

STANISLAUS COUNTY PLANNING COMMISSION

April 16, 2026

STAFF REPORT

REZONE APPLICATION NO. PLN2026-0002
MODESTO TOYOTA

REQUEST: TO AMEND THE ZONING DESIGNATION OF A ONE-ACRE PARCEL FROM PLANNED INDUSTRIAL (P-I) (2) TO PLANNED DEVELOPMENT TO EXPAND THE PERMITTED USES TO INCLUDE A VEHICLE INVENTORY PARKING LOT FOR THE ADJOINING DEALERSHIP.

APPLICATION INFORMATION

Applicant:	Stacy Barnett, Modesto Toyota
Property owner:	Price Cars MT RE, LLC. (Brad Barnet, Chief Operating Officer)
Agent:	John Hedlund, JH Architecture
Location:	Bangs Avenue, between McHenry Avenue and Spyres Way, in the Modesto area.
Section, Township, Range:	5-3-9
Supervisory District:	District Four (Supervisor Grewal)
Assessor's Parcel:	046-011-023
Referrals:	See Exhibit G Environmental Review Referrals
Area of Parcel(s):	1± acre
Water Supply:	City of Modesto
Sewage Disposal:	Private septic system
General Plan Designation:	Planned Industrial
Community Plan Designation:	N/A
Existing Zoning:	Planned Industrial (P-I) (2)
Sphere of Influence:	Modesto
Williamson Act Contract No.:	N/A
Environmental Review:	CEQA Guidelines Section 15061 (Consistency with zoning or a General Plan for which an Environmental Impact Report was certified) and Common Sense Exemption.
Present Land Use:	Vacant
Surrounding Land Use:	Car dealerships to the north, south, and east; light industrial development and auto repair shops to the west; and commercial office buildings and the City of Modesto to the south.

RECOMMENDATION

Staff recommends the Planning Commission provide a recommendation of approval to the Board

of Supervisors, based on the discussion below and on the whole of the record provided to the County. Exhibit A provides an overview of all the findings required for project approval.

BACKGROUND AND PROJECT DESCRIPTION

This is a request to amend the zoning designation of a one-acre vacant parcel from Planned Industrial (P-I) (2) to Planned Development (P-D), to expand the permitted uses to include a vehicle inventory parking lot (parking lot) for the adjoining dealership. The current P-I (2) zoning designation was established by the Board of Supervisors in 1989 to allow for light industrial uses, including light manufacturing, warehousing, and offices, as well as similar uses that do not provide direct services to the general public. Development Standards adopted for P-I (2) will remain in effect, with additional development standards, applied by the new P-D being applicable to the proposed parking lot.

The proposed parking lot will be an accessory use to the existing Modesto Toyota car dealership. The dealership is located on four adjacent parcels to the east and north, in the P-D (107), P-D (113), and P-I (8) zoning districts. The original dealership is zoned P-D (107) which was approved by the Board of Supervisors on January 29, 1985, under Rezone No. 85-11, to allow for development of 2± acres to the east of the proposed parking lot. P-D (113) was approved on April 9, 1985, under Rezone No. 85-04, allowing expansion of the dealership on a 3.4± acre parcel to the north of the existing dealership. P-I (8) was approved January 9, 1996, under Rezone No. 95-08, allowing remaining land not used by the dealership to be used as a parking lot for overstock storage associated with the dealership. Subsequently, multiple staff approval permits were obtained approving expansions to the dealership and for the outdoor storage of vehicle inventory.

This request will add 108 new parking stalls to the dealership's existing vehicle inventory, 37,800 square feet of asphalt paving, 4,450 square feet of landscaping, consisting of a mixture of ornamental trees, shrubs, and ground cover, along the north, west, and south property lines and throughout the parking lot. Fencing will consist of eight-foot ornamental steel along Bangs Avenue and eight-foot chain-link with vinyl slats along the western property line. There will also be 25-foot-tall freestanding lighting installed along the west and south property lines. Stormwater will be handled via a vegetative swale and by an on-site subterranean horizontal drainage system.

The existing dealership employs 158 staff members, serves up to 200 automotive service customers and up to 60 sales customers per day, and receives up to three truck deliveries per day. The current hours of operation are Sunday through Saturday, 7:00 a.m. to 6:00 p.m. for service customers and 9:00 a.m. to 8:00 p.m. for sales customers. These hours will remain unchanged. The applicant does not anticipate any increase in employees or truck deliveries, and no new structures or signage are planned as part of this request. If approved, construction is expected to begin within three months following project approval.

SITE DESCRIPTION

The 1± acre project site is located on the north side of Bangs Avenue, between McHenry Avenue (State Route 108) and Spyres Way, in the Modesto area. The site is currently vacant, with an existing 15' x 30' AT&T easement located on the southeast corner of the parcel and a 15-foot public utility easement running along the north, west, and south property lines of the parcel. The existing Modesto Toyota dealership is located to the north and east of the project site; the proposed parking lot will receive access to Caltrans-maintained McHenry Avenue (State Route 108) from an existing driveway and utilities from the adjoining Modesto Toyota dealership.

The site is located within the City of Modesto's Local Agency Formation Commission (LAFCO) adopted Sphere of Influence (SOI). The project site is surrounded by car dealerships to the north, south, and east; light industrial development and auto repair shops to the west; and commercial office buildings and the City of Modesto to the south.

ISSUES

No issues have been identified as a part of this request. Development Standards and permitted uses for P-I (2) will remain, and new Development Standards and a Development Schedule specific to the expanded parking lot have been added to the project (see Exhibit C – *Development Standards* and Exhibit D – *Development Schedule*).

GENERAL PLAN CONSISTENCY

Consistency with the goals, objectives, and policies of the various elements of the General Plan were evaluated when processing this discretionary project request. The project site is currently designated Planned Industrial in the Land Use Element of the Stanislaus County General Plan. The General Plan identifies the intent of the Planned Industrial designation as providing suitable locations for light industrial development, in areas with public sewer and/or water. The Planned Industrial designation is preferred to an Industrial designation as it allows for more control of development standards to reduce impacts to adjoining properties. A Planned Development (P-D) zoning designation is consistent with the Planned Industrial land use designation and allows for the flexibility to provide a variety of uses and development standards, while retaining consistency with the General Plan as a whole.

The project site is located within the LAFCO adopted SOI of the City of Modesto. The Stanislaus County General Plan Sphere of Influence policy states, that development, other than agricultural uses and churches, which requires discretionary approval from incorporated cities, 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. Goal Five, Policy 26 of the Land Use Element states that development must meet the applicable development standards of the affected city. 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. The project was referred to the City of Modesto, who responded with project support and requested that conditions of approval be applied to the project. The City's requested conditions have been applied as Development Standards.

Staff believes that the proposed project is consistent with the General Plan policies discussed above. The project site is already surrounded by auto dealerships and other auto-related uses, and the proposed use is consistent with the Planned Industrial land use designation (see Exhibit C – *Development Standards*).

ZONING ORDINANCE CONSISTENCY

The site is currently zoned P-I (2), which allows for light industrial and low traffic-generating commercial uses, however, the allowed uses do not allow for the development of the proposed parking of vehicle inventory. Accordingly, a rezone is required to expand the permitted uses. The proposed P-D will add the parking lot use to the list of uses already permitted under P-I (2) and establish development standards specific to the parking lot.

Due to the site being located within the SOI of the City of Modesto, requirements that signage, landscaping, screening along Bangs Avenue, storm water and drainage controls, and lighting meeting City of Modesto standards have been incorporated into the development standards for this rezone. This project will maintain zoning consistency by adhering to the uses and development standards incorporated into this project (see Exhibit C – *Development Standards*).

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (Section 21000, et seq. of the California Public Resources Code, hereafter “CEQA”) requires analysis of agency approvals of discretionary “projects.” A project under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” The proposed project is a project under CEQA.

Staff has reviewed the proposed action and has identified that no further analysis is required pursuant to CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, Zoning Ordinance for which an EIR was certified). State CEQA Guidelines Section 15183 provides that projects that are consistent with the development density and intensity established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) has been certified “shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.”

A project specific CEQA Guidelines Section 15183 Consistency Checklist has been prepared for this request to determine if the project, and any resulting development, is consistent with Stanislaus County’s 2016 General Plan Update (GPU) EIR (see Exhibit E – *CEQA Guidelines Section 15183 Consistency Checklist*). Staff has reviewed the proposed action and has identified that no further analysis is required. The GPU incorporated all feasible mitigation measures identified in the EIR in the form of goals, objectives, policies, action items, and programs. All applicable policies and implementation measures identified in the GPU EIR have been applied to this request as conditions of approval, or will be applied to any resulting development as part of standard development processes. As reflected in the Consistency Checklist, any resulting development associated with the proposed project will be consistent with the density and intensity established by the Planned Industrial Land Use designation of the County’s General Plan. Therefore, there are no effects peculiar to the project or project site or substantial new information that would result in new or more severe adverse impacts than discussed in the EIR, certified on August 23, 2016 for the GPU.

Pursuant to California Fish and Game Code Section 711.4, a filing fee shall be paid for all project applications subject to CEQA. Fish and Wildlife Fees for the GPU EIR were paid on August 29, 2016. A Notice of Exemption (see Exhibit F) has also been prepared for the project, which declares that the project is exempt from CEQA based on CEQA Guidelines Section 15061 (Common Sense Exemption).

As part of the environmental review process, the proposed project was circulated to interested parties and responsible agencies for review and comment, and no significant issues were raised (see Exhibit G – *Environmental Review Referrals*). Development Standards reflecting referral responses have been placed on the project (see Exhibit C – *Development Standards*).

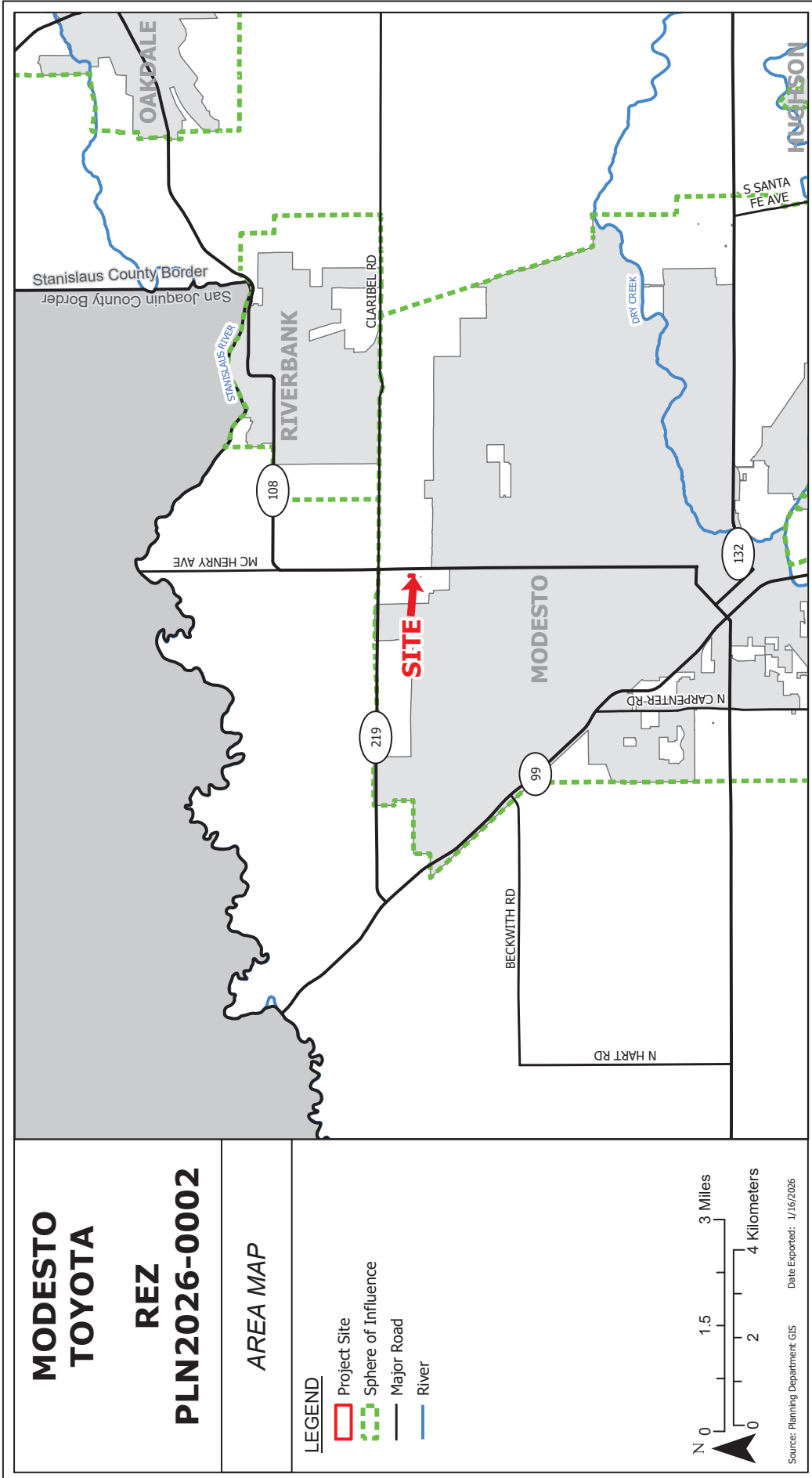
Contact Person: Christine Smith, Associate Planner, (209) 525-6330

Attachments:

- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps and Site Plan, and Elevations
- Exhibit C - Development Standards
- Exhibit D - Development Schedule
- Exhibit E - CEQA Guidelines Section 15183 Consistency Checklist
- Exhibit F - Notice of Exemption
- Exhibit G - Environmental Review Referrals

Findings and Actions Required for Project Approval

1. Find that the project is exempt pursuant to CEQA Guidelines Section 15601 (Common Sense Exemption), by finding that on the basis of the whole record, including any comments received, there is no substantial evidence the project will have a significant effect on the environment and that the categorical 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 based on the discussion in this report, and the whole of the record that:
 - a. The project is consistent with the overall goals and policies of the Stanislaus County General Plan.
 - b. The proposed Planned Development zoning is consistent with the Planned Industrial General Plan designation.
4. Approve Rezone Application No. PLN2026-0002 – Modesto Toyota, subject to the attached Development Standards.
5. Introduce, waive the reading, and adopt an ordinance for the approved Rezone Application No. PLN2026-0002 – Modesto Toyota.





**MODESTO
TOYOTA**

REZ

PLN2026-0002

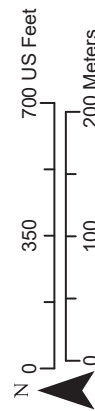
GENERAL PLAN MAP

LEGEND

- Project Site
- Parcel
- Street
- Canal

General Plan

- City
- Planned Development (PD)
- Planned Industrial (PI)
- Urban Transition (UT)



Source: Planning Department GIS Date Exported: 1/15/2026

MODESTO TOYOTA

REZ PLN2026-0002

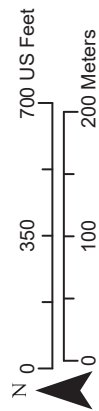
ZONING MAP

LEGEND

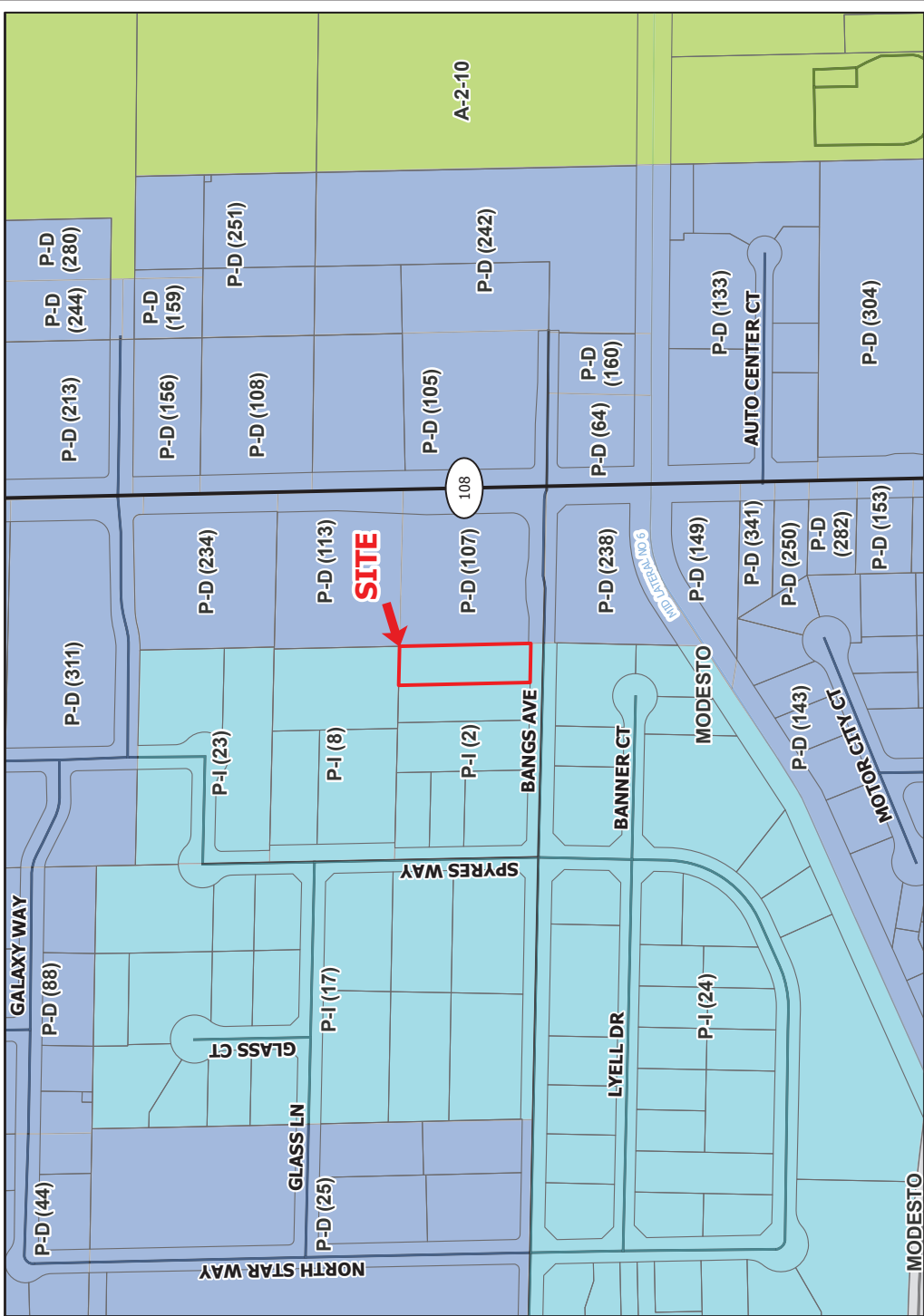
- Project Site
- Parcel
- Street
- Canal

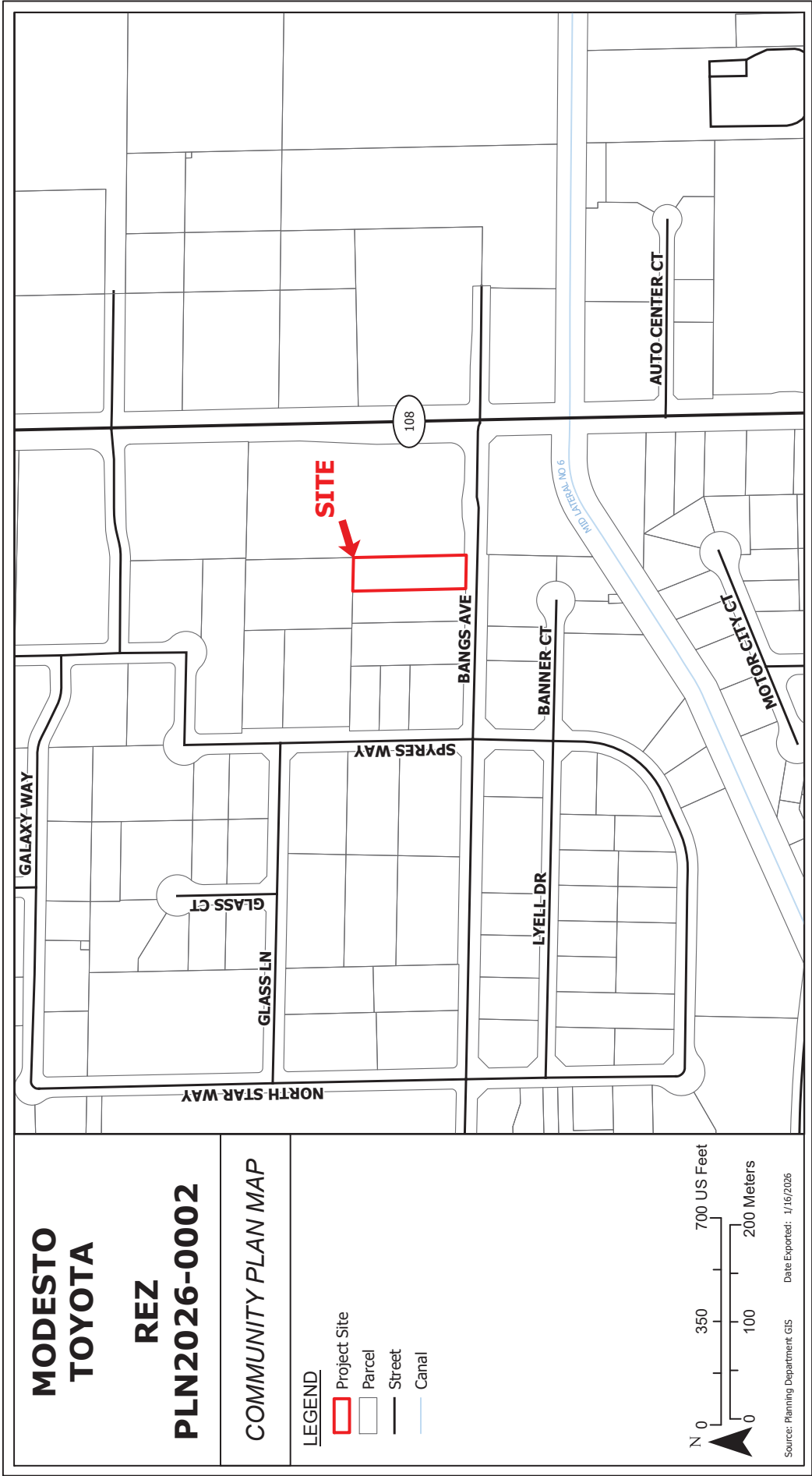
Zoning Designation

- City of Modesto
- General AG 10 Acre UT (A-2-10)
- Planned Development (P-D)
- Planned Industrial (P-I)



Source: Planning Department GIS Date Exported: 1/15/2026





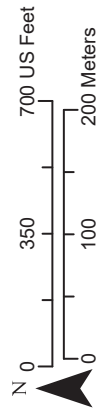
**MODESTO
TOYOTA**

**REZ
PLN2026-0002**

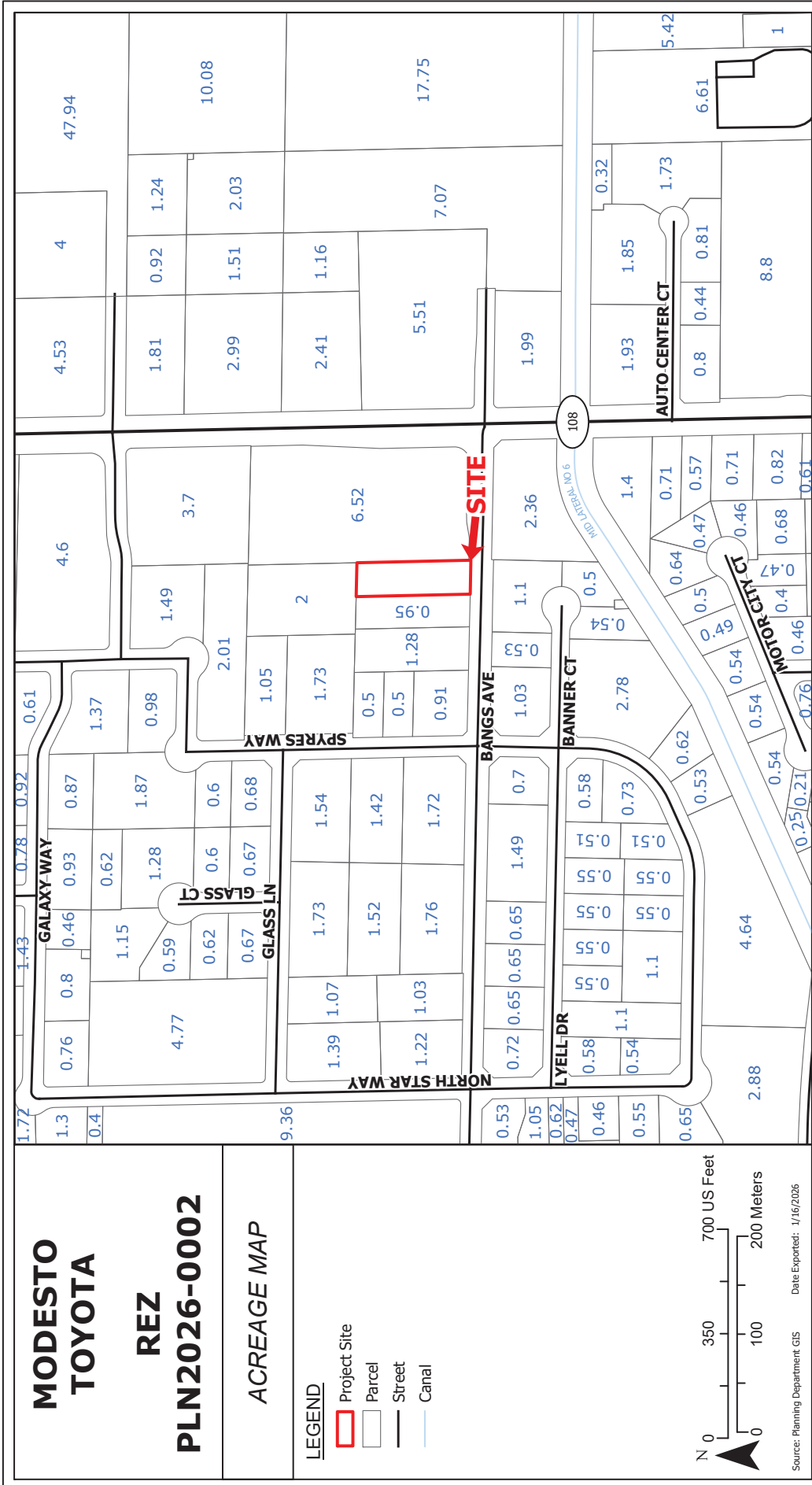
COMMUNITY PLAN MAP

LEGEND

- Project Site
- Parcel
- Street
- Canal



Source: Planning Department GIS Date Exported: 1/15/2026







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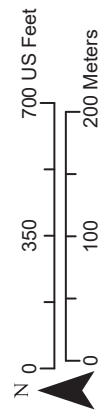
REZ

PLN2026-0002

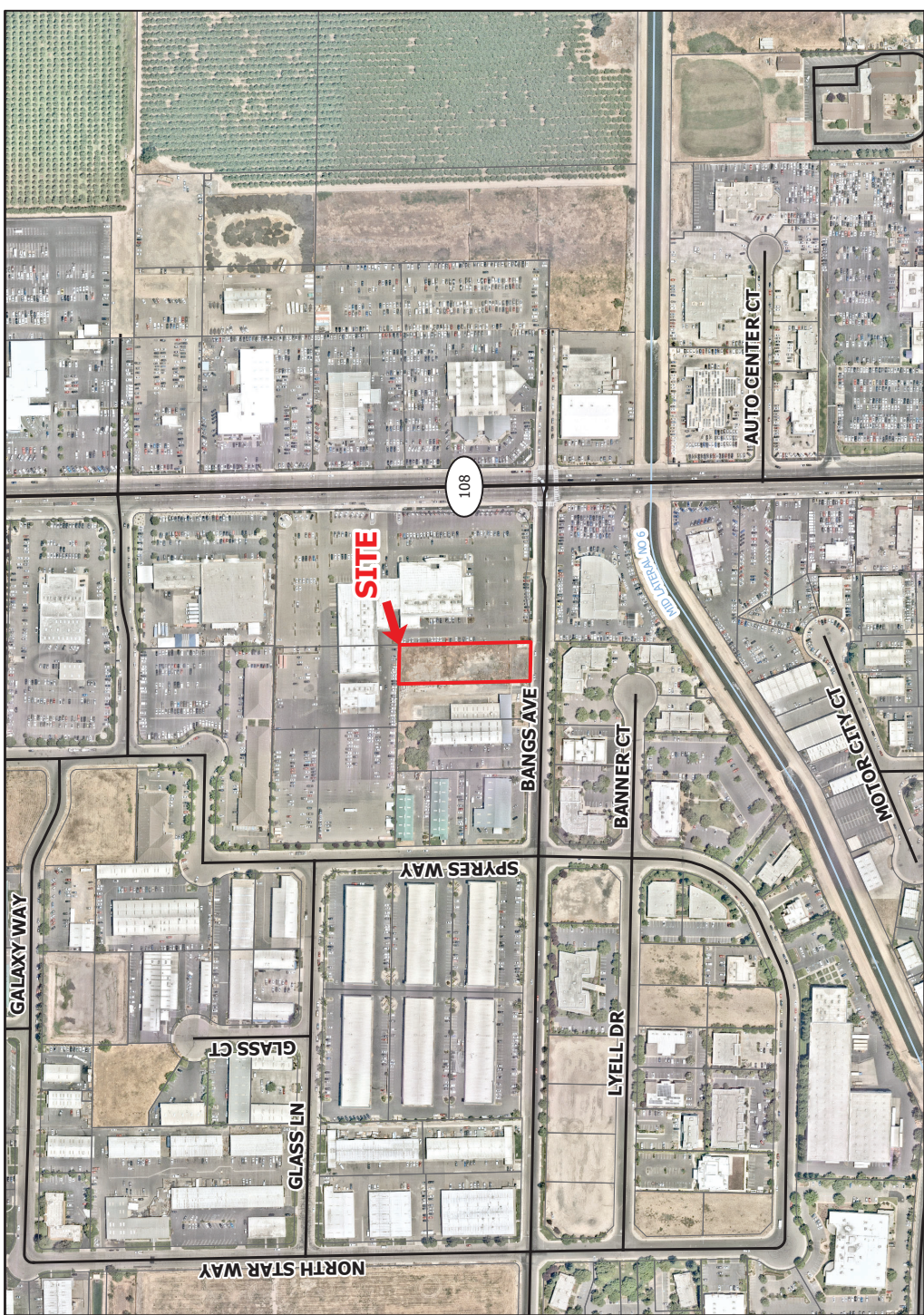
2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal



Source: Planning Department GIS Date Exported: 1/15/2026





MODESTO TOYOTA

REZ

PLN2026-0002

2023 AERIAL SITE MAP

LEGEND

- Project Site
- Parcel



Source: Planning Department GIS Date Exported: 1/16/2026

MODESTO TOYOTA

Professional Services
1.02AC.

Commercial Services / Retail Sales
3.71 +/-AC.

Auto Dealership
1.05AC.

Auto Dealership / Repair
2.0 +/-AC.

Auto Dealership
1.73 AC.

Auto Body / Repair
0.503AC.

Auto Body / Repair
0.503AC.

Auto Body / Repair
0.914 AC.

Auto Body / Repair
1.2n AC.

Auto Body / Repair
0.955AC.

**PROJECT
SITE**
1.00 Acre

Auto Dealership / Repair
6.523AC.

Auto Dealership / Repair
2.994AC.

Auto Dealership / Repair
2.42AC.

Auto Dealership / Repair
5.52AC.

**REZ
PLN2026-0002**

Henry Ave.

Bangs Ave.

Bangs Ave.

Dental Services
1.03AC.

Real Estate
Service
0.53AC.

Professional
Services
1.10 AC.

Auto Dealership / Repair
2.36AC.

Retail Sales
1.049AC.

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DEVELOPMENT STANDARDS

**REZONE APPLICATION NO. PLN2026-0002
MODESTO TOYOTA**

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. Permitted uses and development standards adopted under Planned Industrial (P-I) (2) zoning district shall remain in effect.
2. The Department of Planning and Community Development shall record a Notice of Exemption, and a Notice of Administrative Conditions and Restrictions (NOAC&R) with the County Recorder's Office within 30 days of project approval. The NOAC&R includes: Conditions of Approval/Development Standards; Development 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.
3. Developer shall pay all applicable 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.
4. 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.
5. All exterior lighting shall be subject to review and approval by the City of Modesto for compliance with all City development standards prior to issuance of any grading or building permit for development of the parking lot. All exterior lighting shall be designed (aimed down and toward the site) to provide adequate illumination without a glare effect. This shall include, but not be limited to, the use of shielded light fixtures to prevent skyglow (light spilling into the night sky) and the installation of shielded fixtures to prevent light trespass (glare and spill light that shines onto neighboring properties). A photometric lighting plan may be required to be submitted by the property owner to demonstrate compliance with this standard.

6. 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.
7. 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.
8. All required landscaping shall be maintained at all times. Dead or dying plants shall be replaced with materials of equal size and similar variety. Any dead trees shall be replaced with a similar variety of a 15-gallon size or larger.
9. No operations shall be conducted on any premises in such a manner as to cause an unreasonable amount of noise, odor, dust, smoke, vibration, or electrical interference detectable off the site.
10. All features of the parking lot shall be designed to meet City of Modesto standards.

City of Modesto

11. The project shall follow City of Modesto standards for storm water quality, low-impact development measures, and stormwater management including managing all storm water within the parcel or through coordination with the commercial development center as required and allowed by the City Engineer.
12. Prior to the issuance of a Grading, Demolition, or Building Permit, Developer shall prepare and submit a Water Pollution Control Plan (WPCP) or Local Storm Water Pollution Prevention Plan (SWPPP) to the City of Modesto's Engineering Services Department, Land Development & Engineering Division, for review. The WPCP or Local SWPPP shall include a description of all erosion, sediment, and pollution control BMPs to be used at the construction or demolition site to prevent sediment and other sources of pollution from entering the City storm drain system as well as a site plan showing their placement.
13. All landscape and irrigation (L&I) plans shall be reviewed and approved by the City of Modesto's Parks Planning and Development (PPD) Division. L&I plans shall meet the current State of California Model Water Efficient Landscape Ordinance (MWELO) requirements, Modesto Municipal Code (MMC) requirements and City of Modesto Standards at time of submittal.
14. A minimum fifteen-foot (15') landscape setback shall be provided along Bangs Avenue.
15. Street trees shall be installed every thirty-five feet (35') to forty feet (40') on center along sidewalks, and within seven feet (7') of sidewalks along Bangs Avenue.
16. A three-foot (3') high screening for vehicle headlights in the parking areas shall be installed along Bangs Avenue.

17. Low Impact Development (LID) control and treatment measures shall be planted with vegetation for erosion protection and sediment entrapment to collect/treat storm water runoff before entering the storm drain system. Storm drainage basins shall be appropriately landscaped and irrigated to address the specific type of storm water control measure. Provide total square feet of the landscape area in project information.
18. A separate landscape water meter shall be installed for Right of Way (ROW) landscape and irrigation. All public improvements for this project shall be constructed to City of Modesto standards.

Department of Public Works

19. Prior to the issuance of any grading or building permit associated with the proposed development, the applicant shall establish and record reciprocal access easements to provide legal vehicular access to the project site via the proposed connections, as follows:
 - a. A reciprocal access easement shall be established between Assessor Parcel Numbers (APN) 046-011-023 (subject parcel) and APN 046-011-070, 046-011-071, and 046-011-072.
20. No grading shall be performed without first obtaining a Grading Permit. An application for a Grading Permit shall be submitted to the Building Permits Division prior to the commencement of any grading, clearing, excavating, filling or other disturbance of natural terrain. The grading permit shall meet City of Modesto standards for stormwater capture, retention, and treatment.

Department of Planning and Community Development - Building Permits Division

21. Building permits are required and the project must conform with the California Code of Regulations, Title 24.

San Joaquin Valley Air Pollution Control District (SJVAPCD)

22. The proposed project may be subject to SJVAPCD Rules and Regulations in place at the time of operation. Prior to issuance of a grading, encroachment, or building permit, the applicant shall contact the SJVAPCD's Small Business Assistance Office to determine if any SJVAPCD permits or if any other SJVAPCD rules or permits are required, including but not limited to an Authority to Construct (ATC).

Salida Fire Protection District

23. The project shall be subject to applicable Fire Service Impact Mitigation and Development Impact Fees as adopted by the Salida Fire Protection District Board of Directors and currently in place at the time of issuance of construction permits.
24. If any new structures are to be added to the property, the property shall be required to annex into the Community Facilities District (CFD) for operational services with the Salida Fire Protection District prior to final of any associated building permit.

*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~~.*

DEVELOPMENT SCHEDULE

REZONE APPLICATION NO. PLN2026-0002 MODESTO TOYOTA

- Development Standards shall be met within 18 months of project approval.
- An extension of this development schedule may be granted by the Planning Director subject to the issuance of a staff approval permit to allow modification to Development Standards/Schedule.

CEQA Guidelines §15183 Consistency Checklist

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

1. **Project title:** Rezone Application No. PLN2026-0002 – Modesto Toyota.
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Christine Smith, Associate Planner
4. **Project location:** Bangs Avenue, between McHenry Avenue and Spyres Way, in the Modesto area. APN:046-011-023
5. **Project sponsor's name and address:** Stacey Barnett, Modesto Toyota 4513 McHenry Avenue Modesto, CA 95356
6. **General Plan designation:** Planned Industrial
7. **Zoning:** Planned Industrial (P-I)(2)
8. **Description of project:**

This is a request to amend the zoning designation of a one-acre vacant parcel from Planned Industrial (P-I) (2) to Planned Development (P-D), to expand the permitted uses to include a vehicle inventory parking lot for the adjoining dealership. The current P-I (2) zoning designation was established by the Board of Supervisors in 1989 to allow for light industrial uses, including light manufacturing, warehousing, and offices, as well as similar uses that do not provide direct services to the general public. Development Standards adopted for P-I (2) will remain in effect, with additional development standards, applied by the new P-D being applicable to the proposed parking lot. The proposed parking lot will be an accessory use to the existing Modesto Toyota car dealership.

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9. **Surrounding land uses and setting:** Car dealerships to the north, south, and east; light industrial development and auto repair shops to the west; and commercial office buildings and the City of Modesto to the south.

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|-----|---|---|
| 10. | Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.): | Stanislaus County Department of Public Works and City of Modesto |
| 11. | Attachments: | <ul style="list-style-type: none"> I. 2016 General Plan Update EIR Summary of Impacts and Mitigation Measures II. Central California Information Center Records Search, dated December 22, 2025 |

CEQA Guidelines §15183 Consistency Checklist

Findings

In accordance with CEQA Guidelines §15183, no additional CEQA review is required for the Project as the project has been determined to be consistent with the Environmental Impact Report (EIR) certified on August 23, 2016 for the Stanislaus County 2016 General Plan Update (GPU) as the following findings can be made:

1. The Project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.
2. There are no Project specific effects which are peculiar to the Project or its site, and which the GPU EIR Failed to analyze as significant effects.
3. There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.
4. There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.
5. The Project will undertake feasible mitigation measures specified in the GPU EIR.

Overview

This checklist provides an analysis of potential environmental impacts resulting from the Project. Following the format of CEQA Guidelines Appendix G, environmental effects are evaluated to determine if the Project would result in a potentially significant impact triggering additional review under Guidelines section 15183.

- Items checked “Significant Project Impact” indicates that the Project could result in a significant effect which either requires mitigation to be reduced to a less than significant level or which has a significant, unmitigated impact.
- Items checked “Impact not identified by the GPU EIR” indicates the Project would result in a Project specific significant impact (peculiar off-site or cumulative that was not identified in the GPU EIR.
- Items checked “Substantial New Information” indicates that there is new information which leads to a determination that a Project impact is more severe than what had been anticipated by the GPU EIR.
- Items checked “Consistent with GPU EIR” indicates that the Project meets findings 1-5 listed above, as included in CEQA Guidelines §15183.

In approving a project meeting the requirements under CEQA Guidelines §15183, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis: (1) Are peculiar to the project or the parcel on which the project would be located; (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent; (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or (4) Are previously identified significant effects which, as a result of substantial new information

which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, as contemplated by, then an additional environmental review need not be prepared for the project solely on the basis of that impact.

A summary of Staff's analysis of each potential environmental effect is provided below the checklist for each subject area. The GPU EIR, including a list of applicable General Plan policies, references, significance guidelines, and technical studies used to support the analysis can be found at <http://www.stancounty.com/planning/pl/general-plan.shtm>. All feasible mitigation measures have been incorporated into the Updated Stanislaus County General Plan in the form of goals, objectives, policies, action items and programs to reduce the anticipated environmental impacts.

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"/> Energy |
| <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 type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <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 would result in a project specific significant impact (peculiar off-site or cumulative) that was not identified in the GPU EIR.
- I find that the proposed project could result in a significant effect which either requires mitigation to be reduced to a less than significant level or which has a significant unmitigated impact.
- I find that the proposed project includes new information which leads to a determination that a project impact is more severe than what had been anticipated by the GPU EIR.
- I find that all potentially significant effects have been analyzed adequately in the GPU EIR and that with the application of uniformly applied development policies and/or standards, no further environmental review is required.

Signature on file.
Prepared by Christine Smith, Associate Planner

April 6, 2026
Date

ISSUES

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, could the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
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) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				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 GPU EIR determined that overall, development that would result from implementation of the General Plan would change the existing visual character of the County, but not to a significant extent. The only scenic designation in the County is along I-5, which is not near the project site. The site itself is not considered to be a scenic resource or a unique vista. Community standards generally do not dictate the need or desire for architectural review of agricultural or residential subdivisions.

The GPU EIR found potential impacts associated with light and glare to be significant and unavoidable. However, the inclusion of Land Use Element Goal 2, Policy 16, Implementation Measures 1 and 2 requires that outdoor lighting be efficient and designed to provide minimum impact to the surrounding environment through the use of shielded fixtures which direct light only towards the objects requiring illumination reduces this impact. Any construction that may occur in the future would be required to meet this General Plan policy.

This request will add 108 new parking stalls to the dealership's existing vehicle inventory, 37,800 square feet of asphalt paving, 4,450 square feet of landscaping, consisting of a mixture of ornamental trees, shrubs, and ground cover, along the north, west, and south property lines and throughout the parking lot. Fencing will consist of eight-foot ornamental steel along Bangs Avenue and eight-foot chain-link with vinyl slats along the western property line. There will also be 25-foot-tall freestanding lighting installed along the west and south property lines. A development standard will be incorporated into the project requiring that it be demonstrated that the new lighting will not spill onto adjacent properties prior to issuance of a building permit.

The project site is located within the LAFCO adopted SOI of the City of Modesto. The project was referred to the City of Modesto, who responded with project support and requested that the project meet City standards for landscaping, stormwater management, water connection, and signage. The City's requirements will be incorporated into the project as development standards.

The site itself is not considered to be a scenic resource or unique scenic vista. Any further development resulting from this project will be consistent with existing commercial and light industrial uses in the surrounding area. Accordingly, no adverse impacts to the existing visual character of the site or its surroundings are anticipated. Consistent with the findings of the GPU EIR, the potential impacts associated with aesthetics are considered to be less than significant. If approved, the project site will maintain consistency with the density and intensity allowed with the Planned Industrial designation of the General Plan. Accordingly, the potential impacts to aesthetics are considered to be consistent with those considered in the GPU EIR.

Mitigation: None.

References: Application Materials; Referral response received from the City of Modesto, dated March 3, 2026, amended March 9, 2026; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; 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:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
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 GPU EIR determined that impacts to Agriculture and Forest Resources resulting from implementation of the General Plan are less than significant. The site currently has a zoning designation of P-1 (2) which allows for light industrial uses, including light manufacturing, warehousing, and offices, as well as similar uses that do not provide direct services to the general public. The rezone will allow for an additional use to be permitted, which the parking of vehicle inventory associated with retail auto sales. The site is also surrounded by car dealerships to the north, south, and east; light industrial development and auto repair shops to the west; and commercial office buildings and the City of Modesto to the south.

The project site is classified as “Urban and Built Up Land” by the California Department of Conservation’s Farmland Mapping and Monitoring Program. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that property is primarily comprised of Grade 1 Dinuba sandy loam, 0 to 1 percent slopes

(DrA - California Revised Storie Index Rating: 65) and Grade 1 Hanford sandy loam, 0 to 3 percent slopes (HdA – California Revised Storie Index Rating: 68). The California Revised Storie Index is a rating system based on soil properties that dictate the potential for soils to be used for irrigated agricultural production in California. This rating system grades soils with an index rating of 65 and 68 as good soil to be used for irrigated agriculture, and 85 and 90 as excellent. Grade 1 and 2 soils are deemed prime farmland by Stanislaus County’s Uniform Rules; these comprise approximately all acres of the project site. As the site is zoned for light industrial uses and is surrounding by similarly developed parcels, it would not be considered prime farmland.

If approved, the project site will maintain consistency with the density and intensity allowed with the “Planned Industrial” designation of the General Plan. No forest lands exist in Stanislaus County. Accordingly, the potential impacts associated with this project to agriculture and forest resources are considered to be consistent with those considered in the GPU EIR.

Mitigation: None.

References: Natural Resources Conservation Service Soil Survey; application information; Stanislaus Soil Survey (1957); California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2018; California Government Code section 66474.4(c)(1); Application Materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) 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?				X
c) Expose sensitive receptors to substantial pollutant concentrations?				X
d) Result in other emissions (such as those odors adversely affecting a substantial number of people?				X

Discussion: The proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD’s most recent air quality plans are the 2007 PM10 (respirable particulate matter) Maintenance Plan, the 2008 PM2.5 (fine particulate matter) Plan, and the 2007 Ozone Plan. These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified as “extreme non-attainment” for ozone, “attainment” for respirable particulate matter (PM-10), and “non-attainment” for PM 2.5, as defined by the Federal Clean Air Act.

The GPU EIR determined that most impacts to Air Quality resulting from implementation of the General Plan are less than significant. However, it also determined that construction-related emissions in excess of the SJVAB’s thresholds of significance were unquantifiable and thus considered to be significant and unavoidable. Construction-related emissions would vary substantially depending on the level of activity, length of the construction period, specific construction operations, types of equipment, number of personnel, wind and precipitation conditions, and soil moisture content. Should construction activities exceed the SJVAPCD’s thresholds for ROG and NOX of 10 tons per year or PM10 or PM2.5 of 15 tons per year, a significant construction-related impact would occur.

No significant change, or impact not identified by the GPU EIR regarding air quality is expected as a result of this project. The project does not include an increase to employees but will allow for an additional 108 inventory vehicles to be displayed onsite.

The project was referred to the Air District and no response has been received to date. The parking lot and any future construction activities are required to meet all applicable SJVAPCD regulations. No significant impacts from greenhouse gas emissions occurring as a result of this project are anticipated. If approved, the vehicle inventory parking lot will maintain consistency with the adopted Development Standards for the new Planned Development zoning district and with the density and intensity allowed with the “Planned Industrial” designation of the General Plan. Accordingly, the potential impacts to Air Quality are considered to be consistent with those considered in the GPU EIR.

Mitigation: None.

References: San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; Application Materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

IV. BIOLOGICAL RESOURCES -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
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 state or federally protected wetlands (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 GPU EIR determined that most impacts to Biological Resources resulting from implementation of the General Plan would have no impact or a less than significant impact. However, it also determined that there was a significant and unavoidable impact to the movement of any native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors, or the use of native wildlife nursery sites, due to potential impacts to riparian habitat.

No Waters of the United States or riparian habitat are located near the project site; nor are there any special status species identified by the California Natural Diversity Database as being in the vicinity of the project site. The project site is vacant; however, it is surrounded by existing light industrial and commercial uses and is already zoned Planned Industrial which could be developed ministerially with light industrial uses.

The project was referred to the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and no response has been received to date. 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. It does not appear that this project will result in significant impacts to biological resources. Accordingly, the potential impacts to Biological Resources are less significant than those considered in the GPU EIR. Less than significant impacts are considered to be consistent with the GPU EIR.

Mitigation: None.

References: California Department of Fish and Wildlife’s Natural Diversity Database Quad Species List; U.S. Geographical Survey Topographic Quadrangle Map Series; Application Materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

V. CULTURAL RESOURCES -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X
c) Disturb any human remains, including those interred outside of formal cemeteries?				X

Discussion: The GPU EIR determined that impacts to Cultural Resources resulting from implementation of the General Plan were significant and unavoidable. The GPU EIR states that development that occurs pursuant to the General Plan, as amended by the project will result in changes to existing cultural resources. At the individual project level, there may be future projects that are consistent with the General Plan, comply with all state and local laws that are protective of significant historical resources, and still result in a significant adverse impact on a historical resource. Typically, this would be a project that demolishes or otherwise destroys a significant historical resource. Demolition or destruction cannot be mitigated under CEQA. The GPU EIR assumed that there would be development projects with this impact in the future. Therefore, when examined in conjunction with development under the General Plan, the GPU EIR determined that there would be a significant and unavoidable impact to Cultural Resources.

The project site is vacant; however, it is surrounded by existing light industrial and commercial uses and is already zoned Planned Industrial which could be developed ministerially with light industrial uses. A record search dated December 22, 2025 conducted by the Central California Information Center (CCIC) indicated that no prehistoric, historic, or archaeological resources known to have value to local cultural groups were formally reported to the CCIC. A development standard will be placed on the project requiring that should any archaeological or cultural resources be found during construction, activities shall halt until an on-site archaeological mitigation program has been approved by a qualified archaeologist.

It does not appear that this project will result in significant impacts to any archaeological or cultural resources. Accordingly, the potential impacts to Cultural Resources are less significant than those considered in the GPU EIR. Less than significant impacts are considered to be consistent with the GPU EIR.

Mitigation: None.

References: Records search from the Central California Information Center, dated December 22, 2025; Application Materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

VI. ENERGY -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

Discussion: The GPU EIR determined that impacts to Energy resulting from implementation of the General Plan are less than significant. The CEQA Guidelines Appendix F states that energy consuming equipment and processes, which will be used during construction or operation, shall be taken into consideration when evaluating energy impacts, such as: energy requirements of the project by fuel type and end use; energy conservation equipment and design features; energy supplies that would serve the project; and total estimated daily vehicle trips to be generated by the project and the additional energy consumed per trip by mode. Additionally, the project’s compliance with applicable state or local energy legislation, policies, and standards must be considered.

The project proposes the paving of a parking lot and installation of landscaping, fencing, and light poles; no construction of any buildings is proposed. The project does not include an increase to employees but will allow for an additional 108 inventory vehicles to be displayed onsite. The parking lot and any future construction of structures will 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). Installation of the lighting will require a building permit which will require that the Energy Code, which includes energy efficiency standards for lighting, be met. The project will be served by Modesto Irrigation District (MID) for electrical service. MID responded to the project referral stating that they had no objections to the project but requested that existing electrical easements be maintained. The project was referred to the Air District and no response has been received to date. The parking lot and any future construction activities are required to meet all applicable SJVAPCD regulations. All proposed and future construction shall comply with all applicable provisions of the California Building Code.

It does not appear that this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. If approved, the vehicle inventory parking lot will maintain consistency with the adopted Development Standards for the new Planned Development zoning district and with the density and intensity allowed with the “Planned Industrial” designation of the General Plan. Accordingly, the potential impacts to Energy are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Referral response received from the Modesto Irrigation District (MID), dated April 6, 2026; Application Materials; CEQA Guidelines; Title 16 of County Code; CA Building Code; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

VII. GEOLOGY AND SOILS -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect 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
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

Discussion: The GPU EIR determined that impacts to Geology and Soils resulting from implementation of the General Plan are less than significant. Existing Goal One, Policy Three, Implementation Measure 1 of the General Plan Safety Element requires enforcement of the Alquist-Priolo Earthquake Fault Zoning Act, which prohibits most construction intended for human occupancy across an active fault trace and strictly regulates construction near an active fault. 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 or soils susceptible to liquefaction are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. The County has updated its General Plan to require that all construction in the County comply with the California Building Code. In addition, the General Plan has added private roads to the types of roads that should be designed to minimize landslide risks. If structures were built in areas susceptible to liquefaction, the foundations could fail and cause damage or collapse of the structure. Compliance with the federal and local erosion-related regulations applicable to the General Plan buildout, i.e., the Storm Water Pollution Prevention Program (SWPPP) that is developed for the site and the requirements of the City's municipal code, would ensure that the construction activities do not result in significant erosion.

Grading permits which require SWPP compliance are required through the Department of Public Works for any earth moving. Compliance with the Alquist-Priolo Earthquake Fault Zoning Act, the California Building Code, and SWPP would reduce the risk of loss, injury, or death due to earthquake or soil erosion. Accordingly, the GPU EIR considers this impact to be less than significant, with no mitigation required.

This request will add 108 new parking stalls to the dealership's existing vehicle inventory, 37,800 square feet of asphalt paving, 4,450 square feet of landscaping, consisting of a mixture of ornamental trees, shrubs, and ground cover, along the north, west, and south property lines and throughout the parking lot.

The project site is located within the LAFCO adopted SOI of the City of Modesto. The project was referred to the City of Modesto, who responded with project support and requested that the project meet City standards for stormwater management. The City’s requirements will be incorporated into the project as Development Standards. A grading permit will be required which will be reviewed by the City of Modesto to ensure the project meets City standards for stormwater management and is designed and built according to the California Building Code and the SWPPP.

Additionally, a development standard will be applied to this project to address any discovery of paleontological resources during any future construction.

It does not appear that this project will result in significant impacts to Geology and Soils. Accordingly, the potential impacts to Geology and Soils are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Referral response from the Stanislaus County Department of Public Works dated April 1, 2026; Referral response received from the City of Modesto, dated March 4, 2026, amended March 9, 2026; Title 16 of County Code; Public Works Standards and Specifications; Application Materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

VIII. GREENHOUSE GAS EMISSIONS -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
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 GPU EIR determined that impacts to Greenhouse Gas (GHG) Emissions resulting from implementation of the General Plan are less than significant.

The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). 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) 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. Additionally, SB 375 mandated a reduction target of 5% by 2020 and 10% by 2035 for emissions from land use, automobiles, and light trucks.

The GPU EIR evaluates long-term GHG emissions under full build-out (2035) conditions. Although no operational emissions associated with implementation of the GPU would occur, StanCOG’s 2014 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) (“SB 375” condition) would result in less Vehicle Miles Traveled (VMT) and GHG emissions than without the implementation of 2014 RTP/SCS (“conformity” condition). The RTP/SCS incorporated the land uses reflected in the Stanislaus County General Plan into its projections and the Circulation Element in the GPU were designed to be consistent with the RTP/SCS. Accordingly, a net reduction in mobile source GHG emissions within the unincorporated County is anticipated upon full build out of the GPU. This is consistent with adopted goals to reduce GHG emissions identified in AB 32, as well as the trajectory of statewide GHG legislation. Consequently, the GPU EIR determined that GHG impacts were less than significant.

The project proposes the paving of a parking lot and installation of landscaping, fencing, and light poles; no construction of any buildings is proposed. The parking lot and any future construction of structures will 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). The project was referred to the Air District and no response has been received to date. The parking lot and any future construction activities are required to meet all applicable SJVAPCD regulations.

The project does not include an increase to employees but will allow for an additional 108 inventory vehicles to be displayed onsite. No significant impacts from greenhouse gas emissions occurring as a result of this project are anticipated. If approved, the vehicle inventory parking lot will maintain consistency with the adopted Development Standards for the new Planned Development zoning district and with the density and intensity allowed with the “Planned Industrial” designation of the General Plan. Accordingly, the potential impacts to Greenhouse Gas Emissions are considered to be consistent with those considered in the GPU EIR.

Mitigation: None.

References: California Building Code; NRCS Soil Survey; 2014 Regional Transportation Plan/Sustainable Communities Strategy; SB 375; AB 32; Application Materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
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 or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

Discussion: The GPU EIR determined that the potential for Hazards and Hazardous Materials impacts resulting from implementation of the General Plan are less than significant. Existing Goal Two, Policy Thirteen of the General Plan Safety Element prescribes the preparation of a Hazardous Waste Management Plan. Stanislaus County has prepared this plan, which serves as the guideline for managing hazardous wastes in the County. This plan governs the maintenance of a hazardous materials response team to assist law enforcement and fire agencies during transportation and industrial

accidents involving chemical spills. State laws were passed in 1985 that require users of hazardous materials to disclose the type and location of such materials so that emergency response teams can be prepared for potential disasters. Existing Policy One of Goal One of the General Plan Safety Element prescribes that the County follow the policies included in the adopted County of Stanislaus Multi-Jurisdictional Hazard Mitigation Plan. The County routinely consults with the affected school district prior to discretionary approval of new businesses and industry that use hazardous materials near existing school sites as part of the project review process. Additionally, school siting regulations implemented by the Department of Education prohibit locating proposed schools near existing contamination. There are a number of sites in Stanislaus County identified as hazardous materials or contaminated sites pursuant to Government Code Section 65962.5. Many of these sites are undergoing assessment or remediation overseen by the Stanislaus County Division of Environmental Health, CalRecycle (formerly the Integrated Waste Management Board), or the Regional Water Quality Control Board. Pesticide exposure is a risk in agricultural areas. Sources of exposure include contaminated groundwater, which is consumed, and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining the applicable permits. The County Department of Environmental Resources is responsible for overseeing hazardous materials and has not indicated any particular concerns in this area. The GPU EIR considered hazards and hazardous materials impacts to be a less-than-significant impact due to General Plan policies, and existing State and County regulatory programs which reduce potential hazards.

The existing on-site uses are not recognized as generators and/or consumers of hazardous materials. The site is not identified as a hazardous materials or contaminated site. No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed subdivision. The project site is not within the vicinity of any airstrip or wildlands. The site is in a Local Responsibility Area (LRA) for fire protection and is served by the Salida Fire Protection District. To date, no comment has been received from Salida Fire Protection District in regards to hazardous materials. No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project. Accordingly, the potential Hazards and Hazardous Materials impacts are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application Materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

X. HYDROLOGY AND WATER QUALITY -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				X
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				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 or through the addition of impervious surfaces, in a manner which would:				X
i) result in substantial erosion or siltation on - or off-site;				X
ii) substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site;				X
iii) create or contribute runoff water which would exceed the capacity of existing or				X

planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or				
iv) impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Discussion: The GPU EIR determined that most potential impacts to Hydrology and Water Quality resulting from implementation of the General Plan are less than significant. The General Plan Update integrated multiple goals, policies, and implementation measures into the General Plan which address management efforts that aim to protect natural vegetation, riparian habitat, and water quantity and quality; minimizing the potential for the release of pollutants and violation of water quality standards, or the altering of drainage patterns or the course of a stream or river. Furthermore, additional regional, state, and federal regulations would also reduce the potential for violation of water quality standards. Water quality protection measures are enforced by the Central Valley Regional Water Quality Control Board (RWQCB) under various National Pollutant Discharge Elimination System (NPDES) programs for municipal separate storm sewer systems, construction sites greater than 1 acre, and industrial operations. Stanislaus County has implemented their Storm Water Management Program under the NPDES Phase II MS4 General Permit that includes programs to eliminate illicit discharges, control construction site stormwater runoff, and meet postconstruction stormwater runoff goals to improve water quality protection. Adherence with the stormwater management plan and the various municipal, industrial, and construction NPDES program requirements would ensure that pollutants are not released to nearby surface water bodies or groundwater during short-term construction efforts, or long-term operation of industrial or agricultural facilities.

Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). Under the Goal One, Policy Two of the Safety Element of the General Plan, development is not allowed in areas that are within the designated floodway. For projects located within a flood zone, requirements are addressed by the Building Permits Division during the building permit process. No construction is permitted within the floodway. The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains, and is not located within a floodway.

The GPU EIR determined that future development under the General Plan Update could result in an increase in the number of persons and property potentially at risk from flooding due to a catastrophic levee or dam failure. However, compliance with the requirements of existing emergency management plans and the Central Valley Flood Protection Board, coupled with implementation of the General Plan Update Safety Element policies associated with Goal One (“Prevent loss of life and reduce property damage as a result of natural disasters”), would reduce this potential effect to less than significant. The GPU EIR stated that the County is not at risk due to inundation from a tsunami because of its distance from the ocean. However, there is a risk of seiche from major bodies of water such as the Woodward, Turlock, and Modesto reservoirs. However, given the relatively small size of these reservoirs, potential impacts would remain localized to recreational users on these reservoirs. The County also possesses a geologic and climate setting not particularly prone to mud flows.

The Sustainable Groundwater Management Act (SGMA), passed in 2014 requires the formation of local Groundwater Sustainability Agencies (GSAs) to oversee the development and implementation of Groundwater Sustainability Plans (GSPs), with the ultimate goal of achieving sustainable management of the State’s groundwater basins. The GPU added goals, policies, and implementation measures into the General Plan which addressed management efforts that aim to protect water quantity. However, because the groundwater sustainability management plans (GSP) for each groundwater basin in the County had not yet been completed, impacts to groundwater supplies and groundwater recharge were determined to be a significant and unavoidable impact. The GPU EIR also stated that once these plans take effect and are implemented, the impact would be less than significant. Since adoption of the GPU EIR the Stanislaus County Department of Environmental Resources (DER) has completed the formation of the necessary GSAs. Stanislaus County is a participating member in five GSAs across four groundwater subbasins. Public and private water agencies and user groups within each of the four groundwater subbasins work together as GSAs to implement SGMA. The Eastern San Joaquin Groundwater Subbasin, which covers a portion of Stanislaus County occurring north of the Stanislaus River; commonly referred to as the “northern triangle”, and the Modesto Groundwater Subbasin, which covers an area of land located between the Stanislaus and Tuolumne rivers, occurring west of the Sierra Nevada foothills and east of the San Joaquin River, both have developed and are working towards implementing GSPs. The Turlock Groundwater Subbasin (East), which covers

an area of land located between the Tuolumne and Merced rivers, occurring west of the Sierra Nevada Foothills, and the Turlock Groundwater Subbasin (West), which covers an area of land located between the Tuolumne and Merced rivers, occurring east of the San Joaquin River, are required to be covered by a Department of Water Resources (DWR) approved GSP by January 31, 2022. The Delta-Mendota Groundwater Subbasin which covers an area of land within Stanislaus County located west of the San Joaquin River and east of the basement rock of the Coast Range, are required to be covered by a Department of Water Resources (DWR) approved GSP by January 31, 2020.

The project site is located in the Modesto Groundwater Subbasin which is managed by the Stanislaus and Tuolumne Rivers Groundwater Basin Association Groundwater Sustainability Agency (STRGBA GSA).

The project site is located within the LAFCO adopted SOI of the City of Modesto. The project was referred to the City of Modesto, who responded with project support and requested that the project meet City standards for landscaping, stormwater management, water connection, and signage be applied to the project. The City’s requirements will be incorporated into the project as Development Standards. A grading permit will be required which will be reviewed by the City of Modesto to ensure the project meets City standards for stormwater management and is designed and built according to the California Building Code and the SWPPP.

No significant impacts associated with hydrology and water quality are anticipated to occur as a result of the proposed project. Accordingly, the potential Hydrology and Water Quality impacts are considered to be less than significant than those evaluated in the GPU EIR. Less than significant impacts are considered to be consistent with the GPU EIR.

Mitigation: None.

References: Public Works Standards and Specification; Application Materials; Referral response from the City of Modesto, dated March 3, 2026, amended on March 9, 2026; Referral response received from the Department of Public Works, dated April 1, 2026; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

XI. LAND USE AND PLANNING -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

Discussion: The GPU EIR determined that the potential for Land Use and Planning impacts resulting from implementation of the General Plan were less than significant. The GPU did not propose any changes to the County’s land use map or the existing boundaries of the land use designations but did incorporate changes to legislation, regulatory codes, and local standards as well as some minor revisions to General Plan language and some policy improvements. This project is being processed under the same land use regulations and designations that were in place at the time of adoption of the GPU EIR.

The project site is vacant; however, it is surrounded by existing light industrial and commercial uses and is currently zoned Planned Industrial which could be developed ministerially with light industrial uses.

The project site is located within the LAFCO adopted SOI of the City of Modesto. The Stanislaus County General Plan Sphere of Influence policy states, that development, other than agricultural uses and churches, which requires discretionary approval from incorporated cities, shall be referred to that city for preliminary approval. The project was referred to the City of Modesto, who responded with project support and requested that the project meet City standards for landscaping, stormwater management, water connection, and signage. The City’s requirements will be incorporated into the project as Development Standards.

If approved, the vehicle inventory parking lot will maintain consistency with the adopted Development Standards for the new Planned Development zoning district and with the density and intensity allowed with the “Planned Industrial” designation of the General Plan.

The proposed use will not physically divide an established community and/or conflict with any habitat conservation plan or natural community conservation plan. This project is not known to conflict with any adopted land use plan, policy, or regulation of any agency with jurisdiction over the project. No significant impacts associated with land use and planning are anticipated to occur as a result of the proposed project. Accordingly, the potential land use and planning impacts are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: State of California Government Code; Referral response received from the City of Modesto, dated March 3, 2026, amended March 9, 2026; Application Materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

XII. MINERAL RESOURCES -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
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 GPU EIR determined that the potential impacts to Mineral Resources resulting from implementation of the General Plan were beneficial, and accordingly considered to be less than significant. The GPU incorporated an amendment to the Conservation and Open Space Element’s Goal Nine, Policy 26, Implementation measures 2 and 3 which address the management of mineral resources. Additionally, 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 and is incorporated into the General Plan’s Conservation and Open Space Element. There are no known significant resources on the site, nor is the project site located in a geological area known to produce resources. Accordingly, the potential impacts to mineral resources are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application Materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

XIII. NOISE -- Would the project result in:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Generation of excessive groundborne vibration or groundborne noise levels?				X

c) For a project located within the vicinity of a private airstrip or 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
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Discussion: The GPU EIR determined that most potential noise impacts resulting from implementation of the General Plan are less than significant. However, the GPU EIR did identify potential temporary or permanent ambient noise levels which exceed existing standards as significant and unavoidable due projected traffic noise levels in year 2035 which would result in noise levels of 60 Ldn or greater on several roadway segments within the County.

The Stanislaus County General Plan identifies noise levels up to 75 dB Ldn (or CNEL) as the normally acceptable level of noise for industrial, manufacturing, utilities, and agricultural uses. Existing noise generated from Bangs Avenue and McHenry Avenue and neighboring light industrial and commercial uses currently exists on the project site. The area's ambient noise level is not expected to increase. Any future construction or on-site activities are required to meet the noise standards included in the General Plan and the Noise Ordinance.

The site is not located within an airport land use plan. No noise impacts associated with the parcellation of the project site have been identified. Accordingly, the potential noise impacts are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Title 10.46 – Noise Control Ordinance; Application Materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

XIV. POPULATION AND HOUSING -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?				X

Discussion: The GPU EIR determined that the potential for Population and Housing impacts resulting from implementation of the General Plan were less than significant. Although the Housing Element was updated through a separate process, the GPU EIR integrated population projections adopted by StanCOG that extend the planning horizon to 2035 to ensure consistency between the GPU and the RTP/SCS. StanCOG's regional growth forecast predicts a population for the unincorporated County jurisdiction of 133,753 in 2035, which represents an increase of approximately 23,517 people, or approximately 21%, from its 2010 population (Stanislaus Council of Governments 2013). This is a yearly increase of approximately 0.8%. The majority of this growth is anticipated to occur within existing community plan areas and in unincorporated pockets of existing cities which are designated in the Land Use Element as Residential. Agricultural areas, not designated as Residential in the Land Use Element of the General Plan, would be required to be rezoned and approved by a majority vote of the County through the Measure E process in order to be residentially developed. Unincorporated Disadvantaged Communities were inventoried and needed upgrades to public services were also identified with the GPU. The ALUCP update was identified in the GPU EIR as less than significant because it does not displace any existing housing. However, it does affect the potential for future development. Although no direct impacts occurring as a result of implementation of the General Plan were identified in the GPU EIR, the EIR did identify indirect impacts that could occur

through individual developments that are consistent with the General Plan and the extension of roads and other infrastructure as the County becomes more built out as 2035 approaches. The Stanislaus County General Plan Update revised certain General Plan policies but did not substantially change where future development would occur.

The Housing Element was updated after adoption of the GPU EIR, on December 9, 2025, to address the 6th cycle Regional Housing Needs Allocation (RHNA) for the County. The project site is not included in the vacant sites inventory for the 2023 - 2031 Stanislaus County Housing Element and will therefore not impact the County’s ability to meet their RHNA. No population growth will be induced nor will any existing housing be displaced as a result of this project. The potential population and housing impacts are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application Materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

XV. PUBLIC SERVICES --	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
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:				X
Fire protection?				X
Police protection?				X
Schools?				X
Parks?				X
Other public facilities?				X

Discussion: The GPU EIR determined that the potential for impacts to public services resulting from implementation of the General Plan were less than significant. The County has adopted Public Facilities Fees (Title 23 of the County Code), as well as Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. School Districts also have their own adopted fees, which are 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. The project site will be served by the City of Modesto with public water and by the Modesto Irrigation District (MID) for power. The site is served by the Salida Fire Protection District for fire services, the County Sherriff for police protection, Stanislaus County for parks, and is located within the Modesto City and Sylvan Union school districts.

The existing Modesto Toyota dealership is located to the north and east of the project site; the proposed parking lot will receive access to Caltrans-maintained McHenry Avenue (State Route 108) from an existing driveway and utilities from the adjoining Modesto Toyota dealership. The site is currently vacant, with an existing 15' x 30' AT&T easement located on the southeast corner of the parcel and a 15-foot public utility easement running along the north, west, and south property lines of the parcel. MID responded to the project referral stating that they had no objections to the project but requested that existing electrical easements be maintained.

The project site is located within the LAFCO adopted SOI of the City of Modesto. The project was referred to the City of Modesto, who responded with project support and requested that the project meet City standards for landscaping, stormwater management, water connection, and signage be applied to the project. The City’s requirements will be

incorporated into the project as Development Standards. A grading permit will be required which will be reviewed by the City of Modesto to ensure the project meets City standards for stormwater management and is designed and built according to the California Building Code and the SWPPP.

The potential impacts to public services are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Title 23 of Stanislaus County Code; Referral response from Modesto Irrigation District, dated April 6, 2026; Referral response from the City of Modesto, dated March 3, 2026, amended March 9, 2026; Application Materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

XVI. RECREATION --	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Discussion: The GPU EIR determined that the potential for impacts to recreational facilities or development which would require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment resulting from implementation of the General Plan to be less than significant. However, impacts to neighborhood and regional parks or other recreational facilities were considered to be significant and unavoidable due to the population and housing increase projected under the GPU which would increase the demands on Stanislaus County parks and recreational facilities. This project is not anticipated to increase demands for recreational facilities. Public Facility Fees, which include fees for County parks services, will be required to be paid for any future construction of a structure.

Potential impacts to recreation are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application Materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

XVII. TRANSPORTATION -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				X
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or				X

dangerous intersections) or incompatible uses (e.g., farm equipment)?				
d) Result in inadequate emergency access?				X

Discussion: As required by CEQA Guidelines section 15064.3, potential impacts to the transportation system should evaluate Vehicle Miles Traveled (VMT). The GPU EIR identified that there were no significant impacts to existing program plans, ordinances, or policies addressing circulation to Vehicle Miles Traveled (VMT) or to increased hazards of the transportation system, or to emergency access. Although the calculation of VMT is simply the number of cars multiplied by the distance traveled by each car, VMT performance measures can be reported differently. For this project, VMT was reported based on the sum of all vehicle trips originating and terminating within unincorporated Stanislaus County boundaries and half of the VMT associated with trips with an origin or destination outside of unincorporated Stanislaus County. Trips that have neither an origin nor destination within the County are not included in the VMT total, as County General Plan policies cannot appreciably affect the amount of through traffic in the area within its jurisdiction. The total VMT is then divided by the unincorporated County’s total service population, defined as the residential population plus the number of jobs. The General Plan Update includes new population and employment growth that would generate additional VMT, which would result in increased air pollutant and GHG emissions as well as additional energy consumption from vehicle travel. However, the expected location of the employment and household growth results in a slight decline in VMT generated per household and service population. Additionally, policies were incorporated into the General Plan to mitigate potential hazards due to transportation design features and increase safety, and to ensure adequate emergency access.

The GPU EIR did find that due to the population projections and the planned road infrastructure incorporated into the General Plan, implementation of the GPU would have a significant and unavoidable impact resulting in traffic operations below the minimum acceptable thresholds on roadways outside Stanislaus County’s jurisdiction, in transportation network changes that would prevent the efficient movement of goods within the County (cumulative impact only identified), and additional vehicle, bicycle, or pedestrian travel on roadways or other facilities that do not meet current County design standards.

The project does not include an increase to employees but will allow for an additional 108 inventory vehicles to be displayed onsite. The existing Modesto Toyota dealership is located to the north and east of the project site; the proposed parking lot will receive access to Caltrans-maintained McHenry Avenue (State Route 108) from an existing driveway serving the adjoining Modesto Toyota dealership. The project was referred to Caltrans who responded stating they had no comments on the project.

This project was also referred to the Stanislaus County Department of Public Works who requested standard conditions approval related to development of the parking lot, including a requirement that an encroachment and grading permits be obtained.

The potential impacts to transportation are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: CEQA Guidelines Section 15064.3; Referral response from Department of Public Works dated April 1, 2026; Referral response from Caltrans, dated March 5, 2026; Application Materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

XVIII. TRIBAL RESOURCES -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is:				X

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resource Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X

Discussion: The GPU EIR determined that impacts to cultural resources resulting from implementation of the General Plan were significant and unavoidable. The GPU EIR states that development that occurs pursuant to the General Plan, as amended by the project will result in changes to existing cultural resources. At the individual project level, there may be future projects that are consistent with the General Plan, comply with all state and local laws that are protective of significant historical resources, and still result in a significant adverse impact on a historical resource. Typically, this would be a project that demolishes or otherwise destroys a significant historical resource. Demolition or destruction cannot be mitigated under CEQA. The GPU EIR assumed that there would be development projects with this impact in the future. Therefore, when examined in conjunction with development under the General Plan, the GPU EIR determined that there would be a significant and unavoidable impact to cultural resources.

The project site is vacant; however, it is surrounded by existing light industrial and commercial uses and is already zoned Planned Industrial which could be developed ministerially with light industrial uses. A record search dated December 22, 2025 conducted by the Central California Information Center (CCIC) indicated that no prehistoric, historic, or archaeological resources known to have value to local cultural groups were formally reported to the CCIC. A development standard will be placed on the project requiring that should any archaeological or cultural resources be found during construction, activities shall halt until an on-site archaeological mitigation program has been approved by a qualified archaeologist.

In accordance with SB 18, this project was not referred to the tribes listed with the Native American Heritage Commission (NAHC) as the project is not a General Plan Amendment. The Muwekma Ohlone Tribe of the San Francisco (S.F.) Bay Area has requested consultation in accordance with AB 52 for all projects located west of the San Joaquin River. This project is not located in that area and accordingly, consultation did not take place for this project.

It does not appear that this project will result in significant impacts to any Tribal Cultural Resources. Accordingly, the potential impacts to tribal resources are less significant than those considered in the GPU EIR. Less than significant impacts are considered to be consistent with the GPU EIR.

Mitigation: None.

References: Application materials; Central California Information Center Report for the project site, dated December 22, 2025; Stanislaus County General Plan and Support Documentation¹.

XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
c) 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
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

Discussion: The GPU EIR determined that most of the potential for impacts to utilities and service systems resulting from implementation of the General Plan were less than significant. However, the GPU EIR analysis of the population projections covering the 2035 planning horizon of the General Plan did identify significant and unavoidable impacts in terms of wastewater and water treatment facility capacity to serve this projected future development. Further, some existing water and wastewater systems, specifically those identified in the Disadvantaged Communities Report, were determined to be at capacity or in need of improvements. The Central Valley Regional Water Quality Control Board (CVRWQCB) will set the specific waste discharge requirements for any new or expanded wastewater treatment facility as part of its permit for that facility. Future water and wastewater treatment facilities will be required by law to operate in compliance with any and all requirements of the CVRWQCB permits. Additionally, any expansion of these facilities would require additional CEQA review.

The project site will be served by the City of Modesto with public water and by the Modesto Irrigation District (MID) for power. The existing Modesto Toyota dealership is located to the north and east of the project site; the proposed parking lot will receive access to Caltrans-maintained McHenry Avenue (State Route 108) from an existing driveway and utilities from the adjoining Modesto Toyota dealership. The site is currently vacant, with an existing 15' x 30' AT&T easement located on the southeast corner of the parcel and a 15-foot public utility easement running along the north, west, and south property lines of the parcel. MID responded to the project referral stating that they had no objections to the project but requested that existing electrical easements be maintained.

The project site is located within the LAFCO adopted SOI of the City of Modesto. The project was referred to the City of Modesto, who responded with project support and requested that the project meet City standards for landscaping, stormwater management, water connection, and signage. The City's requirements will be incorporated into the project as Development Standards.

The potential impacts to utilities and service systems are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application Materials; Referral response received from the Modesto Irrigation District (MID), dated April 6, 2026; Referral response received from the City of Modesto, dated March 3, 2026, amended April 9, 2026; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
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a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Discussion: The GPU EIR determined that the potential for exposing people to risk involving wildland fires, as discussed in the Hazards and Hazardous Materials Section of GPU EIR, was less than significant. The Safety Element of the General Plan includes maps which show the County's Fire Hazard Severity Zones and State Responsibility Areas, and also includes Goals, Policies, and Implementation Measures, including the incorporation of the County's Local Hazard Mitigation Plan by reference, which address reducing the risk of wildland fires.

The project site is located in a Local Responsibility Area (LRA) and is served by the Salida Fire Protection District for fire protection services. The project site is not located within a designated high or very high fire hazard severity zone, near state responsibility areas, or lands classified as very high fire hazard severity zones. The project terrain is relatively flat. The existing Modesto Toyota dealership is located to the north and east of the project site; the proposed parking lot will receive access to Caltrans-maintained McHenry Avenue (State Route 108) from an existing driveway and utilities from the adjoining Modesto Toyota dealership.

All future construction shall meet all applicable fire district standards and shall pay all applicable fire district fees. All future structures will be required to annex into the Community Finance District for the Salida Fire Protection District and shall be constructed in accordance with Chapter 7A of the most current adopted version of the California Building Code and California Residential Code. No significant impacts to the project site's or surrounding environment's wildfire risk is anticipated as a result of this project. Accordingly, the potential impacts to wildfire is considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application Materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE --	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of a rare or				X

endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

Discussion: The GPU EIR identified the following impacts as cumulative significant and unavoidable impacts:

- Air Quality - Construction-related emissions in excess of the SJVAB’s thresholds of significance
 - Biological Resources - Movement of any native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors, or the use of native wildlife nursery sites
 - Hydrology and Water Quality - Impacts to groundwater supplies and groundwater recharge
 - Noise - Potential temporary or permanent ambient noise levels which exceed existing standards
- Transportation - Result in transportation network changes that would prevent the efficient movement of goods within the county (less than significant individual; significant and unavoidable cumulative)

These cumulative impacts were based on development that could occur as a result of the planning horizon of the General Plan, which is 2035. The GPU EIR also acknowledged that groundwater impacts would become less than significant when the GSPs for the County were implemented. Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area. The project site is vacant; however, it is surrounded by existing light industrial and commercial uses and is already zoned Planned Industrial which could be developed ministerially with light industrial uses. The project site is located within the LAFCO adopted SOI of the City of Modesto. The Stanislaus County General Plan Sphere of Influence policy states, that development, other than agricultural uses and churches, which requires discretionary approval from incorporated cities, shall be referred to that city for preliminary approval. The project was referred to the City of Modesto, who responded with project support and requested that the project meet City standards for landscaping, stormwater management, water connection, and signage. The City’s requirements will be incorporated into the project as Development Standards.

If approved, the vehicle inventory parking lot will maintain consistency with the adopted Development Standards for the new Planned Development zoning district and with the density and intensity allowed with the “Planned Industrial” designation of the General Plan. Accordingly, the potential impacts to mandatory findings of significance are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application Materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

¹Stanislaus County General Plan and Support Documentation adopted in August 23, 2016, as amended. **Housing Element** adopted on December 9, 2025.

Table ES-2. Summary of Impacts and Mitigation Measures

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
3.1 Aesthetics			
Impact AES-1: Substantially degrade the existing visual character or quality of the county and its surroundings, including scenic vista	Less than significant	-	-
Impact AES-2: Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway	Less than significant	-	-
Impact AES-3: Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area	Significant	No mitigation available	Significant and unavoidable
3.2 Agricultural Resources			
Impact AGR-1: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the FMMP of the California Resources Agency, to non-agricultural use	Less than significant	-	-
Impact AGR-2: Conflict with existing zoning for agricultural use or a Williamson Act contract	Less than significant	-	-
Impact AGR-3: Conflict with existing zoning for, or cause rezoning of, forestland (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])	Less than significant	-	-
Impact AGR-4: Result in the loss of forestland or conversion of forestland to non-forest use	Less than significant	-	-
Impact AGR-5: Involve other changes in the existing environment that, because of their location or nature, could result in the conversion of farmland to non-agricultural use or the conversion of forestland to non-forest use	Less than significant	-	-

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
3.3 Air Quality			
Impact AQ-1: Generate construction-related emissions in excess of SJVAPCD thresholds	Significant (individual and cumulative)	No mitigation available	Significant and unavoidable
Impact AQ-2: Generate on-road mobile source criteria pollutant emissions in excess of SJVAPCD thresholds	Less than significant	-	-
Impact AQ-3: Expose sensitive receptors to substantial concentrations of carbon monoxide	Less than significant	-	-
Impact AQ-4: Expose sensitive receptors to substantial pollutant concentrations	Less than significant	-	-
Impact AQ-5: Expose sensitive receptors to substantial odors	Less than significant	-	-
3.4 Biological Resources			
Impact BIO-1: 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 Wildlife or U.S. Fish and Wildlife Service	Less than significant	-	-
Impact BIO-2: Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service	Less than significant	-	-
Impact BIO-3: Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) or waters of the State through direct removal, filling, hydrological interruption, or other means	Less than significant	-	-
Impact BIO-4: 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	Significant (individual and cumulative)	No mitigation available	Significant and unavoidable

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact BIO-5: Conflict with any local policies or ordinances protecting biological resources	No Impact	-	-
Impact BIO-6: Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan	No impact	-	-
Impact BIO-6: Introduce or spread invasive species	Less than significant	-	-
3.5 Cultural Resources			
Impact CUL-1: Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5	Significant	No mitigation available	Significant and unavoidable
Impact CUL-2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5	Significant	No mitigation available	Significant and unavoidable
Impact CUL-3: Disturb any human remains, including those interred outside of formal cemeteries	Less than significant	-	-
3.6 Geology, Soils, and Paleontological Resources			
Impact GEO-1: Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving fault rupture	Less than significant	-	-
Impact GEO-2: Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking; seismic-related ground failure, including liquefaction; or landslides	Less than significant	-	-
Impact GEO-3: Result in substantial soil erosion or the loss of topsoil	Less than significant	-	-
Impact GEO-4: Location on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in an onsite or offsite landslide	Less than significant	-	-
Impact GEO-5: Location on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property	Less than significant	-	-

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact GEO-6: Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater	Less than significant	-	-
Impact GEO-7: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature	Less than significant	-	-
3.7 Greenhouse Gas Emissions and Energy			
Impact EGY-1: Result in inefficient, wasteful, and unnecessary consumption of energy, including transportation energy use	Less than significant	-	-
Impact GHG-1: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment	Less than significant	-	-
Impact GHG-2: conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases	Less than significant	-	-
3.8 Hazards and Hazardous Materials			
Impact HAZ-1: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials	Less than significant	-	-
Impact HAZ-2: 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	Less than significant	-	-
Impact HAZ-3: Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school	Less than significant	-	-
Impact HAZ-4: Be located on a site that 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	Less than significant	-	-
Impact HAZ-5: Be located within an airport land use plan area or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and result in a safety hazard for people residing or working in the project area	Less than significant	-	-
Impact HAZ-6: Be located within the vicinity of a private airstrip and result in a safety hazard for people residing or working in the project area	Less than significant	-	-

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact HAZ-7: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan	Less than significant	-	-
Impact HAZ-8: 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	Less than significant	-	-
3.9 Hydrology and Water Quality			
Impact HYD-1: Violate any water quality standards or waste discharge requirements	Less than significant	-	-
Impact HYD-2: Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in 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 that would not support existing land uses or planned uses for which permits have been granted)	Significant (individual and cumulative)	No mitigation available	Significant and unavoidable
Impact HYD-3: 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 that would result in substantial erosion or siltation onsite or offsite	Less than significant	-	-
Impact HYD-4: 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 that would result in flooding onsite or offsite	Less than significant	-	-
Impact HYD-5: Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff	Less than significant	-	-
Impact HYD-6: Otherwise substantially degrade water quality	Less than significant	-	-
Impact HYD-7: 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	Less than significant	-	-
Impact HYD-8: Place within a 100-year flood hazard area structures that would impede or redirect flood flows	Less than significant	-	-

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact HYD-9: 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	Less than significant	-	-
Impact HYD-10: Contribute to inundation by seiche, tsunami, or mudflow	Less than significant	-	-
3.10 Land Use and Planning			
Impact LAN-1: Physically divide an established community	Less than significant	-	-
Impact LAN-2: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect	Less than significant	-	-
Impact LAN-3: Conflict with any applicable habitat conservation plan or natural community conservation plan	No impact	-	-
3.11 Mineral Resources			
Impact MIN-1: 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	Beneficial impact	-	-
Impact MIN-2: 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	Beneficial impact	-	-
3.12 Noise			
Impact NOI-1: Expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies	Significant (individual and cumulative)	No mitigation available	Significant and unavoidable
Impact NOI-2: Expose persons to or generate excessive groundborne vibration or groundborne noise levels	Less than significant	-	-
Impact NOI-3: Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project	Less than significant	-	-

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact NOI-4: Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project	Less than significant	-	-
Impact NOI-5: Be located within an airport land use plan area, or, where such a plan has not been adopted, within two miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels	Less than significant	-	-
Impact NOI-6: Be located in the vicinity of a private airstrip and expose people residing or working in the project area to excessive noise levels	Less than significant	-	-
3.13 Population and Housing			
Impact POP-1: Induce substantial population growth, either directly, by proposing new homes and businesses, or indirectly, through the extension of roads and other infrastructure	Less than significant	-	-
Impact POP-2: Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere	Less than significant	-	-
Impact POP-3: Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere	Less than significant	-	-
3.14 Public Services			
Impact SER-1: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives: Fire protection	Less than significant	-	-
Impact SER-2: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives: Police protection	Less than significant	-	-

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact SER-3: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives: Schools	Less than significant	-	-
Impact SER-4: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives: Parks	No impact	-	-
Impact SER-5: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives: Other public facilities	Less than significant	-	-
3.15 Recreation			
Impact REC-1: Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated	Significant	No mitigation available	Significant and unavoidable
Impact REC-2: Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment	Less than significant	-	-
3.16 Transportation and Traffic			
Impact TRA-1: Result in increased VMT on a per capita basis	Less than significant	-	-
Impact TRA-2: Result in traffic operations below LOS C for Stanislaus County roadways, which is the minimum acceptable threshold according to the General Plan	Less than significant	-	-

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact TRA-3: Result in traffic operations below the minimum acceptable thresholds on roadways outside Stanislaus County's jurisdiction (i.e., Caltrans facilities)	Significant	No mitigation available	Significant and unavoidable
Impact TRA-4: Create demand for public transit unable to be met by planned services and facilities or disrupt existing, or interfere with planned, transit services or facilities	Less than significant	-	-
Impact TRA-5: Disrupt existing, or interfere with planned, bicycle or pedestrian facilities	Less than significant	-	-
Impact TRA-6: Result in transportation network changes that would prevent the efficient movement of goods within the county	Less than significant (individual)	-	-
Impact TRA-7: Result in a change in air traffic patterns, including an increase in traffic levels or a change in location that results in substantial safety risks	Significant (cumulative)	No mitigation available	Significant and unavoidable
Impact TRA-8: Create additional vehicle, bicycle, or pedestrian travel on roadways or other facilities that do not meet current county design standards	Less than significant	-	-
Impact TRA-9: Substantially conflict with applicable plans, policies, and regulations of other agencies and jurisdictions where such conflict would result in an adverse physical change in the environment	Significant	No mitigation available	Significant and unavoidable
	Less than significant	-	-

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
3.17 Utilities and Service Systems			
Impact UTL-1: Exceed wastewater treatment requirements of the Central Valley Regional Water Quality Control Board	Less than significant	-	-
Impact UTL-2: 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	Significant	No mitigation available	Significant and unavoidable
Impact UTL-3: Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects	Less than significant	-	-
Impact UTL-4: Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?	Less than significant	-	-
Impact UTL -5: Result in a determination by the wastewater treatment provider that 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	Significant	No feasible mitigation available	Significant and unavoidable
Impact UTL-6: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs	Less than significant	-	-
Impact UTL-7: Comply with federal, state, and local statutes and regulations related to solid waste	Less than significant	-	-



CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System
Department of Anthropology – California State University, Stanislaus
One University Circle, Turlock, California 95382
(209) 667-3307

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

Date: 12/22/2025

Records Search File #: 13598N

Project: Modesto Toyota Inventory
Parking Lot

John Hedlund
Landowners Consultant
JH Architecture
3325 Santa Fe Street
Riverbank, CA 95367
209-289-4510

jhedlund@jharch.net

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

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the following:

National Register of Historic Places (NRHP)
California Register of Historical Resources (CRHR)
California Inventory of Historic Resources (1976)
California Historical Landmarks
California Points of Historical Interest listing
Office of Historic Preservation Built Environment Resource Directory (BERD) and the
Archaeological Resources Directory (ARD)
Survey of Surveys (1989)
Caltrans State and Local Bridges Inventory
General Land Office Plats
Other pertinent historic data available at the CCalC for each specific county

The following details the results of the records search:

Prehistoric or historic resources within the project area:

- There are no formally recorded prehistoric or historic archaeological resources or historic buildings or structures within the project area.
- The General Land Office survey plat for T3S R9E (dated 1854) shows the NE ¼ of Section 5 divided into two parcels of ca. 80-acres each. A road is shown passing

ATTACHMENT II

diagonally from southwest to northeast through Section 5.

- The 1906 Official Map of the County of Stanislaus references S. J. Newman as the landowner at that time in the NE ¼ of Section 5, T3S R9E.
- The 1916 and 1953 editions of the Riverbank 7.5' quadrangle reference orchards occupying the project area and vicinity.

Prehistoric or historic resources within the immediate vicinity of the project area: None has been formally reported to the Information Center.

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

Previous investigations within the project area: None has been formally reported to the Information Center.

Recommendations/Comments:

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the project area has not been subject to previous investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. If ground disturbance is considered a part of the current project, we recommend further review for the possibility of identifying prehistoric or historic-era archaeological resources.

If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resource/s be assessed by a professional familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive.

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

If archaeological resources are encountered during project-related activities, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Thank you for submitting the **Access Agreement Short Form**.

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

If you wish to include payment by Credit Card, you must wait to receive the official invoice from Financial Services so that you can reference the CMP # (Invoice Number), and then contact the link below:

<https://commerce.cashnet.com/ANTHROPOLOGY>

Sincerely,

E. A. Greathouse

E. A. Greathouse, Coordinator
Central California Information Center
California Historical Resources Information System

* Invoice Request sent to: ARBilling@csustan.edu, CSU Stanislaus Financial Services

STANISLAUS COUNTY
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT
1010 10th Street, Suite 3400
Modesto, California 95354

NOTICE OF EXEMPTION

Project Title: Rezone Application No. PLN2026-0002-Modesto Toyota

Applicant Information: Stacy Barnett, 4513 McHenry Avenue, Modesto, CA 95356 Phone No: 209-529-2933

Project Location: On the north side of Bangs Avenue, between McHenry Avenue and Spyres Way, in the Modesto area. Stanislaus County APN: 046-011-023

Description of Project: Request to amend the zoning designation of a one-acre undeveloped parcel from Planned Industrial (P-I) (2) to a new Planned Development zoning designation to expand the permitted uses to include a vehicle inventory parking lot for the adjoining car dealership.

Name of Agency Approving Project: Stanislaus County Planning Commission

Lead Agency Contact Person: Christine Smith, Associate Planner
Department of Planning and Community Development

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 a common sense exemption under CEQA if it is a non-impactful project that does not involve any unusual circumstances. The development of a parking lot does not significantly alter the existing environment or impact local resources. The project site is vacant; however, it is surrounded by existing light industrial and commercial uses and is currently zoned Planned Industrial which could be developed ministerially with light industrial uses. If approved, the vehicle inventory parking lot will maintain consistency with the adopted Development Standards for the new Planned Development zoning district and with the density and intensity allowed with the "Planned Industrial" designation of the General Plan. The project will not have the potential for a significant environmental effect.

Dated

Christine Smith
Associate Planner

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

PROJECT: REZONE APPLICATION NO. PLN2026-0002 - MODESTO TOYOTA

REFERRED TO:	RESPONDED			RESPONSE			MITIGATION MEASURES		CONDITIONS			
	2 WK	30 DAY	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		X
CA OPR STATE CLEARINGHOUSE	X		X		X							
CA RWQCB CENTRAL VALLEY REGION	X		X		X							
COOPERATIVE EXTENSION	X		X		X							
CITY OF: MODESTO	X		X	X		X		X		X	X	
FIRE PROTECTION DIST: SALIDA	X		X		X						X	
GSA: STRGBA	X		X		X							
IRRIGATION DISTRICT: MODESTO	X		X	X				X		X		X
MOSQUITO DISTRICT: EASTSIDE	X		X		X							
MT VALLEY EMERGENCY MEDICAL	X		X		X							
PACIFIC GAS & ELECTRIC	X		X		X							
SAN JOAQUIN VALLEY APCD	X		X		X						X	
SCHOOL DISTRICT 1: MODESTO UNION	X		X		X							
SCHOOL DISTRICT 2: SYLVAN UNION	X		X		X							
STAN CO AG COMMISSIONER	X		X		X							
STAN CO BUILDING PERMITS DIVISION	X		X		X						X	
STAN CO CEO	X		X		X							
STAN CO DER	X		X					X				
STAN CO ERC	X		X		X							
STAN CO HAZARDOUS MATERIALS	X		X		X							
STAN CO PUBLIC WORKS	X		X	X				X		X	X	
STAN CO SHERIFF	X		X		X							
STAN CO SUPERVISOR DIST 4: GREWAL	X		X		X							
STAN COUNTY COUNSEL	X		X		X							
STANISLAUS FIRE PREVENTION BUREAU	X		X		X							
STANISLAUS LAFCO	X		X		X							
SURROUNDING LAND OWNERS	X		X		X							
TELEPHONE COMPANY: AT&T	X		X		X							

EXHIBIT G