Units: _____ Total Acreage: _____

Net Density per Acre: _____ Gross Density per Acre: _____

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

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

Square footage of each existing or proposed building(s): 34,720 SF

Type of use(s): Assembly

Days and hours of operation: Friday 5:00 pm - 12:00 am - Select weeknights after 5:00pm by appointment
Saturday & Sunday 10:00 am - 12:00 am

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

Occupancy/capacity of building: 2414

Number of employees: (Maximum Shift): 35 (Minimum Shift): 10

Estimated number of daily customers/visitors on site at peak time: 1274

Other occupants: _____

Estimated number of truck deliveries/loadings per day: n/a

Estimated hours of truck deliveries/loadings per day: n/a

Estimated percentage of traffic to be generated by trucks: n/a

Estimated number of railroad deliveries/loadings per day: n/a

Square footage of:

Office area: _____

Warehouse area: _____

Sales area: _____

Storage area: _____

Loading area: _____

Manufacturing area: _____

Other: (explain type of area) 30,650 sf Assembly Area / 4,070 sf Administrative 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)

Tenaya Drive

- 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) Existing dry wells

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.

N/A

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)

Please see attached Project description/ Business Plan

The Urban Rose

(Event Center and Banquet Hall)

Project Description & Business Plan

Prepared by:

Manroop Purewal

September 17, 2019

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2. Mission Statement
3. Planned Development Application

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3. Stanislaus County Benefits

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Sales and Marketing Strategies

Executive Summary

The Urban Rose will provide a much needed full service catering and event venue for Stanislaus County. This upscale facility will present a mix of rustic and modern aesthetics, along with state of the art amenities, in the heart of Modesto, California.

The Urban Rose will feature personalized service by innovative event coordinators with over 15 years of event planning and catering expertise; this personalized service will be offered for every service aspect, in order to create a memorable and unforgettable event. The venue will offer in-house, professional catering and will partner with local and regional vendors to offer services such as custom event décor, floral design, music and sound services, photography, videography and specialized culinary offerings. Local artists, vendors and fresh produce will be a cornerstone of the business.

Within The Urban Rose venue, there will be two separate event spaces that will operate as one event location. One space will serve as a dedicated venue for wedding ceremonies, the other as a venue for receptions, parties, corporate events, and more.

1. Business Objectives

- To establish The Urban Rose as the primary go-to catering and event venue for the region
- To continuously invest in being innovative and creative with the most up-to-date event planning, culinary, and venue offerings; meeting the demands of our ever evolving client base
- To partner with local farmers and vendors for all product and service needs; contributing to job creation and business for the region
- To contribute and give back to Stanislaus County by meeting the need and demand for an event venue for the entire region

2. Mission Statement

The Urban Rose is committed to providing the highest quality catering and wedding/events venue within the region.

3. Planned Development Application - Parking

The location for this event center meets all of the requirements of the existing Stanislaus County Zoning Ordinance and General Plan, with the exception of on-site parking.

The Urban Rose venue is located within the City of Modesto sphere of influence, therefore will be subject to City of Modesto development standards. The parking requirement for a project of this type requires one (1) parking space for every fifty (50) square feet of assembly area. Operating as one venue, the calculated parking requirement for this facility is based on the capacity of the largest event space; the largest event space will require parking for three hundred and one (301) vehicles.

Working within the constraints of the existing site and building footprint, we are able to provide one hundred and ninety one (191) parking stalls on-site, with the balance of the required parking being provided with street parking and a neighboring parking lot. *(Please see the attached project submittal drawings for a representation of the provided parking locations.)*

Because this venue is located in an industrial business park area, the hours of operation of this facility differ from than the majority of the surrounding businesses. During evening and weekends, there are several available street parking spaces along Tenaya Drive which we propose will be available to venue guests.

In addition to on-site and street parking, a parking agreement has been secured for the use of the property at 2504 Tenaya Drive, approximately 0.4 miles away from the proposed venue. This neighboring parking lot will be

used to accommodate employees and vendors, leaving the on-site parking and adjacent street parking for venue guests.

In our research of similar venues in Sacramento, we noticed two very interesting trends regarding the reduced need of on-site parking. First, because weddings are primarily a family event, many guests travel from long distances and loge with local family and friends, these guests and families carpool to the venue together. Second, many people utilize carpool services such as Uber and Lyft to be transported to and from the event. Both of these situations create a reduction in overall vehicles visiting the site.

Company Description

1. Business/Industry Overview and Market Analysis

Each year an average of 2.4 million weddings are performed in the United States and a total of \$72 billion is spent annually on them. Furthermore, \$35,329 is the average amount spent on a traditional American wedding, and it is approximately double the average for many cultural weddings which have prominent populations within Stanislaus County. It is important to note that only 33% of weddings take place in a religious institution, and that number continues to decline.* (Breslow Sardone, S (2019, June 26). *Wedding Statistics and Honeymoon Facts & Figures*. Retrieved from <https://www.tripsavvy.com/wedding-statistics-and-honeymoon-facts-1860546>)

With these types of statistics, and the event and wedding industry not showing any signs of decline, a premier and modern venue option that manages and offers the full spectrum of needs for an event is much needed in this region.

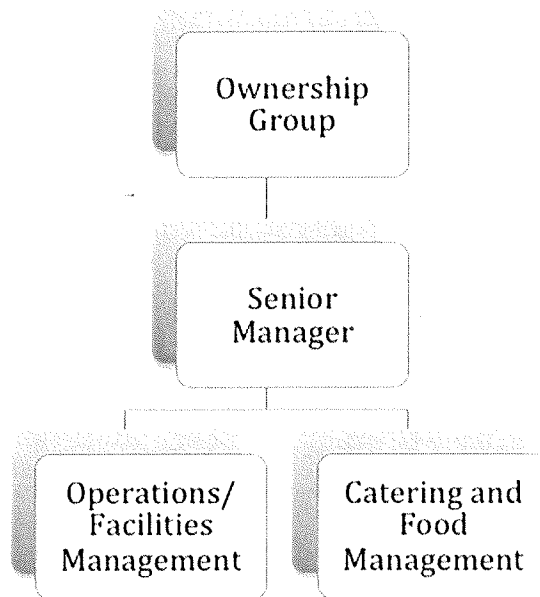
Stanislaus county and surrounding areas are extremely rich in their diverse populations, and along with that, this diversity brings a huge opportunity for providing a venue that will accommodate the different needs.

Through our in depth ethnographic research, we spoke to and interviewed people representing the diverse populations and organizations in the area. This included interviewing participants and families from local temples, churches, corporations, businesses, community leaders, and mystery shopping competitors as far as Sacramento, California. Through this research, we discovered that:

- There is a very limited selection of event venues in the region, most being outdated with their aesthetics and offerings; also a lack of venues not offering full service event planning
- There is a significant population in the region that typically enjoys large gatherings of 500-700 people and no proper venue to accommodate

- Many local residents are forced to leave the region to book venues in other areas, as far as the Bay Area and Sacramento, causing a huge inconvenience to the client and loss of income to Stanislaus County and its local vendors and service professionals
- Most out of region venues are booked up to a year in advance
- Hotels are restrictive and not a cost effective option, with respect to venue and culinary offerings

2. Ownership and Management Plan



3. Stanislaus County Benefits

There are several benefits to Stanislaus County from the construction and operation of this event center, some of which are as follows:

- **Local Need:** As discussed in detail above, all of our research yields that there is a great need for a venue of this nature within Stanislaus County. Other venues in Sacramento and the Bay Area are booked one (1) year in advance, and talking with local church leaders they stated that their congregation was being forced to travel as far as Sacramento or the Bay Area to host their events.
- **Opportunity Zone Development:** The Property is located within a designated Opportunity Zone and the owner and developer of the project, PureCap Holdings LLC, is a qualified Opportunity Fund. Through solicitation from local governments Opportunity Zones were created as a part of the Tax Cuts and Jobs Act of 2017, which provides tax incentives for investment in designated, underserved census tracts. This area was deemed in need of capital investment, we will invest millions of dollars as a part of this Opportunity Zone development.
- **Local Job Creation:** There will be job creation during construction as my general contractor and sub-contractors are all local. Additionally, once open for business, we will create a diverse mix of stable jobs for the community, which include: office staff, kitchen staff, waiters/servers, security guards, event planners, DJs, and clean-up crews. Finally, we will use many other local businesses such as dessert caterers, photo booth vendors, event planning services, DJs, bands, etc.
- **Tax Revenue:** The County will benefit from tax revenue from the services offered at this new venue.
- **Revitalizing Eyesore:** Being born and raised in Ceres, CA and visiting this Property when it was a Lumberjack, I've driven by over the years as the Property has struggled to keep a tenant in place. The exterior investment will add curb-appeal and revitalize the Property which has struggled since Lumberjack closed down.

Services

1. Operating Plan

A Senior Manager who will oversee the entire day-to-day operations of the business will manage The Urban Rose. An on-site office will allow for daily business hours and scheduled appointments for tours, showings and contract signings. The operating hours for the event center will be select weeknights after 5pm and weekends.

Offerings and packages will vary based on the needs and wants of the client and event. Pricing structure will be driven and determined by the specific number of guests for an event. The breakdown will be established as follows:

- Venue Rental Fee (large facility, will include tables and chairs)
- Venue Rental Fee (small facility, will include chairs)
- Security Fee (will vary based on number required for the event)
- Bartender Fee (will vary based on number selected/needed for event)
- Host/Hostess Fee (will vary based on number selected/needed for event)
- In House Catering Fee (will vary based on number of guests and food options selected). Packages established for our clients that want the most value:
 - Tier 1 (Petal Package)
 - Tier 2 (Rosebud Package)
 - Tier 3 (Rose Package)
- Beverage Fee (Alcohol)
 - Flat fee per person
- Miscellaneous Fees
 - Event Planner
 - Decor
 - Flowers
 - DJ
 - Lighting
 - Cake or Dessert Table
 - Taxes

Sales and Marketing Strategies

The Urban Rose intends to maintain an extensive marketing strategy that will ensure visibility for the business and the ever evolving, diverse market. It will also keep corporate social responsibility at the forefront. It is imperative to the ownership group that whenever possible we use local vendors, local farmers, and most importantly, have a sustainable development business model. Three of the four owners are born and raised in Ceres, California and it is important to all of them that they find ways to give back to the community that has given so much to them.

The primary marketing objective will be to:

- Establish a social media and online presence and communication platform with the community (Facebook, Instagram, etc.)
- Develop a user friendly, interactive business website that will provide clear, concise information, as well as encourage utilization
- Print and media advertisement will be maintained within the different mediums
- Leverage the many (already established) relationships and develop new relationships with local businesses, corporations, churches, temples and clubs for their event needs
- Establish relationships and partnerships with local vendors specializing in event planning, wedding planning, event services, etc.



CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System

Department of Anthropology – California State University, Stanislaus

One University Circle, Turlock, California 95382

(209) 667-3307

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

Date: 11/6/2019

Records Search File #: 11233N

Project: 18-101 Rezone

2206 Tenaya Drive, Modesto

NW ¼ S-35, T3S R9E

Stacey Wellnitz
Commercial Architecture
616 14th Street
Modesto, CA 95354
209-571-8158

swellnitz@commericalarch.com

Dear Ms. Wellnitz:

We have conducted a records search as per your request for the above-referenced project area located on the Riverbank 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 T3S R9E (Sheet 44-186, dated 1853-1854) does not show any historic features within Section 35, nor was it subdivided into parcels at that time.
- The Official Map of the County of Stanislaus, California (1906) shows the property owner at that time as “J. Wang”.

- The 1953 edition of the Riverbank USGS 7.5' Quadrangle shows the project area under agriculture.
- The 1969 edition of the Riverbank USGS 7.5' Quadrangle shows the area as vacant.
- The 1987 revised edition of the Riverbank USGS 7.5' Quadrangle shows two buildings constructed in the project area.

Prehistoric or historic resources within the immediate vicinity of the project area: None formally reported to the Information Center.

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

Previous investigations within the project area: A small area adjacent to the southwest corner of the existing building was cleared for construction of a new cell tower, as reported upon in the document referenced below; however, no direct field survey was conducted.

CCaIC Report No. ST-06336

Billat, L. 2006 New Tower ("NT") Submission Packet FCC Form 620, Mitchell Road, CA-3335C.

Recommendations/Comments:

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 entire project area has not been subject to previous investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

The project area is within the Native American habitation and resource exploitation zone between Dry Creek on the north and the Tuolumne River on the south, considered very sensitive in reference to the possible discovery of archaeological resources. The area is also sensitive in reference to historic land use, with a referenced landowner as early as 1906. Although there may be no indications remaining on the ground surface due to recent urbanization activities, there is the possibility that buried prehistoric or historic remains might be encountered in the subsurface below the former plow zone.

Further study by a qualified professional is recommended prior to implementation of any groundbreaking activities involved in the proposed project. The Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

We advise you that if archaeological resources are encountered, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

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 (\$225.00), payable within 60 days of receipt of the invoice. You will need to reference the official invoice CMP- number on any payments, either check or by credit card, so please wait to receive the official invoice.

Sincerely,

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)



DEPARTMENT OF PUBLIC WORKS

David A. Leamon, PE, MPA
Public Works Director

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

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

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

Tracie Madison
Senior Business and Finance Manager

www.stancounty.com/publicworks

December 13, 2019

To: Rachel Wyse, Senior Planner, Planning and Community Development
From:  Ramon Salinas, Assistant Engineer, Public Works Development Services
Subject: PLN2019-0093 Tenaya Banquet Hall – REZ
APN: 036-001-048
Address: 2206 Tenaya Drive, Modesto, CA

Request to establish Planned Development to allow for a catering and event venue with two separate event spaces within an existing 34,720 square foot building. The two venues will include a wedding ceremony venue and a venue for receptions, parties, corporate events, etc. The project site is within the City of Modesto's Sphere of Influence and will be developed in compliance with City standards. Stanislaus County Public Works has reviewed the subject use permit and applied the following conditions of approval:

1. No loading or unloading of vehicles shall be permitted within the road right-of-way of Tenaya Drive. The developer will be required to install or pay for the installation of any signs and/or markings, if necessary.

H:\Development Services\Development Permits\REZ Archive\REZ 2019\PLN2019-0093 Tenaya Banquet Hall\PLN2019-0093 Tenaya Banquet Hall.Docx



December 19, 2019

Subject: REZONE APPLICATION NUMBER PLN2019-0093 – TENAYA BANQUET HALL; 2206 TENAYA DRIVE

Mrs. Wyse,

I have reviewed Rezone Application Number PLN2019-0093 – Tenaya Banquet Hall, a request to establish a Planned Development (P-D) to allow for a catering and event venue with two separate spaces within an existing 34,720 square foot building, for consistency with the Airport Land Use Compatibility Plan (ALUCP). The project site is located within the following areas of the Modesto City-County Airport:

- Referral Area 1 of the Airport Influence Area (AIA)
- Safety Zone 6
- Noise Compatibility Zone 60-65 dB CNEL
- Avigation Easement Area
- Airspace Protection Zone

Indoor Major Assembly Facilities which serve 1,000 persons or more are only considered to be compatible uses in Safety Zone 6 when located ½ mile or more away from the runway. The project site is only located .17 miles from the runway and accordingly, events which serve more than 1,000 people are not considered to be a compatible use. Indoor Large Assembly Facilities which serve 999 persons or less are only considered to be conditionally compatible uses in Safety Zone 6 provided there are no more than 15 square feet per person of assembly space.

The project site is located within Noise Compatibility Zone 60-65 dB CNEL which requires that the outside aircraft noise be no louder in the interior of the building than CNEL 45 dB. Noise reducing improvements may be required to achieve this interior noise maximum.

The project site is located within the Avigation Easement area identified in the ALUCP for the Modesto City-County Airport. I have attached a sample avigation easement. Please contact the Modesto City-County Airport to determine if they will require recording of this easement as a condition of approval for the project request.

Additionally, based on FAR Part 77, Subpart B, the FAA shall be notified of any proposed construction or alteration having a height greater than an imaginary surface extending 50 feet outward and 1 foot upward (slope of 50 to 1) for a distance of 10,000 feet from the nearest point of any runway. Beyond FAA Height Notification Area boundary, any object taller than 200 feet or including reflective surfaces also requires FAA notification. To resolve any uncertainties with regard to the significance of the above types of flight hazards, Local Agencies should consult with FAA and the airport manager. Project proponents are

responsible for notifying the FAA about proposed construction that may affect navigable airspace. A FAR Part 77 notification form (Form 7460-1) should be submitted to the FAA, and the resulting notice of determination letter mailed to the ALUC and applicable airport manager for review.

Please feel free to contact me if you desire additional clarification. I can be reached by e-mail at doudk@stancounty.com or by telephone at (209) 525-6330. The ALUCP may be viewed at the following link: http://www.stancounty.com/planning/agenda-aluc/Draft_ALUCP.pdf

Sincerely,

A handwritten signature in black ink that reads "Kristin Doud". The signature is written in a cursive, flowing style.

Kristin Doud
Senior Planner
Stanislaus County Airport Land Use Commission
Stanislaus County Planning and Community Development
1010 10th Street Suite 3400
Modesto, CA 95354

Note:

Applications to the ALUC for an Exception to an Incompatible Designation may be submitted to the Planning Department at 1010 10th St., Suite 3400, Modesto, CA, 95354, along with a \$1,200 filing fee for consideration of a Major Land Use Action by the ALUC.

In accordance with ALUCP Policy 2.3.4., Appeal of ALUC Secretary's Action, the affected local agency, project applicant, the Airport owner, or other directly interested party may appeal to the ALUC a consistency determination made by the ALUC Secretary on a Major Land Use Action. The ALUC shall then review the proposed Land Use Action, the ALUC Secretary's determination, and information supporting the appeal and make a final determination regarding the proposed Land Use Action's consistency with the Compatibility Plan. Any appeal of the ALUC Secretary's determination must be submitted in writing, along with a \$717 filing fee, within 30 days of the date when the determination was issued.

If a Local Agency wishes to proceed with a proposed Land Use Action, regulation, permit, or project or airport project that the ALUC has determined to be inconsistent with the Compatibility Plan, or if the Local Agency wishes to ignore a condition for consistency, the Local Agency must overrule the ALUC determination in accordance with the provisions of state law.

TYPICAL AVIGATION EASEMENT

[Airport Name]

This indenture made this ____ day of _____, 20__, between _____ hereinafter referred to as Grantor, and the County of Stanislaus, a political subdivision in the State of California, hereinafter referred to as Grantee.

The Grantor, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant to the Grantee, its successors and assigns, a perpetual and assignable easement over the following described parcel of land in which the Grantor holds a fee simple estate. The property which is subject to this easement is depicted as _____ on “Exhibit A” attached and is more particularly described as follows:

[Insert legal description of real property]

The easement applies to the Airspace above an imaginary plane over the real property. The plane is described as follows:

The imaginary plane above the hereinbefore described real property, as such plane is defined by Part 77 of the Federal Aviation Regulations, and consists of a plane [describe approach, transition, or horizontal surface]; the elevation of said plane being based upon the [Airport Name and official runway end elevation of ____] feet Above Mean Sea Level (AMSL), as determined by the Airport Layout Plan, the approximate dimensions of which said plane are described and shown on Exhibit A attached hereto and incorporated herein by reference.

The aforesaid easement and right-of-way includes, but is not limited to:

- (1) For the use and benefit of the public, the easement and continuing right to fly, or cause or permit the flight by any and all persons, or any aircraft, of any and all kinds now or hereafter known, in, through, across, or about any portion of the Airspace hereinabove described; and
- (2) The easement and right to cause or create, or permit or allow to be caused and created within all space above the existing surface of the hereinabove described real property and any and all Airspace laterally adjacent to said real property, such noise, vibration, currents and other effects of air illumination and fuel consumption as may be inherent in, or may arise or occur from or during the operation of aircraft of any and all kinds, now or hereafter known or used, for navigation of or flight in air; and
- (3) A continuing right to clear and keep clear from the Airspace any portions of buildings, structures or improvements of any kinds, and of trees or other objects, including the right to remove or demolish those portions of such buildings, structures, improvements, trees, or other things which extend into or above said Airspace, and the right to cut to the ground level and remove, any trees which extend into or above the Airspace; and
- (4) The right to mark and light, or cause or require to be marked and lighted, as obstructions to air navigation, any and all buildings, structures or other improvements, and trees or other objects, which extend into or above the Airspace; and
- (5) The right of ingress to, passage within, and egress from the hereinabove described real property, for the purposes described in subparagraphs (3) and (4) above at reasonable times and after reasonable notice.

Table G2

Typical Avigation Easement

For and on behalf of itself, its successors and assigns, the Grantor hereby covenants with the County of Stanislaus, for the direct benefit of the real property constituting the [Airport Name] hereinafter described, that neither the Grantor, nor its successors in interest or assigns will construct, install, erect, place or grow, in or upon the hereinabove described real property, nor will they permit or allow any building structure, improvement, tree, or other object to extend into or above the Airspace so as to constitute an obstruction to air navigation or to obstruct or interfere with the use of the easement and rights-of-way herein granted. If Grantor fails to comply with the foregoing obligations within ten (10) days after Grantee gives written notice of violation to Grantor by depositing said notice in the United States mail, Grantee may enter the above-described real property for the purposes described in subparagraphs (3) and/or (4), above, and charge Grantor for the cost thereof.

The easements and rights-of-way herein granted shall be deemed both appurtenant to and for the direct benefit of that real property which constitutes [Airport Name], in the County of Stanislaus, State of California; and shall further be deemed in gross, being conveyed to the Grantee for the benefit of the Grantee and any and all members of the general public who may use said easement or right-of-way, in landing at, taking off from or operating such aircraft in or about the [Airport Name], or in otherwise flying through said Airspace.

Grantor, together with its successors in interest and assigns, hereby waives its right to legal action against Grantee, its successors or assigns for monetary damages or other redress due to impacts, as described in paragraph (2) of the granted rights of easement, associated with aircraft operations in the air or on the ground at the airport, including future increases in the volume or changes in location of said operations. Furthermore, Grantee, its successors, and assigns shall have no duty to avoid or mitigate such damages through physical modification of airport facilities or establishment or modification of aircraft operational procedures or restrictions. However, this waiver shall not apply if the airport role or character of its usage (as identified in an adopted airport master plan, for example) changes in a fundamental manner which could not reasonably have been anticipated at the time of the granting of this easement and which results in a substantial increase in the in the impacts associated with aircraft operations. Also, this grant of easement shall not operate to deprive the Grantor, its successors or assigns of any rights which may from time to time have against any air carrier or private operator for negligent or unlawful operation of aircraft.

These covenants and agreements run with the land and are binding upon the heirs, administrators, executors, successors and assigns of the Grantor, and, for the purpose of this instrument, the real property firstly hereinabove described is the servient tenement and said [Airport Name] is the dominant tenement.

DATED:

STATE OF }

ss

COUNTY OF }

On _____, before me, the undersigned, a Notary Public in and for said County and State personally appeared _____, and _____ known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.

Notary Public

Source: Modified from California Airport Land Use Planning Handbook

Table G2, continued



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

December 20, 2019

Rachel Wyse, Senior Planner
Stanislaus County Planning and Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

**SUBJECT: ENVIRONMENTAL REFERRAL – TENAYA BANQUET HALL – REZONE
APPLICATION NO. PLN2019-0093 – EARLY CONSULTATION**

Ms. Wyse:

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

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

Land Use and Planning

The project applicant should ensure the proposed project is compatible with the Airport Land Use Compatibility Plan for Stanislaus County in regard to safety, noise, and airspace compatibility.

The ERC appreciates the opportunity to comment on this project.

Sincerely,

Patrick Cavanah, Sr. Management Consultant
Environmental Review Committee

PC:ss

cc: ERC Members



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

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

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

SUBJECT: REZONE APPLICATION NO. PLN2019-0093 – TENAYA BANQUET HALL

POSTMILE: stan-132-17.2

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

December 27, 2019

Name

Title

Date

January 6, 2020



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

RE: Rezone Application PLN2019-0093 – Tenaya Banquet Hall
APN: 036-001-048 (2206 Tenaya Drive)

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

Irrigation

- The Modesto Irrigation District (MID) holds a forty (40) foot right-of-way for MID Lateral No. 1 located immediately adjacent to and south of APN: 036-001-048. Please see the attached exhibit for clarification purposes.
 - Access to the project site via MID's Lateral No. 1 right-of-way is prohibited unless authorized by MID's Board of Directors via a temporary access agreement.

Domestic Water

- No comments at this time.

Electrical

- The attached drawing shows the approximate location of the District's existing electrical facilities within or adjacent to the project area.
- High voltage is present within and adjacent to the project area. This includes 12,000 volts overhead and underground primary, overhead 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 shall maintain a distance of no less than 10 feet from overhead facilities. Assume all overhead and underground electric facilities are energized.
- Due to the proximity of the 12,000 volts overhead high voltage lines, a minimum clearance of 12 feet is to be maintained from the overhead primary conductor to any walkable surface of the building and a minimum of 8 feet from any non-walkable surface per General Order 95. And a minimum horizontal clearance of 6 feet between the conductor and any part of the building upon which men may work is to be maintained per General Order 95.

- MID requires that any trenching maintain a 1:1 horizontal distance from any existing pole, determined by the depth of the trench. If trenching encroaches on this requirement, the Contractor needs to contact the MID Electric Engineering Department to brace any effected poles during the trenching process. The cost of any required pole bracing will be assumed by the requesting party. Estimates for bracing any existing poles will be supplied upon request.
- The contractor shall verify actual depth and location of all underground utilities prior to start of construction. Notify "Underground Service Alert" (USA) (Toll Free 800-227-2600) before trenching, grading, excavating, drilling, pipe pushing, tree planting, post-hole digging, etc. USA will notify all utilities to mark the location of their underground facilities.
- Existing electric service may not be adequate for the proposed project development. Prior to any construction a full set of construction plans must be submitted to Electrical Engineering Design Group. Please contact Modesto Irrigation District at (209) 526-7337 or (888) 335-1643 and ask for the Electrical Engineering Design Group to coordinate project/cost requirements.

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

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

Sincerely,



Lien Campbell
Risk & Property Analyst

Copy: File

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

POR. NW 1/4 SECTION 35 T.3S. R.9E. M.D.B.& M. (006)

080 012

036 - 001

NATHAN
AVENUE

1"=200'

80' DOHERTY AVENUE

033-031

TRASK
LANE

033-032

COLFAX
AVENUE

033-033

83' YOSEMITE BLVD.

60'± LAPHAM DRIVE

60' M. & E.T. R.R.

SBE 850-90-1B PCL 2

EL VISTA
AVENUE

FROM: F-59 & 60, 036-001 & 006

DRAWN: 4-30-74

REVISED: 2-4-99 CS, 12-17-04 MB, 4-14-06(V) MF, 2-14-07 MF, 03-23-15 PQ, 06-24-15 MB, 12-08-17 (NEW)(V) MB.

Copyright 2001 Stanislaus County-All rights reserved

105' MITCHELL

019

ROAD 100'

023

Stanislaus
County
Assessor

63,65,75,90,
99,05,07,16,18

036 - 001

Portion of forty (40) foot MID
Lateral No.1 right-of-way
located adjacent to and
immediately south of APN:
036-001-048

Stanislaus
County
Assessor

63,65,75,90,
99,05,07,16,18

036 - 001

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

POR. NW 1/4 SECTION 35 T.3S. R.9E. M.D.B. & M.

006

080 012

036 - 001



NATHAN AVENUE

033-031

TRASK LANE

033-032

COLFAX AVENUE

033-033

83' YOSEMITE BLVD.

60'± LAPHAM DRIVE

60' M. & E.T. R.R.

SBE 850-50-1B PCL. 2

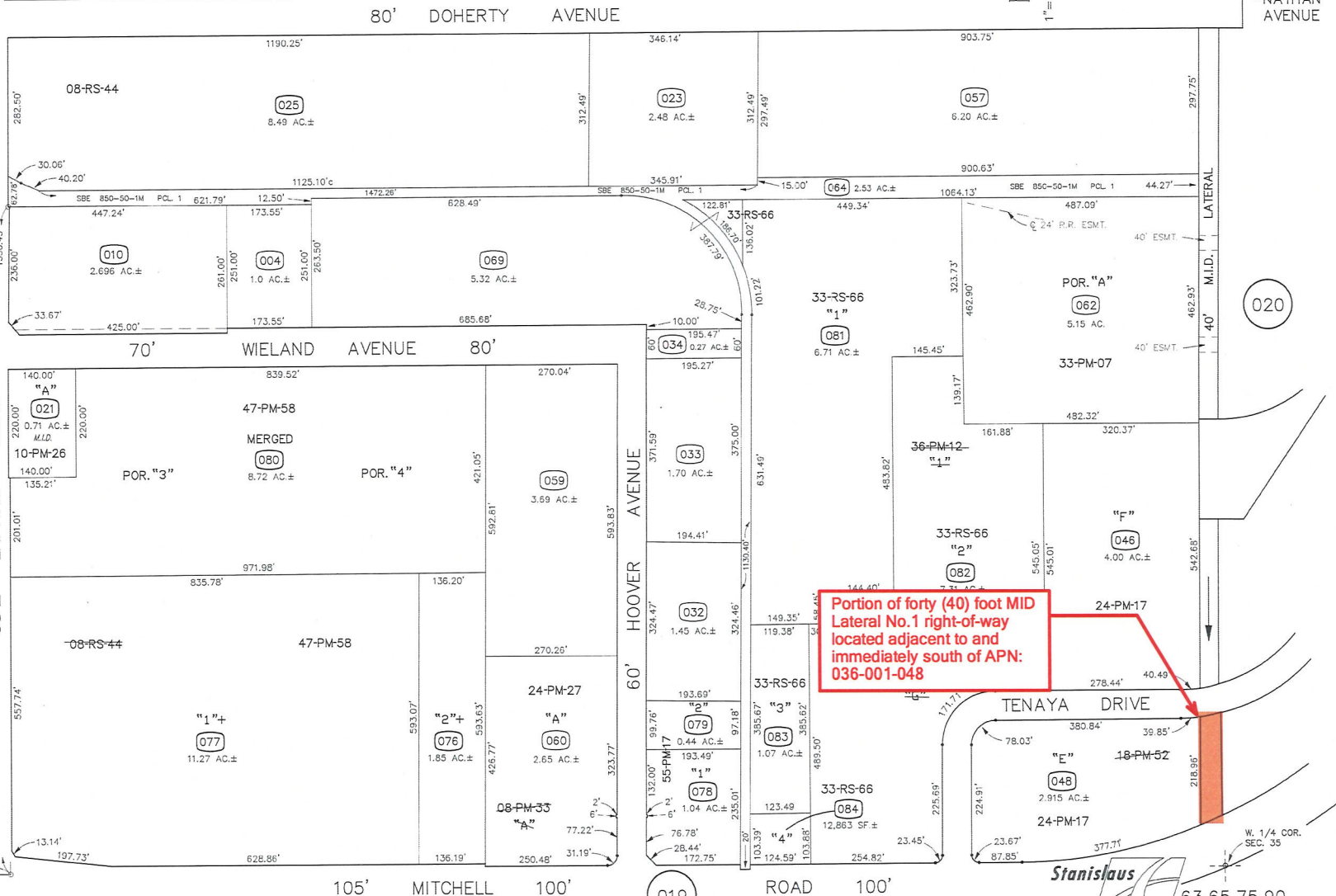
EL VISTA AVENUE

Copyright 2001 Stanislaus County-All rights reserved

FROM: F-59 & 60, 036-001 & 006

DRAWN: 4-30-74

REVISED: 2-4-99 CS, 12-17-04 MB, 4-14-06(V) MF, 2-14-07 MF, 03-23-15 PQ, 06-24-15 MB, 12-08-17 (NEW)(V) MB.



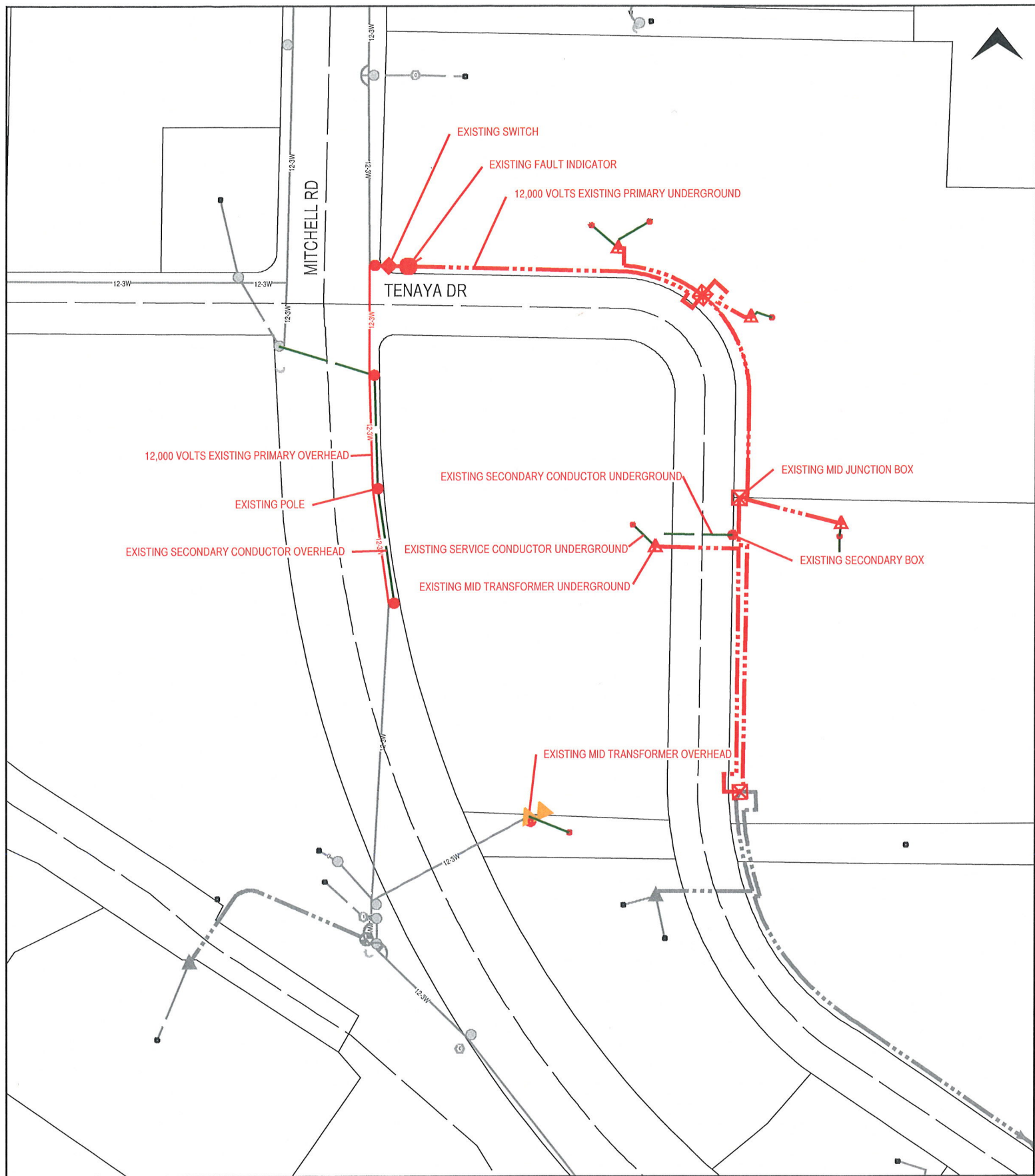
Portion of forty (40) foot MID Lateral No. 1 right-of-way located adjacent to and immediately south of APN: 036-001-048

Stanislaus

County
Assessor

63,65,75,90,
99,05,07,16,18

036 - 001



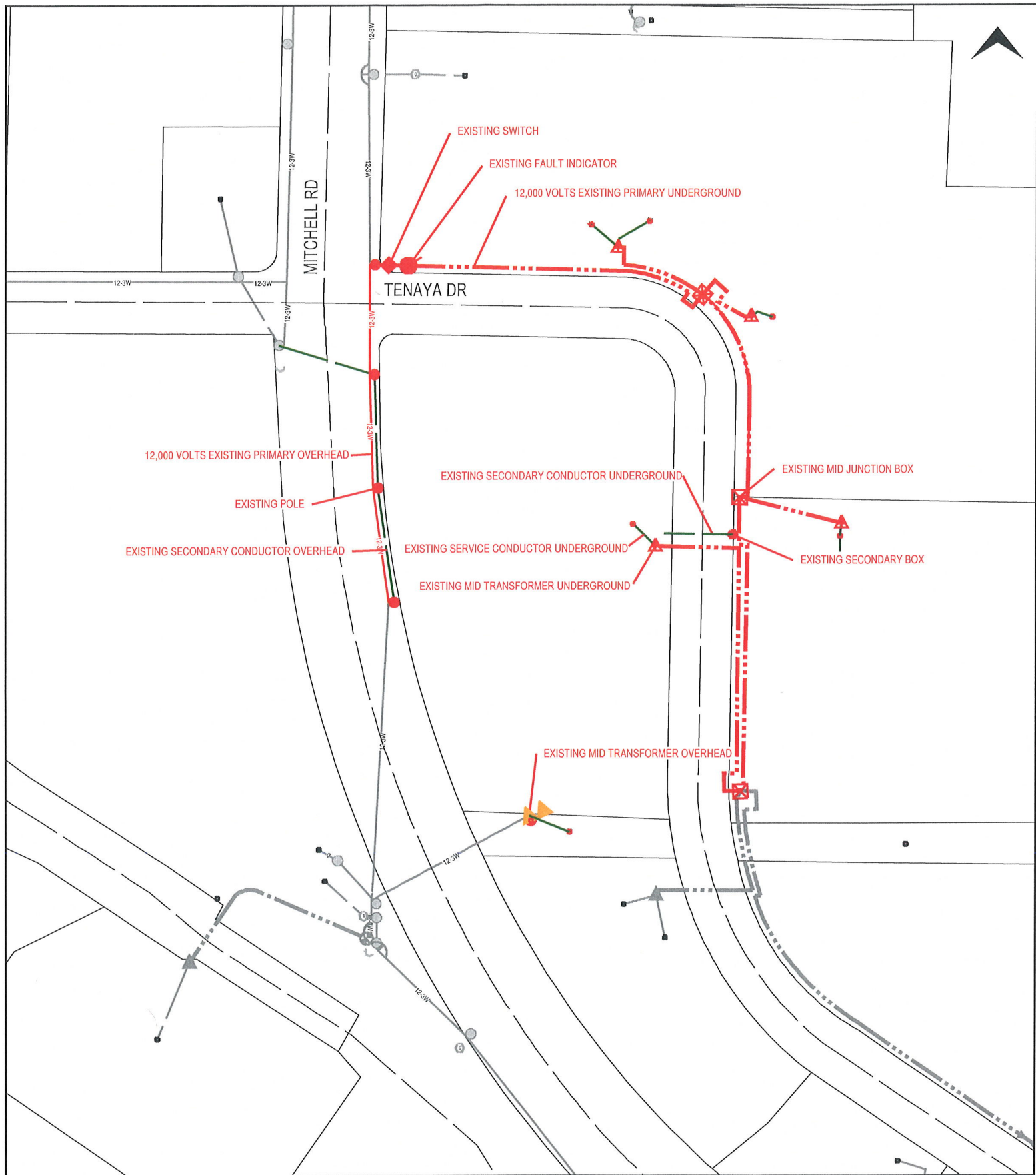
0feet 100feet 200feet 300feet 400feet 500feet 600feet 700feet

NO.	REVISION	DATE

2206 TENAYA DR

036-001-048

DATE: 12/13/2019	DWG. BY: chue0819
W.O. NO:	APP. BY:
PROJECT:	APP. BY:
TAG NO:	PAGE: 1 OF 1



0feet 100feet 200feet 300feet 400feet 500feet 600feet 700feet

NO.	REVISION	DATE

2206 TENAYA DR

036-001-048

DATE: 12/13/2019	DWG. BY: chue0819
W.O. NO:	APP. BY:
PROJECT:	APP. BY:
TAG NO:	PAGE: 1 OF 1



City of Modesto
Community and Economic
Development Department/Planning Division
1010 Tenth Street, Third Floor
Modesto, CA 95354



January 13, 2020

Rachel Wyse, Senior Planner
County of Stanislaus
Department of Planning and Community Development
1010 10th Street, Suite 3400
Modesto CA 95354

RE: Use Permit PLN2019-0093, 2206 Tenaya Drive Banquet Hall (PRR-19-006)

Dear Rachel:

Thank you for the opportunity to comment on this project. The City of Modesto has reviewed the application for the use of the existing building as a catering and event facility and has the following comments:

C&ED Planning Division

Katharine Martin, Associate Planner, 209-577-5465

1. Planning staff understands that the project proposes utilizing existing parking that does not meet the requirement for banquet hall facilities given the amount of square footage proposed for assembly and dining/dancing activities, and that the use of both on-street parking for patrons and off-site parking for employees is proposed to make up for the shortfall. In order for the proposed parking arrangement to work, the project must have the following conditions:
 - a. Hours of operation must be after 5:00PM to allow for on-street parking credit.
 - b. The two rooms cannot be used simultaneously. Deference is given to the County parking standards if the second room is not allowed.
 - c. An agreement between the property owners for use of the off-site parking for employees must be provided.
2. Prior to certificate of occupancy, striping of parking stalls, aisles and driveways shall conform to the provisions of MMC Section 10-5.105, Parking Lot Design Standards.

3. Signage shall comply with Title 10, Chapter 6, of the Modesto Municipal Code.

C&ED Land Development Engineering

Eva Dankha-Kelly, Associate Engineer, 209-571-5120

4. Water: There is an existing water service connection to this property from the 12-inch water main in Tenaya Drive. If additional connection or an upgrade to the existing connection is required, then water Will Serve letter shall be obtained from the City, connection fees paid and an encroachment permit obtained from the County prior to any work being done in the public right- of- way.
5. Sewer: Land Development Engineering records don't show an existing sewer connection to this property from the 8-inch main in Tenaya Drive.
6. Storm Drainage: Although there is a positive storm drain in this area, the storm water shall be kept on site according to current County/City standards.
7. Storm Water: Although this property is in the City Sphere of Influence, the County Stormwater Standards will apply instead of the City's.

PRN, Parks Planning Department

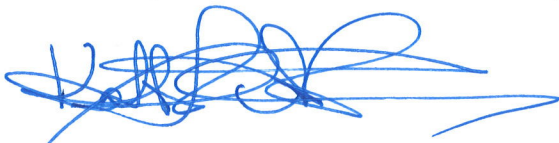
Jason Ortega, Parks Project Coordinator, 209-577-5437

8. Prior to issuance of a building permit, the applicant shall submit Landscape and Irrigation plans for review and approval by the City's Parks Planning and Development Division. L&I plans shall meet current State of California water use requirements, Modesto Municipal Code requirements, and City of Modesto standards at time of submittal.
9. Applicant shall protect all street trees along Mitchell Road and Tenaya Drive.
10. Applicant shall install parking lot shade trees in accordance with Modesto Municipal Code requirements: one (1) shade tree for every eight (8) parking spaces or one tree for every group of eight (8) parking spaces, continuous and intermitted stall locations, within seven (7) feet of stalls.
11. Applicant shall install the required three foot (3') high screening for vehicle headlights in the drive through lane and parking areas facing Mitchell Road and Tenaya Drive.
12. Applicant shall install climbing vines on all walls, in a landscape planter, around the trash enclosure to discourage tagging.
13. Applicant shall install bicycle parking racks as part of the project development, in accordance with the Green Building Code.

14. Low Impact Development (LID) control and treatment measures shall be planted with vegetation for erosion protection and sediment entrapment to collect/treat storm water runoff before entering the storm drain system. Storm drainage basins shall be appropriately landscaped and irrigated to address the specific type of storm water control measure. Provide total square feet of the landscape area in project information.

If you have any questions about the City's comments, please feel free to contact me at (209) 577-5465 or at kamartin@modestogov.com.

Sincerely,



Katharine Martin
Associate Planner

File: PRR-19-006