



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

Date: September 28, 2020

To: Distribution List (See Attachment A)

From: Jeremy Ballard, Associate Planner, Planning and Community Development

Subject: GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2020-0016 – BRICHETTO – RIVER ROAD

Comment Period: September 28, 2020 – October 28, 2020

Respond By: October 28, 2020

Public Hearing Date: November 19, 2020

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

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

Applicant: Joseph Brichetto

Project Location: 9919 Valley Home Road and 7420 River Road, between Rodden and Jackson Road, north of the Stanislaus River, in the Oakdale area.

APN: 006-012-055 and 006-012-079

Williamson Act Contract: N/A

General Plan: APN: 006-012-055 – Commercial and APN: 006-012-079 - Agriculture

Current Zoning: APN: 006-012-055 – P-D (144) and 006-012-079 – A-2-10 (General Agriculture)

Project Description: Request to amend the General Plan and zoning district of two parcels designation from Agriculture and Commercial and the zoning designation from expired Planned Development (144) and A-2-10 to Planned Development, to allow for storage of RVs on two parcels totaling 7.8 acres in size. Both parcels will be developed with an all-weather surface for a total of 294 stalls. The project site fronts both River Road and State Route 120/Valley Home Road, but will only maintain customer access from River Road. Emergency Vehicle access will take place from

STRIVING TOGETHER TO BE THE BEST!



SR 120/Valley Home. The proposed project will also include construction of curb, gutter, landscaping and sidewalk along each road frontage, paved access between sites, and perimeter fencing consisting of primarily eight-foot chain-link fencing with privacy slats and decorative wrought iron fencing along SR 120/Valley Home Road. The applicant is proposing to use the existing modular building for administration activities. The site is served by an existing well and septic system. The applicant estimates only one employee on a maximum shift, with hours of operation as Monday through Friday 9 AM to 6 PM. The project site is located within the City of Oakdale's LAFCO adopted Sphere of Influence.

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



GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2020-0016 – BRICHETTO – RIVER ROAD

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: OAKDALE	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: OAKDALE RURAL	X	STAN CO SUPERVISOR DIST 1: OLSEN
X	HOSPITAL DIST: OAK VALLEY	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: OID		StanCOG
X	MOSQUITO DIST: EAST SIDE	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
	MUNICIPAL ADVISORY COUNCIL:	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	PACIFIC GAS & ELECTRIC	X	SURROUNDING LAND OWNERS
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
	RAILROAD:	X	TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD	X	US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: OAKDALE JOINT UNIFIED	X	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:
	TUOLUMNE RIVER TRUST		



STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2020-0016 – BRICHETTO – RIVER ROAD

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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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

CEQA INITIAL STUDY

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

1. **Project title:** General Plan Amendment and Rezone Application No. PLN2020-0016 – Brichetto – River Road
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Jeremy Ballard, Associate Planner
4. **Project location:** 9919 Valley Home Road and 7420 River Road, between Rodden and Jackson Road, north of the Stanislaus River, in the Oakdale area. APNs: 006-012-055 and 006-012-079
5. **Project sponsor's name and address:** Joseph Brichetto
P.O. Box 11600
Oakdale, Ca 95361
6. **General Plan designation:** APN: 006-012-055 – Commercial and APN: 006-012-079 - Agriculture
7. **Zoning:** APN: 006-012-055 – P-D (144) and 006-012-079 – A-2-10 (General Agriculture)
8. **Description of project:**

Request to amend the General Plan and zoning district of two parcels designation from Agriculture and Commercial and the zoning designation from expired Planned Development (144) and A-2-10 to Planned Development, to allow for storage of RVs on two parcels totaling 7.8 acres in size. Both parcels will be developed with an all-weather surface for a total of 294 stalls. The project site fronts both River Road and State Route 120/Valley Home Road, but will only maintain customer access from River Road. Emergency Vehicle access will take place from SR 120/Valley Home. The proposed project will also include construction of curb, gutter, landscaping and sidewalk along each road frontage, paved access between sites, and perimeter fencing consisting of primarily eight-foot chain-link fencing with privacy slats and decorative wrought iron fencing along SR 120/Valley Home Road. The applicant is proposing to use the existing modular building for administration activities. The site is served by an existing well and septic system. The applicant estimates only one employee on a maximum shift, with hours of operation as Monday through Friday 9 AM to 6 PM. The original application included a request to store heavy equipment, construction materials, and install and operate a septic dumping station, but the applicant has since revised the project to no longer include it. The project site is located within the City of Oakdale's LAFCO adopted Sphere of Influence.

9. **Surrounding land uses and setting:** State Route 120 and River Oak Grace Community Church, Commercial development to the north and south, Ranchettes and orchards to the west and the Stanislaus River and the City of Oakdale to the south.

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10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** CalTrans
Stanislaus County Department of Public Works
Department of Environmental Resources
City of Oakdale
11. **Attachments:** Cultural Study

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.

Signature on file.

Prepared by Jeremy Ballard, Associate Planner

September 22, 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 project site consists of two parcels, totaling 7.8 acres, both of which have not been developed commercially. An existing modular building will be utilized as an office for the business. The applicant will asphalt a portion of the site, which will consist of a driveway that will act as an easement between the two parcels. The remaining portion of the site will be developed with crushed rock gravel. The sites frontage along State Route 120/Valley Home Road and River Road will include a 24-foot landscaping strip and decorative wrought iron fencing with a foot-tall CMU in front of it. The project site is located in the LAFCO adopted Sphere of Influence for the City of Oakdale. A referral response was received from the City requesting that the proposed project complete full frontage improvements including; a decorative wrought iron fence and screening landscaping along perimeter of the site, which includes both State Route 120 and River Road. The City has also requested to review and approve any future property signage, which would be consistent with County's General Plan Policy for development within the Sphere of Influence's within City's. These aesthetic requirements will be added as conditions of approval for the project. Additionally, the project proposes security lighting that will be as tall as 28 feet. A condition of approval will be added to the project that the applicant submit a photometric light plan to determine the areas of illumination of the proposed security lighting. Additionally, all lighting will be required to be aimed down and shielded to prevent skyglow or spillage onto adjoining properties. With conditions of approval in place, 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; Referral Response from the City of Oakdale, dated June 3, 2020; 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 comprised of Vacant or Disturbed Land. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that the soil consists of Grade 1 Honcut Sandy Loam, 0 to 2 percent slopes Storie Index rating 48, Honcut Fine Sandy Loam, Grade 1, 2 to 5 percent slopes, Storie Index rating 76, and San Joaquin Sandy Loam, Grade 4, 2 to 5 percent slopes, which does not qualify as Prime Farmland. The project will not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

The closest actively farmed parcel is approximately 298 feet east of the project site across State Route 120 and the nearest parcel under Williamson Act Contract is approximately 970 feet to the south. According to Appendix VII of the Stanislaus County General Plan – Buffer and Setback Guidelines, all projects shall incorporate a 150-foot wide buffer setback, and the proposed project meets this requirement.

A parcel included in the project, APN 006-012-079, is designated Agriculture by the General Plan and is zoned A-2-10 (General Agriculture). The applicant proposes to amend the General Plan and rezone that parcel to a Planned Development. Goal 2, Policy 2.7 of the Agricultural Element states that, "Proposed amendments to the General Plan Diagram (map) that would allow the conversion of agricultural land to non-agricultural uses shall be approved only if they are consistent with the County's conversion criteria." Implementation 1, of the Agricultural Element's Policy 2.7 describes the procedures for processing amendments to the General Plan land use designation from "Agriculture" to another designation:

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

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

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

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

A referral response from the Oakdale Irrigation District (OID) stated that no encroachment be permitted without OID approval into the 30-foot wide Dorsey pipeline easement, which runs along the southern border of the project site. The project does not propose any structures within this area. However, the comment will be applied as conditions of approval.

The site is in an area already developed with industrial/commercial uses that front along State Route 120. The project site being under ten acres in size, unfarmed, and adjacent to a major transportation corridor limits the potential for agricultural uses. There is no indication that this project will result in the removal of adjacent contracted land from agricultural use nor will include significant impacts to agricultural resources in the vicinity of the project.

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; Referral Response from Oakdale Irrigation District, dated April 7, 2020; 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 PM2.5 (fine particulate matter) Plan, and the 2007 Ozone Plan. These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified as "extreme non-attainment" for ozone, "attainment" for respirable particulate matter (PM-10), and "non-attainment" for PM 2.5, as defined by the Federal Clean Air Act.

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

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 SJVAPCD's Small Project Analysis Level (SPAL) Analysis indicates that the minimum threshold of significance for industrial projects is 1,506 trips per day. Both parcels will be developed with an all-weather surface for a total of 294 stalls, for the of RVs. The applicant estimates only one employee on a maximum shift, with hours of operation as Monday through Friday 9 AM to 6 PM. The applicant anticipates approximately 7-10 customer vehicle trips per day to pick up equipment or vehicles. This is below the District's thresholds of significance for emissions.

The Air District provided a project referral response indicating that the proposed project is below the District's thresholds of significance for emissions. Additionally, the District stated the project may be subject to an Air Impact Assessment to determine if any District rules would apply to project implementation. A development standard will be added to the project to ensure consultation with the District prior to project commencement.

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

Construction activities associated with the proposed project would consist primarily of grading the site and paving a portion, as no new permanent structures are being proposed. These activities would not require any substantial use of heavy-duty construction equipment. Consequently, emissions would be minimal. However, no construction activities, aside from grading of the site is proposed at this time. If construction were ever to take place in the future, all construction activities would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less than significant without mitigation.

Mitigation: None.

References: San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; Referral response from the San Joaquin Valley Air Pollution Control District, dated April 7, 2020; 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	

Discussion: The project is located within the Oakdale Quad of the California Natural Diversity Database (CNDDB). There are five species which are state or federally listed, threatened, or identified as species of special concern within the Oakdale California Natural Diversity Database Quad. These species include the California tiger salamander, tricolored blackbird, steelhead, vernal pool tadpole shrimp, and the Chinook Salmon. There is a low likelihood that these species are present on the project site as the land is vacant/disturbed and developed with a modular dwelling. The surrounding area, has been disturbed for a combination of agricultural uses and commercial uses that front the SR 120 corridor.

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.

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 for the project site formulated by the Central California Information Center (CCIC) indicated that there was a moderate to high probability of discovery of prehistoric or historic resources on-site on parcel 006-012-079, and that further study should be done to determine if impacts to cultural or prehistoric resources will take place with development of the project. A field survey survey for the project site was done on July 7, 2020. The field survey found no identification of any potential cultural resources within the project site. The survey noted that the project had been previously disturbed by development of the residence onsite as well as previously graded. Additionally, a records search through the CCIC and inquires with Native American tribes and Native American Heritage Commission (NAHC). No records were found that indicated the site contained any prehistoric, historic, or archeologic resources had been previously identified onsite. The survey concluded that conditions of approval be placed on the project that if concentrations of prehistoric, or historic period cultural materials are encountered during project implementation, including unusual amounts of bone, stone, shell, foundations, bottle or can dumps, that all work within 50 feet of the find be halted until qualified professional archaeologist can evaluate the significance of the find in accordance with the required criteria. If human remains are uncovered, all work within 100 feet of the find be halted in compliance with Section 15064.5(e) (1) of the CEQA Guidelines and Public Resources Code Section 7060.5. Conditions of approval will be added to the project to ensure these requirements are met.

The project was referred to tribal governments, as required by SB 18 and AB 52, and no responses have been received to date. Standard conditions of approval regarding the discovery of cultural resources during the construction process will be added to the project.

Mitigation: None.

References: Central California Information Center Report for the project site, January 29, 2020; Cultural Resources Letter Report performed by Analytical Environmental Services, dated July 22, 2002; 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 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.

The project proposes the storage of RVs on two parcels totaling 7.8 acres in size. Both parcels will be developed with an all-weather surface for a total of 294 stalls. The applicant is proposing to use the existing modular building for administration

activities. The site is served by an existing well and septic system. The applicant estimates only one employee on a maximum shift, with hours of operation as Monday through Friday 9 AM to 6 PM, and approximately 7-10 customers visiting the site per day. There are no new structures proposed by the project, and the majority of project operations will take place outdoors.

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

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

Mitigation: None.

References: Application information; referral response from the San Joaquin Valley Air Pollution Control District (SJVAPCD), dated November 27, 2019; 2016 California Green Building Standards Code Title 24, Part 11(Cal Green); 2016 California Energy Code Title 24, Part 6¹.

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 California Conservation's Farmland Mapping and Monitoring Program lists the project site's soil as comprised of Vacant or Disturbed Land. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that the soil consists of Grade 3 Honcut Sandy Loam, 0 to 2 percent slopes Storie Index rating 48, Honcut Fine Sandy Loam, 2 to 5 percent slopes, Storie Index rating 76, and San Joaquin Sandy Loam 2 to 5 percent slopes. As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F), and a soils test may be required at building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. Although no new structures are being proposed as part of this project, any structures resulting from

this project in the future will be required to be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. The project will not require the construction of any new septic systems.

The project proposes the storage of RVs on two parcels totaling 7.8 acres in size. Both parcels will be developed with an all-weather surface for a total of 294 stalls. The applicant is proposing to use the existing modular building for administration activities. The site is served by an existing well and septic system. The applicant estimates only one employee on a maximum shift, with hours of operation as Monday through Friday 9 AM to 6 PM, and approximately 7-10 customers visiting the site per day. There are no new structures proposed by the project, and the majority of project operations will take place outdoors. Development of the project will consist of grading the site, asphaltting and graveling driveways and parking stalls. A referral response received from the Department of Public Works indicated that a grading and drainage plan for the project will be required, subject to Public Works review and Standards and Specifications. This will be added as a development standard.

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

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

Mitigation: None.

References: Application material; Referral response from the Stanislaus County Department of Public Works dated April 2, 2020; 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 Gasses (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020.

The project proposes the storage of RVs on two parcels totaling 7.8 acres in size. Both parcels will be developed with an all-weather surface for a total of 294 stalls. The applicant is proposing to use the existing modular building for administration activities. The site is served by an existing well and septic system. The applicant estimates only one employee on a maximum shift, with hours of operation as Monday through Friday 9 AM to 6 PM, and approximately 7-10 customers visiting the site per day. There are no new structures proposed by the project, and the majority of project operations will take place outdoors.

The Air District provided a project referral response indicating that the proposed project is below the District's thresholds of significance for emissions and may be subject to the following District Rules: Regulation VIII, Rule 4102, Rule 4601, Rule 4641, Rule 4002, Rule 4102, Rule 4550, and Rule 4570. Additionally, the District stated the project may be subject to an Air Impact Assessment to determine if any District rules would apply to project implementation. A development standard will be added to the project to ensure consultation with the District prior to project commencement.

The proposed storage of RVs is not expected to generate significant amounts of GHG's either directly or indirectly, nor is it expected to have a significant impact or conflict with any GHG reduction plan, policy, or regulation.

Mitigation: None.

References: Application material; Referral response from the San Joaquin Valley Air Pollution Control District, dated April 7, 2020; 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 project proposes the storage of RVs on two parcels 7.8 acres in size. Both parcels will be developed with an all-weather surface for a total of 294 stalls. The applicant is proposing to use the existing modular building for administration activities. The site is served by an existing well and septic system. Per the application, the operation will not include or generate any hazardous wastes associated with the project. No maintenance of the recreational vehicles will occur on-site. Additionally, Chapter 6.95 of the California Health and Safety Code requires businesses that use, handle, or store hazardous materials above an identified threshold to submit a Hazardous Materials Business Plan. The applicant is required to use, store, and dispose of any hazardous materials in accordance with all applicable federal, state, and local regulations. A referral response was received from the Department of Environmental Resources (DER) Hazardous Materials Division that based on the proposed project, they do not have any comments on the project. These requirements will be added as conditions of approval. Additionally, the project was referred to the Stanislaus County Environmental Review Committee (ERC), which responded with no comments. Therefore, no significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

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

The project site is not listed on the EnviroStor database managed by the CA Department of Toxic Substances Control or within the vicinity of any airport. The groundwater is not known to be contaminated in this area. The site is located in a

Local Responsibility Area (LRA) for fire protection and is served by Salida Fire Protection District. The project was referred to the District, who responded with comments that will be added as conditions of approval.

Mitigation: None.

References: Referral Response received from Department of Environmental Resources HAZMAT dated September 23, 2020; 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. All flood zone requirements will be addressed by the Building Permits Division during the building permit process.

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

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

The project proposes to utilize an existing well for the modular office and all non-potable sources of water use such as landscaping. During the project's Early Consultation referral period, DER and the County's Environmental Review Committee (ERC) identified the site's water source as meeting the criteria to become a public water system, which would require a public water supply permit occupancy of any building permit. The California Safe Drinking Water Act (CA Health and Safety Code Section 116275(h)) defines a Public Water System as a system for the provision of water for human

consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. A public water system includes the following:

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

DER regulates the issuance of new well permits; State law and County standards regulate public water systems and require the site to bring the existing nonconforming water system into compliance with current standards. A condition of approval is also being added to the project to further ensure these standards are being met, requiring submittal of an application and the associated technical report to DER for a public water supply permit, prior to receiving occupancy of any building permit, has been added to the project. Groundwater extraction is subject to compliance with the Oakdale Irrigation District Groundwater Sustainability Agency's Groundwater Sustainability Management Plan adopted in 2019.

Stanislaus County adopted a Groundwater Ordinance in November 2014 (Chapter 9.37 of the County Code, hereinafter, the "Ordinance") that codifies requirements, prohibitions, and exemptions intended to help promote sustainable groundwater extraction in unincorporated areas of the County. The Ordinance prohibits the unsustainable extraction of groundwater and makes issuing permits for new wells, which are not exempt from this prohibition, discretionary. For unincorporated areas covered in an adopted GSP pursuant to SGMA, the County can require holders of permits for wells it reasonably concludes are withdrawing groundwater unsustainably to provide substantial evidence that continued operation of such wells does not constitute unsustainable extraction and has the authority to regulate future groundwater extraction. The construction and operation of wells could potentially cause degradation of water quality due to cross connection of aquifers of varying quality or induced migration of groundwater with impaired water quality. The Ordinance is intended to address these eventualities

To implement the 2014 Stanislaus County Groundwater Ordinance (Chapter 9.37 of the Stanislaus County Code), the County has developed its' Discretionary Well Permitting and Management Program to prevent the unsustainable extraction from new wells subject to the Stanislaus County Groundwater Ordinance. A condition of approval will be placed on the project requiring ensuring the applicant obtains a drilling permit as required by State and County regulations, to be obtained prior to the construction of new wells. The Oakdale Irrigation District Groundwater Sustainability Agency covers a southeast portion of the Eastern San Joaquin Valley Sub-basin (ESJGS), and in conjunction with the San Joaquin Valley Groundwater Sustainability Agency, is tasked with ensuring compliance with the Sustainable Groundwater Management Act (SGMA) through a Groundwater Sustainability Plan to be adopted in 2019. Private groundwater pumping quantities on an individual well basis are largely unknown, though aggregate estimates for private pumping are often included in planning documents (e.g., AW MPs, UW MPs, groundwater management plans). The new and existing domestic wells are not anticipated to have a significant effect on groundwater supplies.

The water quality of the existing well has yet to be determined. If the existing well does not meet Public Water System standards the applicant may need to either drill an additional well or install a water treatment system for the existing or proposed wells. Goal Two, Policy Seven, of the Stanislaus County General Plan's Conservation/Open Space Element requires that new development that does not derive domestic water from pre-existing domestic and public water supply systems be required to have a documented water supply that does not adversely impact Stanislaus County water resources. This Policy is implemented by requiring proposals for development that will be served by new water supply systems be referred to appropriate water districts, irrigation districts, community services districts, the State Water Resources Board and any other appropriate agencies for review and comment. Additionally, all development requests shall be reviewed to ensure that sufficient evidence has been provided to document the existence of a water supply sufficient to meet the short and long-term water needs of the project without adversely impacting the quality and quantity of existing local water resources.

The existing well uses an estimated 1.64-acre foot of water per year. Based on this information, the drilling of a new well would be considered a de minimis extractor, exempt from the County's Groundwater Ordinance and thus not require CEQA-compliance. If the applicant is required to install a water treatment system, it will be required to be approved by the Regional Water Quality Control Board and the Department of Environmental Resources. Regardless of which avenue the applicant takes to meet public water system standards, public water supply permits require on-going testing. Conditions of approval will be placed on the project to address these issues.

The applicant proposes use of the existing septic system for the proposed modular office. A referral response from the County's DER stated that the project's septic system would be required to meet Measure X septic standards at the time of a building permit. The change of occupancy for the office must be reviewed and approved by DER and must adhere to current Local Agency Management Program (LAMP) standards. LAMP standards include minimum setbacks from wells to prevent negative impacts to groundwater quality.

Mitigation: None.

References: Referral Response received from Department of Environmental Resources dated April 14, 2020; 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 is a request to amend the General Plan and zoning district of two parcels designation from Agriculture and Commercial and the zoning designation from expired Planned Development (144) and A-2-10 to Planned Development, to allow for the storage of RVs on two parcels 7.8 acres in size. Both parcels will be developed with an all-weather surface for a total of 294 stalls. The project site fronts both River Road and State Route 120/Valley Home Road but will only maintain customer access from River Road. Emergency Vehicle access will take place from SR 120/Valley Home. The proposed project will also include construction of curb, gutter, landscaping and sidewalk along each road frontage, paved access between sites, and perimeter fencing consisting of primarily eight-foot chain-link fencing with privacy slats and decorative wrought iron fencing along SR 120/Valley Home Road. The applicant is proposing to use the existing modular building for administration activities. The site is served by an existing well and septic system. The applicant estimates only one employee on a maximum shift, with hours of operation as Monday through Friday 9 AM to 6 PM. The original application included a request to install and operate a septic dumping station, but the applicant has since revised the project to no longer include it. The project site is located within the City of Oakdale's LAFCO adopted Sphere of Influence.

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

APN 006-012-079 is designated Agriculture by the General Plan and is zoned A-2-10 (General Agriculture). As stated by the Introduction to the General Plan, General Plan Amendments affect the entire County and any evaluation must give primary concern to the County as a whole; therefore, a fundamental question must be asked in each case: "Will this amendment, if adopted, generally improve the economic, physical and social well-being of the County in general?" Additionally, the County in reviewing General Plan amendments shall consider how the levels of public and private service might be affected; as well as how the proposal would advance the long-term goals of the County. In each case, in order to take affirmative action regarding a General Plan Amendment application, it must be found that the General Plan Amendment will maintain a logical land use pattern without detriment to existing and planned land uses and that the County and other affected government agencies will be able to maintain levels of service consistent with the ability of the government agencies to provide a reasonable level of service. In the case of a proposed amendment to the Land Use diagrams of the Land Use Element, an additional finding that the amendment is consistent with the goals and policies of the General Plan must also be made. Additionally, Goal 2 of the Land Use Element aims to ensure compatibility between land uses.

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

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

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

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

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

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

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

The Stanislaus County General Plan Sphere of Influence policy states, that development, other than agricultural uses and churches, which requires discretionary approval from incorporated cities, shall be referred to the that city for preliminary approval. The project shall not be approved by the County unless written communication is received from the city memorializing their approval. If approved by the city, the city should specify what development standards are necessary to ensure that development will comply with city development standards. Approval from a city does not preclude the County's decision-making bodies from exercising discretion, and it may either approve or deny the project.

The project site is located in the LAFCO adopted Sphere of Influence for the City of Oakdale. A referral response was received from the City stating that the proposed project would be consistent with the City's General Plan if development standards are met. Therefore, the City has requested that the proposed project complete full frontage improvements of curb, gutter, and sidewalks to City standards. Standards requested also included; a decorative wrought iron fence and screening landscaping along perimeter of the site, which includes both State Route 120 and River Road. The City has also requested to review and approve any future property signage, which would be consistent with County's General Plan Policy for development within Sphere of Influence's within City's. Lastly, the City requested installation of dry water and sewer lines for future connection to the City's utility system once the project site is annexed in the future. These requests will be added to the development standards for the project.

Mitigation: None.

References: Referral response from The City of Oakdale dated June 3, 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 agriculture uses. On-site grading and construction resulting from this project may result in a temporary increase in the area's ambient noise levels; however, noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise. The site itself is impacted by the noise generated from State Route 120, which would not exceed any noise generated by the proposed use and would count for the ambient noise levels. The applicant estimates only one employee on a maximum shift, with hours of operation as Monday through Friday 9 AM to 6 PM, and approximately 7-10 customers visiting the site per day.

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

Mitigation: None.

References: 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. All adopted public facility fees will be required to be paid at the time of building permit issuance.

This project was circulated to all applicable: school, fire, police, irrigation, public works departments, and districts during the Early Consultation referral period, and no concerns were identified with regard to public services. A referral response from the Oakdale Irrigation District (OID) indicated that the Dorsey Pipeline is located near the southern property line of the project site within a 30-foot secondary easement controlled by OID. The District has required that all permanent improvements remain outside of the easement unless an encroachment permit is received from OID. The requirement will be reflected as conditions of approval applied to the project.

As stated earlier, the project site is located in the LAFCO adopted Sphere of Influence for the City of Oakdale. As part of a referral response, the City requested installation of dry water and sewer lines for future connection to the City's utility system once the project site is annexed in the future. A condition of approval will be placed on the project that this be completed but done to City standards as well.

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.

Mitigation: None.

References: Referral response from Oakdale Irrigation District, dated April 7, 2020; Referral response from The City of Oakdale dated June 3, 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 is a request to amend the General Plan and zoning district of two parcels designation from Agriculture and Commercial and the zoning designation from expired Planned Development (144) and A-2-10 to Planned Development, to allow for the storage of RVs on two parcels 7.8 acres in size. Both parcels will be developed with an all-weather surface for a total of 294 stalls. The project site fronts both River Road and State Route 120/Valley Home Road, but will only maintain customer access from River Road. Emergency Vehicle access will take place from SR 120/Valley Home. The proposed project will also include construction of curb, gutter, landscaping and sidewalk along each road frontage, paved access between sites, and perimeter fencing consisting of primarily eight-foot chain-link fencing with privacy slats and decorative wrought iron fencing along SR 120/Valley Home Road. The applicant is proposing to use the existing modular building for administration activities. The site is served by an existing well and septic system. The applicant estimates only one employee on a maximum shift, with hours of operation as Monday through Friday 9 AM to 6 PM. The original application included a request to install and operate a septic dumping station, but the applicant has since revised the project to no longer include it. The project site will front both SR 120/Valley Home Road and River Road. All regularly ingress/egress of the site will be done via River Road. The SR 120/Valley Home Road driveway will be used for emergency service vehicles only. The applicant proposes to grade the site and install all weather surface material for all parking stalls and asphalt for driveways and emergency vehicle access roads.

Section 15064.3 of the CEQA Guidelines establishes specific considerations for evaluating a project's transportation impacts. The CEQA Guidelines identify vehicle miles traveled (VMT), which is the amount and distance of automobile travel attributable to a project, as the most appropriate measure of transportation impacts. Other relevant considerations may

include the effects of the project on transit and non-motorized travel. VMT exceeding an applicable threshold of significance for land use projects may indicate a significant impact. Generally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less than significant transportation impact. Projects that decrease VMT in the project area, compared to existing conditions, should be presumed to have a less than significant transportation impact.

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

SR 120/Valley Home Road is classified as a 110-foot Minor Arterial road and River Road is classified as an 80-foot Major Collector road. A referral response was received from the Department of Public Works requiring an Irrevocable Offer of Dedication for the remaining half-width of the road of both roads, and a grading and drainage plan. These requirements will be added as conditions of approval for the project. The California Department of Transportation (CalTrans) responded to the referral by asking more information regarding the vehicles that will be stored onsite, restricting access onto SR 120 to emergency vehicles only, and recommending the County collect a fair share traffic impact mitigation fee for any degradation of the level of service to the State Highway System. After further clarifying with CalTrans staff and due to the anticipated trips per day for the project, no traffic impact analysis is being requested by the District, nor is the County or the City of Oakdale, which would be needed to identify a fair share traffic impact mitigation fee. The applicant will be required to dedicate frontage for both SR 120/Valley Home Road and River Road, as well as frontage improvements to the site. Additionally, all development onsite will be required to pay applicable County PFF fees, which will be utilized for maintenance and traffic congestion improvements to all County roadways.

The proposed project is not anticipated to conflict with any transportation program, plan, ordinance or policy.

Mitigation: None.

References: Referral response from Stanislaus County Department of Public Works dated April 2, 2020; Referral response from CalTrans, dated April 9, 2020 and subsequent correspondence dated May 11, 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 proposed project requests to allow for the storage of RVs on two parcels totaling 7.8 acres in size. Both parcels will be developed with an all-weather surface for a total of 294 stalls. The project site fronts both River Road and State Route 120/Valley Home Road, but will only maintain customer access from River Road. Emergency Vehicle access will take place from SR 120/Valley Home. The proposed project will also include construction of curb, gutter, landscaping and sidewalk along each road frontage, paved access between sites, and perimeter fencing consisting of primarily eight-foot chain-link fencing with privacy slats and decorative wrought iron fencing along SR 120/Valley Home Road. The applicant is proposing to use the existing modular building for administration activities. The applicant estimates only one employee on a maximum shift, with hours of operation as Monday through Friday 9 AM to 6 PM. The original application included a request to install and operate a septic dumping station, but the applicant has since revised the project to no longer include it.

The project proposes to utilize an existing well for water services and an existing septic system for the proposed modular office. A referral response from the County's DER stated that the project's septic system would be required to meet Measure X septic standards at the time of a building permit. A referral response from the Oakdale Irrigation District (OID) indicated that the Dorsey Pipeline is located near the southern property line of the project site within a 30-foot secondary easement controlled by OID. The District has required that all permanent improvements remain outside of the easement unless an encroachment permit is received from OID. The requirement will be reflected as conditions of approval applied to the project.

As stated earlier, the project site is located in the LAFCO adopted Sphere of Influence for the City of Oakdale. As part of a referral response, the City requested installation of dry water and sewer lines for future connection to the City's utility system once the project site is annexed in the future. A condition of approval will be placed on the project that this be completed but done to City standards as well. The Department of Public Works will review and approve grading and drainage plans prior to construction. Conditions of approval will be added to the project to reflect this requirement.

The storage of RVs is not anticipated to produce solid waste of any kind; therefore, the project would have less than a significant impact on waste reductions goals or managements programs for solid waste.

Mitigation: None.

References: Referral Response received from Department of Environmental Resources dated April 14, 2020; Referral response from Oakdale Irrigation District, dated April 7, 2020; Referral response from The City of Oakdale dated June 3, 2020; 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	
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Discussion. The Stanislaus County Local Hazard Mitigation Plan identifies risks posed by disasters and identifies ways to minimize damage from those disasters. With the Wildfire Hazard Mitigation Activities of this plan in place, impacts to an adopted emergency response plan or emergency evacuation plan are anticipated to be less than significant. The terrain of the site is relatively flat, and the site has access to a County-maintained road. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Oakdale Rural Protection District. The project was referred to the District, but no comments have been received to date. All improvements will be reviewed by the Stanislaus County Fire Prevention Bureau and will be required to meet all State and Local fire code requirements.

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

Mitigation: None.

References: Application material; 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.

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.

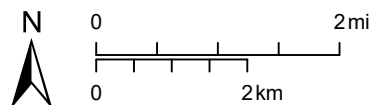
BRICHETTO

GPA & REZ
PLN2020-0016

AREA MAP

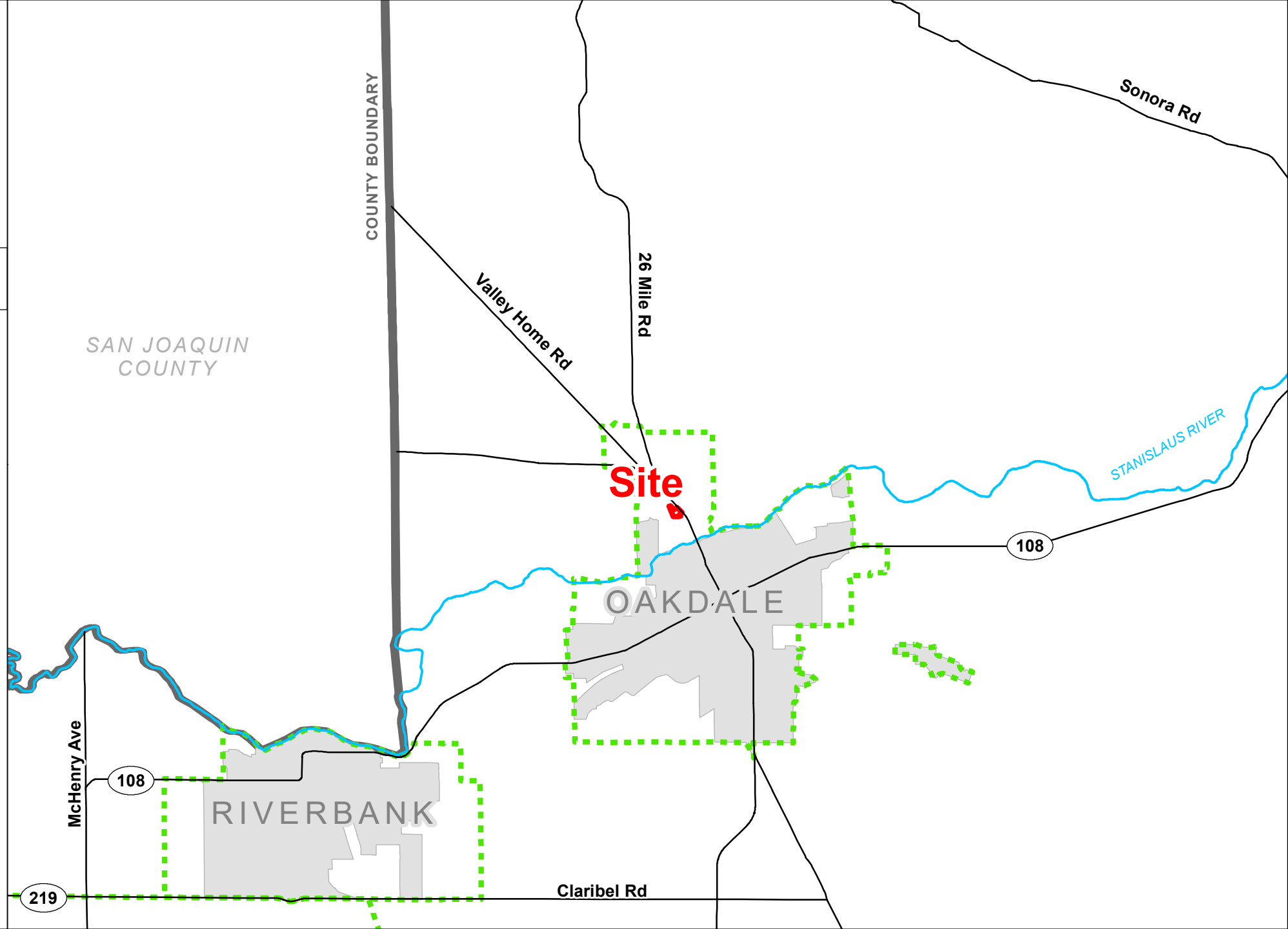
LEGEND

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



Source: Planning Department GIS

Date: 3/3/2020










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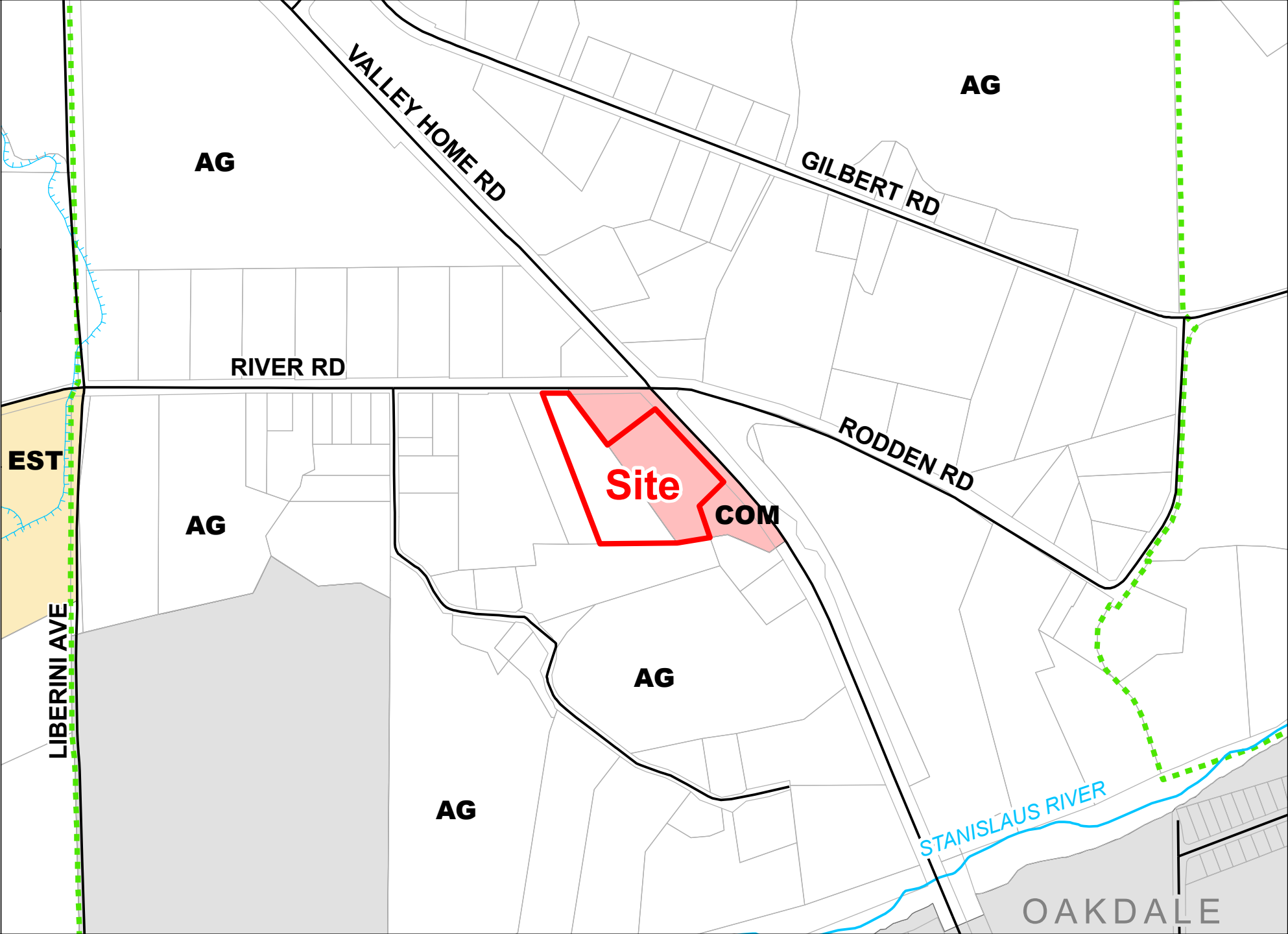
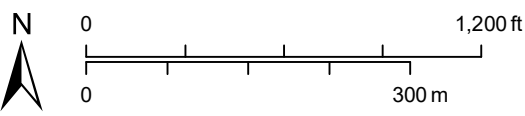
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PLN2020-0016

GENERAL PLAN MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City of Oakdale
-  Parcel
-  River
-  Road
-  Canal

- General Plan**
-  Agriculture
 -  Commercial
 -  Estate Residential










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PLN2020-0016

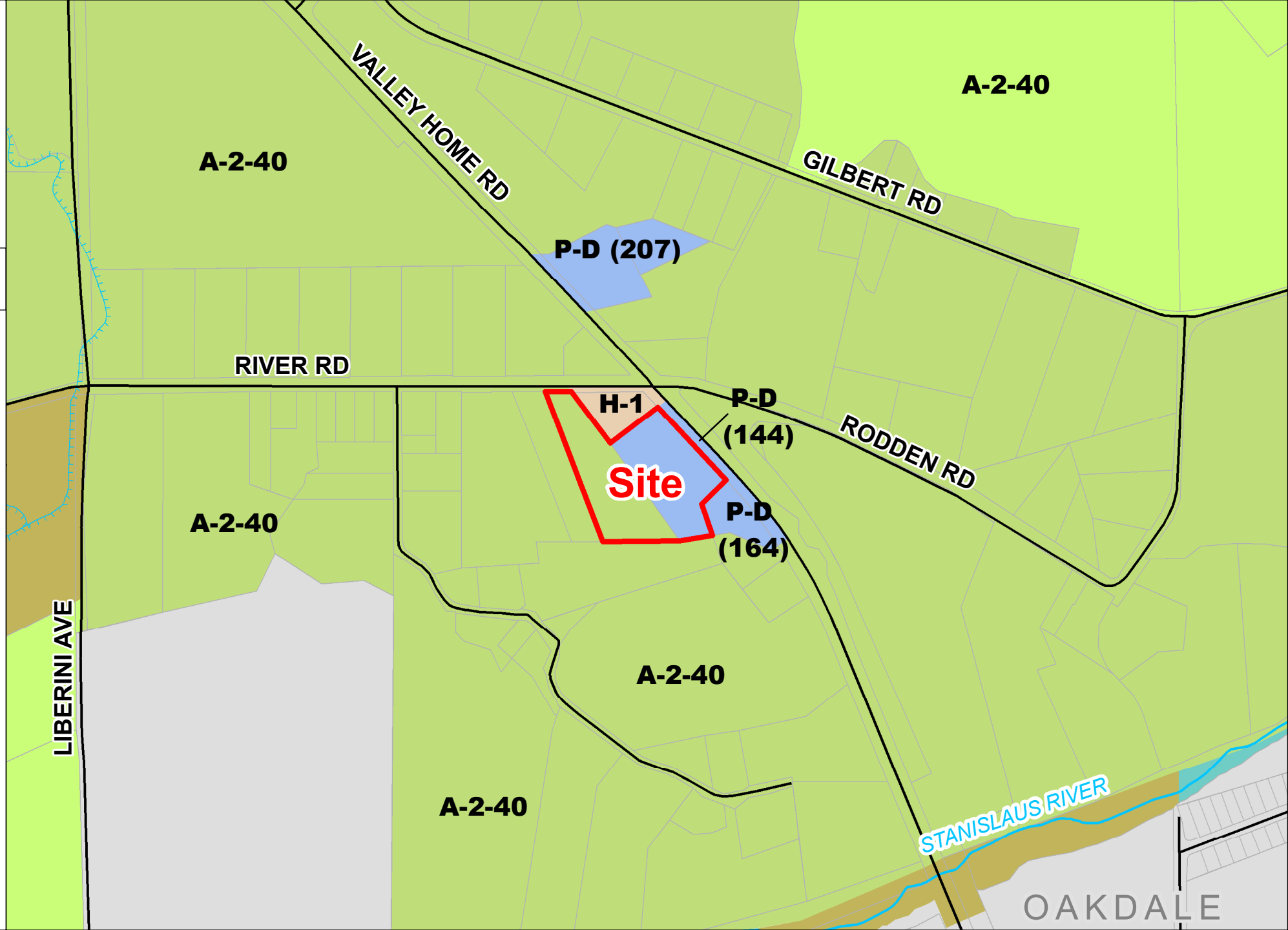
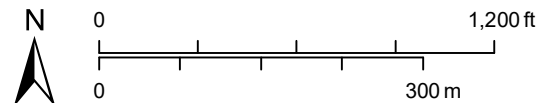
ZONING MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City of Oakdale
-  Parcel
-  River
-  Road
-  Canal

Zoning Designation

-  Highway Frontage
-  General Agriculture 10 Acre
-  General Agriculture 40 Acre
-  Planned Development
-  Rural Residential










BRICHETTO

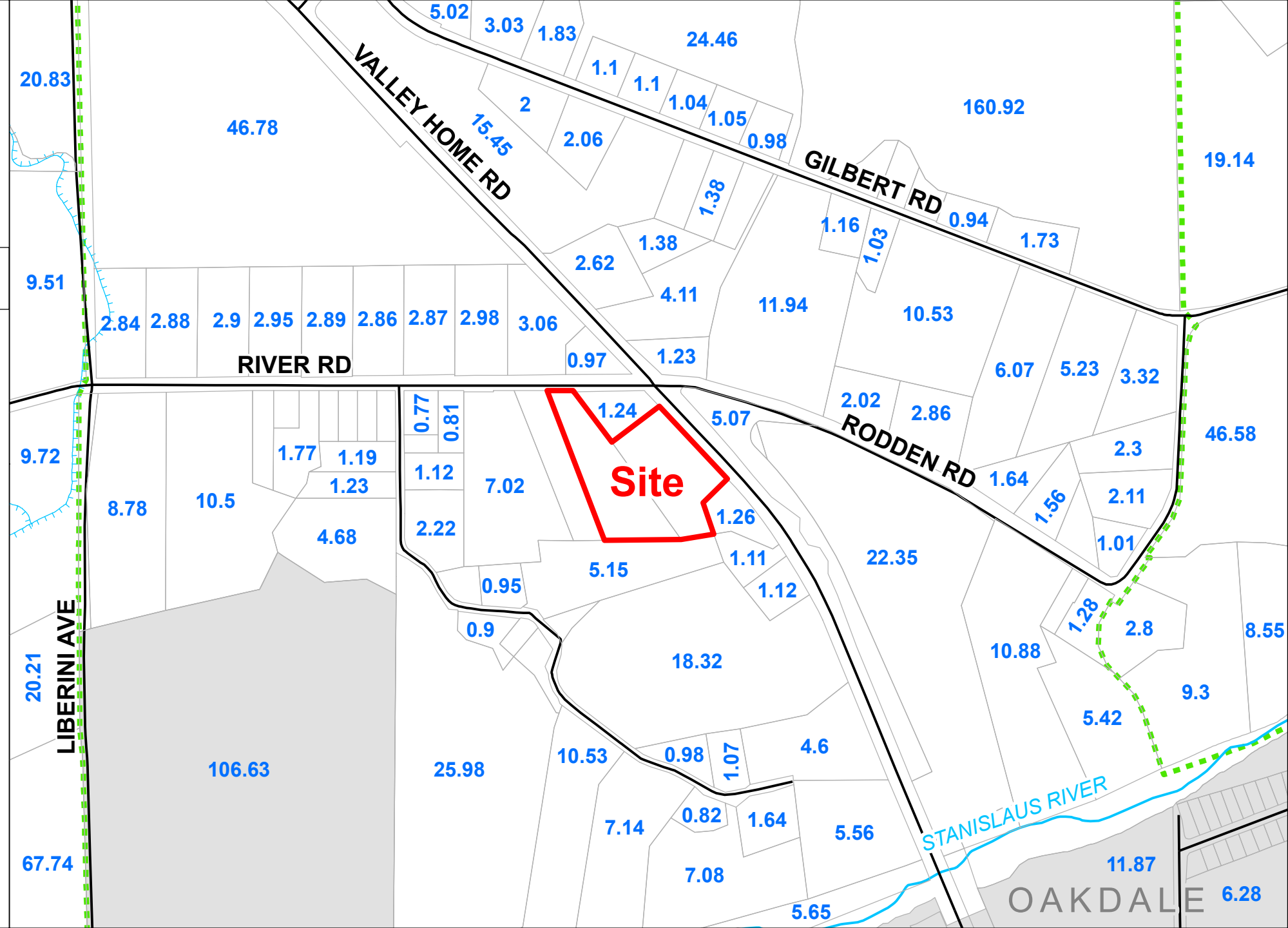
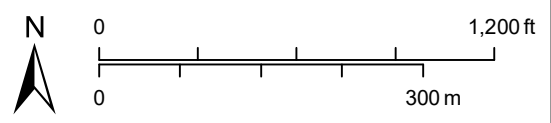
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PLN2020-0016

ACREAGE MAP

LEGEND

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








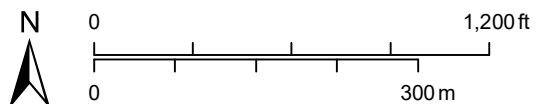
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GPA & REZ PLN2020-0016

2017 AERIAL AREA MAP

LEGEND

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



BRICHETTO

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PLN2020-0016

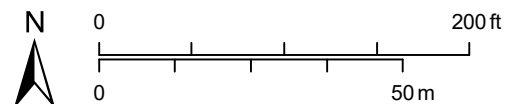
2017 AERIAL SITE MAP

LEGEND

 Project Site

 Road

 Canal



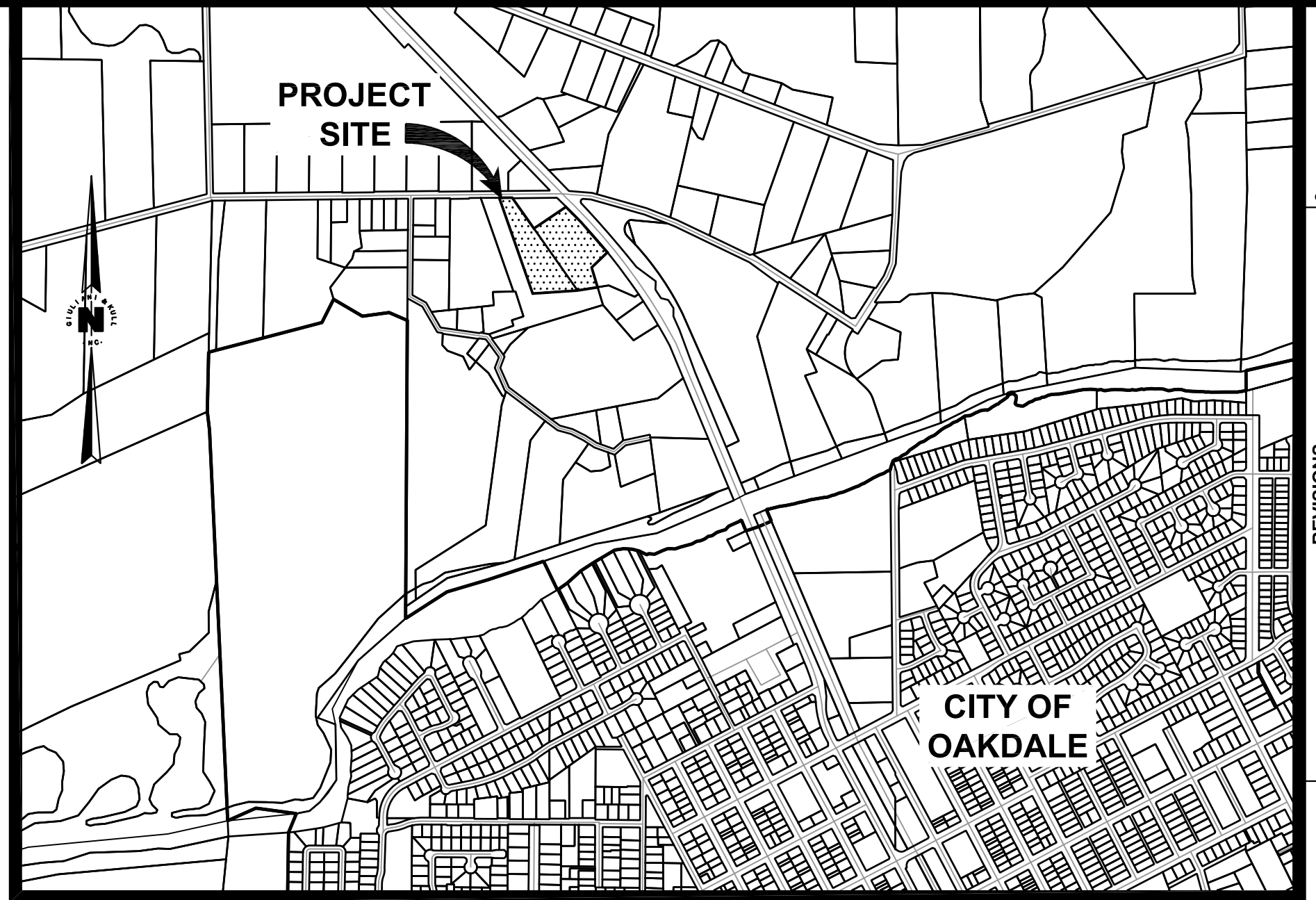
EQUIPMENT STORAGE SITE
IMPROVEMENT PLANS
APN: 006-012-055 & 006-012-079
STANISLAUS COUNTY, CALIFORNIA

CONTACTS

CIVIL ENGINEER
GIULIANI & KULL, INC.
CONTACT: NICK PRICHARD, P.E.
440 S. YOSEMITE AVENUE
OAKDALE, CA 95361
(209) 847-8726 EXT. 202

OWNER
CONTACT: JOE BRICHETTO
P.O. BOX 11600
OAKDALE, CA 95361
(209) 404-6548

PROJECT SITE



VICINITY MAP

NO SCALE

SITE INFORMATION

SITE INFORMATION:

OWNER/APPLICANT:
JOE BRICHETTO
P.O. BOX 11600
OAKDALE, CA 95361
209-404-6548

APN: 006-012-055

SITE ADDRESS:
9919 VALLEY HOME ROAD (STATE HIGHWAY 120)
OAKDALE, CA 95361

SITE AREA: 3.97 ACRES
WATER: FROM WEST PROPERTY ON-SITE WELL
SANITARY SEWER: NONE
STORM DRAIN: ON-SITE STORM COLLECTION BASIN
SLOPE OF LAND: FLAT - 2%
CURRENT ZONING: COMMERCIAL
PROPOSED ZONING: PLANNED DEVELOPMENT
CURRENT LAND USE: VACANT (NO STRUCTURES)
PROPOSED LAND USE: EQUIPMENT STORAGE LOT

APN: 006-012-079

SITE ADDRESS:
7425 RIVER ROAD
OAKDALE, CA 95361

TOTAL SITE AREA: 3.94 ACRES
WATER: DOMESTIC EXISTING ON-SITE WELL
SANITARY SEWER: EXISTING ON-SITE SEPTIC TANK
STORM DRAIN: ON-SITE STORM COLLECTION BASIN
SLOPE OF LAND: FLAT - 2%
CURRENT ZONING: COMMERCIAL
PROPOSED ZONING: PLANNED DEVELOPMENT
CURRENT LAND USE: AGRICULTURAL (A-2-10)
PROPOSED LAND USE: EQUIPMENT STORAGE LOT

STORM COLLECTION BASIN

DRAINAGE AREA				
Drainage Region	"C" Value	Drainage Area (AC)	100-Year 24hr Storm R Value ²	Runoff Volume (AC-FT)
Equipment Storage Lot	0.45	7.910	3.7	1.10
TOTAL		7.91		1.10
Convert Acre-Feet to Cubic Feet			47,808	Cubic Feet
COLLECTION BASIN DETAILS				
Top Elevation	177.0	FT		
Highwater Elevation	173.0	FT		
Basin Bottom Elevation	167.0	Feet		
Total Basin Storage w/ 1' Freeboard	52,982	Cubic Feet		
DRAINAGE ANALYSIS				
Total Drainage Water	47,808	Cubic Feet		
Storm Collection Basin Storage	52,982	Cubic Feet		STORM WATER IS CONTAINED

Per Section 4.2 & 4.3
 $R = \left(\frac{14''}{10.9} \right) \times 2.88'' = 3.70''$
 $V = \frac{CAR}{12}$

LEGEND

EXISTING

- EX CURB & GUTTER
- EX PROPERTY LINE
- EX LOT LINE
- EX BARBED WIRE FENCE
- EX CHAIN FENCE
- EX SD MANHOLE
- EX CATCH BASIN/DROP INLET
- EX SIGN
- EX UTILITY POLE
- EX TELEPHONE MANHOLE
- EX GUARD POST/BOLLARD
- EX FOUND MONUMENT

PROPOSED

- CURB AND GUTTER
- WATER PIPE
- STORM PIPE
- CONTOUR
- FINISH GRADES
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- DECORATIVE WALL
- WATER VALVE
- IRR BACK FLOW PREVENTER
- STORM MANHOLE / DRYWELL
- STORM OUTLET STRUCTURE

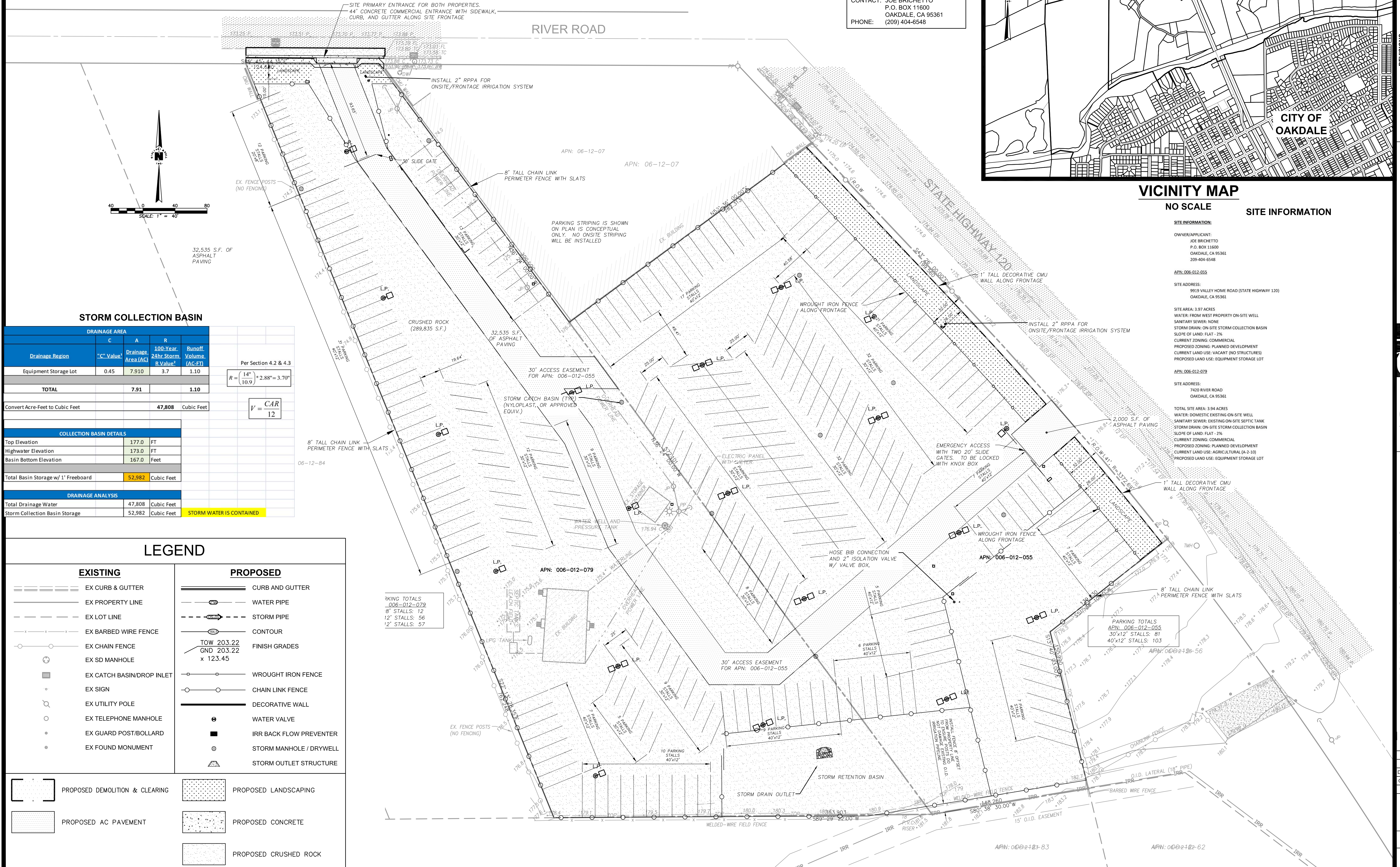
PROPOSED DEMOLITION & CLEARING

PROPOSED LANDSCAPING

PROPOSED AC PAVEMENT

PROPOSED CONCRETE

PROPOSED CRUSHED ROCK



Engineers • Planners • Surveyors

EQUIPMENT STORAGE LOT
SITE PLAN
APN: 006-012-055 & 006-012-079
STANISLAUS COUNTY, CALIFORNIA

SCALE 1"=40'
DRAWN BY NWP
DESIGNED BY NWP
CHECKED BY WFK
DATE 6/10/20
SHEET
SP-1
OF 1
JOB NO. 19154

DIGALERT
1-800-227-2600
CALL 2 FULL WORKING DAYS IN ADVANCE

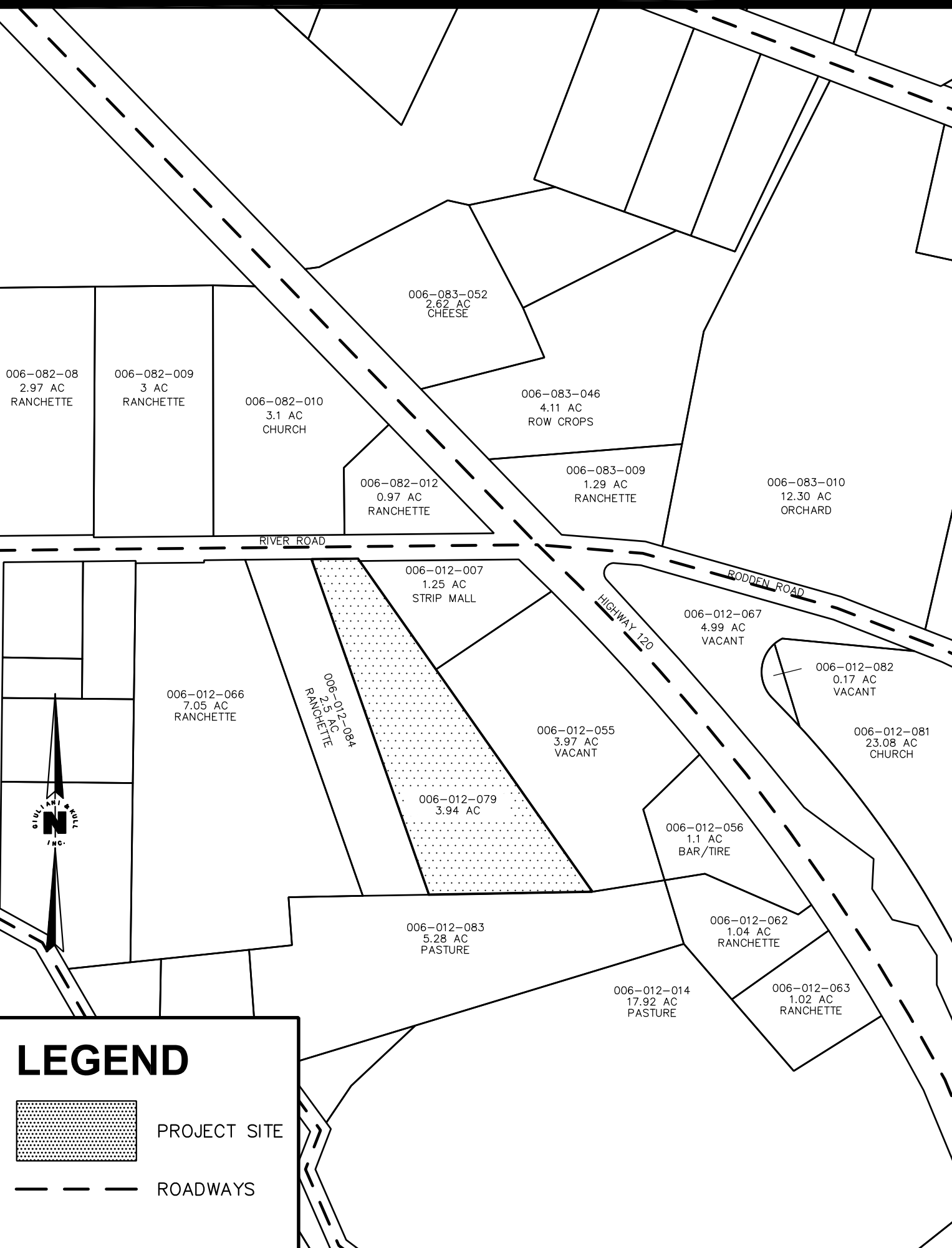
REV #	DATE	APPROVED

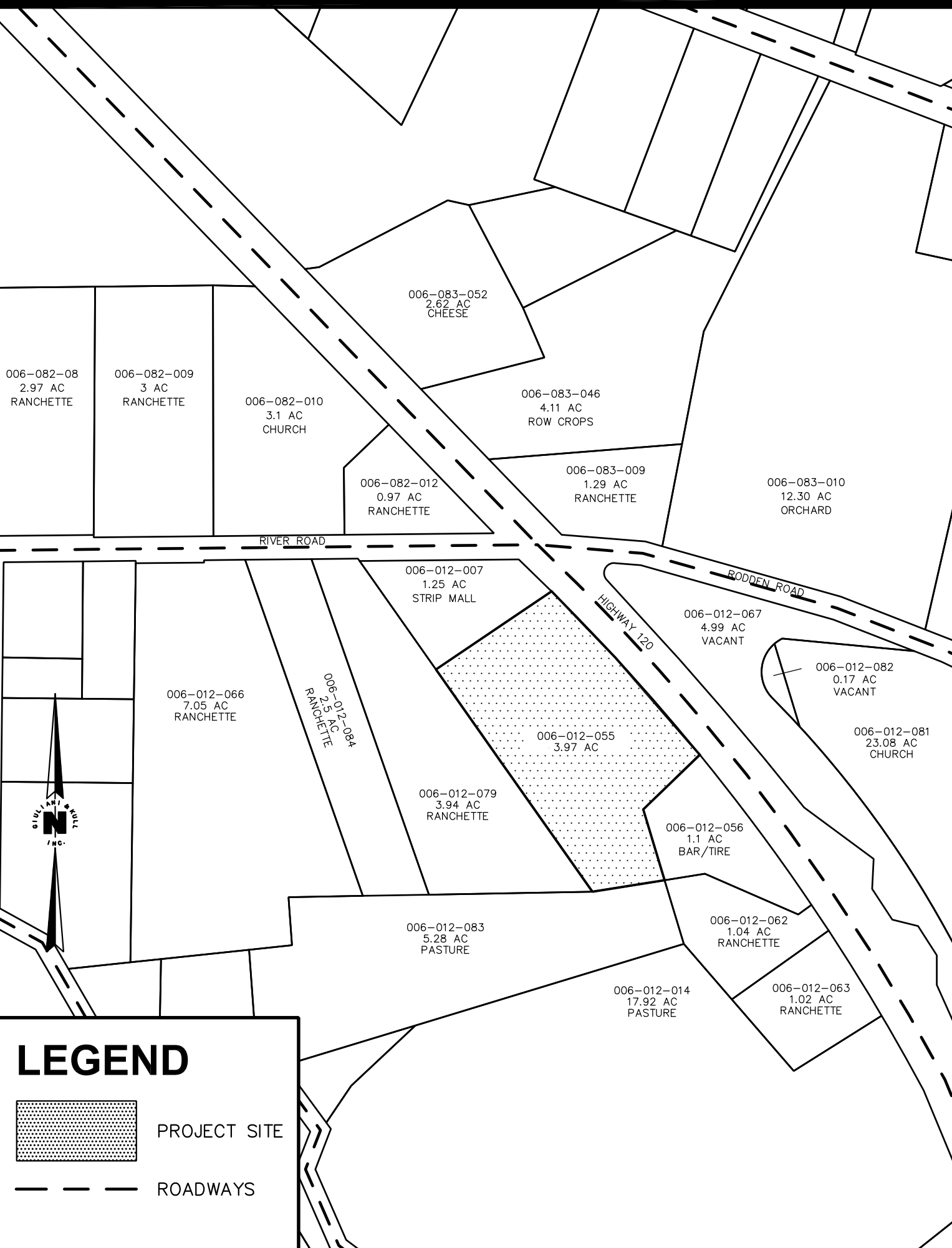
REVISIONS

DESCRIPTION	DATE	APPROVED

Giuliani & Kull, Inc.
440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
(209) 847-8726 Fax (209) 847-7323
Auburn • San Jose • Oakdale

Professional Engineer Seal:
NICK PRICHARD, P.E.
No. 006538
Exp. 12/31/20
CIVIL ENGINEER
STATE OF CALIFORNIA





ATTACHMENT

CULTURAL STUDY

If you wish to obtain a copy of the Cultural Study Report, please contact the Stanislaus County Planning Department at: (209) 525-6330 or email your request to: planning@stancounty.com .