



## Referral Early Consultation

**Date:** August 23, 2016  
**To:** Distribution List (See Attachment A)  
**From:** Timothy Vertino, Assistant Planner, Planning and Community Development  
**Subject:** REZONE APPLICATION NO. PLN2016-0071 – WELLS AVENUE RV & SELF STORAGE  
**Respond By:** September 12, 2016

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**\*\*\*\*PLEASE REVIEW REFERRAL PROCESS POLICY\*\*\*\***

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date 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.

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**Applicant:** MD Investments  
**Project Location:** 418 Wells Avenue, on the south side of Wells Avenue, west of McHenry Avenue, south of Pelandale Avenue, inside the City of Modesto's Sphere of Influence.  
**APN:** 046-005-002; 046-005-003  
**Williamson Act Contract:** N/A  
**General Plan:** P-D (Planned Development)  
**Current Zoning:** P-D 190

**Project Description:** Request to rezone two undeveloped parcels, totaling 7.65± acres, to establish a recreational vehicle (RV) parking and self-storage facility. The request will rezone expired Planned Development No. 190 to a new Planned Development. The request includes 131 RV spaces, three self-storage units totaling 76,250 square feet, and a two story building including a 2,500 square foot office, a 2,000 square foot manager's residence, and a storm water retention basin.

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

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**REZONE PPLICATION NO. PLN2016-0071 – WELLS AVENUE RV & SELF STORAGE**

## Attachment A

## Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: MODESTO		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES/SANITARY DIST	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: SALIDA	X	STAN CO SUPERVISOR DIST 4: MONTEITH
	HOSPITAL DIST:	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: MODESTO		StanCOG
X	MOSQUITO DIST: EASTSIDE	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:		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: MODESTO CITY SCHOOL DISTRICT		US FISH & WILDLIFE
X	SCHOOL DIST 2: SYLVAN UNION ELEMENTARY	X	US MILITARY (SB 1462) (7 agencies)
	STAN ALLIANCE		USDA NRCS
X	STAN CO AG COMMISSIONER	X	WATER DIST: HETCH HETCHY

## STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

**FROM:** \_\_\_\_\_

**SUBJECT:** REZONE APPLICATION NO. PLN2016-0071 – WELLS AVENUE RV & SELF STORAGE

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).

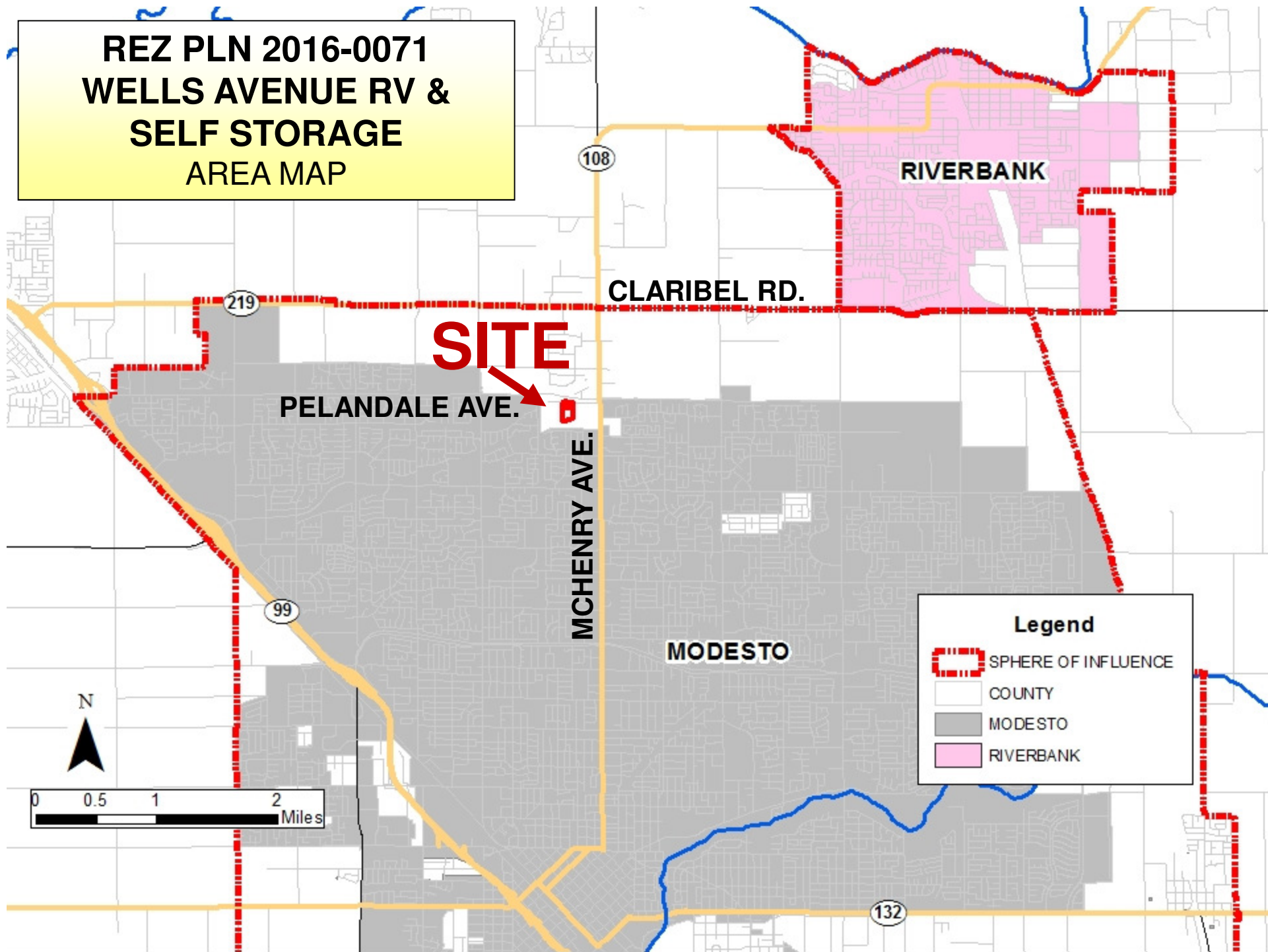
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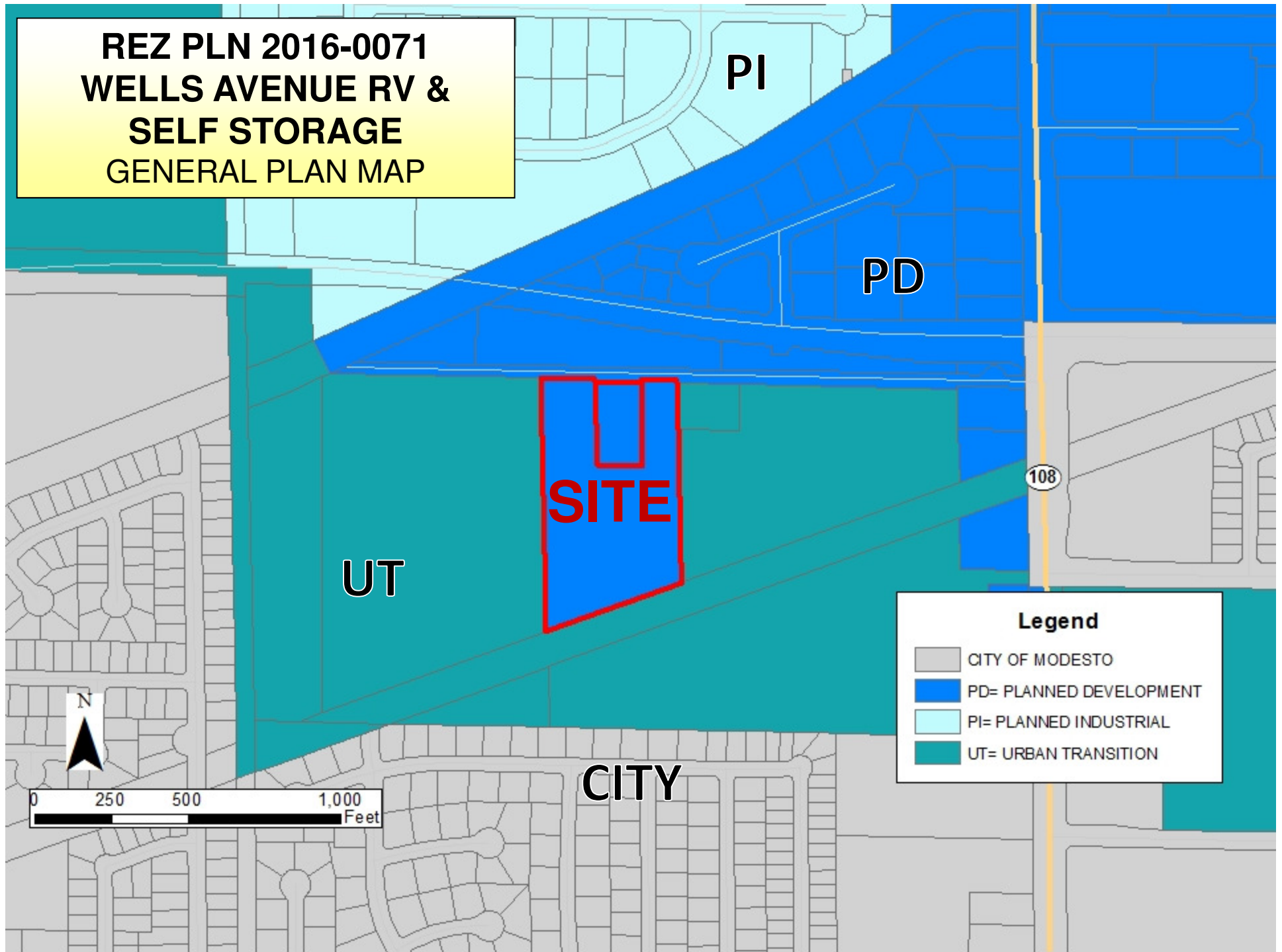
Response prepared by:

Name	Title	Date
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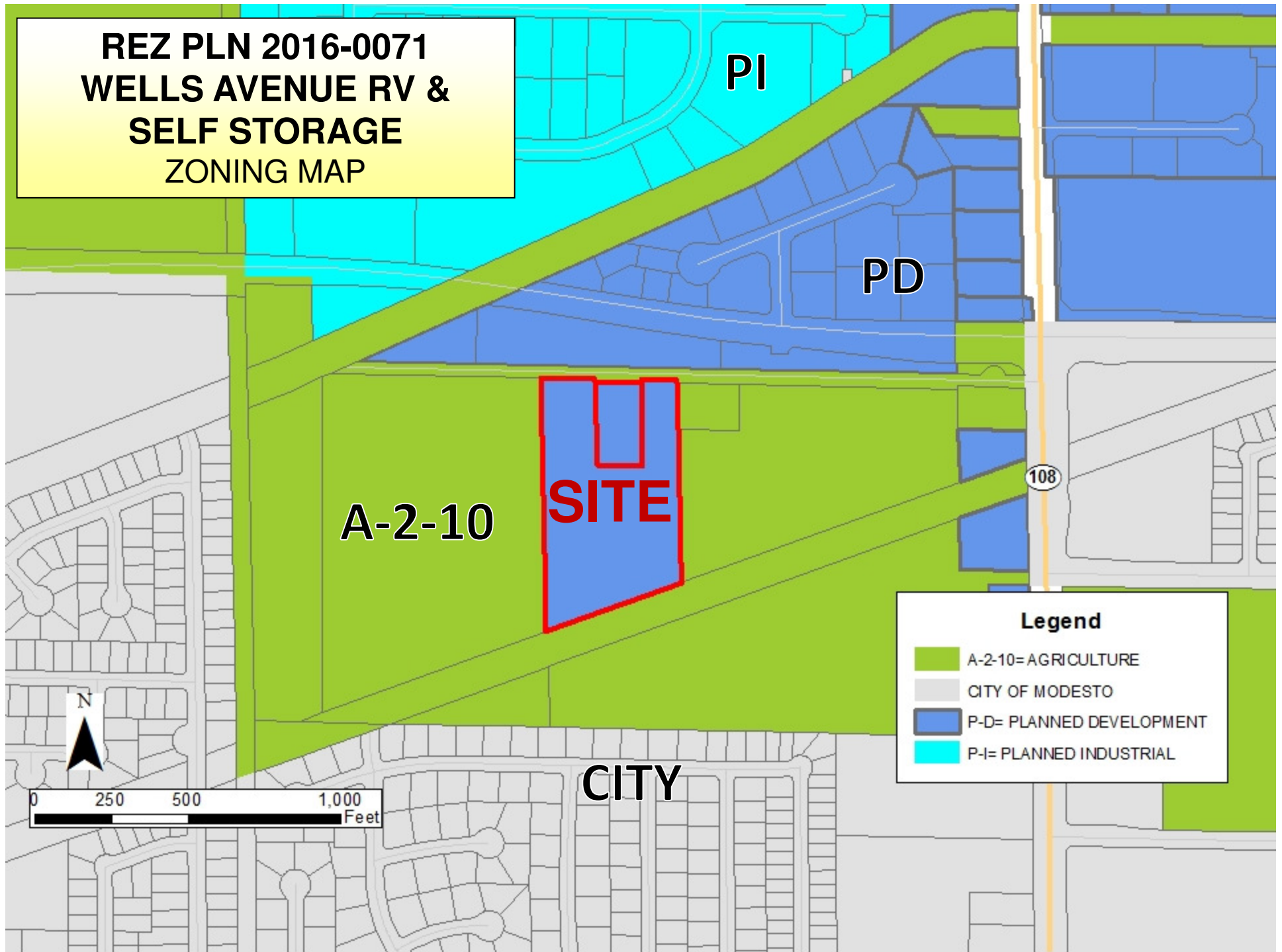
**REZ PLN 2016-0071  
WELLS AVENUE RV &  
SELF STORAGE  
AREA MAP**



**REZ PLN 2016-0071  
WELLS AVENUE RV &  
SELF STORAGE  
GENERAL PLAN MAP**



**REZ PLN 2016-0071  
WELLS AVENUE RV &  
SELF STORAGE  
ZONING MAP**





**REZ PLN 2016-0071  
WELLS AVENUE RV &  
SELF STORAGE  
2015 COUNTY AERIAL**

**SITE**

108



0 187.5 375 750 Feet

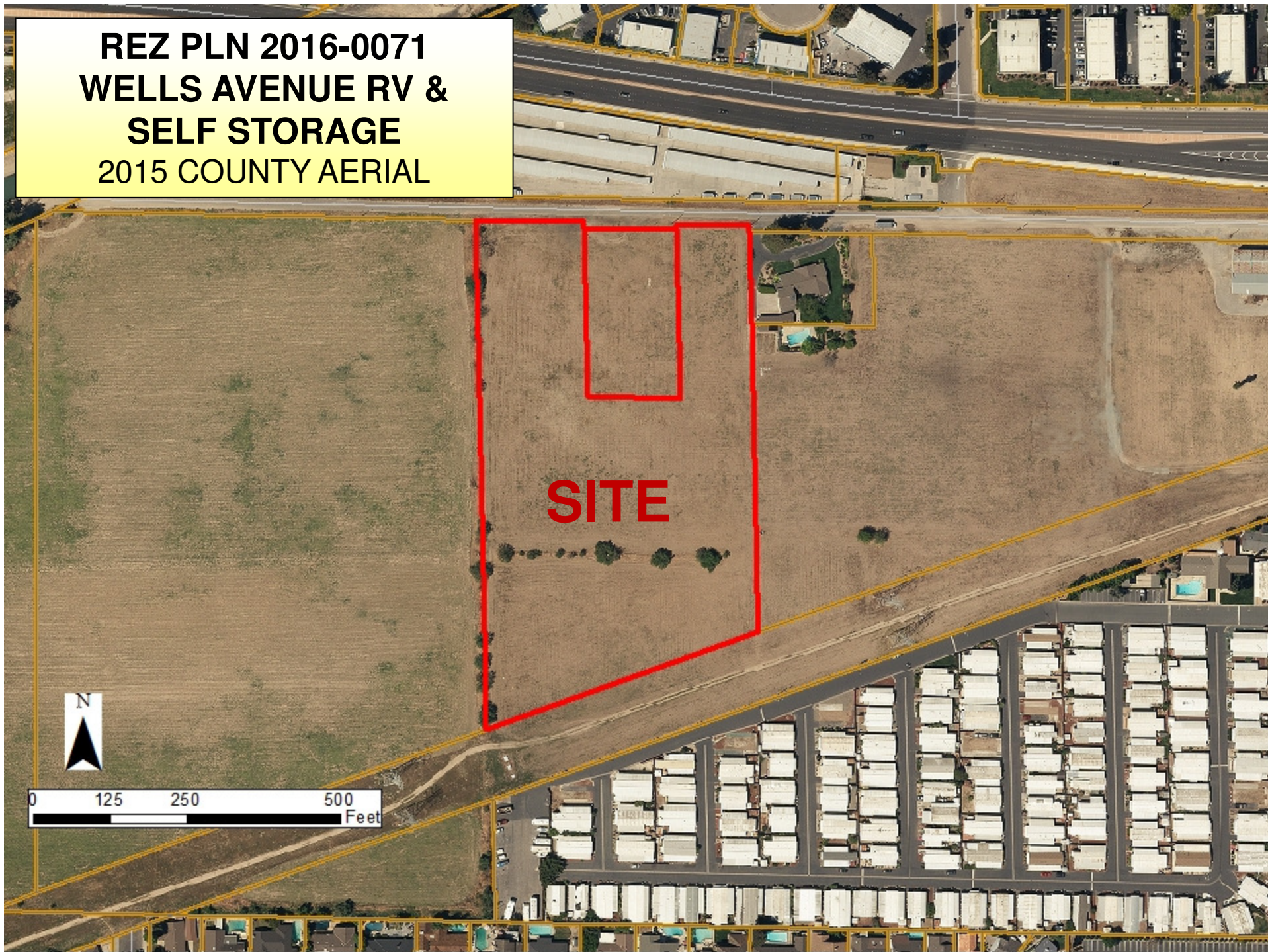


**REZ PLN 2016-0071  
WELLS AVENUE RV &  
SELF STORAGE  
2015 COUNTY AERIAL**

**SITE**

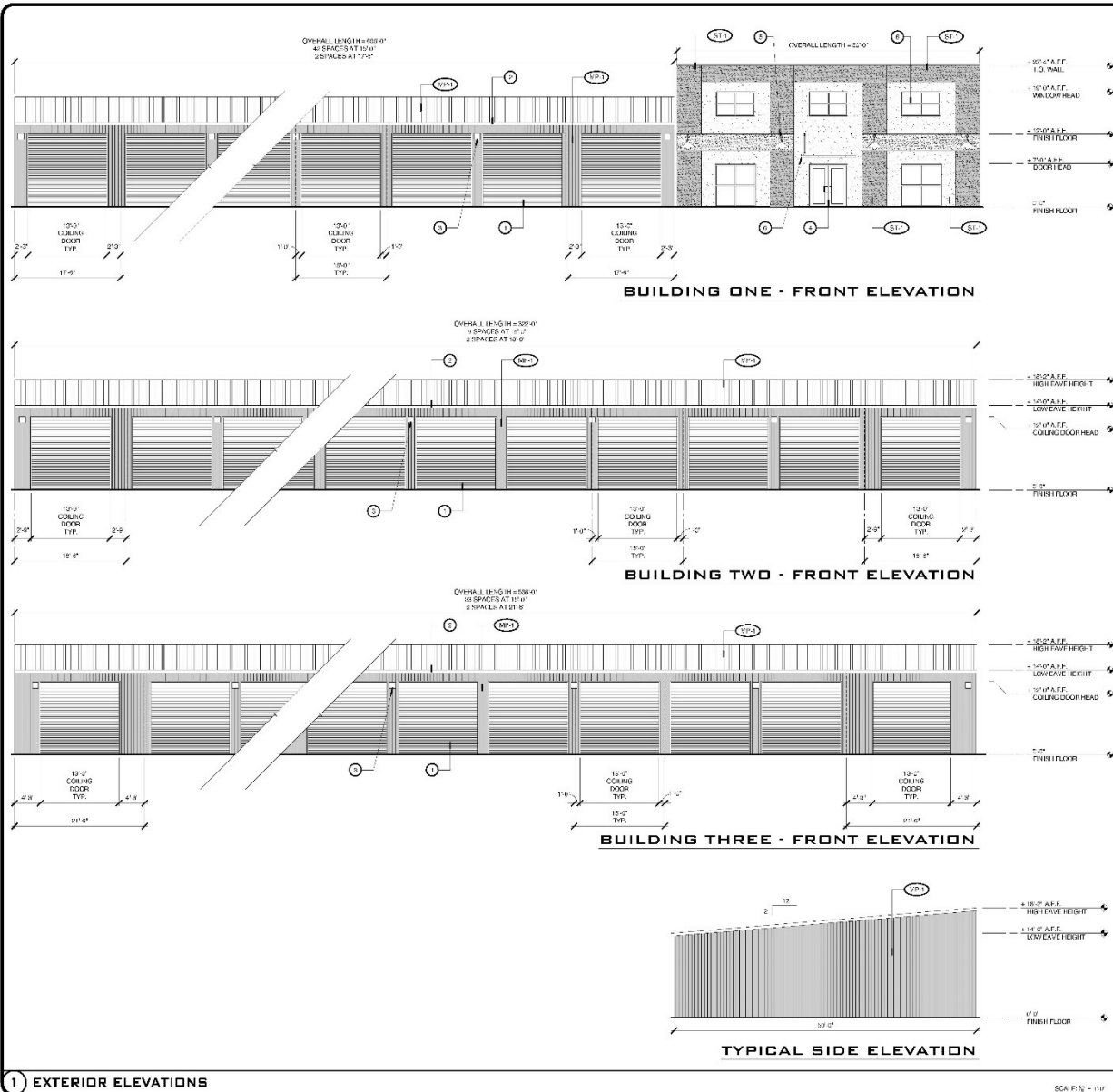


0 125 250 500 Feet









- KEYNOTES**
- PRE-FINISHED STEEL ROLL-UP DOOR, TYPICAL.
  - IF PRE-FINISHED VETAL CUTTEN TO MATCH ROOF FINISH
  - WALL MOUNTED LIGHT FIXTURE, TYPICAL
  - ALUMINUM STOREFRONT SYSTEM - SEE DOOR/WINDOW FIXTURES ON DRAWING A-1.0
  - EXTERIOR WALL MOUNTED LIGHT FIXTURE, TYP.
  - ALUMINUM SUN SHADE CANOPY - VAPES LUMBER CANOPY WITH 2" X 12" ROLL FORMED, PVA STYL ALUMINUM LUCKING, 12" HANGER HOES, 8" X 10" HUNG 2" STYL ALUMINUM LUCKING TO 60 BRONZE DAZED CHANNEL

EXTERIOR FINISH SCHEDULE	
<b>METAL ROOF / WALL PANEL</b>	
24 GAUGE STEEL, PRE-WALL AND ROOF PANEL	
1.5" DEEP VERTICAL RIBS AT 12" O.C.	
COLOR TO BE DETERMINED	
<b>3" COAT STUCCO SYSTEM - FIELD COLOR</b>	
A. 1.5" DEEP VERTICAL RIBS - CONCRETE, INSTANT METAL LATH (WELDED) EXTERIOR - GRADE OF LUMBERING PAPER, USE EXPANDED METAL LATH FOR VERTICAL SURFACES, HORIZONTAL SURFACES SHALL BE 1/2" CHANGING WITH 1/2" O.C.	
B. 1.5" DEEP VERTICAL RIBS - CONCRETE, INSTANT METAL LATH (WELDED) EXTERIOR - GRADE OF LUMBERING PAPER, USE EXPANDED METAL LATH FOR VERTICAL SURFACES, HORIZONTAL SURFACES SHALL BE 1/2" CHANGING WITH 1/2" O.C.	
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Z. 1.5" DEEP VERTICAL RIBS - CONCRETE, INSTANT METAL LATH (WELDED) EXTERIOR - GRADE OF LUMBERING PAPER, USE EXPANDED METAL LATH FOR VERTICAL SURFACES, HORIZONTAL SURFACES SHALL BE 1/2" CHANGING WITH 1/2" O.C.	
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STUCCO TO BE LIGHT SAND FINISH, TYPICAL	
COLOR: TR1	

1 EXTERIOR ELEVATIONS

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

REVISIONS	BY

**COMMERCIAL ARCHITECTURE INC.**  
 THEODORE J. BRANDVOLD, ARCHITECT  
 616 14TH STREET, MODESTO, CA 95364  
 PH (209) 571-8158 FAX (209) 571-8160



PROJECT: WELLS AVE. MINI-STORE  
 CLIENT: BOB CHRISTENSEN  
 LOCATION: 418 WELLS AVE.  
 MODESTO, CA 95366

DRAWN: DLS  
 CHECKED: TJS  
 DATE: 7/20/24  
 SCALE: AS SHOWN  
 WORK: 10/20/24  
 SHEET: A-1.0  
 OF: 11 SHEETS





## APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

### APPLICATION FOR:

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

- |   |  |
|---|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map             |
| <input checked="" type="checkbox"/> Rezone      | <input type="checkbox"/> Parcel Map                  |
| <input type="checkbox"/> Use Permit             | <input type="checkbox"/> Exception                   |
| <input type="checkbox"/> Variance               | <input type="checkbox"/> Williamson Act Cancellation |
| <input type="checkbox"/> Historic Site Permit   | <input type="checkbox"/> Other _____                 |

### PLANNING STAFF USE ONLY:

Application No(s): PLN 2010 0071  
Date: 7/29/10  
S 05 T 03 R 09  
GP Designation: PD  
Zoning: PD 190  
Fee: \$4,150  
Receipt No. 533603  
Received By: JB  
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).

(Please See Attached)

# 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 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.*

**ASSESSOR'S PARCEL NUMBER(S):** Book 046 Page 005 Parcel -002 &-003

Additional parcel numbers: \_\_\_\_\_

**Project Site Address  
or Physical Location:**

418 Wells Avenue, Modesto, CA

**Property Area:** Acres: 7.69 or Square feet: \_\_\_\_\_

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

Vacant undeveloped 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)

no known prior project approvals

**Existing General Plan & Zoning:** General Plan: PD/ Zoning: PD-190

**Proposed General Plan & Zoning:** General Plan: PD / Zoning: PD  
(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:** primarily vacant, with a single residence directly adjacent, some commercial approximately 940' to east.

**West:** vacant undeveloped, single family residential approx. 1100' to west of project.

**North:** commercial (mini-storages directly across Wells Avenue, commercial on north side of Pelandale Avenue)

**South:** Hetch-Hetchy directly adjacent, mobile-home park, single-family residential approx. 320' south

## 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: \_\_\_\_\_



Yes ☐ No ☐

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.) \_\_\_\_\_

Approximately 7.7 acres, approximately 12,000 cu. yd.

**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: 0 Sq. Ft.      Landscaped Area: 35,460 Sq. Ft.  
Proposed Building Coverage: 78,750 Sq. Ft.      Paved Surface Area: 208,009 Sq. Ft.

## BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) \_\_\_\_\_  
78,750 Sq. ft.

Number of floors for each building: \_\_\_\_\_  
single-story storage buildings; office / manager's residence will have 2 stories

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) \_\_\_\_\_  
storage units to be 18'-6"; office/residence to be 23'-4"

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) \_\_\_\_\_

Typical parking lot security lighting, approximately 25'-30' in height. (Exact height to be determined)

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) Main drive aisle to be asphalt, outdoor parking to be aggregate base.

Agg. base will be stabilized and not require dust control.

## 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: <u>Modesto Irrigation District</u>	Sewer*: <u>Onsite septic</u>
Telephone: <u>AT&amp;T</u>	Gas/Propane: <u>PG&amp;E</u>
Water**: <u>City of Modesto</u>	Irrigation: <u>n/a</u>



**\*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:)

There will be no special or unique sewage wastes with this development.

**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: 0 Total Acreage: n/a

Net Density per Acre: n/a Gross Density per Acre: n/a

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

#### 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): Office / Manager's Residence- 2,500 sq. ft.+/- ;

Storage Bldg 1 - 33,250 sq. ft. +/-; Storage Bldg 2 - 16,100 sq. ft. +/-; Storage Bldg 3 - 26,900 sq. ft. +/-

Type of use(s): Storage Units and RV / trailer parking with office building / manager's residence

Days and hours of operation: Monday through Saturday -7am to 5pm; Sunday 7am to 3pm

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: \_\_\_\_\_

Year-round operation \_\_\_\_\_

Occupancy/capacity of building: TBD --Occupancy will be within range allowed by Building Codes

Number of employees: (Maximum Shift): 3 (estimated) (Minimum Shift): 1

Estimated number of daily customers/visitors on site at peak time: 10-20 trips per day

Other occupants: n/a

Estimated number of truck deliveries/loadings per day: minimal, less than 1 per week

Estimated hours of truck deliveries/loadings per day: no regular truck deliveries / loadings anticipated

Estimated percentage of traffic to be generated by trucks: less than 1%

Estimated number of railroad deliveries/loadings per day: n/a

Square footage of:

Office area: 2,500+/- Warehouse area: \_\_\_\_\_

Sales area: \_\_\_\_\_ Storage area: 76,250 +/-

Loading area: \_\_\_\_\_ Manufacturing area: \_\_\_\_\_

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)

Wells Avenue

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



- 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? \_\_\_\_\_

**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.

Typical BMP's as required to maintain compliance with the California Stormwater Construction General Permit. \_\_\_\_\_

(e.g. fiber rolls, inlet filters, silt fences) \_\_\_\_\_

**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)

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## MEMORANDUM

**To:** Stanislaus County Planning & Community Development

**From:** Rob Christensen, Senior Civil Engineer

**Date:** June 13, 2016

**Re:** Proposed Rezone for RV and Self-Storage Facility, APN's:046-005-002 & -003

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This Memorandum is to provide a preliminary Project Description for the proposed RV and Self-Storage Facility located at 418 Wells Avenue, Modesto, CA, APN's: 046-005-002 and -003. The project is a request to rezone the two parcels from expired Planned Development (PD) 190 to a new PD to allow the development of the site into a recreational vehicle (RV) parking and self-storage facility.

The total site area is approximately 7.69 acres, and the current use of the site is vacant, undeveloped land. The proposed development will include a RV and trailer storage parking area with approximately 131 spaces, as well as 3 buildings totaling approximately 78,750 square feet (sq. ft.) which will be utilized as enclosed self-storage units. A small office space of approximately 2,500 sq. ft. is included in this building total. A manager's residence of approximately 2,000 sq. ft. will also be located within the second story of the office building, within the footprint of that building. The applicant owns the existing Pelandale Mini Storages, which is directly opposite of the site between Wells Avenue and Pelandale Avenue. The proposed project will be consistent with this existing use.

The proposed buildings will consist of pre-engineered metal structures, and will be similar in appearance to the nearby Pelandale Mini-Storages on the opposite side of Wells Avenue. The parking areas and drive aisles will be paved with asphalt or concrete. Screening landscaping will be installed along the Wells Avenue frontage of the property. Additional landscaping will be installed along the south edge of the property in conjunction with the proposed storm drainage basin. Site fencing along the Wells Avenue frontage and southern property line will consist of 7' chain-link security fencing with vinyl slats for privacy. Zero building setbacks are proposed along most of the east and west property lines, thus negating the need for separate walls or fencing. Portions of the east and west property lines without zero building setbacks will also include 7' chain-link security fencing with vinyl slats.

Storm drainage from the development will be stored and treated within the site by a proposed percolation basin in accordance with Stanislaus County Standards. It is proposed that water for domestic, landscaping, and fire suppression purposes be provided by the City of Modesto. The site lies

within the City's Contiguous Water Service Area, and there is an existing 10" water line within the nearby Pelandale Avenue. Sanitary sewer service will be provided by a new onsite septic system.

Access to the site will be through two new driveway approaches from Wells Avenue. The proposed use of the site will generate a minimal amount of traffic. Therefore, no additional improvements to Wells Avenue are proposed with the development. The applicant will dedicate an additional 10 feet of right-of-way along the site frontage of APN 046-005-003 so as to allow for the future construction of a 60 ft. right-of-way width collector street section.

Appendix A of the Stanislaus County General Plan Agricultural Element requires a 150-foot buffer area between new development and existing agricultural uses. However, zero building setbacks along the east and west property lines are proposed, and an exemption to this requirement is requested. Considerations in support of this exemption from the 150-foot buffer requirement include:

- The Appendix A guidelines allow an exemption to the 150-foot buffer if the proposed use is "low people intensive", as determined by the decision-making authority. The proposed RV and self-storage use of the site will have a maximum of 3 employees onsite, and will typically only be occupied for limited durations by customers for the parking of vehicles or loading/unloading storage units. The use is therefore considered "low people intensive" for purposes of this application.
- While agriculture is an allowable use of the adjacent properties, there are currently no active farming operations on these properties that would be impeded by, nor create a conflict with, the proposed development.
- The adjacent properties to the east and west have both expressed an intention to develop into non-agricultural uses. Initial consultations with the City of Modesto have been held for annexation and development of the properties to the west, APN's 046-005-18 and -19, into residential uses. Similarly, the property to the west is intended for development of an automotive dealership, and Stanislaus County has begun the process of Williamson Act Cancellation, General Plan Amendment and Rezone of the property. An Initial Study and Notice of Intent to Adopt a Negative Declaration for this purpose began circulation on May 26, 2016.