

# STANISLAUS COUNTY PLANNING COMMISSION

August 18, 2022

## STAFF REPORT

USE PERMIT APPLICATION NO. PLN2022-0029  
OUTFRONT MEDIA

**REQUEST: TO REPLACE A 35-FOOT-TALL EXISTING BILLBOARD SIGN WITH A NEW 60-FOOT-TALL DIGITAL TWO-SIDED BILLBOARD IN THE INDUSTRIAL (M) ZONING DISTRICT.**

### APPLICATION INFORMATION

Applicant:	Kevin Johnson, OUTFRONT Media
Property owner:	Crown View Corporation (Keith and Evelyn Ingebritson and Forrest and Karen Aarvig)
Agent:	Kevin Johnson, OUTFRONT Media
Location:	1027 North Emerald Avenue, between Lone Palm Avenue and Kansas Avenue, west of State Route 99, in the Modesto area.
Section, Township, Range:	30-3-9
Supervisory District:	Three (Supervisor Withrow)
Assessor's Parcel:	029-012-073
Referrals:	See Exhibit E Environmental Review Referrals
Area of Parcel(s):	1.79± acres
Water Supply:	City of Modesto
Sewage Disposal:	City of Modesto
General Plan Designation:	Industrial
Community Plan Designation:	N/A
Existing Zoning:	Industrial (M)
Sphere of Influence:	City of Modesto
Williamson Act Contract No.:	N/A
Environmental Review:	CEQA Guidelines Section 15061 (Common Sense Exemption)
Present Land Use:	Various industrial and commercial uses within two existing warehouse buildings.
Surrounding Land Use:	Industrial and commercial uses in all directions; State Route 99 to the east; single-family dwellings to the west.

## **RECOMMENDATION**

Based on the discussion below and on the whole of the record provided to the County, Staff is recommending that the Planning Commission approve this request, as presented in this Staff Report. If the Planning Commission decides to approve the project, Exhibit A provides an overview of all of the findings required for project approval.

## **PROJECT DESCRIPTION**

This is a request to replace an existing 35-foot-tall two-sided billboard sign with a new 60-foot-tall digital two-sided billboard in the Industrial (M) zoning district. The proposed digital billboard will be a monopole design and will consist of two screens, 672 square feet each, facing north and south along State Route (SR) 99 (see Exhibit B-8 and B-9 – *Maps, Site Plan, and Elevation*). The digital billboard may cycle through up to nine (9) different advertising messages every minute. The proposed digital billboard will be located in the same general location as the existing billboard.

As proposed, the 60-foot-tall digital billboard will exceed the 35-foot maximum height allowed in the M zoning district for separate standing advertising structures. The M zoning district allows for additional height to be granted for advertisement signs provided that a use permit is obtained. No other modifications to the site are proposed as part of this project request.

## **SITE DESCRIPTION**

The project site is located at 1027 North Emerald Avenue, between Lone Palm Avenue and Kansas Avenue, west of State Route 99 in the Modesto area. The site is surrounded by industrial and commercial uses in all directions; State Route 99 to the east; and single-family dwellings to the west. The site is within the Local Agency Formation Commission (LAFCO) adopted Sphere of Influence (SOI) of the City of Modesto.

The project site is developed with two industrial warehouse buildings, totaling 33,250 square feet. The buildings have been occupied by various industrial users over the years such as: an auto customization and fabrication business; sign shops; carpet wholesalers, etc. The existing 35-foot-tall advertising billboard is located at the northeast end of the project site within a landscaped area. The remaining balance of the project site is developed with 80 paved parking spaces and frontage landscaping.

## **ISSUES**

No issues have been identified during the review of this project, however, the requirement for a use permit to be obtained for a sign meeting city sign standards within a Local Agency Formation Commission (LAFCO) adopted sphere of influence (SOI) is an unusual circumstance.

The County's Zoning Ordinance does not permit digital advertisement signs as permitted uses, and billboards (outdoor advertising signs) are only permitted within the M zoning district; however, Section 21.08.070 - Signs of the County's Zoning Ordinance allows for city standards to be applied within the LAFCO adopted SOI of a city. In this case, the project site is located within the City of Modesto's SOI.

For discretionary projects located within a LAFCO adopted SOI of a city, the County's General Plan SOI policy states that development, other than agricultural uses and churches, which

requires discretionary approval, shall be referred to that city for preliminary approval. The project shall not be approved by the County unless written communication is received from the city memorializing their approval. If approved by the city, the city should specify what development standards are necessary to ensure that development will comply with city development standards. Approval from a city does not preclude the County's decision-making bodies from exercising discretion, and it may either approve or deny the project.

A proposed 60-foot-tall digital billboard is allowable under the City of Modesto's sign ordinance, provided the developer meets the standards of the City's Municipal Code Section 10-6.108(3), which include: the sign is within 660-feet of State Route 99 and is not located within 2,500 feet from another digital billboard; that at least four (4) additional billboard signs are removed prior to operation of the digital billboard; and that the developer reserve a single advertising slot for community messaging.

In response to the project referral, the City stated they would be in support of the digital billboard, provided the developer enters into an operating agreement (hereafter "agreement") with the City prior to the operation of the billboard. The City's implementation of the agreement would normally occur through a discretionary land use action; however, the City has no land use authority for this site. As such, the requirement for a use permit, as would be required by the County's Zoning Ordinance for the increased height of the structure, has been applied to this request. The applicant has begun discussions with the City regarding the agreement, including the removal of up to six (6) existing billboards, including one other billboard located within the unincorporated area. Additionally, the City and the County have agreed to share the one public messaging slot. The shared message slot will be equally divided between City and County but will allow for flexibility on how each jurisdictions share will be administered. Conditions of Approval have been added to the project regarding the finalization of the agreement and sharing of the public messaging slot prior to operation of the digital billboard sign.

### **GENERAL PLAN CONSISTENCY**

Consistency with the goals, objectives, and policies of the various elements of the General Plan must be evaluated when processing all discretionary project requests. The project site has a General Plan designation of Industrial. The intent of this designation is to indicate areas best suited for various forms of light to heavy industrial uses, including but not limited to, manufacturing and warehousing.

As discussed in the Issues section of this report, the Stanislaus County General Plan Sphere of Influence (SOI) policy states, that development, other than agricultural uses and churches, which requires discretionary approval, shall be referred to the city for preliminary approval. The project shall not be approved by the County unless written communication is received from the city memorializing their approval. If approved by the city, the city should specify what development standards are necessary to ensure that development will comply with city development standards. The project was referred to the City of Modesto, who responded with support of the project provided their standards for digital billboards are met. Conditions of Approval have been added to the project to ensure those standards are met.

As required under Goal Two, Policy 12, of the Safety Element, development within areas protected by the Airport Land Use Commission Plan (ALUCP) shall only be approved if the adopted plan requirements are met. The project site is within the Modesto City-County Airport (MOD) ALUCP Referral Area 2 and, as such, was referred to the Airport Land Use Commission

(ALUC). The ALUCP Referral Area 2 includes locations where airspace protection and overflight area compatibility concerns may be present but not noise or safety. The ALUC has determined that the project site is not located within any applicable safety, noise, or airspace protection zone. While the site is located within a Recorded Deed Notice area of the MOD ALUCP, the requirement would only apply to residential development. This area requires deed disclosure of the potential low flying aircraft for proposed residential development of 10 acres or greater. The ALUC has recommended input from the MOD manager for any concerns for development of the digital billboard. The applicant has provided correspondence with the MOD manager, in which the manager states that the project would not impact any airport operations. Being the proposed project is located within an M zoning district and is not residential in nature, the proposed project is considered to be consistent with the County's ALUCP.

Staff believes that the proposed project is consistent with the General Plan policies discussed above. The City of Modesto has provided written support for the project as proposed.

### **ZONING CONSISTENCY**

The site is zoned Industrial (M). Pursuant to Section 21.60.040 of the Stanislaus County Zoning Ordinance, separate standing advertising structures are permitted provided they do not exceed 35 feet in height. Exceedance of the 35 feet in height limit requires that a conditional use permit be granted by the Planning Commission. As discussed in the Issues section of this report, the use permit is also required to implement the agreement needed between the applicant and the City of Modesto.

In order to approve a use permit, the decision-making authority shall make a finding that the establishment, maintenance, and operation of the proposed use or building applied for is consistent with the General Plan and will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County. If after receiving and considering the evidence, and any proposed conditions, the decision-making body is unable to make the findings, the use permit shall be denied. In this case, the Planning Commission serves as the decision-making body for the use permit.

While County's Zoning Ordinance does not permit digital advertisement signs, the project sites location within the City of Modesto's LAFCO adopted Sphere of Influence (SOI) makes the sign subject to the City's sign standards; thus, superseding the County's restriction on digital billboards. With City of Modesto conditions applied to the project, County staff believes that the proposed project is consistent with the County's Zoning Ordinances.

### **ENVIRONMENTAL REVIEW**

Pursuant to the California Environmental Quality Act (CEQA), the proposed project was circulated to interested parties and responsible agencies for review and comment and no significant issues were raised (see Exhibit E – *Environmental Review Referrals*). Staff has prepared a Notice of Exemption for the project, which declares that the project is exempt from CEQA on the basis of CEQA Guideline Section 15061 – Common Sense Exemption (see Exhibit D – *Notice of Exemption*). The CEQA Guidelines provide that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Aside from the digital nature of the sign, which requires the

applicant to enter into an operating agreement with the City, the billboard would be approved under a ministerial permitting process. The proposed sign is a replacement of an existing billboard sign and will be subject to approval by Caltrans due to its proximity to State Route (SR) 99. In response to a project referral, Caltrans has identified the need for the applicant to obtain a regulatory permit from Caltrans, but has not identified any potential impacts associated with the sign. The applicant has already received preliminary approval from Caltrans for the digital billboard. Conditions of Approval reflecting referral responses have been placed on the project (see Exhibit C – *Conditions of Approval*).

\*\*\*\*\*

**Note:** Pursuant to California Fish and Game Code Section 711.4, California Department of Fish and Wildlife (formerly the Department of Fish and Game) has determined that this project has no potential effect on Fish and Wildlife and the project as described does not require payment of the CEQA filing fee.

Contact Person:       Jeremy Ballard, Associate Planner, (209) 525-6330

Attachments:

- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps, Site Plan, and Elevation
- Exhibit C - Conditions of Approval
- Exhibit D - Notice of Exemption
- Exhibit E - Environmental Review Referrals

## **Findings and Actions Required for Project Approval**

1. Find the project is exempt from CEQA, pursuant to CEQA Guidelines Section 15061, Common Sense Exemption, by finding that on the basis of the whole record, including any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the exemption reflects Stanislaus County's independent judgment and analysis.
2. Order the filing of a Notice of Exemption with the Stanislaus County Clerk-Recorder's Office pursuant to CEQA Guidelines Section 15062.
3. Find That:
  - a. The establishment, maintenance, and operation of the proposed use or building applied for is consistent with the General Plan and will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
4. Approve Use Permit Application No. PLN2022-0029 – OUTFRONT Media, subject to the attached Conditions of Approval.

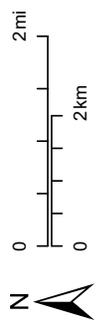
# OUTFRONT MEDIA

## UP PLN2022-0029

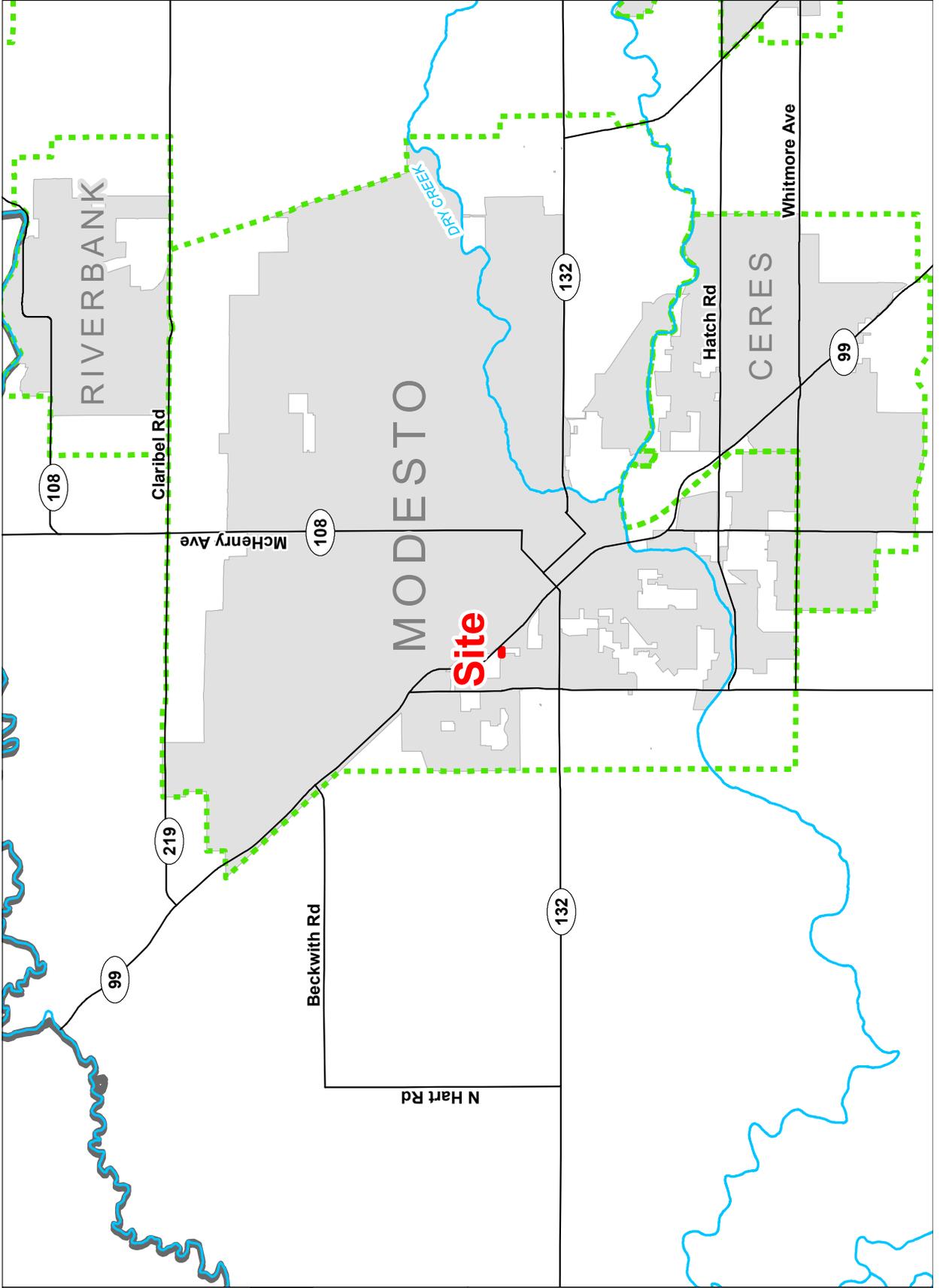
### AREA MAP

#### LEGEND

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



Source: Planning Department GIS Date: 3/23/2022



# OUTFRONT MEDIA

UP

PLN2022-0029

## GENERAL PLAN MAP

### LEGEND

 Project Site

 City of

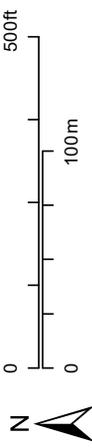
 Parcel

 Road

### General Plan

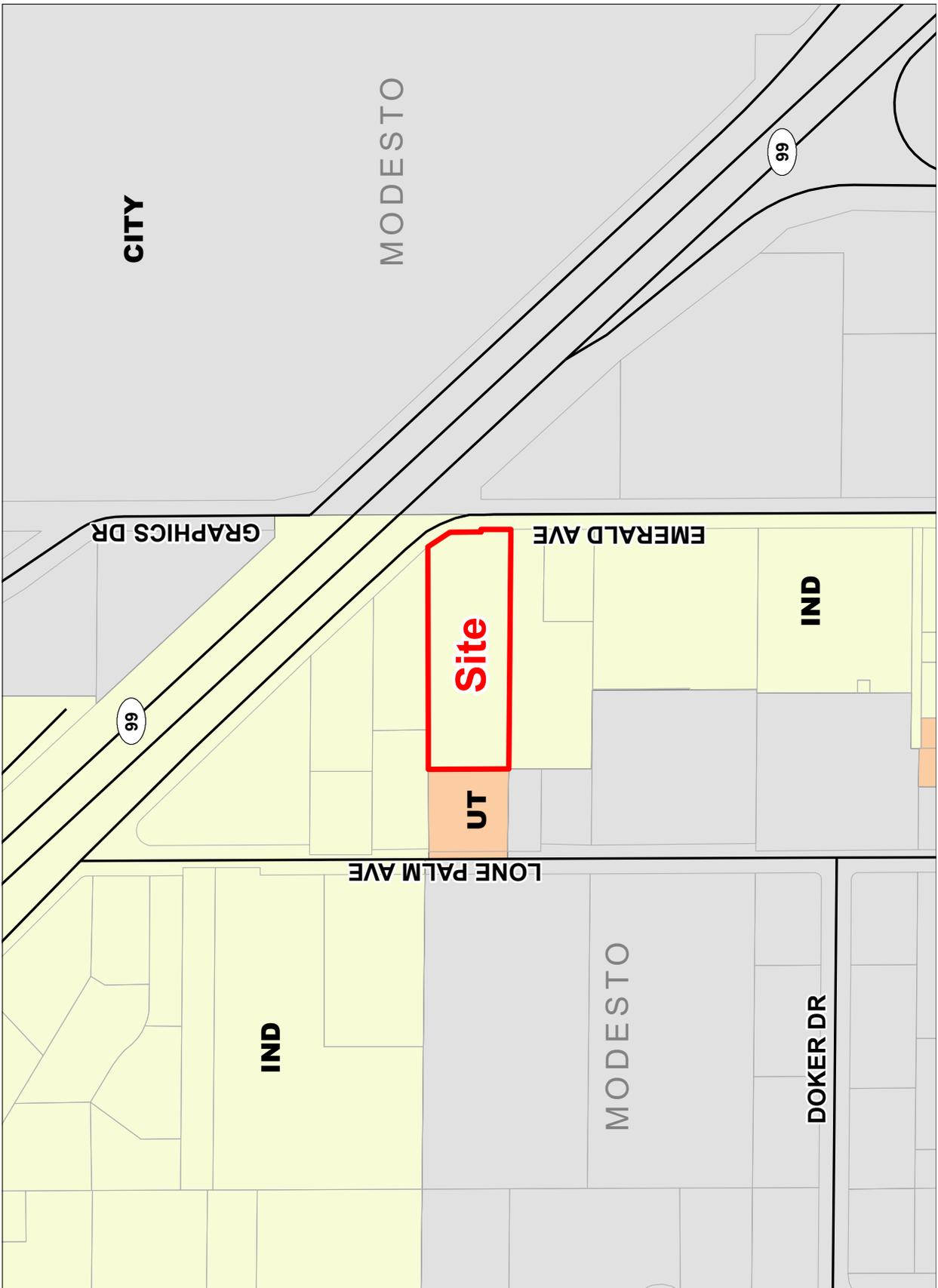
 Industrial

 Urban Transition



Source: Planning Department GIS

Date: 3/23/2022



# OUTFRONT MEDIA

UP  
PLN2022-0029

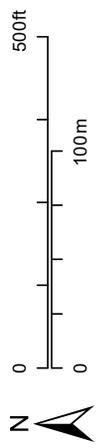
## ZONING MAP

### LEGEND

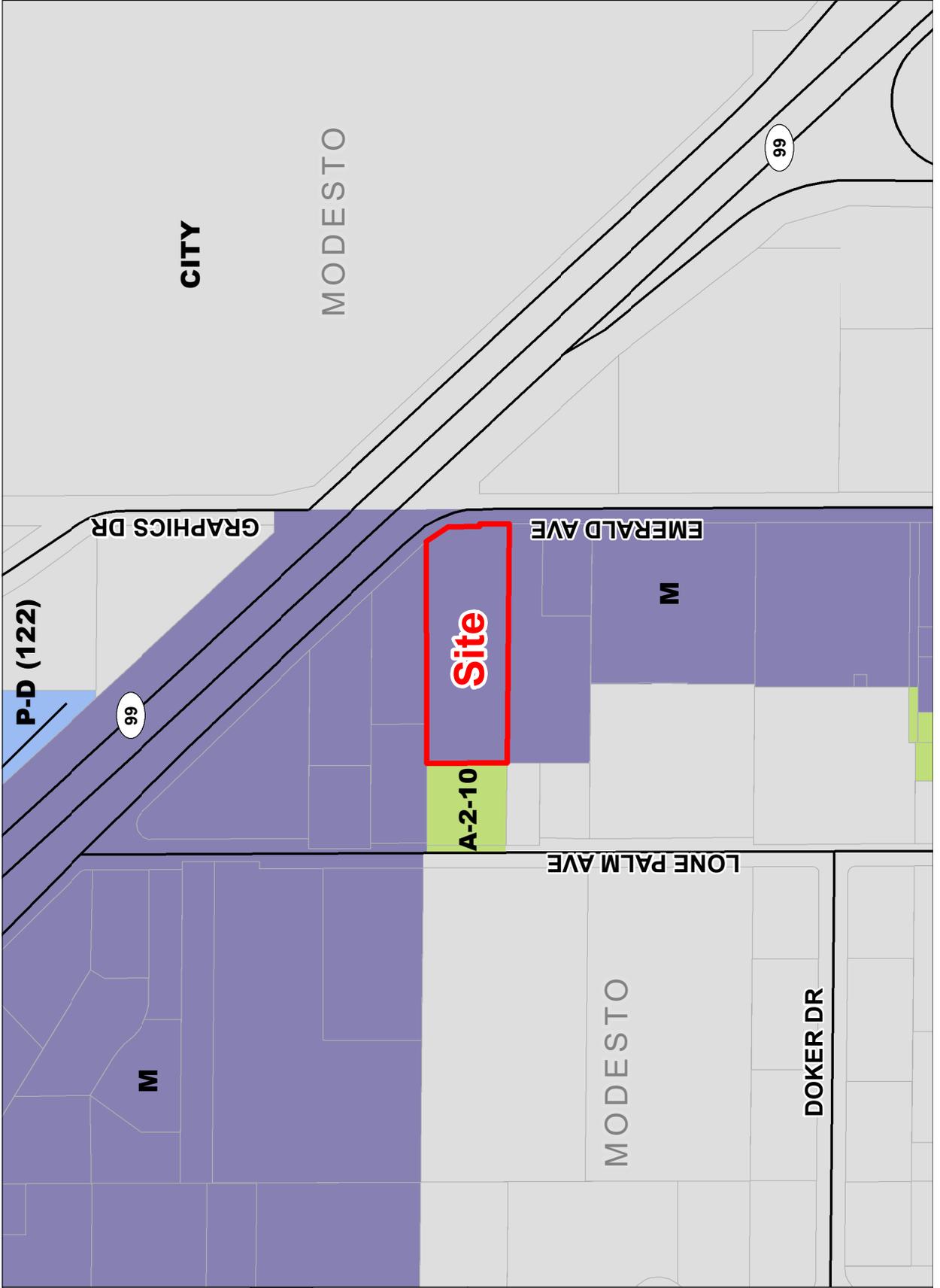
-  Project Site
-  City of
-  Parcel
-  Road

### Zoning Designation

-  General Agriculture 10 Acre
-  Industrial
-  Planned Development



Source: Planning Department GIS Date: 3/23/2022



# OUTFRONT MEDIA

UP

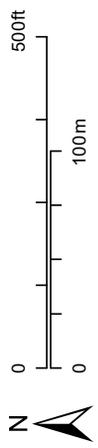
PLN2022-0029

## 2021 AERIAL AREA MAP

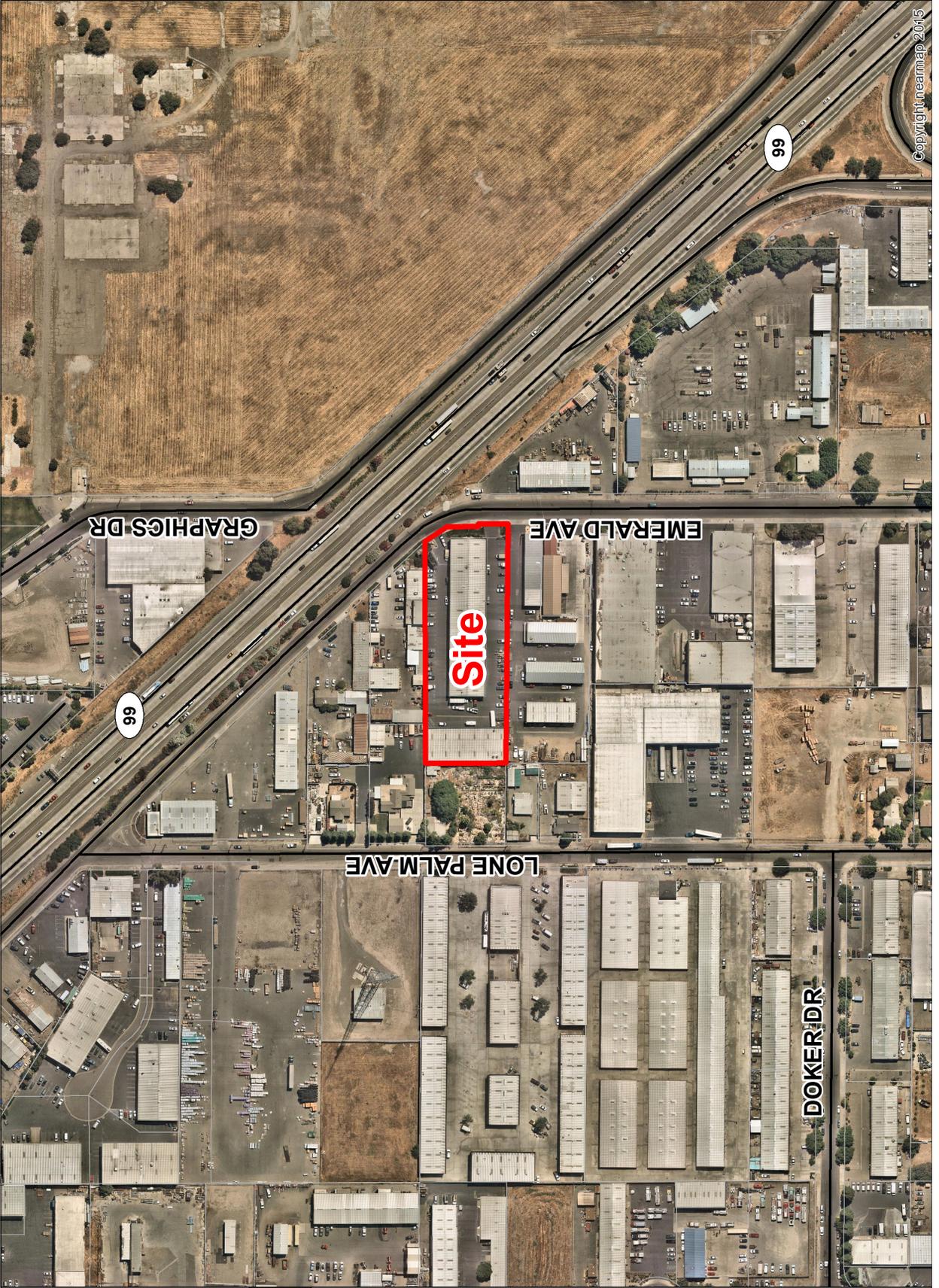
### LEGEND

 Project Site

 Road



Source: Planning Department GIS Date: 3/23/2022



# OUTFRONT MEDIA

UP

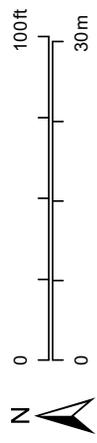
PLN2022-0029

## 2021 AERIAL SITE MAP

### LEGEND

 Project Site

 Road



Source: Planning Department GIS

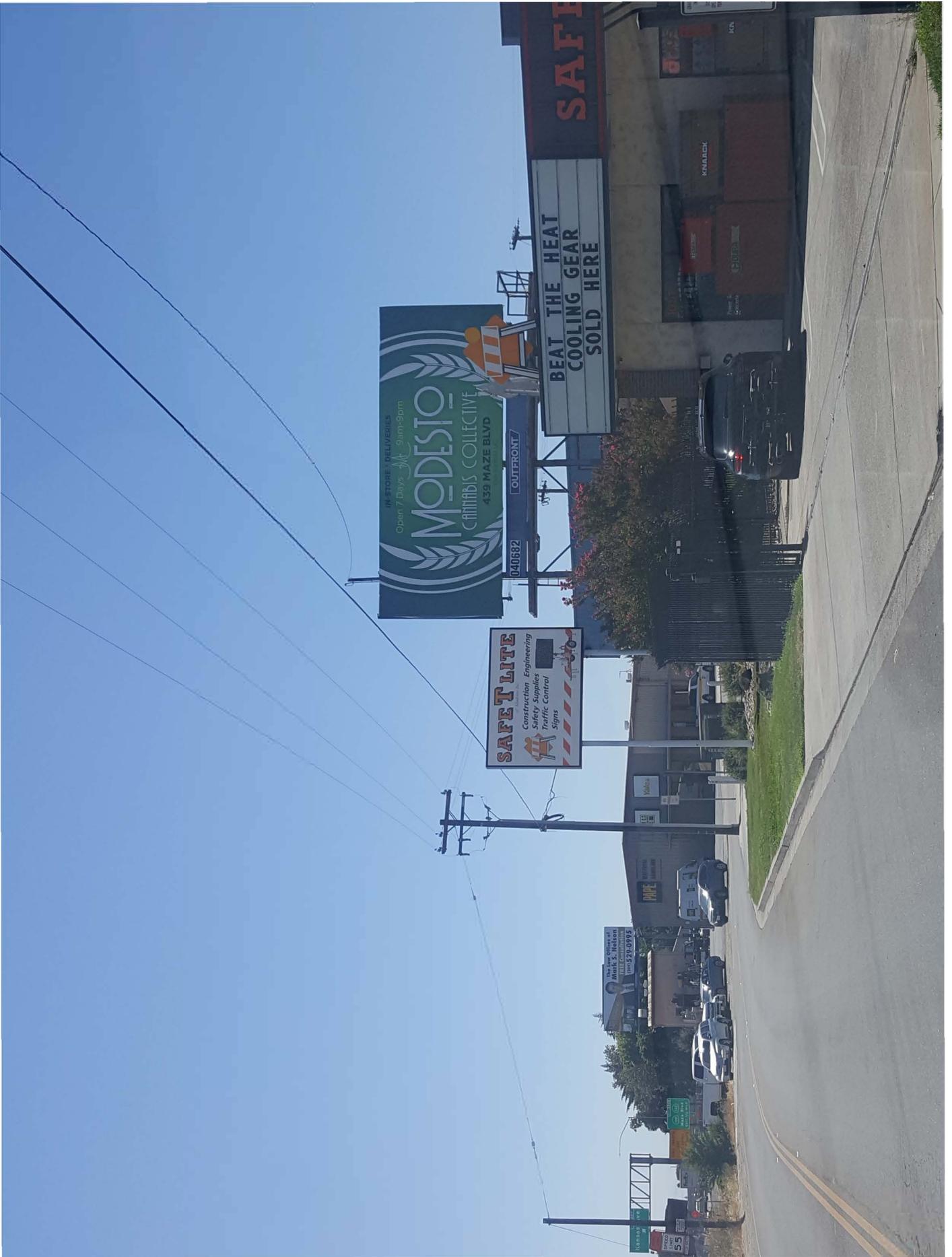
Date: 3/23/2022



Copyright nearmap 2015



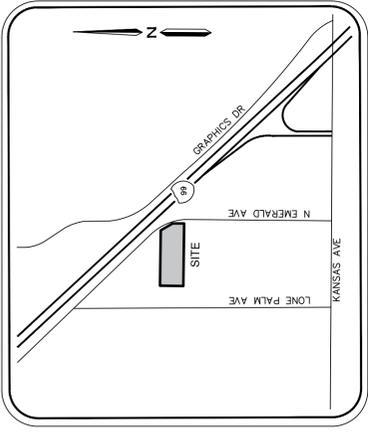




**SITE PLAN**  
**FOR OUTFRONT MEDIA**  
**1027 N. EMERALD AVENUE**

Sheet No.	2022002
Approved By	
Mapping	BJC
Field	BJC
Scale	VARIABLES
Date	1/19/2022
Drawn	
Revisions	No.

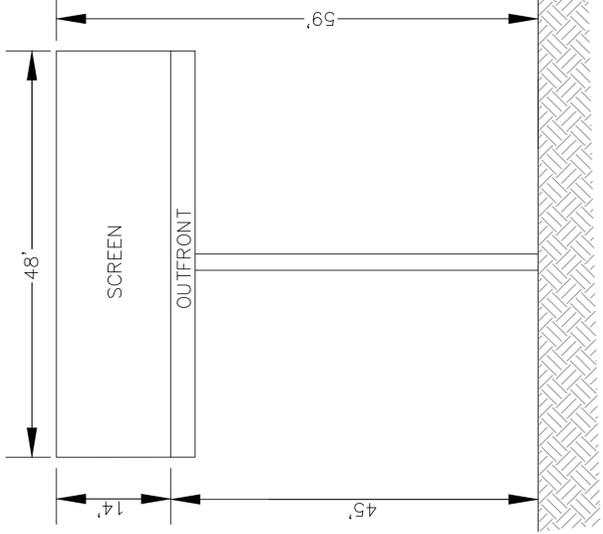
**VICINITY MAP**



**OUTFRONT media**

**APPLICANT:**  
 OUTFRONT MEDIA  
 KEVIN JOHNSON  
 8174 BERRY AVENUE  
 SACRAMENTO, CA 95828  
 (916) 596-0915

**OWNER:**  
 CROWN VIEW CORPORATION  
 7435 RIVER NINE DRIVE,  
 MODESTO, CA 95356



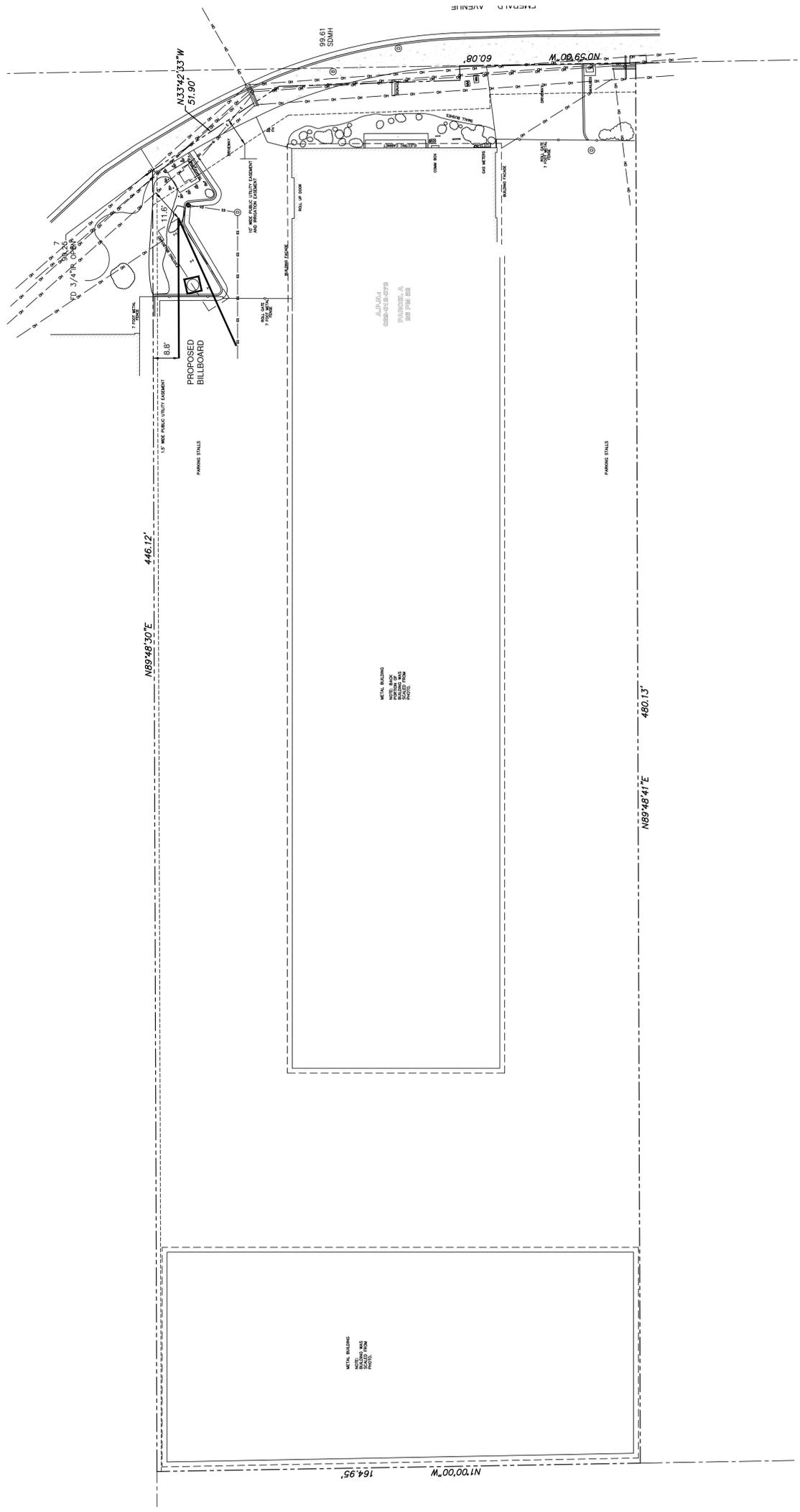
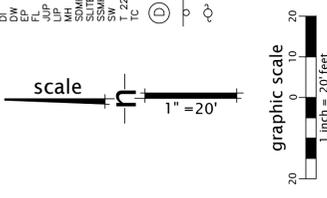
**BILLBOARD ELEVATION DETAIL**

**LINE TYPES**

BOUNDARY LINES	
CENTERLINE	---
EASEMENT	- - - -
PROPERTY LINE	---
STREET RIGHT-OF-WAY	---
SUBJECT PROPERTY BOUNDARY	---
EXISTING UTILITY LINES	
UNDERGROUND ELECTRICAL	—E—
OVERHEAD UTILITY LINE(S)	—OH—
STORM LINE	—SD—
WATER LINE	—V—
CURB AND GUTTER	
STRIPING	---
BUILDING FOOTPRINT	---
BUILDING ROOF DRIPLINE	---
CONCRETE	---

**LEGEND**

APN	ASSESSOR'S PARCEL NUMBER
AC	ASPHALT CONCRETE
BC	CONCRETE BOLLARD
C	CONCRETE
DW	DRIVEWAY
EP	EDGE OF ASPHALT PAVEMENT
LIP	LIP OF GUTTER
LUP	LIP OF UTILITY POLE
MANH	MANHOLE
SMH	SEWER DRAINAGE MANHOLE
SUITE	STREET LIGHT SUITE
SMH	SANITARY SEWER MANHOLE
T 22"	TREE W/ 22" DIAMETER TRUNK
TC	TOP OF CURB AT FACE
—	STORM DRAIN MANHOLE
—	STREET SIGN
—	JOINT UTILITY POLE



**UTILITY NOTES**

1. NO UNDERGROUND UTILITIES ARE SHOWN. CONTRACTORS AND OTHER PERFORMING WORK SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. SPRINKLER HEADS AND IRRIGATION LATERALS ARE NOT SHOWN HEREON.
2. ADDITIONAL UNDETECTED UTILITIES MAY EXIST WITHIN THE LIMIT OF THIS SURVEY.
3. CALL UNDERGROUND SERVICE ALERT (USA) 48 HOURS PRIOR TO ANY UNDERGROUND WORK.

**COPYRIGHT NOTICE**

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**TREE NOTE**

TREE LINES AND SIZE FOR INFORMATIONAL PURPOSES ONLY. ACTUAL TYPE OF TREE, TREE SHAPE, AND GROVE CONFIGURATION MAY VARY FROM ACTUAL FIELD CONDITIONS. NO WARRANTIES ARE IMPLIED WITH REGARD TO TREE INFORMATION.

**TITLE NOTE**

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH WERE FURNISHED TO CHAPPELL GEOMATICS, INC. THERE MAY EXIST DOCUMENTS OF RECORD THAT MAY AFFECT THIS SURVEYED PARCEL.

**TOPOGRAPHIC SURVEY NOTES**

1. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
2. PARTICULARS SHOWN ON THIS SURVEY ARE BASED ON CLOSE SURFACE MEASUREMENTS. THIS SURVEY IS A RECONSTRUCTION OF THE SURFACE AS IT EXISTED AT THE TIME THIS SURVEY WAS MADE. IT DOES NOT INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE FEATURES NOT REVEALED BY A SURFACE INSPECTION OR PER SITE IMPROVEMENT PLANS.
3. DIMENSIONAL TIES TO IMPROVEMENTS ARE 90° TO THE PROPERTY LINES UNLESS NOTED OTHERWISE.
4. THE FIELD DATA FOR THIS SURVEY WAS COLLECTED USING A LEICA BLK360 LASER SCANNER AND A TRIMBLE TOTAL STATION.
5. THE TOPOGRAPHIC POINTS AND LINE WORK SHOWN HEREON WERE MAPPED FROM THE LASER SCAN POINT CLOUD.
6. POINT ELEVATIONS ARE FOR THE FEATURE DESCRIBED AND DO NOT CORRESPOND PRECISELY TO THE ADJACENT HORIZONTAL LOCATION. PRECISE LINE WORK WAS DERIVED FROM THE LASER SCAN POINT CLOUD.

**SURVEYOR'S STATEMENT**

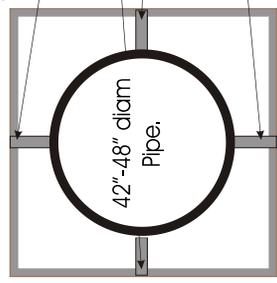
THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION.



*Brett J. Chappell*  
 BRETT J. CHAPPELL, PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER 7547  
 EXPIRATION DATE: DECEMBER 31, 2023  
 2/9/2022  
 DATE



Removable end sections on this side only.



WELDED ANGLE IRON SECTIONS BETWEEN PIPE AND POLE COVER FRAMING TO SECURE POLE COVER IN PLACE.  
**BY INSTALLER**

Fabricate and install one **5' x 5' x 46' +-** tall pole cover for new billboard.  
Internal angle to be 1-1/2" x 1/1/2" x 3/16".

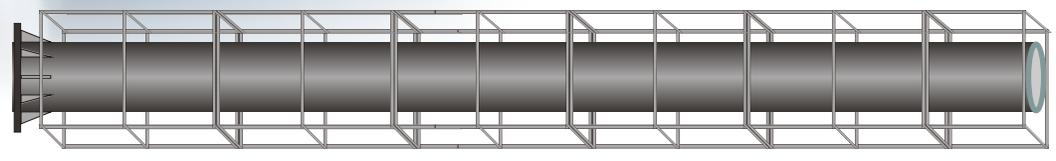
Outer skin to be .100 thick aluminum.  
Smooth satin finish to be painted Matthews Brushed Aluminum.  
1/2" tall x 1/2" deep inset reveals painted same color as pole cover.

Pole cover to be welded to pipe as noted in diagram.



**OUTFRONT**

60'



FRONT VIEW SHOWING EXAMPLE OF APPROX. PLACEMENT OF INTERNAL FRAMING

1027 North Emerald Ave, Modesto CA



**ADDRESS** 1027 N Emerald Ave, Modesto, CA  
**DATE** 12-13-21  
**DRAWING NUMBER** Outfront-12-13-21



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NOTE: Approval of this application is valid only if the following conditions are met. This permit shall expire unless activated within 18 months of the date of approval. In order to activate the permit, it must be signed by the applicant and one of the following actions must occur: (a) a valid building permit must be obtained to construct the necessary structures and appurtenances; or, (b) the property must be used for the purpose for which the permit is granted. (Stanislaus County Ordinance 21.104.030)

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## **CONDITIONS OF APPROVAL**

### **USE PERMIT APPLICATION NO. PLN2022-0029 OUTFRONT MEDIA**

#### **Department of Planning and Community Development**

1. Use(s) shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances.
2. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
3. The applicant/owner is required to defend, indemnify, or hold harmless the County, its officers, and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.
4. Any construction resulting from this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and may be subject to additional regulations/permits, as determined by the SJVAPCD.
5. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map. Prior to filing, within five days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$57.00**, made payable to **Stanislaus County**, for the payment of Clerk-Recorder filing fees.
6. Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated and implemented. The Central California Information Center shall be notified if the find is deemed historically or culturally significant.

7. Prior to issuance of a building permit, all relevant provisions of the operating agreement between the applicant and the City of Modesto, shall be met and the City of Modesto shall have reviewed and approved the construction plans for the digital billboard.

**Building Permits Division**

8. Building permits, including demolition permits for signage located in the unincorporated areas of the County, are required and the project must conform with the California Code of Regulations, Title 24.

**Public Works**

9. An erosion sediment control plan shall be included in the construction plans.

**City of Modesto**

10. Prior to the issuance of a building permit of the digital billboard, an operating agreement shall be executed.
11. Proof of demolition of all existing billboards, as stipulated by the operating agreement, shall be provided prior to final occupancy of the building permit for the proposed sign.
12. The public messaging advertising stipulated by the executed operating agreement shall be equally split between the City and County, as determined by City and County staff.

**Modesto Irrigation District**

13. High voltage is present within and adjacent to the project area. This includes 12,000 volts overhead primary, 12,000 volts underground primary, and overhead and underground secondary facilities. Use extreme caution when operating heavy equipment, using a crane, ladders, scaffolding, handheld tools or any other type of equipment near the existing MID electric lines and cables. Workers and equipment should always maintain a distance no less than 10 feet from overhead facilities. Assume all overhead and underground electric facilities are energized.
14. Any trenching shall maintain a 1:1 horizontal distance from any existing pole, determined by the depth of the trench. If trenching encroaches on this requirement, the Contractor shall contact the MID Electric Engineering Department to brace any effected poles during the trenching process. The cost of any required pole bracing will be assumed by the requesting party. The contractor shall verify actual depth and location of all underground utilities prior to the start of construction.
15. All existing overhead and underground easements adjacent or within the site shall be maintained. Prior to the issuance of a building permit for the sign, MID shall review construction plans to ensure existing overhead and underground easements are not encroached upon.

**Caltrans**

16. Prior to issuance of a building permit, an Outdoor Advertising Display Permit shall be obtained.

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

**STANISLAUS COUNTY**  
DEPARTMENT OF PLANNING AND  
COMMUNITY DEVELOPMENT  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, California 95354

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**NOTICE OF EXEMPTION**

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**Project Title:** Use Permit Application No. PLN2022-0029 – OUTFRONT Media

**Applicant Information:** Kevin Johnson, OUTFRONT Media, 8174 Berry Avenue, Sacramento, CA 95828.

**Project Location:** 1027 North Emerald Avenue, between Lone Palm Avenue and Kansas Avenue, west of State Route 99, in the Modesto area. Stanislaus County (APN: 029-012-073).

**Description of Project:** Request to replace a 35-foot-tall existing billboard sign with a new 60-foot-tall digital two-sided billboard in the Industrial (M) zoning district.

**Name of Agency Approving Project:** Stanislaus County Planning Commission

**Lead Agency Contact Person:** Jeremy Ballard, Associate Planner

**Telephone:** (209) 525-6330

**Exempt Status:** (check one)

- Ministerial (Section 21080(b)(1); 15268);
- Declared Emergency (Section 21080(b)(3); 15269(a));
- Emergency Project (Section 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: \_\_\_\_\_
- Statutory Exemptions. State code number: \_\_\_\_\_
- Common Sense Exemption. 15061 (b)(3)

**Reasons why project is exempt:** The project is considered exempt per CEQA Guidelines Section 15061 (b)(3), Common Sense Exemption, because the proposed sign would be replacing an existing billboard sign and would be less in height than other more intensive structures, permitted in the Industrial (M) zoning district.

August 12, 2022 \_\_\_\_\_  
Dated

Signature on file. \_\_\_\_\_  
Jeremy Ballard  
Associate Planner

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**SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS**

**PROJECT: UP PLN2022-0029 - OUTFRONT MEDIA**

REFERRED TO:			RESPONDED		RESPONSE			MITIGATION MEASURES		CONDITIONS	
	2 WK	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF FISH & WILDLIFE	X	X		X							
CA DEPT OF TRANSPORTATION DIST 10	X	X	X				X			X	
CA OPR STATE CLEARINGHOUSE	X	X	X				X				X
CA RWQCB CENTRAL VALLEY REGION	X	X		X							
CITY OF: MODESTO	X	X	X				X			X	
COOPERATIVE EXTENSION	X	X		X							
FIRE PROTECTION DIST: WOODLAND	X	X		X							
IRRIGATION DISTRICT: MID	X	X	X				X			X	
MOSQUITO DISTRICT: EASTSIDE	X	X		X							
MT VALLEY EMERGENCY MEDICAL	z	X		X							
PACIFIC GAS & ELECTRIC	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X		X							
SCHOOL DISTRICT 1: MODESTO UNION	X	X		X							
STAN CO ALUC	X	X	X				X				X
STAN CO BUILDING PERMITS DIVISION	X	X	X				X			X	
STAN CO CEO	X	X		X							
STAN CO DER	X	X	X				X				X
STAN CO ERC	X	X	X				X				X
STAN CO HAZARDOUS MATERIALS	X	X	X				X				X
STAN CO PUBLIC WORKS	X	X		X							
STAN CO SHERIFF	X	X		X							
STAN CO SUPERVISOR DIST 3: WITHROW	X	X		X							
STAN COUNTY COUNSEL	X	X		X							
STANISLAUS FIRE PREVENTION BUREAU	X	X		X							
STANISLAUS LAFCO	X	X		X							
TELEPHONE COMPANY:	X	X		X							

I:\Planning\Staff Reports\UP\2022\PLN2022-0029 - OutFront Media\Planning Commission\Meeting Date\Staff Report\Summary of Responses - Environmental Review Referrals