



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

Date: September 23, 2016

To: Distribution List (See Attachment A)

From: Kristin Doud, Associate Planner, Planning and Community Development

Subject: GENERAL PLAN AMENDMENT & REZONE APPLICATION NO. PLN2016-0031 – DON'S RV CENTER

Comment Period: September 23, 2016 – October 26, 2016

Respond By: October 26, 2016

Public Hearing Date: November 17, 2016

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

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

Applicant: Donald P. Clark, Clark Family Properties

Project Location: 4872 Rohde Road, south of Esmar Road, north of Hepburn Way, just west of State Route 99 in the Keyes area.

APN: 041-023-050

Williamson Act Contract: Not applicable

General Plan: Planned Development

Community Plan: Medium Density Residential

Current Zoning: A-2-10 (General Agriculture)

Project Description: Request to amend the Keyes Community Plan of the General Plan from Medium Density Residential to Commercial and rezone a 4.87± parcel to Planned Development (PD) zoning to allow the establishment of a recreational vehicle (RV) sales yard as accessory to the RV sales business located on the adjacent parcel (4872 Rohde Road). No structures are being proposed as the existing sales and service building is on the adjacent parcel.

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

GENERAL PLAN AMENDMENT & REZONE APPLICATION NO. PLN2016-0031 – DON’S RV CENTER
Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DIST: KEYES	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: KEYES	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	SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
X	POSTMASTER: KEYES	X	TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: UNION PACIFIC		TUOLUMNE RIVER TRUST
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: KEYES UNION		US FISH & WILDLIFE
X	SCHOOL DIST 2: TURLOCK JOINT UNION HIGH	X	US MILITARY (SB 1462) (7 agencies)
	STAN ALLIANCE	X	USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:

STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: GENERAL PLAN AMENDMENT & REZONE APPLICATION NO. PLN2016-0031 – DON’S RV CENTER

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).

Response prepared by:

Name	Title	Date
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DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10th Street, Suite 3400, Modesto, CA 95354
Phone: 209.525.6330 Fax: 209.525.5911

CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, December 30, 2009

1. **Project title:** General Plan Amendment & Rezone
Application No. PLN2016-0031 - Don's RV Center
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Kristin Doud, Associate Planner
4. **Project location:** 4872 Rohde Road, south of Esmar Road, north of Hepburn Way, just west of State Route 99 in the Keyes Area. (APN: 041-023-050)
5. **Project sponsor's name and address:** Donald P. Clark
4872 Rhode Road
Keyes, CA 95307
6. **General Plan designation:** Planned Development
7. **Community Plan designation:** Medium Density Residential
8. **Zoning:** A-2-10 (General Agriculture)
9. **Description of project:**

Request to amend the Land Use Element of the General Plan by amending the Keyes Community Plan from Medium Density Residential to Commercial, and to rezone the parcel from A-2-10 to P-D (Planned Development), to allow expansion of an existing recreational vehicle (RV) sales operation (Don's RV Center), by improving a 4.87± acre parcel with additional RV parking sales spaces. The project proposes to develop the site in three phases, ultimately adding 105 RV parking spaces to the existing operation. Phase One, proposed to be completed within 18 months of project approval, would include 30 RV parking spaces along the frontage of Rohde Rd., fencing and landscaping of the entire perimeter, a new driveway for the purposes of improved safety and circulation between the project site and the adjacent Don's RV Center site, two new gates, four parking lot lights, and a surveillance system consistent with the existing Don's RV Center site to the north (total of 30,686 square feet). Phase Two, proposed to be completed within 30 months of project approval, would include 71 additional RV parking spaces, seven additional parking lot lights, inclusive of an expanded surveillance system for the new spaces (total of 133,547 square feet). Phase Three, proposed to be completed within 36 months of project approval, would include asphalt paving of the spaces included in both Phase One and Two of the project. No structures are being proposed as the existing sales and service building is on the adjacent parcel, which already includes indoor office and sales space, customer parking, and restrooms. Hours of operation are proposed to be in conjunction with the existing Don's RV Center, which are Monday through Sunday, 9:00 a.m. to 6:00 p.m. Employees are also proposed to remain the same as the existing operation, which includes 10 employees on a maximum shift. One to four additional truck deliveries per day are estimated to be associated with the proposed operational expansion. The project proposes access to the expanded parking area from the existing entry on Rohde Road. The project also proposes a new driveway on Rohde Road from the project site for emergency vehicle access and access from the existing Don's RV Center to the project site. The Keyes Community Plan includes a Mitigation Monitoring Plan for development within the Keyes Community Plan area. Any mitigation measures applicable to this project are included as conditions of approval, as they are routine in nature and do not impact the environmental impacts from the project. One of the Keyes Community Plan mitigation measures, regarding traffic

impact fees, is incorporated into the mitigation monitoring plan for the project, as it reduces potential transportation and traffic impacts from the project to less than significant.

9. Surrounding land uses and setting:

To the north are the existing Don's RV Center operation, and the Western Mobile Plaza mobile home park, to the south are ranchettes as well as single family residential development, to the west is State Route 99 and industrial development, and to the east are orchards and row crops.

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

Stanislaus County Department of Public Works, Turlock Irrigation District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Kristin Doud
Signature

September 21, 2016
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, than the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

- a) **Earlier Analysis Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 - 7) **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
 - 9) The explanation of each issue should identify:
 - a) the significant criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

ISSUES

I. AESTHETICS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion: The site itself is not considered to be a scenic resource or a unique scenic vista. The project site is bordered by Rohde Road, which runs parallel to Highway 99, in the unincorporated community of Keyes. The project site is within the Keyes Community Plan boundaries, which was adopted by the Board of Supervisors in April of 2000 as part of the Land Use Element of the General Plan. The Keyes Community Plan states that "The present appearance of the community along the State Route 99 corridor, as with many corridor communities, is unattractive. A lack of urban landscaping, key community entryways and unsightly land uses adjacent State Route 99 contribute to a negative image which discourages interest in investing in the community." To ensure attractive development along the Highway 99 corridor, the project includes a conceptual landscape plan with low growing drought tolerant shrubs along the road frontage of Rohde Road. A final landscape plan, in compliance with the State Water Model Ordinance, will be required at the time of grading permit submittal. The site will also be fenced consistent with the existing Don's RV Center development to the north and with other existing area developments. Conditions of approval will be applied to the project that require that dead or dying plants be replaced as well as that nighttime lighting be aimed downward to prevent glare to adjacent properties. No adverse impacts to the existing visual character of the site or its surroundings are anticipated.

Mitigation: None.

References: Application information, the Stanislaus County General Plan, and Support Documentation¹.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- 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) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Discussion: The subject parcel is zoned A-2-10 (General Agriculture), and is vacant but not currently being utilized for commercial agriculture. The Eastern Stanislaus Soil Survey identifies the site as having prime soils, made up of (HdA) Hanford sandy loam (0-3 percent slopes, grade 1, Storie Index Rating 95); however, the property is classified as "Urban and Built-Up Land" by the California State Department of Conservation Farmland Mapping and Monitoring Program. The property is not enrolled in a Williamson Act Contract and is surrounded by mostly non-agricultural and urban uses including: the existing Don's RV Center and Mobile Plaza mobile home park, located north of the project site; TID Lateral No. 2 ½, and a low density residential subdivision, located to the south; and Rohde Rd. and Highway 99, located to the west. A number of parcels in agricultural production, generally 40 acres and under in size, are located north and east of the mobile home park, and west of Highway 99. However a number of non-ag uses are located between the site and existing ag uses. The 6.44 acre parcel located to the east is zoned A-2-10 (General Agriculture) and is also owned by the applicant.

Mitigation: None.

References: USDA Natural Resource Conservation Service Web Soil Survey; USDA Soil Conservation Service Soil Survey of Eastern Stanislaus Area CA; California Farmland Mapping and Monitoring Program Data; Stanislaus County General Plan and Support Documentation¹.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

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

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California Environmental Protection Agency (EPA) which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies.

The project proposes to expand an existing recreational vehicle (RV) sales operation (Don's RV Center), to allow expansion of an existing recreational vehicle (RV) sales operation (Don's RV Center), by improving a 4.87± acre parcel with additional RV parking sales spaces. The project proposes to develop the site in three phases, ultimately adding 105 RV parking spaces to the existing operation. Phase One, proposed to be completed within 18 months of project approval, would include 30 RV parking spaces along the frontage of Rohde Rd., fencing and landscaping of the entire perimeter, a new driveway for the purposes of improved safety and circulation between the project site and the adjacent Don's RV Center site, two new gates, four parking lot lights, and a surveillance system consistent with the existing Don's RV Center site to the north (total of 30,686 square feet). Phase Two, proposed to be completed within 30 months of project approval, would include 71 additional RV parking spaces, seven additional parking lot lights, inclusive of an expanded surveillance system for the new spaces (total of 133,547 square feet). Phase Three, proposed to be completed within 36 months of project approval, would include asphalt paving of the spaces included in both Phase One and Two of the project. No structures are being proposed as the existing sales and service building is on the adjacent parcel, which already includes indoor office and sales space, customer parking, and restrooms. Employees are proposed to remain the same as the existing operation, which includes 10 employees on a maximum shift. One to four additional truck deliveries per day are estimated to be associated with the proposed operational expansion. The project proposes access to the expanded parking area from the existing entry on Rohde Road. The project also proposes a new driveway on Rohde Road from the project site for emergency vehicle access and access from the existing Don's RV Center to the project site. Construction activities associated with the proposed project would consist primarily of grading of the parking lot. Consequently, emissions would be minimal. Furthermore, all construction activities would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less than significant without mitigation.

The project will not conflict with, nor obstruct implementation of any applicable air quality plan. An early consultation project referral was sent to the SJVAPCD, but no response letter was received. Based on the project details stated above, no significant impacts to air quality are anticipated.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

IV. BIOLOGICAL RESOURCES -- Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on 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: The project is located within the Ceres Quad of the California Natural Diversity Database. There are 14 plants and animals which are state or federally listed, threatened, or identified as species of special concern within the Ceres California Natural Diversity Database Quad. These species include Swainson's hawk, tricolored blackbird, burrowing owl, riffle sculpin, hardhead, steelhead, chinook salmon, obscure bumble bee, crotch bumble bee, valley elderberry longhorn beetle, moestan blister beetle, townsend's big-eared bat, heartscale, and subtle orache.

The proposed RV storage operation will be located on a 4.87± acre area parcel which is currently vacant. No trees or natural vegetation exist on the site.

The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors are considered to be less than significant.

An early consultation was referred to the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and no response was received.

Mitigation: None.

References: California Department of Fish and Wildlife (formerly the Department of Fish and Game), California Natural Diversity Database, and the Stanislaus County General Plan and Support Documentation¹.

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 § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 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: The project was referred to the Native American Heritage Commission (NAHC) via the State Clearinghouse. A letter was received from the Native American Heritage Commission (NAHC), outlining the basic procedures for AB 52 and SB 18, which both require tribal consultation or notification of projects under certain circumstances. Because this application includes a General Plan Amendment individual letters were sent to the tribes as required. No response has been received from the consulted tribes to date.

A letter provided by the applicant from the Central California Information Center indicates the project site has low sensitivity for cultural, historical, paleontological, or tribal resources. It does not appear that this project will result in significant impacts to any archaeological or cultural resources; however, a standard condition of approval will be added to this project to address any discovery of cultural resources during any ground disturbing activities.

Mitigation: None.

References: Referral response from the Native American Heritage Commission dated May 5, 2016; records search from the Central California Information Center dated February 24, 2016; Stanislaus County General Plan and Support Documentation¹

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 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: The Eastern Stanislaus Soil Survey identifies the site as having prime soils, made up of (HdA) Hanford sandy loam (0-3 percent slopes, grade 1, Storie Index Rating 95). As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required at building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of any structure will be required to compensate for the soil deficiency. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. An early consultation referral response received from the Department of Public Works indicated that a grading, drainage, and erosion/sediment control plan for the project is required, subject to Public Works review and Standards and Specifications. Likewise, although none are proposed as part of this project, any future addition of a septic tank or alternative waste water disposal system would require the approval of the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements.

DER, Public Works, and the Building Permits Division review and approve any building or grading permit to ensure their standards are met. Conditions of approval regarding these standards will be applied to the project.

Mitigation: None.

References: Referral response from the Stanislaus County Department of Public Works, dated June 8, 2016; California Building Code; USDA Natural Resource Conservation Service Web Soil Survey; USDA Soil Conservation Service Soil Survey of Eastern Stanislaus Area CA; and the Stanislaus County General Plan and Support Documentation - Safety Element¹.

VII. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

Discussion: The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and tropospheric Ozone (O₃). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020.

Although no structures are proposed, any subsequent buildings would be subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11). Minimal greenhouse gas emissions will occur during grading. Grading and construction activities are considered to be less than significant as they are temporary in nature and are subject to meeting SJVAPCD standards for air quality control. Minimal greenhouse gas emissions will also be generated from additional vehicle and truck trips. The project does not propose additional employees, and proposes up to four additional truck trips per day, at maximum build out.

No significant impacts from greenhouse gas emissions occurring as a result of this project are anticipated.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

VIII. 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: DER Hazardous Materials (HazMat) Division provided a referral response that requests protective measures be integrated into the site and storm drain system to prevent potential oil leak/vehicle fluid leak runoff. These comments will be reflected as conditions of approval on the project. No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project. No truck maintenance or washing will occur on-site.

Mitigation: None.

References: Referral response from the Stanislaus County Department of Environmental Resources Hazardous Materials Division received May 11, 2016; and the Stanislaus County General Plan and Support Documentation¹.

IX. 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: Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains. All flood zone requirements will be addressed by the Building Permits Division during the building permit process. The Central Valley Regional Water Quality Control Board (RWQCB) provided an early consultation referral response requesting that the applicant coordinate with their agency to determine if any permits or Water Board requirements be obtained/met prior to operation. Conditions of approval will be added to the project requiring the applicant comply with this request prior to issuance of a building permit.

DER Hazardous Materials (HazMat) Division provided a referral response that requests protective measures be integrated into the site and storm drain system to prevent potential oil leak/vehicle fluid leak runoff. These comments will be reflected as conditions of approval on the project.

Mitigation: None.

References: Referral response received from the Department of Environmental Resources on May 11, 2016; Referral responses received from the Central Valley Regional Water Quality Control Board on May 16, 2016; Stanislaus County General Plan and Support Documentation¹

X. 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 project includes a request to change the Keyes Community Plan designation from Medium Density Residential to Planned Development. The Keyes Community Plan states that, "with the exception of an established mobile home park located north of Turlock Irrigation District's Upper Lateral 22, Medium-and Medium High-Density land use designations are moved from the periphery of Keyes to the interior of the community. Establishment of Medium and Medium High-Density housing adjacent to the community's commercial districts and public amenities will accommodate long-range housing needs for the community and County, while encouraging a compact community form." This indicates that the intent of the Keyes Community Plan was to maintain residential uses within the interior of Keyes; however, the project site was designated as Medium Density Residential due to it adjoining the existing mobile home park which is

located on the northern boundary of the Keyes Community Plan. The Community Plan also states that, "Highway Commercial land use designation adjacent to the State Route 99/Keyes Road Interchange is intended to provide for and promote concentration of commercial uses serving the needs of the traveling public".

The site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5th cycle Regional Housing Needs Allocation (RHNA) for the county, and will therefore not impact the County's ability to meet their RHNA.

The project will not physically divide an established community nor conflict with any habitat conservation plans.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

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

Discussion: The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

XII. 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
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Discussion: The area's ambient noise level will temporarily increase during grading/construction. As such, the project will be conditioned to abide by County regulations related to hours and days of construction.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

XIII. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			x	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				x
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				x

Discussion: The site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5th cycle Regional Housing Needs Allocation (RHNA) for the county and will therefore not impact the County's ability to meet their RHNA. No population growth will be induced nor will any existing housing will be displaced as a result of this project.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

XIV. PUBLIC SERVICES --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project result in the substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			x	
Police protection?			x	
Schools?				x
Parks?				x
Other public facilities?			x	

Discussion: The County has adopted Public Facilities Fees, as well as a Fire Facility Fee on behalf of the appropriate fire district, to address impacts to public services. No buildings are proposed as part of this project. However, should any construction occur on the property in the future, all adopted public facility fees will be required to be paid at the time of building permit issuance.

This project was circulated to all applicable school, fire, police, irrigation, and public works departments and districts during the early consultation referral period and no concerns were identified with regard to public services. A referral response received from the Turlock Irrigation District indicates that the District would like to review the proposed grading plans to ensure the District's infrastructure is not negatively impacted. The District's comments will be incorporated into the project as conditions of approval.

Mitigation: None.

References: Referral response from the Turlock Irrigation District, dated on May 6, 2016; Stanislaus County General Plan and Support Documentation¹

XV. 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 project will not increase demands for recreational facilities, as such impacts typically are associated with residential development.

A multi-purpose trail, offering access to a variety of users including pedestrians, cyclists and equestrians, is planned along Turlock Irrigation District's Upper Lateral No 22 right-of-way. The multi-purpose trail, which ties into the community's bikeway, provides a completely separated right-of-way with minimum cross flows by motorists. A trail right of way reservation along TID's lateral which runs along the south side of the project parcel is included on the project's site plan to accommodate this community plan requirement.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

XVI. TRANSPORTATION/TRAFFIC -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		X		
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards 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) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	

Discussion: The 2015 General Plan Update, which included an update to the Circulation Element, superseded any roadway classification identified in the Keyes Community Plan. The updated Circulation Element, Figure II-1, identifies Rohde Road as a collector, which is the same roadway classification identified previously in the Keyes Community Plan.

A multi-purpose trail, offering access to a variety of users including pedestrians, cyclists and equestrians, is planned along TID's Upper Lateral No 22 right-of-way. The multi-purpose trail, which ties into the community's bikeway, provides a completely separated right-of-way with minimum cross flows by motorists. A trail right of way reservation along TID's lateral which runs along the south side of the project parcel is included on the project's site plan to accommodate this community plan requirement.

The project proposes to expand an existing recreational vehicle (RV) sales operation (Don's RV Center), to allow expansion of an existing recreational vehicle (RV) sales operation (Don's RV Center), by improving a 4.87± acre parcel with additional RV parking sales spaces. The project proposes to develop the site in three phases, ultimately adding 105 RV parking spaces to the existing operation. No structures are being proposed as the existing sales and service building is on the adjacent parcel, which already includes indoor office and sales space, customer parking, and restrooms. Employees are proposed to remain the same as the existing operation, which includes 10 employees on a maximum shift. One to four additional truck deliveries per day are estimated to be associated with the proposed operational expansion. The project proposes access to the expanded parking area from the existing entry on Rohde Road. The project also proposes a new driveway on Rohde Road from the project site for emergency vehicle access and access from the existing Don's RV Center to the project site.

The project was referred to Stanislaus County's Department of Public Works who responded with conditions of approval that require: Public Works approval for any new driveways; an encroachment permit be obtained for the proposed driveway on Rohde Road.; paved pathways throughout the project site; that no parking, loading, or unloading of vehicles occur within County Road ROW; and that a grading and drainage plan be submitted to the Department of Public Works for review and approval. These comments will be applied to the project as conditions of approval.

The Keyes Community Plan includes a Mitigation Monitoring Plan for development within the Keyes Community Plan area. Any mitigation measures applicable to this project are included as conditions of approval, as they are routine in nature and do not impact the environmental impacts from the project. One of the Keyes Community Plan mitigation measures, regarding traffic impact fees, is incorporated into the mitigation monitoring plan for the project, as it reduces potential transportation and traffic impacts from the project to less than significant.

Mitigation: Prior to issuance of a building permit, the applicant/operator/property owner shall pay the Keyes Community Plan Mitigation Funding Program fees for Highway Commercial per the Keyes community Plan adopted on April 18, 2000. The fees were calculated in 2003 at \$751.47 per 1,000 square feet of floor space. With the fees adjusted for inflation using the Engineering News-Record index, the July 2015 fees are \$1137 per 1,000 square feet.

References: Referral response from the Stanislaus County Department of Public Works dated June 7, 2016; Stanislaus County General Plan and Support Documentation¹.

XVII. 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: Limitations on providing services have not been identified. The project does not propose any services as the building and restrooms located on the existing Don's RV Center, to the north, will be utilized for any on-site employees or customers. However, if any services are required in the future, the site will be served by private well and septic systems. Storm water will be contained on-site. A referral response from the Department of Public Works requires that they review and approve a grading and drainage plan prior to issuance of any building permit. Conditions of approval shall be added to the project to reflect this requirement. Any future on-site septic and well infrastructure will be reviewed by DER for adequacy through the building permit process.

A referral response received from TID indicates that the District would like to review the proposed grading plans to ensure their infrastructure is not negatively impacted. The District's comments will be incorporated into the project as conditions of approval.

Mitigation: None.

References: Referral response from the Stanislaus County Department of Public Works dated June 8, 2016; Referral response from the Department of Environmental Resources on May 11, 2016; Referral response from the Turlock Irrigation District on May 6, 2016; Stanislaus County General Plan and Support Documentation¹

XVIII. 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	
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Discussion: Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area.

Mitigation: None.

References: Initial Study; Stanislaus County General Plan and Support Documentation¹

¹Stanislaus County General Plan and Support Documentation adopted on August 23, 2016. Optional and updated elements of the General Plan and Support Documentation: **Housing Element** adopted on April 5, 2016.

MITIGATED NEGATIVE DECLARATION

NAME OF PROJECT: General Plan Amendment & Rezone Application No. PLN2016-0031 – Don's RV Center

LOCATION OF PROJECT: 4872 Rohde Road, south of Esmar Road, north of Hepburn Way, just west of State Route 99 in the Keyes Area. (APN: 041-023-050)

PROJECT DEVELOPER: Donald P. Clark, Clark Family Properties
4872 Rohde Road
Ceres, CA 95307

DESCRIPTION OF PROJECT: Request to amend the Keyes Community Plan of the General Plan from Medium Density Residential to Commercial and rezone a 4.87± parcel to Planned Development (PD) zoning to allow the establishment of a recreational vehicle (RV) sales yard as accessory to the RV sales business located on the adjacent parcel (4872 Rohde Road). No structures are being proposed as the existing sales and service building is on the adjacent parcel. The Planning Commission will consider a CEQA Mitigated Negative Declaration for this project.

Based upon the Initial Study, dated **September 21, 2016**, the Environmental Coordinator 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 aforementioned findings are contingent upon the following mitigation measures (if indicated) which shall be incorporated into this project:

1. Prior to issuance of a building permit, the applicant/operator/property owner shall pay the Keyes Community Plan Mitigation Funding Program fees for Highway Commercial per the Keyes community Plan adopted on April 18, 2000. The fees were calculated in 2003 at \$751.47 per 1,000 square feet of floor space. With the fees adjusted for inflation using the Engineering News-Record index, the July 2015 fees are \$1137 per 1,000 square feet.

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: Kristin Doud, Associate Planner

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

Stanislaus County

Planning and Community Development

1010 10th Street, Suite 3400
Modesto, CA 95354

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

Mitigation Monitoring Plan

Adapted from CEQA Guidelines sec. 15097 Final Text, October 26, 1998

September 21, 2016

1. Project title and location: General Plan Amendment & Rezone Application No. PLN2016-0031 - Don's RV Center

4872 Rohde Road, south of Esmar Road, north of Hepburn Way, just west of State Route 99 in the Keyes Area. (APN: 041-023-050)

2. Project Applicant name and address: Donald P. Clark
4872 Rohde Road
Ceres, CA 95307

3. Contact person at County: Kristin Doud, Associate Planner (209) 525-6330

MITIGATION MEASURES AND MONITORING PROGRAM:

List all Mitigation Measures by topic as identified in the Mitigated Negative Declaration and complete the form for each measure.

XVI. TRANSPORTATION/TRAFFIC

No. 1 Mitigation Measure: Prior to issuance of a building permit, the applicant/operator/property owner shall pay the Keyes Community Plan Mitigation Funding Program fees for Highway Commercial per the Keyes community Plan adopted on April 18, 2000. The fees were calculated in 2003 at \$751.47 per 1,000 square feet of floor space. With the fees adjusted for inflation using the Engineering News-Record index, the July 2015 fees are \$1137 per 1,000 square feet.

Who Implements the Measure: Applicant/operator/property owner.

When should the measure be implemented: Prior to issuance of a building permit.

When should it be completed: Prior to issuance of a building permit.

Who verifies compliance: Stanislaus County Planning and Community Development Department, Building Division

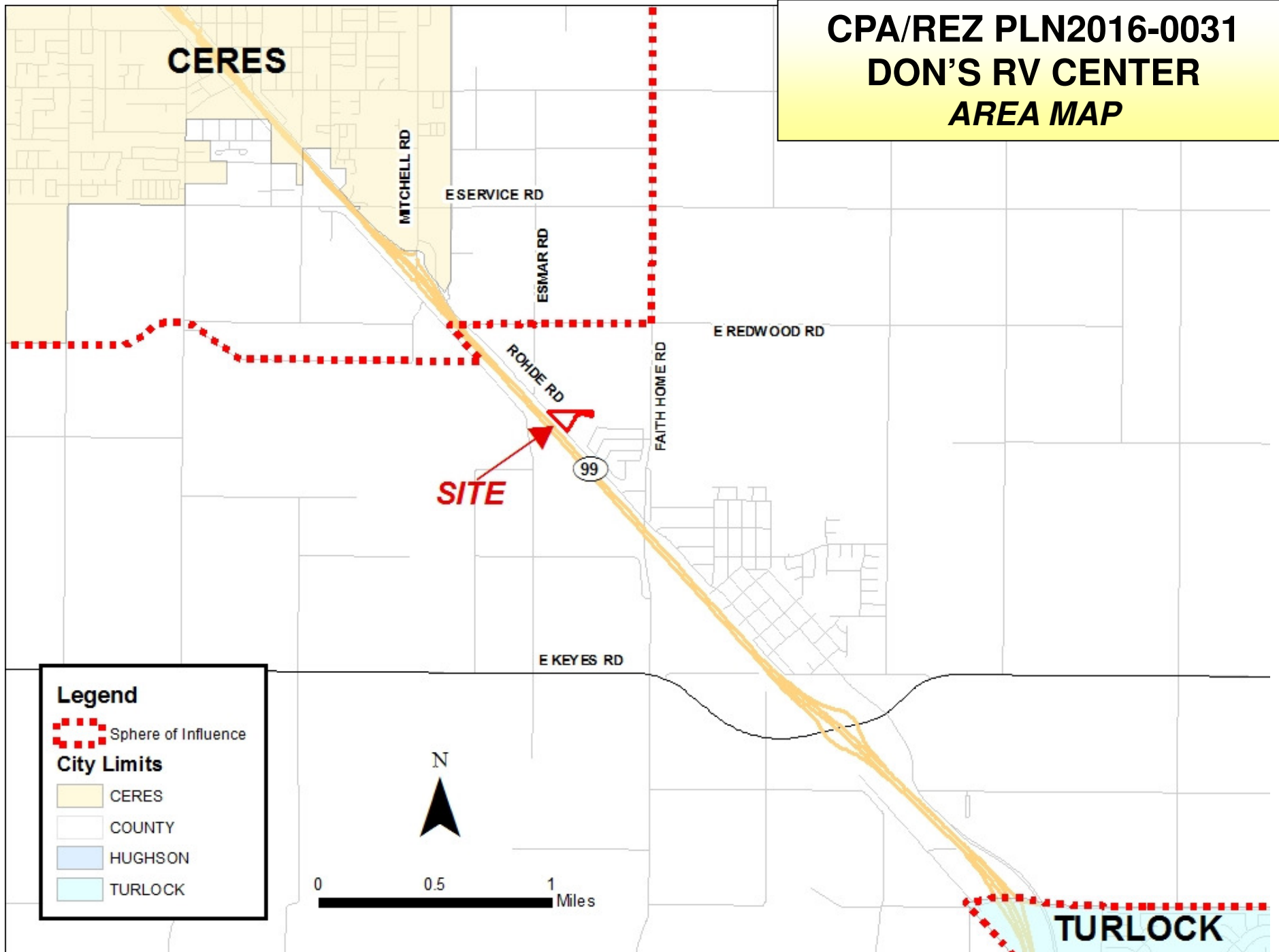
Other Responsible Agencies: Stanislaus County Department of Public Works

I, the undersigned, do hereby certify that I understand and agree to be responsible for implementing the Mitigation Program for the above listed project.

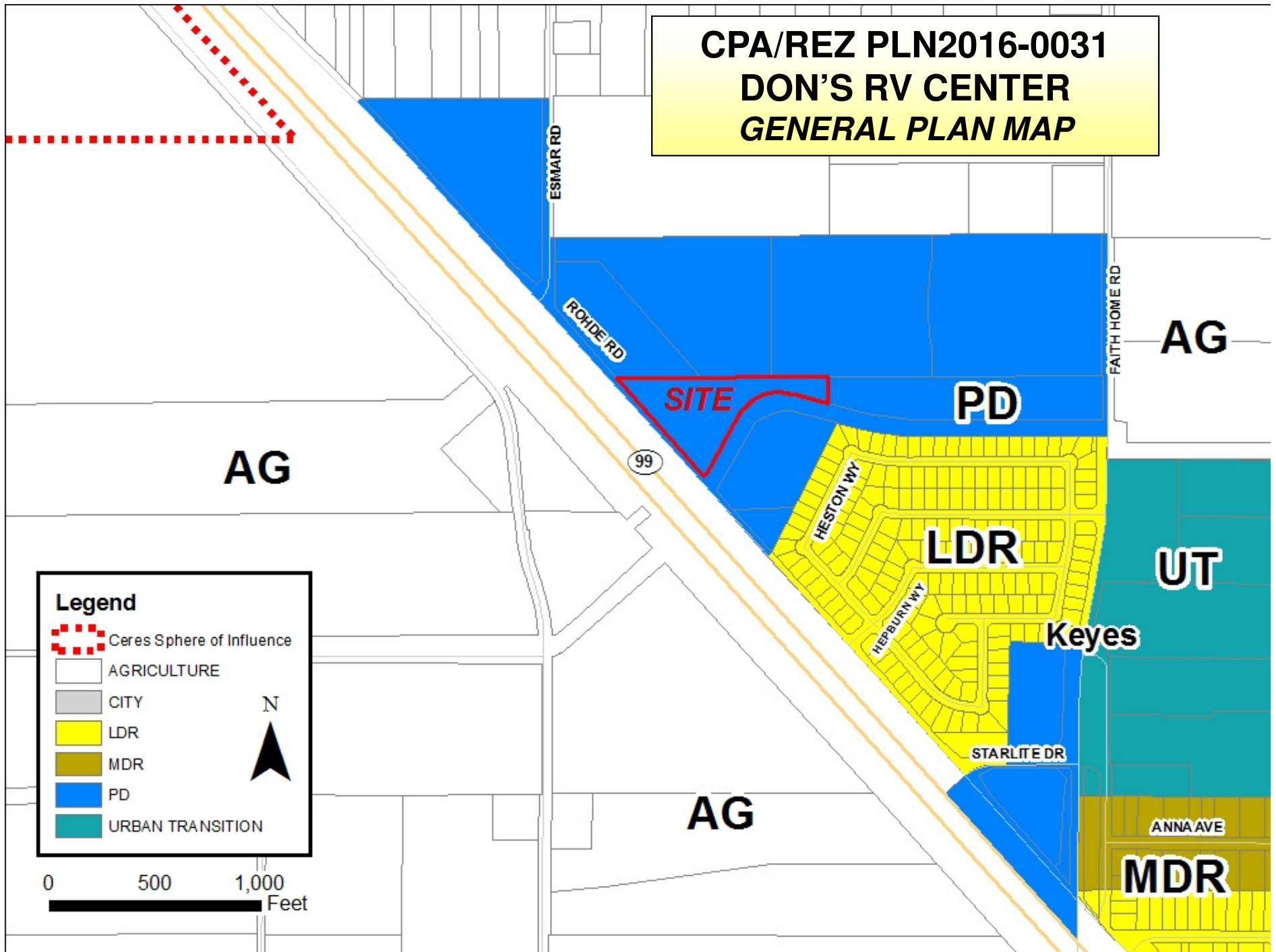
Signature on File
**Person Responsible for Implementing
Mitigation Program**

September 22, 2016
Date

**CPA/REZ PLN2016-0031
DON'S RV CENTER
AREA MAP**



CPA/REZ PLN2016-0031
DON'S RV CENTER
GENERAL PLAN MAP



Keyes

Community Plan Land Use Designations

AG	Agriculture
UT	Urban Transition
LDR	Low Density Residential (0-7 du / acre)
MDR	Medium Density Residential (0-14 du / acre)
MHDR	Medium-High Density Residential (0-25 du / acre)
C	Commercial
HC	Highway Commercial
I	Industrial
PI	Planned Industrial

Parks and Schools

	Existing	Proposed*
Neighborhood Park	▲	△
Community Park	◆	◇
Elementary School	■	□
Middle School	●	○

*Symbol denotes general location.

Circulation

	Highway / Freeway
	Major Road
	Collector
	Future Road
	Railroad
	Bike Lane
	Multi-purpose Trail

Relevant Boundaries

	Community Plan Boundary
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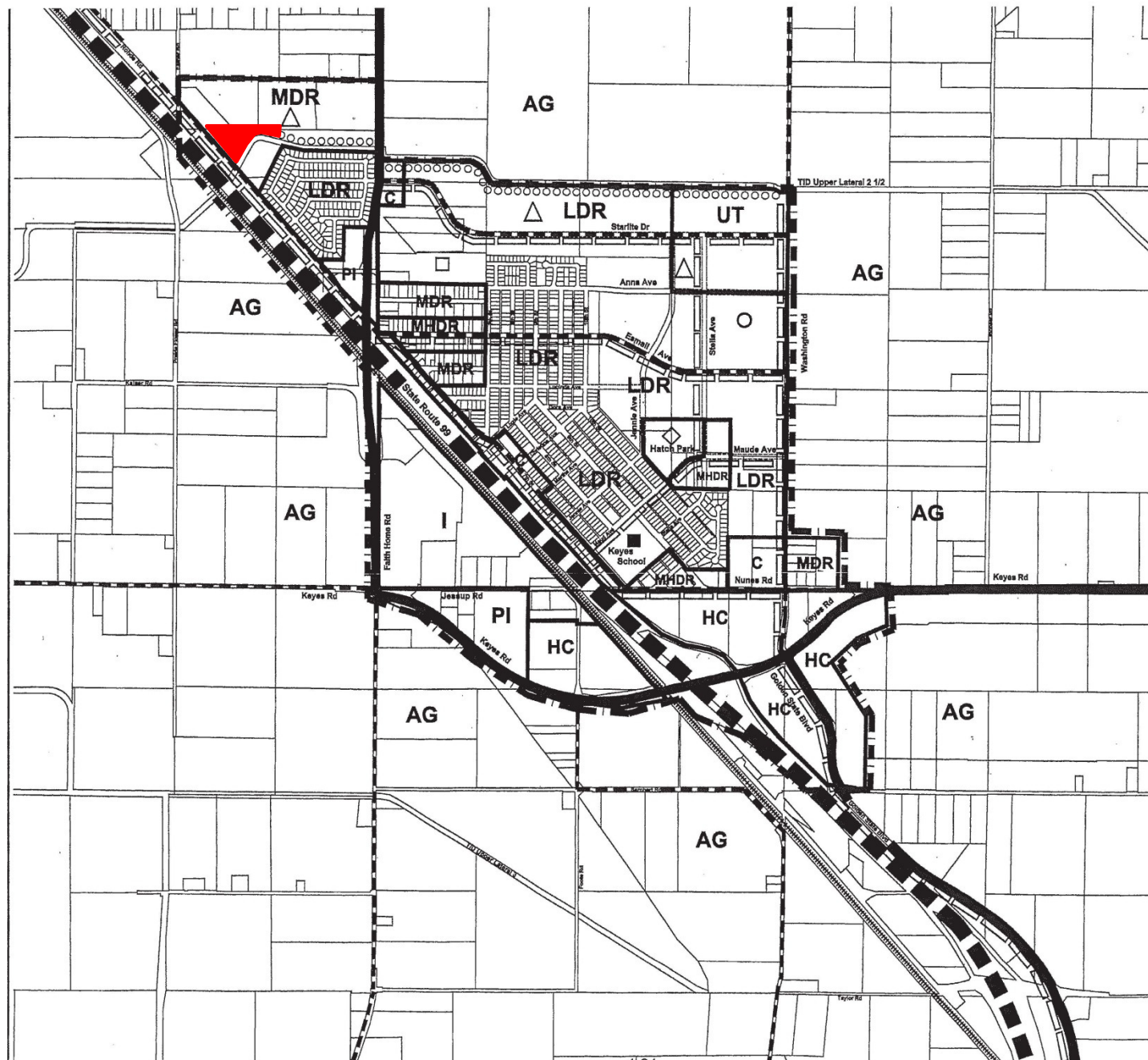
Scale: 1" = 500'



RRM DESIGN GROUP

Architects • Planning • Engineering • Surveying • Interiors • Landscape Architecture
300 South Street, Suite 200, San Diego, California 92101 619-591-1100
1775 North Harbor Drive, Suite 100, San Diego, California 92108 619-591-1100
100 Broadway, Suite 1000, New York, New York 10005 212-691-1100

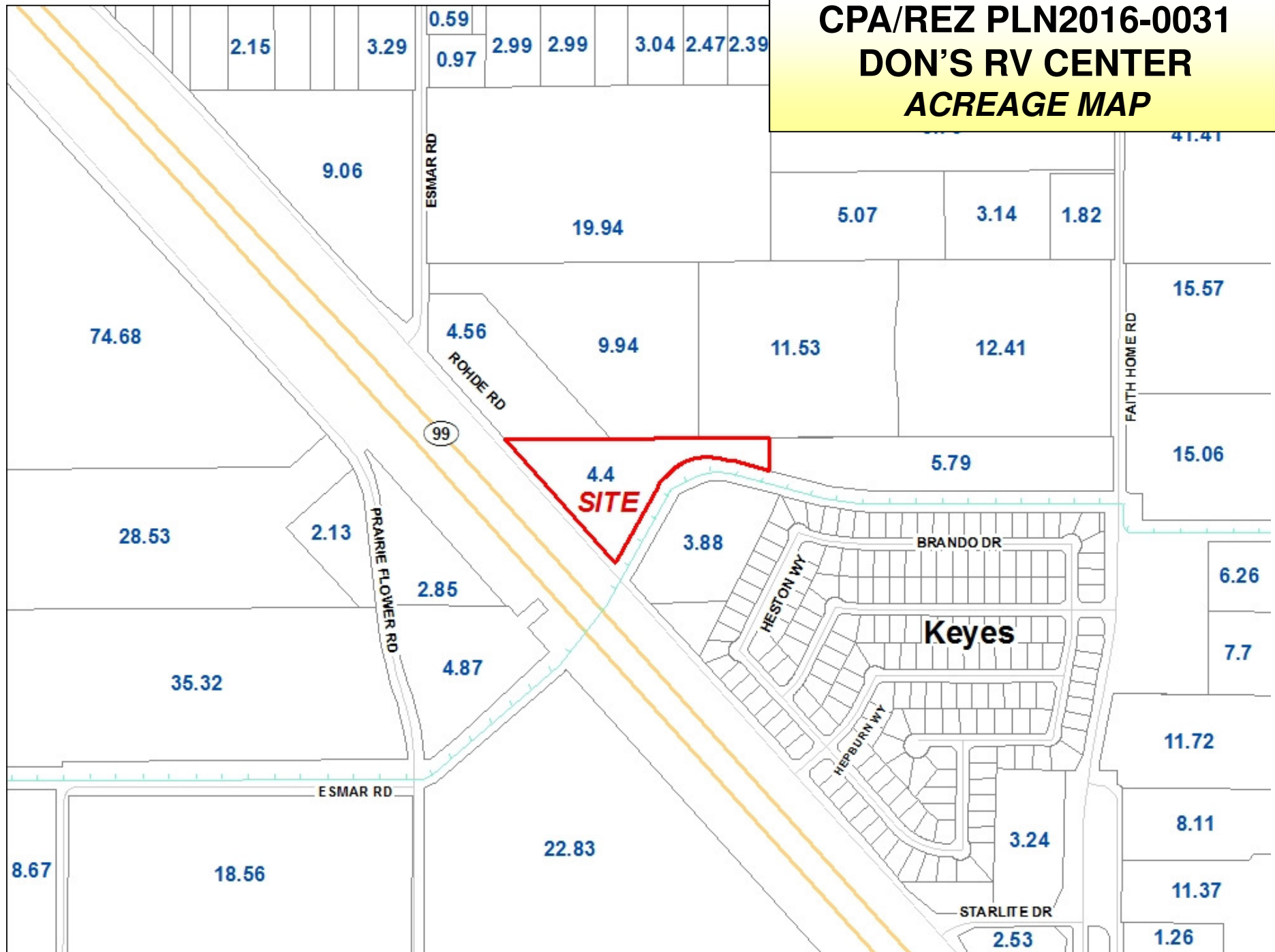
April 18, 2000



**CPA/REZ PLN2016-0031
DON'S RV CENTER
ZONING DESIGNATION MAP**



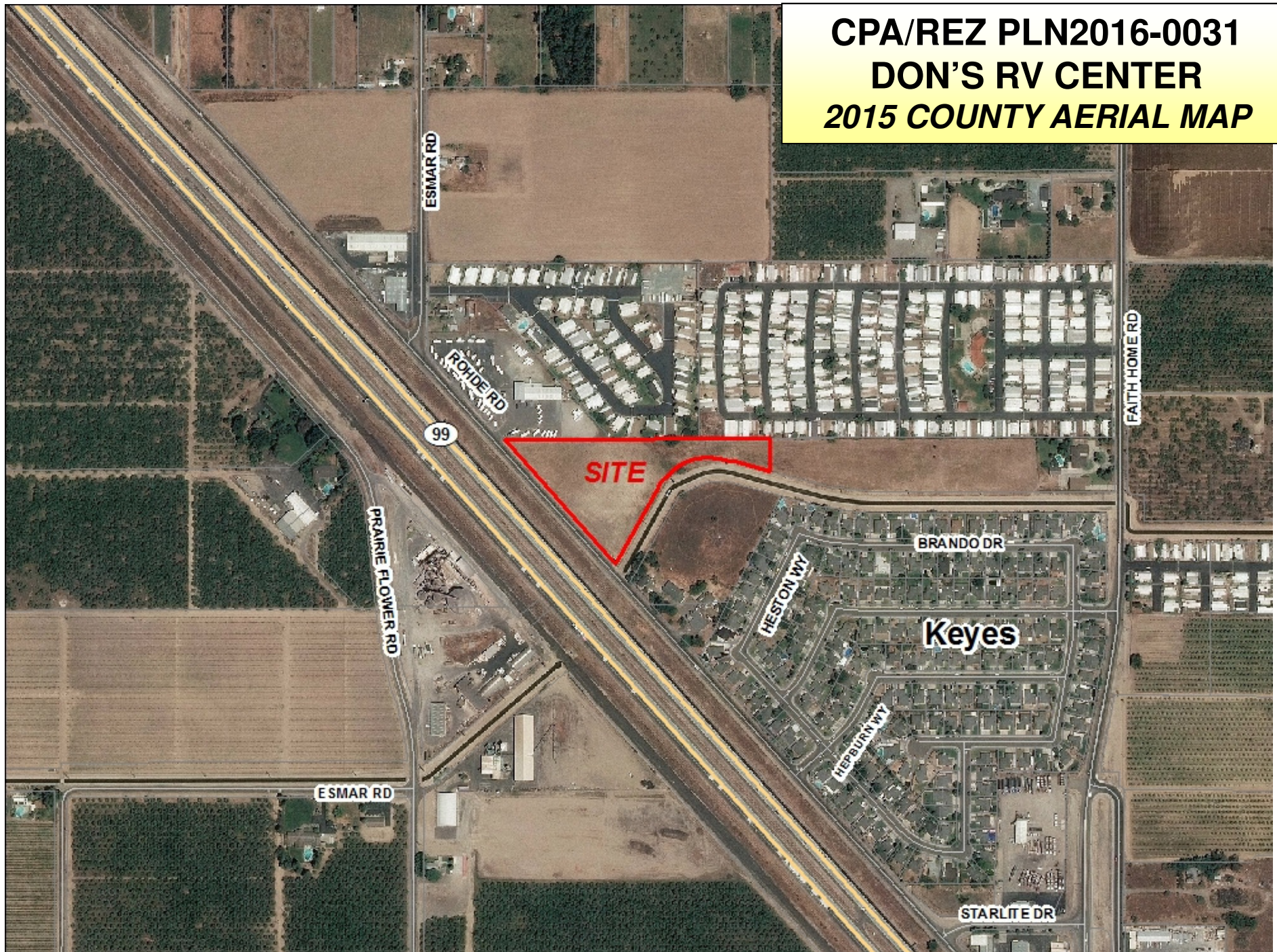
**CPA/REZ PLN2016-0031
DON'S RV CENTER
ACREAGE MAP**

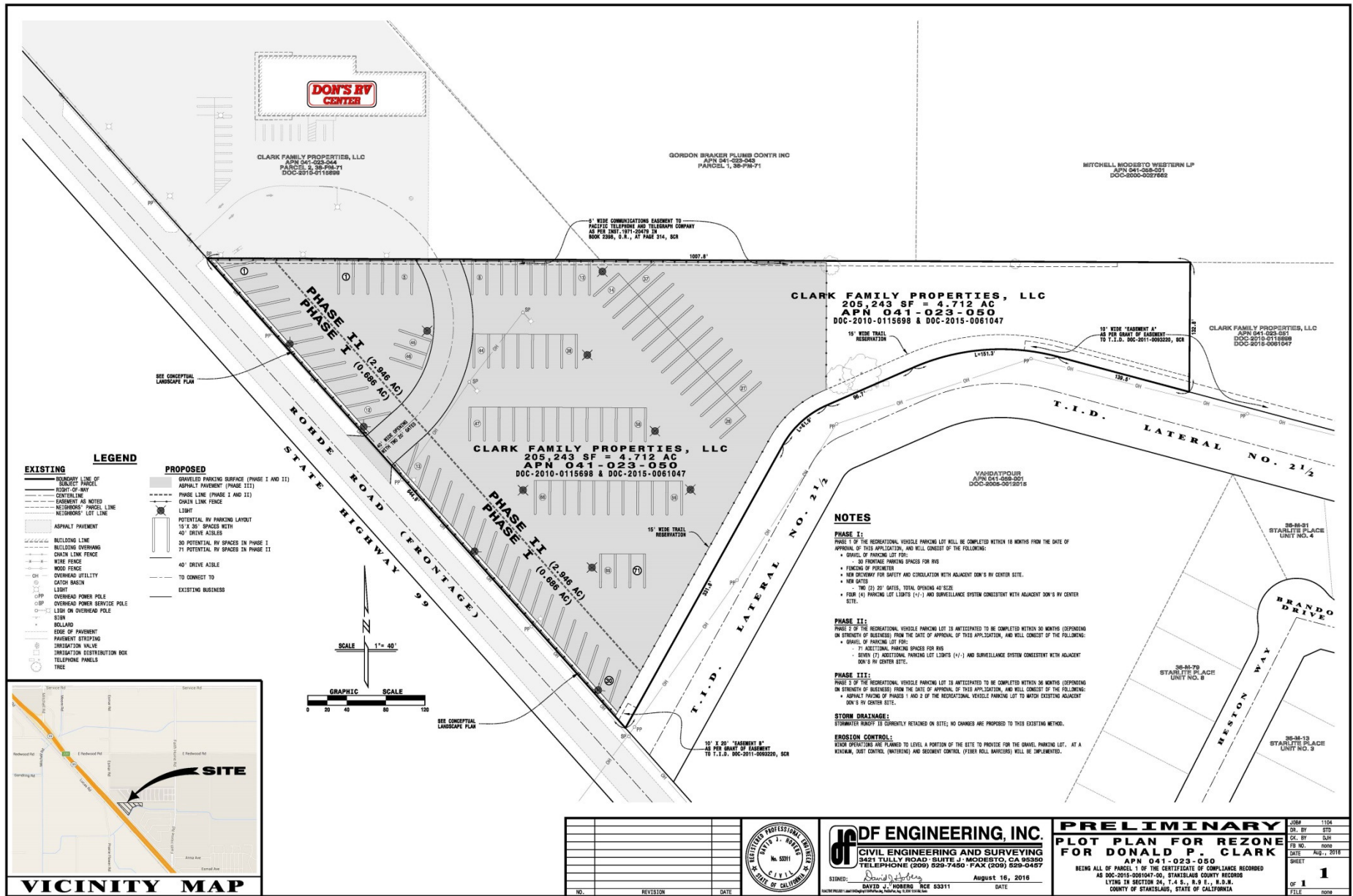


CPA/REZ PLN2016-0031
DON'S RV CENTER
2015 COUNTY AERIAL MAP



CPA/REZ PLN2016-0031
DON'S RV CENTER
2015 COUNTY AERIAL MAP





NO.	REVISION	DATE



DF ENGINEERING, INC.
CIVIL ENGINEERING AND SURVEYING
 3421 TULLY ROAD SUITE J, MODOesto, CA 95380
 TEL: (916) 929-7450 FAX: (916) 929-0457

SIGNED: *David L. Roberts* August 16, 2016
 DAVID L. ROBERTS, RCE 53311 DATE

PRELIMINARY
PLOT PLAN FOR REZONE
FOR DONALD P. CLARK
 APN 041-023-050
 BEING ALL OF PARCEL 1 OF THE CERTIFICATE OF COMPLIANCE RECORDED
 AS DDC-2015-0081047-00, STANISLAUS COUNTY RECORDS
 LYING IN SECTION 24, T.4 S., R.9 E., N.3.W.,
 COUNTY OF STANISLAUS, STATE OF CALIFORNIA

JOB# 1104
 CH. BY: ETO
 CK. BY: DLR
 PLO. NO.: 0000
 DATE: AUG., 2016
 SHEET
1
 FILE: 0000

General Planting Notes

- The contractor shall examine the conditions of the site prior to commencement of work. Any conditions that differ from what is shown on the plans that will affect the installation process shall be brought to the attention of the Owner or Land Arch. prior to work. Commencement of work implies acceptance of the conditions of the site.
- The contractor shall verify all plant quantities prior to installation. Plant quantities are listed for the convenience of the contractor, number of symbols shall have priority over quantity given.
- The contractor shall be responsible for the purchasing of all material to meet the specifications of the plans including plants, soil, and fertilizer. The contractor shall also be responsible for the protection of these materials until the project has been completely turned over to the owner.
- All plant material shall be subject to approval or rejection by the Landscape Architect or Owner's Representative prior to installation. Installed and then rejected material shall be replaced by the contractor at his/her expense.
- All soil preparation shall be installed per the soil agronomy report to be provided and paid for by the Landscape Contractor. The report is to be immediately forwarded to the Land Arch. upon completion.
- All planter areas to receive a 3" thick layer of 3/4" minus nitrogen stabilized recycled wood mulch.
- The planting pits for broad trees shall be excavated twice the diameter of the rootball and level with existing grade at the bottom of the root ball. The backfill mix for use in all tree and shrub pits shall consist of native soil.
- Fertilizer tablets shall be Gro-Power. 7 gram fertilizer tablets (12-8-8) placed in all planting pits in quantities as follows:

1 gallon	3 tablet
5 gallon	8 tablets
15 gallon	14 tablets
24" box	16 tablets
36" box	20 tablets
- Thirty (30) days after installation all landscape shall be fertilized with 16-6-8 Fertilizer applied at the rate of 6 lbs./1000 sf. Fertilizer application shall be continued thereafter at bimonthly intervals.
- For weed control prior to planting, the Landscape Contractor shall thoroughly irrigate the site to promote germination of weed seeds that may be in the soil. After germination has taken place spray the site with Round-Up (or equal) in the amount, and let sit for the time specified by the manufacturer. Re-spray Round-Up if needed. After all green weeds have been eradicated, apply Ronstar-G (or equal) Pre-Emergent weed control in the amounts specified by the manufacturer.
- All plant material shall be nursery grown in similar climate. All plant material shall be vigorous and of normal habit of growth and shall be free of gnarling roots, sun scald, abrasions, diseases, insects, insect eggs and larvae. Plants shall equal or exceed the standards as outlined by the American Standards for Nursery Stock and to applicable California Agriculture Code.

Landscape Concept

The landscape design concept for Don's RV Center is to provide an enjoyable and aesthetic space for employees and customers that fits within the landscape framework of the existing neighborhood and the surrounding area, as well as the requirements of Stanislaus County. The proposed landscape design and Preliminary Plan is in response to Measure Two, Goal Two of the Keyes Community Plan to establish high quality landscape edges along State Route 99 and major roads leading into the community. Plant material has been selected that performs well in the special conditions of the Central Valley (Climate Zone 8b).

No high water use turf areas are included. Low water use shrubs and groundcover are proposed for the entire landscape. The landscape (and associated irrigation) has been designed to be compliant with Stanislaus County's Water Efficient Landscape Ordinance (WELDO) Prescriptive Comp.

Special considerations have been provided in selection of plant material that respect the needs of the facility as well as the customers. Clear and secure view corridors have been provided to ensure safety of the customers entering and moving around the site while maintaining unimpeded views into the site.

Irrigation

The entire site will be irrigated using a fully automatic system and designed to meet the Stanislaus County's Water Efficient Landscape Ordinance (WELDO). The site will be in compliance with the Prescriptive Compliance Option for water efficient calculations. No turf is included, a minimum of 75% of the shrub/groundcover areas are low water use species (3 plant factor per WUCOLS IV), no overhead spray is included and a weather sensor will be tied to a "Smart" controller. The irrigation system will be entirely a low-volume design with no use of pop-up nozzles. The system will include in-line valves, quick couplers, and gate valves. A complete irrigation design with these parameters will be provided with the improvement plans.



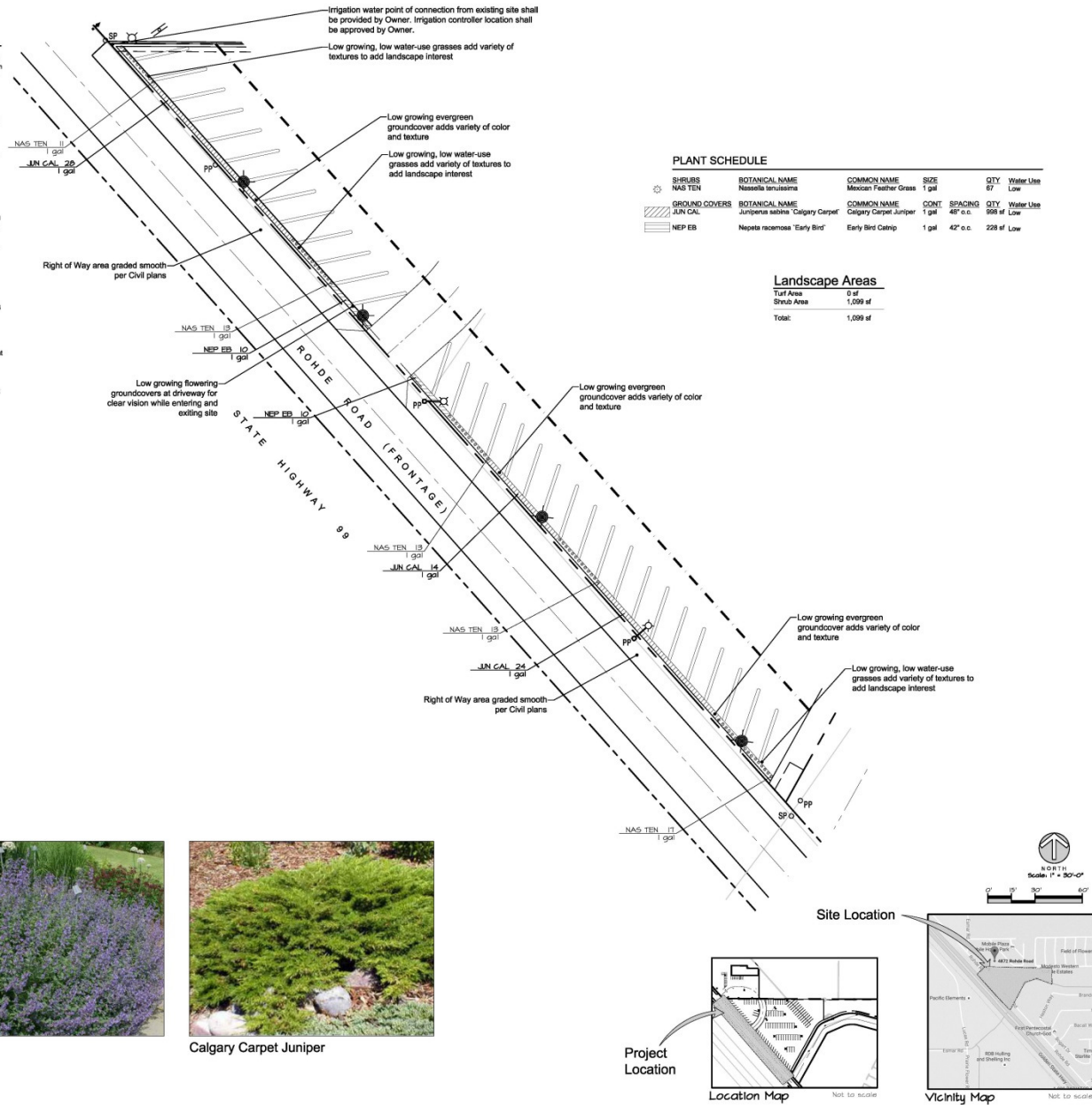
Mexican Feather Grass



Early Bird Catnip



Calgary Carpet Juniper



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Revisions

Date	By

Don't forget to get the property of KLA, Inc. for any modifications or other use of this plan in any form or part of any project without the written consent of KLA, Inc. (KLA) and its employees. See the title block of the other drawings.

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Don's RV Center
Keyes, CA

Donald Clark
4872 Rohde Road
Corona, CA 95307

The original size of this drawing is 36" x 36". If the plan is to be printed on a smaller size, the scale will be as indicated.

Conceptual Landscape Plan

Scale: 1" = 30'-0"

Date: August 17, 2016

Drawn/Checked: NAB / DPH

Project No: 16-0560

Sheet Number: **L0**