

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development

BOARD AGENDA # 9:25 a.m.

Urgent

Routine

AGENDA DATE August 23, 2005

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Public Hearing to Consider Rezone Application #2005-06, Woods Furniture, Inc., a Request to Rezone a 5.7 Acre Parcel to a New Planned Development to Allow a Retail Furniture Store and Warehouse Use Within an Existing 15, 210 Square Foot Office Building Located at 4918 Taylor Ct., North of Taylor Road, in the Keyes/Turlock Area.

PLANNING COMMISSION RECOMMENDATIONS:

After conducting a duly advertised public hearing at its regular meeting of August 4, 2005, the Planning Commission, on a 7-0 vote, recommend that the Board of Supervisors approve the project, subject to the following actions:

1. Find the project to be "de minimis" for the purposes of collection of Fish and Game fees pursuant to California Code of Regulations Section 753.5, by adopting the Findings of Fact contained in the attached Certificate of Fee Exemption, those findings being based on the analyses presented in the Initial Study, and order the filing of the Certificate of Fee Exemption with the Stanislaus County Clerk-Recorder's Office.

(Continued on page 2)

FISCAL IMPACT:

There are no fiscal impacts associated with this item.

BOARD ACTION AS FOLLOWS:

No. 2005-685

On motion of Supervisor Mayfield, Seconded by Supervisor Simon
and approved by the following vote,
Ayes: Supervisors: O'Brien, Mayfield, Simon, DeMartini, and Chairman Grover
Noes: Supervisors: None
Excused or Absent: Supervisors: None
Abstaining: Supervisor: None

- 1) Approved as recommended
- 2) Denied
- 3) Approved as amended
- 4) Other:

MOTION: INTRODUCED, ADOPTED, AND WAIVED THE READING OF ORDINANCE C.S. 933 FOR REZONE APPLICATION # 2005-06

ATTEST:

Christine Ferraro
CHRISTINE FERRARO TALLMAN, Clerk

File No. ORD-54-X-3

Public Hearing to Consider Rezone Application #2005-06, Woods Furniture, Inc., a Request to Rezone a 5.7 Acre Parcel to a New Planned Development to Allow a Retail Furniture Store and Warehouse Use Within an Existing 15,210 Square Foot Office Building Located at 4918 Taylor Court, North of Taylor Road, in the Keyes/Turlock Area.

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PLANNING COMMISSION RECOMMENDATION CONTINUED:

2. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the initial study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgement and analysis.
3. Order the filing of a Notice of Determination with the Stanislaus County Clerk-Recorder's Office pursuant to Public Resources Code Section 21152 and California Code of Regulations Section 15075.
4. Find that:
 - A. The project is consistent with overall goals and policies of the County General Plan; and
 - B. The proposed planned development zoning is consistent with the Planned Development General Plan description.
5. Approve Rezone 2005-06 - Woods Furniture, subject to the attached Development Standards and Development Schedule.

DISCUSSION:

This is a request to rezone a 5.7 acres parcel to a new Planned Development (PD) to allow the following:

Convert the existing 15,210 square foot telecommunication office building to a retail furniture store and warehouse. The proposed new use is expected to have 12 to 15 total employees, and have 20 to 30 average daily customers.

All required driveways and parking areas for customers and employees are existing. Areas used for truck and trailer storage will be graveled. The existing parking area may be modified provided the minimal parking requirements established for the proposed PD are met. There are currently 43 paved/striped parking spaces. There is a large paved parking area on the east side of the property that can add any additional required parking spaces. Only a portion of the land is developed (approximately half), the applicant has no formal plans on how the remainder of the property will develop.

PD (99) was approved by the Board of Supervisors on July 5, 1984 to allow an office for Evans Communication (now Global Valley Networks).

A detailed discussion of the request can be found in the attached Planning Commission Staff Report.

On August 4, 2005, the Planning Commission considered this application at a properly advertised public hearing. No one spoke in opposition to the project. Randy Woods, the applicant, and Randy Brekke, real estate agent for Global Valley Networks, spoke in favor of the project.

Public Hearing to Consider Rezone Application #2005-06, Woods Furniture, Inc., a Request to Rezone a 5.7 Acre Parcel to a New Planned Development to Allow a Retail Furniture Store and Warehouse Use Within an Existing 15,210 Square Foot Office Building Located at 4918 Taylor Court, North of Taylor Road, in the Keyes/Turlock Area.

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After closing the hearing, the Commission discussed the project. The Commission unanimously voted 7-0 to recommend the Board of Supervisor approve this request.

POLICY ISSUES:

This proposed ordinance is consistent with the County General Plan.

STAFFING IMPACT:

None.

ATTACHMENTS:

1. Planning Commission Staff Report, August 4, 2005
2. Planning Commission Minutes, August 4, 2005

I:\BOS\rezone\woods board report.wpd

STANISLAUS COUNTY PLANNING COMMISSION

August 4, 2005

STAFF REPORT

REZONE APPLICATION NO. 2005-06
WOODS FURNITURE, INC.

REQUEST: REQUEST TO REZONE A 5.7 ACRE PARCEL TO A NEW PLANNED DEVELOPMENT TO ALLOW A RETAIL FURNITURE STORE AND WAREHOUSE USE WITHIN AN EXISTING 15,210 SQUARE FOOT OFFICE BUILDING. THE PARCEL IS LOCATED AT 4918 TAYLOR COURT, NORTH OF TAYLOR ROAD, IN THE KEYES/TURLOCK AREA.

APPLICATION INFORMATION

Applicant:	David and Randy Woods
Owners:	Evans Telephone Company
Location:	4918 Taylor Court, in the Keyes/Turlock area
Section, Township, Range:	32-4-10
Supervisory District:	Two (Supervisor Mayfield)
Assessor's Parcel:	045-062-003
Referrals:	See Exhibit "J" Environmental Review Referrals
Area of Parcels:	5.7 acres
Water Supply:	Private well
Sewage Disposal:	Aerobic Treatment System (Measure X)
Existing Zoning:	Planned Development No. 99
General Plan Designation:	Planned Development
Community Plan Designation:	Not applicable
Williamson Act:	Not applicable
Environmental Review:	Negative Declaration
Present Land Use:	Telecommunication Office
Surrounding Land Use:	State Highway 99, agricultural land (orchard, grapes), Peterbilt Trucks, abandoned nut processing, and the Union Pacific Railroad.

PROJECT DESCRIPTION

Request to rezone to a new PD to allow the following:

Convert the existing 15,210 square foot telecommunication office building to a retail furniture store and warehouse. The proposed new use is expected to have 12 to 15 total employees, and have 20 to 30 average daily customers.

All required driveways and parking areas for customers and employees are existing. Areas used for truck and trailer storage will be graveled. The existing parking area may be modified provided the minimal parking requirements established for the proposed PD are met. There are currently 43 paved/striped parking spaces. There is a large paved parking area on the east side of the property that can add any additional required parking spaces. Only a portion of the land is developed (approximately half), the applicant has no formal plans on how the remainder of the property will develop.

PD (99) was approved by the Board of Supervisors on July 5, 1984 to allow an office for Evans Communication (now Global Valley Networks).

SITE DESCRIPTION

The property is located west of Highway 99 and at the north end of Taylor Court, in the Keyes/Turlock area. The project site is currently improved with a 15,210 square foot building. The surrounding land uses consist of State Highway 99, agricultural land (orchard, grapes), Peterbilt Trucks, abandoned nut processing, and the Union Pacific Railroad.

BACKGROUND

When the existing State Highway 99 was constructed, that portion of the former highway still needed to provide access to adjoining properties, was relinquished to Stanislaus County and became a county road, which was named Taylor Court. Subsequently, the northbound lanes were sold to adjacent property owners and incorporated into existing parcels. The County retained the westerly 4-feet of the median separating the southbound and northbound lanes of the old highway.

The small parcels located between the old highway and the new highway were considered marginal for agricultural or residential use due to their location between a highway and a railroad and having had their irrigation water supplies severed by the new highway. Stanislaus County, recognizing that these parcels were in a rather unique situation, designated the area Planned Development on the Land Use Element of the General Plan.

Along this portion of the former highway several uses have been approved. First, was a receiving station for a nut company located at the northeast corner of Taylor Road and Taylor Court. Next, was an outdoor storage area at the southeast corner (now annexed into the City of Turlock). Subsequent rezonings were approved for Evans Communication Company, Cal Coast Dairy Supply (now Peterbilt Trucks), a used tire business (now abandoned), recreational vehicle/boat storage facility and in May 2005, Thermo-King Modesto .

DISCUSSION

Woods Furniture has three existing stores in Turlock. Woods Furniture will utilize the existing 15,210 square foot building located at the northwest part of the project site. This store would sell furniture, mattresses and home accessories in a retail/commercial environment. They estimate 12 employees at first with the future growth up to 20 employees. The business will operate Monday through Sunday from 9:00 a.m. to 7:00 p.m. Woods Furniture is anticipating up to 30 daily customers on average. The number of merchandise deliveries per day is estimated to be four (4).

The applicant stated in the application that "using the facility the way it exists is how we intend to use it". There would be small changes to the site to upgrade the facility from office use to retail/commercial use. The applicant would like to expand this site in the future, by adding additional retail space to the existing building and build warehousing for this facility, but no plans or time is in place at this time. Any future substantial expansion of this site would need a new application which would require a new environmental document and the whole project would need to be approved by the Board of Supervisors.

Parking:

Based on the existing County parking standards, the square footage of the building would require 51 parking spaces (1 space per 300 square foot of building area). The existing site plan identifies 43 general parking spaces. The project can easily add eight (8) parking spaces.

Signs:

A specific sign program has been included as part of this project (Exhibit E). The applicant is proposing to use the existing free standing sign off of State Route 99 and add two attached signs to the building. The first one, 40 square foot, on the east wall facing the freeway and a 24 square foot sign on the south wall. As normally required as part of a Planned Development project, a development standard has been placed on this project for any additional smaller signs on Taylor Court (directional, monument, etc.) to require the Planning Director's approval of any signs.

Landscaping:

The City of Turlock has commented on the need to provide adequate screening and landscaping to ensure an attractive appearance from State Highway 99, consistent with region wide beautification efforts (See Exhibit "F").

The applicant's landscaping is existing and they have no objection to expanding the existing landscape areas.

Staff recommends some additional landscaping along the eastern property line, the applicant's landscape proposal will be allowed to guide the final landscaping plan for this project. Development Standard No. 8 requires a final landscaping plan, prepared in compliance with Chapter 21.102 of the County Zoning Ordinance, be approved by the Planning Director.

Traffic:

This project was referred to both the California Department of Transportation (CalTrans) and Stanislaus County Public Works as part of an early consultation review. Caltrans requested more information on trip generation to determine if any impacts are required mitigation to the Taylor Road and State Route 99 Interchange. The applicant has hired KD Anderson, transportation engineers, for this information. In their report, completed on May 31, 2005, they evaluated the existing land use and the proposed land use to assess any potential impacts. A copy of the report is attached to the Initial Study (Exhibit G). Their report showed a reduction of trips based on the Institute of Transportation Engineers (ITE) publication Trip Generation 7th Edition. According to the report the new proposed use will have fewer trips per day. The proposed project AM/PM peak hour traffic

volumes are 3 and 7, trips respectfully with about 77 trips per day. A single tenant office building could have 176 trips per day with 27 trips per AM peak hour and 26 trips per PM peak hour. During a phone conversation with CalTrans, the applicant's report is acceptable but they are concerned with any future expansion of this site. Any future building or addition would create more traffic and would require an impact fee. The County Public Works Department has not identified any significant traffic impact to local County roads associated with this project.

FINDINGS

In order to approve a rezone, it must be found to be consistent with the General Plan. In this case, the General Plan designation is Planned Development. This designation is "intended for land which, because of demonstrably unique characteristics, may be suitable for a variety of uses without detrimental effects on other property." The unique characteristics of this site, as discussed above, are what led the County to designate this site as Planned Development. The proposed use should not be detrimental to the other property in the area which consists of State Highway 99, vacant land, a recreational vehicle/boat storage facility, Peterbilt Trucks, agricultural land, and the Union Pacific Railroad. The site itself is already zoned Planned Development No. 99 allowing for a communication cable installation business to operate from the existing building. Staff finds this proposal to rezone the parcel to a new Planned Development to be consistent with the General Plan.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the proposed project was circulated to all interested parties and responsible agencies for review and comment (See Exhibit "J" Environmental Review Referrals). In response to the early consultation, Caltrans requested AM/PM peak hour traffic volumes from the proposed development on weekdays and weekends in order to determine proper impacts and mitigations to SR 99/Taylor Road interchange. The project's initial study provides a discussion of the traffic information and traffic counts submitted by the applicant directly to Caltrans in May of 2005 (See Exhibit "G" - Attachment "A"). In an phone conversation received by staff, Caltrans stated they are satisfied with the traffic volume information provided and have no further comments. The County Public Works Department has not identified any significant traffic impact to local County roads associated with this project.

RECOMMENDATION

Based on all evidence on the record, and on the ongoing discussion, staff recommends that the Planning Commission recommend that the Board of Supervisors take the following actions regarding this project:

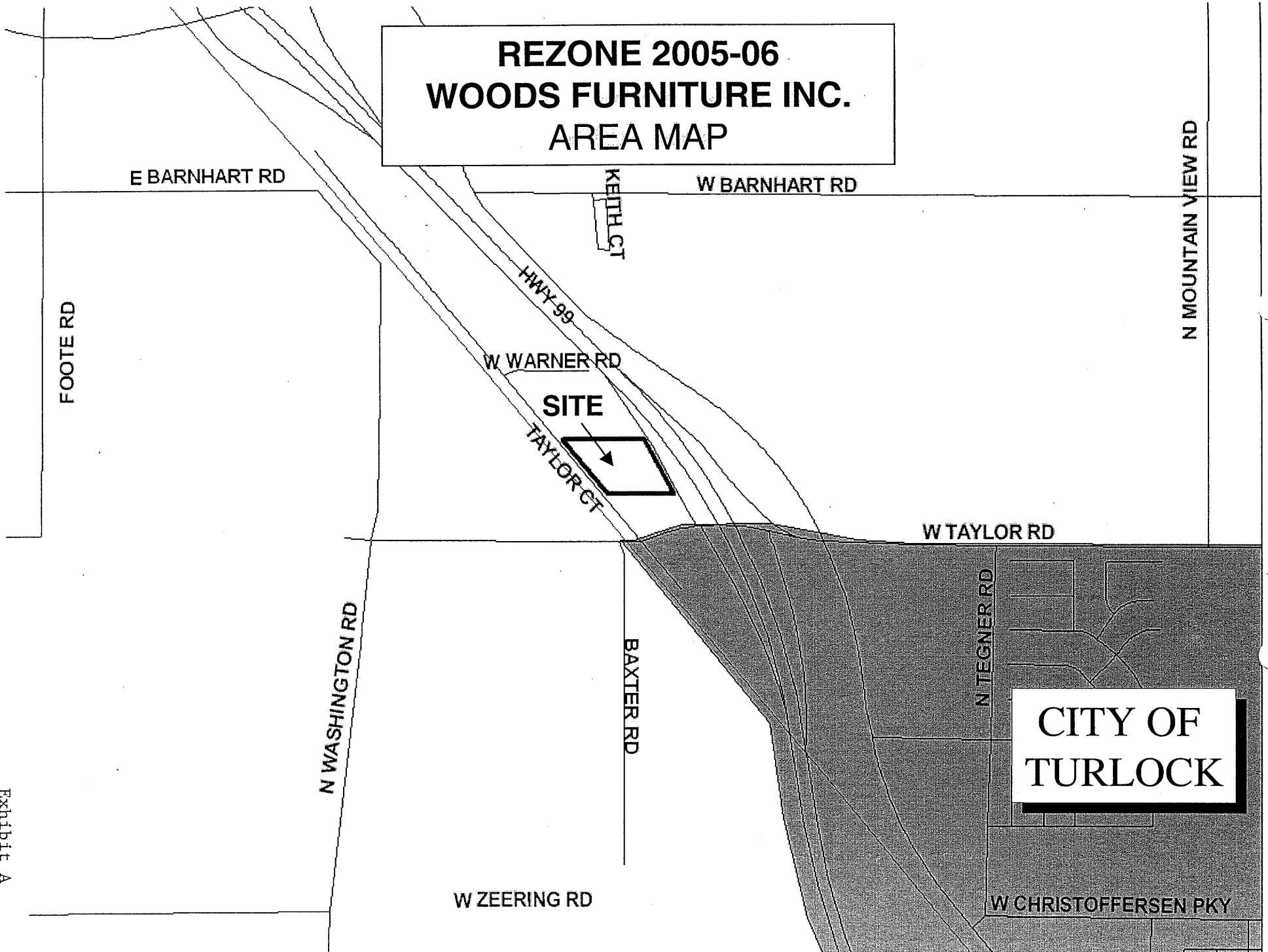
1. Find the project to be "De Minimis" for the purposes of collection of Fish and Game Fees pursuant to California Code of Regulations Section 753.5, by adopting the findings of fact contained in the attached Certificate of Fee Exemption, those findings being based on the analyses presented in the Initial Study, and order the filing of the Certificate of Fee Exemption with the Stanislaus County Clerk-Recorder's Office.
2. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgement and analysis.
3. Order the filing of a Notice of Determination with the Stanislaus County Clerk-Recorder's Office pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
4. Find That:
 - A. The project is consistent with the overall goals and policies of the County General Plan; and
 - B. The proposed Planned Development zoning is consistent with the Planned Development General Plan description.
5. Approved Rezone Application No. 2005-06 - Woods Furniture, Inc., subject to the attached Development Standards and Development Schedule.

Report written by: Bill Carlson, Senior Planner, July 19 2005

Attachments:

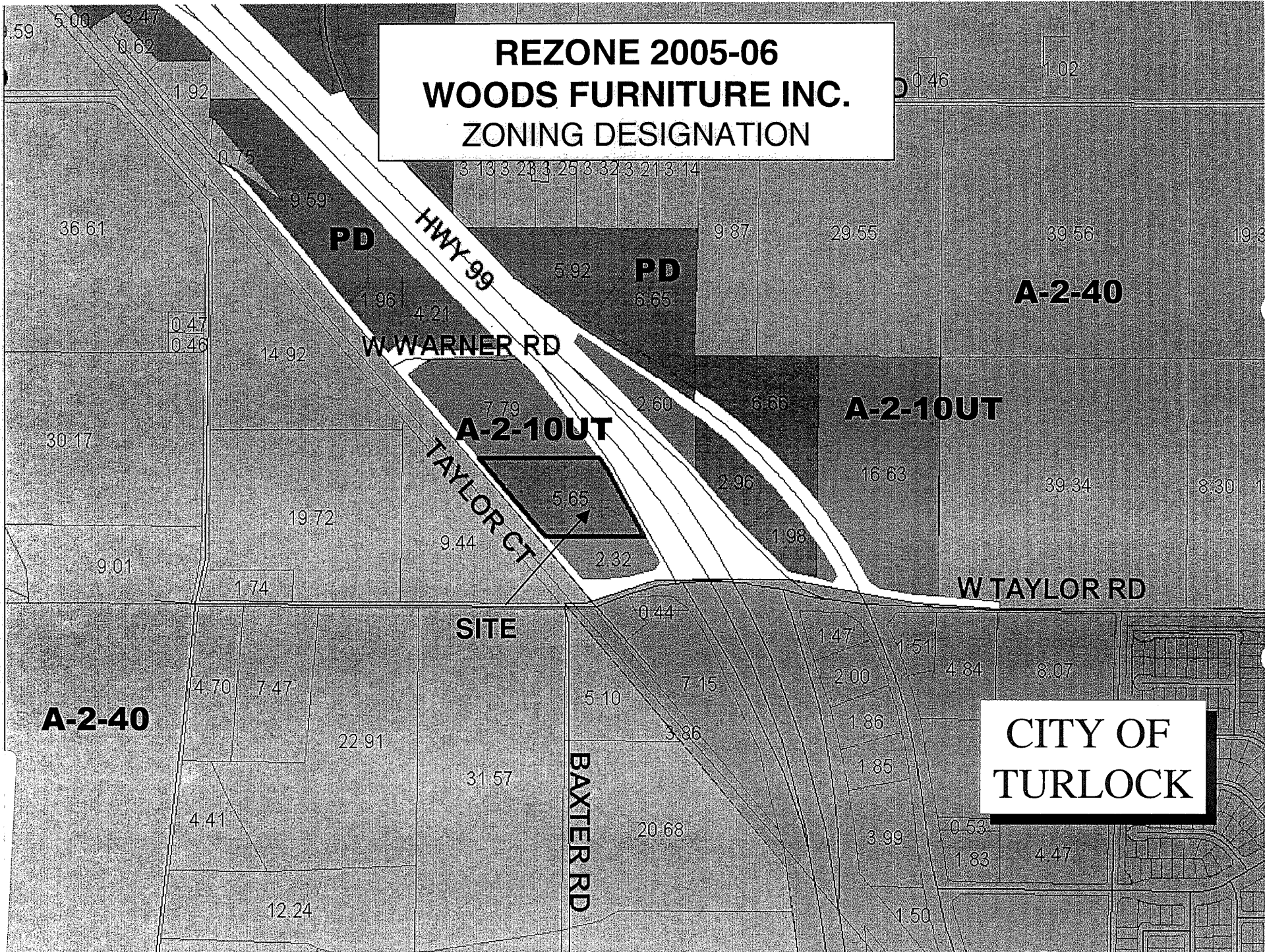
Exhibit A -	Area Maps
Exhibit B -	Site Plans with Landscape Proposal and Emergency Vehicle - Circulation Plan
Exhibit C -	Development Standards
Exhibit D -	Development Schedule
Exhibit E -	Applicant's Sign Plan
Exhibit F -	Comment Letters - City of Turlock
Exhibit G -	Initial Study
Exhibit H -	Negative Declaration
Exhibit I -	Certificate of Fee Exemption
Exhibit J -	Environmental Review Referrals

**REZONE 2005-06
WOODS FURNITURE INC.
AREA MAP**



**CITY OF
TURLOCK**

**REZONE 2005-06
WOODS FURNITURE INC.
ZONING DESIGNATION**

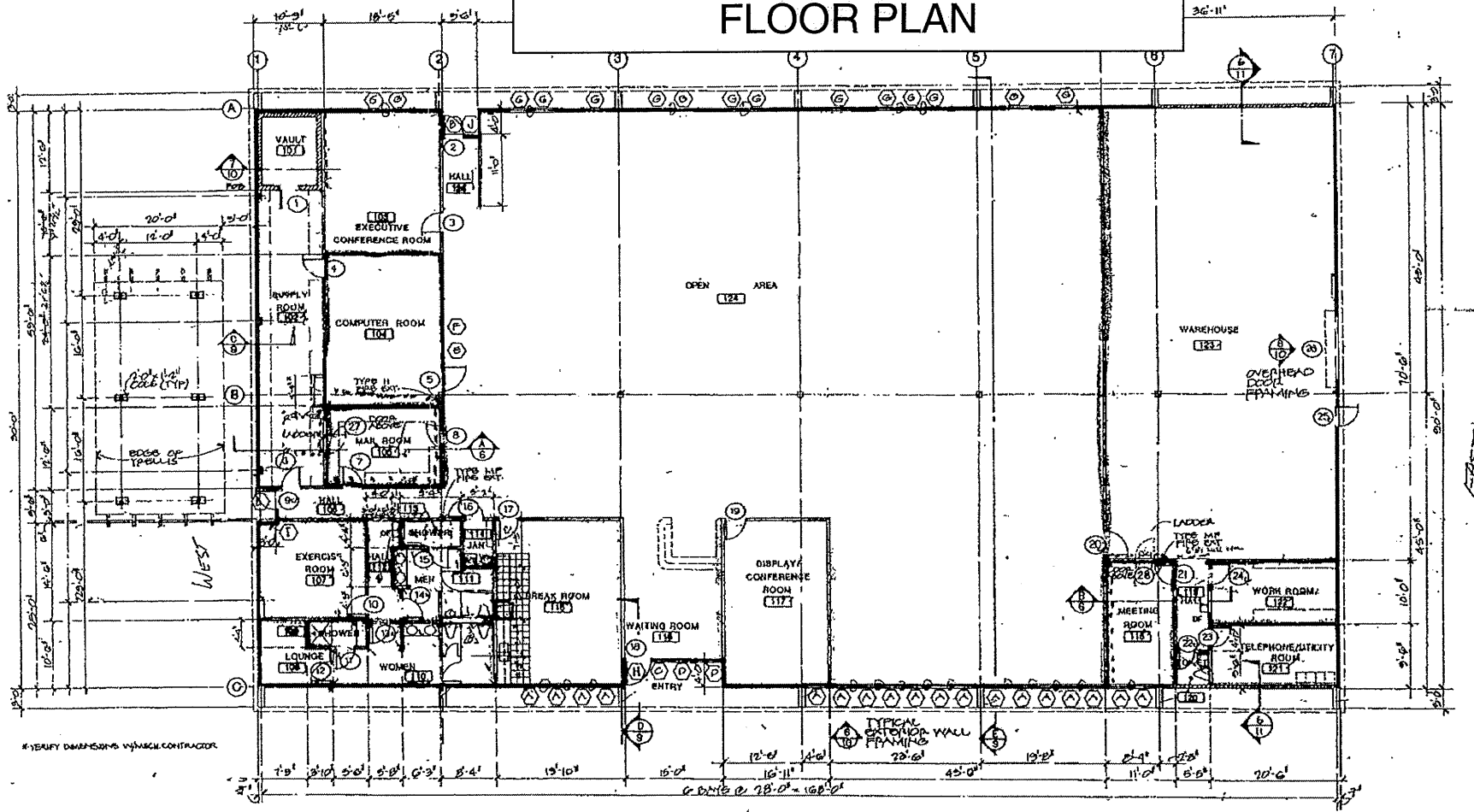


**CITY OF
TURLOCK**

**REZONE 2005-06
WOODS FURNITURE INC.
AERIAL**



REZONE 2005-06 WOODS FURNITURE INC. FLOOR PLAN



COLD-FORMED METAL FRAMING SCHEDULE				SPEC SEC. 05400			
MEMBER (1)	DIMENSIONS		GAGE	STRUCT. PROP.	STEEL GRADE	COMMENTS	
	B	D	C	RA	RB		
7-1/2" x 12" STUD	3-5/8"	1	2716	18	0.103	0.719	PACKED WHEN USED AS STUD.
16" x 20" STUD	4	3-5/8"	328	20	0.148	1.713	
W 4 x 13 JOIST	6	8	2716	36	1.023	3.268	ASTM A 316 GRADE B
TD 8 x 18 TRACK	6	1-1/2"	--	18	2.649	0.287	ASTM A 316 GRADE A

NOTES:
 1. MEMBER DESIGNATION IS NORMALLY THE MILLON CATALOG NUMBER. PRODUCTS FROM OTHER MANUFACTURERS ARE ACCEPTABLE PROVIDED THEY MEET OR EXCEED ALL LISTED REQUIREMENTS.
 2. INTERIOR NON-BEARING STEEL WALL FRAMING IS SPECIFIED IN SECTION 05111.

NORTH

FLOOR PLAN
 SCALE: 1/8" = 1'-0"

- LEGEND**
- C 3-5/8" x 10" GA. METAL STUDS @ 16" O.C. (SECTION 05400)
 - 8" CONCRETE BLOCK WALL
 - 2" METAL STUDS (SECTION 05400) @ 16" O.C. w/ 1/2" R-19 BATT INSULATION.
 - 3" METAL STUDS (SECTION 05111) @ 16" O.C.
 - 3" METAL STUDS (SECTION 05111) @ 16" O.C. w/ 1/2" SOUND DEADENING BOARD UNDER GYP BOARD - INTERIOR SIDE.
 - FRAMED WALL THICKNESS
EXAMPLE: 2" = 2" METAL STUDS @ 16" O.C.
 - ROOM NO.'S - SEE SCHEDULE
 - DOOR NO.'S - SEE SCHEDULE
 - WINDOW LETTERS - SEE SCHEDULE

These drawings are prepared by the Architectural Firm of Larsen Ohlinger & Hill Inc. and are not to be used for any other project without the written consent of the Architectural Firm. The Architectural Firm is not responsible for any errors or omissions in these drawings. The Architectural Firm is not responsible for any construction methods or materials not shown in these drawings. The Architectural Firm is not responsible for any construction methods or materials not shown in these drawings. The Architectural Firm is not responsible for any construction methods or materials not shown in these drawings.

SEE LARSEN A1A
 DONALD OHLINGER, P.E.
 HAROLD L. HILL, P.E.
 LARSEN OHLINGER & HILL, INC.
 ARCHITECTS

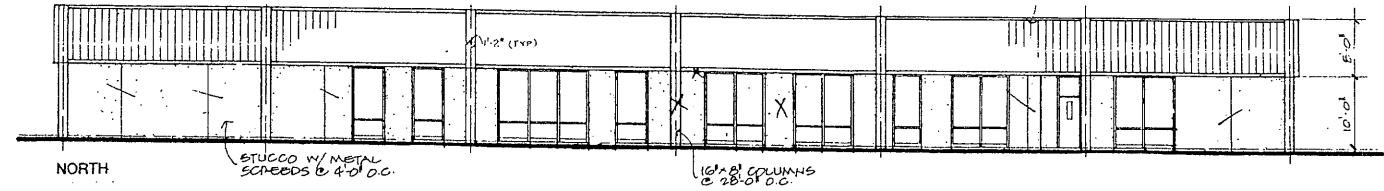
FLOOR PLAN
 PROPOSED RETAIL FURNITURE BUSINESS

revisions

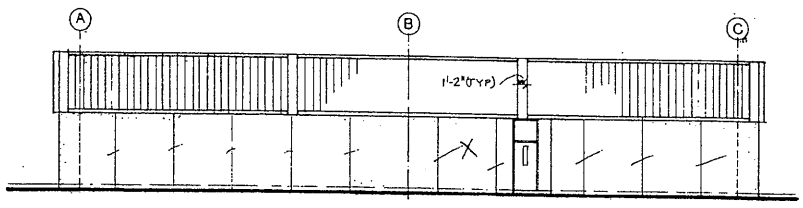
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 drawn AP
 checked DC
 date 7-9-85
 job no. 140-12
 sheet 3

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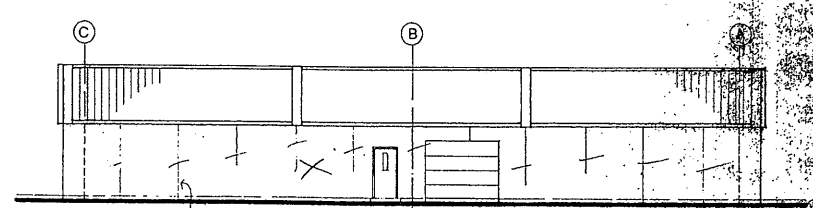
Exhibit B-1



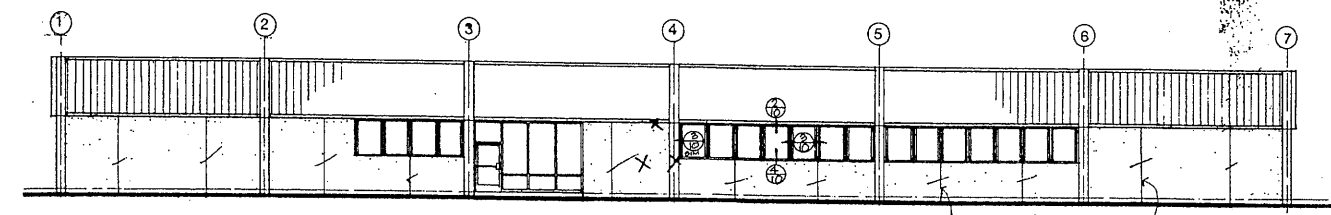
NORTH



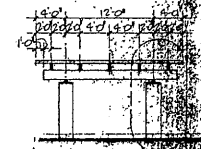
WEST



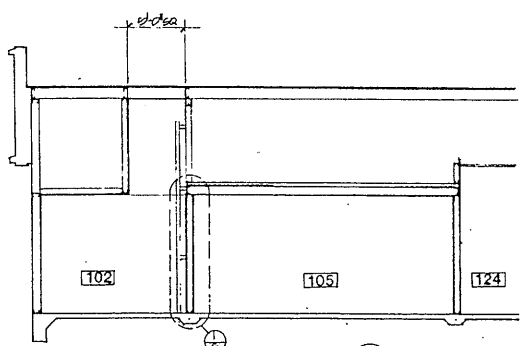
EAST



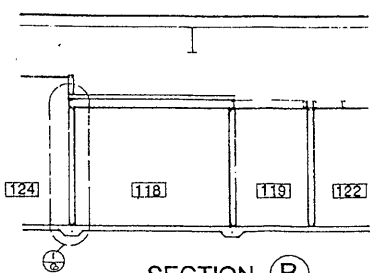
SOUTH



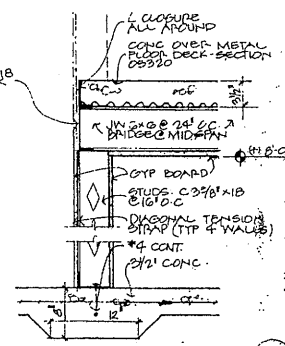
BUILDING DETAIL - SEE WEST ELEVATION



SECTION A
SCALE: 1/4"=1'-0"



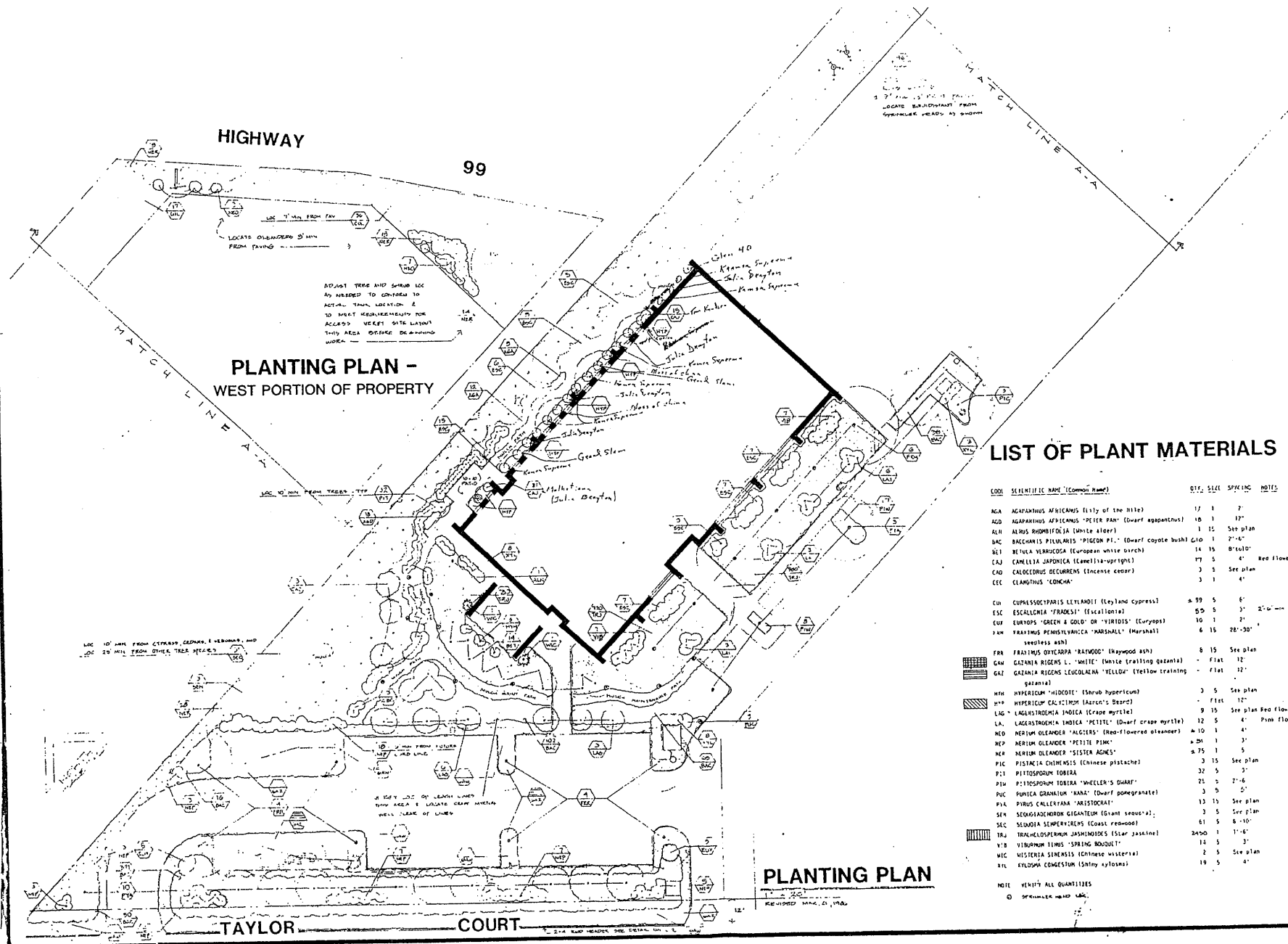
SECTION B
SCALE: 1/4"=1'-0"



CONCRETE DECK 1
SCALE: 1/2"=1'-0"

MATERIAL			
ALUM. WINDOW & STOREFRONT			
STUCCO			
NYL. DOORS - PROMACOR			
PRE-FINISHED METAL TRIM			
PRE-FINISHED METAL PANEL			
GLASS PARTIAL LIGHT			
MIR. METAL W. FABRIC			
REDWOOD		PLANT	
CONCRETE		FLAT	

6	
5	
4	
3	
2	
1	



LIST OF PLANT MATERIALS

CODE	SCIENTIFIC NAME (Common Name)	OFF. SIZE	SPACING	NOTES
ACA	AGAPATHUS AFRICANUS (Lily of the Nile)	12	1	7'
AGD	AGAPATHUS AFRICANUS "PETER PAN" (Dwarf agapanthus)	10	1	12"
ALH	ALNUS RHOMBIFOLIA (White alder)	1	15	See plan
BAC	BACCHARIS FLUKRII (Pigeon PL. (Dwarf coyote bush)	1/10	1	2'-4"
BEL	BETULA VIBERDICA (European white birch)	14	15	8'-10'
CLJ	CAMELLIA JAPONICA (Camellia upright)	17	5	4' Red flower
CAD	CALOCORUS DECURRENS (Incense cedar)	3	5	See plan
CEC	CELANOTHUS 'CONCHA'	3	1	4'
CUN	CUPRESSOCYPRIS LEYLANDII (Leyland cypress)	8	55	5' 8'
ESC	ESCALONIA "TRADESI" (Escallonia)	55	5	3' 2'-4" min from pav
EUR	EURYOPS "GREEN & GOLD" OR "VIRIDIS" (Euryops)	10	1	2' 1"
FAM	FRAXINUS PENNSYLVANICA "MARSHALL" (Marshall weinmannia ash)	6	15	28'-30"
FRF	FRAXINUS OXYCARPA "RAYWOOD" (Raywood ash)	8	15	See plan
GAN	GAZANIA RIGENS L. "WHITE" (White trailing gazania)	-	-	Flat 12"
GAZ	GAZANIA RIGENS LEUCOLAENA "YELLOW" (Yellow trailing gazania)	-	-	Flat 12"
HFM	HYPERICUM "HIDCOLE" (Shrub hypericum)	3	5	See plan
HYP	HYPERICUM CALYCEUM (Aaron's Beard)	-	-	Flat 12"
LAD	LARGESIA INDIKA (Large myrtle)	9	15	See plan Red flower
LAL	LACINSTRUM INDIKA "PETITE" (Dwarf crane myrtle)	12	5	4' Pink flower
NEO	NERIUM OLEANDER "ALGERS" (Red-flowered oleander)	4-10	1	4'
NEP	NERIUM OLEANDER "PETITE PINK"	4-11	1	3'
NEP	NERIUM OLEANDER "SISTER AGNES"	6-75	1	5'
PIC	PISTACIA CHINENSIS (Chinese pistache)	3	15	See plan
PIT	PITTOSPORUM TOBIIRA	32	5	5'
PIT	PITTOSPORUM TOBIIRA "WHEELER'S DWARF"	21	5	2'-6"
PUC	PUNICA GRANATUM "NANA" (Dwarf pomegranate)	3	5	5'
PIL	PILUS ALEXANDRA "ARISTOCRAI"	13	15	See plan
SEN	SEMOGADENDRON GIGANTEUM (Giant senecio)	3	5	See plan
SEC	SECOYIA SEMPERVIRENS (Coast redwood)	61	5	6'-10"
TRJ	TRACHELOPERNUM JASMINOIDES (Star jasmine)	2450	1	1'-6"
VIB	VIBURNUM LIMUS "SPRING BOUQUET"	14	5	3'
WIC	WISTERIA SINENSIS (Chinese wisteria)	2	5	See plan
XYL	XYLOSA COMGESTUM (Shiny xylosa)	19	5	4'

NOTE: VERIFY ALL QUANTITIES
 @ SPRINKLER HEAD LOC.

PLANTING PLAN

REVISION: MAR 21, 1984

DEVELOPMENT STANDARDS

REZONE APPLICATION NO. 2005-06 WOODS FURNITURE

Department of Planning and Community Development

1. This project is to be constructed and operated as described in the application information submitted including submittals modifying the project in accordance with other laws and ordinances.
2. All exterior lighting shall be designed (aimed down and towards the site) to provide adequate illumination without a glare effect.
3. Construction of the project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District.
4. A plan for any proposed signs indicating the location, height, area of the sign, and message must be approved by the Planning Director prior to installation.
5. Trash bins shall be kept in trash enclosures constructed of materials compatible with the architecture of the development. Trash enclosures shall be placed in locations as approved by the refuse collecting agency and the Planning Director.
6. All outside storage and mechanical equipment shall be screened from the view of any public right-of-way by a screen fence of uniform construction as approved by the Planning Director. Any required water tanks for fire suppression shall be painted to blend with the surrounding landscape and shall not be used as a sign unless approved by the Planning Director.
7. Applicant, and/or subsequent property owner(s), must obtain building permits for all proposed structures, equipment, and utilities. Plans shall be prepared by a California licensed engineer working within the scope of his/her license.
8. A landscape plan consistent with Section 21.102, landscape and irrigation standards, of the Stanislaus County Zoning Ordinance, shall be submitted and approved by the Planning Director within (6) six months of project approval. All landscaping shall be installed within (1) one year of project approval. The landscape plan shall comply with City of Turlock's standards as set forth in the June 26, 2005 letter from the City of Turlock.
9. The applicant, or subsequent property owner, shall be responsible for maintaining landscape plants in a healthy and attractive condition. Dead or dying plants shall be replaced with materials of equal size and similar variety. Any dead trees shall be replaced with a similar variety of a 15-gallon size or larger.

10. Screening landscaping along the east property line as approved by the Planning Director.
11. A business license shall be obtained for all businesses operating on-site.
12. Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated and implemented.
13. The developer shall pay all applicable Public Facilities Impact Fees and Fire Protection Development/Impact Fees as adopted by Resolution of the Board of Supervisors. For the Public Facilities Impact Fees, the fees shall be based on the Guidelines Concerning the Fee Payment Provisions established by County Ordinance C.S. 824 as approved by the County Board of Supervisors, and shall be payable at the time determined by the Department of Public Works.
14. Prior to the issuance of the Notice of Determination, the applicant shall pay, within five days of Planning Commission approval, a filing fee of \$50.00 to "**Stanislaus County Clerk/Recorder**" care of the Planning Department. Should the "De Minimis" finding be found invalid for any reason, the applicant/developer shall be responsible for payment of Department of Fish and Game Fees.
15. The applicant is required to defend, indemnify, or hold harmless the County, its officers and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.
16. Pursuant to Section 404 of the Clean Water Act, prior to construction, the developer shall be responsible for contacting the US Army Corps of Engineers to determine if any "wetlands," "waters of the United States," or other areas under the jurisdiction of the Corps of Engineers are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from the Corps, including all necessary water quality certifications, if necessary.
17. Pursuant to Section 1600 and 1603 of the California Fish and Game Code, prior to construction, the developer shall be responsible for contacting the California Department of Fish and Game and shall be responsible for obtaining all appropriate stream-bed alteration agreements, permits or authorizations, if necessary.
18. Pursuant to State Water Resources Control Board Order 99-08-DWQ and National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002, prior to construction, the developer shall be responsible for contacting the California Regional Water Quality Control Board to determine if a "Notice of Intent" is necessary, and shall prepare all appropriate documentation, including a Storm Water Pollution Prevention Plan (SWPPP). Once complete, and prior to construction, a copy of the SWPPP Pollution Prevention Plan shall be submitted to the Stanislaus County Department of Public Works.

19. Pursuant to the federal and state Endangered Species Acts, prior to construction, the developer shall be responsible for contacting the US Fish and Wildlife Service and California Department of Fish and Game to determine if any special status plant or animal species are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from these agencies, if necessary.

Stanislaus Consolidated Fire

20. Fire department access and water for fire protection shall be provided and maintained in accordance with all applicable codes and ordinances. Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.
21. On-site water supply for fire suppression may need to be increased due to change in occupancy hazard classification.

Department of Environmental Resources

22. The applicant shall determine, to the satisfaction of the Department of Environmental Resources (DER), that a site containing (or formerly containing) residences or farm buildings, or structures, has been fully investigated (via Phase I and II studies) prior to the issuance of a grading permit. Any discovery of underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil shall be brought to the immediate attention of DER.
23. Applicant should contact the Department of Environmental Resources regarding appropriate permitting requirements for hazardous materials and/or wastes. Applicant and/or occupants handling hazardous materials or generating hazardous wastes must notify the Department of Environmental Resources relative to: (Calif. H&S, Division 20)
 - A. Permits for the underground storage of hazardous substances at a new or the modification of existing tank facilities.
 - B. Requirements for registering as a handler of hazardous materials in the County.
 - C. Submittal of hazardous materials Business Plans by handlers of materials in excess of 55 gallons or 500 pounds of a hazardous material or of 200 cubic feet of compressed gas.
 - D. The handling of acutely hazardous materials may require the preparation of a Risk Management Prevention Program, which must be implemented prior to operation of the facility. The list of acutely hazardous materials can be found in SARA, Title III, Section 302.
 - E. Generators of hazardous waste must notify the Department of Environmental Resources relative to the : (1) quantities of waste generated; (2) plans for reducing wastes generated; and (3) proposed waste disposal practices.
 - F. Permits for the treatment of hazardous waste on-site will be required from the hazardous materials division.

24. The California Health and Safety Code Section 25534 and 25535.1 require that stationary source facilities that handle or store acutely hazardous materials in reportable quantities develop a Risk Management Plan (RMP) and submit it to the local administering agency for review and approval. Facilities in California having a threshold quantity of 500 lbs. of ammonia are subject to the RMP. Stanislaus County Department of Environmental Resources is the administering agency for facilities subject to an RMP.
25. On site sewage disposal shall be by individual Primary and Secondary wastewater treatment units, operated under conditions and guidelines established by Measure X.
26. At such time that the water well's water is consumed or washing hands by 25 or more persons, 60 days or more out of the year, the owner must obtain a public water supply permit from the Department of Environmental Resources. The water supply permit issuance is contingent upon the water system meeting construction standards and providing water, which is of acceptable quantity and quality.
27. The Stanislaus County Source Reduction and Recycling Element (SRRE) contains descriptions of the programs the County has implemented to reduce solid waste disposal in the County by 50%, as mandated by AB939. Such programs include source reduction, recycling and composting. The following measures, consistent with the SRRE, shall be incorporated into the project when possible:
 - A. Minimizing, through source reduction, reuse and recycling, the amount of waste from the product, which will require disposal.
 - B. During the construction phase, provisions should be made to separate recyclable material from the construction debris. Recovered materials such as wood, sheetrock, metal, and concrete, should be diverted to approved use sites or to recyclers.
 - C. Incorporate into the project, when possible, products that contain post consumer recycled materials. Construction materials that have post-consumer content include steel framing, plastic, lumber, carpeting, floor mats, parking bumpers, paint, lubricating oil products, glass and window products.
 - D. Compost and other soil amendments necessary for project landscaping can be obtained from permitted composting facilities within Stanislaus County, provided such landscaping material is available and meets specifications. Consider xeriscape practices for landscaped areas within the project. Xeriscaping is landscaping with slow-growing, drought tolerant plants to conserve water and reduce yard trimmings.
 - E. A designated area should be provided that would facilitate the storage of recyclable material containers.

Development Services

28. The proposed development shall comply with the retail sales requirements for an "M" occupancy and the applicant shall obtain the new certificate of occupancy.

REZ 2005-06
Development Standards
August 4, 2005
Page 5

Turlock Irrigation District

29. Upon request the District will review and quitclaim irrigation easements that are no longer required. There is a \$100.00 application fee for this review.

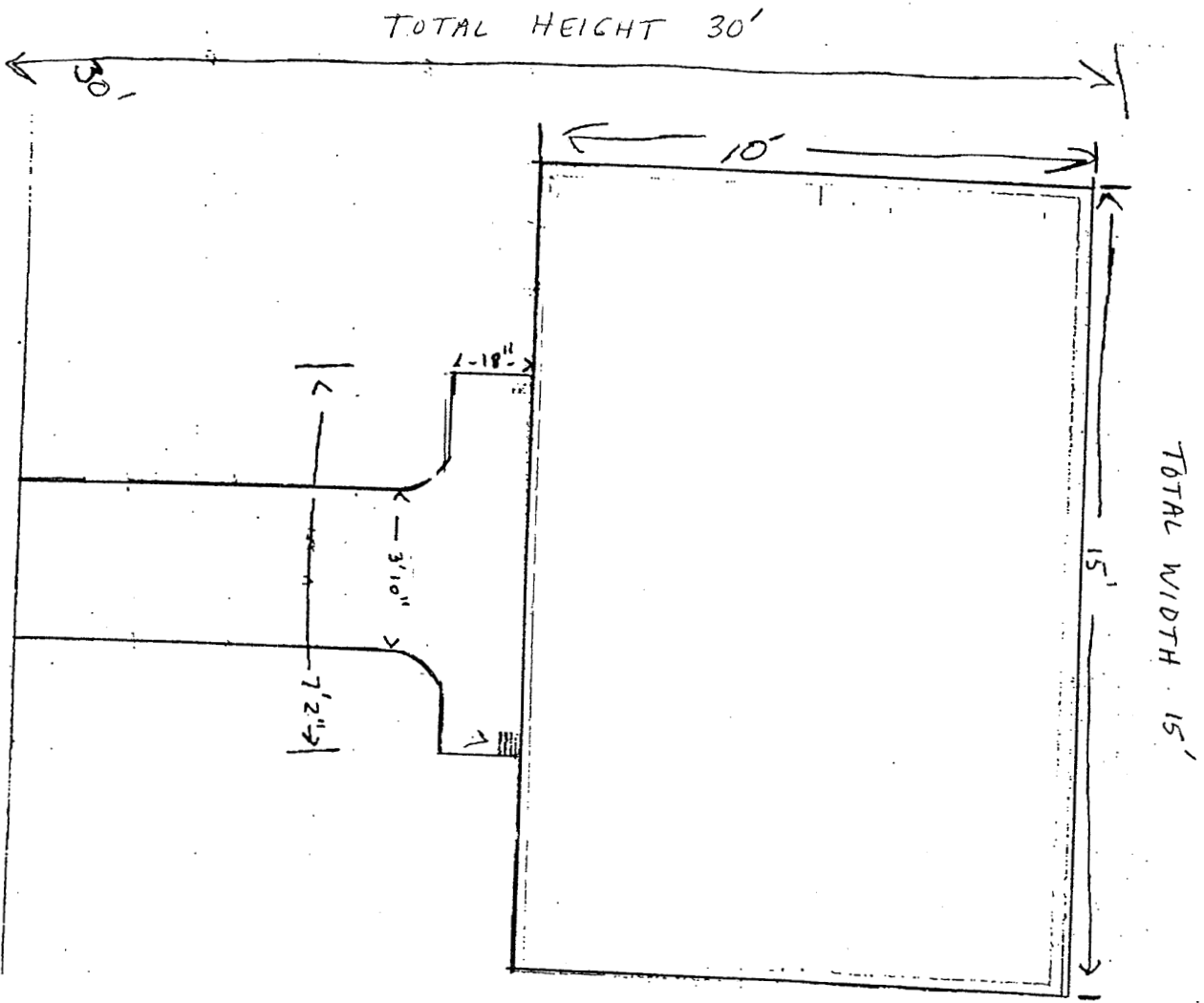
(I:\Staffrpt\REZ 2005.sr\REZ 2005-06 - Woods Furniture, Inc\staff report.wpd)

DEVELOPMENT SCHEDULE
REZONE APPLICATION NO. 2005-06
WOODS FURNITURE, INC

Phase One -

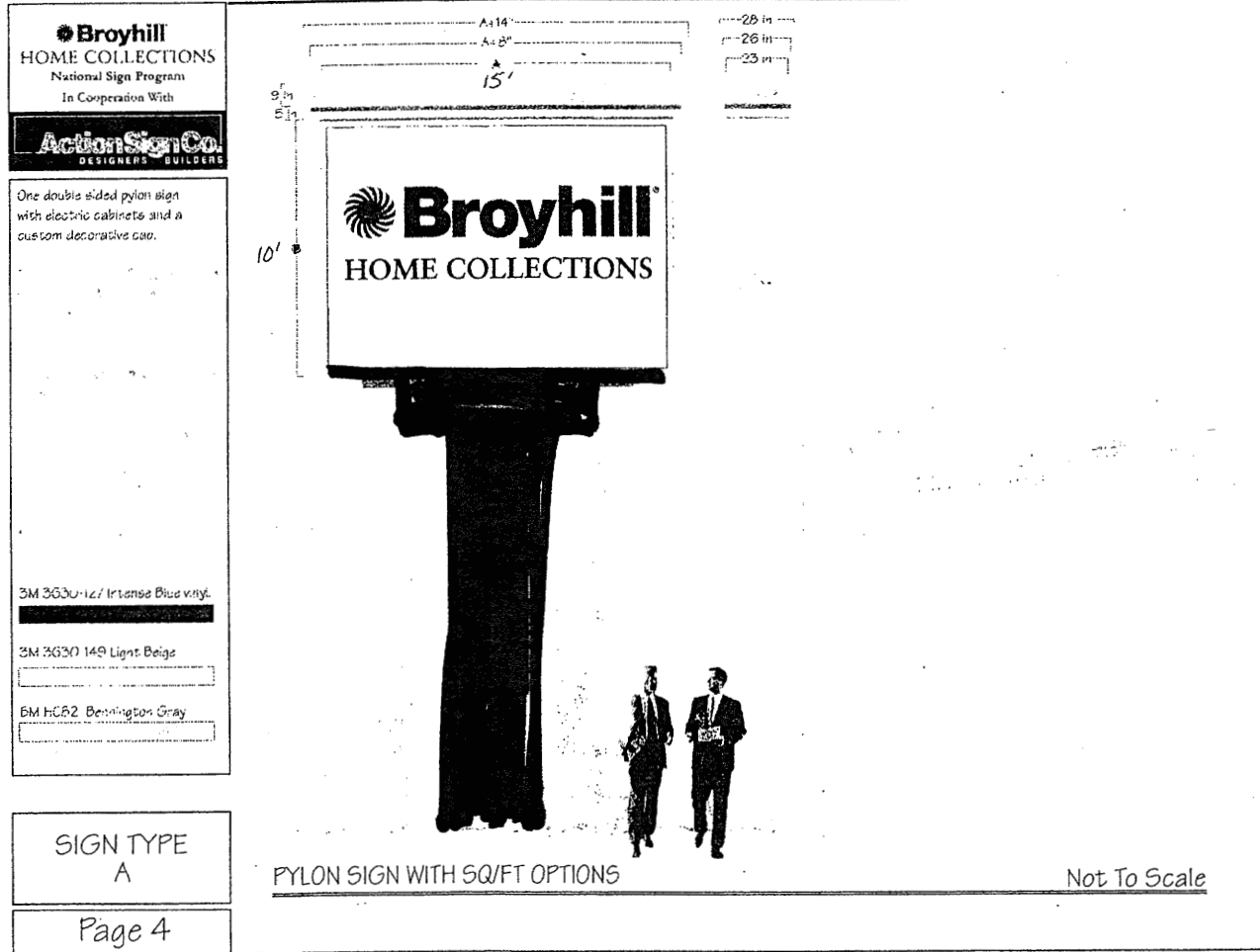
The user of the existing building shall be in compliance with all applicable development standards within one year of project approval. The installation of approved landscaping shall be completed within one year of project approval.

(I:\Staff\pt\REZ 2005.sr\REZ 2005-06 - Woods Furniture, Inc\staff report.wpd)

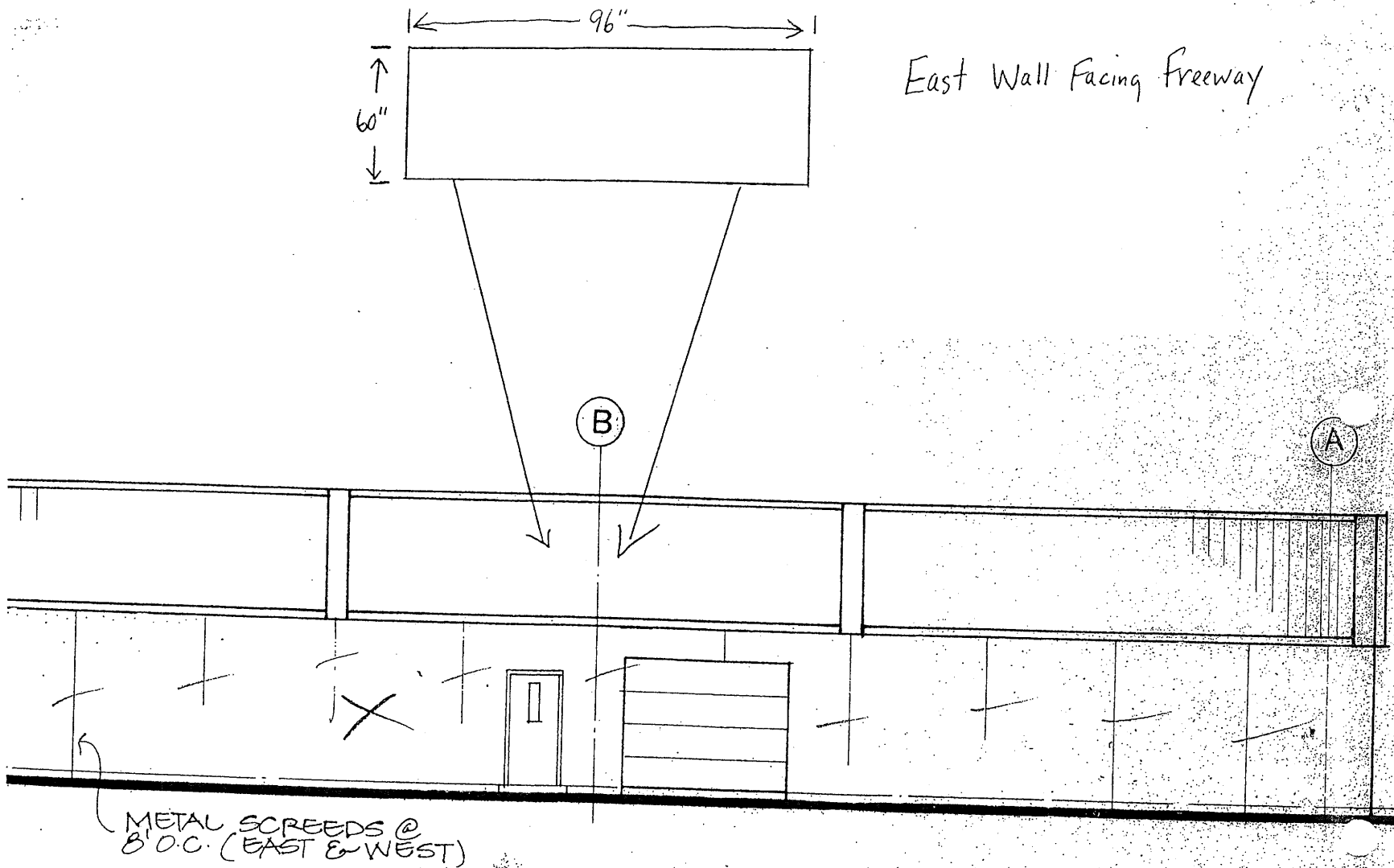


Freeway sign:
 SIZE

Revised 02/12/04



Broyhill HOME COLLECTIONS



East Wall Facing Freeway

22

METAL SCREEDS @
8' O.C. (EAST & WEST)

REMS " - OVER REAR COLLECTOR DOOR - 11/11/04 - 11/11/04

SIZE - HT = 60"
WIDTH = 96"
DEPTH = 19"

Revised 02/12/04

Broyhill
HOME COLLECTIONS
National Sign Program
In Cooperation With

Action Sign Co.
DESIGNERS • BU • LOANS

3M 3630-127 Intense Blue vinyl
[Color swatch]

3M 3630-149 Light Beige
[Color swatch]

3M 3630-22 Black
[Color swatch]

BM HCB2 Bennington Gray
[Color swatch]



Center

SIGN TYPE
A (Detail)

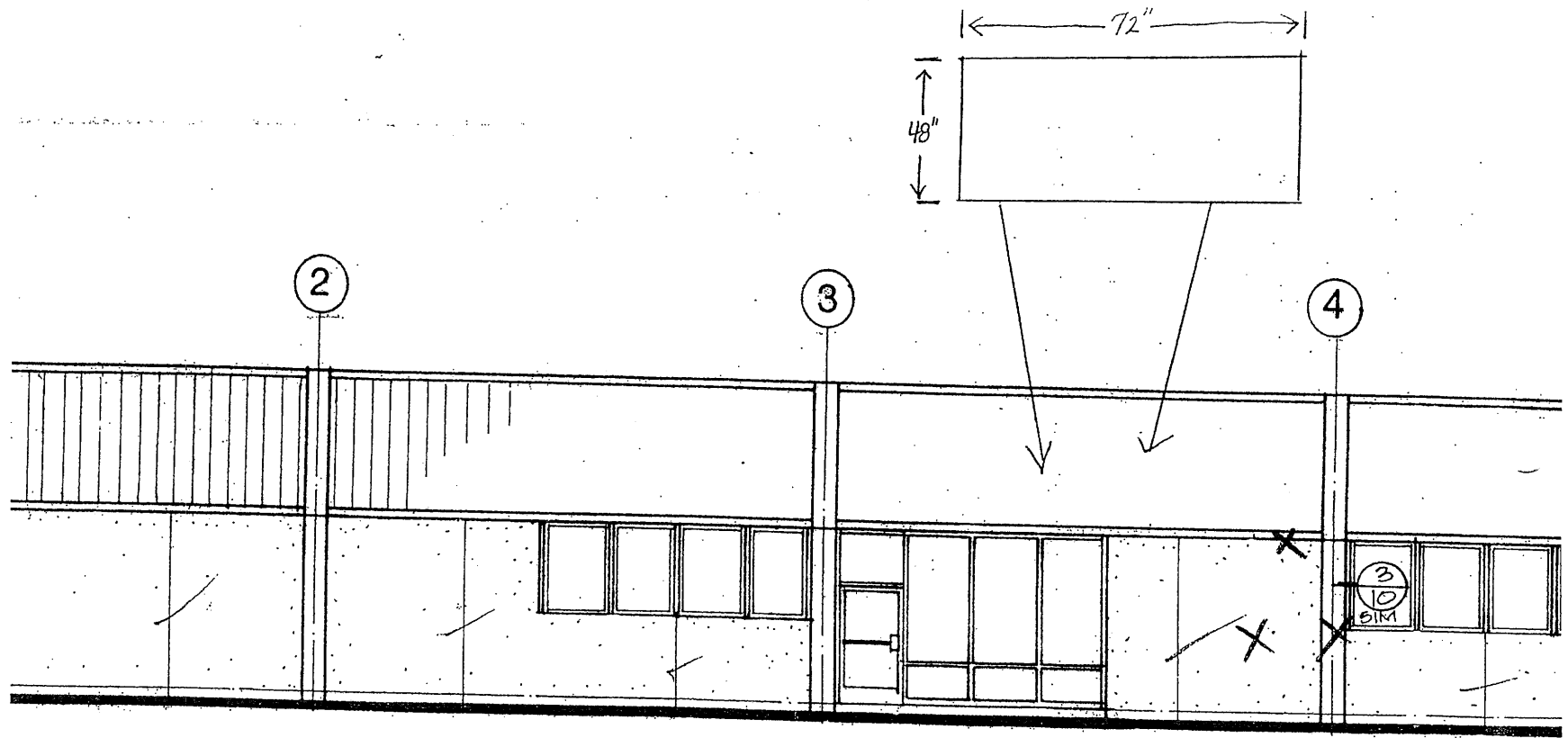
FACE DETAIL

Not To Scale

Page 5

Broyhill HOME COLLECTIONS





Front Entrance Facing South

Lens B - OVER 11/11/10
SIZE = HT = 48"
WIDTH = 72"
DEPTH = 6"

Revised 02/12/04

Broyhill
HOME COLLECTIONS
National Sign Program
In Cooperation With

Action Sign Co.
DESIGNERS • BUILDERS

3M 3630-127 Intense Blue vinyl

3M 3630-143 Light Beige

3M 3630-22 Black

3M HCB2 Dennington Gray



SIGN TYPE
A (Detail)

Page 5

FACE DETAIL

Not To Scale

Broyhill HOME COLLECTIONS

COMMUNITY DEVELOPMENT SERVICES
156 SOUTH BROADWAY SUITE 120
TURLOCK, CA 95380
TDD 1(800) 735-2929

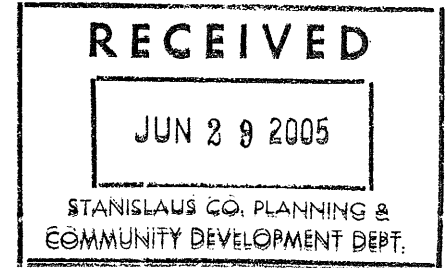
DANA MCGARRY AICP
SENIOR PLANNER
(209) 668-5542 EXT. 2215
FAX (209) 668-5107



www.turlock.ca.us

June 27, 2005

Mr. Bill Carlson
Stanislaus County
Department of Planning and Community Development
1010 10th Street, Ste 3400
Modesto CA 95354



RE: Rezone Application 2005-06 (Woods Furniture, Inc.) [CEQA Referral]

Dear Mr. Carlson:

The City of Turlock appreciates the opportunity to comment on this application. Our comments are based upon the City's adopted standards for such uses, the County's Planned Development District, the County's General Plan, the ongoing regional effort to visually enhance the Highway 99 corridor, and the fact that this area is a gateway to Turlock. The City of Turlock recognizes the site is not within the City's established sphere of influence and appreciates the County's cooperative efforts to create an attractive corridor along Highway 99.

Furthermore, County Planning Commission Resolution 87-3 established additional policies for properties located adjacent to Highway 99 (or abutting frontage road) to ensure that appropriate uses are proposed and complete development plans are implemented.

This development proposal is an opportunity to improve the existing facility (structure and site) and ensure that subsequent phases are in harmony with the General Plan policies and County development standards.

The City of Turlock offers the following comments and suggestions:

- Add architectural enhancements to the existing building (Specifically apply façade enhancements to the building) in keeping with a retail/commercial business. I believe the previous use was a light industrial use.
- All mechanical equipment, such as HVAC units (roof and ground-mounted) and above ground tanks, shall be screened in such a manner as to disguise the nature of the mechanical equipment
- To more completely comply with the SJVAPCD Fugitive Dust Regulations, the site should be fully paved.
- Allow only modest signage (both freestanding & wall signs) using upgraded design techniques [Billboard sized signs are inappropriate for one (1) business]

- On-site landscaping consistent with City of Turlock standards as well as the City of Turlock's Beautification Master Plan

I look forward to continuing the efforts to further our mutual goal of attractive urban development along the State highway 99 corridor in Stanislaus County.

Sincerely,

A handwritten signature in cursive script, reading "Dana McGarry". The signature is written in black ink and includes a long horizontal flourish extending to the right.

Dana McGarry AICP
Senior Planner



Stanislaus County Planning and Community Development

1010 10th Street, Suite 3400
Modesto, California 95354

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

CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, October 26, 1998

1. **Project title:** Rezone Application No. 2005-06 - Woods Furniture, Inc.
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Bill Carlson, Associate Planner
(209) 525-6330
4. **Project location:** 4918 Taylor Court, northern end of Taylor Court, north of Taylor Road, in the Keyes/Turlock area.
5. **Project sponsor's name and address:** David and Randy Woods
400 Third Street
Turlock, CA 95380
6. **General plan designation:** Planned Development (PD)
7. **Zoning:** Planned Development (PD) No. 99
8. **Description of project:**

Request to rezone to a new PD to allow the following:

Convert the existing 15,210 square foot telecommunication office building to a retail furniture store and warehouse. The proposed new use is expected to have 12 to 15 total employees, and have 20 to 30 average daily customers.

All required driveways and parking areas for customers and employees are existing. Areas used for truck and trailer storage will be graveled. The existing parking area may be modified provided the minimal parking requirements established for the proposed PD are met. There are currently 43 paved/striped parking spaces. There is a large paved parking area on the east side of the property that can add any additional required parking spaces. Only a portion of the land is developed (approximately half), the applicant has no formal plans on how the remainder of the property will develop.

PD (99) was approved in by the Board of Supervisors on July 5, 1984, to allow office for Evans Communication (now Global Communications).

9. **Surrounding land uses and setting:**
 - West: Agricultural (orchard, grapes)
 - North: Valley Peterbilt (Truck dealership)
 - East: Highway 99/Motel and Bar & Grill (Orchard Inn and Whanga Rei Grill)
 - South: Abandon nut processing

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

Stanislaus County Public Works Department
 Stanislaus County Department of Environmental Resources
 Stanislaus Consolidated Fire

11. Attachment: Attachment "A": KD Anderson report dated May 31, 2005

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> 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

June 8, 2005

Date

Bill Carlson, Associate Planner

Printed name

For

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, then 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). Reference 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 -- Would 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) Substantially degrade the existing visual character or quality of the site and its surroundings?				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 a unique scenic vista. The site is currently improved with an existing 15,210 square foot office building and paved parking area with a storm drainage basin. The site is located in a transitional area bordered on the west by a railroad and agricultural uses, on the north by the Keyes Road on-ramp to HWY 99 and HWY 99 along the east. The site itself and most of Taylor Court were part of the original HWY 99 alignment. The project has existing proposed landscaping along all four sides. The applicant is not making major changes to the existing elevations. A Condition of Approval will be added to the project to require that any new outdoor lighting be aimed downward in order to address glare to surrounding areas.

Mitigation: None.

References: Stanislaus County General Plan (adopted October 1994); Stanislaus County Zoning Ordinance; County policies; and staff experience.

II. AGRICULTURE 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. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

Discussion: The project is classified as Urban and Built-Up Land by the Farmland Mapping and Monitoring Program. The site is currently zoned for non-agricultural use. The site is buffered from adjacent agricultural land to the west by the Union Pacific Railroad. The County also has a Right to Farm Ordinance in place to protect the agricultural users in the area from unjust nuisance complaints.

Mitigation: None.

References: Stanislaus County General Plan (adopted October 1994); Stanislaus County Zoning Ordinance; and the California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland August 2002.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management 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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

Discussion: The project site is within the San Joaquin Valley Air Basin, which has been classified as "non-attainment" for ozone and respirable particular matter (PM-10) as defined by the Federal Clean Air Act. The San Joaquin Valley Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. As such, the District maintains permit authority over stationary sources of pollutants.

Any pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA which sets emissions standards for vehicles, and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the SJVAPCD 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 be subject to compliance with all applicable district rules including, but not limited to, national emission standards for hazardous air pollution, fugitive PM 10 prohibitions, open burning, and nuisance. This project was referred to the SJVAPCD for early comments, but no comments were received.

Mitigation: None.

References: San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis and Stanislaus County General Plan - Adopted October 1994.

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 US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Discussion: There is no evidence to suggest this project would result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. There are no known sensitive or protected species or natural communities located on the site and/or in the surrounding area.

Mitigation: None.

References: California Natural Diversity Database (dated October 2002); Stanislaus County General Plan (adopted October 1994); and the Stanislaus County General Plan Support Documentation (adopted June 1987).

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 as defined in Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

Discussion: Cultural resources are not known to exist on the project site. However, a standardized Condition of Approval will be added to this project to address any discovery of cultural resources during the construction phases.

Mitigation: None.

References: Stanislaus County General Plan (adopted October 1994); and the Stanislaus County General Plan Support Documentation (adopted June 1987).

VI. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Expose people or structures to 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 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
<p>Discussion: As contained on page 288 of the General Plan Support Document (June 1987), the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5. Any structures resulting from this project shall be built according to building standards appropriate to withstand shaking for the area in which they are constructed. A grading and drainage plan will be required as conditions of approval.</p>				
<p>Mitigation: None.</p>				
<p>References: Stanislaus County General Plan (adopted October 1994); Stanislaus County General Plan Support Documentation (adopted June 1987); California Department of Conservation, and the 1997 Uniform Building Code.</p>				
VII. 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 for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Discussion: The County Department of Environmental Resources is responsible for overseeing hazardous materials and has not indicated any particular concerns in this area. Pesticide exposure is a risk in areas located in the vicinity of agricultural. 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. Spraying activities on adjacent properties will be conditioned by the Agricultural Commissioners Office. The project site is not located within an airport land use plan or a wildlands area. The groundwater is not known to be contaminated in this area.

Mitigation: None.

References: County Policies; Stanislaus County General Plan (adopted October 1994); and Stanislaus County General Plan Support Documentation (adopted June 1987).

VIII. 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?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			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, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) 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?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Discussion: On-site areas subject to flooding have not been identified in accordance with the Federal Emergency Management Act and/or county designated flood areas. By virtue of paving for the building pad, parking, and driveway, the current absorption patterns of water placed upon this property will be altered. A Condition of Approval requiring a Grading and Drainage Plan will be included as part of this project as required by the Public Works Department. A Condition of Approval will also be added to require the developer to file a Notice of Intent (NOI) with the California Regional Water Quality Control Board prior to issuance of the grading permit. This project has been referred to the Regional Water Quality Control Board, but no comments have been received.

Mitigation: None.

References: Public Works - referral response dated April 26, 2005, Stanislaus County General Plan (adopted October 1994); and the Stanislaus County General Plan Support Documentation (adopted June 1987).

IX. 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) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

<p>Discussion: The project site is designated Planned Development (PD), zoned PD (99) for a telecommunications office building. The proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan and will not physically divide an established community.</p>				
<p>Mitigation: None.</p>				
<p>References: Stanislaus County General Plan (adopted October 1994); and the Stanislaus County General Plan Support Documentation (adopted June 1987).</p>				
<p>X. MINERAL RESOURCES -- Would the project:</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant With Mitigation Included</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>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?</p>				<p>X</p>
<p>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?</p>				<p>X</p>
<p>Discussion: The location of all commercially viable mineral resources in Stanislaus County have been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources in or around the project area.</p>				
<p>Mitigation: None.</p>				
<p>References: Stanislaus County General Plan (adopted October 1994); and the Stanislaus County General Plan Support Documentation (adopted June 1987); and the State Division of Mines and Geology Special Report 173.</p>				
<p>XI. NOISE -- Would the project result in:</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant With Mitigation Included</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p>			<p>X</p>	
<p>b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</p>				<p>X</p>
<p>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</p>			<p>X</p>	
<p>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p>			<p>X</p>	
<p>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 expose people residing or working in the project area to excessive noise levels?</p>				<p>X</p>
<p>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</p>				<p>X</p>

Discussion: The Stanislaus County General Plan identifies noise levels up to 75 dB L_{dn} (or CNEL) as the normally acceptable level of noise for industrial, manufacturing, utility and agricultural uses. On-site grading and construction resulting from this project may result in a temporary increase in the area's ambient noise levels. However, noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise. The site itself is impacted by the noise generated from nearby Highway 99 and the Union Pacific railroad. The site is not located within an airport land use plan.

Mitigation: None.

References: Stanislaus County General Plan (adopted October 1994); Stanislaus County General Plan Support Documentation (adopted June 1987); and staff experience.

XII. POPULATION AND HOUSING -- Would the project:

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

a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?

X

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

X

Discussion: The proposed use of the site will not create significant service extensions or new infrastructure that could be considered growth inducing. No housing or persons will be displaced by the project.

Mitigation: None.

References: Stanislaus County General Plan (adopted October 1994); and the Stanislaus County General Plan Support Documentation (adopted June 1987).

XIII. PUBLIC SERVICES:

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

a) Would the project result in 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:

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 one for the Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. Such fees are required to be paid at the time of building permit issuance. Conditions of Approval will be added to this project to insure the proposed development complies with all applicable fire department standards with respect to access and water for fire protection. With the change in use the project shall comply with all current applicable codes and ordinances for fire protection. The types of conditions of approval will be for a adequate turning around for a fire apparatus and on-site water supply for fire suppression may also be needed.

Mitigation: None.

References: Stanislaus Consolidated Fire - referral response dated April 13, 2005, Stanislaus County General Plan (adopted October 1994); and the Stanislaus County General Plan Support Documentation (adopted June 1987).



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

Discussion: The proposed project is not anticipated to significantly increase demand on recreational facilities.

Mitigation: None.

References: Stanislaus County General Plan (adopted October 1994); and the Stanislaus County General Plan Support Documentation (adopted June 1987).



XV. TRANSPORTATION/TRAFFIC -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
--	--	--	--	---

Discussion: This project was referred to both the California Department of Transportation (CalTrans) and Stanislaus County Public Works as part of an early consultation review. Caltrans requested more information on trip generation to determine if any impacts are required mitigation to the Taylor Road and State Route 99 Interchange. The applicant has hired KD Anderson, transportation engineers, for this information. In their report completed on May 31, 2005 they evaluated the existing land use and the proposed land use to assess any potential impacts. Their report showed a reduction of trips based on the Institute of Transportation Engineers (ITE) publication Trip Generation 7th Edition. According to the report the new proposed use will have fewer trips per day. The proposed project AM/PM peak hour traffic volumes are 3 and 7 trips respectfully with about 77 trips per day. A single tenant office building could have 176 trips per day with 27 trips per peek AM hour and 26 trips per PM peak hour. The traffic information was submitted by the applicant directly to Caltrans in May of 2005 and staff verified receipt of the information in June of 2005. To date no formal comments have been received from Caltrans regarding the traffic volume information submitted. The County Public Works department has not identified any significant traffic impact to local County roads associated with this project.

Mitigation: None.

References: KD Anderson report dated May 31, 2005 (See Attachment "A"), Caltrans referral response - dated April 19, 2005, Stanislaus County Department of Public Works referral response - April 26, 2005, Stanislaus County General Plan (adopted October 1994); and Stanislaus County General Plan Support Documentation (adopted June 1987).

XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) 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
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X

g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
<p>Discussion: Limitations on providing services have not been identified. The project is currently being served by private water well, septic and on-site storm drainage basin. Conditions of Approval will be added to the project to address necessary permits from the County Department of Environmental Resources.</p>				
<p>Mitigation: None.</p>				
<p>References: Public Works Department - referral response dated April 26, 2005, Department of Environmental Resources - referral response dated as received on April 12, 2005, Stanislaus County General Plan (adopted October 1994); and Stanislaus County General Plan Support Documentation (adopted June 1987).</p>				
XVII. 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 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, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
<p>Discussion: Review of this project has not indicated any feature(s) which might significantly impact the environmental quality of the site and/or adjacent areas. As such, all identified project-significant impacts have been mitigated to a level of less than significant.</p>				

NEGATIVE DECLARATION

NAME OF PROJECT: Rezone Application No. 2005-06 - Woods Furniture, Inc.

LOCATION OF PROJECT: 4918 Taylor Court, northern end of Taylor Court, north of Taylor Road, in the Keyes/Turlock area.

PROJECT DEVELOPER: David and Randy Woods
400 Third Street
Turlock, CA 95380

DESCRIPTION OF PROJECT:

Request to rezone to a new PD to allow the following:

Convert the existing 15,210 square foot telecommunication building to a retail furniture store and warehouse. The number of total employee is expected to be 12 to 15 will the average daily customers expected to be between 20 to 30. .

All required driveways and parking areas for customers and employees are existing. Areas used for truck and trailer storage will be graveled. The existing mobile home will continue to be used by the property watchman. The final parking space configuration adjacent to proposed building "B" and the existing mobile home may be modified provided the minimal parking requirements established for the proposed PD are met.

Based upon the Initial Study, dated **June 8, 2005** the County Planning Department finds as follows:

1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The Initial Study and other environmental documents are available for public review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California.

Initial Study prepared by: Bill Carlson, Associate Planner

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

I:\Staff\pt\REZ 2005\REZ 2005-06 - Woods Furniture, Inc\REZ 2005-06 Woods Furniture, Inc. IS.wpd

May 31, 2005

Mr. David Woods
WOODS FURNITURE GALLERIES
 400 Third Street
 Turlock, CA 95380

RE: 4918 TAYLOR COURT REZONE (2005-06), TURLOCK: TRIP GENERATION ESTIMATE.

Dear Mr. Woods:

Thank you for contacting our firm regarding your Re-Zone project in Stanislaus County near Turlock. As we have discussed you plan to convert an existing 15,210 square foot building that has previously been used as a telephone call center into a retail furniture store. Caltrans District 10 has asked for information regarding the comparative trip generation for these uses in order to assess potential impacts to the SR 99 / Taylor Road interchange (10-STA-99-PM 6.596). The materials which follow provide the information requested by Caltrans.

Trip Generation Rates. Applicable trip generation rates for these two different uses have been developed from information contained in the Institute of Transportation Engineers (ITE) publication *Trip Generation, 7th Edition*. These rates are presented in Table 1. As shown, the land use category that appears to be closest to the prior use (telephone call center) is Single Tenant Office Building, and rates are available for that use on "per 1,000 sf" and "per employees" bases.

TABLE 1 TRIP GENERATION RATES				
Land Use (ITE Code)	Unit	Trip Generation Rates per Unit		
		Daily	A.m. Peak Hr	P.m. Peak Hr
Furniture Store (890)	1,000 sf	5.06	0.17	0.46
Single Tenant Office Building (715)	1,000 sf	11.57	1.80	1.73
	Employee	3.62	0.53	0.50

Trip Generation Forecast. Applying these trip generation rates to the existing building yields the trip generation forecasts presented in Table 2. As shown, because the rates for furniture stores are low, the forecasts for use of the building with the proposed business are only 77 daily trips and 7 p.m. peak hour trips.

Mr. David Woods
WOODS FURNITURE GALLERIES
May 31, 2005
Page 2

Alternatively the prior use probably generated 176 daily and 26 p.m. peak hour trips.

Based on this comparison, it is likely that the new use will result in less traffic on the local street system than had been generated by the prior use, and the overall impact of this project will be negligible.

TABLE 2 TRIP GENERATION FORECASTS				
Land Use (ITE Code)	Unit	Trip Generation Rates per Unit		
		Daily	A.m. Peak Hr	P.m. Peak Hr
Furniture Store (890)	15,210 sf	77	3	7
Single Tenant Office Building (715)	15,210 sf	176	27	26
	45 employees	163	24	23

Please feel free to contact me if you have any questions or need more information.

Sincerely yours,

kdANDERSON Transportation Engineers



Kenneth D. Anderson, P.E.
Principal

Woods Furniture Rezone.ltr

cc: Mr. Tom Dumas, Office of Intermodal Planning

ZONING MAP
REZ 2005-06
WOODS FURNITURE

PD (194)
W WARNER RD

A-2-10 UT

PD 99
045-062-003

A-2-40

PD (137)

PD (102)

A-2-10 UT

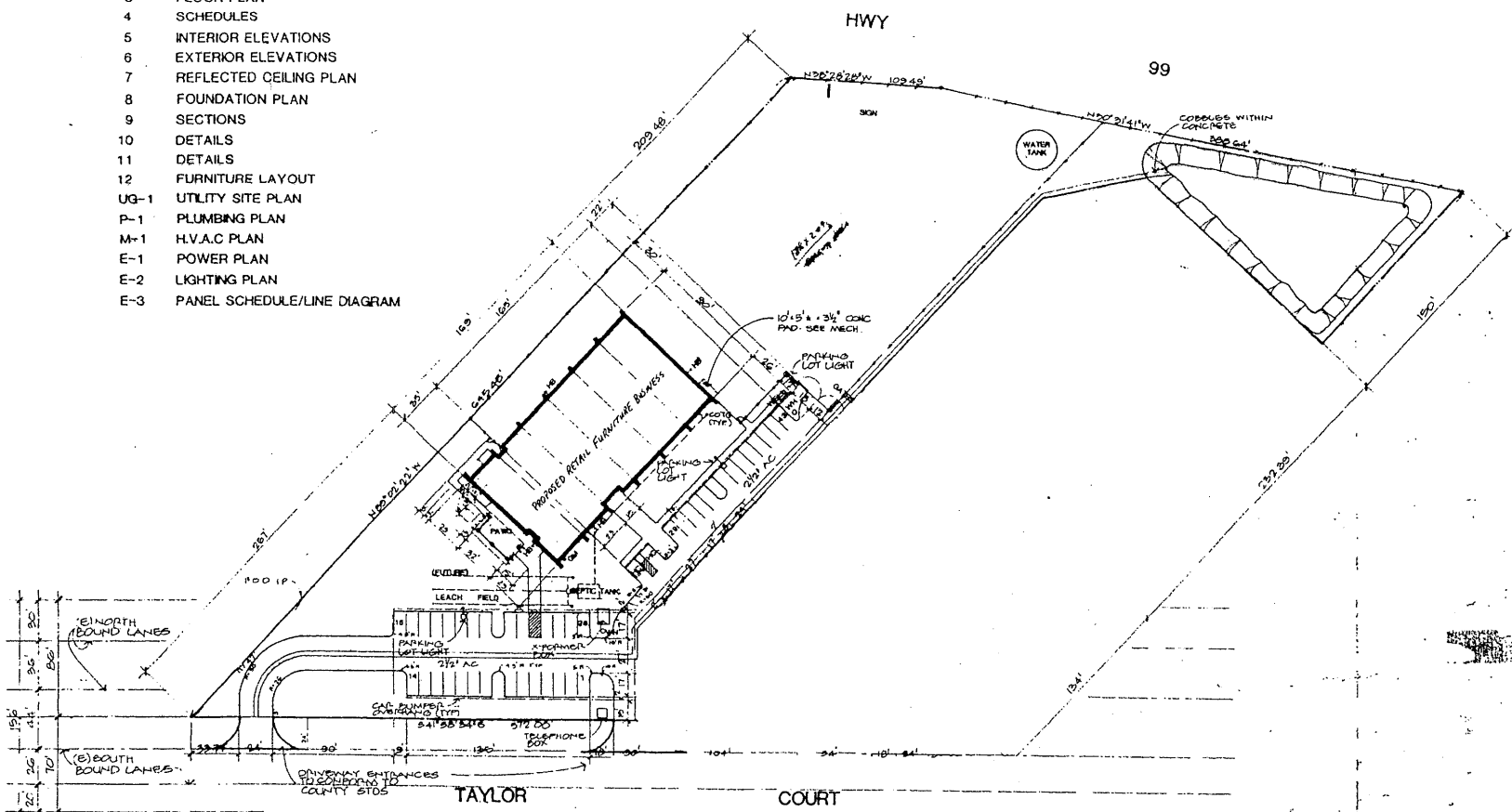
W TAYLOR RD

City of Turlock

BAXTER RD

INDEX

SHEET #	TITLE
1	SITE PLAN
2	SITE GRADING PLAN
3	FLOOR PLAN
4	SCHEDULES
5	INTERIOR ELEVATIONS
6	EXTERIOR ELEVATIONS
7	REFLECTED CEILING PLAN
8	FOUNDATION PLAN
9	SECTIONS
10	DETAILS
11	DETAILS
12	FURNITURE LAYOUT
UG-1	UTILITY SITE PLAN
P-1	PLUMBING PLAN
M-1	H.V.A.C PLAN
E-1	POWER PLAN
E-2	LIGHTING PLAN
E-3	PANEL SCHEDULE/LINE DIAGRAM



SITE PLAN
SCALE: 1"=40'

LEGEND

- GM GAS METER
- 18" HOGE PIPE
- FH FIRE HYDRANT
- WH WATER HYDRANT
- (E) EXISTING
- (N) NEW
- HC HANDGAPPED
- SD STORM DRAIN

This drawing is the property of Larsen Ohlinger & Hill, Inc. and is not to be used for any other project without the written consent of the firm. The firm shall not be held responsible for any errors or omissions in this drawing. The user of this drawing shall be held responsible for any errors or omissions in this drawing. The user of this drawing shall be held responsible for any errors or omissions in this drawing.

Lee E. Hill, P.E.
Donald Ohlinger, P.E.
H. Lynn Hill, P.E.
C. Lynn Hill, P.E.
C. Lynn Hill, P.E.

SITE PLAN

PROPOSED RETAIL FURNITURE BUSINESS

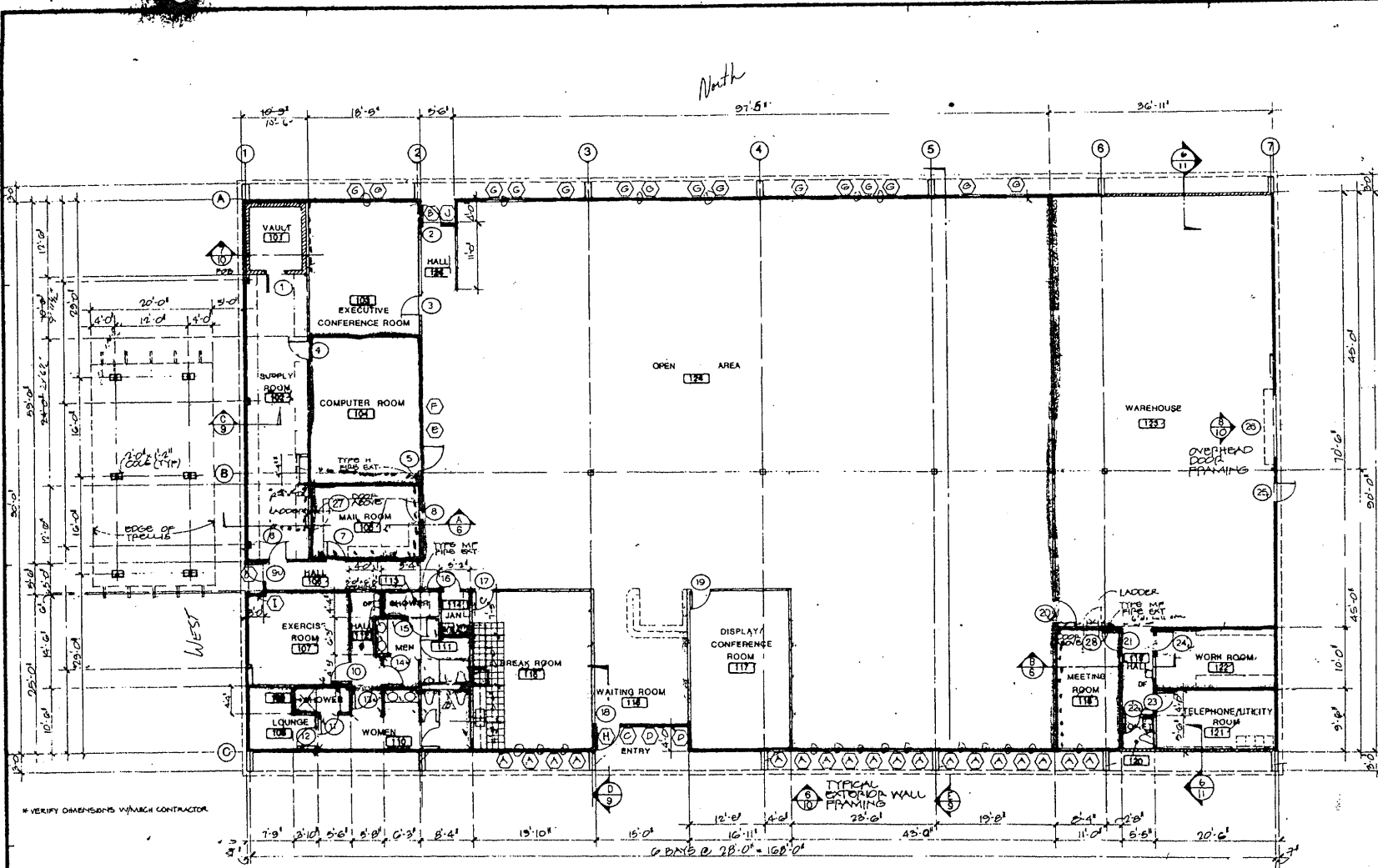
Revisions	
Designed	AF
Drawn	AF
Checked	100
Date	7-9-85
Proj. No.	14012
Sheet	1

LARSEN OHLINGER & HILL, INC.

ARCHITECTURE • ENGINEERING • PLANNING • SURVEYING
2325 "N" STREET • MEDFORD • CALIFORNIA

47

48



COLD-FORMED METAL FRAMING SCHEDULE

NUMBER	DIMENSIONS	GAUGE	STRUCT. PROP.		STEEL GRADE	COMMENTS		
			S _x	I _x				
C 3 x 8 x 18 Studs	3'-5 1/2"	2	9/16	18	0.408	0.740	ASTM A 446 GRADE A	PLACED WHEN USED AS STUDS.
C 4 x 20 Studs	4'-11 5/8"	3/4	20	0.588	1.743			
M 6 x 16 Joist	6'-2"	2	9/16	16	1.123	3.144	ASTM A 446 GRADE D	
T 10 x 18 Truss	4'-11 5/8"		18	0.849	0.287		ASTM A 446 GRADE A	

NOTES:
 1. MEMBER DESIGNATION IS NORMALLY THE MILLER CATALOG NUMBER. PRODUCTS FROM OTHER MANUFACTURERS ARE ACCEPTABLE PROVIDED THAT THEY CONFORM TO LISTED REQUIREMENTS.
 2. INTERIOR NON-BEARING STUD WALL FRAMING IS SPECIFIED IN SECTION 05111.

NORTH
 1 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

- LEGEND
- C 3 3/8" x 10" GA. METAL STUDS @ 16" O.C. (SECTION 05400)
 - 8" CONCRETE BLOCK WALL
 - 4" METAL STUDS (SECTION 05400) @ 16" O.C. W/ R-13 BATT INSULATION
 - 4" METAL STUDS (SECTION 05111) @ 16" O.C. W/ 1/2" SOUND DEADENING BOARD UNDER GYP BOARD - INTERIOR SIDE.
 - FRAMED WALL THICKNESS
EXAMPLE: 2" = 2" METAL STUDS @ 16" O.C.
 - ROOM NO.'S - SEE SCHEDULE
 - DOOR NO.'S - SEE SCHEDULE
 - WINDOW LETTERS - SEE SCHEDULE

LEE LARSEN AIA
 DONALD OHLINGER PE
 DONALD HILL PE
 DAN HOLMES PE
 05/19/86

FLOOR PLAN
 PROPOSED RETAIL FURNITURE BUSINESS

Revisions

designed LL
 drawn AF
 checked DO
 date 7-9-86
 job no. 14012
 sheet 3
 of 12

LARSEN OHLINGER & HILL INC ARCHITECTURE • ENGINEERING • PLANNING • SURVEYING

CALIFORNIA DEPARTMENT OF FISH AND GAME
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

Project Title/Location/Owner Name and address (include county):

Rezone Application No. 2005-06 -Woods Furniture, in the Keyes/Turlock area, Stanislaus County. (4918 Taylor Court – APN: 045-062-003)/Evans Telephone Company, 4918 Taylor Court, Turlock, CA 95382

Project Description:

Request to rezone to a new Planned Development (PD) to allow the following:

Convert the existing 15,210 square foot telecommunication office building to a retail furniture store and warehouse. The proposed new use is expected to have 12 to 15 total employees, and have 20 to 30 average daily customers.

Findings of Fact:

The Stanislaus County Planning Commission makes a finding of "De Minimis" on this project for the following reason(s):

An initial study has been conducted by the lead agency so as to evaluate the potential for adverse environmental impact; and when considering the record as a whole there is no evidence before the agency that the proposed project will have potential for an adverse effect on wildlife resources or the habitat upon which the wildlife depends. Further, the lead agency has, on the basis of substantial evidence, rebutted the presumption of adverse effect contained in the California Code of Regulations at Title 14 Section 753.5(d). As follows:

Based on the Initial Study, the project will not result in changes to the resources listed below:

- (A) Riparian land, rivers, streams, watercourses, and wetlands under state and federal jurisdiction;
- (B) Native and non-native plant life and the soil required to sustain habitat for fish and wildlife;
- (C) Rare and unique plant life and ecological communities dependent on plant life; and
- (D) Listed threatened and endangered plant and animals and the habitat in which they are believed to reside.
- (E) All species of plant or animals as listed as protected or identified for special management in the Fish and Game Code, the Public Resources Code, the Water Code or regulations adopted thereunder.
- (F) All marine and terrestrial species subject to the jurisdiction of the Department of Fish and Game and the ecological communities in which they reside.
- (G) All air and water resources the degradation of which will individually or cumulatively result in a loss of biological diversity among the plants and animals residing in that air and water.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

(Chief Planning Official)

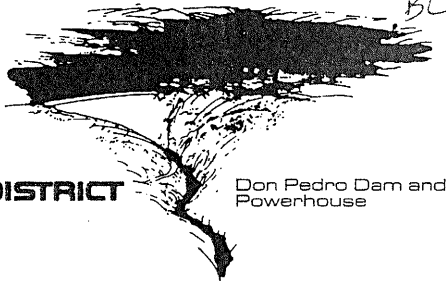
Title: Planning Director
Lead Agency: Stanislaus County
Date: _____

(I:\Staff\pt\REZ 2005.s\REZ 2005-06 - Woods Furniture, Inc\CERTFEE.wpd)

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS
PROJECT: REZONE APPLICATION NO. 2005-05 - WOODS FURNITURE INC.

REFERRED TO:			RESPONDED		RESPONSE			MITIGATION MEASURES		Conditions	
DATE:	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	No	
AGRICULTURE COMMISSIONER	X	X									
AIRPORT LAND USE COMMISSION											
CA DEPT OF FORESTRY											
CALTRANS DISTRICT 10	X	X	X			X				X	
CENTRAL CALIF INFO CENTER - CSUS											
CITY OF TUBLOCK	X	X	X			X			X		
COMMUNITY SERVICES/SANITARY											
CORPS OF ENGINEERS											
COUNTY COUNSEL	X	X									
DENAIR POSTMASTER											
DEPARTMENT OF CONSERVATION											
DEVELOPMENT SERVICES	X	X	X			X			X		
ENVIRONMENTAL RESOURCES	X	X	X			X			X		
FIRE PROTECTION DIST: KEYES	X	X	X								
CONSOLIDATED FIRE PROTECTION	X	X				X			X		
FISH & GAME	X	X									
HOSPITAL DISTRICT:											
IRRIGATION DISTRICT: TID	X	X	X			X			X		
LAFCO	X	X									
MOSQUITO DISTRICT: TUBLOCK	X	X									
MOUNTAIN VALLEY EMERGENCY MEDICAL	X	X									
MUNICIPAL ADVISORY COUNCIL											
PARKS & FACILITIES	X	X									
P.G. & E.	X	X									
PUBLIC WORKS	X	X	X			X				X	
PUBLIC WORKS - TRANSIT	X	X									
REDEVELOPMENT	X										
REGIONAL WATER QUALITY	X	X									
RISK MANAGEMENT (COUNTY PROJECTS)											
StanCOG	X	X									
SCHOOL DISTRICT 1: KEYES JOINT UNION	X	X									
SCHOOL DISTRICT 2: TUBLOCK HIGH	X										
SHERIFF	X	X	X			X					
STANISLAUS COUNTY FARM BUREAU	X	X	X								
STANISLAUS ERC	X	X				X			X		
STATE CLEARINGHOUSE											
STATE LANDS BOARD											
SUPERVISORIAL DISTRICT : 2 MAYFIELD	X	X									
TELEPHONE COMPANY: SBC & GLOBAL	X	X									
TUOLUMNE RIVER PRESERVATION TRUST											
US FISH & WILDLIFE	X	X									
VALLEY AIR DISTRICT	X	X	X			X					
WATER DISTRICT											
DEPT OF WATER RESOURCES											

BC



TURLOCK IRRIGATION DISTRICT

333 EAST CANAL DRIVE
POST OFFICE BOX 949
TURLOCK, CALIFORNIA 95381
(209) 883-8300

Don Pedro Dam and
Powerhouse

April 20, 2005

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

RE: Rezone Application 2005-06; Woods Furniture, Inc. (APN 045-062-003)

Dear Sir or Madam:

The Engineering Department of the Turlock Irrigation District (District) appreciates the opportunity to review and comment on the referenced project. District standards require development that occurs within the District's boundary, that impacts irrigation and electric facilities, to meet the District's requirements.

A review of District maps and records indicate that there was once an irrigation pipeline belonging to Improvement District 611, the Lazar Branch, serving this parcel located in the 20-foot easement along the east property line. Field investigation revealed the existence of an irrigation control structure located in the northeast corner of the parcel. Any existing irrigation facilities found south of the structure are no longer required and may be removed.

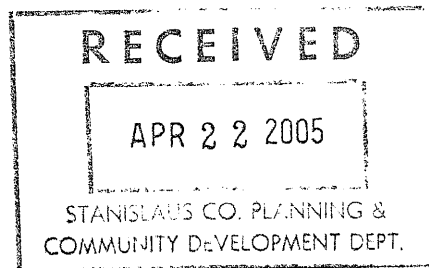
Upon request the District will review and quitclaim irrigation easements that are no longer required. There is a \$100.00 application fee for this review.

The owner/developer must apply for a facility change for any pole or electrical facility relocation. Facility changes are performed at developer's expense.


If you have any questions concerning irrigation system requirements or electric utility requirements, please contact me at (209) 883-8384 or Paul Rodriguez at (209) 883-8438 respectively.

Sincerely,

Arie W. Vander Pol
Engineering Technician, Civil
CF: 2005050



- B. REZONE APPLICATION NO. 2005-06 - WOODS FURNITURE, INC.** - This is a request to rezone a 5.7 acre parcel to a new planned development to allow a retail furniture store and warehouse use within an existing 15,210 square foot office building. The parcel is located 4918 Taylor Court, north of Taylor Road, in the Keyes/Turlock area. The Planning Commission will consider a Negative Declaration.
APN: 045-062-003
Staff Report: Bill Carlson Recommends **APPROVAL TO THE BOARD OF SUPERVISORS.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: Randy Woods; Randy Brekke.
Public hearing closed.
R. Souza/Assali, Unanimous (7-0) **RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS OF THE STAFF RECOMMENDATION AS OUTLINED IN THE STAFF REPORT.**

<p style="text-align: center;">EXCERPT</p> <p style="text-align: center;">PLANNING COMMISSION</p> <p style="text-align: center;">MINUTES</p> <p style="text-align: center;"></p> <hr/> <p style="text-align: center;">Secretary, Planning Commission</p> <p style="text-align: center;"><i>AUGUST 17, 2005</i></p> <hr/> <p style="text-align: center;">Date</p>
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ORDINANCE NO. C.S. - 933

AN ORDINANCE ADOPTING SECTIONAL DISTRICT MAP NO. 9-110.966 FOR THE PURPOSE OF REZONING A 5.7 ACRE PARCEL TO A NEW PLANNED DEVELOPMENT TO ALLOW A RETAIL FURNITURE STORE AND WAREHOUSE USE WITHIN AN EXISTING 15,210 SQUARE FOOT OFFICE BUILDING LOCATED AT 4918 TAYLOR CT IN THE KEYES/TURLOCK AREA. A.P.N. 045-062-003

The Board of Supervisors of the County of Stanislaus, State of California, ordains as follows:

Section 1. Sectional District Map No. 9-110.966 is adopted for the purpose of designating and indicating the location and boundaries of a District, such map to appear as follows:

(Insert Map Here)

Section 2. This ordinance shall take effect and be in full force thirty (30) days from and after the date of its passage and before the expiration of fifteen (15) days after its passage it shall be published once, with the names of the members voting for and against same, in the Modesto Bee, a newspaper of general circulation published in Stanislaus County, State of California.

Upon motion of Supervisor Mayfield, seconded by Supervisor Simon, the foregoing ordinance was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this 23rd day of August, 2005, by the following called vote:

AYES: Supervisors: O'Brien, Mayfield, Simon, DeMartini, and Chairman Grover

NOES: Supervisors: None

ABSENT: Supervisors: None

ABSTAINING: Supervisors: None



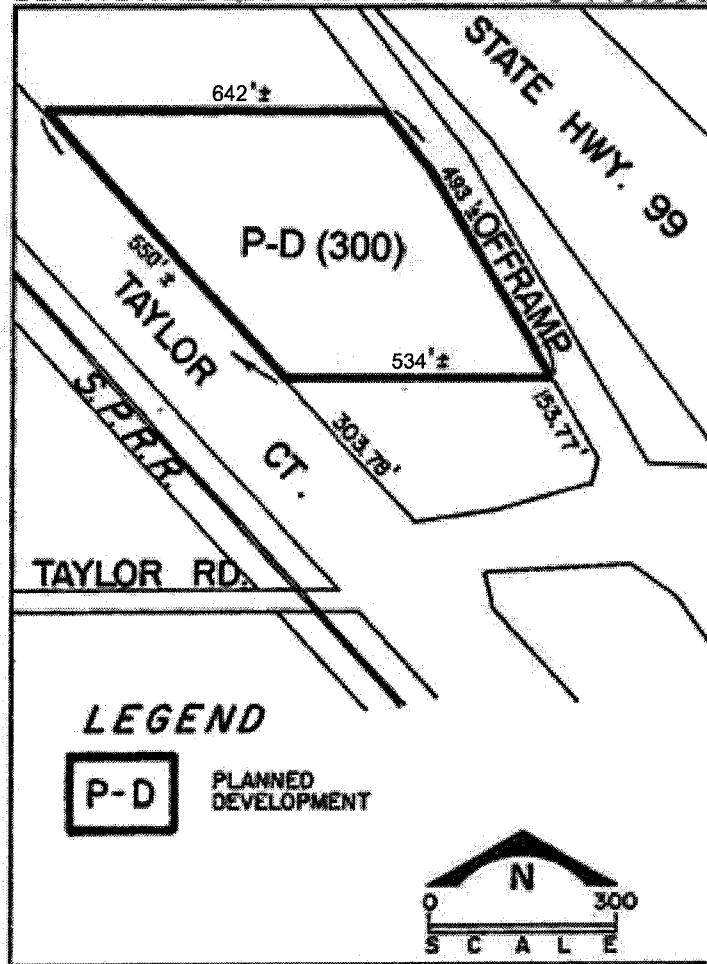
CHAIRMAN OF THE BOARD OF SUPERVISORS
of the County of Stanislaus,
State of California

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of
the Board of Supervisors of
the County of Stanislaus,
State of California



BY: Susan E. Seibert, Deputy Clerk of the Board

SECTIONAL DISTRICT MAP NO.9-110.966



**DECLARATION OF PUBLICATION
(C.C.P. S2015.5)**

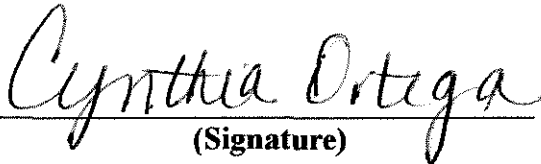
**COUNTY OF STANISLAUS
STATE OF CALIFORNIA**

I am a citizen of the United States and a resident Of the County aforesaid; I am over the age of Eighteen years, and not a party to or interested In the above entitle matter. I am a printer and Principal clerk of the publisher of **THE MODESTO BEE**, printed in the City of **MODESTO**, County of **STANISLAUS**, State of California, daily, for which said newspaper has been adjudged a newspaper of *general circulation* by the Superior Court of the County of **STANISLAUS**, State of California, Under the date of **February 25, 1951, Action No. 46453**; that the notice of which the annexed is a printed copy, has been published in each issue thereof on the following dates, to wit:

AUGUST 28, 2005

I certify (or declare) under penalty of perjury That the foregoing is true and correct and that This declaration was executed at **MODESTO**, California on

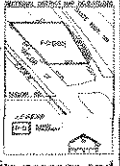
AUGUST 28, 2005


(Signature)

ORDINANCE NO. C.S. - 933
AN ORDINANCE ADOPTING SECTIONAL DISTRICT MAP NO. 9-100.966 FOR THE PURPOSE OF REZONING A 5.7 ACRE PARCEL TO A NEW PLANNED DEVELOPMENT TO ALLOW A RETAIL FURNITURE STORE AND WAREHOUSE USE WITHIN AN EXISTING 15,210 SQUARE FOOT OFFICE BUILDING LOCATED AT 4918 TAYLOR CT IN THE KEYES/TURLOCK AREA. A.P.N. 045-062-003

The Board of Supervisors of the County of Stanislaus, State of California, ordains as follows:

Section 1. Sectional District Map No. 9-100.966 is adopted for the purpose of designating and indicating the location and boundaries of a District, such map to appear as follows:



Section 2. This ordinance shall take effect and be in full force thirty (30) days from and after the date of its passage and before the expiration of fifteen (15) days after its passage it shall be published once, with the names of the members voting for and against same, in the Modesto Bee, a newspaper of general circulation published in Stanislaus County, State of California.

Upon motion of Supervisor Mayfield, seconded by Supervisor Simon, the foregoing ordinance was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this 23rd day of August, 2005, by the following called vote:

AYNES: Supervisors: O'Brien, Mayfield, Simon, DeMartini, and Chairman Grover
NOES: Supervisors: None
ABSENT: Supervisors: None
ABSTAINING: Supervisors: None

Jeff Grover
Chairman of the Board of Supervisors
of the County of Stanislaus,
State of California

ATTEST: CHRISTINE FERRARO
TALLMAN, Clerk of the Board of
Supervisors of the County of Stanislaus,
State of California
BY: Susan E. Seibert, Deputy Clerk of
the Board

AUDITOR-CONTROLLER STANDARD JOURNAL VOUCHER



BATCH SCREEN

Batch

Period

Description

JOURNAL SCREEN

Journal BO --

Category

Balance Type A = Actual E = Encumbrance

Description

Control Total

Line	Coding Structure							DEBIT	CREDIT	DESCRIPTION
	Fund 4	Org 7	Account 5	G/L Proj 7	Loc 6	Misc 6				
1	6422	0064100	62400				.0	2,300.00		Spec Proj-Miscellaneous
2	0100	0014200	31010				.0		200.00	Bd of Supervisors
3	0100	0025101	13800				.0		1,705.00	Planning Permits
4	1202	0040200	31450				.0		210.00	Public Works Engin
5	1001	0034110	33880				.0		185.00	Environ Resources
6							.0			
7							.0			
8							.0			
9							.0			
10							.0			
11							.0			
12							.0			
13							.0			
14							.0			
15							.0			
16							.0			
17							.0			
18							.0			
19							.0			
20							.0			
21							.0			
22							.0			
23							.0			
24							.0			
25							.0			
Totals								2,300.00	2,300.00	

Explanation: Distribute revenue collected as fees for RZ 2005-06, Woods Furniture. DP 13144, 04/08/05.

<p>Requesting Department</p> <p><i>Armando Lopez</i></p> <p>Signature</p> <p><u>12/30/05</u></p> <p>Date</p>	<p><i>Ron [Signature]</i></p> <p>Signature</p> <p><u>12/06</u></p> <p>Date</p>	<p>Admin Approval (\$75K+)</p> <p>_____</p> <p>Date</p>
--	--	---



Stanislaus County Planning and Community Development
 1010 10th Street, Suite 3400 Modesto, CA 95354
 (209) 525-6330 Fax: (209) 525-5911
 E-mail Planning@mail.co.stanislaus.ca.us

April 6, 2005

RECEIVED FROM:

Woods Furniture

LOCATION OF PROJECT:

4918 Taylor Court,

RECEIVED BY	APPLICATION #	ZONE	STR	GP	APN
BK	Rez 2005-06	PD # 99	32-4-10	PD	045-062-003

QTY.		UNIT PRICE	TOTAL
1	New PD for Furniture store Deposit	\$2,500.00	\$2,500.00

WOODS FURNITURE INC. Turlock, CA 95380

Bd. 200

PL 1705

DW 210

DER 185

(GP 200)
 already
 transfer

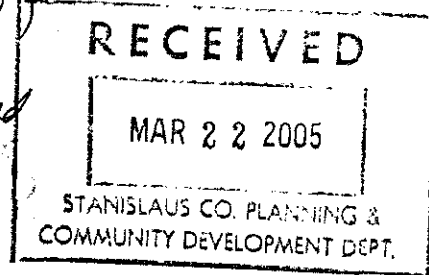
0200077

\$2500.00

County Permit Process
 for Taylor Ct.

WP. 131448

04/08/05



Additional Information:

Payment Method: Check

: 200077 ✓

Woods Furniture

mf