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

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

Date: **May 19, 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**

Comment Period: **May 19, 2021 – June 21, 2021**

Respond By: **June 21, 2021**

Public Hearing Date: **July 1, 2021**

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

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

Applicant: **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

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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	X	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		

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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

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CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, January 1, 2020

1.	**Project title:**	General Plan Amendment and Rezone Application No. PLN2021-0001 – Park Place RV Storage SCH No. 2021010304
2.	**Lead agency name and address:**	Stanislaus County 1010 10th Street, Suite 3400 Modesto, CA 95354
3.	**Contact person and phone number:**	Kristin Doud, Principal Planner (209) 525-6330
4.	**Project location:**	5150 McHenry Avenue (SR 108), between Kiernan Avenue and Charity Way, in the Modesto area. (APN: 074-015-016 and 017).
5.	**Project sponsor's name and address:**	Dan Meade, Park Place RV Storage, LLC 1001 Shaftesbury Ct., Modesto, CA 95350
6.	**General Plan designation:**	Agriculture
7.	**Zoning:**	A-2 (General Agriculture)

8. Description of project:

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).

9.	**Surrounding land uses and setting:**	Ranchettes and almond orchards with scattered single-family dwellings surround the site on all sides; Legal nonconforming bar and fruit stand across McHenry Avenue to the west; Light industrial development and auto sales to the west and south.
10.	**Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**	CalTrans San Joaquin Valley Air Pollution Control District Stanislaus County Department of Public Works

Stanislaus County Department of Environmental Resources

11. Attachments:

1. Central California Information Center records search, dated January 21, 2021

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.

☐ **Aesthetics**	☐ **Agriculture & Forestry Resources**	☒ **Air Quality**
☐ **Biological Resources**	☐ **Cultural Resources**	☐ **Energy**
☐ **Geology / Soils**	☐ **Greenhouse Gas Emissions**	☐ **Hazards & Hazardous Materials**
☐ **Hydrology / Water Quality**	☐ **Land Use / Planning**	☐ **Mineral Resources**
☐ **Noise**	☐ **Population / Housing**	☐ **Public Services**
☐ **Recreation**	☐ **Transportation**	☐ **Tribal Cultural Resources**
☐ **Utilities / Service Systems**	☐ **Wildfire**	☐ **Mandatory Findings of Significance**

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. **May 11, 2021**
Prepared by Kristin Doud, Principal Planner 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 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. Ranchettes and almond orchards with scattered single-family dwellings surround the site on all sides. A legal nonconforming bar and a fruit stand are located across from the site on McHenry Avenue. Light industrial development and auto sales are located to the west and south of the project site. The project also proposes to add additional frontage landscaping and to improve the wrought iron fencing with a card locked gate entry for customers. Existing lighting is proposed to be utilized; however, use of the existing stadium lighting is limited to being used during the hours of operation approved with the original use permit. To prevent the potential for the creation of a new source of substantial light or glare affecting the day or nighttime views in the area, a development standard will be applied to the project requiring that a photometric lighting plan be submitted for review and approval to the Planning Department should additional lighting be added in the future. With the inclusion of this development standard, aesthetic impacts from the project are considered to be less-than significant.

Mitigation: None.

References: Application materials; Stanislaus County Zoning Ordinance; the Stanislaus County General Plan; and Support Documentation[1].

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	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact

adopted by the California Air Resources Board. -- Would the project:				
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 USDA Natural Resources Conservation Service's Eastern Stanislaus County Soil Survey indicates that the property is made up of Tujunga loamy sand (TuA), with 0 to 3 percent slopes, which is considered to be prime soils if irrigated. The California Department of Conservation's Important Farmland Maps considers the site to be urban and built up land.

The project site is not actively farmed and 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. Ranchettes and almond orchards with scattered single-family dwellings surround the site on all sides. A legal nonconforming bar and a fruit stand are located across from the site on McHenry Avenue. Light industrial development and auto sales are located to the west and south of the project site. There are four parcels adjacent to the project site to the north, south, and east, currently planted in almonds, none of which are in a Williamson Act Contract, ranging in size between 5 to 36 acres in size. The nearest parcel under Williamson Act Contract is over 1,370 feet to the north.

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:

> *<u>Conversion Consequences</u>. The direct and indirect effects, as well as the cumulative effects, of the proposed conversion of agricultural land shall be fully evaluated.*
>
> *<u>Conversion Considerations</u>. 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.*
>
> *<u>Conversion Criteria</u>. 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.

All new or expanding uses approved by discretionary permit in the A-2 zoning district or on a parcel adjoining the A-2 zoning district are required to incorporate a minimum 150-foot-wide agricultural buffer setback, or 300-foot-wide buffer setback for people intensive uses. Public roadways, utilities, drainage facilities, rivers and adjacent riparian areas, landscaping, parking lots, and similar low people intensive uses are permitted uses within the buffer setback area. The proposed project includes existing buildings and the remaining areas are proposed to be utilized for RV parking, which is a permitted use within the agricultural setback area.

Mitigation: None.

References: Application materials; United States Department of Agriculture NRCS Web Soil Survey; California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2018; Stanislaus County General Plan and Support Documentation[1].

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 Environmental Protection Agency (EPA) which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has

addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin. The project will increase traffic in the area and, thereby, impacting air quality.

The SJVAPCD's Small Project Analysis Level (SPAL) Analysis indicates that the minimum threshold of significance for industrial projects is 1,506 trips per day. The proposed hours of operation are seven days a week, 24 hours a day, with a total of 622 RV parking spaces available and an estimate of 10-15 customers coming to the site per day, and a maximum of 2 employees on-site. This is below the District's thresholds of significance for emissions.

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 the construction of covered/enclosed RV parking and grading activities for the parking area. These activities would not require any substantial use of heavy-duty construction equipment and would require minor grading as the site is considered to be topographically flat. Consequently, emissions would be minimal. Furthermore, all construction activities are temporary in nature and would occur in compliance with all SJVAPCD regulations; therefore, construction emissions are considered to be less than significant. An early consultation referral response received from the Department of Public Works indicated that a grading, drainage, and erosion/sediment control plan for the project will be required, subject to Public Works review and Standards and Specifications.

The project was referred to SJVAPCD, but no response was received. However, the project will be required to meet all applicable air district standards and to obtain all applicable Air District permits. Accordingly, the proposed project would be consistent with all applicable air quality plans. The proposed project would not conflict with applicable regional plans or policies adopted by agencies with jurisdiction over the project. Implementation of the proposed project would fall below the SJVAPCD significance thresholds for both short-term construction and long-term operational emissions.

Air impacts associated with the project are considered to be less-than significant with mitigation included.

Mitigation: None.

References: Application materials; Referral response received from the Department of Public Works, dated March 5, 2020; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; and the Stanislaus County General Plan and Support Documentation[1].

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,			**X**	

vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
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 Riverbank Quad of the California Natural Diversity Database (CNDDB). There are seven species which are state or federally listed, threatened, or identified as species of special concern within the Riverbank California Natural Diversity Database Quad. These species include the Swainson's hawk, vernal pool fairy shrimp and tadpole shrimp, steelhead, chinook salmon, Crotch bumble bee, and valley elderberry longhorn beetle. The site is not near a river so no salmon or steelhead exist in the site. There is a low likelihood that the other species are present on the project site as the land is already developed and fronts on California State Highway 108.

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: Application materials; California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; Stanislaus County General Plan and Support Documentation[1].

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: As this project is a General Plan Amendment it was referred to the tribes listed with the Native American Heritage Commission (NAHC), in accordance with SB 18. No tribes responded with a request for consultation or with any project comments. Tribal notification of the project was not referred to any tribes in conjunction with AB 52 requirements, as Stanislaus County has not received any requests for consultation from the tribes listed with the NAHC. A records search conducted by the Central California Information Center (CCIC) indicated that there are no historical, cultural, or archeological resources recorded on-site and that the site has a low sensitivity for the discovery of such resources. A development standard will be added to the project which requires if any cultural or tribal resources are discovered during project-related activities, all work is to stop, and the lead agency and a qualified professional are to be consulted to determine the importance and appropriate treatment of the find. Cultural Impacts are considered to be less-than significant.

Mitigation: None.

References: Application materials; Central California Information Center Report for the project site, dated January 21, 2021; Stanislaus County General Plan and Support Documentation[1].

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 a total of 622 RV parking spaces and an estimate of 10-15 customers coming to the site per day, and a maximum of 2 employees on-site. The project proposes to use existing lighting. No construction is proposed; however, if construction were to occur in the future, such as the installation of RV covers or additional on-site lighting or accessory buildings, all construction must meet California Green Building Standards Code (CALGreen Code), which includes mandatory provisions applicable to all new residential, commercial, and school buildings. The intent of the CALGreen Code is to establish minimum statewide standards to significantly reduce the greenhouse gas emissions from new construction. The Code includes provisions to reduce water use, wastewater generation, and solid waste generation, as well as requirements for bicycle parking and designated parking for fuel-efficient and carpool/vanpool vehicles in commercial development. The code requires mandatory inspections of building energy systems for non-residential buildings over 10,000 square-feet to ensure that they are operating at their design efficiencies. It is the intent of the CALGreen Code that buildings constructed pursuant to the Code achieve at least a 15 percent reduction in energy usage when compared to the State's mandatory energy efficiency standards contained in Title 24. The Code also sets limits on VOCs (volatile organic compounds) and formaldehyde content of various building materials, architectural coatings, and adhesives. A development standard will be added to this project to address compliance with Title 24, Green Building Code, which includes energy efficiency requirements.

Senate Bill 743 (SB743) requires that the transportation impacts under the California Environmental Quality Act (CEQA) evaluate impacts by using Vehicle Miles Traveled (VMT) as a metric. Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. One of the guidelines, presented in the December 2018 document Technical Advisory on Evaluating Transportation Impacts in CEQA, states that locally serving retail would generally redistribute trips from other local uses, rather than generate new trips. The proposed project fits this description of locally serving retail and therefore is presumed to create a less-than significant transportation impact related to VMT.

The project was referred to SJVAPCD, but no response was received. However, the project will be required to meet all applicable Air District standards and to obtain all applicable Air District permits. The proposed project would be consistent with all applicable renewable energy or energy efficiency requirements. Impacts related to Energy are considered to be less-than significant.

Mitigation: None.

References: Application materials; 2016 California Green Building Standards Code Title 24, Part 11(Cal Green); 2016 California Energy Code Title 24, Part 6; State of California - Office of Planning and Research (OPR) guidelines regarding VMT significance under CEQA; Stanislaus County General Plan and Support Documentation[1].

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 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. The USDA Natural Resources Conservation Service's Eastern Stanislaus County Soil Survey indicates that the property is made up of Tujunga loamy sand (TuA) soils. 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. No construction is proposed; however, if construction were to occur in the future, such as the installation of RV covers or additional on-site lighting or accessory buildings, all construction must be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. An early consultation referral response received from the Department of Public Works indicated that a grading, drainage, and erosion/sediment control plan for the project will be required, subject to Public Works review and Standards and Specifications. Likewise, any addition or expansion of a septic tank or alternative wastewater disposal system would require the approval of the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements. Development standards regarding these standards will be applied to the project and will be triggered when a building permit is requested.

Impacts to Geology and Soils are considered to be less-than significant.

Mitigation: None.

References: Application materials; Referral response received from the Department of Public Works, dated March 5, 2020; Title 24 California Code of Regulations; Stanislaus County General Plan and Support Documentation[1].

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. Two additional bills, SB 350 and SB32, were passed in 2015 further amending the states Renewables Portfolio Standard (RPS) for electrical generation and amending the reduction targets to 40% of 1990 levels by 2030.

The project proposes a total of 622 RV parking spaces and an estimate of 10-15 customers coming to the site per day, and a maximum of 2 employees on-site. The project proposes to use existing lighting. No construction is proposed; however, if construction were to occur in the future, such as the installation of RV covers or additional on-site lighting or accessory buildings, all construction must meet California Green Building Standards Code (CALGreen Code), which includes mandatory provisions applicable to all new residential, commercial, and school buildings. The intent of the CALGreen Code is to establish minimum statewide standards to significantly reduce the greenhouse gas emissions from new construction. The Code includes provisions to reduce water use, wastewater generation, and solid waste generation, as well as requirements for bicycle parking and designated parking for fuel-efficient and carpool/vanpool vehicles in commercial development. The code requires mandatory inspections of building energy systems for non-residential buildings over 10,000 square feet to ensure that they are operating at their design efficiencies. It is the intent of the CALGreen Code that buildings constructed pursuant to the Code achieve at least a 15 percent reduction in energy usage when compared to the State's mandatory energy efficiency standards contained in Title 24. The Code also sets limits on VOCs (volatile organic compounds) and formaldehyde content of various building materials, architectural coatings, and adhesives. A development standard will be added to this project to address compliance with Title 24, Green Building Code, which includes energy efficiency requirements.

Senate Bill 743 (SB743) requires that the transportation impacts under the California Environmental Quality Act (CEQA) evaluate impacts by using Vehicle Miles Traveled (VMT) as a metric. Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. One of the guidelines, presented in the December 2018 document Technical Advisory on Evaluating Transportation Impacts in CEQA, states that locally serving retail would generally redistribute trips from other local uses, rather than generate new trips. The proposed project fits this description of locally serving retail and therefore is presumed to create a less-than significant transportation impact related to VMT.

The project was referred to SJVAPCD, but no response was received. However, the project will be required to meet all applicable Air District standards and to obtain all applicable Air District permits. Impacts associated with Greenhouse Gas Emissions are expected to have a less-than significant impact.

Mitigation: None.

References: Application materials; 2016 California Green Building Standards Code Title 24, Part 11(Cal Green); 2016 California Energy Code Title 24, Part 6; State of California - Office of Planning and Research (OPR) guidelines regarding VMT significance under CEQA; Stanislaus County General Plan and Support Documentation[1].

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 was referred to the DER Hazardous Materials (Haz Mat) Division; however, no response was received. The proposed project will consist of the storage of recreational vehicles. Per the application, the operation will not include or generate any hazardous wastes associated with the project. No dumping or maintenance will occur on-site. If hazardous materials were to be stored on-site, the project would be required to obtain all applicable permits through Haz Mat , including completion of a Risk Management Prevention Program and submission of hazardous materials Business information into the California Electronic Reporting System (CERS) if storing of 55 gallons, 500 pounds of a hazardous material, or of 200-cubic-feet of compressed gas or more. The applicant is required to use, store, and dispose of any hazardous materials in accordance with all applicable federal, state, and local regulations.

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 project does not interfere with the Stanislaus County Local Hazard Mitigation Plan, which identifies risks posed by disasters and identifies ways to minimize damage from those disasters. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Stanislaus Consolidated Fire Protection District. The project was referred to the District, however no

response was received. Project impacts related to Hazards and Hazardous Materials are considered to be less-than significant impact.

Mitigation: None.

References: Application materials; Referral response received from the San Joaquin Air Pollution Control District, dated September 25, 2019 and February 25, 2020; Referral response received from the Department of Environmental Resources, dated September 24, 2019 and February 12, 2020; California Department of Toxic Substance Control's EnviroStor database; Referral response received from the Department of Environmental Resources, Hazardous Materials Division, dated September 30, 2019; Referral response from Salida fire Protection District, dated September 17, 2019 and February 12, 2020; Stanislaus County General Plan and Support Documentation[1].

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. On-site areas subject to flooding have not been identified by the Federal Emergency Management Agency and/or County designated flood areas.

The existing driving range area will be graded to accommodate the RV parking spaces, which will alter the existing drainage pattern of the sites. Otherwise the site will remain as is, which includes an on-site storm drainage basin. A response received from the Department of Public Works indicated that drainage easement shall be recorded across the two parcels, and that the easement shall be non-exclusive. A grading, drainage, and erosion/sediment control plan for the project site shall be submitted for review and approval to the Department of Public Works that includes drainage calculations and enough information to verify that runoff from project will not flow onto adjacent properties and Stanislaus County road right-

of-way and is in compliance with the current State of California National Pollutant Discharge Elimination System (NPDES) General Construction Permit. Development standards will be added to the project to reflect these requirements.

The existing property is currently served by an existing public water system. As per Health and Safety Code Section 116550 (a) no person operating a public water system shall modify, add to or change his or her source of supply or method of treatment of, or change his or her distribution system unless the person first submits an application to the department and receives an amended permit as provided in this chapter authorizing the modification, addition, or change in his or her source of supply. This will be reflected in the development standards applied to the project.

The project site is located within the San Joaquin Valley – Modesto groundwater sub-basin which is managed by the Stanislaus and Tuolumne Rivers Groundwater Basin Association Groundwater Sustainability Agency (STRGBA GSA). The Modesto basin isn't considered to be critically over drafted, but since most of the cities within the basin rely solely on groundwater, it is considered a high-priority basin. Due to that designation, the Sustainable Groundwater Management Act (SGMA) requires that the STRGBA GSA adopt and begin implementation of a Groundwater Sustainability Plan (GSP) by January 31, 2022.

A referral response received from the Central Valley Regional Water Quality Control District 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 Regional Water to determine which permits/standards must be met prior to construction as a condition of approval.

A referral response from the Modesto Irrigation District (MID) indicated that there is an existing 10' MID easement on the west sides of the project site and that no permanent structures and/or foundation shall be installed within the utility easement and/or on top of MID's underground facilities. This will be reflected in the development standards applied to the project.

As a result of the development standards required for this project, impacts associated with drainage, water quality, and runoff are expected to have a less-than significant impact.

Mitigation: None.

References: Application materials; Referral response received from the Department of Public Works, dated March 5, 2020; Referral response from Modesto Irrigation District (MID), dated February 22, 2021; Referral response received from the Department of Environmental Resources (DER), dated May 12, 2021; Referral response received from the Regional Water Quality Control District, dated February 9, 2021; Stanislaus and Tuolumne Rivers Groundwater Basin Association Groundwater Sustainability Agency website (About STRGBA - Stanislaus and Tuolumne Rivers Groundwater Basin Association); Stanislaus County General Plan and Support Documentation[1].

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: This is a 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 site is designated Agriculture by the General Plan and is zoned A-2-40 (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:

> *<u>Conversion Consequences</u>. The direct and indirect effects, as well as the cumulative effects, of the proposed conversion of agricultural land shall be fully evaluated.*
>
> *<u>Conversion Considerations</u>. 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.*
>
> *<u>Conversion Criteria</u>. 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 project will not physically divide an established community nor conflict with any habitat conservation plans. Project impacts related to land use and planning are considered to be less than significant.

Mitigation: None.

References: Application materials; Stanislaus County General Plan and Support Documentation[1].

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.

No significant impacts related to Mineral Resources have been identified.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation[1].

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. The site itself is impacted by the noise generated from State Route 108. On-site grading 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. No construction is proposed, but if construction were to occur in the future noise associated with the construction work would be required to meet the noise ordinance and Noise Element standards. 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). The site is not located within an airport land use plan. Noise impacts are considered to be less-than significant with mitigation included.

Mitigation: None.

References: Application materials; Stanislaus County Noise Control Ordinance, General Plan, and Support Documentation[1].

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.

Impacts related to Population and Housing are considered to be less-than significant.

Mitigation: None.

References: Application materials; Stanislaus County General Plan and Support Documentation[1].

XV. PUBLIC SERVICES - Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) 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. The project will be required to pay all applicable Public Facility Fees and Salida Planned Development Fees, based on the trip ends generated per the respective implementation guidelines.

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 Modesto Irrigation District (MID) provided general safety information in regarding to the existing electrical infrastructure on the site and indicated that there is an existing 10' MID easement on the west sides of the project site and that no permanent structures and/or foundation shall be installed within the utility easement and/or on top of MID's underground facilities. This will be reflected in the development standards applied to the project.

No significant impacts related to Public Services were identified.

Mitigation: None.

References: Referral response from Modesto Irrigation District (MID), dated February 22, 2021; Stanislaus County General Plan and Support Documentation[1].

XVI. RECREATION - Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) 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) 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 does not include any recreational facilities and is not anticipated to increase demands for recreational facilities, as such impacts typically are associated with residential development.

No significant impacts related to Recreation were identified.

Mitigation: None.

References: Application materials; Stanislaus County General Plan and Support Documentation[1].

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: A referral response was received from the California Department of Transportation (Caltrans) stated that the site is required to maintain right-in/right-out access and the existing pork chop concrete island is required to remain in place as the primary parking access off McHenry Avenue (SR-108).

A response received from the Department of Public Works indicated that drainage and cross access easements shall be recorded across the two parcels, and that the easements shall be non-exclusive. Additionally, a road reservation is required for the future right-of-way for North County Corridor Project, Charity Way and McHenry Avenue. At any time, if new buildings are constructed the Road Reservation shall be replaced with an Irrevocable Offer of Dedication and recorded prior to issuance of the building permit. A grading, drainage, and erosion/sediment control plan for the project site shall be submitted that includes drainage calculations and enough information to verify that runoff from project will not flow onto adjacent properties and Stanislaus County road right-of-way and is in compliance with the current State of California National Pollutant Discharge Elimination System (NPDES) General Construction Permit. All of these requirements will be applied to the project as development standards.

Senate Bill 743 (SB743) requires that the transportation impacts under the California Environmental Quality Act (CEQA) evaluate impacts by using Vehicle Miles Traveled (VMT) as a metric. Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. One of the guidelines, presented in the December 2018 document Technical Advisory on Evaluating Transportation Impacts in CEQA, states that locally serving retail would generally redistribute trips from other local uses, rather than generate new trips. The proposed project fits this description of locally serving retail and therefore is presumed to create a less-than significant transportation impact related to VMT.

Impacts associated with Transportation are expected to have a less-than significant impact.

Mitigation: None.

References: Application materials; Referral response received from the Department of Public Works, dated March 5, 2021; Referral response received from CalTrans, dated February 8, 2021; Stanislaus County General Plan and Support Documentation[1].

XVIII. TRIBAL 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 tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is:			**X**	
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			**X**	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resource Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			**X**	

Discussion: As this project is a General Plan Amendment it was referred to the tribes listed with the Native American Heritage Commission (NAHC), in accordance with SB 18. No tribes responded with a request for consultation or with any project comments. Tribal notification of the project was not referred to any tribes in conjunction with AB 52 requirements, as Stanislaus County has not received any requests for consultation from the tribes listed with the NAHC. A records search conducted by the Central California Information Center (CCIC) indicated that there are no historical, cultural, or archeological resources recorded on-site and that the site has a low sensitivity for the discovery of such resources. A development standard will be added to the project which requires if any cultural or tribal resources are discovered during project-related activities, all work is to stop, and the lead agency and a qualified professional are to be consulted to determine the importance and appropriate treatment of the find. Cultural Impacts are considered to be less-than significant.

Mitigation: None.

References: Central California Information Center Report for the project site, dated January 21, 2021; County General Plan and Support Documentation[1].

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 existing property is currently served by an existing public water system. The Department of Environmental Resources (DER) provided a referral response indicating that in accordance with CA Health and Safety Code Section 116550 (a) no person operating a public water system shall modify, add to or change his or her source of supply or method of treatment of, or change his or her distribution system unless the person first submits an application to the department and receives an amended permit as provided in this chapter authorizing the modification, addition, or change in his or her source of supply. The site also has an existing private septic system. DER's response also requested that the applicant/developer provide information to DER on the existing on-site wastewater treatment system (OWTS) indicating that the existing OWTS meets minimum sizing requirements and is adequate in handling any change in flow, as per the County Local Agency Management Program (LAMP). These requirements will be reflected in the development standards applied to the project.

The existing driving range area will be graded to accommodate the RV parking spaces, which will alter the existing drainage pattern of the sites. Otherwise the site will remain as is, which includes an on-site storm drainage basin. A response received from the Department of Public Works indicated that drainage easement shall be recorded across the two parcels, and that the easement shall be non-exclusive. A grading, drainage, and erosion/sediment control plan for the project site shall be submitted for review and approval to the Department of Public Works that includes drainage calculations and enough information to verify that runoff from project will not flow onto adjacent properties and Stanislaus County road right-of-way and is in compliance with the current State of California National Pollutant Discharge Elimination System (NPDES) General Construction Permit. Development standards will be added to the project to reflect these requirements.

A referral response from the Modesto Irrigation District (MID) indicated that there is an existing 10' MID easement on the west sides of the project site and that no permanent structures and/or foundation shall be installed within the utility easement and/or on top of MID's underground facilities. This will be reflected in the development standards applied to the project.

No significant impacts related to Utilities and Services Systems have been identified.

Mitigation: None.

References: Application materials; Referral response received from the Department of Public Works, dated March 5, 2020; Referral response from Modesto Irrigation District (MID), dated February 22, 2021; Referral response received from the Department of Environmental Resources (DER), dated May 12, 2021; Stanislaus County General Plan and Support Documentation[1].

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

Discussion: The Stanislaus County Local Hazard Mitigation Plan identifies risks posed by disasters and identifies ways to minimize damage from those disasters. With the Wildfire Hazard Mitigation Activities of this plan in place, impacts to an adopted emergency response plan or emergency evacuation plan are anticipated to be less-than significant. The terrain of the site is relatively flat, and the site has access to a County-maintained road. The site is located in a Local Responsibility Area (LRA) for fire protection, the southern half is designated as urban and the northern half as nonurban and is served by Stanislaus Consolidated Fire Protection District. The project was referred to the District, but no response was received. California Building Code establishes minimum standards for the protection of life and property by increasing the ability of a building to resist intrusion of flame and embers. No construction is proposed but if future construction does occur it will be required to meet fire code, which will be verified through the building permit review process. A grading and drainage plan will be required for the RV parking area and all fire protection, and emergency vehicle access standards met. These requirements will be applied as development standards for the project. Accordingly, wildfire risk and risks associated with postfire land changes are considered to be less-than significant.

Mitigation: None.

References: Application materials; Referral response from Salida fire Protection District, dated September 17, 2019 and February 12, 2020; California Building Code Title 24, Part 2, Chapter 7; Stanislaus County Local Hazard Mitigation Plan; Stanislaus County General Plan and Support Documentation[1].

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			X	

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.)				
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 potential for cumulative impacts which might significantly impact the environmental quality of the site and/or the surrounding area. The area just south of the project site, which is located within the City of Modesto's LAFCO adopted Sphere of Influence (SOI), is developed with various light industrial and commercial planned developments. The parcel across from the project site to the southwest is currently developed with a cardroom and motel and is in the process of expanding their parking area and number of card tables. The properties immediately surrounding the site on all sides are zoned A-2-40 (General Agriculture). Outside of the permitted uses for the A-2 zoning district, development of these properties would require discretionary approval and additional environmental review. As the project site is already developed with a commercial use, amending the general plan and zoning of the subject parcel for the purposes of allowing for RV parking is not anticipated to set a precedent for further development of the surrounding area.

Mitigation: None.

References: Application materials; Initial Study; Stanislaus County General Plan and Support Documentation[1].

[1]Stanislaus County General Plan and Support Documentation adopted in August 23, 2016, as amended. ***Housing Element*** adopted on April 5, 2016.

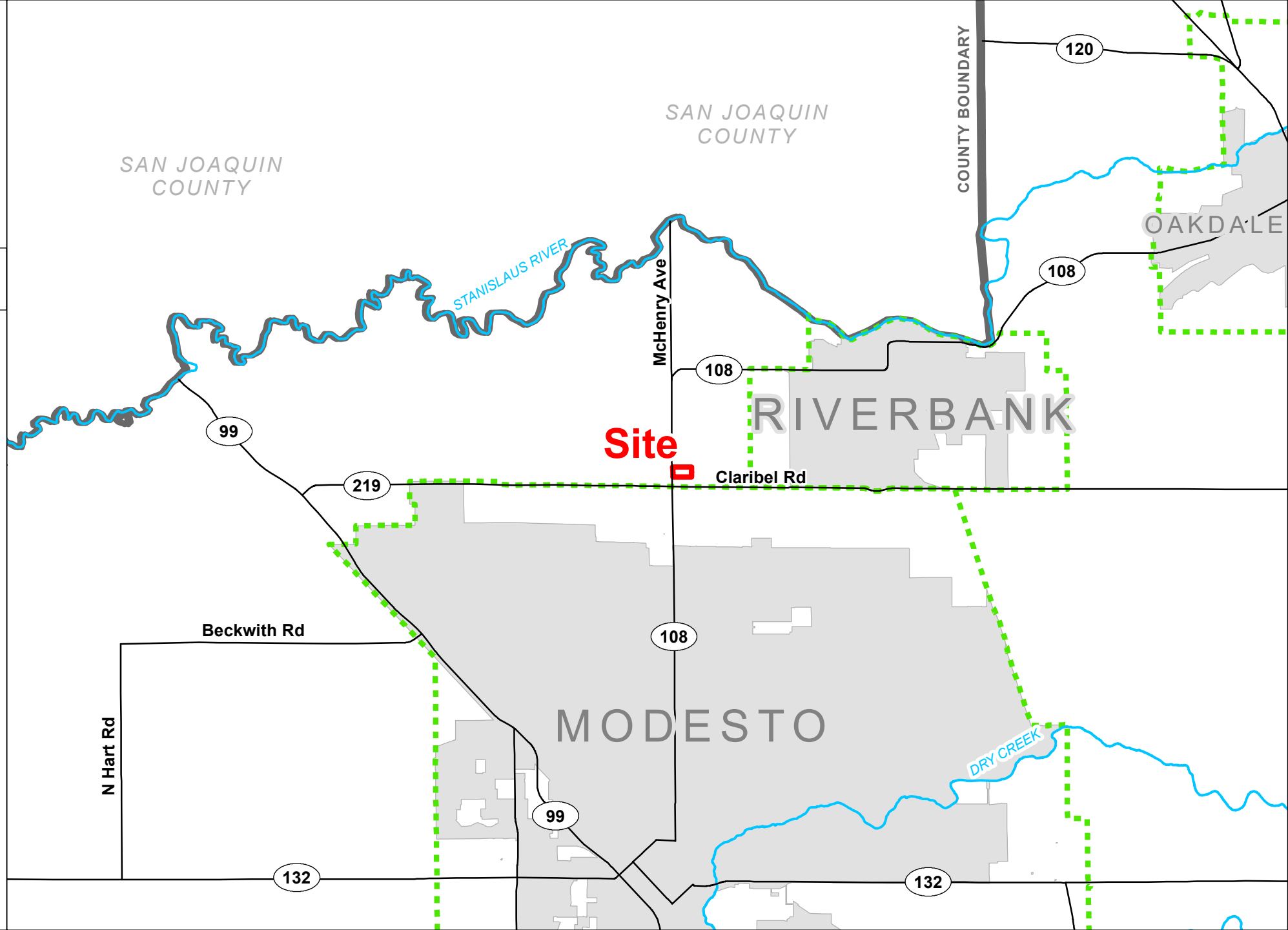
PARK PLACE RV STORAGE

GPA REZ PLN2021-0001

AREA MAP

LEGEND

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



N

0 2 mi

0 2 km

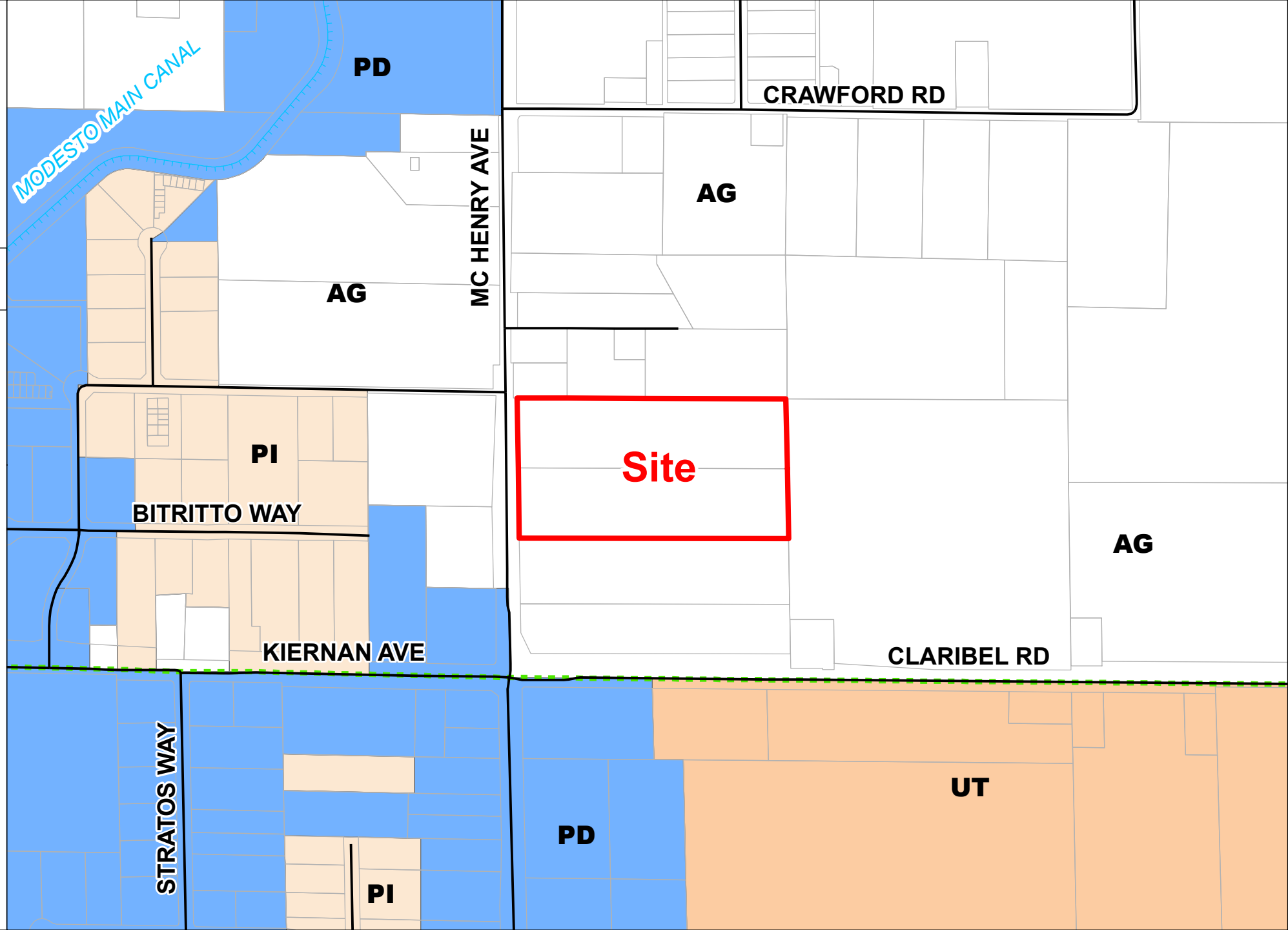
Source: Planning Department GIS

Date: 1/11/2021

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

N

0 — 1,000 ft

0 — 300 m

Source: Planning Department GIS

Date: 1/11/2021

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

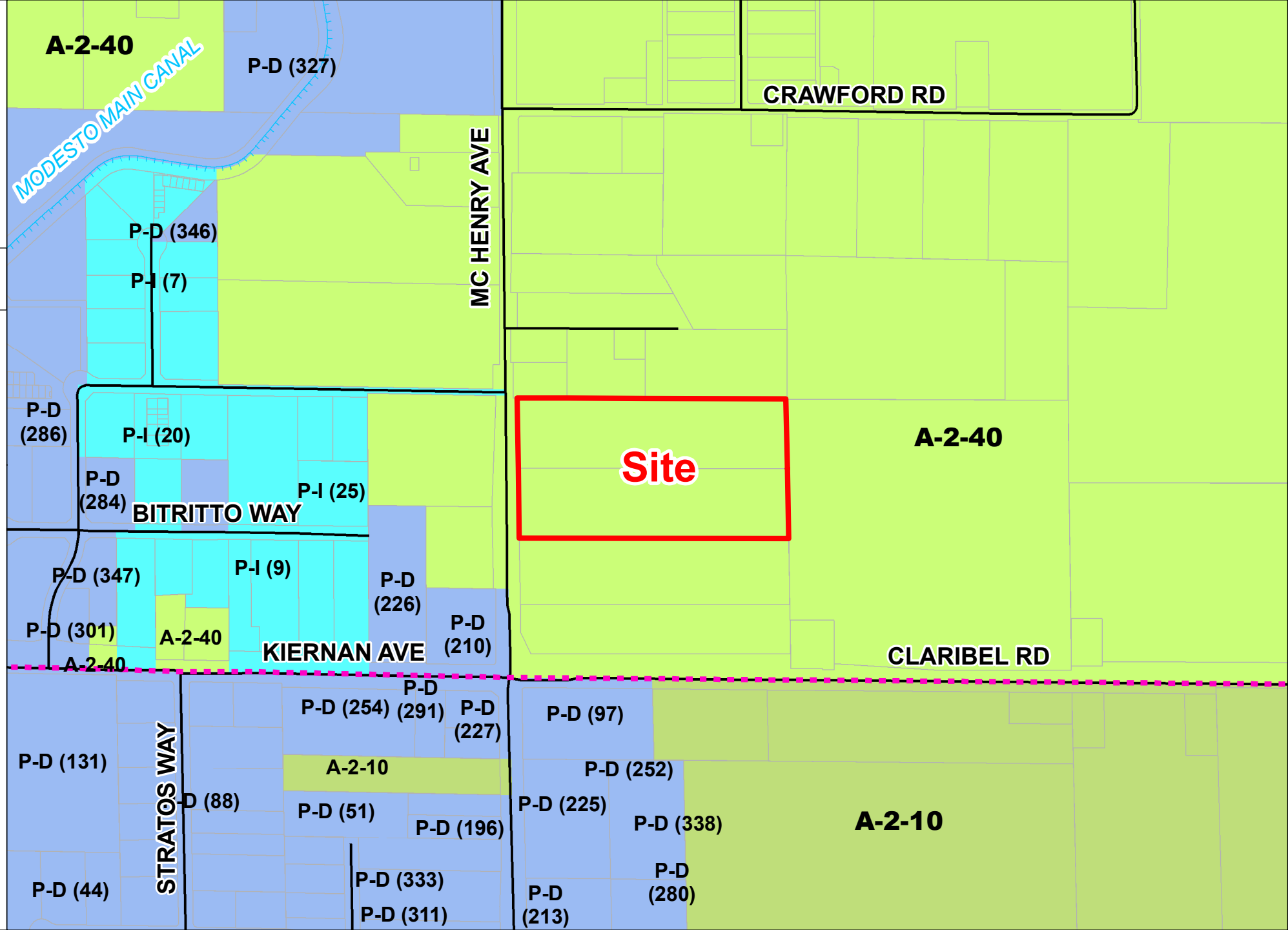
N

0 1,000 ft

0 300 m

Source: Planning Department GIS

Date: 1/11/2021



PARK PLACE RV STORAGE

GPA REZ PLN2021-0001

2017 AERIAL AREA MAP

LEGEND

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

N

0 1,000 ft

0 300 m

Source: Planning Department GIS

Date: 1/11/2021

PARK PLACE RV STORAGE

GPA REZ PLN2021-0001

2017 AERIAL SITE MAP

LEGEND

Project Site

Road

N

0 300 ft

0 100 m

Source: Planning Department GIS

Date: 1/11/2021

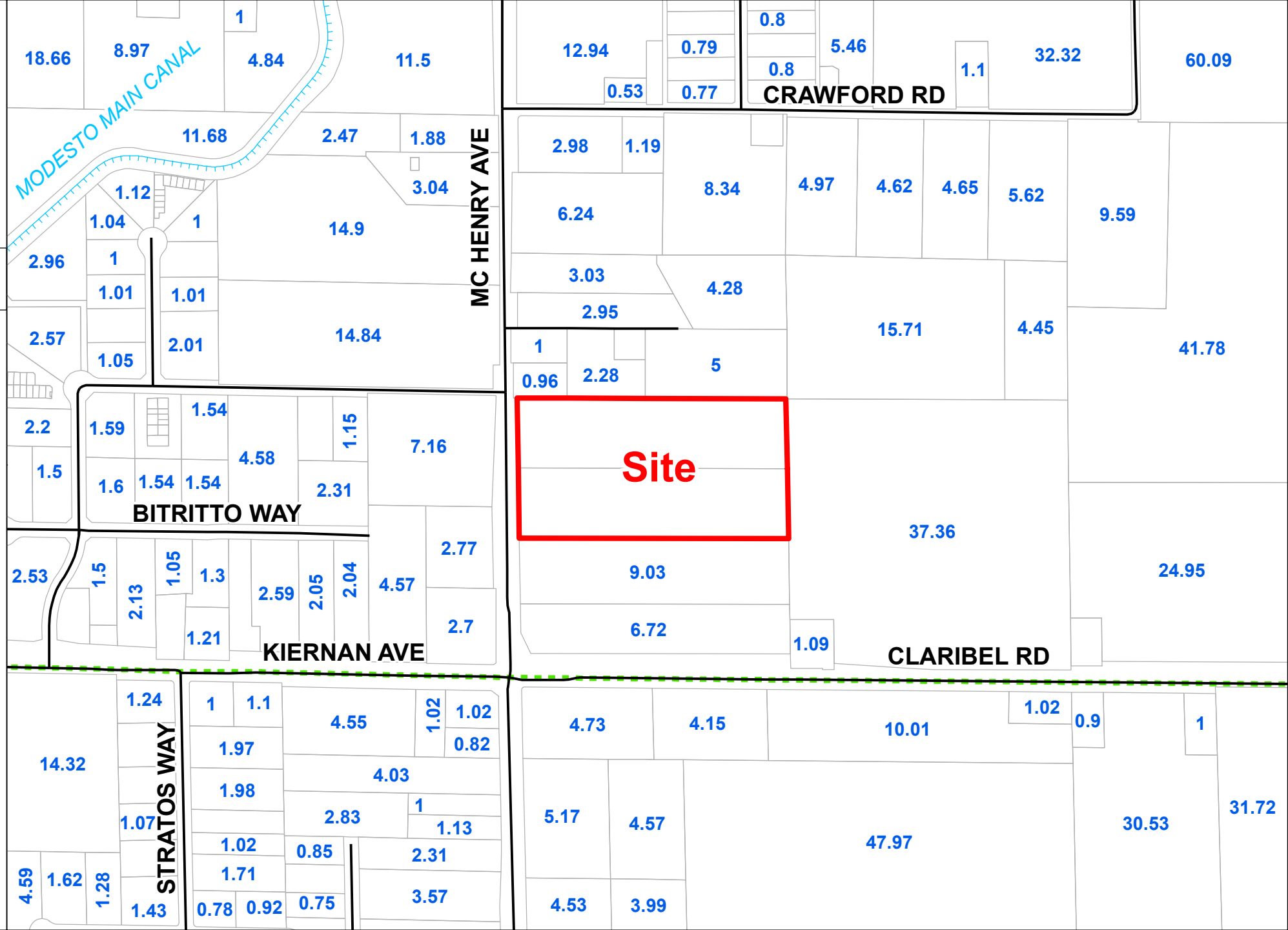
PARK PLACE RV STORAGE

GPA REZ PLN2021-0001

ACREAGE MAP

LEGEND

- Project Site
- Sphere of Influence
- # Parcel/Acres
- Road
- Canal



N

0 1,000 ft

0 300 m

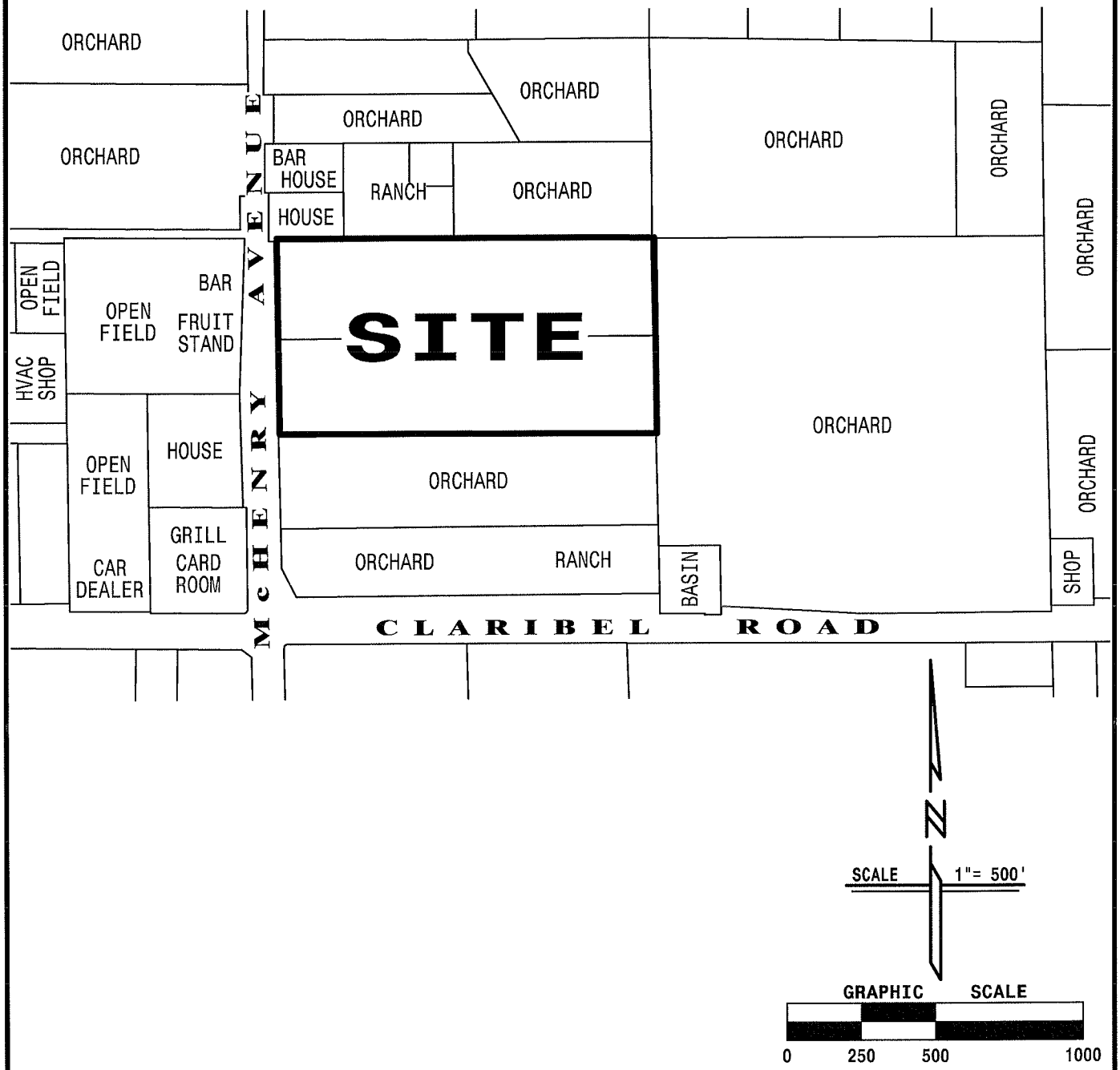
Source: Planning Department GIS

Date: 1/11/2021

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



LICENSED LAND SURVEYOR
SCOTT THOMAS DELAMARE
No. 8078
STATE OF CALIFORNIA

DF ENGINEERING, INC.

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

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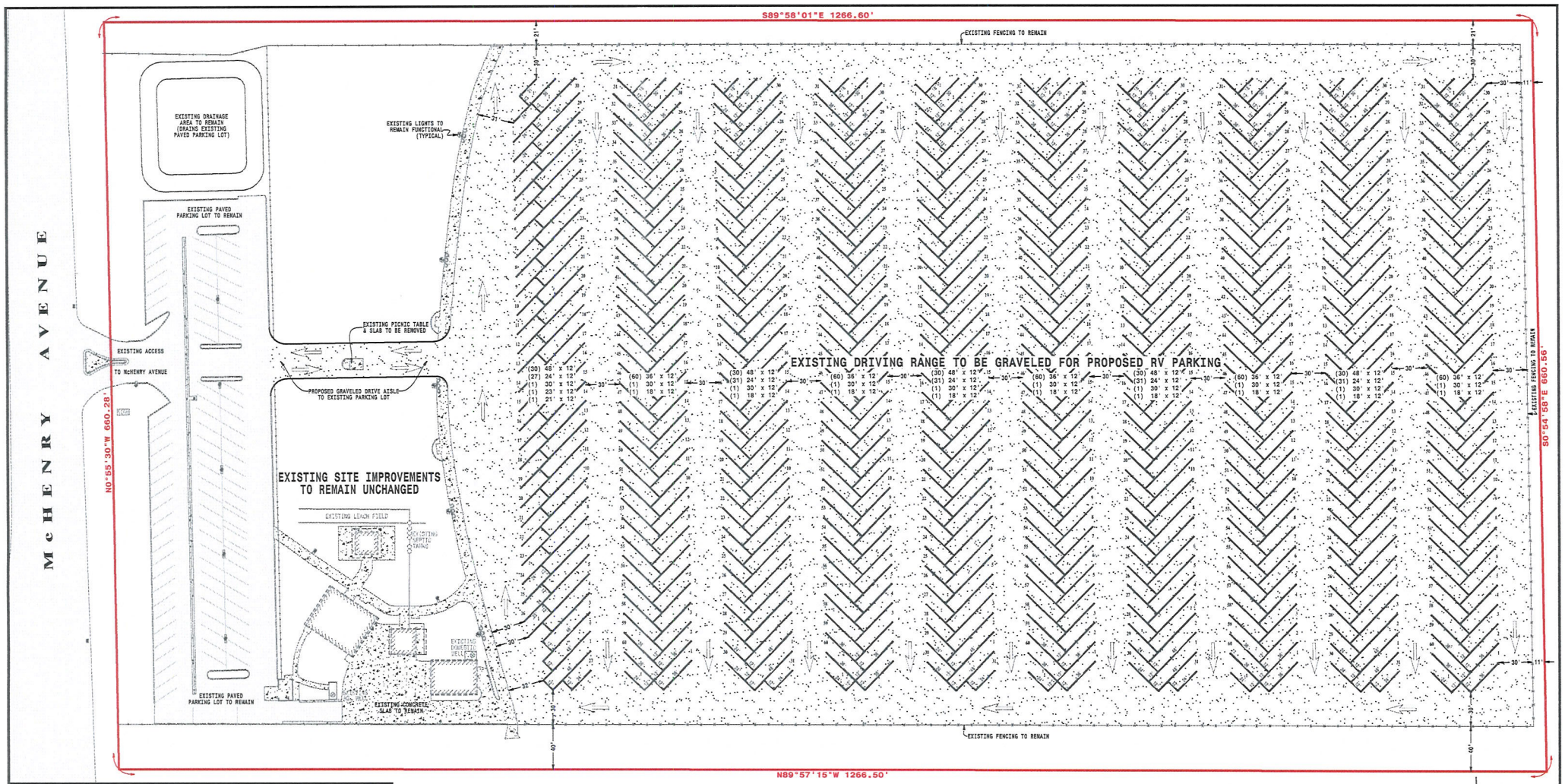
SIGNED: Scott Thomas De la Mare December 30, 2020
SCOTT THOMAS DELAMARE LS 8078 DATE

R:\ACTIVE PROJ\2020\2020\Dwg\Plot 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



VICINITY MAP

DEVELOPER
DANIEL J. MEADE, dkcjmeade@comcast.net
1001 SHAFTESBURY COURT
MODESTO, CA 95350

OWNER
BERBERIAN PROPERTIES LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
515 LYELL DRIVE SUITE '101'
MODESTO CA 95356

CURRENT PARCEL DATA
ASSESSOR'S PARCEL NUMBERS: 074-015-016 & 074-015-017
ADDRESS: 5150 MCHENRY AVENUE, MODESTO CA 95356
AREA: +/- 19.200 ACRES
ZONING: GENERAL AG 40 ACRE
USE: DEFUNCT GOLF DRIVING RANGE

PROJECT OBJECTIVE
A GRAVELED RECREATIONAL VEHICLE PARKING LOT CONSISTING OF;
1) +/- 13.002 ACRES OF DIRT FIELD AND A DRIVE AISLE FOR ACCESS FROM EXISTING PARKING LOT TO BE GRAVELED.
2) +/- 622 PROPOSED 45° ANGLED 12' WIDE PARKING SPACES TOTAL, CONSISTING OF;
a) +/- 300 SPACES 36' DEEP.
b) +/- 151 SPACES 24' DEEP.
c) +/- 150 SPACES 48' 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 PLAT WERE CALCULATED BASED ON THE DATA SHOWN ON BOOK 28 OF SURVEYS AT PAGE 89, STANISLAUS COUNTY RECORDS.

CARTOGRAPHER
SCOTT THOMAS DELMARE, LS 8078
DF ENGINEERING, INC., CIVIL ENGINEERING AND SURVEYING
3421 TULLY ROAD, SUITE 'J', MODESTO CA 95350
TELEPHONE (209) 529-7451

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 WARRANTEE 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.

N

SCALE 1"= 40'

GRAPHIC SCALE
0 20 40 80 120

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NO.	REVISION	DATE

LICENSED LAND SURVEYOR
SCOTT THOMAS DELMARE
No. 8078
STATE OF CALIFORNIA

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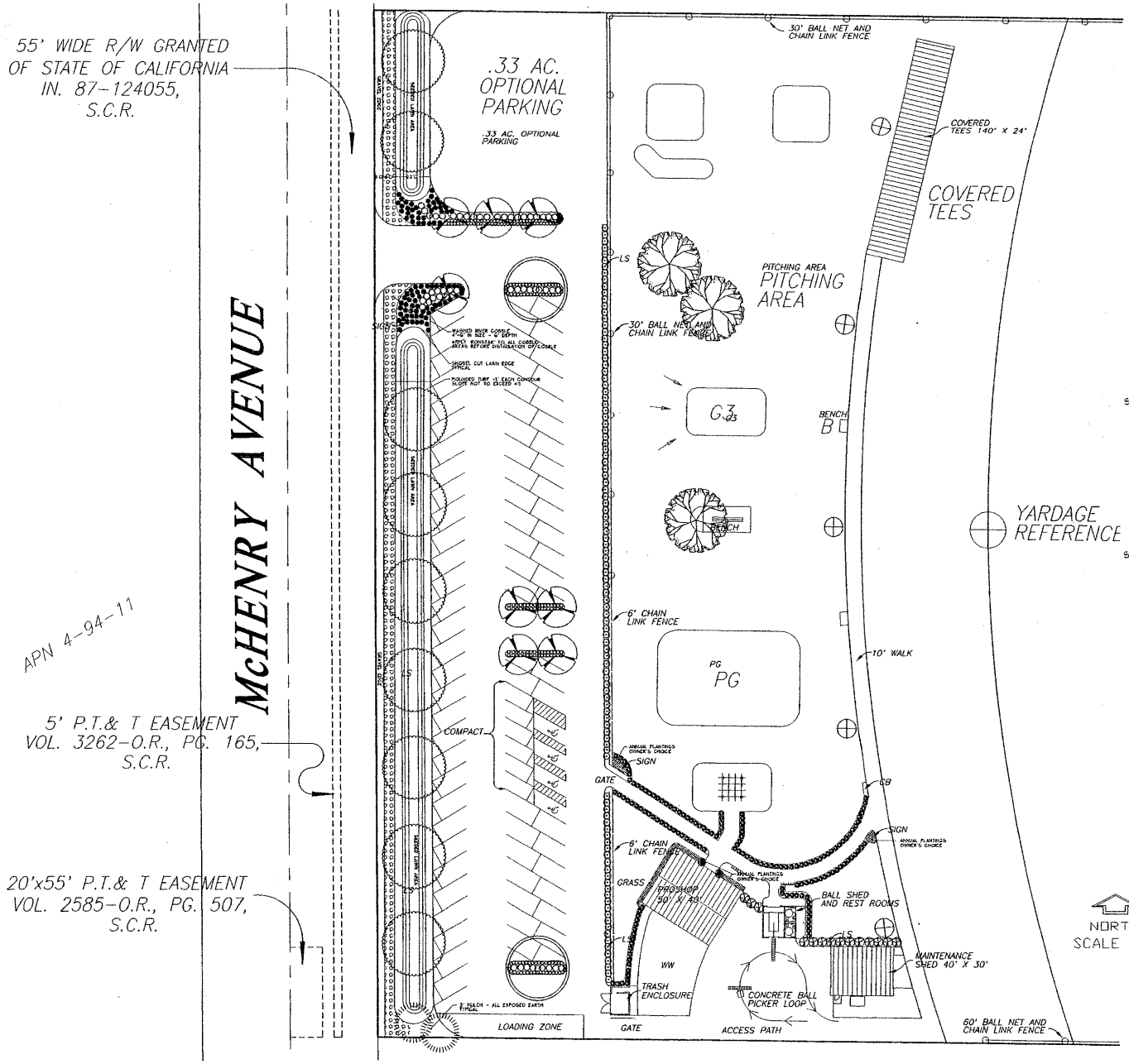
LS 8078 Scott Thomas DeLMare Dec. 01, 2020
DATE

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., M.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
DR. BY	STD
CK. BY	DGR
FB NO.	none
DATE	Dec.2020
SHEET	1
OF	1
FILE	none



MATERIALS LEGEND

Symbol	Item	Size	Quantity
	Cinnamomum camphora multi Camphor Tree	15-Gal	9
	Lagerstroemia i. 'Tuskorora' Crape Myrtle	15-Gal	8
	Platanus a. 'Bloodgood' London Plane	15-Gal	2
	Sequoia s. 'Aptos Blue' Coast Redwood	15-Gal	2
	Quercus lobata Valley Oak	15-Gal	4

Symbol	Item	Size	Quantity
	Buxus j. 3 Tier Poodled 3 Tier Boxwood	15-Gal	2
	Buxus mic jap. Boxwood Hedge	5-Gal	165
	Hemerocallis 'Stella D'Oro' Yellow Daylily	1-Gal	210
	Lorepetalum 'Burgundy' Chinese Fringe Flower	5-Gal	39
	Photinia fraseri Photinia	5-Gal	112
	Verbena 'Tapien Blue' Verbena	1-Gal	105
	Xylosma c. 'Compacta' Shiny leaf Xylosma	5-Gal	14

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BEFORE PLANTING TREES, TRENCHING, DIGGING FENCE POSTS HOLES, BLASTING GRADING, EXCAVATING, DRILLING, PIPE PUSHING, ETC. CALL UNDERGROUND SERVICE ALERT FOR LOCATION OF UTILITIES.
WE WILL PROVIDE INFORMATION ABOUT OR LOCATE AND MARK UNDERGROUND FACILITIES FOR YOU.

APPROVED BY:

REVISIONS			
DATE	DESCRIPTION	APPROVED	

DESIGNED BY SM
DRAWN BY SM
CHECKED BY RP
SCALE 1"=30'
DATE

LANDSCAPE PLAN

LANDSCAPE IMPROVEMENT PLANS
McHENRY GOLF
MODESTO, CALIFORNIA

POLHEMUS ENTERPRISES
31144 EAST RIVER ROAD
ESCALON, CALIFORNIA 95320
(209) 838-7850
FAX (209) 838 6713

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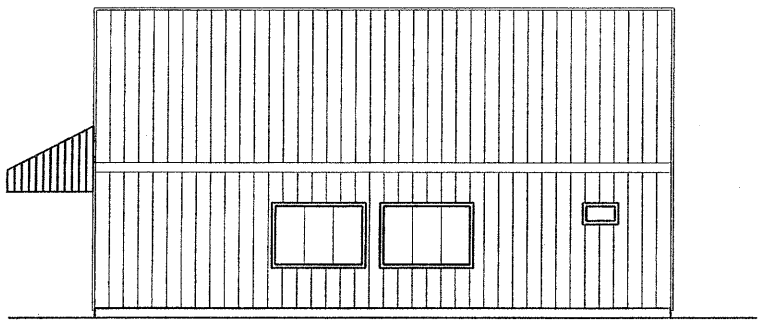
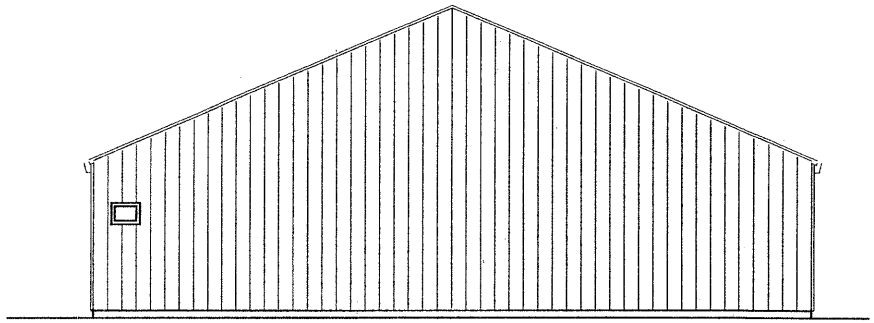
LICENSED LANDSCAPE ARCHITECT
RONALD L. POLHEMUS
NO. 3774
STATE OF CALIFORNIA

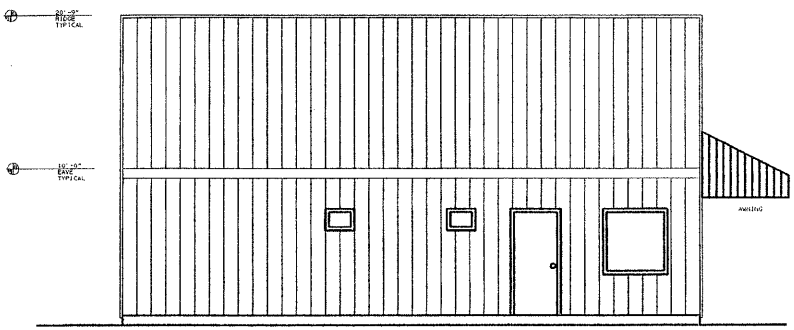
SHEET NUMBER
L1
OF 1 SHEETS



WEST ELEVATION 1/4" = 1'-0"



SOUTH ELEVATION 1/4" = 1'-0"



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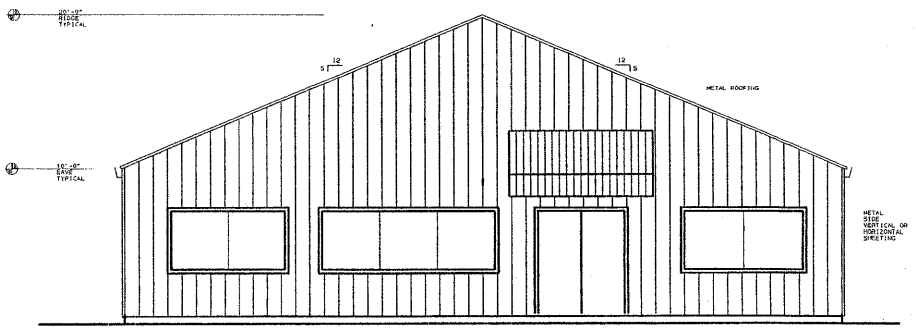


NORTH ELEVATION 1/4" = 1'-0"

THOMAS MOCHIZUKI ENGINEERING
CIVIL ENGINEERING
2990 ZANKER DRIVE
ROCKLIN, CA. 95765
PHONE (916) 624-8255
FAX (209) 329-4600

MCHENRY GOLF CENTER
DRIVING RANGE
5848 MCHENRY AVE
MODESTO, CALIFORNIA

PLANS
DETAILS
NOTES

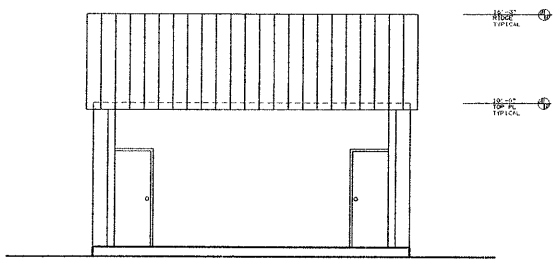
DESIGN TM
CHECKED TM
DATE 5-29-30
FILE 94080
SHEET
A4

KM04400 1/4

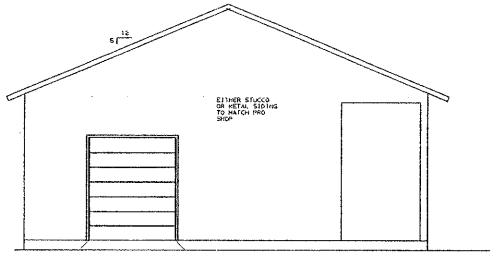
KM04SL.LST

16

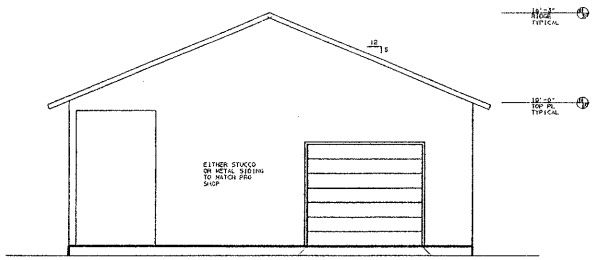
ELEVATIONS FOR PROSHOP BUILDING



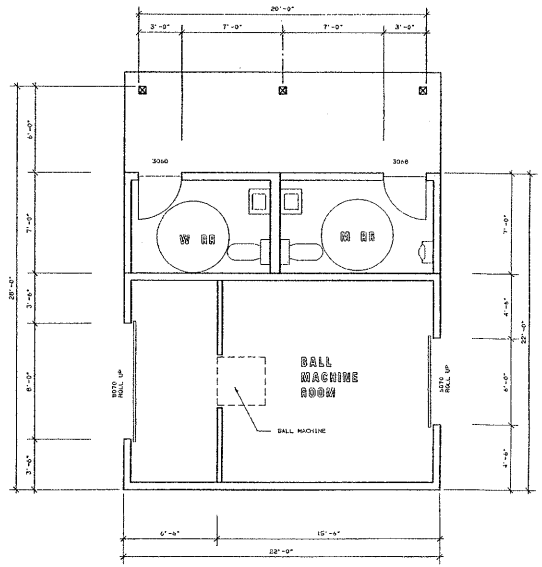
EAST ELEVATION BALLSHED/RESTROOM 1/4" = 1'-0"



SOUTH ELEVATION BALLSHED/RESTROOM 1/4" = 1'-0"



NORTH ELEVATION BALLSHED/RESTROOM 1/4" = 1'-0"



FLOOR PLAN BALLSHED/RESTROOM 1/4" = 1'-0"

1 6 11 16 17 19 4 5 9 10

ELEVATIONS FOR BALL/RESTROOM BUILDING

THOMAS
MOCHIZUKI
ENGINEERING
CIVIL
STRUCTURAL
ENGINEERING
2309 ZANDAC DRIVE
MODESTO, CA 95355
PHONE (209) 524-4382
FAX (209) 524-4602

MCHENRY GOLF CENTER
DRIVING RANGE
5042 MCHENRY AVE MODESTO, CALIFORNIA

PLANS
DETAILS
NOTES

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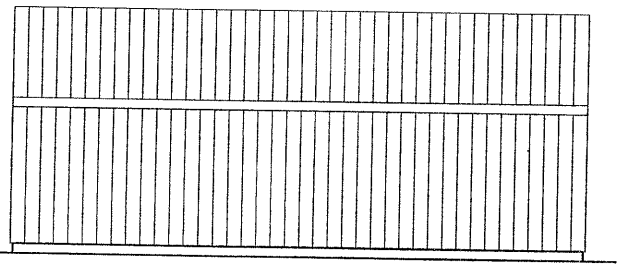
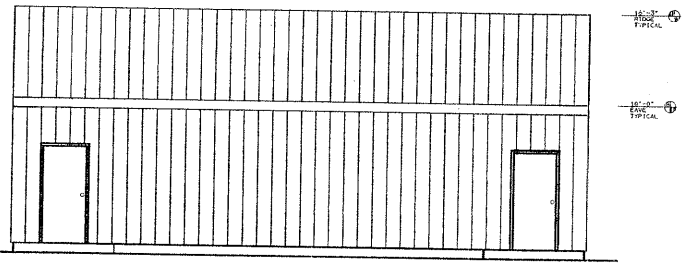
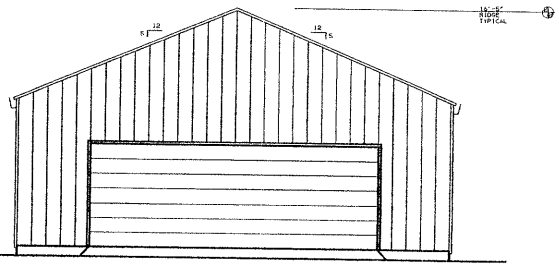
CHECKED TM
DATE 5-29-30
FILE 94080
SHEET
A5



NORTH ELEVATION 1/8" = 1'-0"



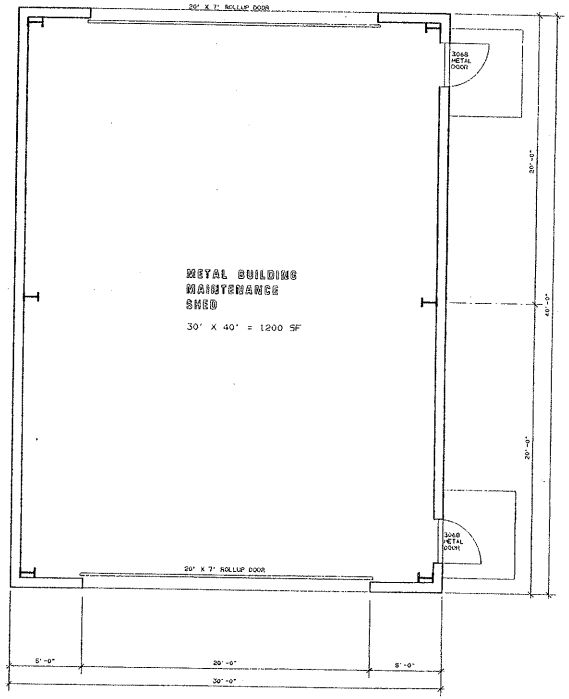
SOUTH ELEVATION 1/8" = 1'-0"



EAST AND WEST ELEVATIONS 1/8" = 1'-0"

KM06200

(17) ELEVATIONS FOR MAINTENANCE BUILDING



KM06100 1/4

(19) MAINTENANCE SHED 1/4" = 1'-0"

KM06SL.LST

(1)

(6)

(11)

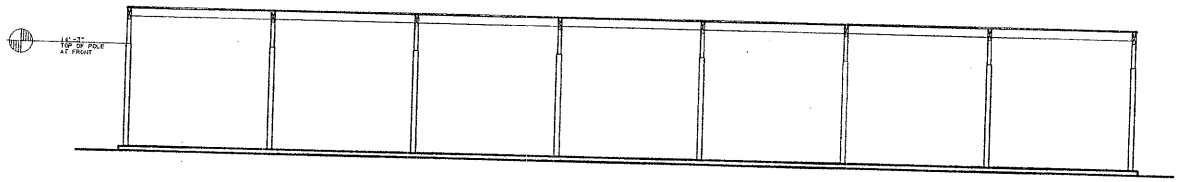
(16)

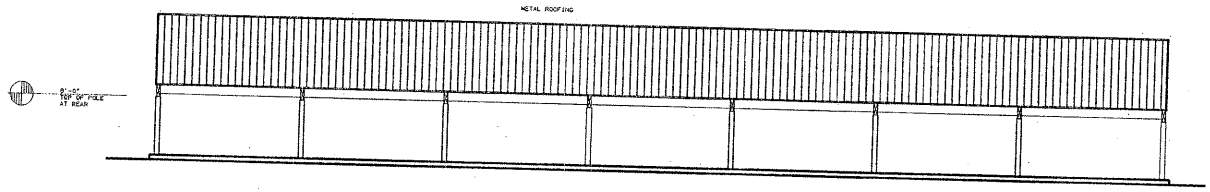
THOMAS
MOGHAZEHI
ENGINEERING
CIVIL
STRUCTURAL
ENGINEERING
2062 SANDOR DRIVE
MODESTO, CA 95355
PHONE (209) 529-4652
FAX (209) 529-4652

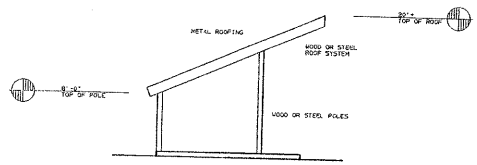
MCHENRY GOLF CENTER
DRIVING RANGE
2042 MCHENRY AVE
MODESTO, CALIFORNIA

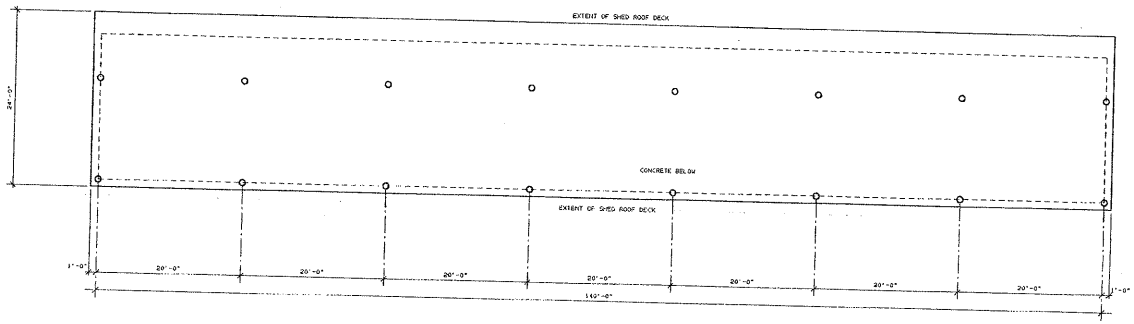
PLANS
DETAILS
NOTES

DESIGN TM
CHECKED TM
DATE 5-29-30
FILE 94080
SHEET
A6









COVERED TEES

24' X 140'
POLE STRUCTURE

ELEVATIONS FOR TEE AREA SHADE STRUCTURES

KM079L.LST

THOMAS
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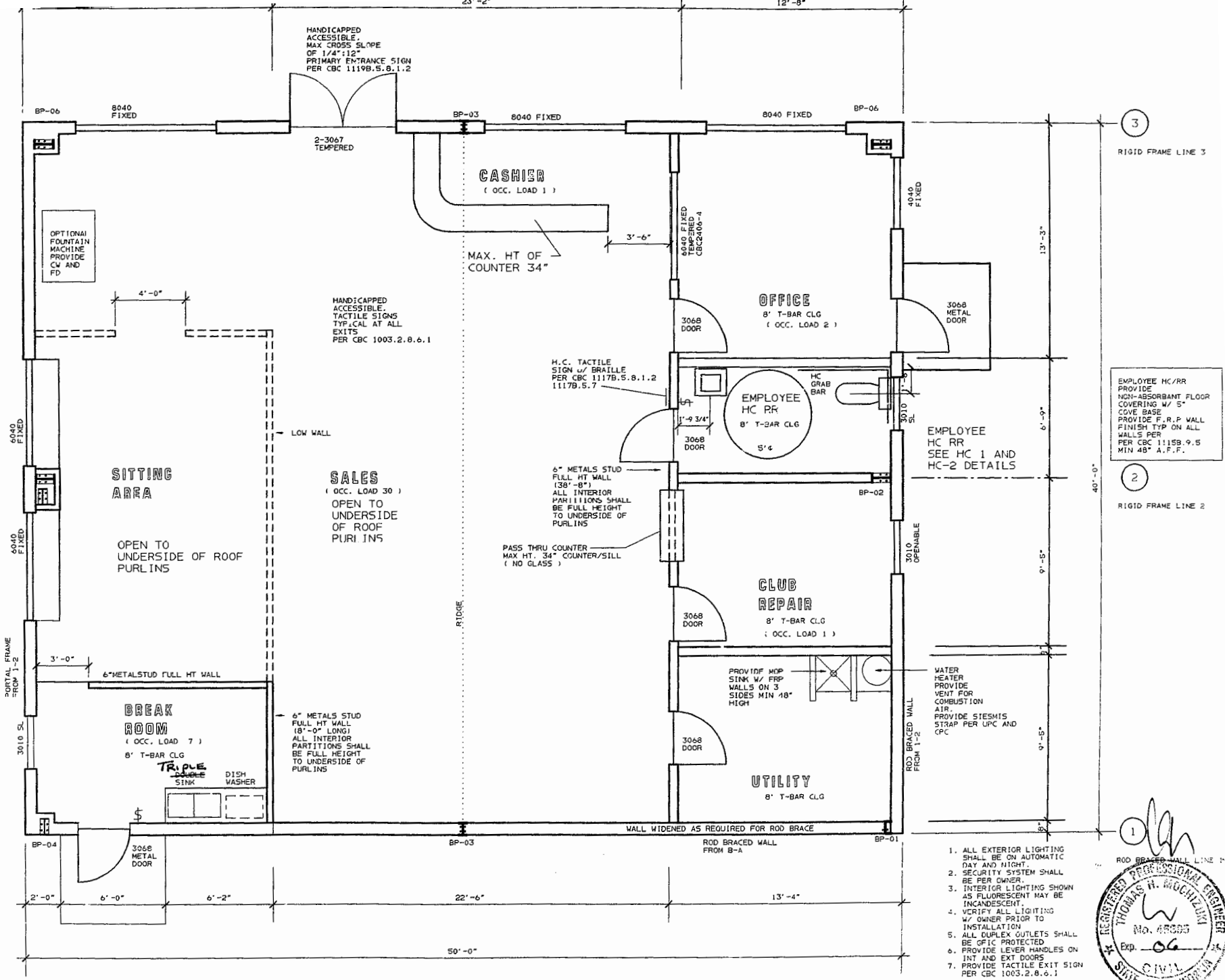
MODESTO, CALIFORNIA

PLANS
DETAILS
NOTES

DESIGN TM
CHECKED TM
DATE 5-29-30
FILE 94080
SHEET
A7



1. ALL EXTERIOR LIGHTING SHALL BE ON AUTOMATIC DAY AND NIGHT.
2. SECURITY SYSTEM SHALL BE PER OWNER.
3. INTERIOR LIGHTING SHOWN AS FLUORESCENT MAY BE INCANDESCENT.
4. VERIFY ALL LIGHTING W/ OWNER PRIOR TO INSTALLATION
5. ALL DUPLEX OUTLETS SHALL BE GFIC PROTECTED
6. PROVIDE LEVER HANDLES ON INT AND EXT DOORS
7. PROVIDE TACTILE EXIT SIGN PER CBC 1003.2.8.6.1

REGISTERED PROFESSIONAL ENGINEER THOMAS H. MOCHIZUKI No. 48555 Exp. 06 CIVIL STATE OF CALIFORNIA

KM02200 1/4

18

PRO SHOP FLOOR PLAN A 1/4" = 1'-0"

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

ADT

DO
NOT
PASS
STOP
45
McHENRY
Golf Center

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 CCaIC 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)