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

CEQA Exempt Referral
and
Notice of Public Hearing

Date: **August 23, 2018**

To: **Distribution List (See Attachment A)**

From: **Teresa McDonald, Assistant Planner**
Planning and Community Development

Subject: **PARCEL MAP APPLICATION NO. PLN2015-0085 – WILLIAM ROSSI**

Respond By: **September 7, 2018**

Public Hearing Date: **Not yet scheduled. A separate notice will be sent to you when a hearing is scheduled.**

Under the California Environmental Quality Act of 1970, the project described herein is **exempt** from CEQA review (Section 15061(b)(3)). However, the Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies to determine if specific conditions should be placed upon project approval. Therefore, please contact this office within **15** days if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

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

Applicant: **William Rossi**

Project Location: **4831 Esmar Road, east of Rohde Road, south of E. Redwood Road, in the Keyes area.**

APN: **041-022-027**

Williamson Act Contract: **Not Applicable**

General Plan: **Planned Development**

Current Zoning: **P-D (315)**

Project Description: **Request to create a 7.2 acre parcel, a 1.4 acre parcel, and a 0.7 acre parcel from an existing 9.03 acre parcel located in the P-D (315) (Planned Development) zoning district.**

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Proposed Parcel A, a 7.2 acre parcel, is undeveloped and consists of fallow land. Proposed Parcel B, a 1.4 acre parcel, is paved and improved with a 10,525 square-foot building with a 3,020 square-foot canopy, septic tank, on-site well, and a stormwater retention basin. Proposed Parcel C, a 0.7 acre parcel, is paved and improved with an 8,782 square-foot building, septic tank, and on-site well. The stormwater for Proposed Parcel C is handled via a storm drain that leads to off-site stormwater infrastructure. Both buildings are utilized by an agricultural equipment sales and manufacturing business approved under Use Permit Numbers 80-41 and 85-86. In 2008, Rezone 2007-07 – William Rossi was approved and the site rezoned to P-D (315) to allow establishment of a manufactured home sales business on the portion of the project site identified as proposed Parcel A. P-D (315) expired on March 25, 2010 as per the Development Schedule submitted for Rezone 2007-07 – William Rossi. However; since Parcel B and Parcel C are already developed, P-D (315) is still valid for these parcels. Any future development of Parcel A shall require the submittal of a new Rezone application and further environmental review.

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

Attachments:

(A) Distribution List
(B) Maps
(C) Application
(D) CCIC Report
(E) Final Board Report for Rezone Application 2007-07 – William Rossi

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Planning Phone: (209) 525-6330 Fax: (209) 525-5911
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PARCEL MAP APPLICATION NO. PLN2015-0085 – WILLIAM ROSSI
Attachment A

Distribution List

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

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STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: **PARCEL MAP APPLICATION NO. PLN2015-0085 – WILLIAM ROSSI**

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

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

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

1.
2.
3.
4.

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

1.
2.
3.
4.

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

_____

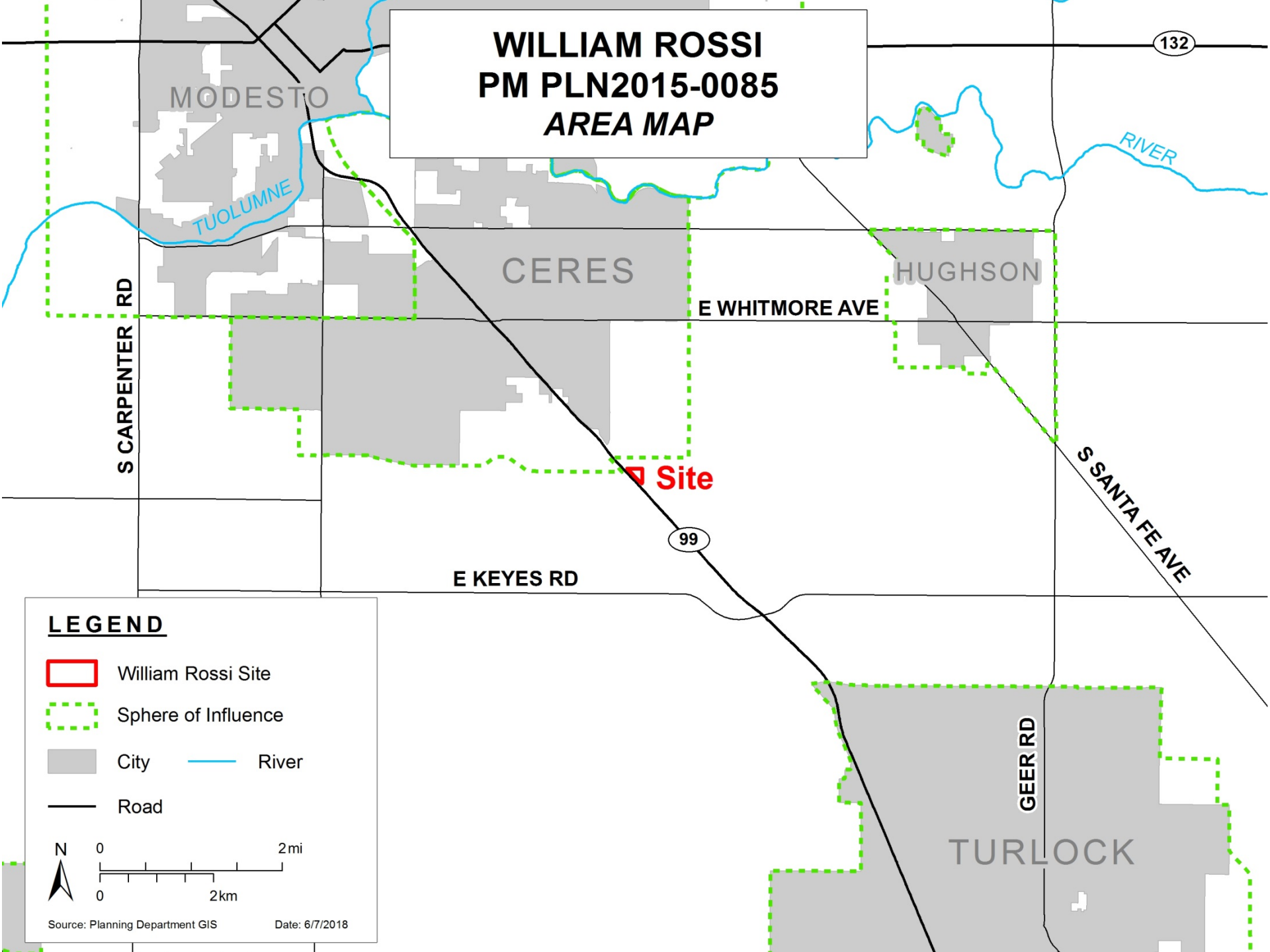
_____

Response prepared by:

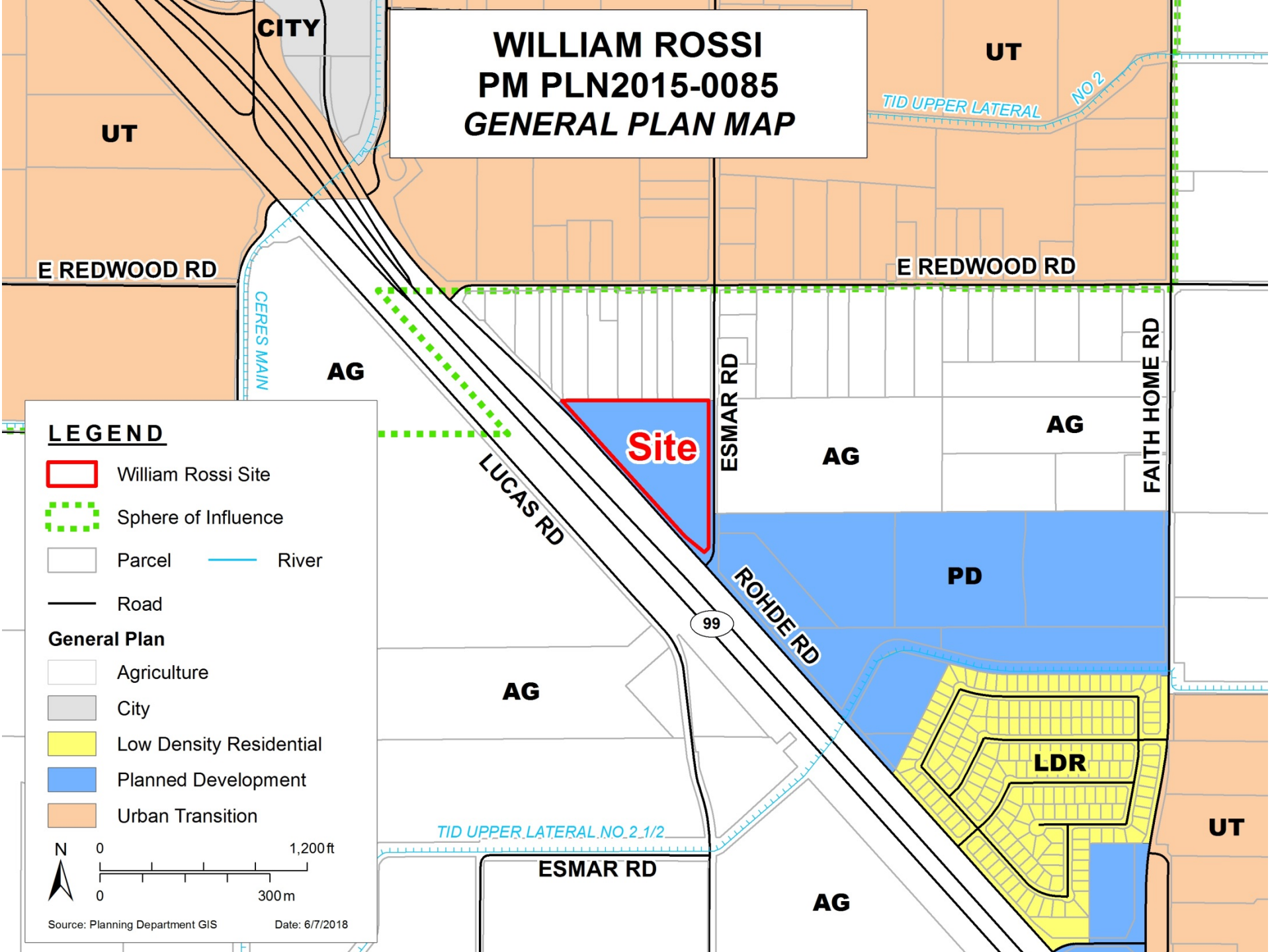
_____

Name Title Date

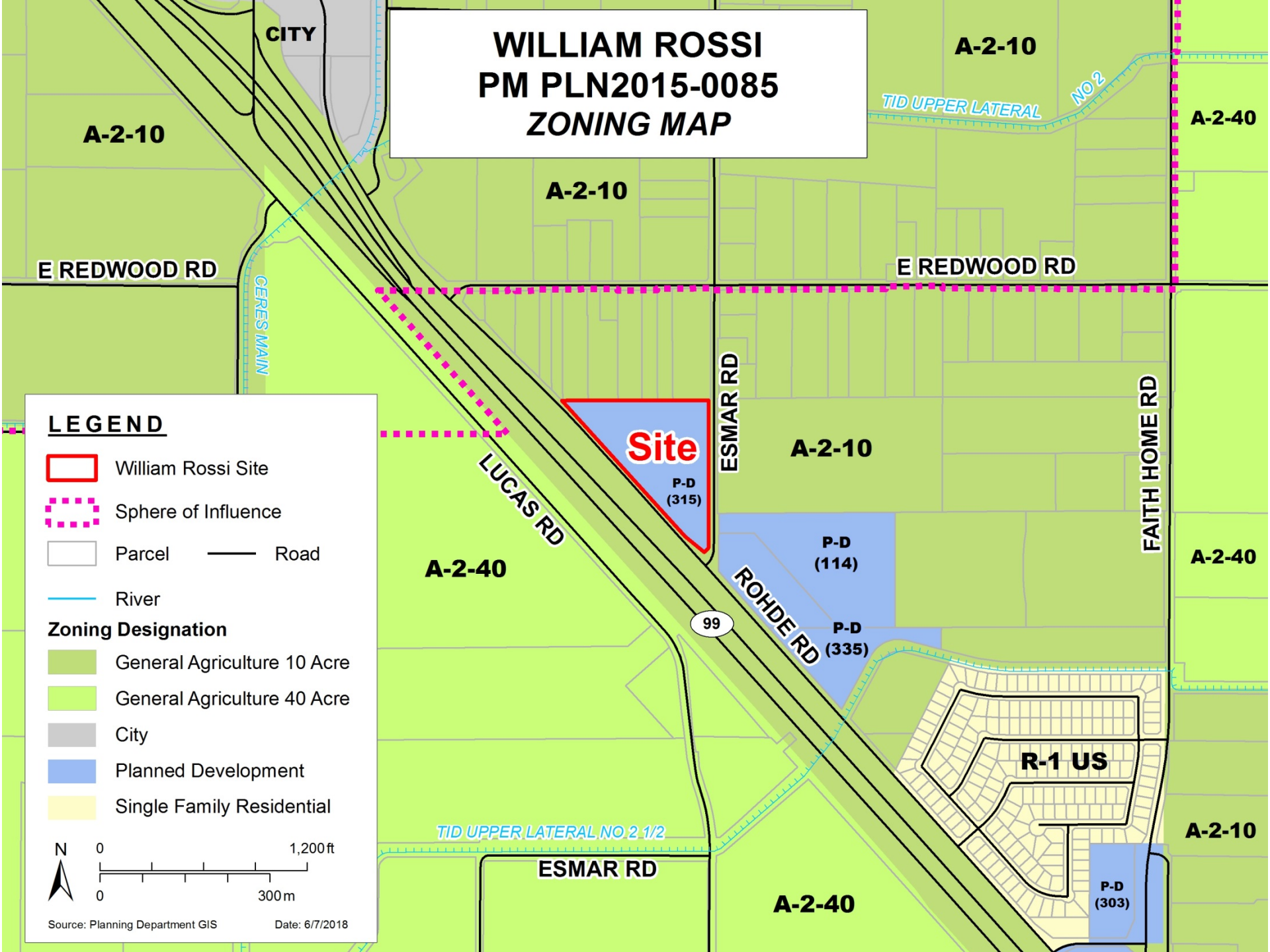
WILLIAM ROSSI
PM PLN2015-0085
AREA MAP



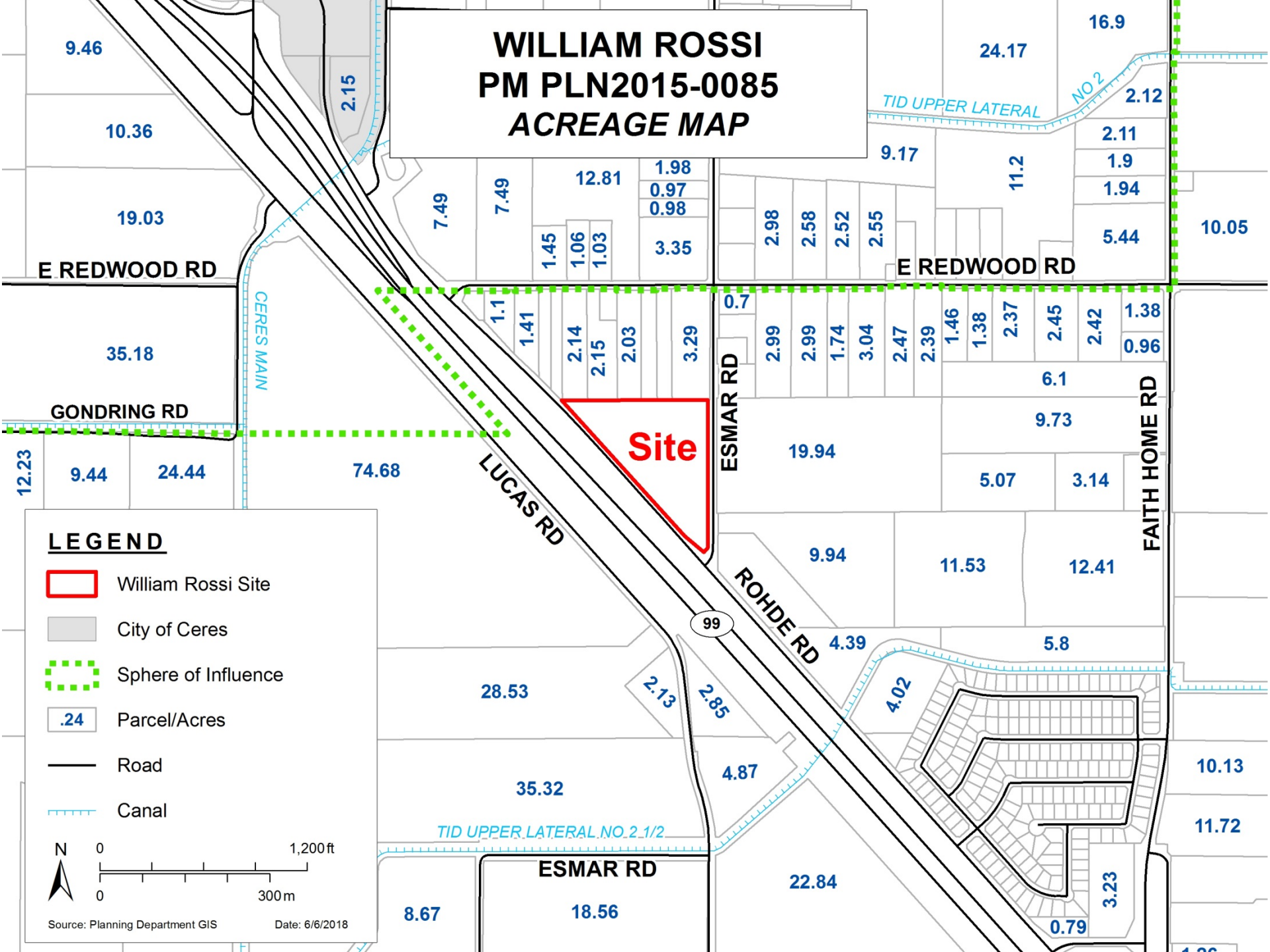
WILLIAM ROSSI
PM PLN2015-0085
GENERAL PLAN MAP



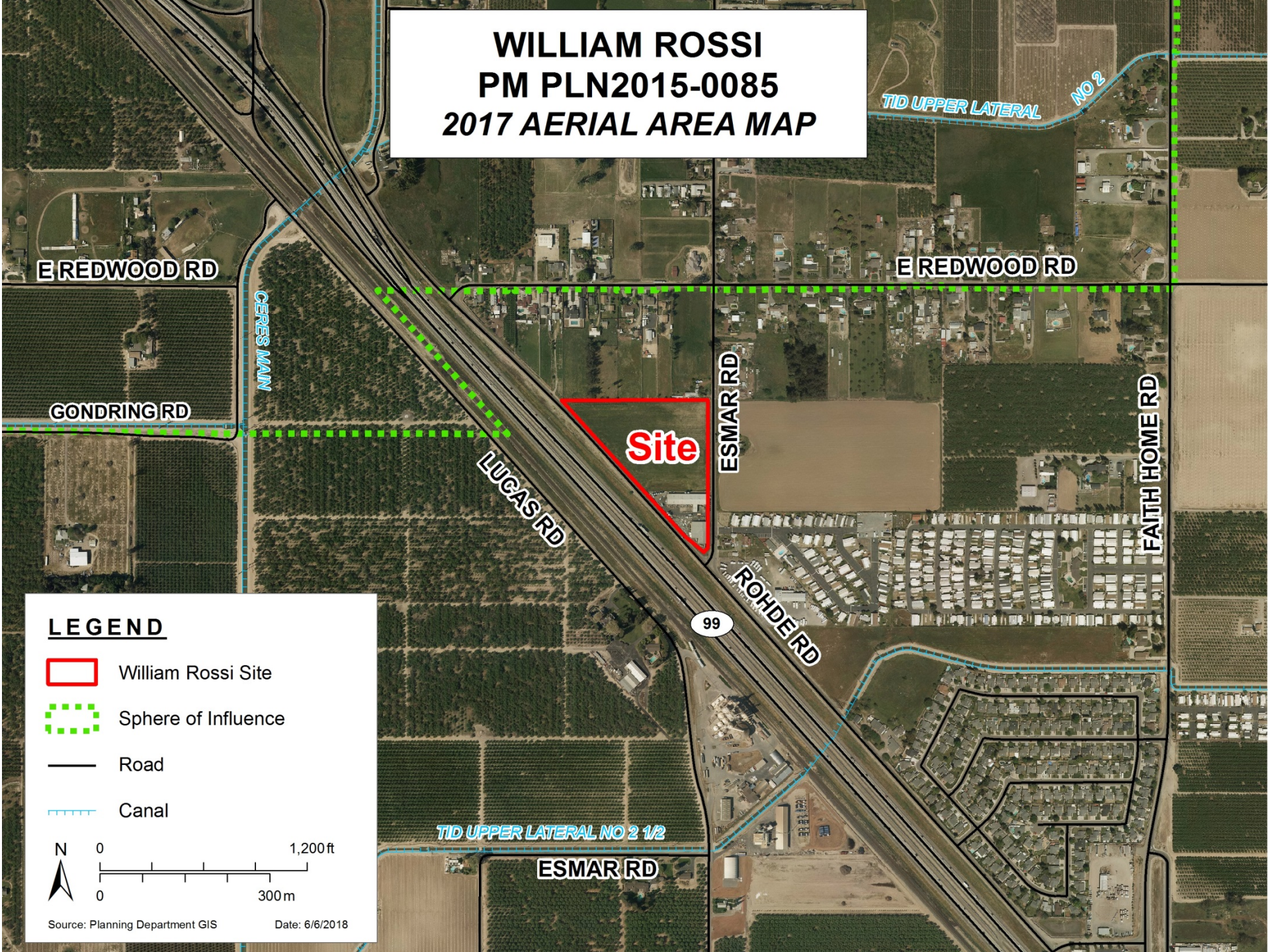
WILLIAM ROSSI
PM PLN2015-0085
ZONING MAP



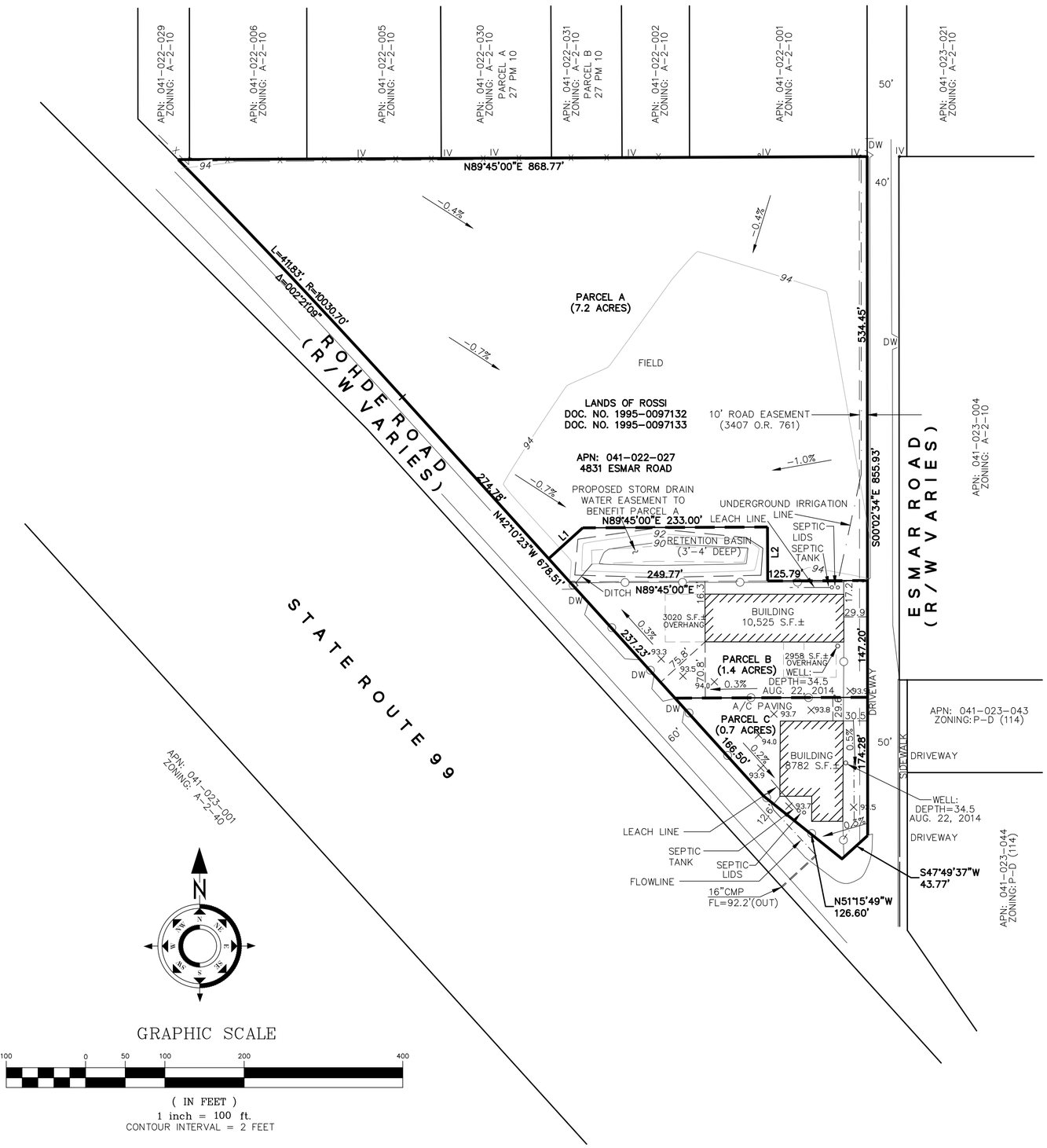
WILLIAM ROSSI
PM PLN2015-0085
ACREAGE MAP



WILLIAM ROSSI
PM PLN2015-0085
2017 AERIAL AREA MAP



WILLIAM ROSSI
PM PLN2015-0085
2017 AERIAL SITE MAP



PROPERTY OWNER:

BILL ROSSI
3818 ROBERTS ROAD
CERES, CA 95307
(209) 656-6615

LAND SURVEYOR:

MUIR CONSULTING, INC.
JACK M. SMITH, PLS
139 CHURCH AVE
OAKDALE, CA 95361
(209) 845-8630
JSMITH@MUIRCONSULTING.COM

LEGEND:

DW DRIVEWAY
IV IRRIGATION VALVE
—— X —— X —— BARBED WIRE FENCE
—○——○— CHAIN LINK FENCE

NOTES:

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. THE DATE OF THE FIELD SURVEY WAS APRIL 2, 2014..
3. ONLY A SIGNATURE IN BLUE INK INDICATES A TRUE AND ORIGINAL COPY.
4. ZONING: P-D (315) PER STANISLAUS COUNTY GIS.
   SETBACKS:
   FRONT: ON 60' RIGHT-OF-WAYS, AT LEAST 45' FROM CENTERLINE AND AT LEAST 15' FROM PLANNED STREET LINE
   ON 50' RIGHT-OF-WAYS, AT LEAST 40' FROM CENTERLINE AND AT LEAST 15' FROM PLANNED STREET LINE
   REAR: AT LEAST 10' FROM PLANNED STREET LINE
5. SOIL TYPE: SANDY LOAM
6. WATER TABLE ELEVATION=34.5' MEASURED ON AUGUST 22, 2014.
7. LEACH LINES ARE APPROXIMATELY 50' IN LENGTH.

BENCHMARK:

ELEVATIONS ARE GPS DERIVED AND BASED ON NAVD88.

BASIS OF BEARINGS

THE BEARING, SOUTH 89°45'00" WEST, OF THE NORTH LINE OF LOT 21 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF ESMAR TRACT" FILED FOR RECORD ON MARCH 17, 1904 IN VOLUME 1 OF MAPS AT PAGE 47 IN THE OFFICE OF THE RECORDER, STANISLAUS COUNTY, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

BOUNDARY NOTE:

THIS BOUNDARY IS BASED ON RECORD DATA AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. NO WARRANTIES OR GUARANTEES ARE EXPRESSED OR IMPLIED IN REGARD TO THE ACCURACY OF THE BOUNDARY AS SHOWN.

SURVEYOR'S STATEMENT

THIS TENTATIVE PARCEL MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

JACK M. SMITH, P.L.S. #7539
LICENSE EXPIRES: 12-31-2019

LICENSED LAND SURVEYOR JACK M. SMITH L.S. 7539 STATE OF CALIFORNIA

DATE

Line Table		
Line #	Direction	Length
L1	S47°49'17"W	57.91'
L2	N00°15'00"W	68.00'

TENTATIVE PARCEL MAP

BEING A PORTOIN OF LOT 21 AND LOT 26 AS SHOWN ON THAT CERTAIN MAP ENTITLED "ESMAR TRACT" FILED FOR RECORD ON MARCH 17, 1904 IN VOLUME 1 OF MAPS AT PAGE 47 IN THE OFFICE OF THE RECORDER, STANISLAUS COUNTY

UNINCORPORATED AREA STANISLAUS COUNTY CALIFORNIA

AUGUST 2018

MUIR CONSULTING, INC.
139 CHURCH AVENUE
OAKDALE, CA 95361
(209) 845-8630 FAX (209) 845-8639

SURVEYING • G.I.S. • G.P.S.
www.muirconsulting.com

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

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

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

PLANNING STAFF USE ONLY:

Application No(s): PLN 2015 0085

Date: 9-2-15

S 24 T 4 R 9

GP Designation: PD

Zoning: PD-315

Fee: $ 2,466

Receipt No. 528622

Received By: TV

Notes: _____

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

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

PROJECT INFORMATION

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

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

TO SPLIT THE ONE LARGE PARCEL INTO THREE PARCELS SO THEY MAY BE SOLD, RENTED OR MANAGED AS SMALLER PARCELS.

PROJECT SITE INFORMATION

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

ASSESSOR'S PARCEL NUMBER(S): Book 041 **Page** 022 **Parcel** 027

Additional parcel numbers: N/A

Project Site Address or Physical Location: 4831 ESMAR RD, CERES, CA. 95307

Property Area: Acres: 9.8 or Square feet: _____

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

FARMING (OATS); STORAGE BUILDINGS & OFFICE FOR GARDNER/ROSSI CO.

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

① USE PERMIT FOR GARDNER/ROSSI CO (1980)

② REZONING FOR OWNERS FROM A-2-10 TO P.D.

Existing General Plan & Zoning: P.D.

Proposed General Plan & Zoning: _____
(if applicable)

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

East: CO. RD (ESMAR RD) & FARMING (A-2-10) MH PARK (P.D) TRAILER SALES P.D

West: CO. RD (ROHDE RD. & STATE RT. 99 & U.P. R.R.

North: SM. RANCHETS (A-2-10) & CO. RD (REDWOOD RD)

South: CO. RD (ROHDE RD) & STATE RT. 99 & U.P. R.R.

WILLIAMSON ACT CONTRACT:

Yes ☐ **No** ☒

Is the property currently under a Williamson Act Contract?
Contract Number: NO

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

Date Filed: _____

Yes ☐ No ☐ N/A Do you propose to cancel any portion of the Contract?

Yes ☐ No ☒ Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

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

_____

SITE CHARACTERISTICS: (Check one or more) Flat ☒ Rolling ☐ Steep ☐

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

Field crops ☒ Orchard ☐ Pasture/Grassland ☐ Scattered trees ☐

Shrubs ☐ Woodland ☐ River/Riparian ☐ Other ☐

Explain Other: _____

Yes ☐ No ☒ Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes ☐ No ☒ Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) _____

_____

STREAMS, LAKES, & PONDS:

Yes ☐ No ☒ Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes ☐ No ☒ Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

_____

Yes ☐ No ☒ Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes ☐ No ☒ Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

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

STRUCTURES:

Yes ☒ No ☐ Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.

Yes ☐ No ☒ Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes ☐ No ☒ Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes ☐ No ☒ Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: 20,000 Sq. Ft. Landscaped Area: _____ Sq. Ft.

Proposed Building Coverage: _____ Sq. Ft. Paved Surface Area: 23,500 Sq. Ft.

BUILDING CHARACTERISTICS:

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

Number of floors for each building: N/A

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) N/A

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) 20 FT.

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) ALL PRESENT PARKING AREAS ARE ASPHALT

UTILITIES AND IRRIGATION FACILITIES:

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

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

Electrical: T.I.D. Sewer*: SEPTIC TANK (OWNER)

Telephone: A.T.T. Gas/Propane: PG&E

Water**: WELL (OWNER) Irrigation: T.I.D

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

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

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

N/A

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

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

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

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

AFFORDABLE HOUSING/SENIOR:

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

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

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

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

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

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

Square footage of each existing or proposed building(s): 11,000 sq FT. & 9,000 sq FT.

Type of use(s): STORAGE, OFFICE SPACE

Days and hours of operation: 8 AM to 5PM, MON-FRI.

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

Occupancy/capacity of building: 10+

Number of employees: (Maximum Shift): 8 (Minimum Shift): 6

Estimated number of daily customers/visitors on site at peak time: 2 To 4

Other occupants: —

Estimated number of truck deliveries/loadings per day: 2 To 3

Estimated hours of truck deliveries/loadings per day: 1 To 2 HRS

Estimated percentage of traffic to be generated by trucks: 2%

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

Square footage of:

Office area: 900 sq. FT.

Sales area: 100 sq. FT.

Loading area: 600 sq. FT.

Warehouse area: 20,000 sq. FT.

Storage area: 18,000 sq. FT.

Manufacturing area: Ø

Other: (explain type of area)

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

ROAD AND ACCESS INFORMATION:

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

RONDE RD.
ESMAR RD.

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

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

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

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

STORM DRAINAGE:

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

☐ Other: (please explain) _____

If direct discharge is proposed, what specific waterway are you proposing to discharge to? N/A

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

EROSION CONTROL:

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

N/A

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

ADDITIONAL INFORMATION:

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

N/A.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS

Storm water discharges associated with construction activity are a potentially significant source of pollutants. The most common pollutant associated with construction is sediment. Sediment and other construction related wastes can degrade water quality in creeks, rivers, lakes, and other water bodies. In 1992, the State Water Resources Control Board adopted a statewide General Permit for all storm water discharges associated with construction activity that disturbs five or more acres of land. Effective March 10, 2003, all construction sites disturbing one or more acres of land will be required to obtain permit coverage. The General Permit is intended to ensure that construction activity does not impact water quality.

You need to obtain General Permit coverage if storm water discharges from your site and either of the following apply:

- Construction activities result in one or more acres of land disturbance, including clearing, grading, excavating, staging areas, and stockpiles or;
- The project is part of a larger common plan of development or sale (e.g., subdivisions, group of lots with or without a homeowner's association, some lot line adjustments) that result in one or more acres of land disturbance.

It is the applicants responsibility to obtain any necessary permit directly from the California Regional Water Quality Control Board. The applicant(s) signature on this application form signifies an acknowledgment that this statement has been read and understood.

STATE OF CALIFORNIA HAZARDOUS WASTE AND SUBSTANCES SITES LIST (C.G.C. § 65962.5)

Pursuant to California Government Code Section 65962.5(e), before a local agency accepts as complete an application for any development project, the applicant shall consult the latest State of California Hazardous Waste and Substances Sites List on file with the Planning Department and submit a signed statement indicating whether the project is located on a site which is included on the List. The List may be obtained on the California State Department of Toxic Substances Control web site (http://www.envirostor.dtsc.ca.gov/public).

The applicant(s) signature on this application form signifies that they have consulted the latest State of California Hazardous Waste and Substances List on file with the Planning Department, and have determined that the project site ☐ **is or** ☒ **is not** included on the List.

Date of List consulted: 9-2-15

Source of the listing: _____

(To be completed only if the site is included on the List)

ASSESSOR'S INFORMATION WAIVER

The property owner(s) signature on this application authorizes the Stanislaus County Assessor's Office to make any information relating to the current owners assessed value and pursuant to R&T Code Sec. 408, available to the Stanislaus County Department of Planning and Community Development.

CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System

Department of Anthropology – California State University, Stanislaus

One University Circle, Turlock, California 95382

(209) 667-3307 - FAX (209) 667-3324

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

Date: August 18, 2014

CCIC File #: 9053 N
Project: Parcel Map Split application for APN 041-022-027, 4831 Esmar Rd., Ceres

William Rossi, Jr., Property Owner
3818 Roberts Road
Ceres, CA 95307

Email: (none)

Dear Mr. Rossi, Jr.,

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

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), *California Inventory of Historic Resources* (DPR 1976), the *California Historical Landmarks* (1990), and the California Points of Historical Interest listing (May 1992 and updates), the Directory of Properties in the Historic Property Data File ("HPDF") and the Archaeological Determinations of Eligibility ("ADOE") (Office of Historic Preservation current electronic files dated 03-20-2014 and 04-05-2012, respectively), the *Survey of Surveys* (1989), GLO Plats and other historic maps on file for the area, and other pertinent historic data available at the CCIC for each specific county.

The following details the results of the records search:

Prehistoric or historic resources within the project area:

(1) No prehistoric or historic archaeological resources or historic properties have been reported to the Information Center.

(2) From at least 1916 to 1987, there has been anywhere from one building (1916 Ceres USGS 7.5' map, 1:31680-scale series) to possibly four buildings on this parcel (1953 Ceres USGS 7.5': possibly four different buildings; 1969: two to four; 1969 Photo Revised 1976: one to two; 1969 Photo Revised 1987: one to two older, two new). However, the buildings that currently remain on this parcel are probably less than 50 years old.

Prehistoric or historic resources within the immediate vicinity of the project area:

(1) No prehistoric or historic archaeological resources have been reported to the Information Center.

(2) Across SR 99 and the railroad line is the Carter-Vilas House and ranch, built in 1865 (CCIC Primary file #P-50-000493). It is not currently listed on the NRHP (not nominated), but it has local significance. It is reported to be one of the first homes built in the Ceres area. The name "Esmar" (based on the first initials of Levi Carter's children) was given to the tract, the nearby railroad crossing or side track on the Central Pacific Railroad, and Carter's horse-watering stop.

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

Previous investigations within the project area:

Several cultural resource studies along SR 99 have been conducted by Caltrans; they may have included a narrow strip of survey corridor just past the frontage (Rohde) and thus part of the project parcel:

CCIC report # ST-	**Author/Date**
936	Swenson (1980)

An Archaeological Survey Report for the Proposed Keyes Freeway Segment of Highway 99 in Stanislaus County, California.

1754	Richards (1980)

Historic Property Survey Report: State Highway 99, Stanislaus County, Post Mile R7.3/R10.9, Keyes Freeway. [includes ASR by Swenson and HASR by Snyder].

6477	Caltrans (and) Jones & Stokes (2006)

State Route 99/Mitchell Road/Service Road Interchange Reconstruction, Historic Property Survey Report (Includes Historical Resources Evaluation Report and Archaeological Survey Report), Ceres, CA, 10-STA-99 KP15.6-17.5 (PM 9.7-10.9)

7537	Kuzak (2011)

Historic Property Survey Report, 10-STA-99, 0.0-24.8 PM, 2576 E-FIS1000020344, Stanislaus County, California.

One other linear study appears to have passed through the property:

ST-6977	Arrington, Harrington, and Daly (2009)

Cultural Resources Inventory for the Hughson-Gravson 115kV Transmission Line and Substation Project in Stanislaus County, California.

Previous investigations within the immediate vicinity of the project area:

Three have been reported for utility line projects along the railroad:

ST-
2759 Hatoff, Voss, Waechter, Wee, and Bente (199[illegible]
3995 Nelson (2000)
6345 SWCA Environmental Consultants (2006)

Recommendations/Comments: Based on existing data in our files the project area has a low sensitivity for the possible discovery of prehistoric resources, and a low sensitivity for historic-era resources remaining on the surface of the property. No recommendation for further study is offered at this time. However, as there is a slight possibility that excavation or trenching in this area (during development) could reveal historic-era artifacts and refuse deposits and foundation remains, please heed the advisory below:

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. There may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

We advise you that in accordance with State law, if any historical resources are discovered during project-related activities, all work is to stop and the lead agency and a qualified professional are to be consulted to determine the importance and appropriate treatment of the find. If Native American remains are found the County Coroner and the Native American Heritage Commission, Sacramento (916-373-3710) are to be notified immediately for recommended procedures.

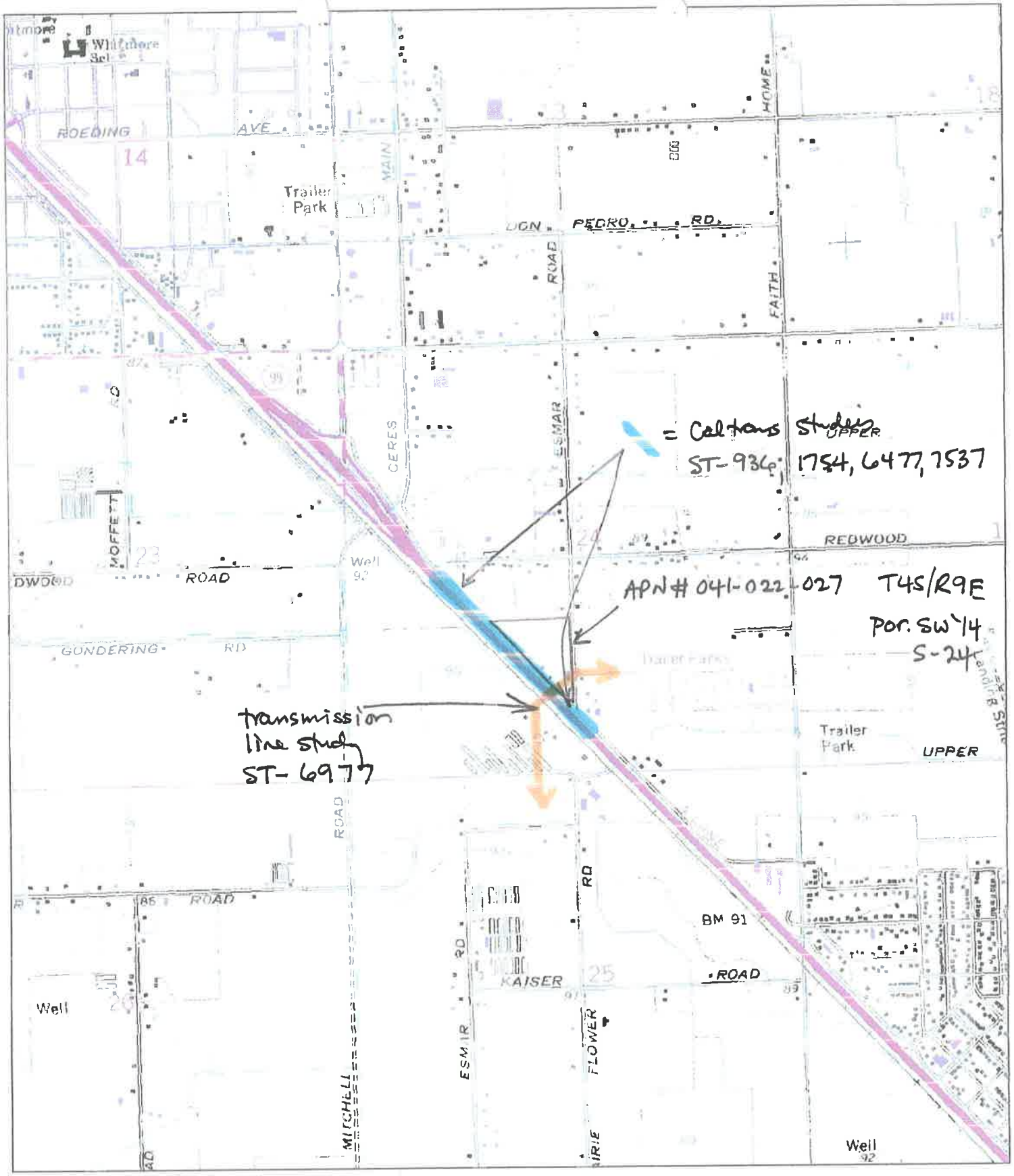
We thank you for using the California Historical Resources Information System (CHRIS). Please let us know when we can be of further service. Please sign and return the attached Access Agreement Short Form.

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

Sincerely,

R. Hards

R. L. Hards, Assistant Research Technician
Central California Information Center
California Historical Resources Information System



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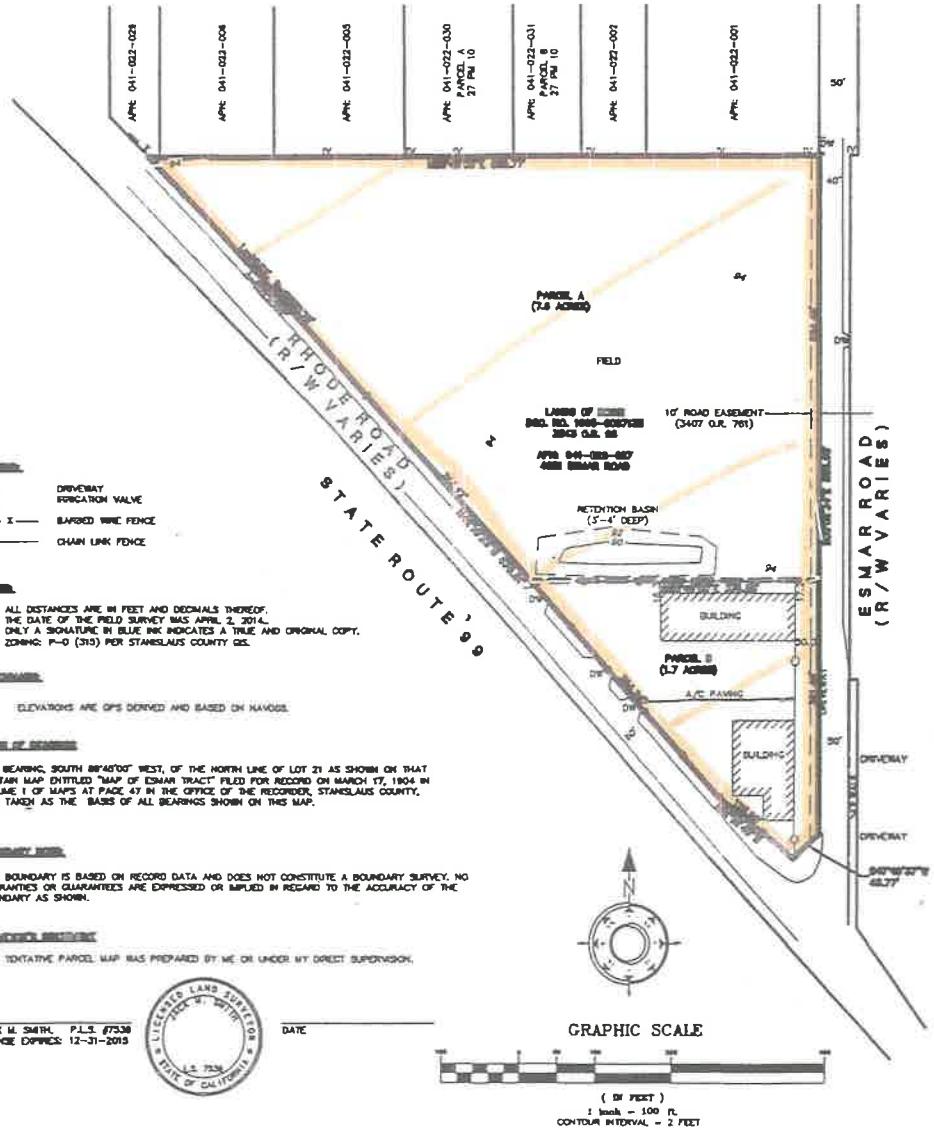
0 3000 Ft

Map provided by MyTopo.com

CCIC# 9053N

(ST-# = Investigations on file @ CCIC)

Ceres 7.5' USGS



DW DRIVEWAY
IV IRRIGATION VALVE
—— X —— X —— BARBED WIRE FENCE
—O—O—— CHAIN LINK FENCE

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
2. THE DATE OF THE FIELD SURVEY WAS APRIL 2, 2014.
3. ONLY A SIGNATURE IN BLUE INK INDICATES A TRUE AND ORIGINAL COPY.
4. ZONING: P-D (313) PER STANISLAUS COUNTY GIS.

ELEVATIONS ARE GPS DERIVED AND BASED ON NAVD88.

THE BEARING, SOUTH 88°45'00" WEST, OF THE NORTH LINE OF LOT 21 AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF ESMAR TRACT" FILED FOR RECORD ON MARCH 17, 1904 IN VOLUME 1 OF MAPS AT PAGE 47 IN THE OFFICE OF THE RECORDER, STANISLAUS COUNTY, WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN ON THIS MAP.

THIS BOUNDARY IS BASED ON RECORD DATA AND DOES NOT CONSTITUTE A BOUNDARY SURVEY. NO WARRANTIES OR GUARANTEES ARE EXPRESSED OR IMPLIED IN REGARD TO THE ACCURACY OF THE BOUNDARY AS SHOWN.

THIS TENTATIVE PARCEL MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

JACK M. SMITH, P.L.S. #7538
LICENSE EXPIRES: 12-31-2015

LICENSED LAND SURVEYOR JACK M. SMITH L.S. 7538 STATE OF CALIFORNIA

DATE

BILL ROSSI
3816 ROBERTS ROAD
CERES, CA 95307
(209) 656-8815

MUIR CONSULTING, INC.
JACK M. SMITH, PLS
139 CHURCH AVE
OAKDALE, CA 95361
(209) 845-8630
JSMITH@MUIRCONSULTING.COM

TENTATIVE PARCEL MAP

BEING A PORTOIN OF LOT 21 AND LOT 26 AS SHOWN ON THAT CERTAIN MAP ENTITLED "ESMAR TRACT" FILED FOR RECORD ON MARCH 17, 1904 IN VOLUME 1 OF MAPS AT PAGE 47 IN THE OFFICE OF THE RECORDER, STANISLAUS COUNTY

UNINCORPORATED AREA STANISLAUS COUNTY CALIFORNIA

MAY 2014

MUIR CONSULTING, INC.
139 CHURCH AVENUE
OAKDALE, CA 95361
(209) 845-8630 FAX (209) 845-8639

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www.muirconsulting.com

SHEET 1 OF 1

CCIC # 9053N

CCIC#9053N

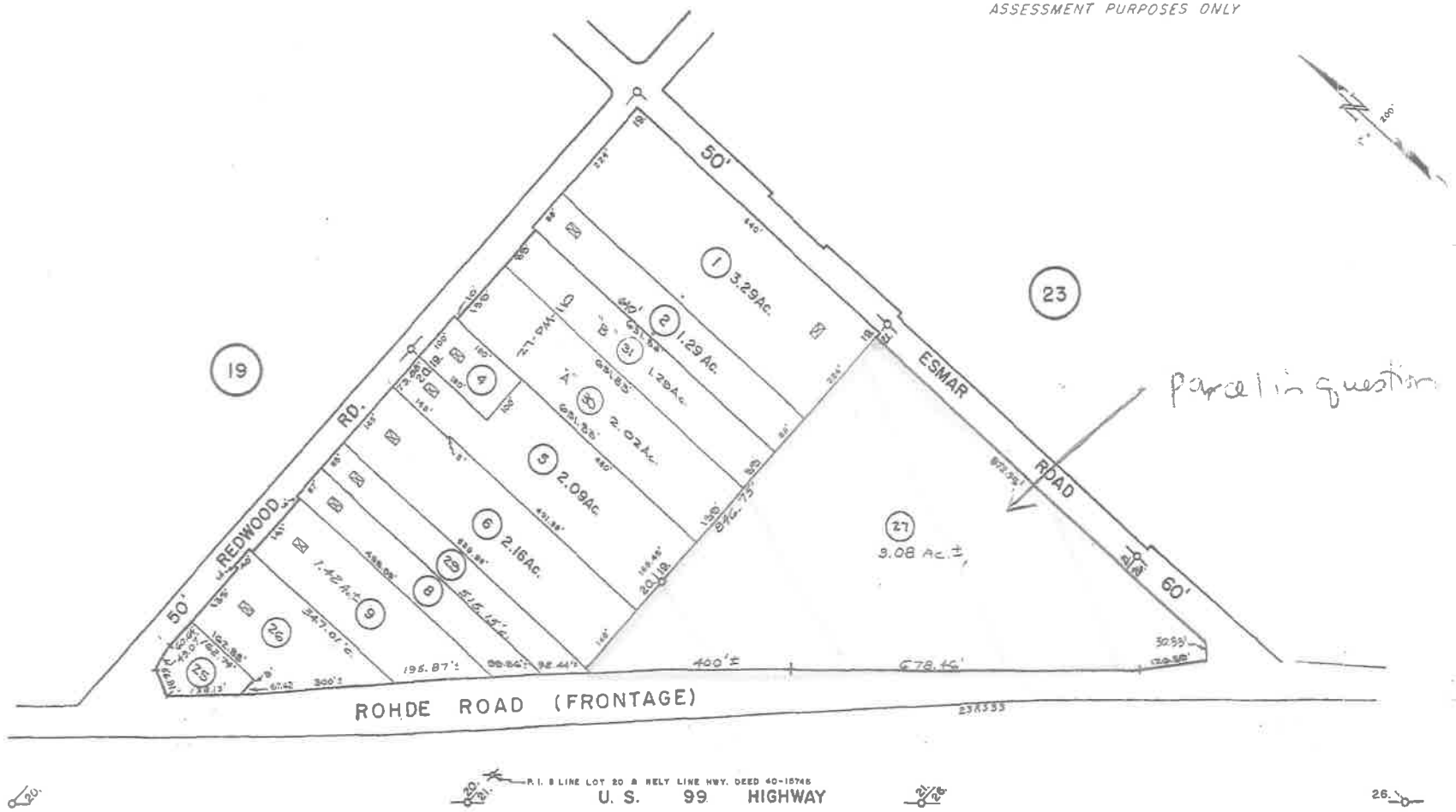
PORTION SW 1/4 SECTION 24 T. 4 S. R. 9 E. M. D. B. & M.

054 006

41 - 22

PORTION ESMAR TRACT - LOTS 19, 20, 21, & 26

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



R.I. & LINE LOT 20 & RELY LINE HWY. DEED 40-15746

U. S. 99 HIGHWAY

S. P. R. R.

FROM H-52A
R.M. 1-47
~~486-320-26~~
2-28-68,
UPDATE B-1-82, 12-12-03 DH

23

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66

41 - 22

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

DEPT: Planning and Community Development **BOARD AGENDA #** 9:15 a.m.

Urgent ☐ **Routine** ☒ **AGENDA DATE** March 25, 2008

CEO Concurs with Recommendation YES ☐ **NO** ☐ **4/5 Vote Required YES** ☐ **NO** ☒
(Information Attached)

SUBJECT:

Public Hearing to Consider Planning Commission's Recommendation for Approval of Rezone Application #2007-07, William Rossi, a Request to Rezone a 9-Acre Parcel from A-2-10 (General Agriculture) to a New P-D (Planned Development) to Allow a Manufactured Home Sales Business On-site with an Existing Agricultural Equipment Sales Business Located at 4831 Esmar, in the Ceres Area

STAFF RECOMMENDATIONS:

After conducting a duly advertised public hearing at its regular meeting of February 21, 2008, the Planning Commission, on a 6-0 vote, recommend that the Board of Supervisors approve the project, subject to the following actions:

1. 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.

(Continued on page 2)

FISCAL IMPACT:

There are no fiscal impacts associated with this item.

BOARD ACTION AS FOLLOWS:

No. 2008-220

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

1) X **Approved as recommended**
2) ____ **Denied**
3) ____ **Approved as amended**
4) ____ **Other:**

MOTION: **Introduced, adopted, and waived the reading of Ordinance C.S. 1023**

Christine Ferraro

ATTEST: **CHRISTINE FERRARO TALLMAN, Clerk** **File No.** **ORD-55-G-3**

PLANNING COMMISSION RECOMMENDATION: (Continued)

2. 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.

3. 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 designation; and

4. Approve Rezone Application No. 2007-07 - William Rossi, subject to the attached Development Standards and Development Schedule.

DISCUSSION:

This is a request to rezone the nine-acre site from A-2-10 to Planned Development. Presently, the General Plan Designation for the site is Planned Development. The project is located outside the Sphere of Influence of the City of Ceres (to the south) and just north of the Keyes Community Plan. The proposal would add another commercial element to the parcel, which includes an existing agricultural equipment sales and manufacturing business (located on two acres on the southern portion of the parcel). The development schedule notes the project will be completed within two (2) years from the start of site improvements. The site is currently occupied by Gardner & Rossi (agricultural equipment sales) and will add a manufactured home sales business operated by Golden State Manufactured Homes. The proposed business is considering a name change to "Turlock Ceres Home Showcase."

The business proposes an individual thirty-foot tall pole sign and a five-foot monument sign, hours of operation are proposed to be from 9:00 a.m. to 6:00 p.m., proposed additions to the site will be an employee parking lot, security fencing including gates, upgraded wells and septic systems, landscaping, paved parking lots and the area surrounding the buildings, the new business will have normal business operating hours, model mobile homes will be on permanent displays and not on permanent foundations, units can be changed when a new model arrives, and model home displays will average 940 - 1,600 square feet.

Background

In the 1980's, the Board of Supervisors determined that certain locations throughout the County would be designated as "Planned Development," given the unique aspect of the sites and because they displayed unique characteristics suitable for a variety of uses. The project, a triangular piece of property, located at the terminus of Esmar and Rohde Roads, was one such property. The Board of Supervisors, at the time, felt that this site met the criteria of a unique property given its location at the crossroads of two major routes and a

significant collector road. Also, due to the proximity of Highway 99, this parcel made agriculture less attractive than commercial uses. The other factor the Board determined, designating this site as Planned Development, was the historical presence of commercial and industrial type uses, from the adoption of the new and updated Keyes Community Plan. The Highway 99 corridor and the adjacent properties played an important role in converting adjacent lands from agricultural to highway and commercial use. With ranchettes, urban-type uses, and commercial businesses along the corridor, these smaller parcels were better designated as commercial and planned development than agricultural.

The history of the site dates back to 1980, when the applicant came in for a poultry and livestock equipment manufacturing business on a parcel containing an almond orchard. The Board of Supervisors, on July 22, 1980, approved a Use Permit Application (ZUPA 80-41) for the equipment manufacturing business in a 3,000 square foot building. The Use Permit was originally approved after appeal to the Board of Supervisors.

In 1982, an 1,800 square foot expansion of the building was approved to allow the outside material to be moved and placed inside, for a building total of 4,800 square feet.

In 1984, as a part of the Keyes Community Plan, the parcel and the surrounding area was designated as Planned Development, to allow commercial and light industrial uses. Several expansions have allowed the business to enlarge its outside storage, and a second building has been placed on the property.

Since a change of use has now been proposed for the property, to add a Manufactured Home Display Business, staff has requested a rezone of this site to Planned Development, to be more consistent with the General Plan.

Planning Commission Hearing

The Planning Commission held a public hearing on this project at its regular meeting of February 21, 2008. Following staff's recommendation for approval, the Chairman opened the public hearing. No one spoke in favor or opposition to the project. The applicant's representative, William Rossi spoke in favor of the project. The applicant was in favor of the recommendations by staff, specifically with the changes to the square footage of the proposed sign, access off of Esmar Road, and landscaping and storage of units on the property.

Following the closing of the hearing, the Commission discussed the project indicating positions in favor of the project. The Commission unanimously voted 6-0 (Layman/Gammon) to recommend the Board of Supervisor's approve this request. A detailed discussion of the request and the reasons behind staff's recommendation for approval can be found in the attached Planning Commission Staff Report.

POLICY ISSUES:

None.

STAFFING IMPACT:

None.

ATTACHMENTS:

1. Planning Commission Staff Report, February 21, 2008
2. Planning Commission Minutes, February 21, 2008

I:\Staffrpt\REZ\2007\REZ 2007-07 - William Rossi\BOS\BOS Report - Rossi.wpd

STANISLAUS COUNTY PLANNING COMMISSION

February 21, 2008

STAFF REPORT

REZONE APPLICATION NO. 2007-07
WILLIAM ROSSI

REQUEST: **TO REZONE NINE ACRES FROM A-2-10 TO PLANNED DEVELOPMENT, WHICH INCLUDES AN EXISTING AGRICULTURAL EQUIPMENT SALES BUSINESS AND WILL ADD A MANUFACTURED HOME SALES BUSINESS. THIS PROJECT INCLUDES A BUSINESS/SALES OFFICE, EMPLOYEE AND CUSTOMER PARKING, WALKWAYS, AND MODEL HOMES FOR CUSTOMER VIEWING. THE PROJECT SITE IS LOCATED AT 4831 ESMAR ROAD, LOCATED AT THE SOUTHERN TERMINUS OF ESMAR AND ROHDE ROADS, IN THE CERES AREA.**

APPLICATION INFORMATION

Applicant/Owner:	William Rossi (Mark Hatcher Engineering, Inc.)
Location:	4831 Esmar Road, Ceres
Section, Township, Range:	24-4-9
Supervisorial District:	Two (Supervisor Mayfield)
Assessor's Parcel:	041-022-027
Referrals:	See Exhibit F Environmental Review Referrals
Area of Parcel:	9 acres
Water Supply:	Private well (2)
Sewage Disposal:	Septic (2)
Existing Zoning:	A-2-10 (General Agriculture)
General Plan Designation:	Planned Development
Community Plan Designation:	Not applicable
Williamson Act:	Not applicable
Environmental Review:	Negative Declaration
Present Land Use:	Mostly vacant and fallow land, with existing agriculture equipment sales business (farm feed storage container business) on the southern portion of the property.
Surrounding Land Use:	Mostly agricultural and residential uses: to the north, small, one to three acre ranchettes; to the east, single-family dwellings, open/vacant land; to the west, Highway 99; to the south, a mobile home park and an RV sales business.

PROJECT DESCRIPTION

This is a request to rezone the nine-acre site from A-2-10 to Planned Development. The proposal would add a commercial use to the site, which includes an existing agricultural equipment sales and manufacturing business (located on two acres on the southern portion of the parcel). The development schedule notes the project will be completed within two (2) years from the start of site improvements. The site is currently occupied by Gardner & Rossi (agricultural equipment sales) and will add a manufactured home sales business operated by Golden State Manufactured Homes. The business proposes an individual thirty-foot tall pole sign and a five-foot monument sign. Hours of operation are proposed to be from 9:00 a.m. to 6:00 p.m. The project site is located at the southern terminus of Esmar and Rohde Roads, in the Ceres area.

SITE DESCRIPTION

The site is located on the edge of urban development. It is not currently in agricultural use, and is presently fallow. Surrounding land uses consist of agricultural and residential uses. To the north, small, one to three acre ranchettes; to the east, single-family dwellings, open/vacant land; to the west, Highway 99; to the south, a mobile home park and an RV sales business. The nine-acre site is mostly vacant, with exception to the existing Gardner & Rossi agricultural equipment sales business found on the southern tip of the parcel, which occupies two acres of the entire site. The site and buildings are presently used for the manufacture of farm feed storage containers.

The project is located at 4831 Esmar Road, which can be found south of the City of Ceres. Esmar and Rohde Roads run north and south and is outside the southern boundary of the Sphere of Influence (see Exhibit "A" - *Maps and Exhibits*, for a graphic representation). The City has identified the area as part of its Phase 2 Urban Growth Area, although neither the County nor LAFCO recognize this area, outside the City's Sphere of Influence. The parcel is also found just outside the Keyes Community Plan. In 1984, as part of the Keyes Community Plan update, this parcel and much of the surrounding area, was designated as Planned Development, to allow commercial and light industrial uses. It remains as a Planned Development designation to this day.

BACKGROUND

The history of this project site dates back to 1980, when the applicant came in for a poultry and livestock equipment manufacturing business on a parcel containing an almond orchard. The Board of Supervisors, on July 22, 1980, approved a Use Permit Application (ZUPA 80-41) for the equipment manufacturing business in a 3,000 square foot building. The Use Permit was originally approved after appeal to the Board of Supervisors. In 1982, an 1,800 square foot expansion of the building was approved to allow the outside material to be moved and placed inside, for a building total of 4,800 square feet. Although the size of the building was increased, machinery located on the property was stored outside. With the submittal of a Use Permit, a second building was approved. In 1984, as a part of the Keyes Community Plan, the parcel and much of the surrounding area was designated as Planned Development, to allow commercial and light industrial uses. This pre-existing use was not required to rezone to Planned Development unless a change of use was proposed. The Planning Commission also approved several expansions to the business. This included Zoning Use Permit Application (ZUPA 85-86) and Staff Approval Application (SAA 88-34). These expansions have allowed the business to enlarge, outside storage

areas to increase, and a second building to be placed on the property. These changes occurred mostly in the mid-eighties. Since a change has now been proposed, we are required to rezone this site to Planned Development, with the addition of a manufactured home sales business.

In the 1980's, the Board of Supervisors determined that certain locations throughout the County would be designated as "Planned Development," given the unique aspect of the sites and because they displayed unique characteristics suitable for a variety of uses. The project, a triangular piece of property, located at the terminus of Esmar and Rohde Roads, was one such property. The Board of Supervisors felt that this site met the criteria of a unique property given its location at the crossroads of two major routes and a significant collector road. Also, due to the proximity of Highway 99, this parcel made agriculture less attractive than commercial uses. The other factor the Board determined, in designating this site as Planned Development, was the historical presence of commercial and industrial type uses from the adoption of the new and updated Keyes Community Plan. The Highway 99 corridor and the adjacent properties played an important role in converting adjacent lands from agricultural to highway and commercial use. With ranchettes, urban-type uses, and commercial businesses along the corridor, these smaller parcels were better designated as commercial and planned development than agricultural.

DISCUSSION

The proposed project adds the sale of manufactured homes to the site with the existing commercial manufacturing business. In order to process this land use change, the County needs to approve the rezone classification. The proposed rezone designation will change the project area from A-2-10 (General Agricultural) to PD (Planned Development), which will be consistent with the existing General Plan land use classification of Planned Development. Proposed additions to the site will be an employee parking lot, security fencing including gates, upgraded wells and septic systems, and landscaping. The parking lot and the area surrounding the building will be paved. The new business will have normal business operating hours with seven (7) employees on a maximum shift. The estimated number of daily customers / visitors on site is four (4), with minimal deliveries per day. Model mobile homes will be on permanent displays and not on permanent foundations. Units can be changed when a new model arrives. Model mobile home displays average 940 - 1,600 square feet.

The existing buildings are oriented towards the southern end of Esmar and Rohde Roads. Access to the project will be off of both roads, where primary access will be on Esmar Road. Secondary access is proposed on the rear frontage (Rohde Road). The site is considered a "through" lot meaning there is public road access on both the front and rear of the site. The existing buildings will not be affected by access. However, the Public Works Department is requiring the existing parking lot be re-located to inside the fenced in area (see Parking section below). Some parking for visitors will be re-striped next to the office, however, employees will need to park inside the gated area as this will alleviate traffic off of Esmar Road. A Development Standard is included to make sure this will occur (Development Standards No. 38 - 41).

The applicant has also submitted floor plans and building model elevations (by Fleetwood - see Exhibit A) for the project that reflect the proposed model manufacturing homes that will be utilized. The applicant is not proposing modifications to the building's interior or exterior space of the models. A photograph from a similar manufactured home sales site can be found in Exhibit A. The

project will also use the open space "gravel used/storage area" as storage for manufactured homes as inventory or non-models. The applicant has stated that only two or three units will be stored in this area. Staff has agreed to the number of units to be stored in this area. Staff is recommending a condition will be put on the project to limit the number of inventory or non-models to a maximum of five new units (Development Standard No. 18).

The project will be served by existing private well for water and on-site septic facilities will provide for sewage disposal. If upgrades are necessary, Department of Environmental Resources will be contacted for the appropriate permitting action (Development Standards No. 29 - 33). Storm drainage is proposed on-site to be handled by a 60 x 250 square foot basin (total 15,000 square feet).

Parking:

Based on the existing County parking standards, the square footage of the proposed office building (2,160 s.f.), would require seven (7) parking spaces. Eleven (11) parking spaces, to include two (2) handicapped space are proposed. As mentioned above, the Public Works Department is requiring the existing parking outside the existing two buildings be re-located inside the fenced in area (Development Standards No. 19). Some parking for visitors is requested by the applicant in the existing location next to the office. The applicant has stated that he will re-stripe the area and move employee parking inside the gated area.

Signs:

The applicant is proposing a free standing pole-sign off of State Route 99 and a monument sign on Esmar Road. The pole-sign as proposed would be 30 feet in height, the actual face of the sign would measure approximately 225 square feet (10' x 22' 6"). The monument sign would be five (5) feet in height and have a 32 square foot (4' x 8') face. The signs would read "Golden State Manufactured Homes." As normally required as part of a Planned Development project, a development standard has been placed on this project for additional signs (directional, monument, etc.) or any signs on the sales building, and will require the Planning Director's approval. All final sign approvals will require the Planning and Community Development Director's approval prior to the placement of signs (Development Standard No. 4).

One aspect of the project raised concern with staff, which is the applicants desire to use a pole sign as depicted in the project proposal. The height of the sign is fine, however the sign is larger than most signs in the vicinity. The Cities of Ceres and Modesto use a standard of 150 square feet for their highway frontage signage. Staff recommends that the square footage of the sign be reduced to 150 square feet for the project.

Landscaping:

The project lies on the State Highway 99 Corridor, which needs adequate landscaping to ensure an attractive appearance from the highway, consistent with region-wide beautification efforts. The applicant has worked with County Staff and provided a conceptual landscaping plan that will

adequately screen the models, while maintaining visibility from the roadway. The landscaping plan also provides landscaping along Esmar Road. 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. 21.102.040, Standards of Landscape Design Implementation (F), Commercial Landscaping - Landscaping within commercial zoning districts should provide a minimum of three percent of the total lot area as planted areas within the front yard area. Total planted areas should not be less than five percent of the lot area for existing buildings and ten percent for new construction. This application will be required to provide ten percent landscaping in the area of new construction.

Traffic:

Street improvements will be built according to the Department of Public Works standards. These improvements shall include the construction of street pavement and driveway locations. The installation of improvements may be phased in conjunction with the development or deferred, by the Department of Public Works, until which time they are needed. The road frontage improvements are proposed for both frontages of the parcel. This improvement shall include a twelve foot (12') wide paved vehicle lane and a fourteen foot (14') wide paved asphalt shoulder. A Development Standard will be placed on the project to make sure this occurs (Development Standards No. 35).

This area in the past was considered mainly for businesses with low traffic generation. Golden State Manufactured Homes estimates a maximum of twenty (20) customers per day, with an average of three (3) customers at a time during peak hours. The applicant considers peak time to be from 12:00 p.m. to 3:00 p.m. 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 has not commented on this application, and the Public Works Department has included their comments as Development Standards. The County Public Works Department has not identified any significant traffic impacts to local County roads associated with this project. The City of Ceres has also commented on the project. They have identified the use of local roads as being impacted by the project.

A letter was received from the City of Ceres, expressed its objection to the project due to the proximity to the City. The project is located outside the City Sphere of Influence, however their objections are due to an increase of traffic, circulation, public facilities and services, and design of the project on the City. Secondly, they object to the proposal on the grounds that the City Land Use Designation is Highway Commercial and mostly Service Commercial. Some of the design issues have been resolved, with the submittal of a new site plan, and with only one manufactured home business instead of two as originally proposed. The proposed use could be described as a Service Commercial and possibly a Highway Commercial Use. Other manufactured and modular home businesses in the vicinity have visibility from the highway. Don's RV business to the south was originally approved as a manufactured home business, and up until last year a similar manufactured home businesses was approved on the west side Highway 99.

It is staff's opinion that the project will not be a significant traffic generator. Impacts to local City roads will be negligible due to this project. As stated above, the County Public Works Department has not identified any significant traffic impacts to local County roads associated with this project. The patrons of the proposal, with the existing Rossi manufacturing business, will have to travel on

City roads to access the project. The applicant has stated that an addition of a manufactured home business, mostly for display sales only, will generate about twenty total trips to the site daily (to include the existing business, (10) ten trips is estimated and (20) twenty trips for the new business for a total of (30) thirty daily trips). The Public Works Department has identified some road improvement conditions and encroachment issues that will be resolved with Conditions of Approval.

Staff contacted the City of Ceres Planning and Community Development Department to discuss their letter. After discussion regarding land use issues and traffic with the proposal, the City has stated that they do not have any issues with this project (Exhibit F).

FINDINGS

The proposed project involves the sales of manufactured homes on-site with an existing commercial manufacturing business. In order to process this Land Use Change, the County needs to approve the Rezone Classification. The proposed Rezone designation will rezone the project area from A-2-10, General Agriculture, to PD, Planned Development, which will be consistent with the General Plan Land Use Classification of Planned Development.

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 agricultural uses and other property in the area which consists of State Highway 99, vacant land, and an RV sales business and surrounding ranchettes found in the vicinity of the project.

The ultimate use of the property will remain consistent with the County's General Plan land use designation (Planned Development) upon approval of this application. The site is located on the edge of urban development. These surrounding agricultural uses are designated for Urban Transition and Planned Development according to the County General Plan. Urban Transition-type uses can be found north of the property, and Planned Development and Commercial uses can be found directly south of the property. The proposed project is consistent with planned growth in the project vicinity and would not involve the conversion of agricultural land to nonagricultural uses. The site currently has an existing Use Permit for a manufacturing and commercial business, and is surrounded by non-agricultural land uses. The rest of the parcel is vacant and fallow. Furthermore, the site is buffered from adjacent agricultural land by Highway 99. Staff finds this proposal to rezone this parcel to Planned Development 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 "F" - Environmental Review Referrals). Based on the Initial Study prepared for this project, adoption of a Negative Declaration is being proposed. The Initial Study and comments to the Initial Study have not presented any substantial information to identify a potential significant impact needed to be mitigated. Responses received from agencies have been incorporated into this project as Development Standards (see Exhibit D).

RECOMMENDATION

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

1. 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.

2. 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.

3. 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 designation.

4. Approve Rezone Application No. 2007-07 - William Rossi, subject to the attached Development Standards and Development Schedule.

Note: Pursuant to California Fish and Game Code Section 711.4, all project applicants subject to the California Environmental Quality Act (CEQA) shall pay a filing fee for each project. Therefore, the applicant will further be required to pay $1,933.75 to the Department of Fish and Game, and the Clerk Recorder filing fees. The attached Development Standards ensure that this will occur.

******

Report written by: Sean D. Purciel, Associate Planner, January 14, 2008

Attachments:

Exhibit A -	Project Maps and Exhibits
Exhibit B -	Initial Study
Exhibit C -	Negative Declaration
Exhibit D -	Development Standards/Schedule
Exhibit E -	Applicant's Submittal
Exhibit F -	Environmental Review Referrals

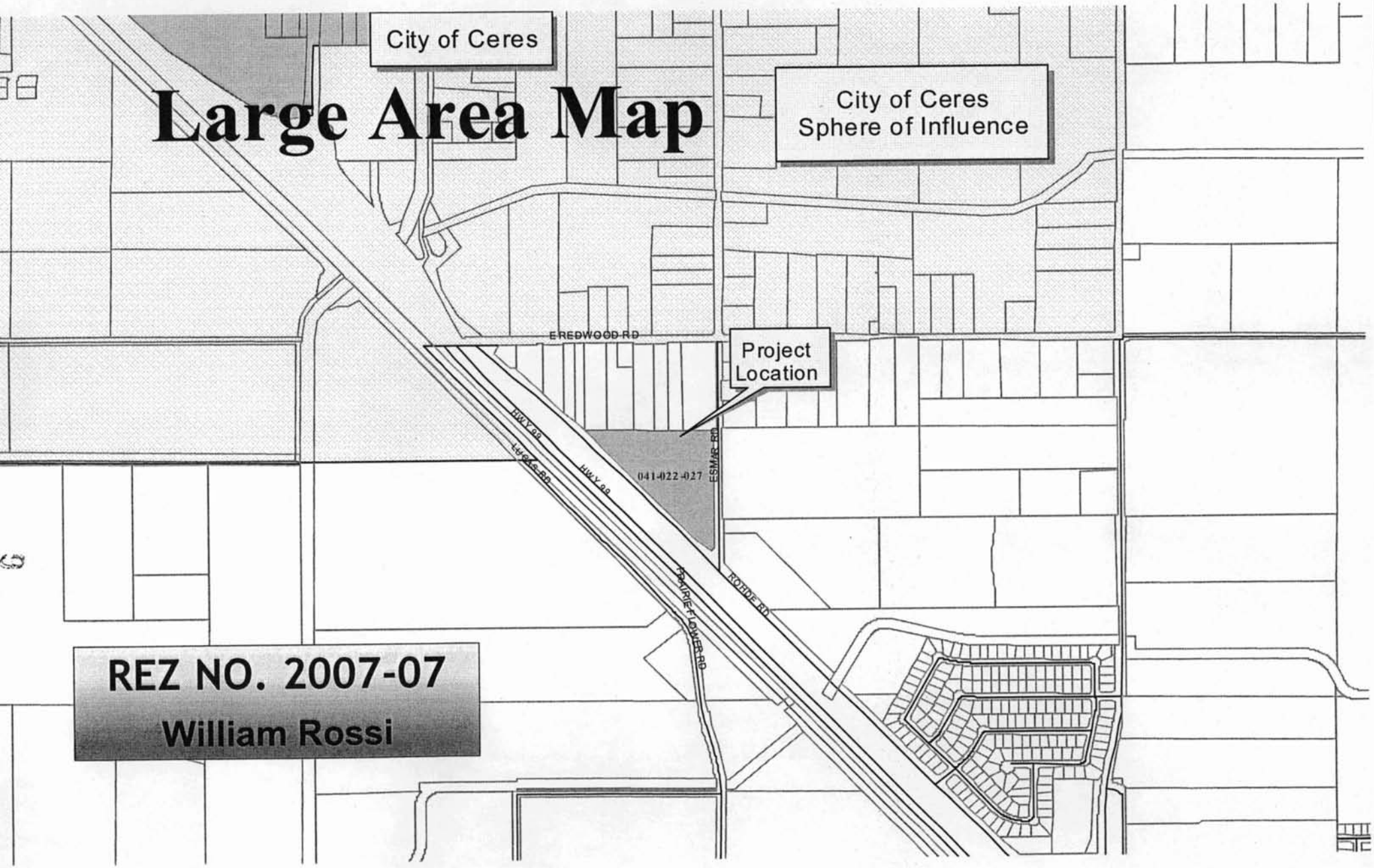
Reviewed by:

Bill Carlson, Senior Planner
(I:\Staffrpt\REZ\2007\REZ 2007-07 - William Rossi\Staff Report.wpd)

REZ NO. 2007-07

William Rossi

Large Area Map
Area Map
General Plan Designation
Zoning District
State Farmland Map
Aerial Photo
Site Plan
Home Elevations
Home Example
Site Example
Project Photos (2 slides)

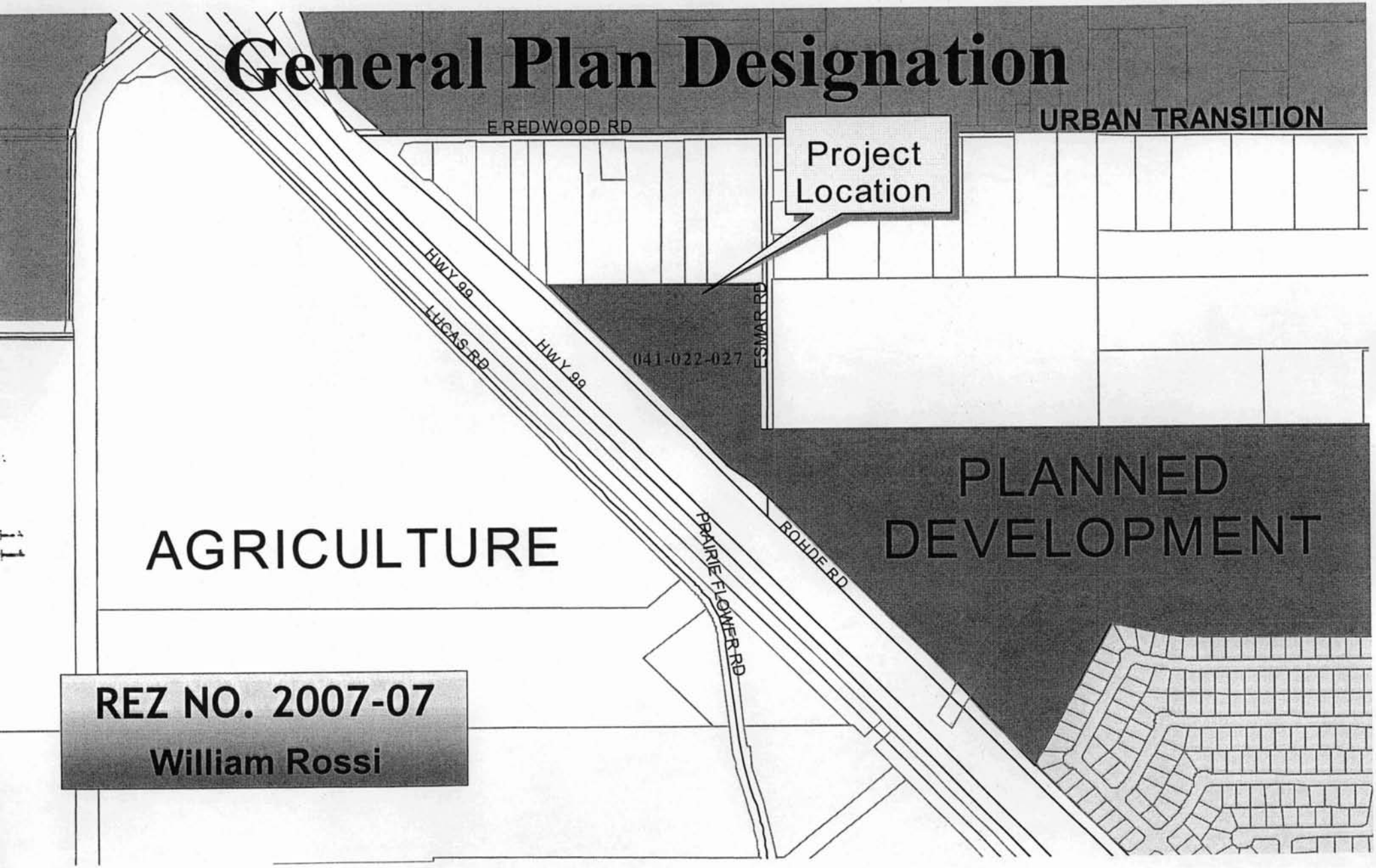

Large Area Map
City of Ceres
City of Ceres
Sphere of Influence
E REDWOOD RD
Project
Location
HWY 99
HWY 99
041-022-027
ESMAR RD
ROHDE RD
PRAIRIE FLOWER RD
REZ NO. 2007-07
William Rossi

Area Map

REZ NO. 2007-07

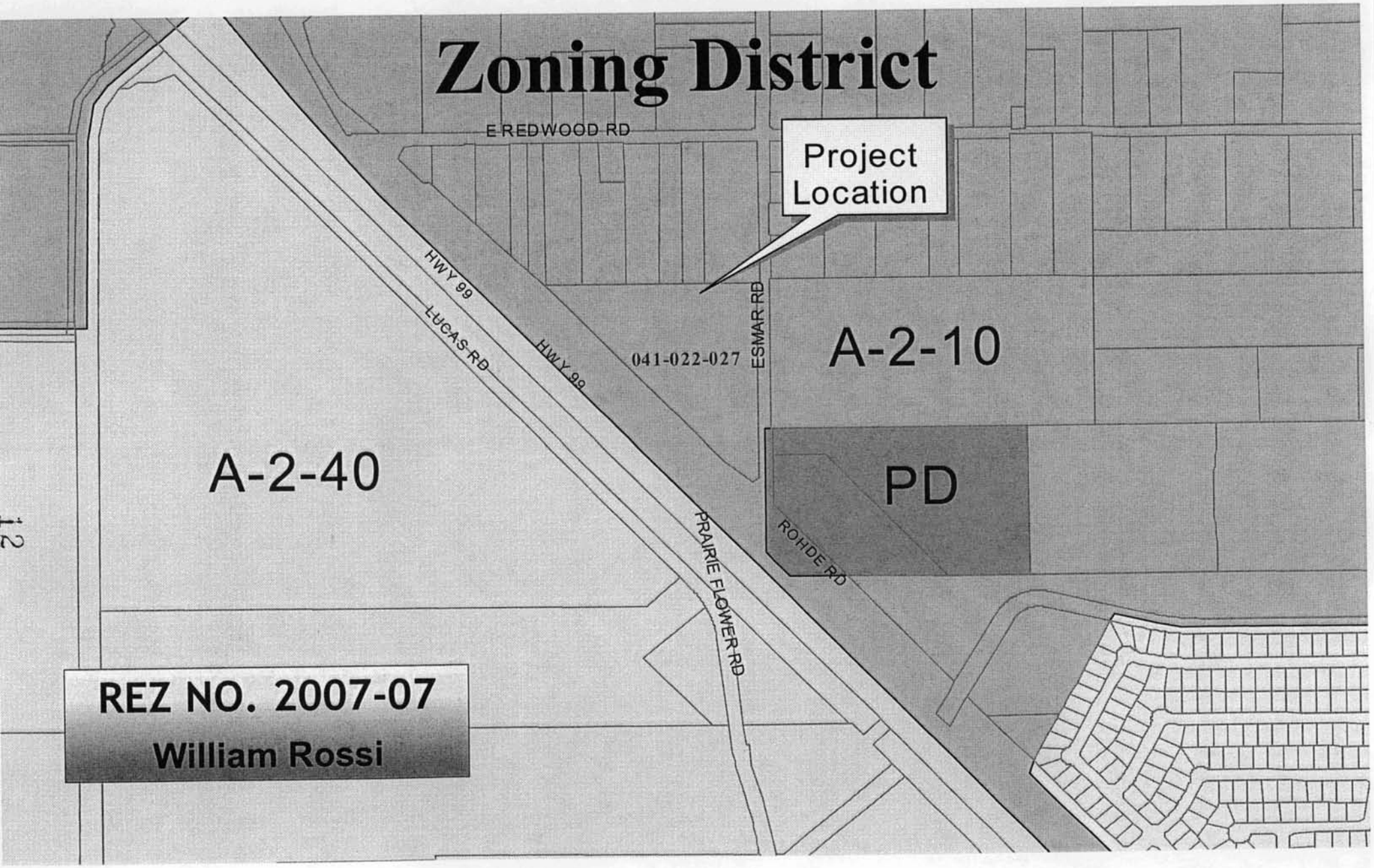
William Rossi

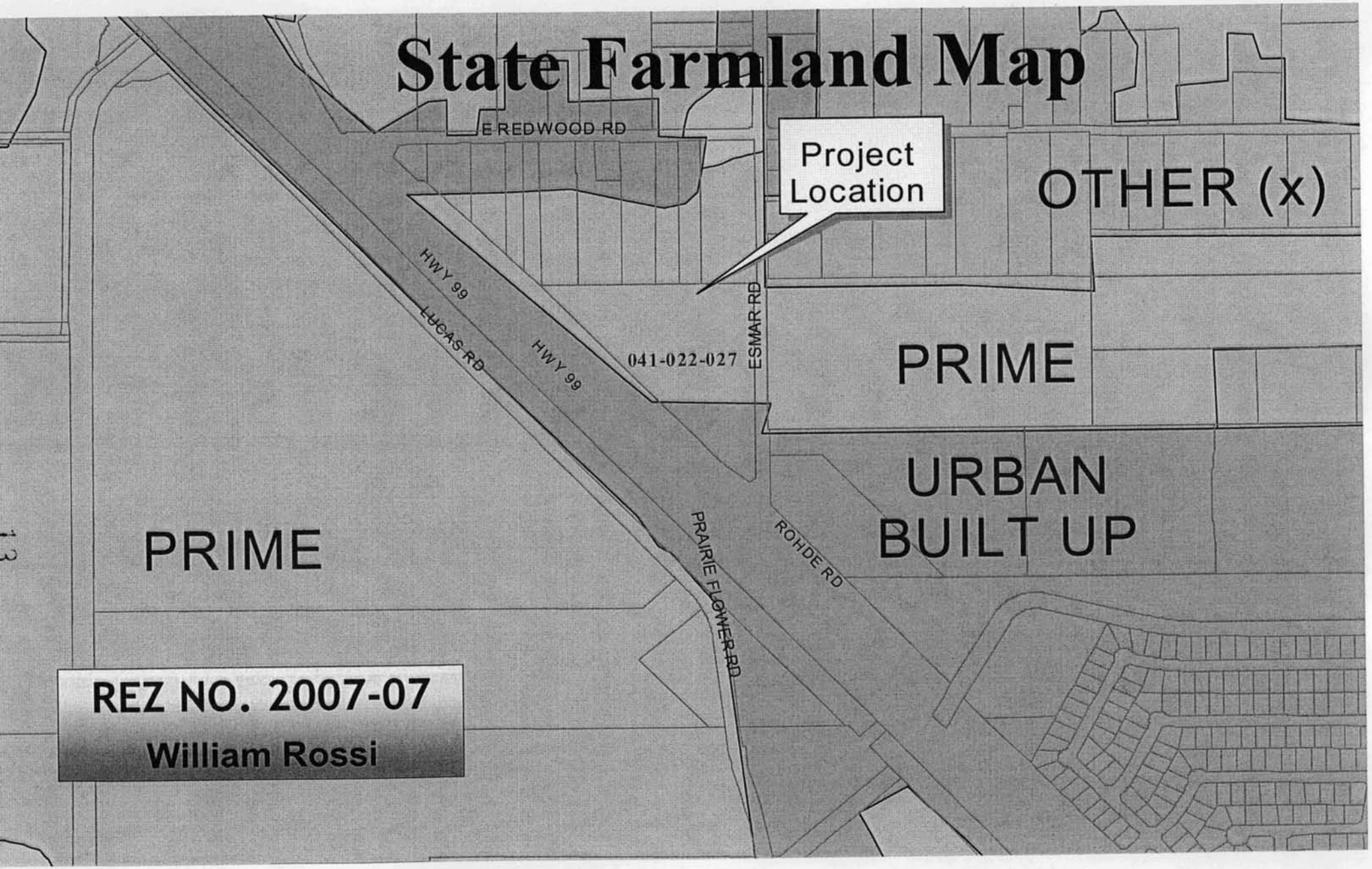
General Plan Designation



REZ NO. 2007-07

William Rossi


Zoning District
E REDWOOD RD
Project Location
HWY 99
LUCAS RD
HWY 99
041-022-027
ESMAR RD
A-2-10
A-2-40
PD
ROHDE RD
PRAIRIE FLOWER RD
REZ NO. 2007-07
William Rossi

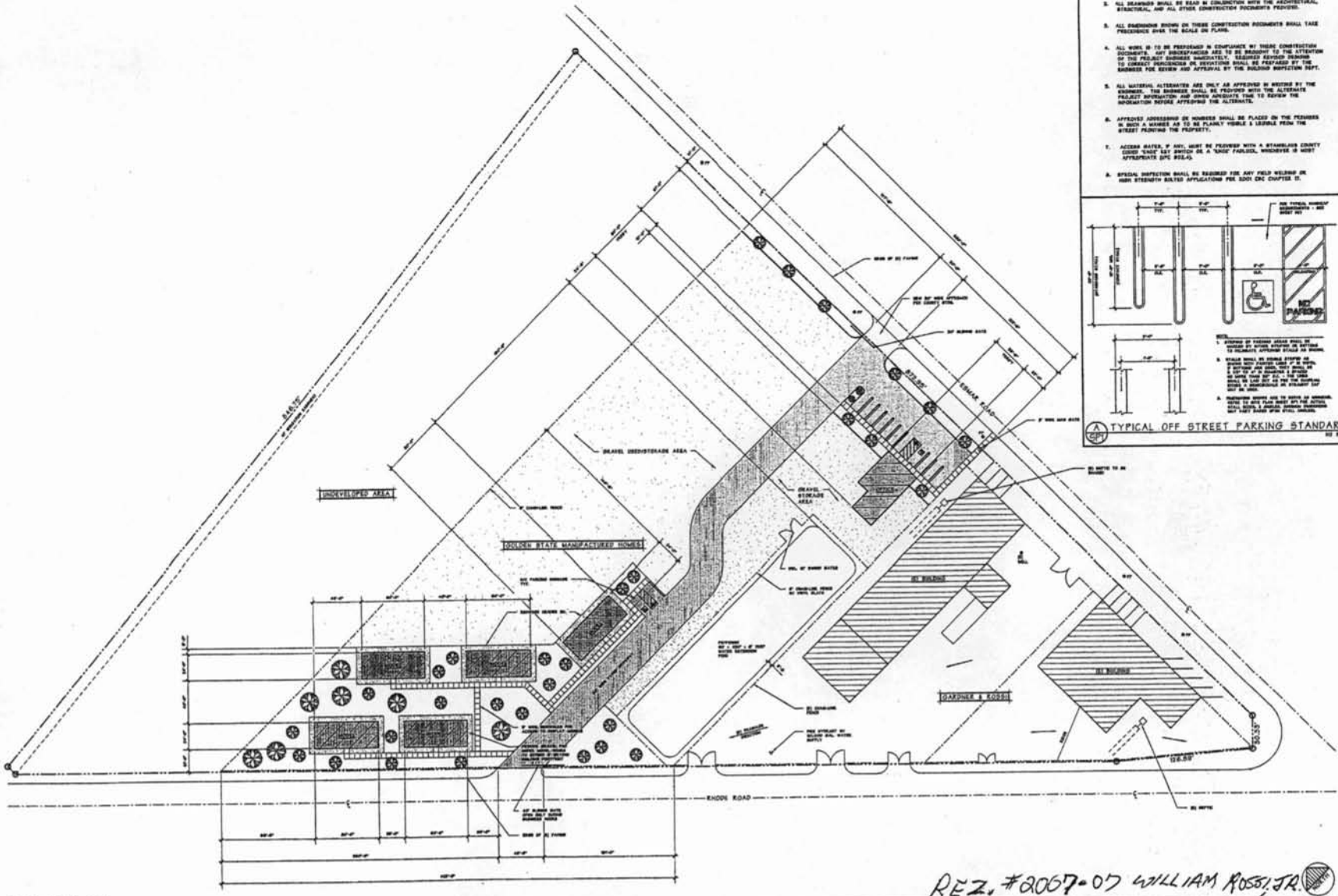

State Farmland Map
E REDWOOD RD
Project Location
OTHER (x)
HWY 99
LUCAS RD
HWY 99
041-022-027
ESMAR RD
PRIME
URBAN BUILT UP
PRIME
PRAIRIE FLOWER RD
ROHDE RD
REZ NO. 2007-07
William Rossi

Aerial Photo
E REDWOOD RD
Project Location
HWY 99
LUCAS RD
HWY 99
041-022-027
ESMAR RD
PRAIRIE FLOWER RD
ROLLINE RD
REZ NO. 2007-07
William Rossi

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE CALIFORNIA BUILDING CODE (CBC) 2001 EDITION, AND ALL OTHER PUBLICATIONS LISTED.
2. ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, STRUCTURAL, AND ALL OTHER CONSTRUCTION DOCUMENTS PROVIDED.
3. ALL DIMENSIONS SHOWN ON THESE CONSTRUCTION DOCUMENTS SHALL TAKE PRECEDENCE OVER THE SCALE ON PLANS.
4. ALL WORK IS TO BE PERFORMED IN COMPLIANCE W/ THESE CONSTRUCTION DOCUMENTS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY. REQUIRED REVISED DESIGNS TO CORRECT DISCREPANCIES OR DEVIATIONS SHALL BE PREPARED BY THE ENGINEER FOR REVIEW AND APPROVAL BY THE BUILDING INSPECTION DEPT.
5. ALL MATERIAL ALTERNATES ARE ONLY AS APPROVED IN WRITING BY THE ENGINEER. THE ENGINEER SHALL BE PROVIDED WITH THE ALTERNATE PRODUCT INFORMATION AND ADEQUATE TIME TO REVIEW THE INFORMATION BEFORE APPROVING THE ALTERNATE.
6. APPROVED ADDRESSING OR NUMBERS SHALL BE PLACED ON THE PREMISES IN SUCH A MANNER AS TO BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY.
7. ACCESS GATES, IF ANY, MUST BE PROVIDED WITH A STANDARDS COUNTY CODED "KNOX" KEY SWITCH OR A "KNOX" PADLOCK, WHICHEVER IS MOST APPROPRIATE (UFC #902.4).
8. SPECIAL INSPECTION SHALL BE REQUIRED FOR ANY FIELD WELDING OR HIGH STRENGTH BOLTED APPLICATIONS PER 2001 CBC CHAPTER 17.

TYPICAL OFF STREET PARKING STANDARDS
NO SCALE



REZ. #2007-07 WILLIAM ROSSI, JR.

SITE PLAN

REVISIONS	BY

PROPOSED SITE DEVELOPMENT FOR: WILLIAM ROSSI, JR.
GOLDEN STATE MANUFACTURED HOMES
TURLOCK, CALIFORNIA

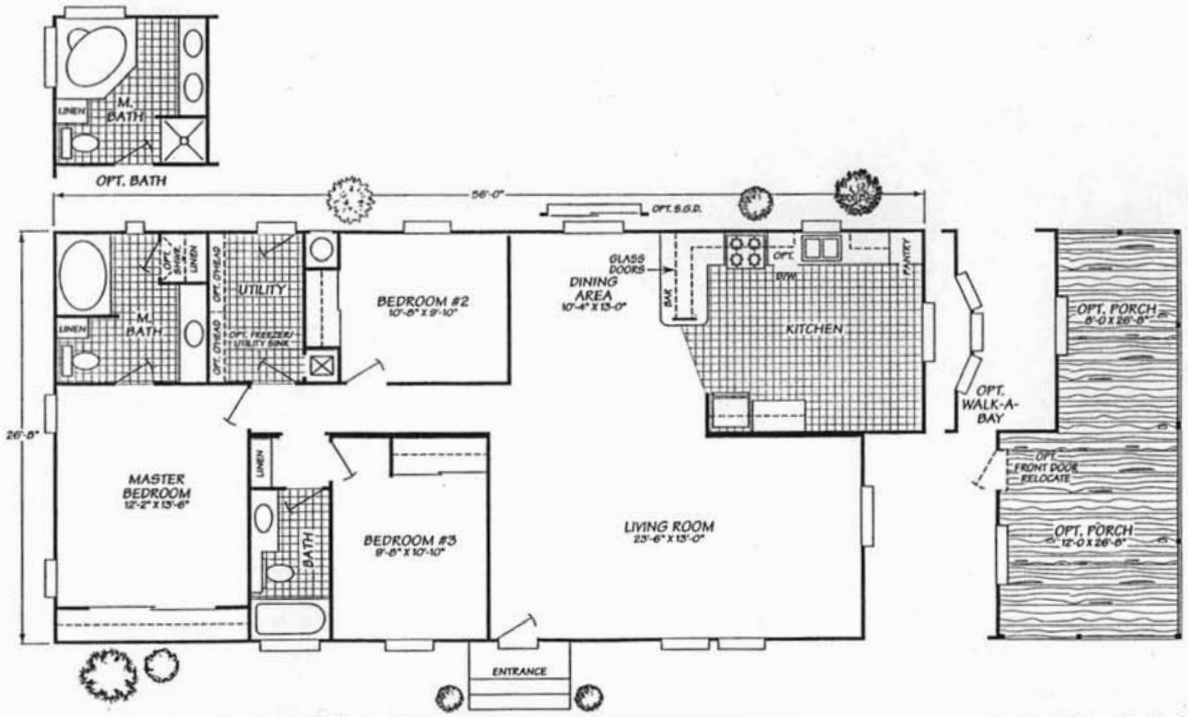
Mark C. Hatcher ENGINEERING, INC.
1020 N. Golden State Blvd., Ste. "F"
Turlock, California 95380
Ph: (209) 668-0247
Fax: (209) 668-0247

DRAWN	J.J.C.
CHECKED	M.C.H.
DATE	APR. 2007
SCALE	AS NOTED
JOB #	27066
SHEET	SP1

Home Elevations

FLEETWOOD HOMES

Expression Series **Model 4563F**
3 Bedrooms • 2 Baths • 1,439 Square Feet

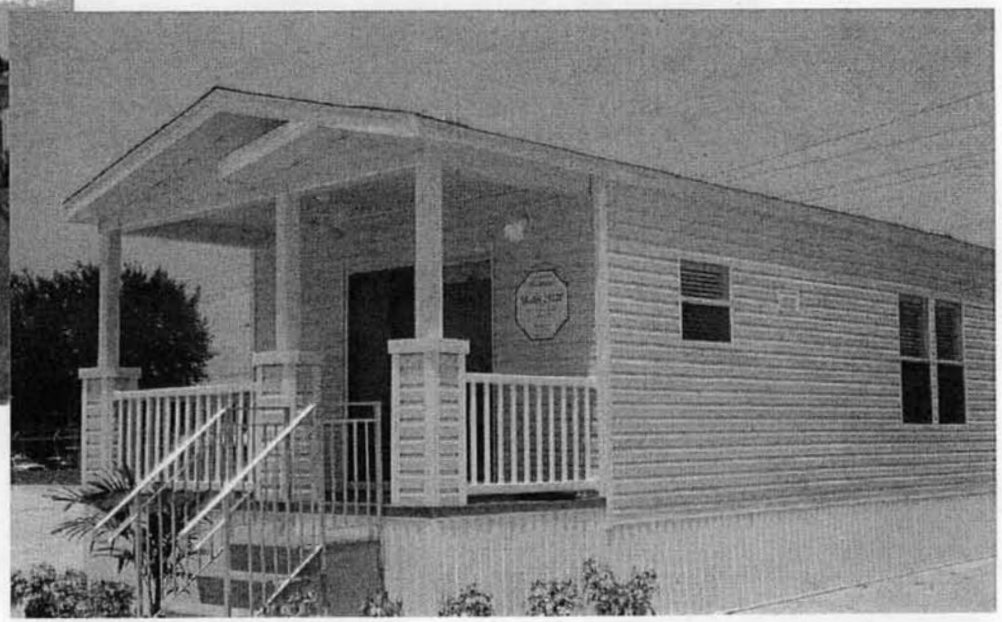


Fleetwood Homes reserves the right to change colors, prices, specifications, models, dimensions and materials without notice. Rendering and diagrams are meant to be representative and, in keeping with Fleetwood's policy of constant updating and improvement, may vary from the actual home. All dimensions are nominal and approximated. Square footage is measured from exterior wall to exterior wall, and is an approximate figure. Length indicated in floorplans is floor length only. The length of the hitch is not included. (Add four feet to arrive at transportable length.) Ask your retailer for specifics. PRICES AND SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION.

EX/17/JUL04

Home Example

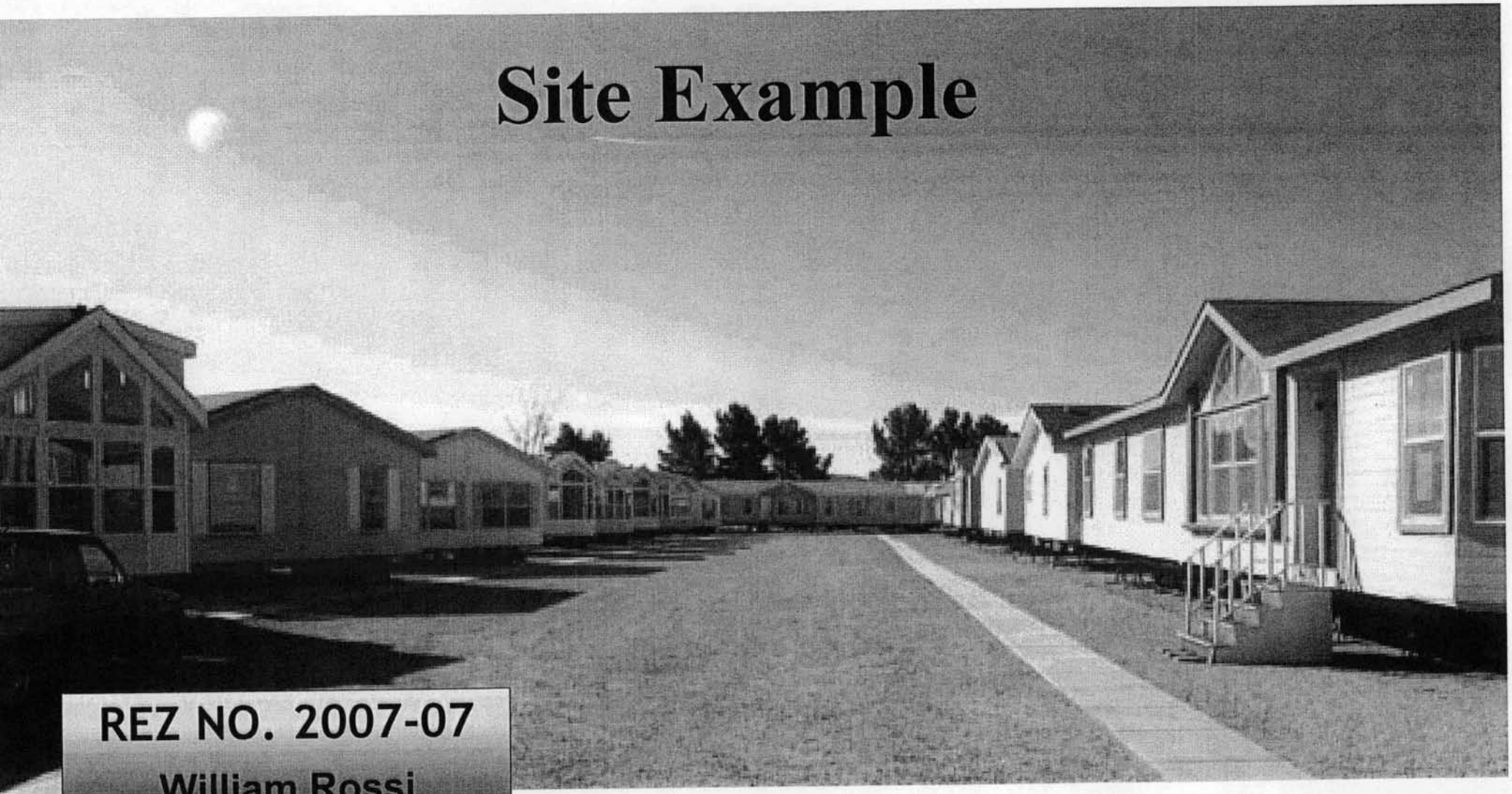
FLEETWOOD HOMES



REZ NO. 2007-07

William Rossi

Site Example



REZ NO. 2007-07

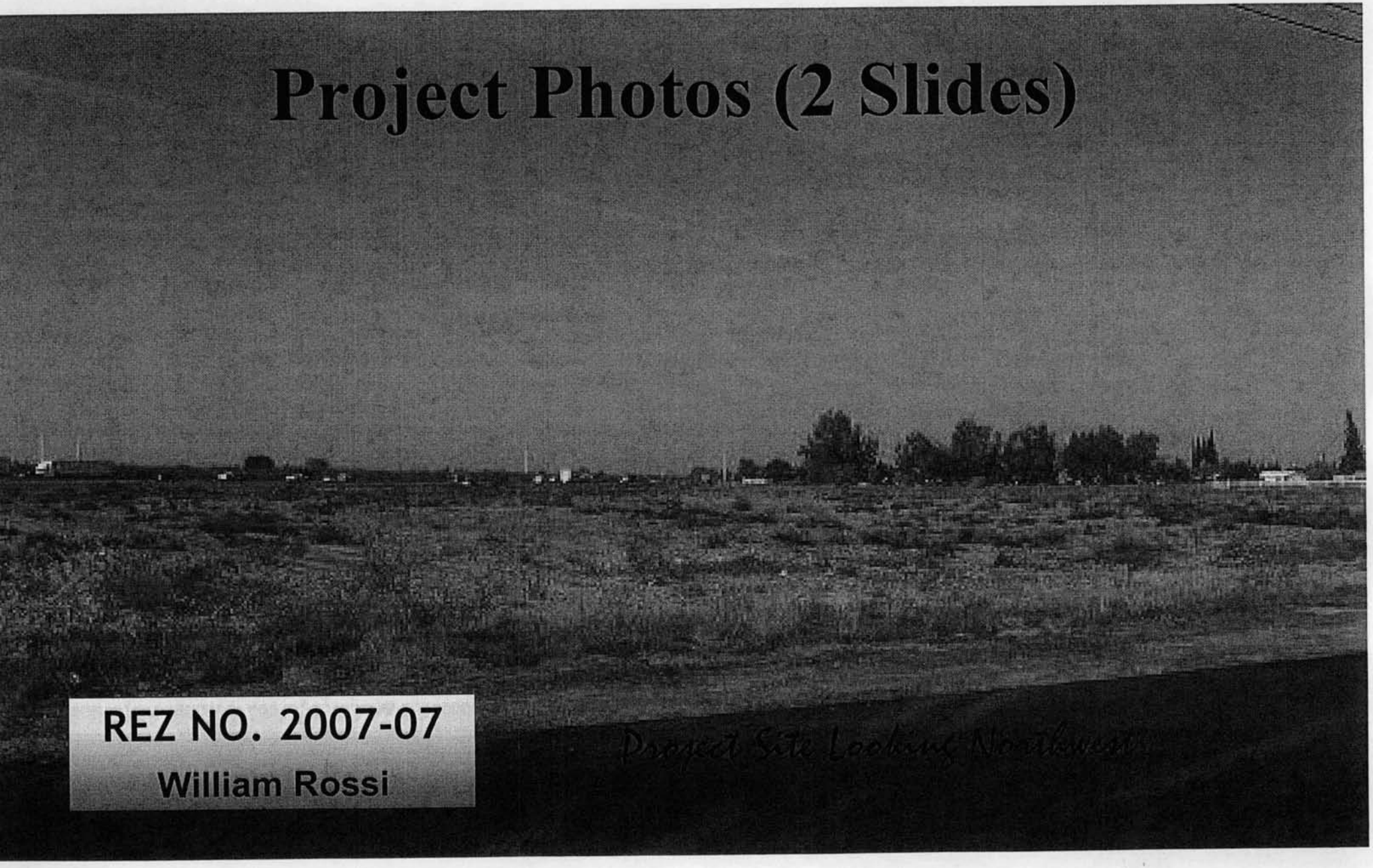
William Rossi

Project Photos (2 Slides)

REZ NO. 2007-07

William Rossi

Project Photos (2 Slides)



REZ NO. 2007-07

William Rossi

EXHIBIT B –
INITIAL STUDY

Stanislaus County
Striving to be the Best

Stanislaus County
Striving to be the Best

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. 2007-07 - William Rossi
2.	**Lead agency name and address:**	Stanislaus County 1010 10th Street, Suite 3400 Modesto, CA 95354
3.	**Contact person and phone number:**	Sean D. Purciel, Associate Planner (209) 525-6330
4.	**Project location:**	4831 Esmar Road, Ceres (APN: 041-022-027)
5.	**Project sponsor's name and address:**	William Rossi Jr. 3818 Roberts Road Ceres, CA 95307
6.	**General plan designation:**	P-D (Planned Development)
7.	**Zoning:**	A-2-10 (General Agriculture)

8. **Description of project:**

This is a request to rezone the nine-acre site from A-2-10 to Planned Development, to establish an appropriate commercial use and development standard for the site, which includes an existing agricultural equipment sales business (located on approximately two acres of the parcel). The site is currently occupied by Gardner & Rossi (agricultural equipment sales) and will add a manufactured home sales business operated by Golden State Manufactured Homes. Included in the development plan, the business would install a business/sales office, employee and customer parking, wood walkways, and model homes for customer viewing. Model homes will be permanent displays but not on permanent foundations. Models are proposed to be changed when new models arrive. The site is a "through" lot, meaning there is public road access on both the front and rear of the site. Primary access will be on Esmar Road. Secondary access is proposed on the rear frontage (Rohde Road). The business proposes an individual four-foot by eight-foot advertising sign. Hours of operation are proposed to be from 9:00 a.m. to 6:00 p.m.

9.	**Surrounding land uses and setting:**	West: Highway 99/ Agricultural (almond orchards) North: Ranchettes and pastureland East: One SFD/Open/Vacant land South: RV Sales/Mobile Home Park
10.	**Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**	Stanislaus County Department of Public Works, Department of Environmental Resources, Stanislaus Fire Prevention Bureau

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

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology /Soils
☐ Hazards & Hazardous Materials	☐ Hydrology / Water Quality	☐ Land Use / Planning
☐ Mineral Resources	☐ Noise	☐ Population / Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities / Service Systems	☐ 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.**

SDP

Signature

November 26, 2007
Date

Sean D. Purciel, Associate Planner
Printed name

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: This environmental issue focuses on the impacts of a project on scenic vistas and the overall appearance of the project in the community context. Issues of light and glare, community view-sheds, architectural compatibility with existing development or a specific site or setting are all part of the issue of "Aesthetics" as addressed within the framework of CEQA.

The project and vicinity are not identified as a scenic vista in the Stanislaus County General Plan[1]. There are no eligible or designated State scenic highways within the vicinity, according to the Stanislaus County General Plan[1]. The Highway 99 Corridor is adjacent to the site, a key gateway into the cities of Turlock, Ceres, and Modesto, and the County of Stanislaus. Generally, this project will have minimal effect on the Corridor. The project is located south of the City limits of Ceres, and north of the Community of Keyes. The site is on the edge of urban development. The nine-acre site is not currently in agricultural use, and is presently a vacant and fallow field. Surrounding land uses are currently in agricultural and residential uses. To the north, small, one to three acre ranchettes are found, a single-family dwelling and open/vacant land to the east, and a mobile home park and an RV sales business are located south of the property. The site is mostly vacant, with exception to the existing Gardner & Rossi agricultural equipment sales business found on the southern two acres of the parcel. The proposed project would further urbanize the County, however, the proposed project is consistent with planned growth in the project vicinity and therefore, would not substantially degrade the existing visual character or quality of the site, the Highway 99 Corridor, the local streets and surroundings.

The proposed project would create a new source of light. The most intrusive light associated with the proposed project would include street lights along the streets at the project site. The County of Stanislaus requires that all night lighting be hooded and/or fitted with prismatic directional lenses to prevent illumination and glare onto adjoining properties, adjacent right of ways, and glare into on-going traffic as a standard Condition of Approval of the proposed project. Therefore, the emission of light and glare associated with the installation of night lighting would be considered less than significant.

Mitigation: None.

References: Stanislaus County General Plan[1], Land Use Element, Stanislaus County Zoning Ordinance.

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: This environmental issue focuses on the impacts of a project on farmland and agricultural productivity. Environmental concerns focus on the loss of agricultural cropland as inventoried by the Farmland Mapping and Monitoring Program of the California Resources Agency as well as agricultural zoning and Williamson Act Contract lands. Additional areas of concern are the potential changes resulting from a project that could lead to future conversion of agricultural lands to non-agricultural uses.

The proposed project would convert approximately seven acres (of the total nine acres of the parcel) of "Prime Farmland" to urban uses. The site is located outside the Ceres City limits and the Community of Keyes and is designated for urban/planned development uses in the Stanislaus County General Plan[1]. The proposed project is consistent with the County General Plan[1] and therefore is considered a less than significant impact and no further analysis is required.

The site consists of agricultural land. To characterize the agricultural resources for the site, the Important Farmland Maps produced by the Department of Conservation's Farmland Mapping and Monitoring Program (FMMP) for Stanislaus County were reviewed. Prime Farmland and Farmland of Statewide Importance map categories are based on qualifying soil types, as determined by the U.S. Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), as well as current land use (irrigated agriculture). The farmland map category for the site is designated as "Prime Farmland" and is defined by the Department of Conservation's FMMP.

The project area does not have a Williamson Act contract and is too small for a contract. The Stanislaus County zoning map shows the project area zoned as A-2-10, General Agriculture. The ultimate use of the property will remain consistent with the County's General Plan[1] land use designation Planned Development upon approval of this application, which currently is designated as a Planned Development (commercial) use.

The site is located on the edge of urban development. Agricultural uses are located to the north and west of the project. These surrounding agricultural uses are designated for Urban Transition and Planned Development uses according to the County General Plan[1]. Urban Transition-type uses can be found north of the property, and Planned Development and Commercial uses can be found directly south of the property. The proposed project is consistent with planned growth in the project vicinity and would not involve the conversion of agricultural land to nonagricultural uses. The site currently has an existing Use Permit for an agricultural-related business, and is surrounded by non-agricultural land uses. The rest of the parcel is vacant and fallow. Furthermore, the site is buffered from adjacent agricultural land to the west by Highway 99 and small ranchettes to the north and to the east. Additionally, the proposed project will not result in any conversion of farmland. To protect the agricultural uses in the area from unjust nuisance complaints, the County also has a Right-to-Farm Ordinance in place. Therefore, the proposed project would result in a less than significant impact on the conversion of surrounding farmland.

Mitigation: None.

References: Stanislaus County General Plan - Agricultural Element[1], Stanislaus County Zoning Ordinance, Stanislaus County Geographic Information System, Farmland Mapping Layer, California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland August 2004, http://www.consrv.ca.gov/dlrp/FMMP/.

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: This environmental issue focuses on the impacts of a project on air quality. Issues over project consistency with applicable air quality plans, policies and regulations, and increases of pollutants have been designated as "non-attainment" in this area. Additional concerns are over the exposure of sensitive receptors, such as people, to high levels of air pollution or odors. According to the San Joaquin Valley Air Pollution Control District, the San Joaquin Valley, which includes Stanislaus County, air quality has been designated non-attainment by the Environmental Protection Agency and by the Air Resources Board for ozone and PM-10 (fine particulate matter and dust). The District maintains permit authority over stationary sources of pollutants. The Federal Clean Air Act and the California Clean Air Act require areas that are designated non-attainment to reduce emissions until standards are met.

The County of Stanislaus is within the San Joaquin Valley Air Basin (SJVAB). The County is one of eight counties within the SJVAB. The San Joaquin Valley Air Pollution Control District (SJVAPCD) is the agency with jurisdiction over air quality regulation in the SJVAB. The SJVAB is currently in non-attainment for both the Federal and State designation for one-hour ozone (O3) and PM-10. Build-out of the urban areas of the County General Plan would exceed the growth accounted for in the 1991 Air Quality Attainment Plan for the San Joaquin Valley Air Basin. Because the proposed project is not proposing housing, and proposes an expansion of an existing commercial business, it is determined that no quantifications of emissions are needed, based on information identified in the "Guide for Assessing and Mitigating Air Quality Impacts."

No correspondence from the SJVAPCD has been received. Therefore, we can consider that the proposed project will have less than significant impacts with the implementation of their rules and regulations, which will be conditioned into the project's design.

The proposed project will not expose sensitive receptors to pollutant concentrations within the area. In addition, the proposed project will be required to comply with SJVAPCD Regulation VIII during (proposed) project construction (for permanent structures). Regulation VIII implements dust control measures to reduce the amount of fine particulate matter entrained into the ambient air from man-made sources. The project in this location and of this size and type is not anticipated to be either a generator or receiver of odors. There are no nearby uses that generate odors that could be considered significant. Most nearby agricultural uses, such as orchards and dairies are located far enough away from the proposed projects to have a less than significant impact on the proposed business. No odor complaints related to the use are known or have been received, therefore this condition shall be considered less than significant.

The air emissions associated with the proposed project will not exceed the thresholds set by the SJVAPCD. New Development Impacts on Air Quality: The Indirect Source Review rule, which went into effect March 1, 2006, requires developers of larger residential, commercial and industrial projects to reduce smog-forming and particulate emissions generated by their projects. The rule is expected to reduce nitrogen oxides and particulates throughout the San Joaquin Valley by more than 10 tons per day by 2010. The applicant should be aware of the Districts Rules and Implementation Plans to reduce airborne particulates, such as PM-10 and NOx. A Condition of Approval will be imposed on the project stating that the applicant shall comply with rules and regulations adopted by the SJVAPCD.

Mitigation: None.

References: Stanislaus County General Plan - Circulation Element[1], San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis, Guide for Assessing and Mitigating Air Quality Impacts (GAMAQI), Rule 9510 Indirect Source Review (ISR) (Adopted December 15, 2005), http://www.valleyair.org/index.htm.

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: This environmental issue focuses on the impacts of a project with respect to biological resources such as sensitive plant or animal species, their habitat, riparian habitat or interference with the normal movements of wildlife species in the vicinity of a project. Additional concerns focus on consistency of a project with adopted plans, policies and regulations regarding wildlife, habitat conservation planning, local wildlife preservation plans and policies or wetlands.

The project site is dedicated to agricultural production (although not presently in production). The proposed project would convert agricultural land and associated disturbed vegetation into urbanized land. Loss of this project site is considered a less than significant impact. Therefore, the proposed project would have no impact on sensitive species. On a site visit and review of the County General Plan[1] and Stanislaus County Geographic Information System (GIS), the site contains no riparian, wetland, or other sensitive natural community. The County General Plan[1] indicates that the project site is not located within a biologically sensitive area.

According to the U.S. Fish and Wildlife Service Conservation Plans and Agreements Database, the California Department of Fish and Game Natural Community Conservation Planning Program, and the Stanislaus County General Plan[1] and Geographic Information System, there are no approved habitat conservation plans or natural community conservation plans within the project vicinity. The project does not contain any trees or substantial vegetation to trigger a biological report as well. Therefore, implementation of the proposed project will not conflict with or have an impact on any such plans.

Mitigation: None.

References: Stanislaus County General Plan[1], Conservation/Open Space Element, Stanislaus County Geographic Information System, California Natural Diversity Database.

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: This environmental issue focuses on the impacts of a project on cultural resources including, but not limited to, the adverse change to a significant historical or archaeological resource. Other areas of concern include the potential for a project to adversely impact a unique paleontological resource or geologic feature or disturb any human remains. 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.

The site is located in the central portion of Stanislaus County, and on the southern limits of the City of Ceres and north of the Community of Keyes. According to the County General Plan[1], the area is not known to be within a location of archaeological resources, no known historically important resources or paleontological resources are on the project site. It is possible, however, that the site could contain undiscovered archaeological resources. Disturbance of any archaeological resources during construction of the project would be considered a significant environmental impact. The project proponent would be required to comply with the General Plan Program, in regards to finding significant resources, which requires the developer to halt construction if cultural resources are encountered unexpectedly during construction and requires consultation with a qualified archaeologist to determine the significance of the resource.

If there are suspected human remains identified through project construction, the Stanislaus County Coroner's Office shall be contacted immediately. If the remains or other archaeological materials are possibly of Native American origin, the Native American Heritage Commission shall be contacted immediately. Implementation of this program will reduce the potential impact to a less than significant level.

Mitigation: None.

References: Stanislaus County General Plan[1], Conservation/Open Space Element.

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

Discussion: This environmental issue focuses on the impacts of natural geologic or soil conditions on a project. Specific concerns include earthquakes and seismic related hazards, or unstable soils. As contained in Chapter 5 of the General Plan Support Document[1], 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 (if necessary) will be required as a Conditions of Approval.

According to the Stanislaus County General Plan[1], several known faults exist in the eastern part of the County and in the Diablo Range west of Interstate 5. The Ortigalita Fault, part of which is designated as an Alquist-Priolo Earthquake Fault Zone, is located in the southwestern portion of the County. The site is located in central Stanislaus County and is not identified by the Alquist-Priolo Earthquake Fault Zone. Therefore there is no impact in regards to this issue.

The County is within Uniform Building Code Seismic Zone 3, indicating moderate potential for ground shaking. All structures and facilities constructed as part of the proposed project will be designed in compliance with the requirements of Title 24 of the Uniform Building Code (UBC) for seismic safety. Please be advised that the new UBC will be in effect for the County at the end of 2007. This new code will be implemented and new buildings will need to comply with the new rules and regulations.

Compliance with the engineering requirements of the UBC would ensure that the risk of structural failure during a seismic event is minimized to the greatest degree feasible. As a result, the risk of adverse effects from ground shaking would be minimal and considered a less than significant impact.

Liquefaction occurs when loose sand and silt that is saturated with water behaves like a liquid when shaken by an earthquake. Three factors are required for liquefaction to occur: 1) loose, granular sediment; 2) saturation of the sediment by groundwater, and 3) strong shaking. Project site soils are of the Turbotville, Loam, 0-3% slopes (TuA). According to the Natural Resources Conservation Service (NRCS), this soil series consists of 0 to 3 inches, brown (10YR 4/3) loam; weak fine granular structure; very friable; many roots; five percent angular gravel and cobbles and less than one percent stones, mainly of granitic materials, few sandstone and quartzite fragments present; moderately acid; gradual wavy boundary. With soils that have a percentage of cobbles, weak granular structures, and loam and roots, it could be deduced that the project site has a moderate potential for ground shaking, and these characteristics indicate minimal potential for risk of liquefaction. The site has flat topography indicating no potential for landslides. Therefore this issue will have no impact on the project.

The soil at the project site is classified by the USDA Natural Resource Conservation Service as Turbotville Loam. This soil is very deep, poorly drained soil located on uplands and terraces. Permeability of this soil is slow and available water holding capacity is high. Runoff on the Turbotville Loam soil is slow and the hazard of water erosion is slight. Therefore, a less than significant impact is anticipated. According to the NRCS, this soil series has low clay content. The shrink-swell potential of this soil is considered moderate. The proposed project will be required to conform to the Uniform Building Code. Therefore, the affects of expansive soils at the project site would be considered less than significant.

As proposed, the project will connect to the existing wastewater conveyance and septic system. Septic tanks or alternative wastewater disposal systems will be installed on site as per the requirements of the Department of Environmental Resources. There are no significant impacts in regards to this issue.

Mitigation: None.

References: Stanislaus County General Plan[1], Land Use Element, Stanislaus County General Plan Support Documentation[1], Stanislaus County Geographic Information Systems, Western Stanislaus County, Soil Series Layer, California Department of Conservation, Uniform Building Code (2007), NRCS - http://soils.usda.gov/, National Cooperative Soil Survey, U.S.A. - http://ortho.ftw.nrcs.usda.gov/osd/dat/T/TURBOTVILLE.html, Stanislaus County Environmental Review Committee letter, Bella Badal, PhD. Department of Environmental Resources, dated June 13, 2007.

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: This environmental issue focuses on the impacts of a project with respect to hazards. The creation of new hazardous conditions or activities that will result in people or property being exposed to existing hazards is the primary area of focus under this environmental issue. Hazards include, but are not limited to, hazardous materials, hazards associated with aircraft and airports or wildland fires. An additional concern is the consistency of a project with emergency response plans or emergency evacuation plans.

The County Department of Environmental Resources (DER) 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 agriculture. Sources of exposure include contaminated groundwater which is consumed and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. 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 but is located beneath a low level flight path. The groundwater is not known to be contaminated in this area.

The proposed project will comply with all Federal, State, and local regulations and policies involving the routine transport, use, or disposal of hazardous materials. The 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). If the applicant complies with the provisions of the DER, the possible impacts caused by the routine transport, use, or disposal of hazardous materials will be determined to be less than significant. The Environmental Review Committee, in their correspondence dated July 3, 2007, has additional requirements for the transport, use, and or disposal of hazardous materials, which the applicant will be required to comply with. These will be added to the project as Conditions of Approval.

The project will not involve the use or storage of hazardous materials that would pose a threat or potential for release of hazardous materials into the environment. Construction of the proposed development will comply with all applicable Federal, State, and local policies and regulations related to the release of hazardous materials. Therefore, this item can be considered less than significant.

The project is not located near a public school. The applicant will comply with all Federal, State, and local policies and regulations related to hazardous waste. Therefore, this item can be considered less than significant.

The State Department of Toxic Substances (DTS) maintains a Hazardous Waste and Substances List (also known as the "Cortese List"), in accordance with California Government Code Section 65962.5. The Cortese List includes data from the "Calsites" database of hazardous waste sites, the leaking underground storage tank database and the California Integrated Waste Management Board database of sanitary landfills with evidence of groundwater contamination.

The most current Cortese List indicates that there are no hazardous waste or substance sites in the City of Ceres. Therefore, the site is not located in the vicinity of a hazardous materials site compiled pursuant to Government Code section 65962.5, which would result in a significant hazard to the public or environment at the project site. Therefore, this item can be considered less than significant.

The proposed project is not located within the jurisdiction of an airport land use plan. The nearest public airport is the Modesto Municipal Airport, which is located approximately five (5) miles north of the project area. Therefore, this item is not applicable. The proposed project is not located within the vicinity of a private airstrip. Therefore, this item is not applicable.

The proposed project will comply with the development standards for the Stanislaus Fire Prevention Bureau and the Stanislaus County Sheriff's Department for issues related to emergency evacuation. Therefore, this item can be considered less than significant.

According to the Stanislaus County General Plan[1], the areas of potential wildland fires are the Diablo Range, located west of Interstate 5, and the Sierra Nevada foothills in the eastern portion of Stanislaus County. The proposed project is not located within the Diablo Range or the Sierra Nevada foothills therefore this item is not applicable.

Environmental Review Committee letter, dated July 3, 2007 addresses hazardous substances, hazardous storage, and transportation for the proposed project and has Conditions of Approval.

Mitigation: None.

References: Stanislaus County General Plan[1], Safety Element, General Plan Support Documentation[1], The State Department of Toxic Substances (DTS) Hazardous Waste and Substances List - http://www.envirostor.dtsc.ca.gov/public/, Stanislaus County Environmental Review Committee letter, Raul Mendez, dated July 3, 2007.

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: This environmental issue focuses on the impacts of a project on surface and groundwater, including compliance with water quality standards and regulation, depletion of groundwater supplies, pollution or degradation of water quality. Additional concerns include water-related hazards such as flooding, mudflows and similar hazards. This area of environmental concern also addresses potential project impacts on area drainage including storm water runoff.

The proposed project will comply with all Federal, State, and local policies and regulations related to water quality.

Currently, the site has two wells that adequately serve the property. The proposed project will not 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.

The proposed project would result in an increase in the amount of impervious surfaces at the project site with the manufactured home/commercial business. The amount of surface water runoff from the proposed project is not anticipated to substantially alter the existing drainage pattern of the site or area. Storm water runoff generated by these uses would discharge into a proposed drainage basin. All proposed improvements would be developed in accordance with Stanislaus County Standards and Specifications.

In California, the California Regional Water Quality Control Board (RWQCB) administers the Federal National Pollution Discharge Elimination System (NPDES) Program. Projects that disturb more than one acre of land during construction are required to file a Notice of Intent to be covered under the State NPDES General Construction Permit for discharges of storm water associated with construction activities. The project site is approximately nine acres and the project applicant would be required to file a Notice of Intent prior to construction activities if construction of permanent structures is proposed. The State NPDES General Construction Permit requires development and implementation of Storm Water Pollution Prevention Plans (SWPPP) that use storm water "Best Management Practices" to control runoff, erosion, and sedimentation from the site both during and after construction. The SWPPP has two major objectives: (1) to help identify the sources of sediments and other pollutants that affect the quality of storm water discharges; and (2) to describe and ensure the implementation of practices to reduce sediment and other pollutants in storm water discharges.

The proposed project would collect storm drainage in a conventional water retention pond as their water drainage system. Urban storm water runoff typically carries a variety of contaminants, including oil and particulate matter. The introduction of contaminants from a commercial project of this size is not anticipated to substantially degrade water quality. The proposed project will comply with all Federal, State, and local regulations and policies related to water quality. Therefore, a less than significant impact is anticipated.

The proposed project does not include the placement of housing or other structures within the 100-year flood plain. The southern portion of the City of Ceres and the northern portion of the Community of Keyes is located outside the 500-year flood area according to the Federal Emergency Management Agency (FEMA), the Stanislaus County General Plan[1] and Geographic Information System.

The project is not located in an area of flood inundation. Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving flooding as a result of the failure of a dam. The likelihood of a seiche, an earthquake induced wave in a lake, or a tsunami, is less than significant due to the proposed project's distance from the above-mentioned bodies of water. Therefore, the project site is not in an area subject to seiche, tsunami, or mudflow.

By virtue of paving for the building pads, parking, and driveways, the current absorption patterns of water placed upon this property will be altered. A Condition of Approval requiring a Grading and Drainage Plan (as necessary) 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: Stanislaus County General Plan and Support Documentation[1], Stanislaus County Geographic Information System.

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

Discussion: This environmental issue focuses on the impacts of a project on adopted land use, habitat conservation or natural community conservation plans. The specific focus of this area of environmental concern is potential project conflicts with established plans and policies or the potential for the project to physically divide a community area.

The proposed project involves the sales of manufactured homes on-site with an existing commercial agricultural business. In order to process this land use change, the County needs to approve the rezone classification. The proposed Rezone designation will rezone the project area from A-2-10, General Agricultural, to PD, Planned Development, which will be consistent with the General Plan land use classification of Planned Development.

The proposed project is located just outside the urbanizing area of the City of Ceres and the northern portion of the Community of Keyes, and is not within the City's incorporated boundary, and is surrounded by scattered development with no established community. Additionally, the proposed project is consistent with the land use plans for the area. A letter received from Ceres expressed objection to the project due to the proximity to the City. Their objections are due to an increase of traffic, circulation, public facilities and services, and design of the project. Secondly, they object to the proposal on the grounds that the City of Ceres land use designation is Highway Commercial (General Plan Designation), and has Service Commercial Zoning Designation. It could be argued that the proposed use could be described as a Service Commercial Use and necessitates the need for visibility from Highway 99. The proposal will try to meet some of the needs of the City, while under the County jurisdiction. The City will be notified of the proposed development and be part of the review process.

The proposed project includes a rezone classification of the project area from A-2-10 to PD. The project will not conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project, including but not limited to the Stanislaus County General Plan[1], specific plan, local coastal program, or zoning ordinance adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, it is determined that the proposed use of the project area does not conflict with the applicable zone designation for the project area once the re-classification is approved. The proposed project will not conflict with an applicable habitat conservation plan or natural community conservation plan and will not physically divide an established community.

Mitigation: None.

References: City of Ceres Correspondence dated June 20, 2007, Stanislaus County General Plan[1], Land Use Element, Stanislaus County General Plan Support Documentation[1], Stanislaus County Geographic Information System.

X. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion: This environmental issue focuses on the impacts of a project on known mineral resources of commercial or otherwise documented economic value. 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.

No locally important mineral resources are shown to exist at the project site. The Stanislaus County General Plan[1] has not shown any resources to exist on the project site or within the vicinity. Therefore, this item will not have an impact to the environment.

Mitigation: None.

References: Stanislaus County General Plan - Noise Element[1], Stanislaus County Geographic Information System, Stanislaus County General Plan Support Documentation[1], State Division of Mines and Geology Special Report 173.

XI. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			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 expose people residing or working in the project area to excessive noise levels?				X

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?				X

Discussion: This environmental issue focuses on the impacts of a project with respect to noise or ground-borne vibration. The creation of new noise or ground-borne vibration conditions or activities that will result in people or property being exposed to existing noise or vibrations is the primary area of focus under this environmental issue.

The ambient noise environment is dominated by noise sources, which primarily include vehicular traffic on local roads in the vicinity of the project site. The Stanislaus County General Plan - Noise Element[1] 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. The proposed project would not create excessive ground-borne noise vibration or noise. Therefore, the proposed project would not result in exposure of persons to generation of excessive ground-borne vibration or ground-borne noise levels and a less than significant impact is anticipated.

The principal short term noise impact associated with the proposed project would occur during construction. Construction noise represents a sporadic, rather than a continuous impact on ambient noise levels in and around construction activity areas on the project site. During project construction the character of noise levels surrounding the construction sites would change as work progresses from grading to actual construction of the proposed structures. As a standard Condition of Approval, the County requires that construction be limited to normal working hours and equipment be properly muffled. With implementation of this standard Condition of Approval, a less than significant impact would result.

The nearest public and private airstrip to the proposed project area is the Modesto City-County Airport, located approximately five (5) miles from the project area. Due to the project's distance from the Modesto City-County Airport, this item is not applicable.

Mitigation: None.

References: Stanislaus County General Plan - Noise Element[1], Stanislaus County Geographic Information System, Stanislaus County General Plan Support Documentation[1].

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: This environmental issue focuses on the impacts of a project on population and housing including population growth or displacement of human population and housing.

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. The proposed project does not include the displacement of existing housing, therefore this item is not applicable. Existing residents of the Community of Keyes or the City of Ceres will not be displaced as a result of the proposed project.

Mitigation: None.

References: Stanislaus County General Plan[1], Housing Element, Stanislaus County General Plan Support Documentation[1].

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: This environmental issue focuses on the impacts of a project on public service facility needs and the potential environmental impacts of developing and/or expanding these facilities. Facility needs can be defined by the need to maintain acceptable levels of service such as response times or such other community service standard as may apply.

The project site is located approximately 1.6 miles from the Keyes Fire Station, located in downtown Keyes. The project will not require additional fire officers associated with growth and this project. The County charges development impact fees to offset the cumulative costs of providing additional fire protection facilities and equipment brought about by new development. No mitigation measures are necessary at this time. The Stanislaus Fire Prevention Bureau commented in their letter that no environmental concerns would be impacted by the project.

The County Sheriff Department currently operates out of a single substation located in downtown Keyes. The project will not require additional officers associated with growth and this project. The County charges development impact fees to offset the cumulative costs of providing additional police protection facilities and equipment brought about by new development. No mitigation measures are necessary at this time.

The project site is located within the Ceres Unified School District (CUSD). Implementation of the proposed project will not result in the construction of any new residential units and will not directly increase public school enrollment. Under Senate Bill 50 (SB 50), school districts can levy developer fees from new development to pay for school improvements. The proposed project will be subject to the CUSD commercial/industrial fees in place at the time an application is submitted for a building permit. Therefore, this impact is less than significant.

The proposed project will not result in the construction of any new residential units and will not create greater demand for parks. The County of Stanislaus would charge the project development impact fees to offset the cumulative costs of providing additional recreational facilities not provided on-site. The proposed project would incrementally increase the need for general governmental services, but the impact would be less than significant.

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.

Mitigation: None.

References: Stanislaus Fire Prevention Bureau letter dated June 10, 2007, Stanislaus County General Plan and Support Documentation[1], Stanislaus County Geographic Information System.

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: This environmental issue focuses on the impacts of a project on public recreation service and facility needs and the potential environmental impacts of developing and/or expanding recreation facilities. Facility needs can be defined by the need to maintain acceptable levels of community recreation service in the area and region.

The proposed project will not result in the construction of new residential units. The use of existing parks and other recreational facilities will not be increased and no new or expanded facilities will be required. Implementation of the proposed project would not result in impacts to recreation.

Mitigation: None.

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

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 environmental issue focuses on the impacts of a project on transportation systems including roads and highways, public transportation systems, pedestrian circulation and access, parking, and emergency access. Impacts can be in the form of new hazardous circulation or traffic conditions, conflict with existing plans or policies or creation of an unacceptable traffic level on a transportation system or facility.

The proposed project will increase the trip generation along adjacent streets and intersections, notably Rohde and Esmar Roads. The project will be conditioned to assure that all project related impacts are reduced to a level deemed to be less than significant. It will not impair any air traffic patterns associated with flights departing and arriving into Modesto City-County Airport. The design of improvements (i.e. curb, gutter, sidewalk, as required), will be designed in accordance with the County Standards and Specifications, and shall be approved by the Public Works Department prior to development.

According to the Stanislaus Fire Prevention Bureau, the proposed project will not impair the District's ability to access the proposed project during emergencies. The applicant is proposing one (1) main entrance into the project along Esmar Road, and alternative access on Rohde Road. Based on discussions with the Stanislaus Fire Prevention Bureau, creating two (2) points of access to the project will comply with the District's requirements for emergency vehicular access. This proposal has been reviewed and approved by the Stanislaus Fire Prevention Bureau.

The proposed project includes on and off-street parking for the project. Issues of adequate on-street parking will be addressed as part of the project review process. The Public Works Department is considering eliminating on-street parking. A Condition of Approval will move the parking lot from its present location to the location of the drainage basin, to eliminate parking and traffic off of Esmar Road. The proposed project will not conflict with any plans related to alternative transportation.

To date, comments have not been received from Caltrans regarding the traffic or traffic volume information. The County Public Works Department has not identified any significant traffic impact to local County roads associated with this project. The Public Works Department has identified some road improvement conditions and encroachment issues that will be resolved with Conditions of Approval. No significant mitigation or environmental concerns have been brought up. Therefore, this issue will be considered less than significant.

Mitigation: None.

References: Stanislaus County Department of Public Works correspondence dated November 7, 2007, Stanislaus County General Plan and Support Documentation[1].

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

Discussion: This environmental issue focuses on the impacts of a project on public utility systems or facilities such as water, wastewater, storm-water drainage or other utility or service systems.

The project is currently being served by private water well, septic and an 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. The project will not result in the violation of any discharge standard established by the Central Valley Regional Water Quality Control Board or any other federal or state water discharge standard. The project proposal includes installation of an on-site storm-water treatment facility in accordance with the requirements of the Water Quality Control Board and Stanislaus County Standards.

The project will upgrade on-site wells and septic systems as needed. The project will not necessitate the need for construction of new storm water drainage facilities or expansion of existing facilities, with exception to the proposed storm drainage retention pond proposed for the project. Adequate water supplies for the proposed project are available. The project has presently two wells on-site. The project will require the need for solid waste disposal services within Stanislaus County, but will not require the need for new, or expanded solid waste disposal services.

The proposed project will comply with all Federal, State, and local policies and regulations related to solid waste. State law (AB 939) requires that local jurisdictions meet specified solid waste reduction goals through the implementation of recycling programs. The proposed project would participate in the recycling programs available in the County and the southern part of the City of Ceres. Turlock Irrigation District responded with a letter in regards to their comments and concerns. In summary to their letter, no environmental concerns have been brought to our attention in regards to this application.

Mitigation: None.

References: Public Works Department Correspondence dated November 7, 2007, Stanislaus County Environmental Review Committee letter, Raul Mendez, dated July 3, 2007, Department of Environmental Resources Correspondence, Bella Badal, PhD., dated June 13, 2007, Turlock Irrigation District Correspondence dated June 19, 2007, Stanislaus County General Plan and Support Documentation[1].

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	

Discussion: On the basis of an analysis of the project and its potential adverse physical environmental impacts, as described above, it has been determined that the project would not 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.

The proposed project would have cumulative impacts on air quality, noise, public services, transportation, and utilities and service systems. However, implementation of policies found in the Stanislaus County General Plan[1] presented herein would reduce these cumulative impacts to a less than significant level.

Potential adverse effects on human beings associated with air quality, noise, and water quality can be mitigated through the implementation of Stanislaus County General Plan[1] policies or the implementation of Conditions of Approval presented herein.

[1]Stanislaus County General Plan and Support Documentation adopted in October 1994, as amended. Optional and revised elements of the General Plan and Support Documentation: ***Agricultural Element*** adopted on April 23, 1992. ***Housing Element*** adopted on December 12, 2003, and certified by the California Department of Housing and Community Development Department on March 26, 2004. ***Circulation Element*** and ***Noise Element*** adopted on April 18, 2006.

EXHIBIT C –
NEGATIVE DECLARATION

Stanislaus County
Striving to be the Best

NEGATIVE DECLARATION

NAME OF PROJECT: Rezone Application No. 2007-07 - William Rossi

LOCATION OF PROJECT: 4831 Esmar Road, Ceres (APN: 041-022-027)

PROJECT DEVELOPER: William Rossi Jr.
3818 Roberts Road
Ceres, CA 95307

DESCRIPTION OF PROJECT: This is a request to rezone the nine-acre site from A-2-10 to Planned Development, to establish an appropriate commercial use and development standard for the site, which includes an existing agricultural equipment sales business (located on approximately two acres of the parcel). The site is currently occupied by Gardner & Rossi (agricultural equipment sales) and will add a manufactured home sales business operated by Golden State Manufactured Homes. Included in the development plan, the business would install a business/sales office, employee and customer parking, wood walkways, and model homes for customer viewing. Model homes will be permanent displays but not on permanent foundations. Models are proposed to be changed when new models arrive. The site is a "through" lot, meaning there is public road access on both the front and rear of the site. Primary access will be on Esmar Road. Secondary access is proposed on the rear frontage (Rohde Road). The business proposes an individual four-foot by eight-foot advertising sign. Hours of operation are proposed to be from 9:00 a.m. to 6:00 p.m.

Based upon the Initial Study, dated **November 26, 2007** 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: Sean D. Purciel, Associate Planner

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

EXHIBIT D – DEVELOPMENT STANDARDS/SCHEDULE

Stanislaus County
Striving to be the Best

DRAFT

DEVELOPMENT STANDARDS

REZONE APPLICATION NO. 2007-07
WILLIAM ROSSI

Stanislaus County - Department of Planning & Community Development

1. This project will 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 Director of Planning and Community Development prior to installation. The pole sign shall be a maximum height of (30) thirty feet and (150) one hundred and fifty square feet per side.

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 or landscaping as approved by the Planning Director. Any required water tanks for fire suppression shall be painted to blend with the surrounding landscape or screened with landscaping 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. Prior to occupancy, a landscaping plan indicating the type of plants, initial plant size, location and method of irrigation shall be submitted and approved by the Director of Planning and Community Development prior to issuance of building permits. The project is required to install ten percent landscaping per the Standards of Landscape Design Implementation (F), *Commercial Landscaping* (new construction) and must be installed along both sides of the property prior to occupancy.

9. The applicant 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. A business license shall be obtained for all businesses operating on-site.

11. 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.

12. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.

13. 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. Written evidence of said contact shall be submitted to the Planning Department prior to issuance of any building permit.

14. 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 shall be submitted to the Stanislaus County Department of Public Works. Written evidence of said contact shall be submitted to the Planning Department prior to issuance of any building permit, *if permits from this agency are necessary, copies of said permits shall be submitted to the Planning Department prior to the issuance of any building permit.*

15. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2007), the applicant is required to pay a Department of Fish and Game filing fee at the time of recording a "Notice of Determination". Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **$1,933.75**, made payable to **Stanislaus County**, for the payment of Fish and Game, and Clerk Recorder filing fees.

    Pursuant to Section 711.4 (e)(3) of the California Fish and Game Code, no project shall be operative, vested, or final, nor shall local government permits for the project be valid, until the filing fees required pursuant to this section are paid.

16. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.

17. All proposed "alternative" uses within the Planned Development zone shall obtain a Staff Approval Permit, in accordance with Chapter 21.100 of the Stanislaus County Code, prior to any construction or use, to allow site plan, operational/design/review, elevations and imposition of applicable conditions. The staff approvals shall be circulated for comments per adopted County procedures.

18. The area labeled on the site plan "gravel used/storage area" can be used as storage for manufactured homes as inventory or non-models. The maximum number of units that can be stored in this area (north of the paved driveway) will be (5) five new units. No storage of units will be allowed south of the driveway or adjacent to the drainage basin.

19. The applicant will re-stripe the parking area, in front of the existing buildings, outside the setback area, for parallel parking only. Employee parking will be moved inside the gated area. Parking in front of the office will be for visitors only and will be re-striped according to the Department of Public Works standards.

Turlock Irrigation District

20. An irrigation pipeline belonging to Improvement District 419, the Alger and 906, the Lower Branch of the Alger, runs from east to west along the north property line of the subject parcel. This line will have to be upgraded to current District Standards along with the dedication of an appropriate irrigation easement.

21. It will be necessary for the developer to submit plans detailing the existing irrigation facilities, relative to the proposed site improvements, in order for the District to determine specific impacts and requirements.

22. Properties that will no longer irrigate or have direct access to water must request abandonment from the improvement district(s). Developed property adjoining irrigated ground must be graded so that finished grading elevations are at least 6 inches higher than irrigated ground. A protective berm must be installed to prevent irrigation water from reaching non-irrigated properties.

23. The District shall review and approve all maps and plans of the project. Any improvements to this property shall be subject to the District's approval and meet all District standards and specifications. If it is determined that irrigation facilities will be impacted, the applicant will need to provide irrigation improvement plans and enter into an Irrigation Improvements Agreement for the required irrigation facility modifications. There is a District Board approved time and material fee associated with this review.

24. In order for the District to accept the necessary easements, a statement should appear on the acceptance document to the Turlock Irrigation District Standards.

Stanislaus Fire Prevention Bureau

25. All *new* buildings/structures over 3,000 square feet shall be equipped with an approved automatic fire extinguishing system conforming to national Fire Protection Association Standard 13. A reduction in the required fire flow will be granted per the California Fire Code.

26. Water supply and access requirements will be determined at the time of development. Requirements will be based on the number and location of building(s)/structure(s). Note static supplies of fire protection water shall be at positive pressure.

27. If a public water supply is available off-site fire hydrants will be required. Fire hydrant spacing will be a maximum of 300 feet between fire hydrants. Please submit a plan for approval. Note location of buildings, structures, and access ways may alter the location of fire hydrants.

28. All new development shall comply with applicable laws, codes, ordinances and standards.

Stanislaus County - Department of Environmental Resources

29. Water supply for the project is defined by State regulations as a public water system. Water system owner must submit plans for the water system construction or addition; and obtain approval from this Department, prior to construction. Prior to final approval of the project, the owner must apply for and obtain a Water Supply Permit from this Department. "The Water Supply Permit Application must include a technical report, prepared by a qualified professional engineer, that demonstrates compliance with State regulations and includes the technical, managerial and financial capabilities of the owner to operate a public water system." Contact DER for the required submittal information.

30. 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, or there is five or more service connections. The owner must obtain a public water supply permit form 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 acceptance quantity and quality.

31. On-site wastewater disposal systems (OSWDS) shall be by individual Primary and Secondary wastewater treatment units, operated under conditions and guidelines established by Measure X.

32. The engineered on site wastewater system (OSWDS) design shall be designed for the maximum occupancy of an office building. The OSWDS designed system shall provide 100% expansion area. Any portion of the drain-field of the onsite wastewater installed under pavement is to be doubled.

33. 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 material 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 just notify the Department of Environmental Resources relative to the: (1) quantities of waste generated; (2) plans for reducing waste 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.

G. Medical waste generators must complete and submit a questionnaire to the Department of Environmental Resources for determination if they are regulated under the medical Waste Management Act.

Stanislaus County - Building Permits Division

34. Future construction of all buildings and development, to include signage and sales offices will need to comply with Building Permit Requirements and adopted California Building Codes and Title 24.

Stanislaus County - Department of Public Works

35. The property owners shall dedicate a 10-foot wide public utility easement along the entire road frontage of both Esmar Road and Rohde Road adjacent to the right-of-way prior to the issuance of any building permit.

36. The applicant shall make road frontage improvements along both frontages of the entire parcel. This improvement shall include a 12' wide paved vehicle lane and a 4' wide paved asphalt shoulder. Improvement plans are to be submitted to this department for approval. The structural section and cross slopes shall meet Stanislaus County Public Works Standards and Specifications.

37. An acceptable financial guarantee for the road improvements shall be provided to the Department of Public Works prior to the issuance of the planned development. This may be deferred if the work is done prior to the issuance of the planned development.

38. All driveway locations and widths shall be approved by this Department. The driveways on Rohde Road shall be installed and/or brought up to Stanislaus County Department of Public Works major and collector road driveway standard. The driveways on Esmar Road shall be installed and/or brought up to Stanislaus County Public Works minor road driveway standard.

39. An encroachment permit must be obtained for any done in the right-of-way.

40. No parking, loading or unloading of vehicles will be permitted within the right-of-way of Rohde Road or Esmar Road. The developer will be required to install or pay for the installation of any signs and/or markings, if warranted.

41. The existing parking on Esmar Road shall be relocated so that "no parking area design shall require an exiting vehicle to back onto a street..." and "it shall also be possible to maneuver within a parking area without the use of street right-of-way" per County Standards, Chapter 6.1, section 'a'.

42. All employee and customer parking areas shall be paved and striped per County Standards.

43. A Grading and Drainage Plan shall be approved prior to the issuance of any building permit that provides sufficient information to verify all runoff will be kept from going onto adjacent properties and into the County road right-of-way. After the plan is determined to be acceptable to the Department of Public Works, the plans shall be implemented prior to the final and/or occupancy of the building.

****

Please note: If Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right hand corner of the first page of the Development Standards, new wording is in ***bold,*** *and deleted wording will have a ~~line through it.~~*

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DEVELOPMENT SCHEDULE

REZONE APPLICATION NO. 2007-07
WILLIAM ROSSI

Phase One - The entire project; including construction, landscaping, and compliance with all applicable development standards shall be completed within two years of project approval.

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EXHIBIT E – APPLICANT'S SUBMITTAL

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Rez 2007-7

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes
APPLICATION FOR:

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

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

PLANNING STAFF USE ONLY:

Application No(s): _____
Date: 5-29-07
S 24 T 4 R 9
GP Designation: PD
Zoning: A-2-10
Fee: 3600
Receipt No. 0433-VISA
Received By: Karina
Notes: added to Rolodex

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

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

PROJECT INFORMATION

PROJECT NAME: ROSSI REZONE
(Desired name for project, if any)

CONTACT PERSON: Who is the primary contact person for information regarding this project?

Name: WILLIAM ROSSI JR **Telephone:** 209-656-6615
Address: 3818 ROBERTS RD., CERES, CA. 95307
Fax Number: CALL 1st **email address:** —

(Attach additional sheets as necessary)
PROPERTY OWNER'S NAME: ROSSI 1995 REVOCABLE TRUST

Mailing Address
3818 ROBERTS RD.
CERES, CA. 95307
Telephone: 209-656-6615 Fax: CALL FIRST
WILLIAM ROSSI JR. OR JANIS ROSSI
TRUSTEES

APPLICANT'S NAME: WILLIAM ROSSI JR.

Mailing Address 3818 ROBERTS RD, CERES, CA. 95307

Telephone: 209-656-6615 Fax: CALL FIRST

ENGINEER / APPLICANT: MARK C. HATCHER

Mailing Address 1125 N. GOLDEN STATE BLVD. STE "E", TURLOCK CA. 95380

Telephone: 209-668-3220 Fax: 209-668-0347

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

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

WE HAVE ABOUT (2) ACRES OF THE (9) ACRE PARCEL ALREADY ON A COMMERCIAL USE PERMIT FOR AGRICULTURE EQUIPMENT SALES. WE HAVE TWO OTHER COMPANIES INTERESTED IN RENTING THE OTHER (7) ACRES. ONE IS GOLDEN STATE MANUFACTURED HOMES AND THE OTHER IS CERES TRAILER SALES. GOLDEN STATE MFG. HOMES WOULD BE MOVING FROM TURLOCK AND CERES TRAILER HOME SALES WOULD BE MOVING FROM ACROSS THE STREET (ESMAR). BOTH ARE PLANNING JUST ONE OFFICE AND ONE RESTROOM. THEY BOTH ARE PLANNING 8AM to 5PM OPERATING HOURS AND TWO TO THREE EMPLOYEES FOR THEIR SALES. THEY ANTICIPAT ABOUT 8 TO 10 CUSTOMERS PER DAY (MON. TO SAT.) THEIR PARCELS WOULD BE FOR SALES ONLY. THEY WOULD FENCE THE OUTER AREA AND EACH HAVE ONE GATED APPROACH FROM RHODE RD. AND ESMAR RD. THEIR DRIVEWAYS WOULD BE PAVED OR GRAVEL. ALL OFFICES AND MODELS WOULD BE MODEL. SOME LANDSCAPING IS PLANED. EACH COMPANY WOULD RENT ABOUT 3½ ACRES.

12-5-1995
#1995R0097133

PROJECT SITE INFORMATION

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

ASSESSOR'S PARCEL NUMBER(S): Book 041 **Page** 022 **Parcel** 027

Additional parcel numbers:

Project Site Address or Physical Location: 4831 ESMAR RD
CERES, CA. 95307

Property Area: Acres: 9.08 or Square feet: —

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years) 7 ACRES
TWO ACRES COMMERCIAL USE PERMIT (AG. EQUIP. SALES) AND OPEN FARM LAND.

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)
COMMERCIAL USE PERMIT (AG. EQUIP. SALES) WILLIAM ROSSI JR.; ABOUT 1980

Existing General Plan & Zoning: P.D. & A-2

Proposed General Plan & Zoning: _____
(if applicable)

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

East: OPEN FARM LAND & ALMOND ORCHARD & MOBEL HOME PARK
West: RHODE RD. (COUNTY), HWY 99 (STATE) ALMOND ORCHARD
North: SMALL RANCHETTS W/PASTURE
South: RHODE RD. (COUNTY), HWY 99 (STATE), FEED MILL

WILLIAMSON ACT CONTRACT:

Yes ☐ **No** ☒

Is the property currently under a Williamson Act Contract?
Contract Number: _____

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

Date Filed: _____

STRUCTURES:

Yes ☒ No ☐ Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.

Yes ☐ No ☒ Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes ☒ No ☐ Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes ☐ No ☒ Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: 19,000 Sq. Ft. Landscaped Area: 1,000 Sq. Ft.

Proposed Building Coverage: 20,000 Sq. Ft. Paved Surface Area: 40,000 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) 20,000

Number of floors for each building: ONE

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 10' TO 16'

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) 18'

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

UTILITIES AND IRRIGATION FACILITIES:

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

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

Electrical: TID Sewer*: TWO SEPTIC TANKS (OWNER)

Telephone: SBC Gas/Propane: DGAE

Water**: TWO WELLS (OWNER) Irrigation: TID

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

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

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

NO

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

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

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

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

AFFORDABLE HOUSING/SENIOR:

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

N/A **RESIDENTIAL PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots:_____ Total Dwelling Units:_____ Total Acreage:_____

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

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

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

Square footage of each existing or proposed building(s): (1) 9,000□' (1) 10,000□' EXISTING (1) 1,000□' (1) 800□' OFFICE NEW

Type of use(s): OFFICE & STORAGE & SALES

Days and hours of operation: Mon TO SAT. 8AM TO 6PM

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

Occupancy/capacity of building: 6 TO 10 AT ONE TIME

Number of employees: (Maximum Shift): 6 (Minimum Shift): 1

Estimated number of daily customers/visitors on site at peak time: 10

Other occupants: —

Estimated number of truck deliveries/loadings per day: 4

Estimated hours of truck deliveries/loadings per day: 2

Estimated percentage of traffic to be generated by trucks: 10%

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: 1,000 □'

Warehouse area: 18,000 □'

Sales area: 500 □'

Storage area: 1,000 □'

Loading area: 1,000 □'

Manufacturing area: 0

Other: (explain type of area)

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

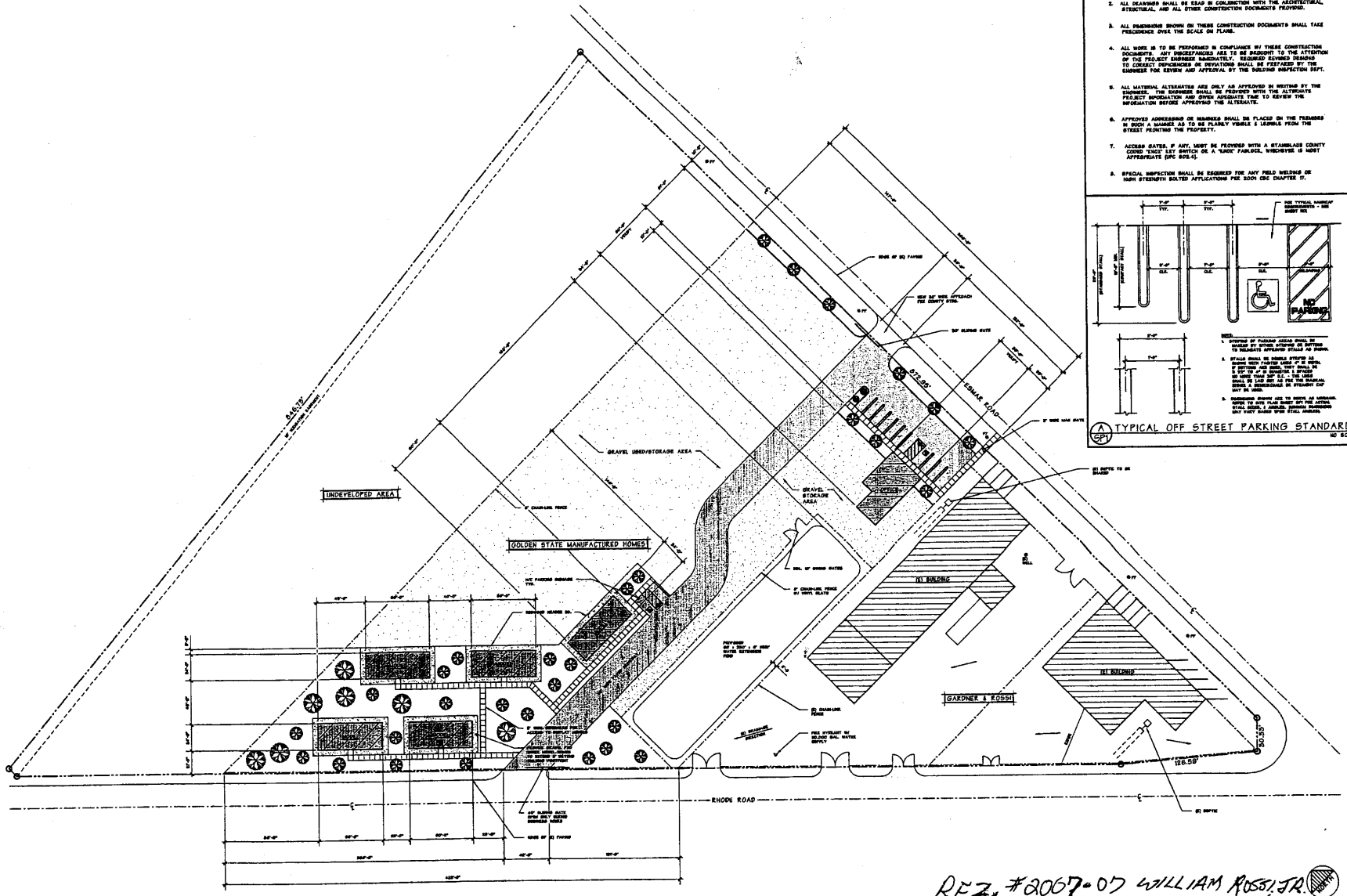
ROAD AND ACCESS INFORMATION:

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

ESMAR

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE CALIFORNIA BUILDING CODE (CBC) 2001 EDITION, AND ALL OTHER PUBLICATIONS LISTED.
2. ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, STRUCTURAL, AND ALL OTHER CONSTRUCTION DOCUMENTS PROVIDED.
3. ALL DIMENSIONS SHOWN ON THESE CONSTRUCTION DOCUMENTS SHALL TAKE PRECEDENCE OVER THE SCALE ON PLANS.
4. ALL WORK IS TO BE PERFORMED IN COMPLIANCE W/ THESE CONSTRUCTION DOCUMENTS. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY. REQUIRED REVISED DESIGNS TO CORRECT DEFICIENCIES OR DEVIATIONS SHALL BE PERFORMED BY THE ENGINEER FOR REVIEW AND APPROVAL BY THE BUILDING INSPECTION DEPT.
5. ALL MATERIAL ALTERNATES ARE ONLY AS APPROVED IN WRITING BY THE ENGINEER. THE ENGINEER SHALL BE PROVIDED WITH THE ALTERNATE PRODUCT INFORMATION AND GIVEN ADEQUATE TIME TO REVIEW THE INFORMATION BEFORE APPROVING THE ALTERNATE.
6. APPROVED ADDRESSING OR NUMBERS SHALL BE PLACED ON THE PREMISES IN SUCH A MANNER AS TO BE PLAINLY VISIBLE & LEGIBLE FROM THE STREET FRONTING THE PROPERTY.
7. ACCESS GATES, IF ANY, MUST BE PROVIDED WITH A STANDARDS COUNTY CODED "KNOX" KEY SWITCH OR A "KNOX" PADLOCK, WHICHEVER IS MOST APPROPRIATE (UFC 902.4).
8. SPECIAL INSPECTION SHALL BE REQUIRED FOR ANY FIELD WELDING OR HIGH STRENGTH BOLTED APPLICATIONS PER 2001 CBC CHAPTER 17.


UNDEVELOPED AREA
GOLDEN STATE MANUFACTURED HOMES
GRAVEL USED/STORAGE AREA
GRAVEL STOCKADE AREA
(E) BUILDING
(E) BUILDING
GARDNER & ROSSI
RHODE ROAD
EDMAR ROAD
272.35'
50.35'
126.59'
(E) SEPTIC
(E) SEPTIC TO BE SEALED
6" WIDE MAN GATE
20' SLIDING GATE
EDGE OF (E) PAVING
NEW 24' WIDE APPROACH PER COUNTY STDS.
6" CHAIN-LINK FENCE
6' CHAIN-LINK FENCE W/ VINYL SLATS
(E) CHAIN-LINK FENCE
PROVIDED 20' x 20' x 8' WIDE WATER EXTENSION POOP
FIRE HYDRANT IN 50,000 GAL. WATER SUPPLY
NEW DRIVEWAY PER STANDARDS
NEW PARKING SIGNAGE TYP.
NEW 6' WIDE SIDEWALK
20' SLIDING GATE OVER ONLY EMERGENCY ACCESS AREA
EDGE OF (E) PAVING
6'-0"
6'-0"
6'-0"

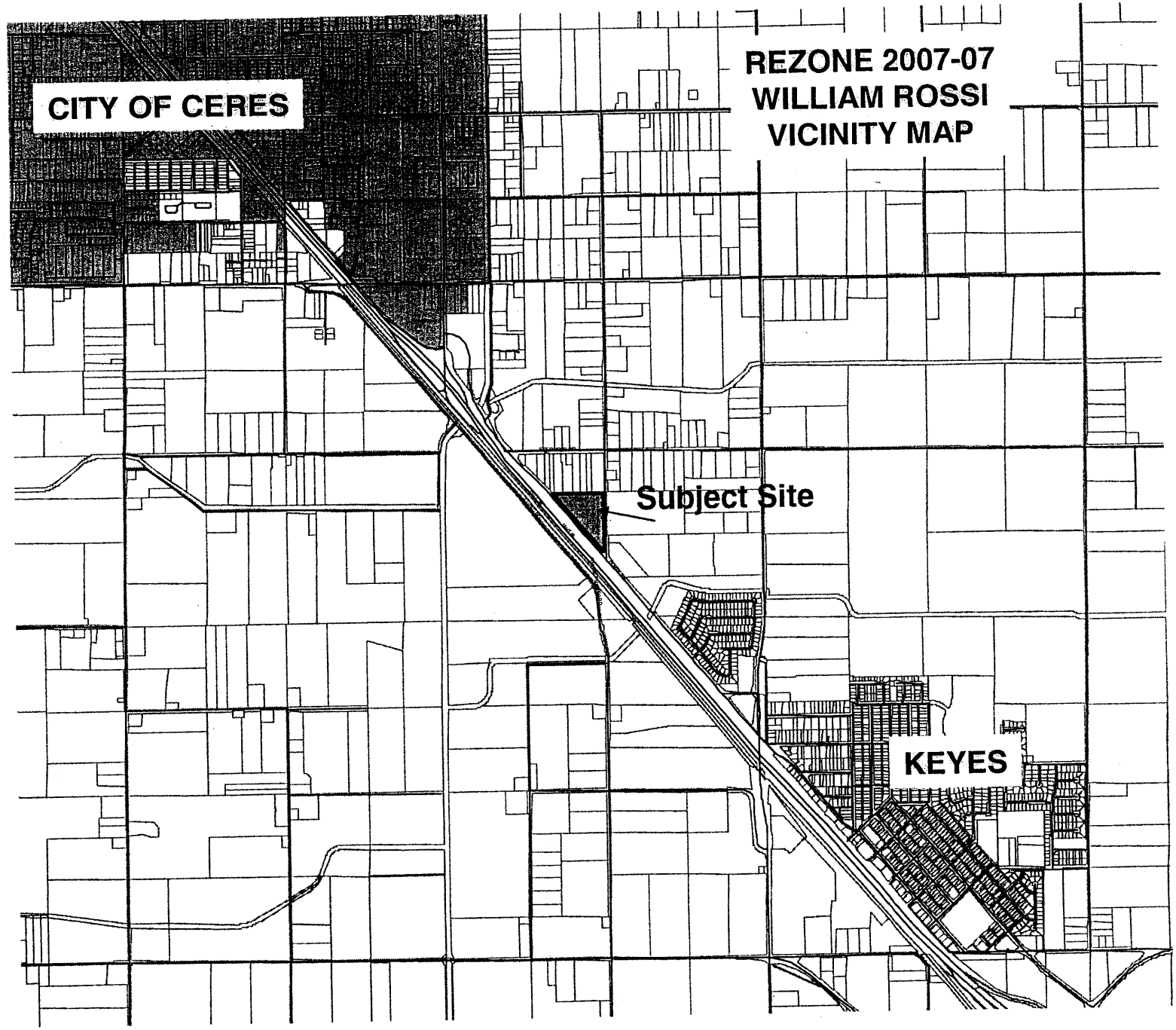

REZONE 2007-07
WILLIAM ROSSI
VICINITY MAP
CITY OF CERES
Subject Site
KEYES

EXHIBIT F – ENVIRONMENTAL REVIEW REFERRALS

Stanislaus County
Striving to be the Best

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

PROJECT: REZONE APPLICATION NO. 2007-07 - WILLIAM ROSSI

REFERRED TO:			RESPONDED		RESPONSE			MITIGATION MEASURES		Conditions	
DATE: December 4, 2007		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	X			X							
BUILDING PERMITS DIVISION	X		X		X				X	X	
CA DEPT OF FORESTRY											
CALTRANS DISTRICT 10	X	X		X							
CENTRAL CALIF. INFO. CENTER - CSUS											
CITY OF CERES	X	X	X		X				X		X
COMMUNITY SERVICES/SANITARY											
CORPS OF ENGINEERS											
COUNTY COUNSEL	X			X							
DEPARTMENT OF CONSERVATION											
ENVIRONMENTAL RESOURCES	X		X		X				X	X	
FIRE PROTECTION DIST: KEYES	X	X	X		X				X	X	
STANISLAUS FIRE PREVENTION BUREAU	X	X		X							
FISH & GAME	X	X		X							
HOSPITAL DISTRICT:											
IRRIGATION DISTRICT: TURLOCK	X	X	X		X				X	X	
LAFCO	X			X							
MOSQUITO DISTRICT: TURLOCK	X	X		X							
MOUNTAIN VALLEY EMERGENCY MEDICAL	X	X		X							
MUNICIPAL ADVISORY COUNCIL:											
PARKS & FACILITIES	X			X							
P.G. & E.	X	X		X							
PUBLIC WORKS	X		X		X				X	X	
PUBLIC WORKS - TRANSIT	X										
REDEVELOPMENT											
REGIONAL WATER QUALITY	X	X		X							
StanCOG	X	X									
SCHOOL DISTRICT 1: CERES	X	X		X							
SCHOOL DISTRICT 2:											
SHERIFF	X			X							
STANISLAUS COUNTY FARM BUREAU	X	X		X							
STANISLAUS ERC	X		X		X				X	X	
STATE CLEARINGHOUSE											
STATE LANDS BOARD											
SUPERVISORIAL DISTRICT 2 : MAYFIELD	X			X							
TELEPHONE COMPANY: AT&T	X	X		X							
TUOLUMNE RIVER PRESERVATION TRUST											
UNITED CEREBRAL PALSY											
US FISH & WILDLIFE	X	X		X							
US MILITARY 4 AGENCIES (SB 1462)											
VALLEY AIR DISTRICT	X	X		X							
WATER DISTRICT											
DEPT. OF WATER RESOURCES											

I:\Staffrpt\REZ\2007\REZ 2007-07 - William Rossi\REFERRAL RESPONSE FORM.wpd

Stanislaus County
Striving to be the Best

CHIEF EXECUTIVE OFFICE
Richard W. Robinson
Chief Executive Officer

Patricia Hill Thomas
Chief Operations Officer/
Assistant Executive Officer

Monica Nino-Reid
Assistant Executive Officer

Stan Risen
Assistant Executive Officer

1010 10th Street, Suite 6800, Modesto, CA 95354
P.O. Box 3404, Modesto, CA 95353-3404
Phone: 209.525.6333 Fax 209.544.6226

RECEIVED
JUL 05 2007
STANISLAUS CO. PLANNING & COMMUNITY DEVELOPMENT DEPT.

STANISLAUS COUNTY ENVIRONMENTAL REVIEW COMMITTEE

July 3, 2007

Dana McGarry, Senior Planner
Stanislaus County Planning Department
1010 10th Street, Suite 3400
Modesto, CA 95354

SUBJECT: **ENVIRONMENTAL REFERRAL – REZONE APPLICATION NO. 2007-07 – WILLIAM ROSSI**

Ms. McGarry:

The Stanislaus County Environmental Review Committee (ERC) has reviewed the subject project and has the following comment(s):

- 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 study and Phase II study if necessary) prior to the issuance of a grading permit. DER recommends research be conducted to determine if pesticides were used on the proposed development site; if confirmed, suspect site areas should be tested for organic pesticides and metals. 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.

- 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. Genera tors 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.
G. Medical waste generators must complete and submit a questionnaire to the Department of Environmental Resources for determination if they are regulated under the Medical Waste Management Act.

- Water Supply for the project is defined by State regulations as a public water system. Water system owner must submit plans for the water system construction or addition; and obtain approval from the Department of Environmental Resources, prior to construction. Prior to final approval of the project, the owner must apply for and obtain a Water Supply Permit from the Department of Environmental Resources. The Water Supply Permit Application must include a technical report that demonstrates compliance with State regulations and include the technical, managerial and financial capabilities of the owner to operate a public water system." Contact DER for the required submittal information.

- 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.

- On site wastewater disposal system (OSWDS) shall be by individual Primary and Secondary wastewater treatment units, operated under conditions and guidelines established by Measure X.

- The engineered on site wastewater disposal system (OSWDS) design shall be designed for the maximum occupancy of the building

- The OSWDS designed system shall provide 100% expansion area. Any portion of the drainfield of the onsite wastewater installed under pavements is to be doubled.

- All buildings/structures over 3,000 square feet shall be quipped with an approved automatic fire extinguishing system conforming to National Fire Protection

Association Standard 13. A reduction in the required fire flow will be granted per the California Fire Code.

- Water supply and access requirements will be determined at the time of development. Requirements will be base don the number and location of building(s)/structure(s). Note static supplies of fire protection water shall be a positive pressure.

- If a public water supply is available off-site fire hydrants will be required. Fire hydrant spacing will be a maximum of 300 feet between fire hydrants. Please submit a plan for approval. Note locations of buildings, structures, and access ways may alter the location of fire hydrants.

- All development shall comply with applicable laws, codes, ordinances and standards.

The ERC appreciates the opportunity to comment on this project.

Sincerely,

Raul Mendez, Senior Management Consultant
Environmental Review Committee

cc: ERC Members

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

Don Pedro Dam and Powerhouse

June 19, 2007

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

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JUN 21 2007
STANISLAUS CO. PLANNING & COMMUNITY DEVELOPMENT DEPT.

RE: Rezone Application 2007-07; Rossi (APN 041-022-027)

Dear Sir or Madam:

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

An irrigation pipeline belonging to Improvement Districts 419, the Alger and 906, the Lower Branch of the Alger, runs from east to west along the north property line of the subject parcel. This line will have to be upgraded to current District Standards along with the dedication of an appropriate irrigation easement.

It will be necessary for the developer to submit plans detailing the existing irrigation facilities, relative to the proposed site improvements, in order for the District to determine specific impacts and requirements.

Properties that will no longer irrigate or have direct access to water must request abandonment from the improvement district(s). Developed property adjoining irrigated ground must be graded so that finished grading elevations are at least 6 inches higher than irrigated ground. A protective berm must be installed to prevent irrigation water from reaching non-irrigated properties.

The District shall review and approve all maps and plans of the project. Any improvements to this property shall be subject to the District's approval and meet all District standards and specifications. If it is determined that irrigation facilities will be impacted, the applicant will need to provide irrigation improvement plans and enter into an Irrigation Improvements Agreement for the required irrigation facility modifications. There is a District Board approved time and material fee associated with this review.

TID
WATER & POWER
Serving Central California since 1887

In order for the District to accept the necessary easements, this statement should appear on the acceptance documents:

Certificate of Acceptance
This is to certify that the interest in real property conveyed by this map to the Turlock Irrigation District, a governmental agency, and to the named improvement districts of the District (if any) are hereby accepted by the undersigned officer on behalf of the Board of Directors of the Turlock Irrigation District pursuant to authority conferred by Turlock Irrigation Rule RL 0340.001 adopted on January 2, 1990 and revised December 18, 2001.

Dated this _____day of _____, 2005

_____
Wilton B. Fryer, P.E.
Civil Engineering Department Manager

The final map signature block is as follows:
As to Irrigation Tax

_____ _____
Mike Kavarian Date
Deputy Collector, Turlock Irrigation District

The District's electric utility has no comment concerning this project.

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: 2007070

Stanislaus County
Striving to be the Best

OFFICE OF FIRE WARDEN
FIRE PREVENTION BUREAU

Gary Hinshaw
Fire Warden

Ray Jackson
Deputy Fire Warden

Kenneth Slamon
Fire Marshal

3705 Oakdale Road, Modesto, CA 95357

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COMMUNITY DEVELOPMENT DEPT.

58

STANISLAUS COUNTY ENVIRONMENTAL REVIEW COMMITTEE

DATE:	December 14, 2007 & June 10, 2007
ADDRESS:	4831 Esmar Road – Ceres, CA
LOCATION:	APN 041-022-027
PROJECT #:	Rezone Application No. 2007-07
APPLICANT:	William Rossi

Fire Prevention Bureau Comments:

1. **All buildings/structures over 3,000 square feet shall be equipped with an approved automatic fire extinguishing system conforming to National Fire Protection Association Standard 13. A reduction in the required fire flow will be granted per the California Fire Code.**

2. **Water supply and access requirements will be determined at the time of development. Requirements will be based on the number and location of building(s)/structure(s). Note static supplies of fire protection water shall be at positive pressure.**

3. **If a public water supply is available off-site fire hydrants will be required. Fire hydrant spacing will be a maximum of 300 feet between fire hydrants. Please submit a plan for approval. Note location of buildings, structures, and access ways may alter the location of fire hydrants.**

4. **All development shall comply with applicable laws, codes, ordinances and standards.**

Kenneth Slamon
Fire Marshal

Keyes Fire Protection District

Stanislaus County
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DEPARTMENT OF ENVIRONMENTAL RESOURCES

3800 Cornucopia Way, Suite C, Modesto, CA 95358-9492
Phone: 209.525.6700 Fax: 209.525.6774

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JUN 15 2007
STANISLAUS CO. PLANNING & COMMUNITY DEVELOPMENT DEPT.

TO: STANISLAUS COUNTY PLANNING & COMMUNITY DEV.

FROM: DEPARTMENT OF ENVIRONMENTAL RESOURCES

RE: ENVIRONMENTAL REVIEW COMMENTS

PROJECT TITLE: ENVIRONMENTAL REFERRAL – REZONE APPLICATION NO. 2007-07 – WILLIAM ROSSI

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

__X__ See comments below.

1. Water supply for the project is defined by State regulations as a public water system. Water system owner must submit plans for the water system construction or addition; and obtain approval from this Department, prior to construction. Prior to final approval of the project, the owner must apply for and obtain a Water Supply Permit from this Department. " The Water Supply Permit Application must include a technical report, prepared by a qualified professional engineer, that demonstrates compliance with State regulations and include the technical, managerial and financial capabilities of the owner to operate a public water system."
   Contact DER for the required submittal information.

   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, or there is 5 or more service connections. 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.

2. On-site wastewater disposal system (OSWDS) shall be by individual Primary and Secondary wastewater treatment units, operated under conditions and guidelines established by Measure X.

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The engineered on site wastewater disposal system (OSWDS) design shall be designed for the maximum occupancy of an office building.
The OSWDS designed system shall provide 100% expansion area. Any portion of the drainfield of the onsite wastewater installed under pavements is to be doubled.

Response prepared by:

BELLA BADAL, PhD., R.E.H.S. DATE: 6/13/07
SENIOR ENVIRONMENTAL HEALTH SPECIALIST
Department of Environmental Resources

cc: CEO'S OFFICE- Raul Mendez

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STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

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

FROM: BUILDING PERMITS DIV.

SUBJECT: **REZONE APPLICATION NO. 2007-07 - WILLIAM ROSSI**

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

____ Will not have a significant effect on the environment.
____ May have a significant effect on the environment.
✓ No Comments.

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

1.
2.
3.
4.

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

1.
2.
3.
4.

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

DEVELOPMENT TO COMPLY WITH CURRENT ADOPTED TITLE 24 CALIFORNIA BUILDING CODES FOR INSTALLATION OF BUSINESS/SALES OFFICE AND ADVERTISING SIGNS.

Response prepared by:

Name	Title	Date
[signature]	C.B.O.	6-19-07

Stanislaus County
Striving to be the Best

DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE
Director

1010 10TH Street, Suite 3500, Modesto, CA 95354
Phone: 209.525.6550

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STANISLAUS CO. PLANNING & COMMUNITY DEVELOPMENT DEPT.

November 7, 2007

MEMO TO: Sean Purciel, Associate Planner, Department of Planning and Community Development

FROM: Angie Halverson, Senior Land Development Coordinator

SUBJECT: Rezone Application No. 2007-07 – William Rossi

This is a request to change the zoning of a parcel from agricultural zoning to a Planned Development. This will allow both Golden State Manufactured Homes and Ceres Home Sales to join Gardner and Rossi on a 9-acre site. Access will be taken off of both Rhode Road and Esmar Road. To be consistent with County development standards, this Department recommends the following conditions of approval:

1. The property owners shall dedicate a 10-foot wide public utility easement along the entire road frontage of both Esmar Road and Rhode Road adjacent to the right-of-way prior to the issuance of any building permit.

2. The applicant shall make road frontage improvements along both frontages of the entire parcel. This improvement shall include a 12' wide paved vehicle lane and a 4' wide paved asphalt shoulder. Improvement plans are to be submitted to this department for approval. The structural section and cross slopes shall meet Stanislaus County Public Works Standards and Specifications.

3. An acceptable financial guarantee for the road improvements shall be provided to the Department of Public Works prior to the issuance of the planned development. This may be deferred if the work is done prior to the issuance of the planned development.

4. All driveway locations and widths shall be approved by this Department. The driveways on Rhode Road shall be installed and/or brought up to Stanislaus County Department of Public Works major and collector road driveway standard. The driveways on Esmar Road shall be installed and/or brought up to Stanislaus County Public Works minor road driveway standard.

5. An encroachment permit must be obtained for any done in the right-of-way.

6. No parking, loading or unloading of vehicles will be permitted within the right-of-way of Rhode Road or Esmar Road. The developer will be required to install or pay for the installation of any signs and/or markings, if warranted.

7. The existing parking on Esmar Road shall be relocated so that "no parking area design shall require an exiting vehicle to back onto a street. . ." and "it shall also be possible to maneuver within a parking area without the use of street right-of-way" per County Standards, Chapter 6.1, section 'a'.

8. All employee and customer parking areas shall be paved and striped per County Standards.

9. A Grading and Drainage Plan shall be approved prior to the issuance of any building permit that provides sufficient information to verify all runoff will be kept from going onto adjacent properties and into the County road right-of-way. After the plan is determined to be acceptable to the Department of Public Works, the plans shall be implemented prior to the final and/or occupancy of the building.

Please let me know if you have any questions concerning the above recommended conditions.

(H:\Services\REZ2007-07 memo.ah)

Community Development Department
2220 Magnolia Street
Ceres, CA 95307
209-538-5774
209-538-5752

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JUN 22 2007
STANISLAUS CO. PLANNING &
COMMUNITY DEVELOPMENT DEPT.

CITY COUNCIL
Anthony Cannella, Mayor
Rob Phipps Guillermo Ochoa
Ken Lane Chris Vierra

June 20, 2007

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

RE: Rezone Application 2007-07

Ladies and Gentlemen:

The City of Ceres appreciates the opportunity to comment on the Early Referral for the above mentioned application located at 4831 Esmar Rd. Ceres. The referral asks two basic questions:

a) Whether or not the project is subject to CEQA; and,

b) if specific conditions should be placed upon project approval.

While the project site is not currently within the City Limits of the City of Ceres, the 1997 General Plan identifies the proposed project site as Highway Commercial (HC) and Service Commercial (SC) and has anticipated uses relating to these designations in the assumptions of the Environmental Impact Report (EIR) conducted and adopted with the 1997 General Plan. The City of Ceres has the following comments regarding the proposal.

1. The City of Ceres feels that the project is subject to CEQA, and that analysis should at a minimum consider:
   a) Traffic Impacts (both Esmar and Rohde Roads are identified as Primary Collectors).
   b) The City of Ceres is currently undertaking project design and planning for major reconfiguration of the Mitchell Road/State Route 99 Interchange, and analysis must be done in relation to how the proposed project and the circulation of local streets servicing it would impact or be impacted by this reconfiguration.

2. The City wishes to express its conditional objection to the rezoning of the project sight due to its proximity to the City, its potential impacts to Circulation, Public Facilities and Services, as well as the City's intention as stated in the 1997 General Plan to eventually incorporate that

area into its jurisdictional boundaries. Thus, at a minimum, the following would be the conditions by which the City of Ceres would remove objection to the referenced project:

a) That the uses conform to the uses identified in the 1997 General Plan (see below) for Highway Commercial and Service Commercial.
b) That the proposed development be required to undergo City of Ceres development review to ensure it will meet all development standards of the City of Ceres including dedication of right-of-ways, access issues relating to number and location of drive-cuts, development and recordation of common/shared access, internal circulation and maintenance agreements, building design, signage and continuity with existing uses.

City of Ceres 1997 General Plan Land Use Designations
Highway Commercial (HC)
This designation provides for uses designed to serve motorists traveling along State Route 99 at or near interchanges that are convenient and safe for such uses. This designation is also intended to provide locations that depend on high visibility from the freeway. Allowable uses in this designation include service stations, hotels/motels, restaurants, and other similar uses primarily oriented toward visitors and travelers. Development in this designation shall not exceed FAR of 0.5

Service Commercial (SC)
This designation provides for the heavy and wholesale commercial uses that do not need highly visible locations, or in locations where noise levels or other conditions may limit the suitability of other commercial uses. Service Commercial uses can serve as a buffer between the freeway and residential or retail-oriented commercial areas. Allowable uses in this designation include repair facilities, distributing uses, sales of building materials, motor vehicle sales, and storage-oriented uses. Development in this designation shall not exceed and FAR of 0.5

Should you have any questions please contact me at (209) 538-5762 or at barry.siebe@ci.ceres.ca.us

Sincerely,

Barry C. Siebe
Planning Manager

Sean Purciel - Re: REZ 2007-07, Rossi

From: "Tom Westbrook"
To: "Sean Purciel"
Date: 2/13/2008 3:59 PM
Subject: Re: REZ 2007-07, Rossi

Sean:

That language is fine with us. As such, we will not take the time to prepare an additional letter. Thanks for your assistance.

Tom

Tom Westbrook|Senior Planner|City of Ceres
Community Development Department | Planning Division
2220 Magnolia St | Ceres CA 95307
(209) 538-5778 (209) 538-5759

>>> "Sean Purciel" <Purciels@co.stanislaus.ca.us> 2/13/2008 3:50 PM >>>
Hello Barry/Tom,
This is what we are proposing for our staff report. If you disagree with this paragraph, can you please get back to me at your earliest convenience. Sincerely, Sean

Staff contacted the City of Ceres Planning and Community Development Department to discuss their letter. After discussion regarding land use issues and traffic with the proposal, the City has stated that they do not have any issues with this project (Exhibit F).

Sean D. Purciel

Stanislaus County
Planning & Community Development Dept.
1010 10th Street, Suite 3400
Modesto, CA 95354
Phone: 209-525-6330
Fax: 209-525-5911
purciels@co.stanislaus.ca.us

B. **REZONE APPLICATION NO. 2007-07 - WILLIAM ROSSI** - Request to rezone nine acres from A-2-10 (General Agriculture) to Planned Development, to establish an appropriate commercial use for the site, which includes an existing agricultural equipment sales business and will add a manufactured home sales business, a business/sales office, employee and customer parking, walkways, and model homes for customer viewing. The project site is located at 4831 Esmar Road, at the southern terminus of Esmar Road and Rohde Road, in the Ceres area. The Planning Commission will consider a CEQA Negative Declaration on this project.
APN: 041-022-027
Staff Report: Sean Purciel Recommends **APPROVAL TO THE BOARD OF SUPERVISORS.**
Public hearing opened.
OPPOSITION: No one spoke.
FAVOR: William Rossi, 3818 Roberts Road, Ceres.
Public hearing closed.
Layman/Gammon, Unanimous (6-0), **RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS OF THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT.**

EXCERPT

PLANNING COMMISSION

MINUTES

Ron Efferta
Secretary, Planning Commission

2/28/08
Date

ATTACHMENT 2

ORDINANCE NO. C.S. 1023

AN ORDINANCE ADOPTING SECTIONAL DISTRICT MAP NO. 9-110.985 FOR THE PURPOSE OF REZONING 9 ACRES FROM A-2-10 (GENERAL AGRICULTURE) TO A NEW P-D (PLANNED DEVELOPMENT) TO ALLOW A MANUFACTURED HOME SALES BUSINESS ON-SITE WITH AN EXISTING AGRICULTURAL EQUIPMENT SALES BUSINESS, LOCATED AT 4831 ESMAR IN THE CERES AREA. APN: 041-022-027

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

Section 1. Sectional District Map No. 9-110.985 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 Ceres Courier, a newspaper of general circulation published in Stanislaus County, State of California.

Upon motion of Supervisor Mayfield, seconded by Supervisor Grover, 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 25th day of March, 2008, by the following called vote:

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

NOES: Supervisors: None

ABSENT: Supervisors: None

ABSTAINING: Supervisors: None

Thomas Mayfield

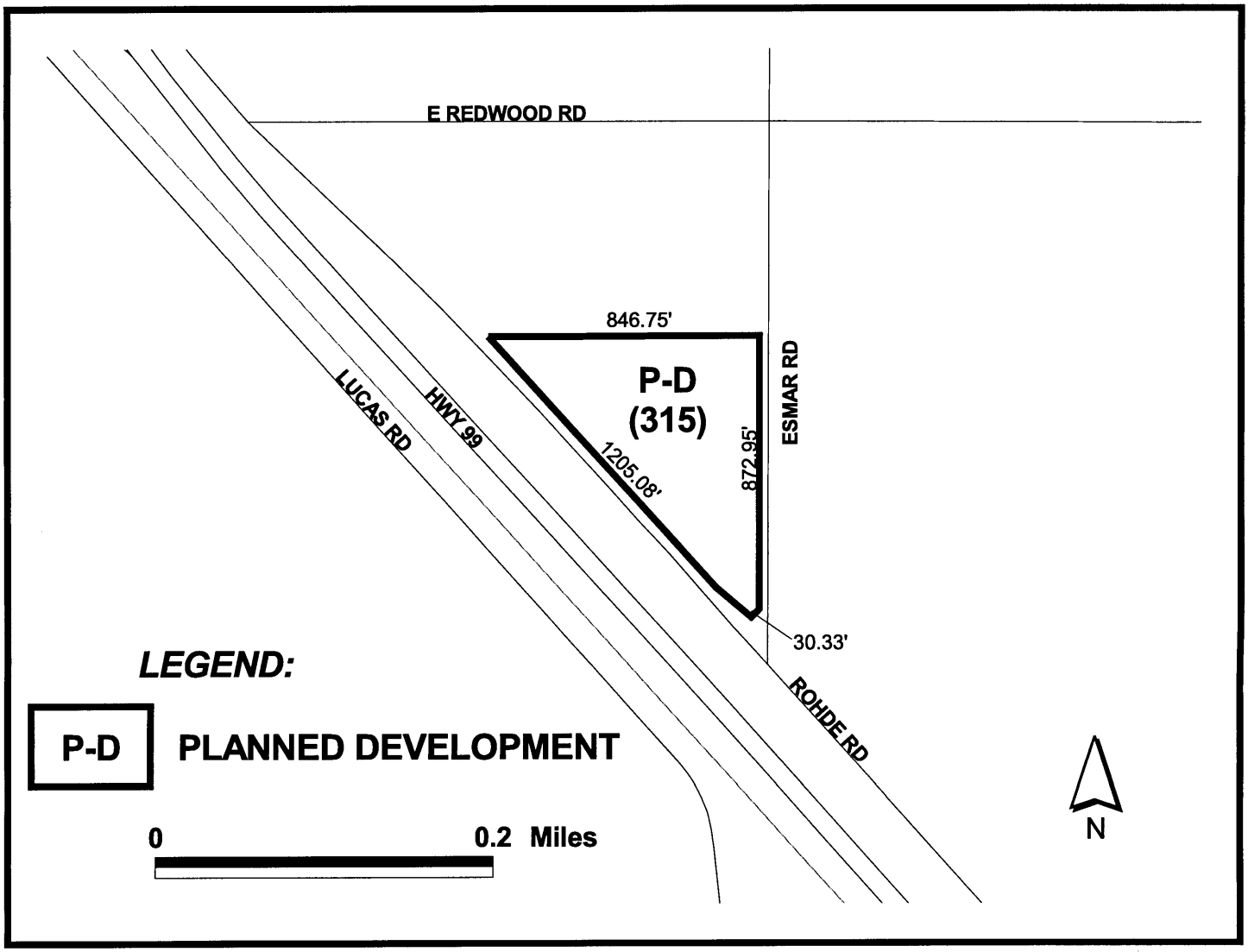
CHAIRMAN OF THE BOARD OF SUPERVISORS
of the County of Stanislaus,
State of California

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

Elizabeth A King

BY: Elizabeth A. King, Assistant Clerk of the Board

SECTIONAL DISTRICT MAP NO. 9-110.985



PREVIOUS MAP: 508
EFFECTIVE DATE: 4/25/08

Affidavit of Publication

Stan. Co. Board of Supervisors
1010 10th St. Ste. 6700
Modesto, Ca 95354

AFFIDAVIT OF PUBLICATION

Public Notice
Ord. No. C.S. 1023 / CC #04-11

STATE OF CALIFORNIA }
County of Stanislaus } ss.

Lisa Gonzalez

of the said County, being duly sworn, deposes and says:

THAT I am and at all times herein mentioned was a citizen of the United States, over the age of twenty-one, and that I am not a party to, nor interested in the above entitled matter; that I am the clerk of the Ceres Courier, a newspaper of general circulation, published in the City of Ceres, County of Stanislaus, and which newspaper is published for the dissemination of local news and intelligence of general character, and which newspaper at all times herein mentioned had and still has a bona fide subscription list of paying subscribers, and which newspaper has been established and published at regular intervals in the said City of Ceres, County of Stanislaus, for a period of publication of the notice hereinafter referred to; and which newspaper is devoted to nor published for the interests; entertainment, or instruction of a particular class, profession, trade, calling, race or denomination, or any number of the same, that the notice, of which the annexed is a printed copy and which is hereby made a part if this affidavit, has been published in each regular and entire issue of said newspaper and not in any supplemental thereof on the following dates, to-wit:

April 2, 2008

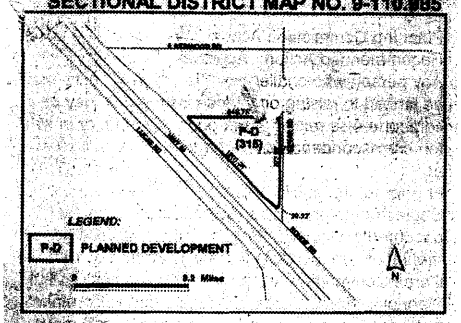
PUBLIC NOTICE
ORDINANCE NO. C.S. 1023

AN ORDINANCE ADOPTING SECTIONAL DISTRICT MAP NO. 9-110.985 FOR THE PURPOSE OF REZONING 9 ACRES FROM A-2-10 (GENERAL AGRICULTURE) TO A NEW P-D (PLANNED DEVELOPMENT) TO ALLOW A MANUFACTURED HOME SALES BUSINESS ON-SITE WITH AN EXISTING AGRICULTURAL EQUIPMENT SALES BUSINESS, LOCATED AT 4831 ESMAR IN THE CERES AREA. APN: 041-022-027

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

Section 1. Sectional District Map No. 9-110.985 is adopted for the purpose of designating and indicating the location and boundaries of a District, such map to appear as follows:

SECTIONAL DISTRICT MAP NO. 9-110.985



PREVIOUS MAP: 508
EFFECTIVE DATE: 4/25/08

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 Ceres Courier, a newspaper of general circulation published in Stanislaus County, State of California.

Upon motion of Supervisor Mayfield, seconde by Supervisor Grover, 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 25th day of March, 2008, the following called vote:
AYES: Supervisors: O'Brien, Grover, Monteith, DeMartini and Chairman Mayfield
NOES: Supervisors: None
ABSENT: Supervisors: None
ABSTAINING: Supervisors: None
Thomas W. Mayfield
CHAIRMAN OF THE BOARD OF SUPERVISORS of the County of Stanislaus, State of California
ATTEST: CHRISTINE FERRARO TALLMAN, Cle of the Board of Supervisors of the County of Stan slaus, State of California
BY: Elizabeth A. King, Assistant Clerk of the Boa
Publish: 04/02/08
CC#04-11

I certify (or declare) under penalty of perjury that the foregoing is true and correct.
Dated at Ceres California this 2nd day of April, 2008

Lisa Gonzalez
PRINCIPAL CLERK OF THE PRINTER

The Ceres Courier
P.O. BOX 7
CERES, CALIFORNIA, 95307
SUPERIOR COURT DECREE NO. 42498