

Summary Form for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH# **2019090255**

Lead Agency: Stanislaus County Planning & Community Development Department

Project Title: GPA REZ APPLICATION NO. PLN2019-0079 – CAL SIERRA FINANCIAL, INC.

Project Location: Salida Stanislaus County
City County

Please provide a Project Description (Proposed Actions, location, and/or consequences).

This is a request to amend the general plan and zoning designation of a 9.6-acre site, from Commercial and Salida Community Plan General Commercial (SCP C-2) to Planned Development, to allow for development of a convenience store/community market, gas station, restaurant, retail building, and mini-storage facility to be developed on approximately four acres of the site. The project proposes the following uses:

- 2,310 square feet of retail space
- 3,250 square feet of fast-food restaurant space with drive-thru and outdoor dining area
- Service station with six pumps
- Two above-ground gasoline storage tanks
- 4,500 square feet of convenience market space
- 61,460 square feet of mini storage with 1,400 square feet of office space

The mini-storage buildings are proposed to be placed along the southeastern, eastern, and northern boundaries of the project site to act as a buffer between the proposed development and the existing residential uses to the south and southeast. Although the use types are specified in this request, no specific users are identified at this time. Depending on the end user, the gas station might include petroleum, diesel, and/or hydrogen fuel and/or an electrical vehicle (EV) charging station. However, the project estimates 18 employees will be on-site during a maximum shift, 60 customers, and deliveries as needed. Hours of operation for the market are proposed to be 24 hours a day, seven days a week. Delivery cutoff time for the proposed site will be 6 p.m. The remaining acres of the site will remain undeveloped, with the exception of a storm drainage basin, with no public access and will be required to obtain land use entitlements prior to future developments. The site is proposed to be served by the City of Modesto for water and Salida Sanitary for sewer services.

A request to amend the General Plan and Community Plan designation of Commercial to Planned Development is also included in this request to correct a draftsman's error that occurred when the Salida Community Plan map was amended in 2007. The project site was part of the prior Salida Community Plan and, as such, the current designations were established in error with the adoption of the 2007 Salida Initiative. This request will return the property back to its original, pre-2007 Initiative, General Plan and Community Plan designations of Planned Development.

Please identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

I. AESTHETICS

No. 1. Prior to issuance of any building permit, a photometric lighting plan shall be submitted for review and approval by the Planning Department. All exterior lighting shall be designed (aimed down and toward the site) to provide adequate illumination without a glare effect. This shall include, but not be limited to, the use of shielded light fixtures to prevent skyglow (light spilling into the night sky) and the installation of shielded fixtures to prevent light trespass (glare and spill light that shines onto neighboring properties). The height of the lighting fixtures shall not exceed 20 feet above grade.

III. AIR QUALITY

No. 2. All off-road diesel construction equipment greater than 25 horsepower and operating at the site for more than 20 hours shall, at a minimum, meet U.S. EPA Tier 3 engine standards with Level 3 particulate filtration. Use of equipment with U.S. EPA Tier 4 engine standards would meet this requirement. Optionally, the applicant could develop and implement a plan that would achieve a 44-percent reduction in on and near-site DPM emissions.

IV. BIOLOGICAL RESOURCES

No. 3 If ground disturbing activity or construction commences between March 1 and September 15, pre-construction surveys for nesting Swainson's hawks (SWHA) shall be conducted by a qualified biologist. SWHA surveys shall be conducted a maximum of 10 days prior to the onset of grading or construction activities, within 0.25 miles of the project site area, in accordance with survey methods developed by the Swainson's Hawk Technical Advisory Committee (SWHA TAC, 2000).

If active SWHA nests are found, a qualified biologist, in consultation with CDFW, shall determine the need (if any) for temporal restrictions on construction, including but not limited to a minimum no-disturbance buffer of 0.5 miles to be maintained around active nests prior to and during any ground-disturbing activities until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival. If take cannot be avoided, take authorization through the issuance of an Incidental Take Permit (ITP), pursuant to Fish and Game Code section 2081 subdivision (b) is necessary to comply with CESA.

No. 4 If ground disturbing activity or construction commences between February 1 and August 31, pre-construction surveys for burrowing owls (BUOW) on the site shall be conducted by a qualified biologist. Surveys shall be conducted in accordance with "Burrowing Owl Survey Protocol and Mitigation Guidelines" (CBOC 1993) and CDFW's Staff Report on Burrowing Owl Mitigation" (CDFG 2012), which requires three or more surveillance surveys are conducted during daylight with each visit occurring at least three weeks apart during the peak breeding season (April 15 to July 15), when BUOW are most detectable.

If occupied BUOW burrows are found a qualified biologist, in consultation with CDFW, shall determine the need (if any) for temporal restrictions on construction, including but not limited to maintaining no-disturbance buffers, as outlined in the "Staff Report on Burrowing Owl Mitigation" (CDFG 2012), prior to and during any ground-disturbing activities.

No. 5 If vegetation removal or construction commences during the general avian nesting season, between March 1 and July 31, a pre-construction survey for nesting birds on the site, which are protected by the Migratory Bird Treaty Act of 1918, shall be conducted by a qualified biologist. If active nests are found, work in the vicinity of the nest shall be delayed until the young fledge.

V. CULTURAL RESOURCES AND XVIII. TRIBAL CULTURAL RESOURCES

No. 3. Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate measures to protect and preserve the resource shall be formulated and implemented. The Central California Information Center shall be notified if the find is deemed historically or culturally significant.

XIII. NOISE

No. 4. Prior to issuance of a building permit, the final engineering design should be reviewed by a qualified acoustical consultant and evidence of compliance with the County's noise standards shall be provided.

If applicable, please describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Neighborhood opposition.

Please provide a list of the responsible or trustee agencies for the project.

CalTrans

Ca Department of Fish and Wildlife

San Joaquin Valley Air Pollution Control District

Stanislaus County Department of Public Works

Stanislaus County Department of Environmental Resources

City of Modesto Community and Economic Development Department