



Referral Early Consultation

Date: January 26, 2021

To: Distribution List (See Attachment A)

From: Kristin Doud, Principal Planner
Planning and Community Development

Subject: GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2021-0001 – PARK PLACE RV STORAGE

Respond By: February 14, 2021

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing the conditions for a Staff Approval. Therefore, please list any conditions that you wish to have included as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Dan Meade, Park Place RV Storage, LLC

Project Location: 5150 McHenry Avenue, between Kiernan Avenue and Charity Way, in the Modesto area.

APN: 074-015-016 and 017

Williamson Act Contract: N/A

General Plan: Agriculture

Current Zoning: A-2-40 (General Agriculture)

Project Description: Request to amend the General Plan and zoning designations of two parcels 19.2 total acres in size from Agriculture and A-2-40 (General Agriculture) to Planned Development (PD) to allow for the development of a recreational vehicle (RV) parking facility. The project site previously operated as a driving range, which was approved by the Planning Commission on March 17, 2005 under Use Permit 2005-02 – McHenry Golf Center. The project site is currently improved with a golf driving range, paved parking lot with landscaping and light poles, 440 square foot ball house and restroom, 1,200 square foot maintenance shed, 2,000 square foot pro shop, 400 square foot covered patio, 6 foot-tall monument sign, wrought iron fencing and landscaping along the road frontage, chain-link perimeter fencing, and a storm drainage basin. The project proposes to utilize the existing on-site improvements and to level and gravel the driving range to accommodate 622 12 foot-wide RV parking spaces. The project site is served by an existing on-site well and septic system and takes access from McHenry Avenue (State Route 108). Proposed operating hours are

24-hours a day, seven days a week, with a maximum of two employees on-site per shift, and an estimated 10-15 customers per day (2-3 maximum during peak hours).

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



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

GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2021-0001 – PARK PLACE RV STORAGE

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
X	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: MODESTO		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	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 4: GREWAL
X	FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED	X	STAN COUNTY COUNSEL
X	GSA: STANISLAUS & TUOLUMNE RIVERS GROUNDWATER BASIN ASSOCIATION	X	StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: MODESTO	X	STANISLAUS LAFCO
X	MOSQUITO DIST: EASTSIDE	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC	X	TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:	X	US ARMY CORPS OF ENGINEERS
X	RAILROAD: UNION PACIFIC	X	US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: STANISLAUS UNION	X	USDA NRCS
X	SCHOOL DIST 2: MODESTO UNION		WATER DIST:
	WORKFORCE DEVELOPMENT		TUOLUMNE RIVER TRUST
X	STAN CO AG COMMISSIONER		



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. PLN2021-0001 – PARK PLACE RV STORAGE

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

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

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

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

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

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

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

Response prepared by:

Name	Title	Date
------	-------	------

PARK PLACE
RV STORAGE

GPA REZ
PLN2021-0001

AREA MAP

LEGEND



Project Site



Sphere of Influence



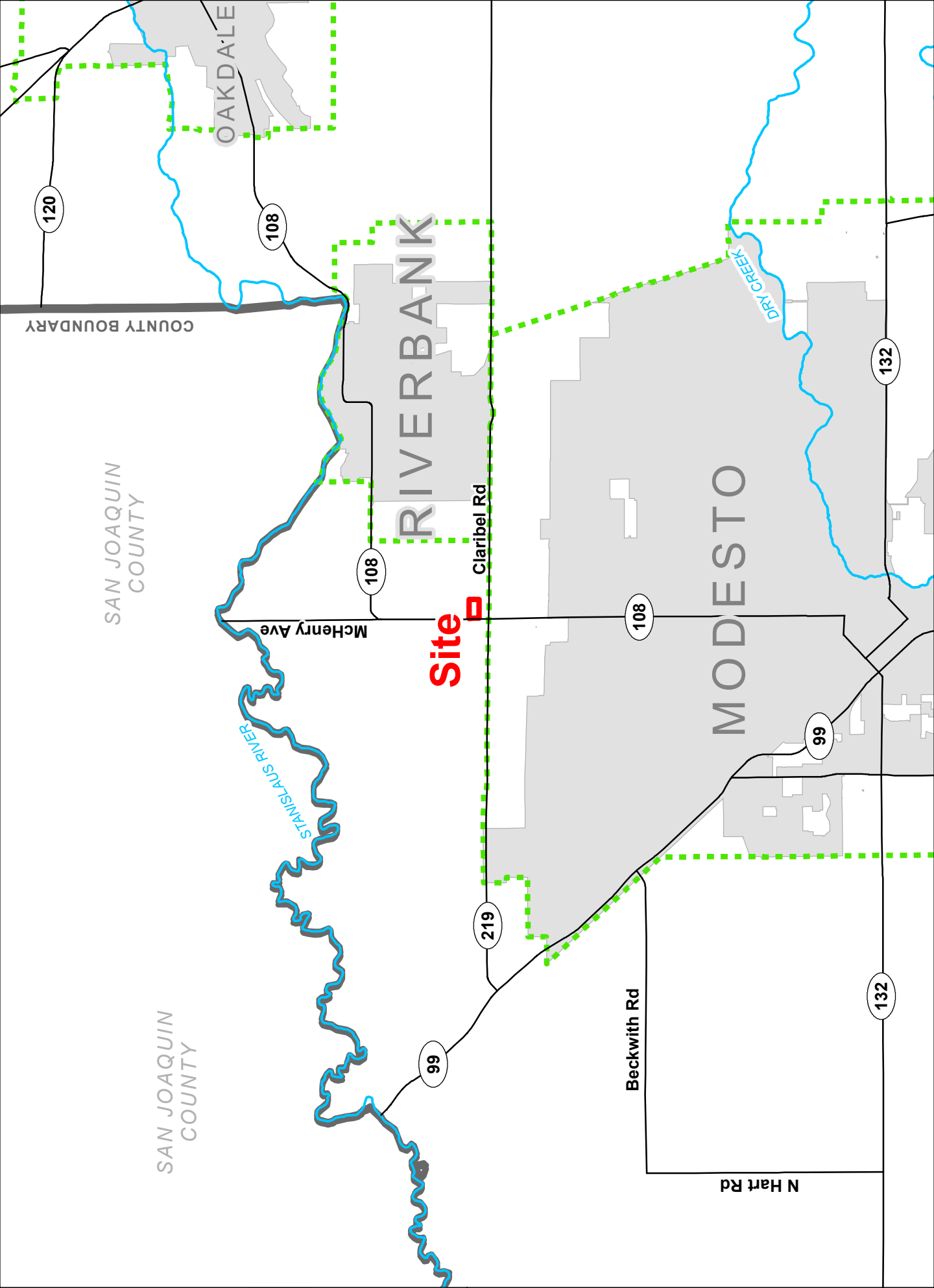
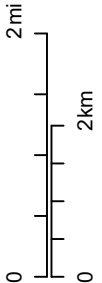
City



Road



River



PARK PLACE
RV STORAGE

GPA REZ
PLN2021-0001

GENERAL PLAN MAP

LEGEND

 Project Site

 Sphere of Influence

 Parcel

 Road

 Canal

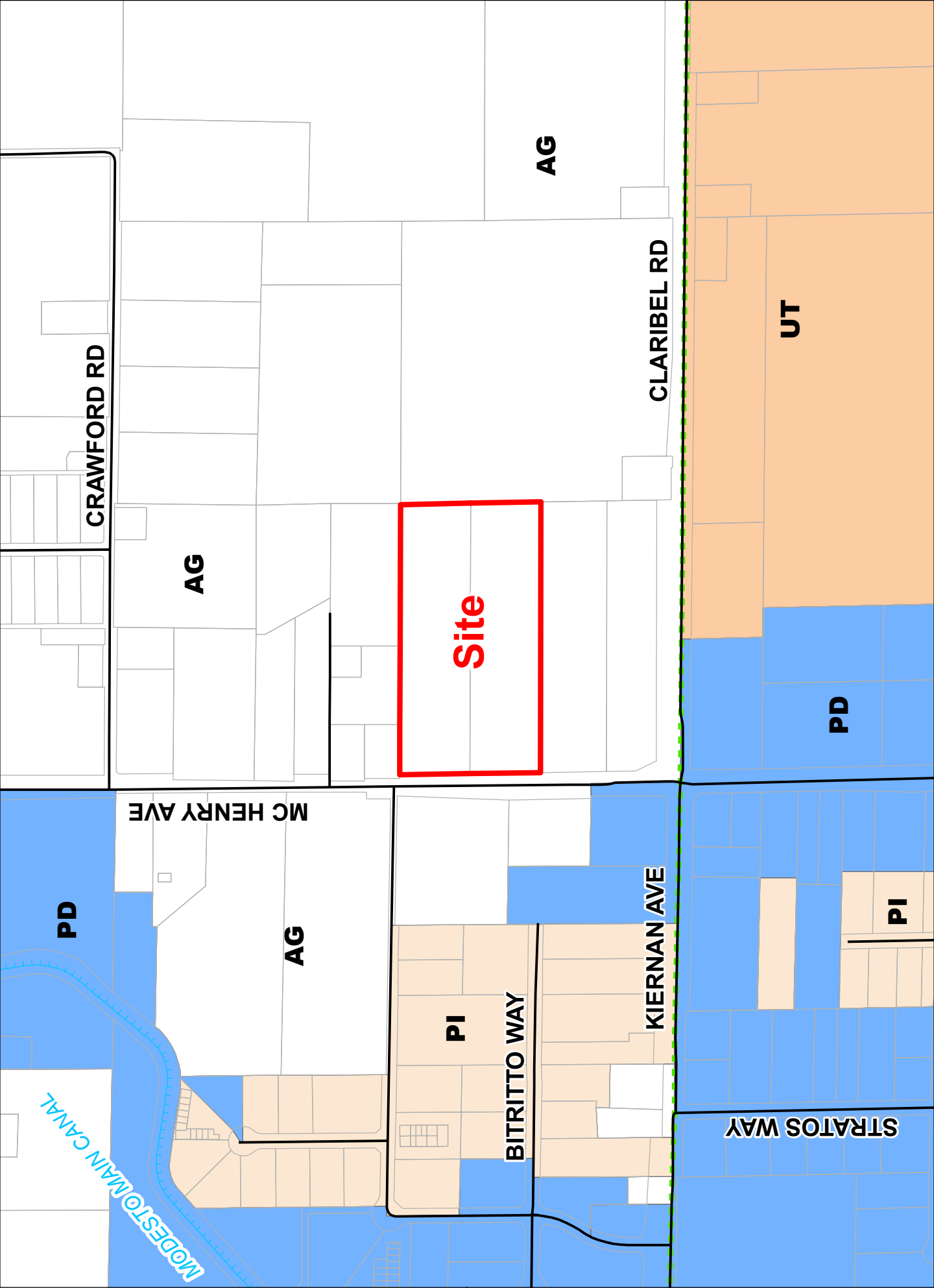
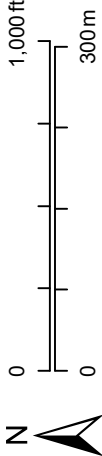
General Plan

 Agriculture

 Planned Development

 Planned Industrial

 Urban Transition



PARK PLACE
RV STORAGE

GPA REZ
PLN2021-0001

ZONING MAP

LEGEND

 Project Site

 Sphere of Influence

 Parcel

 Road

 Canal

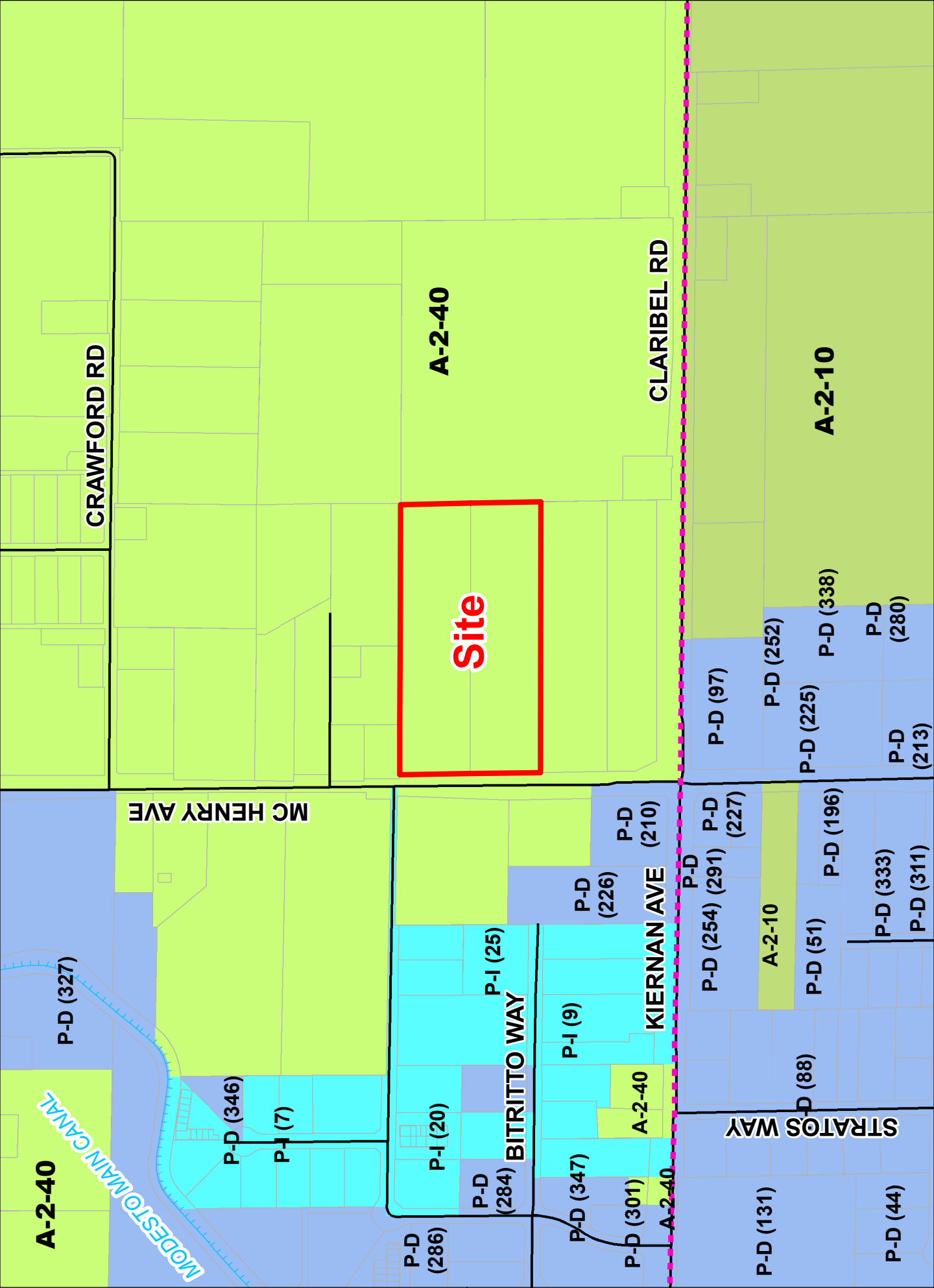
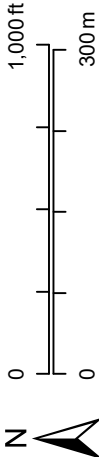
Zoning Designation

 General Agriculture 10 Acre

 General Agriculture 40 Acre

 Planned Development

 Planned Industrial



PARK PLACE
RV STORAGE

GPA REZ
PLN2021-0001

AREA MAP

LEGEND



Project Site



Sphere of Influence



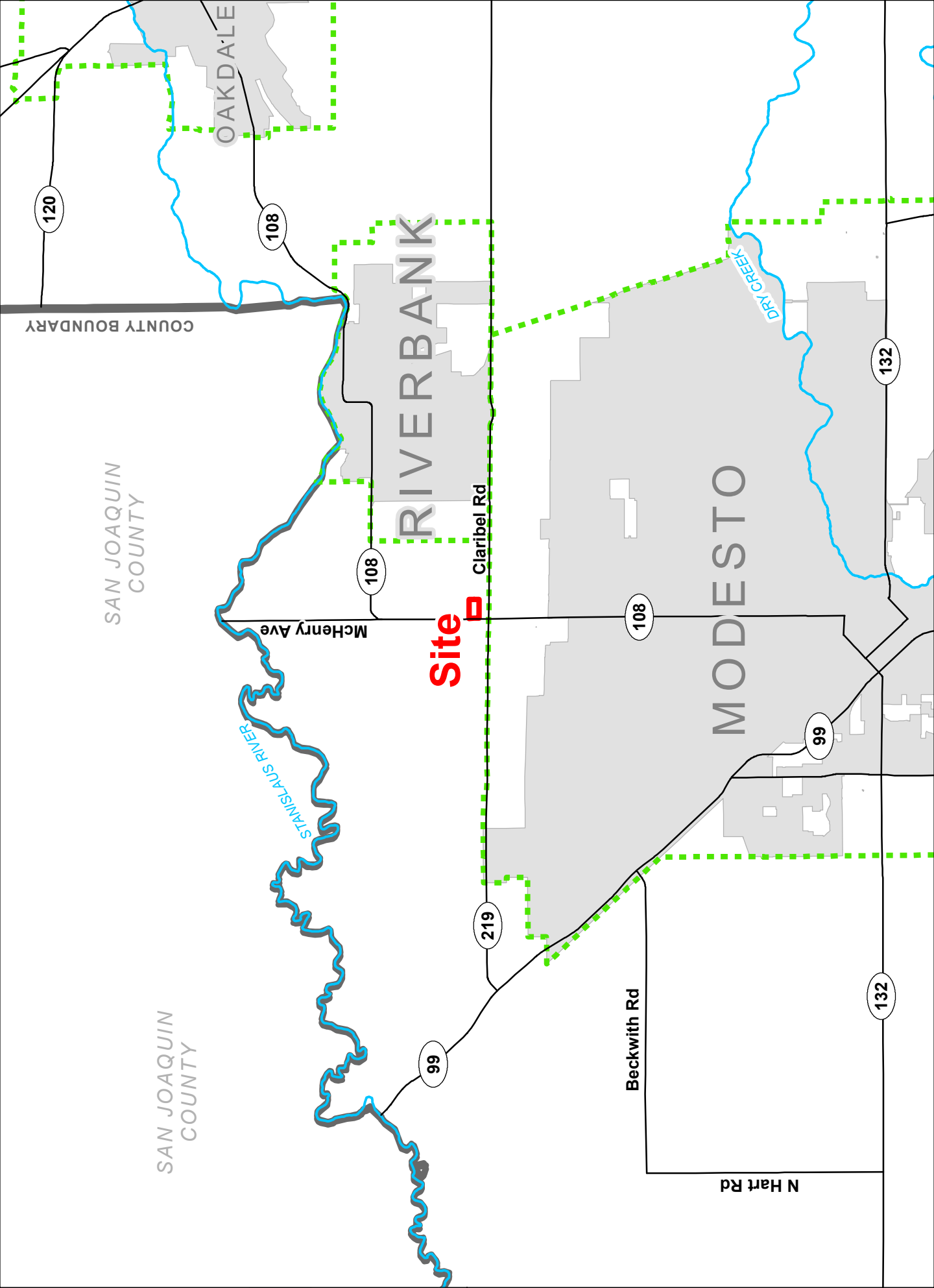
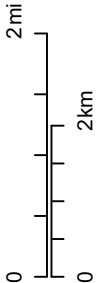
City



Road



River



PARK PLACE
RV STORAGE

GPA REZ
PLN2021-0001

GENERAL PLAN MAP

LEGEND

 Project Site

 Sphere of Influence

 Parcel

 Road

 Canal

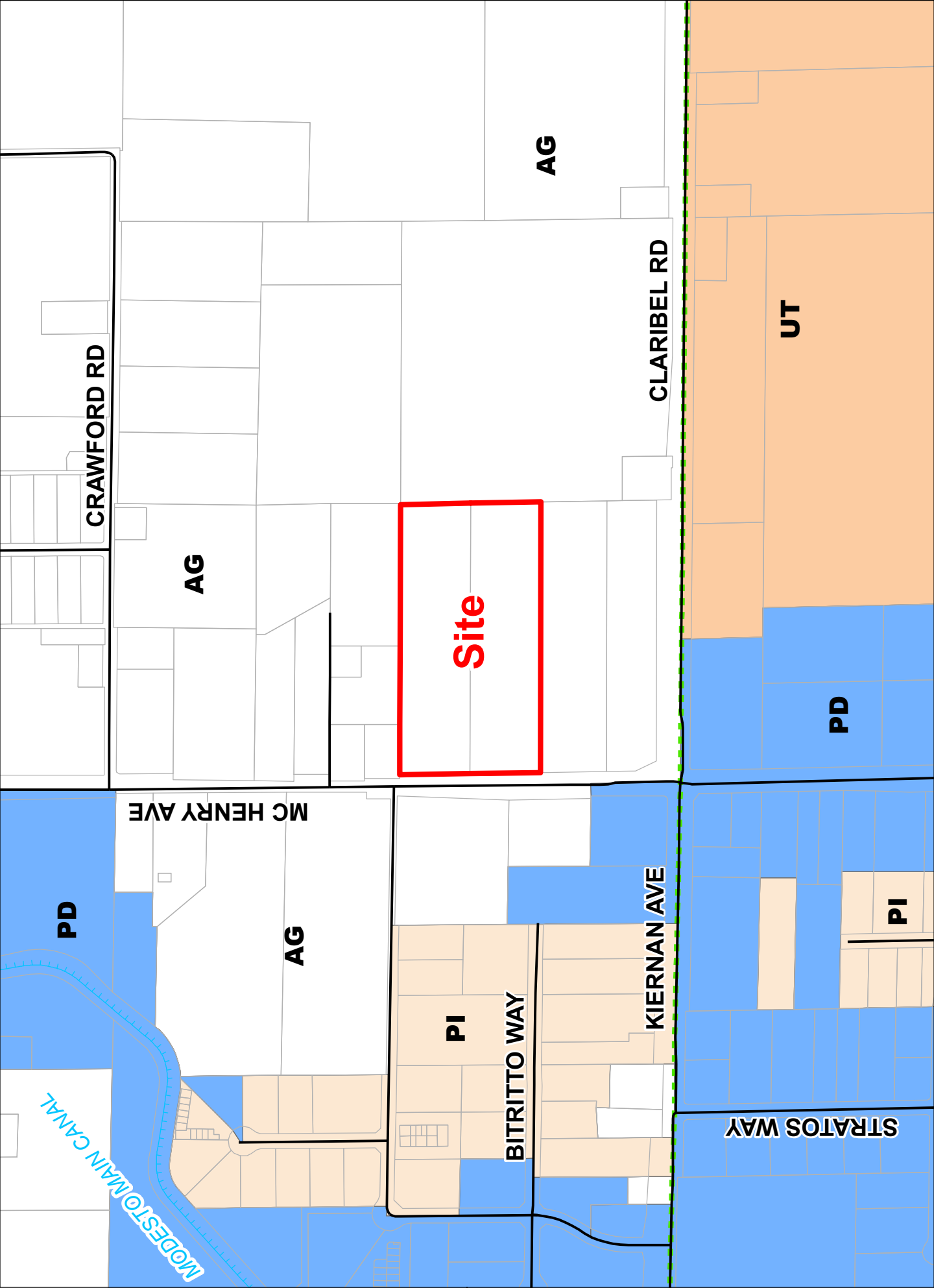
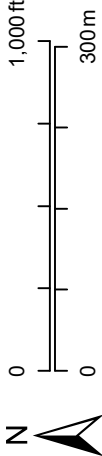
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PARK PLACE
RV STORAGE

GPA REZ
PLN2021-0001

ZONING MAP

LEGEND

 Project Site

 Sphere of Influence

 Parcel

 Road

 Canal

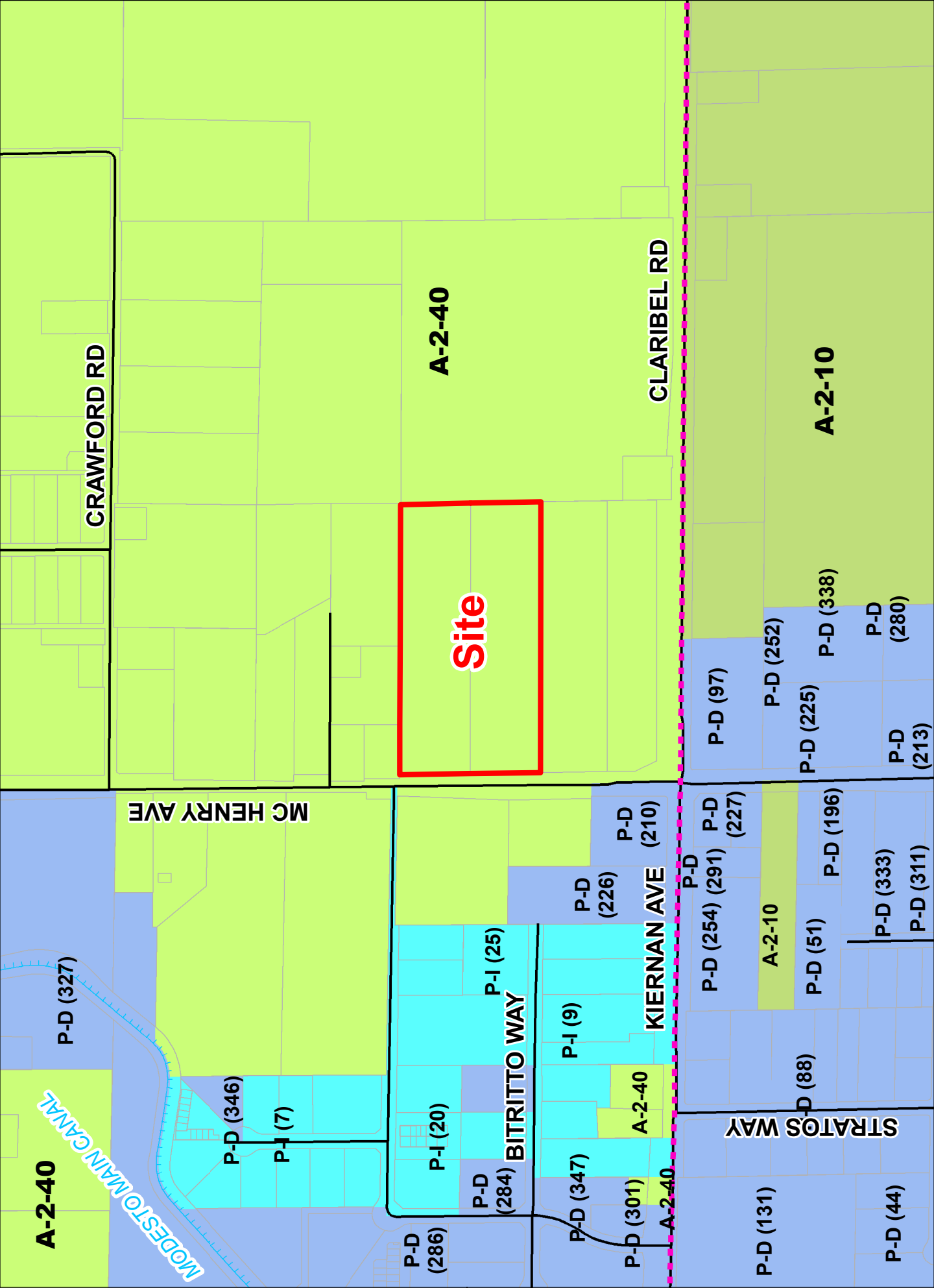
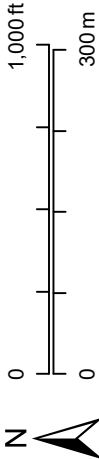
Zoning Designation

 General Agriculture 10 Acre

 General Agriculture 40 Acre

 Planned Development

 Planned Industrial



PARK PLACE
RV STORAGE

GPA REZ
PLN2021-0001

2017 AERIAL AREA MAP

LEGEND



Project Site



Sphere of Influence



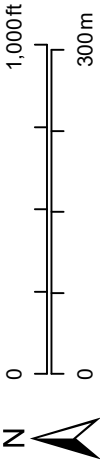
Road



River



Canal

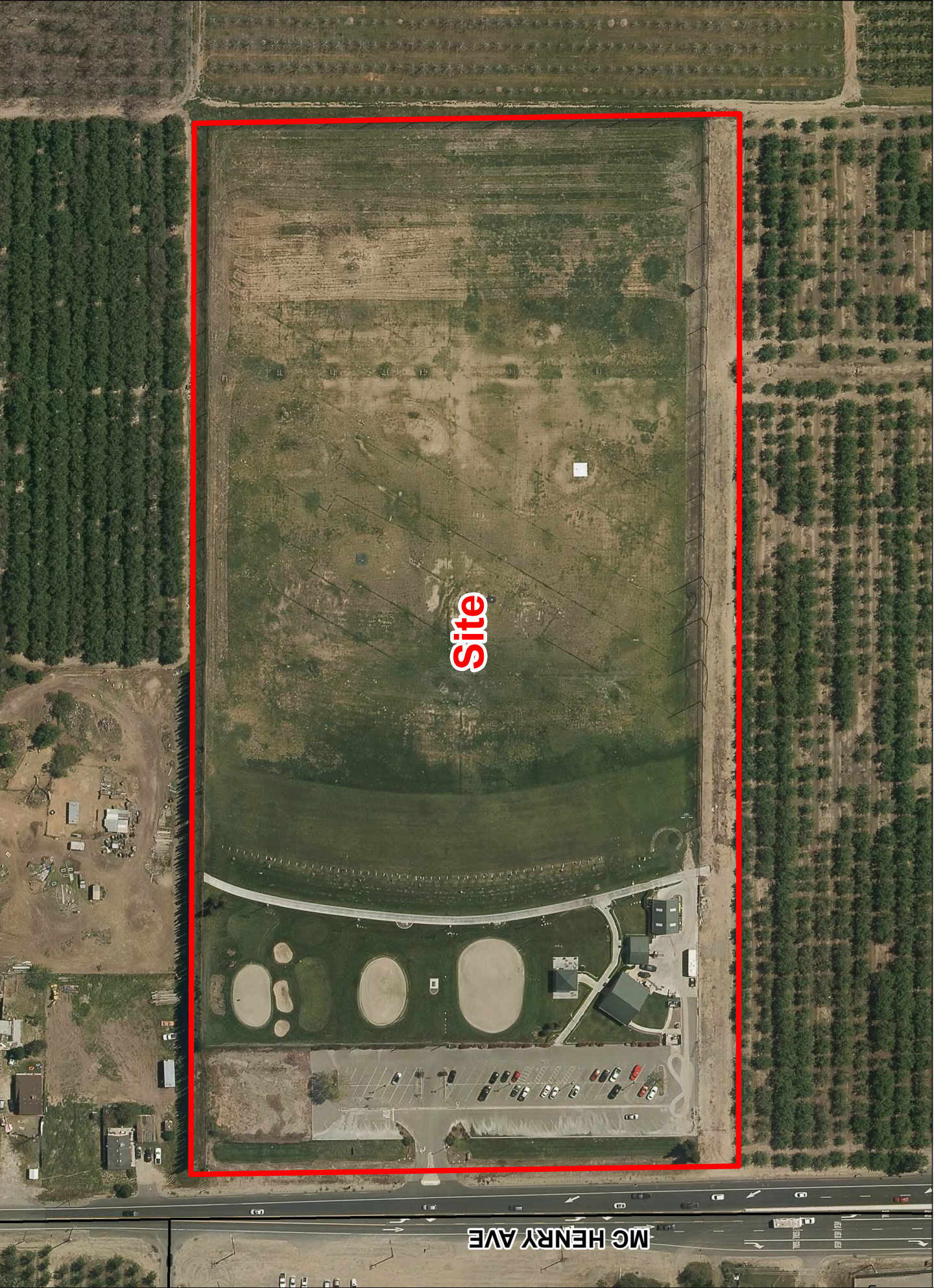
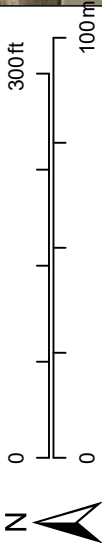


**PARK PLACE
RV STORAGE
GPA REZ
PLN2021-0001**

2017 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road



PARK PLACE
RV STORAGE

GPA REZ
PLN2021-0001

ACREAGE MAP

LEGEND



Project Site



Sphere of Influence



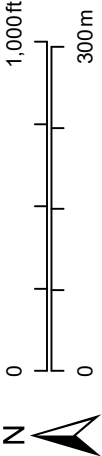
Parcel/Acres



Road



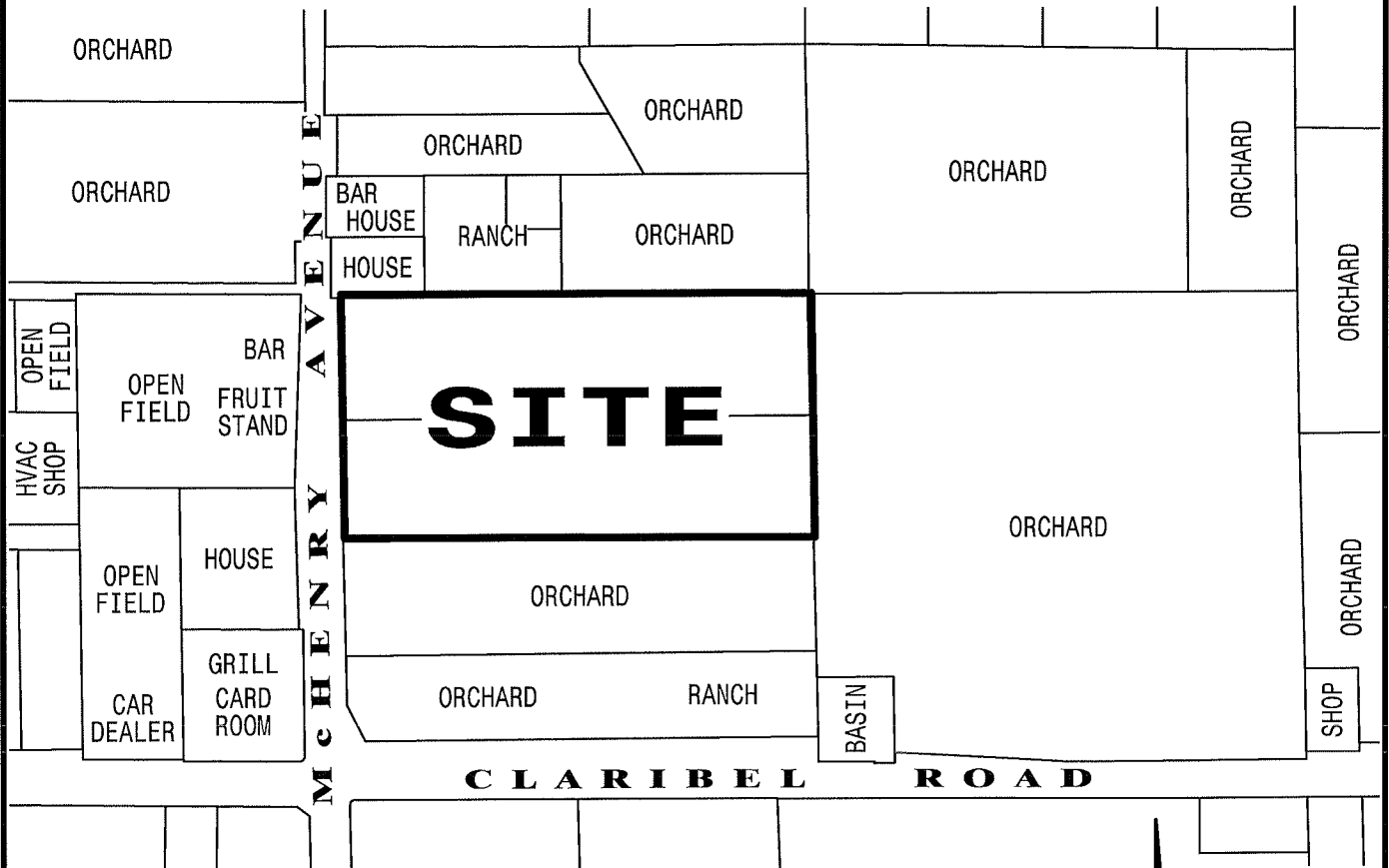
Canal



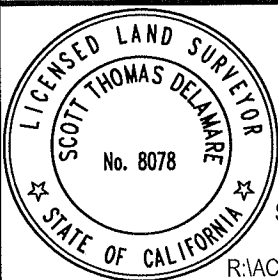
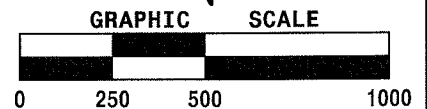
AREA MAP

OF PROPOSED RV PARKING FOR DANIEL J. MEADE

LYING IN SECTION 32 AND SECTION 33, T.2 S., R.9 E., M.D.M.
COUNTY OF STANISLAUS, STATE OF CALIFORNIA



SCALE 1" = 500'



DF ENGINEERING, INC.

CIVIL ENGINEERING AND SURVEYING
3421 TULLY ROAD · SUITE J · MODESTO, CA 95350
TELEPHONE (209) 529-7450 · EMAIL DFENGINEERING@DFENGINEERING.COM

©COPYRIGHT 2020 DF ENGINEERING, INC.

SIGNED: *Scott Thomas De la Mare* December 30, 2020
SCOTT THOMAS DELAMARE LS 8078 DATE

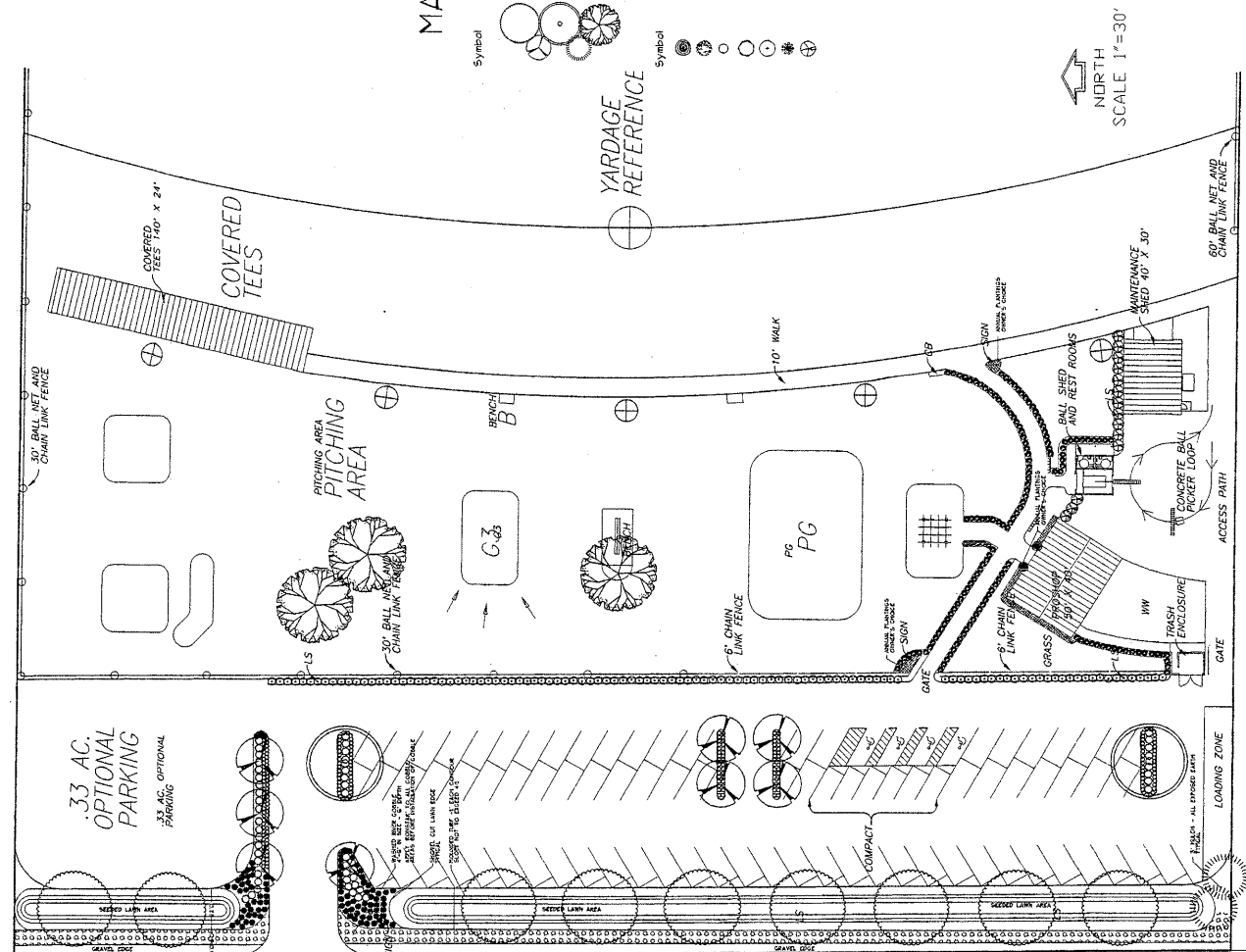
R:\ACTIVE PROJ\2020\2020\DrawlPlot Plan\2020PlotPlan.dwg, AreaMap, Dec 30, 2020, 11:47am, scott

PAGE	1
	OF 1
JOB	2020
AUTHOR	STD
CK. BY	NIP
SCALE	1" = 500'
DATE	Dec., 2020

MATERIALS LEGEND

Synonym	Item	Size	Quantity
	<i>Cinchonum cinchonae</i> multi	15-Cal	9
	<i>Leptostroma f. tuckeronae</i>	15-Cal	8
	Crape Myrtle	15-Cal	8
	London Plane	15-Cal	2
	Sweetgum	15-Cal	2
	Coast Redwood	15-Cal	4
	<i>Quercus obata</i>	15-Cal	4
	Valley Oak		

Synonym	Item	Size	Quantity
	<i>Buxus j. 3 tier</i> Potted	15-Cal	2
	<i>Buxus m. boxwood</i>	5-Cal	165
	<i>Buxus m. boxwood</i>	1-Cal	210
	Boxwood Hedge		
	Yellow Daily	5-Cal	34
	Yew	5-Cal	34
	Leopetalum Burgundy	5-Cal	112
	Pinus	5-Cal	112
	Pinus Fraser	1-Cal	105
	Pinus Taiwan Blue	5-Cal	14
	Verbenia		
	Shrub Rose		
	Shrub Rose		



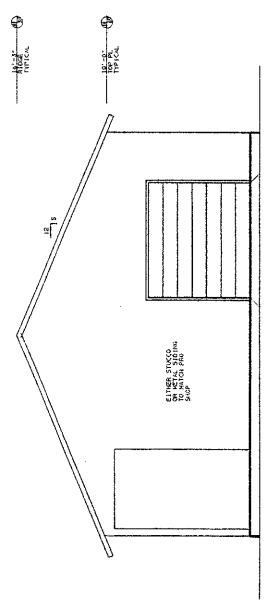
55' WIDE R/W GRANTED
OF STATE OF CALIFORNIA -
IN. 87-124055,
S.C.R.

MC HENRY AVENUE

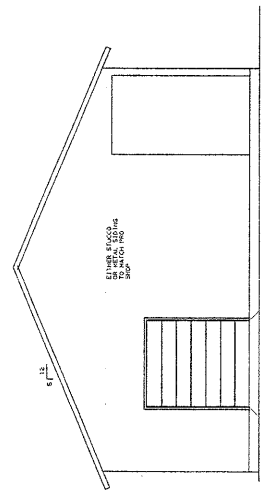
5' P.T. & T EASEMENT
VOL. 3262-O.R., PG. 165,
S.C.R.

20'x55' P.T.& T EASEMENT
VOL. 2585-O.R., PG. 507,
S.C.R.

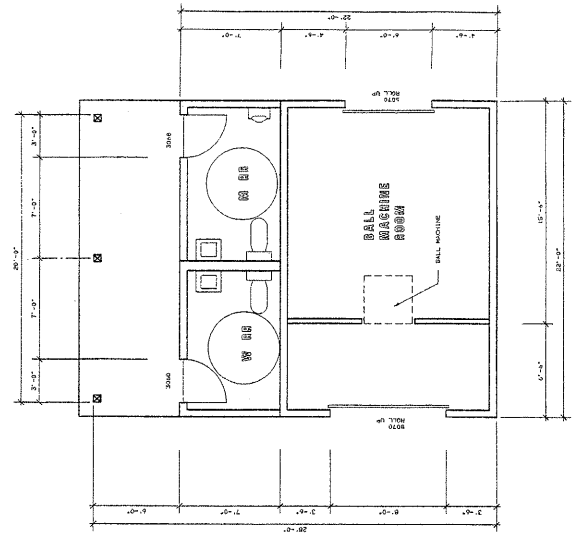
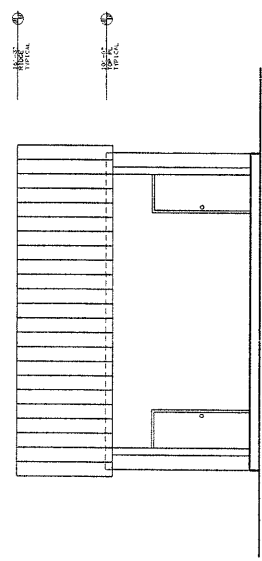
SOUTH ELEVATION BALL/RESTROOM 1/8" = 1'-0"



SOUTH ELEVATION BALL/RESTROOM 1/8" = 1'-0"



EAST ELEVATION BALL/RESTROOM 1/8" = 1'-0"



AS
SHEET
FILE 94080
DATE 5-29-30
CHECKED TM
DESIGN TM
PLANS
NOTES

MOOREY BOLT COMPANY
DIVISION OF THE
MOOREY BOLT COMPANY
8000 MCNEELY AVE
HOBBS, CALIFORNIA

TERRAS
ARCHITECTS
CIVIL
STRUCTURAL
ENGINEERING
2000 SHAW BLVD
HOBBS, CALIF 75901
PHONE (202) 529-4402
FAX (202) 529-4402

PLANS	SECTION	DATE	FILE
PLAN	SECTION	5-29-20	94090
NOTES			

3042 KENNETH AVE

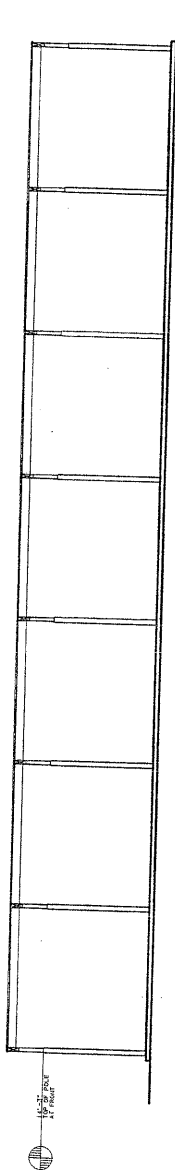
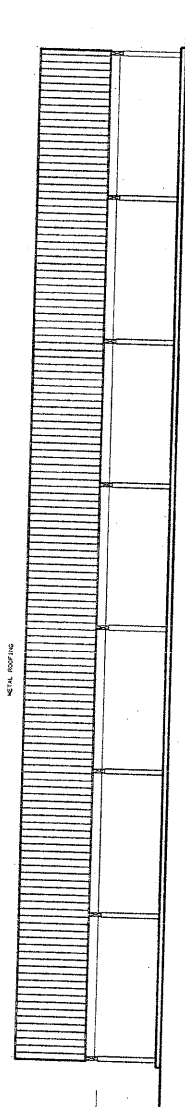
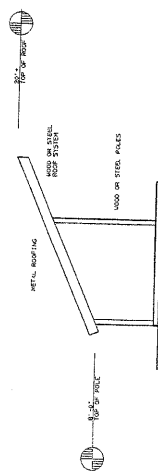
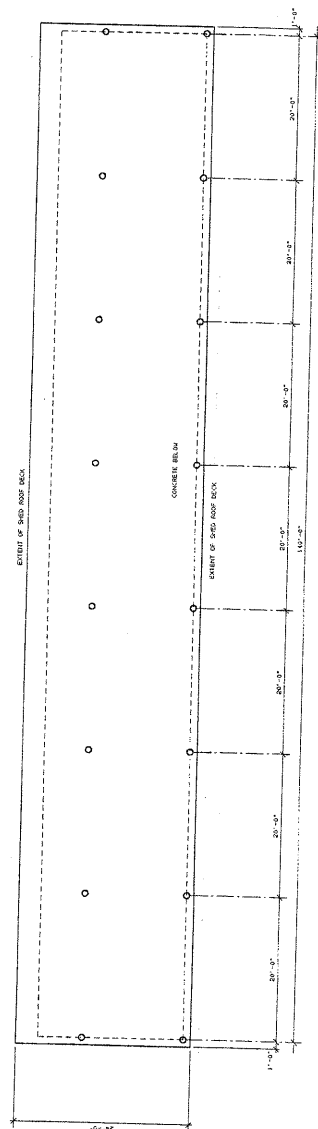
ROBERTO, CALIFORNIA

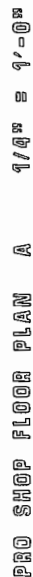
MCHEMNEY GOLF CENTER
DRIVING RANGE

THOMAS
ENGINEERING
CIVIL
STRUCTURAL
ENGINEERING

PHONE (909) 529-4552
FAX (909) 529-4552

20' X 100' POLE STRUCTURE
20' X 100' POLE STRUCTURE

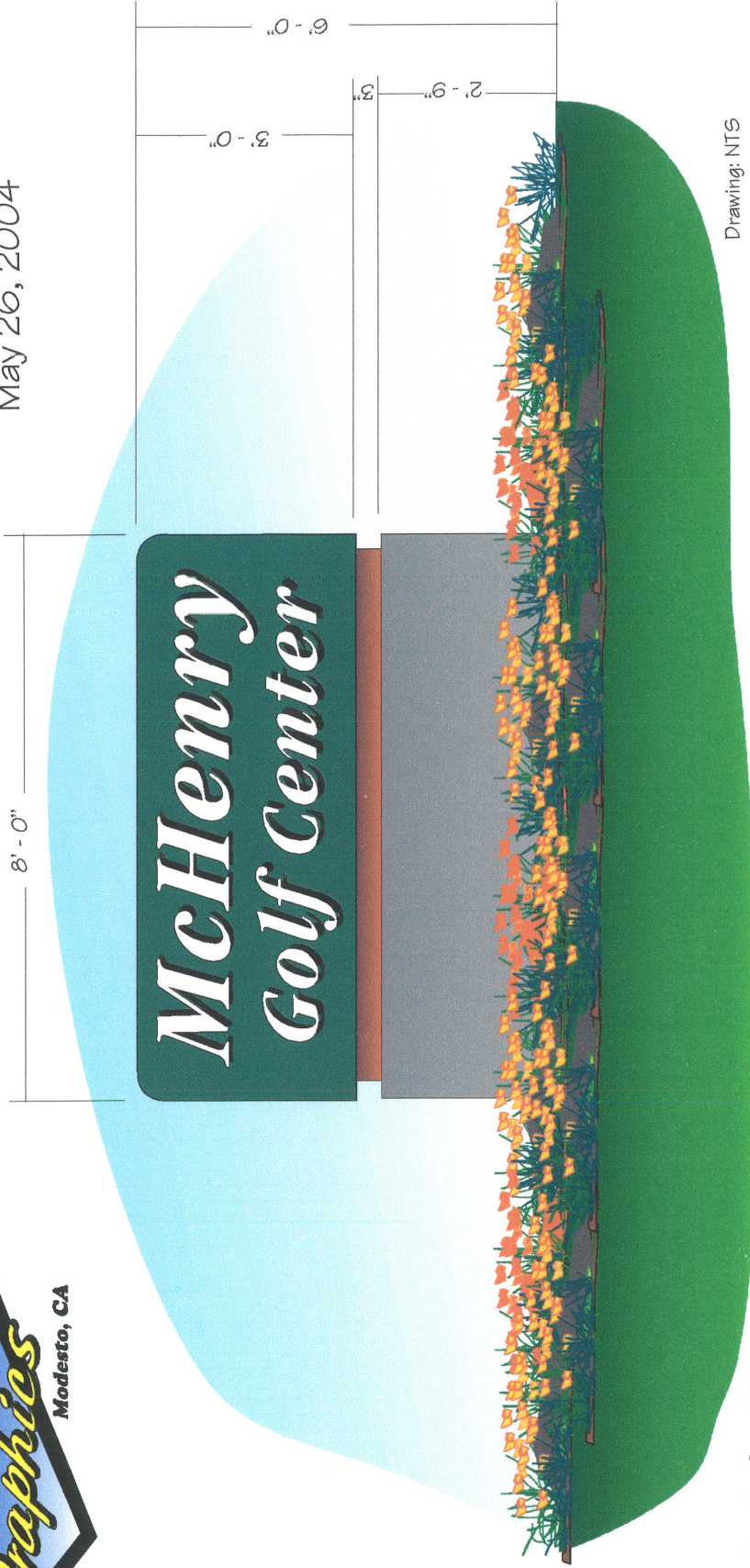






PROPOSAL

May 26, 2004



Drawing: NTS

Design by: Curtis Graphics
4836 Stratos Way, Suite H
Modesto, CA 95356

(209) 576-0877 Ph.
(209) 557-2928 Fax

Cont. Lic.#691463

Design for: McHenry Golf Center
McHenry Avenue @ Claribel
Modesto, CA 95356

Description:

(1) D/F Non - Illuminated Entrance / Monument Sign

Overall Dimensions:

Height: 6' - 0"
Width: 8' - 0"
Depth: 12"

All Lighting- In Direct Landscape Exterior Flood Lighting

General Construction Specifications

Standard Angle - Iron Steel Frame with .090 Aluminum Sheet

Tex Coated & Painted : Base Pedestal : Dark Gray - Face Background: Dark Green

Relief between Sign & Base: Metallic Copper

Letters : Gemini Formed Plastic / Stud Mounted Letters

Colors: #5687 Opaque White

Typestyle Garamond Bold Italic: McHenry 12" U/L Golf Center 9" U/L

























APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

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

- | | |
|--|--|
| ☒ General Plan Amendment | ☐ Subdivision Map |
| ☒ Rezone | ☐ Parcel Map |
| ☐ Use Permit | ☐ Exception |
| ☐ Variance | ☐ Williamson Act Cancellation |
| ☐ Historic Site Permit | ☐ Other _____ |

PLANNING STAFF USE ONLY:

GPA REF: PLN2020-0001
Application No(s): PLN2020-0001
Date: 11/5/2020
S 33 T 2 R 9
GP Designation: A6
Zoning: A-2-40
Fee: \$11,704
Receipt No. 558499
Received By: RED
Notes: _____

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

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

PROJECT INFORMATION

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

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

See attached

PROJECT SITE INFORMATION

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

ASSESSOR'S PARCEL NUMBER(S): Book 074 Page 015 Parcel 016 & 017

Additional parcel numbers: _____
Project Site Address _____
or Physical Location: _____

Property Area: Acres: 19.2 or Square feet: _____

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

Driving Range and Golf Center _____

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

Use Permit for Driving Range and Golf Center _____

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

Proposed General Plan & Zoning: Planned Development / PD
(if applicable)

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

East: Agriculture

West: Light Industrial

North: Ranchettes / Agriculture

South: Agriculture / Urban Development

WILLIAMSON ACT CONTRACT:

Yes ☐ No ☒

Is the property currently under a Williamson Act Contract?

Contract Number: _____

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

Date Filed: _____

Yes ☐ No ☐

Do you propose to cancel any portion of the Contract?

Yes ☐ No ☐

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

If yes, please list and provide a recorded copy: _____

SITE CHARACTERISTICS: (Check one or more)

Flat ☒

Rolling ☐

Steep ☐

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

Field crops ☐

Orchard ☐

Pasture/Grassland ☐

Scattered trees ☐

Shrubs ☐

Woodland ☐

River/Riparian ☐

Other ☒

Explain Other: Driving Range

Yes ☐ No ☒

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

GRADING:

Yes ☒ No ☐

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) _____

Minimal superficial grading to level site.

STREAMS, LAKES, & PONDS:

Yes ☐ No ☒

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

Yes ☐ No ☒

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

Yes ☐ No ☒

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

Yes ☐ No ☒

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

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

STRUCTURES:

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

PROJECT SITE COVERAGE:

Existing Building Coverage: Approx 4,000 Sq. Ft. Landscaped Area: Approx 30,000 Sq. Ft.
Proposed Building Coverage: Same Sq. Ft. Paved Surface Area: Approx 50,000 Sq. Ft.

BUILDING CHARACTERISTICS:

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

Number of floors for each building: One

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

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

Existing perimeter fencing up to 30 feet high

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

All gravel except existing paved parking to remain

UTILITIES AND IRRIGATION FACILITIES:

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

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

Electrical: MID Sewer*: Septic

Telephone: AT&T Gas/Propane: N/A

Water**: On-site well Irrigation: MID

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

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

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

No

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

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

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

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

AFFORDABLE HOUSING/SENIOR:

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

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

Total No. Lots: N/A Total Dwelling Units: _____ Total Acreage: _____

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

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

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

Square footage of each existing or proposed building(s): 4 existing buildings totalling approximately 4,000 sf.

Type of use(s): Office/storage

Days and hours of operation: Seven days, 24 hours

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

Occupancy/capacity of building: N/A

Number of employees: (Maximum Shift): 2 (Minimum Shift): 1

Estimated number of daily customers/visitors on site at peak time: 10-15 per day, 2-3 at peak

Other occupants: N/A

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

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

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

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

Square footage of:

Office area: 3,000 sf Warehouse area: _____

Sales area: _____ Storage area: 1,000 sf

Loading area: _____ Manufacturing area: _____

Other: (explain type of area) _____

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

ROAD AND ACCESS INFORMATION:

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

Use existing access to McHenry Avenue/SR 108

Yes ☐ No ☒ Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes ☐ No ☒ Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes ☐ No ☒ Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

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

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) ☐ Drainage Basin ☐ Direct Discharge ☒ Overland

☐ Other: (please explain) Drainage will be retained and percolate on-site

If direct discharge is proposed, what specific waterway are you proposing to discharge to? _____

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

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

Grading will meet state and local requirements.

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

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

See attached project description

Project Description

Project Site: Park Place RV Storage

Berberian Properties owns two adjacent parcels of approximately 10 acres each which front on McHenry Avenue/SR 108 just north of Claribel Avenue (APNs 074-015-016 & 017). This property has a Use Permit for a Driving Range, and has been used for that purpose for about 10 years. The Driving Range is now closed. Dan Meade, the project applicant, proposes to grade and gravel the existing driving range site and use it as an RV Storage Park. The existing access to McHenry Avenue will remain, perimeter fencing will be kept, as well as the paved parking area and buildings at the front of the site. The site will continue to be served by the existing domestic well and septic system. Storm water runoff will be stored on-site.

Since the property has a current General Plan designation of Agriculture, and zoning of A-2-40, a General Plan Amendment and Rezone to Planned development is proposed. The only permissible use of the site proposed will be as a Driving Range, or as an RV Storage Park, as shown on the submitted project documents.

Construction of the project will commence no later than June 30, 2022 and be completed within one year of commencement.

While adjustments can be made within the RV Storage area to meet demand, the current expected breakdown of the approximately 622 twelve foot (12') wide spaces is approximately:

1. 300 spaces at 36 feet deep;
2. 151 spaces at 24 feet deep;
3. 150 spaces at 48 feet deep;
4. 10 spaces at 30 feet deep; and,
5. 11 spaces varying in depth from around 18 feet to about 23 feet.

The site will be open 24 hours a day for vehicular drop-off and pick up. The site will be manned during normal business hours with an on-site manager. One additional on-site maintenance employee is expected to be on-site weekdays during normal business hours.

General Plan Justification

The proposed project is at the current location of the Golf Driving Range located at 5150 McHenry Avenue. The property is designated Agriculture in the County's General Plan and zoned A-2-40. With this application, the County's General Plan Designation and Zoning are proposed to be changed to Planned Development.

The County has already approved development on the property and to the west of the property. Close to the south of the property will be the future North County Corridor.

Since the property is located so near the City of Modesto, and has previously been approved as a Golf Driving Range, an RV Storage facility on a gravel base that utilizes existing fences and structures is appropriate. Such a use will provide services to the citizens of the area without compromising the ability of the land to revert to agriculture in the future.

Park Place RV Storage

PD Rezone

Permissible Uses

- Golf Driving Range and Performance Center
(as currently permitted)
- Recreational Vehicle Storage

Development Schedule

Commence Construction: Within 18 months of approval

Completion: Within 3 years of approval

MC HENRY AVENUE

N0°55'30"W 660.28'

S89°58'01"E 1266.60'

S0°54'50"E 660.56'

N89°57'15"W 1266.50'

EXISTING DRAINAGE
AREA TO REMAIN
(DRAINING EXISTING
PAVED PARKING LOT)

EXISTING LIGHTS TO
REMAIN FUNCTIONAL
(TYPICAL)

EXISTING PAVED
PARKING LOT TO REMAIN

EXISTING PICNIC TABLE
& SLAB TO BE REMOVED

PROPOSED GRAVELED DRIVE ASHLE
TO EXISTING PARKING LOT

EXISTING SITE IMPROVEMENTS
TO REMAIN UNCHANGED

EXISTING LEACH FIELD

EXISTING DRIVE

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DEVELOPER

DANIEL J. MEADE, @frank@meade.net
1001 CRAFTSMAN COURT
MODESTO, CA 95350

OWNER

BERNARD PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
515 LEVEL DRIVE SUITE 101
MODESTO, CA 95356

CURRENT PARCEL DATA

SECTION 9 PARCELS: 074-015-016 & 074-015-017
ADDRESS: 5150 MC HENRY AVENUE, MODESTO CA 95356
AREA: +/- 13.002 ACRES
ZONING: GENERAL AG 40 ACRES
USE: DEFUNCT GOLF DRIVING RANGE

PROJECT OBJECTIVE

- A GRAVELED RECREATION VEHICLE PARKING LOT CONSISTING OF:
1) +/- 13.002 ACRES OF DIRT FIELD AND A DRIVE ASHLE FOR ACCESS FROM EXISTING PARKING LOT TO BE GRAVELED.
2) +/- 822 PROPOSED 40' X 12' WIDE PARKING SPACES TOTAL, CONSISTING OF:
a) +/- 500 SPACES 30' DEEP,
b) +/- 151 SPACES 24' DEEP,
c) +/- 150 SPACES 40' DEEP,
d) +/- 10 SPACES 30' DEEP,
e) +/- 9 SPACES 18' DEEP,
f) +/- 1 SPACE 23' DEEP,
g) +/- 1 SPACE 21' DEEP.

STORM DRAINAGE

STORMWATER RUNOFF IS CURRENTLY RETAINED ON SITE; NO CHANGES ARE PROPOSED TO THIS EXISTING METHOD.

EROSION CONTROL

MINOR OPERATIONS ARE PLANNED TO LEVEL A PORTION OF THE SITE TO PROVIDE FOR THE GRAVEL PARKING LOT.
AT A MINIMUM, DUST CONTROL (WATERING) AND SEDIMENT CONTROL (FIBER ROLL BARRIERS) WILL BE IMPLEMENTED.

BASIS

ALL BEARINGS, DISTANCES, AND AREAS SHOWN ON THIS PLAN WERE CALCULATED BASED ON THE DATA SHOWN ON BOOK 25 OF SURVEYS AT PAGE 85, STANISLAUS COUNTY RECORDS.

CARTOGRAPHER

SCOTT THOMAS DELAMARE, LS 8078
OF ENGINEERING, INC., CIVIL ENGINEERING AND SURVEYING
3421 TULLY ROAD, SUITE 101, MODESTO CA 95350
TELEPHONE (209) 529-7450

DISCLAIMER

THIS MAP WAS PREPARED USING VARIOUS RECORD AND GIS DATA SETS, IMAGES, AND OTHER DATA OBTAINED FROM THE OWNERS, CITY OF MODESTO, STANISLAUS COUNTY, AND THE INTERNET. NO WARRANTY IS GIVEN OR IMPLIED AS TO THE ACCURACY OF THE DATA USED TO COMPILE THIS MAP. NO FIELD SURVEY WAS PERFORMED FOR THE MAKING OF THIS MAP.

SCALE 1"= 40'

GRAPHIC SCALE
0 20 40 60 80 100

SITE

VICINITY MAP

USA NORTH 811
Call 811 Before You Dig
WWW.USANORTH811.ORG

NO.	REVISION	DATE



DF ENGINEERING, INC.
CIVIL ENGINEERING AND SURVEYING
3421 TULLY ROAD, SUITE 101, MODESTO, CA 95350
TELEPHONE (209) 529-7450 • EMAIL: DFENGINEERING@DFENGINEERING.COM
LS 8078 *Scott Thomas Delamare* Dec. 01, 2020
DATE

**PLOT PLAN OF
PROPOSED RV PARKING
FOR DANIEL J. MEADE**
A PORTION OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER
OF SECTION 33, T.2 S., R.9 E., S.D.M., AS SHOWN ON THE RECORD OF SURVEY
FILED IN BOOK 28 OF SURVEYS AT PAGE 89, STANISLAUS COUNTY RECORDS, IN THE
COUNTY OF STANISLAUS, STATE OF CALIFORNIA

JOB#	2020
CDL #	525
CDL #	208
FB NO.	none
DATE	Dec. 2020
SHEET	1
OF 1	1
FILE	none

Park Place RV Park Buffer - Statement of Compliance

Buffer Design Standards for New Uses:

- 1) All projects shall incorporate a minimum 150 foot wide buffer setback. Projects which propose people intensive outdoor activities, such as athletic fields, shall incorporate a minimum 300 foot wide buffer setback.
 - a. Permitted uses within a buffer area shall include:
 - i. Public roadways, utilities, drainage facilities, rivers and adjacent riparian areas, landscaping, parking lots, and similar low people intensive uses. Walking and bike trails shall be allowed within buffers setback areas provided they are designed without rest areas.
 - ii. Permitted non-agricultural uses adjoining or surrounding a project site (including but not limited to legal non-conforming uses and homesites) which are of a permanent nature and not likely to be returned to agriculture.

The project is the reuse of a previously permitted, but currently unused, driving range as a Recreational Vehicle (RV) Storage Park to be entirely located within the current fenced boundaries of the site. All buildings and fences on the site currently exist. The main building, is about 100 feet from the property to the south, but the main entrance to the building is on the north side, and about 150 feet away from the closest adjacent property. Uses within the 150 foot buffer area can include parking lots, drive aisles, and the sides or backs of buildings, and meet the intent of the Buffer Design Guidelines for New Uses.

In fact, since the project is the parking and storage of RVs, and consistent with item (1)(a)(i) from above, the entire RV storage area is a parking lot for RVs. As such, the separation around the perimeter of the property of anywhere from 40' to 70' from adjacent agricultural properties to the parking areas is more than adequate, and even the Buffer Guidelines recognize that parking is permitted within this buffer area. Based on the foregoing, the project as proposed is consistent with the buffer guidelines.

- 2) A six foot high fence of uniform construction shall be installed along the perimeter of the developed area of the use to prevent trespassing onto adjacent agricultural lands. Fencing shall not be required for uses which do not directly establish the potential for increased trespassing onto adjacent agricultural lands.

Fencing already exists and exceeds six feet.

Buffer and Setback Design Standards for Expanding Uses:

- Where existing development on a project site will allow, accommodation of a buffer as required for new uses shall be provided.
- Where existing development on a project site will not allow a buffer as required for new uses, the expansion may be permitted only if it does not intensify on-site activities or an alternative buffer and setback design standard is approved for the expansion.

This section does not apply.

Alternative Buffer and Setback Design Standards:

- Any alternative buffer and setback design standards proposed by a project applicant shall be referred to the Stanislaus County Agricultural Commissioner as part of the planning review process prior to consideration by the Stanislaus County Planning Commission. The Planning Commission shall consider the Agricultural Commissioner's referral response in making a determination on the proposed alternative. In no case shall the required standards be reduced, unless the proposed alternative is found to provide equal or greater protection to surrounding agricultural uses.

The project is consistent with the buffer guidelines, so no alternative buffer is proposed.



CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System

Department of Anthropology – California State University, Stanislaus

One University Circle, Turlock, California 95382

(209) 667-3307

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

Date: 1/21/2021

Records Search File#: 11635N

Project: Park Place RV Park
T2S R9E SW ¼ Section 33,
McHenry Avenue, Modesto
APNs 074-015-016 & 017

David O. Romano
1034 12th Street
Modesto, CA 95354
209-521-9521

dave@newman-romano.com

Dear Mr. Romano:

We have conducted a records search as per your request for the above-referenced project area located on the Riverbank USGS 7.5-minute quadrangle map in Stanislaus County.

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the following:

National Register of Historic Places (NRHP)
California Register of Historical Resources (CRHR)
California Inventory of Historic Resources (1976)
California Historical Landmarks
California Points of Historical Interest listing
Office of Historic Preservation Built Environment Resource Directory (BERD) and the
Archaeological Determinations of Eligibility (ADOE)
Survey of Surveys (1989)
Caltrans State and Local Bridges Inventory
General Land Office Plats
Other pertinent historic data available at the CCalIC for each specific county

The following details the results of the records search:

Prehistoric or historic resources within the project area:

- There are no formally recorded prehistoric or historic archaeological resources or historic buildings within the project area.
- The General Land Office Survey Plats (dated 1854, 1873, and 1907) for Section 33, T2S R9E do not show any historic features within the project area.
- The Official Map of the County of Stanislaus (1906) shows the historic landowner at that

time as O. McHenry & Co.

- The 1916 edition of the Riverbank USGS quadrangle does not show any historic features within the project area; the 1953 and 1969 editions show the project covered by an orchard.

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

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

Previous investigations within the project area: The project area is within the following overview investigation, referenced as follows (although no project-specific survey is indicated):

CCaIC Report ST-07244

Waechter, S., and M. Bunse

2007 *North County Corridor Environmental Constraints Analysis: Cultural Resources*. Far Western Archaeological Research Group & JRP Historical Consulting; for Circle Point and Stanislaus Council of Governments.

A small portion of the Caltrans right-of-way on the west side of the project area was also included in the following investigation:

CCaIC Report ST-00875

Littlefield, R. A.

1984 *Negative Archaeological Survey Report 10 Sta-108 26.2/27.8-10110; 262800*. California Department of Transportation.

Recommendations/Comments: Based on existing data in our files the project area has a low sensitivity for the possible discovery of historical resources.

However, please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the area has not been subject to project-specific investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. If ground disturbance is considered a part of the current project, we recommend further review for the possibility of identifying prehistoric or historic-era archaeological resources.

If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resource/s be assessed by a professional familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive.

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

If archaeological resources are encountered during project-related activities, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

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

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Thank you for submitting **Access Agreement Short Form**.

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

If you wish to include payment by Credit Card, you must wait to receive the official invoice from Financial Services so that you can reference the CMP # (Invoice Number), and then contact the link below:

<https://commerce.cashnet.com/ANTHROPOLOGY>

Sincerely,

E. A. Greathouse

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

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