



Referral Early Consultation

Date: December 20, 2021
To: Distribution List (See Attachment A)
From: Kristin Doud, Principal Planner
Planning and Community Development
Subject: GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2021-0108 – JAMES BATES RV & BOAT STORAGE
Respond By: January 4, 2022

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

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

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

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

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

Applicant: James Bates, Eagles and Spartans, LLC
Project Location: Litt Road, on the southeast corner of Plainview and Litt Roads, west of Terminal Avenue and the Burlington Northern Santa Fe Railroad, in the Modesto Area
APN: 084-003-006
Williamson Act Contract: N/A
General Plan: Urban Transition (UT)
Current Zoning: General Agriculture (A-2-10)

Project Description: Request to amend the General Plan & zoning designations of two parcels, totaling 18.5 total acres in size, from Urban Transition (UT) and General Agriculture (A-2-10) to Planned Development (P-D) to allow for development consistent with permitted uses in the Planned Industrial (P-I) zoning district. The applicant proposes the future development of a RV and boat storage facility; however, other P-I uses may be developed on the site in the future. The project proposes to construct 15 structures, each with a maximum of 14 enclosed RV and boat parking spaces, for a total of 231,000 square feet of buildings, and a 1,600 square foot office, with restroom. The storage units will include electrical for battery charging purposes. No vehicle maintenance and dumping services will occur on site. Parking areas and drive aisles are proposed to be paved. The site will be fenced with an 8 foot block wall and will be open to customers through a secured access

gate 24 hours a day, 7 days a week. One to two employees will be onsite between 9 a.m. and 5 p.m., 7 days a week. The project anticipated a maximum of 33 customers per day. A monument sign is proposed to be installed at the gate entry along Litt Road. Lighting will include wall lighting on the storage buildings and parking lot light poles, which are proposed to be 15 feet in height. The street frontage along Litt Road will be landscaped in accordance with the City of Modesto standards. The project is proposed to be served with public water and sewer by the City of Modesto. The project is located within the City of Modesto's LAFCO adopted Sphere of Influence.

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



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

**GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2021-0108 – JAMES BATES
 RV & BOAT STORAGE**

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: MODESTO		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST #1: SUPERVISOR B. CONDIT
X	FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED FIRE PROTECTION	X	STAN COUNTY COUNSEL
X	GSA: STANISLAUS AND TUOLUMNE RIVERS GROUNDWATER BASIN ASSOCIATION		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: MODESTO	X	STANISLAUS LAFCO
X	MOSQUITO DIST: EASTSIDE		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC	X	TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
X	RAILROAD: BURLINGTON NORTHERN SANTA FE	X	US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: SYLVAN UNION		USDA NRCS
X	SCHOOL DIST 2: MODESTO CITY SCHOOLS		WATER DIST:
	WORKFORCE DEVELOPMENT		TUOLUMNE RIVER TRUST
X	STAN CO AG COMMISSIONER		



STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2021-0108 – JAMES BATES RV & BOAT STORAGE

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

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

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

- 1.
- 2.
- 3.
- 4.

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

- 1.
- 2.
- 3.
- 4.

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

Response prepared by:

Name	Title	Date
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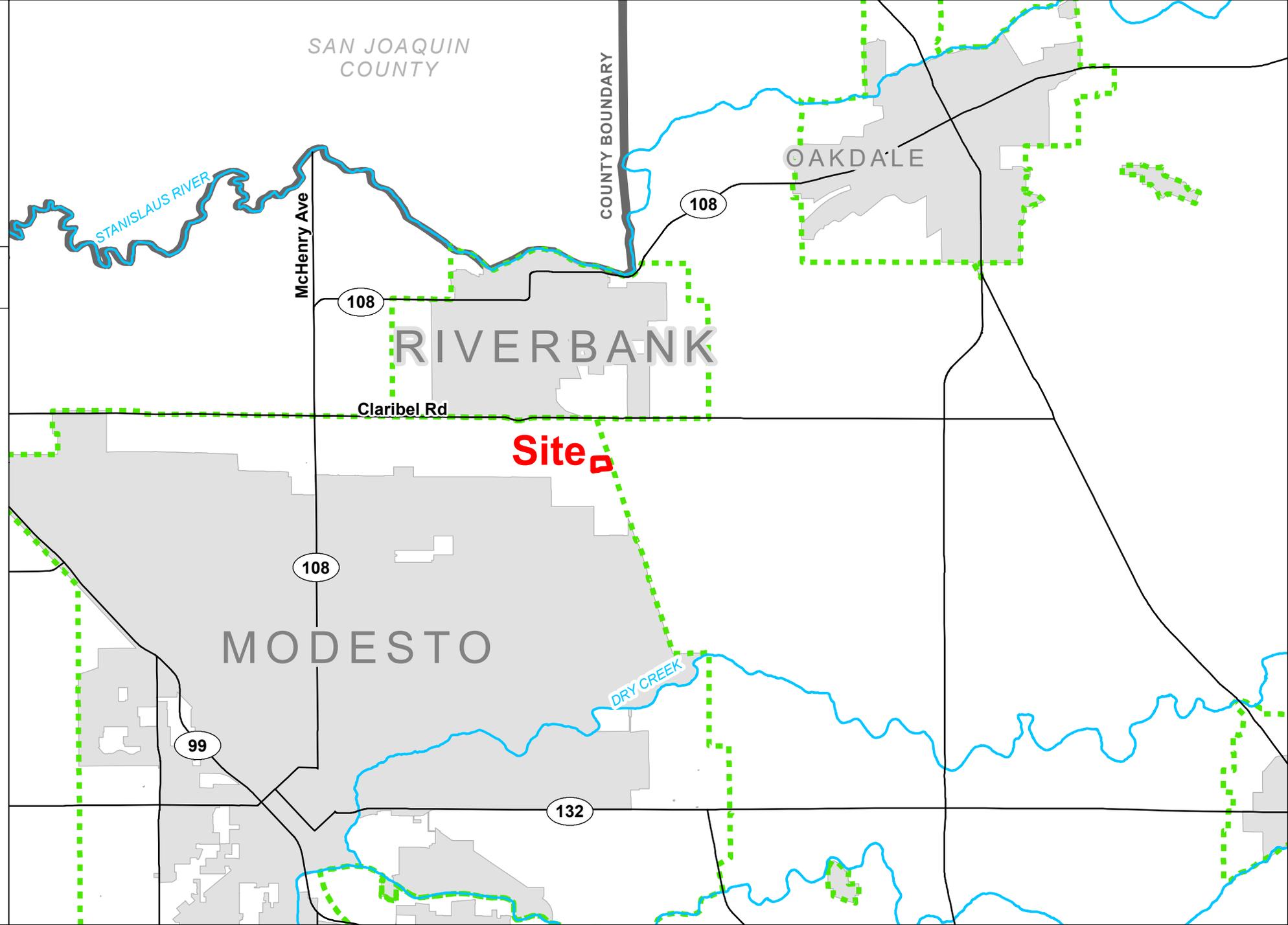
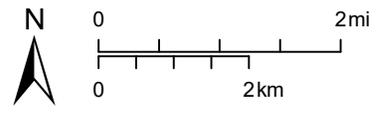
JAMES BATES RV AND BOAT STORAGE

GPA REZ PLN2021-0108

AREA MAP

LEGEND

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



JAMES BATES RV AND BOAT STORAGE

GPA REZ PLN2021-0108

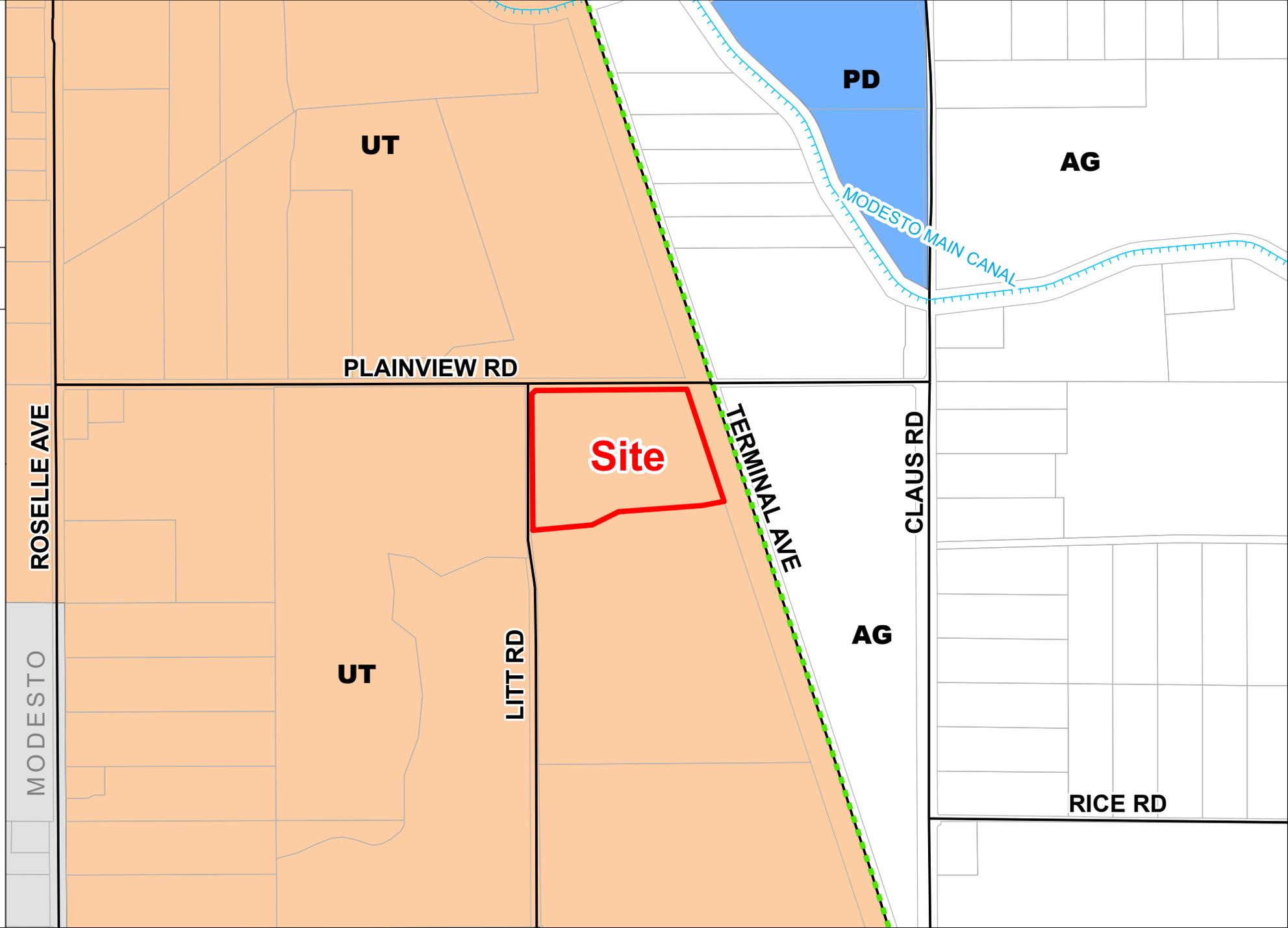
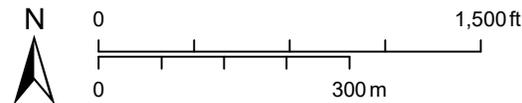
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  Road
-  Canal

General Plan

-  Agriculture
-  Planned Development
-  Urban Transition



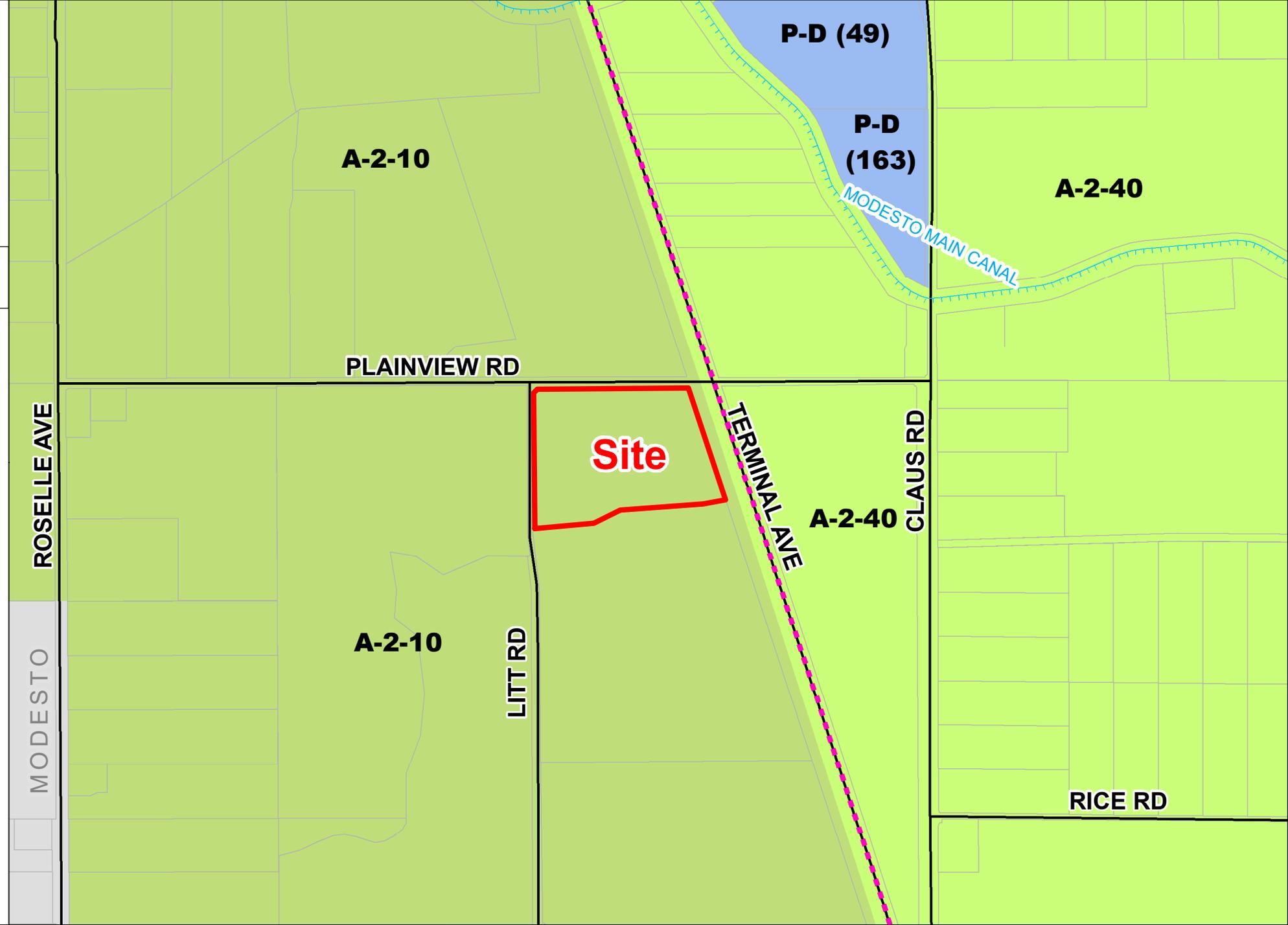
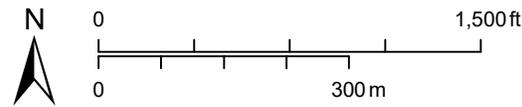
JAMES BATES RV AND BOAT STORAGE

GPA REZ PLN2021-0108

ZONING MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  Road
-  Canal
- Zoning Designation**
-  Planned Development
-  General Agriculture 10 Acre
-  General Agriculture 40 Acre



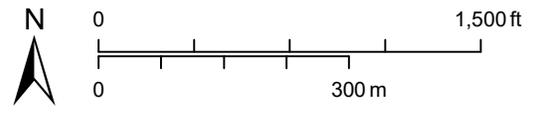
JAMES BATES RV AND BOAT STORAGE

GPA REZ
PLN2021-0108

2021 AERIAL AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal



Source: Planning Department GIS Date: 11/17/2021



JAMES BATES RV AND BOAT STORAGE

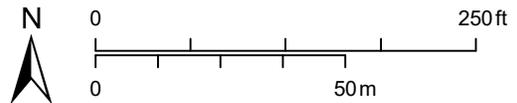
GPA REZ
PLN2021-0108

2021 AERIAL SITE MAP

LEGEND

 Project Site

 Road



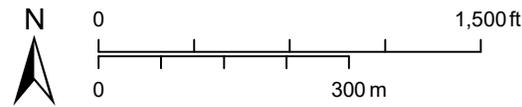
JAMES BATES RV AND BOAT STORAGE

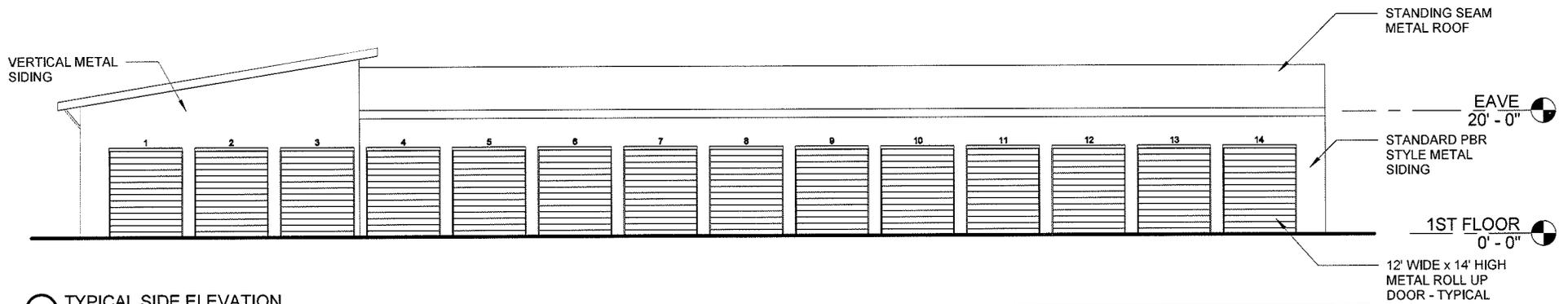
GPA REZ PLN2021-0108

ACREAGE MAP

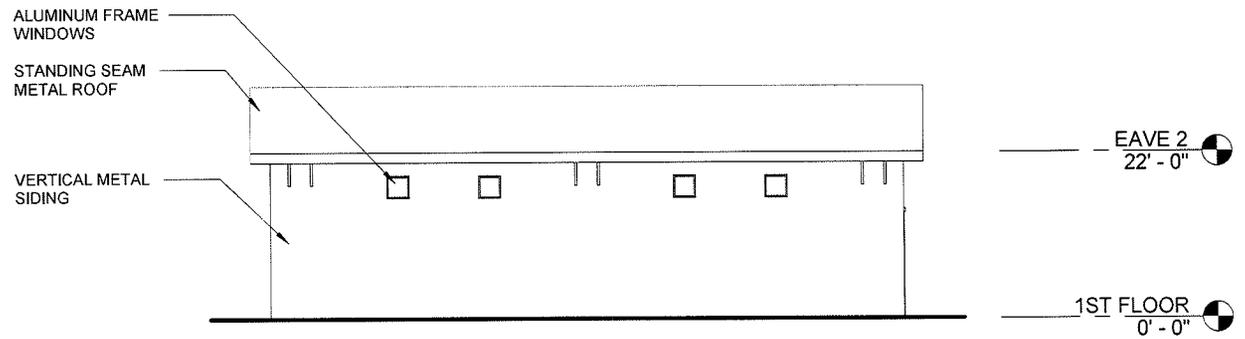
LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel/Acres
-  Road
-  Canal





1 TYPICAL SIDE ELEVATION
1/16" = 1'-0"



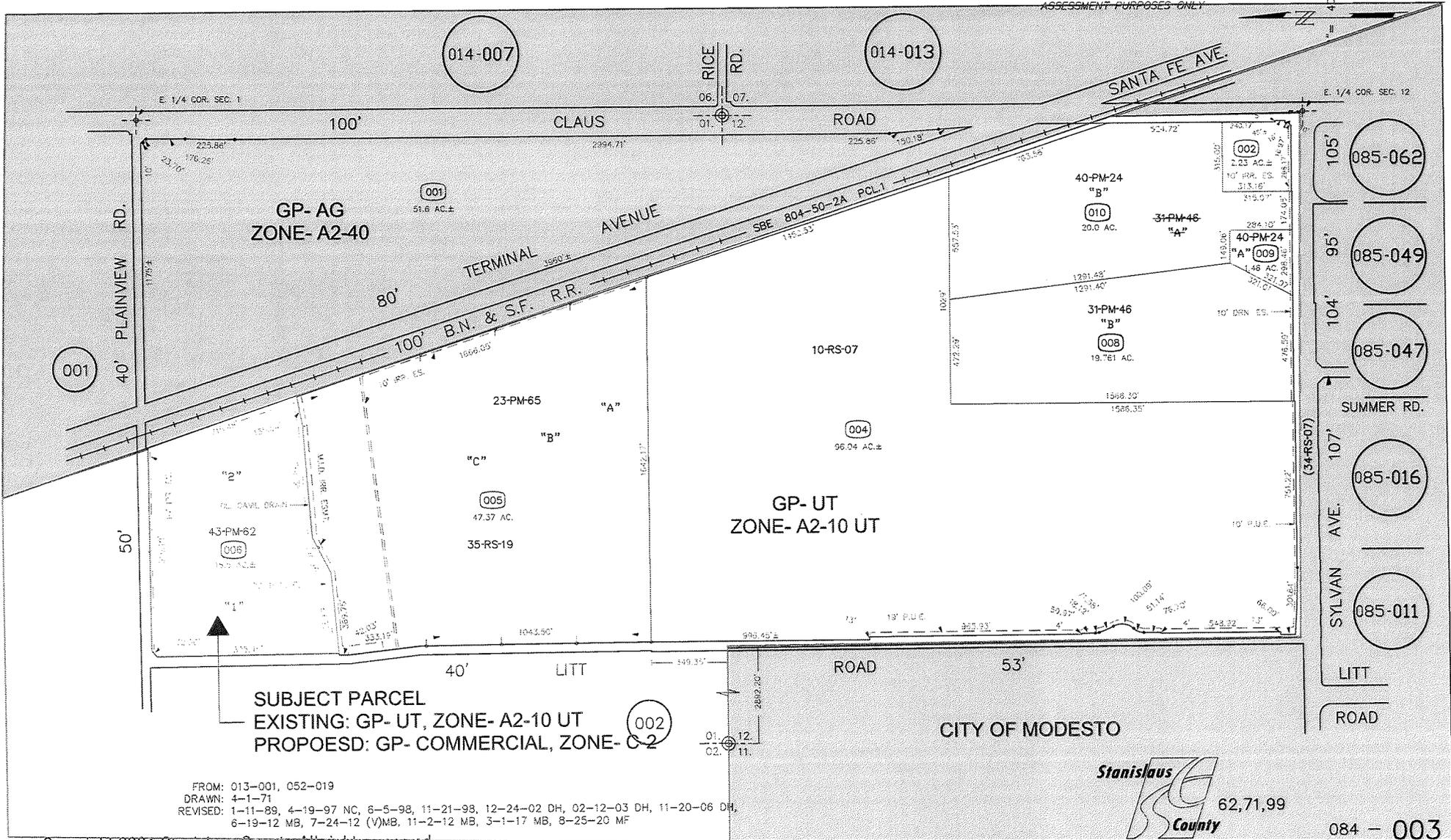
2 TYPICAL FRONT ELEVATION
1/16" = 1'-0"

POR. SE. 1/4 SECTION 1 T.3S. R.9E. M.D.B.& M.
 POR. NE. 1/4 SECTION 12 T.3S. R.9E. M.D.B.& M.

109 001

084 - 003

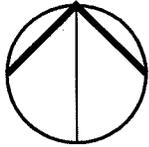
THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



SUBJECT PARCEL
 EXISTING: GP- UT, ZONE- A2-10 UT
 PROPOESD: GP- COMMERCIAL, ZONE- C-2

FROM: 013-001, 052-019
 DRAWN: 4-1-71
 REVISED: 1-11-89, 4-19-97 NC, 6-5-98, 11-21-98, 12-24-02 DH, 02-12-03 DH, 11-20-06 DH,
 6-19-12 MB, 7-24-12 (V)MB, 11-2-12 MB, 3-1-17 MB, 8-25-20 MF

Stanislaus
 County
 Assessor
 62,71,99

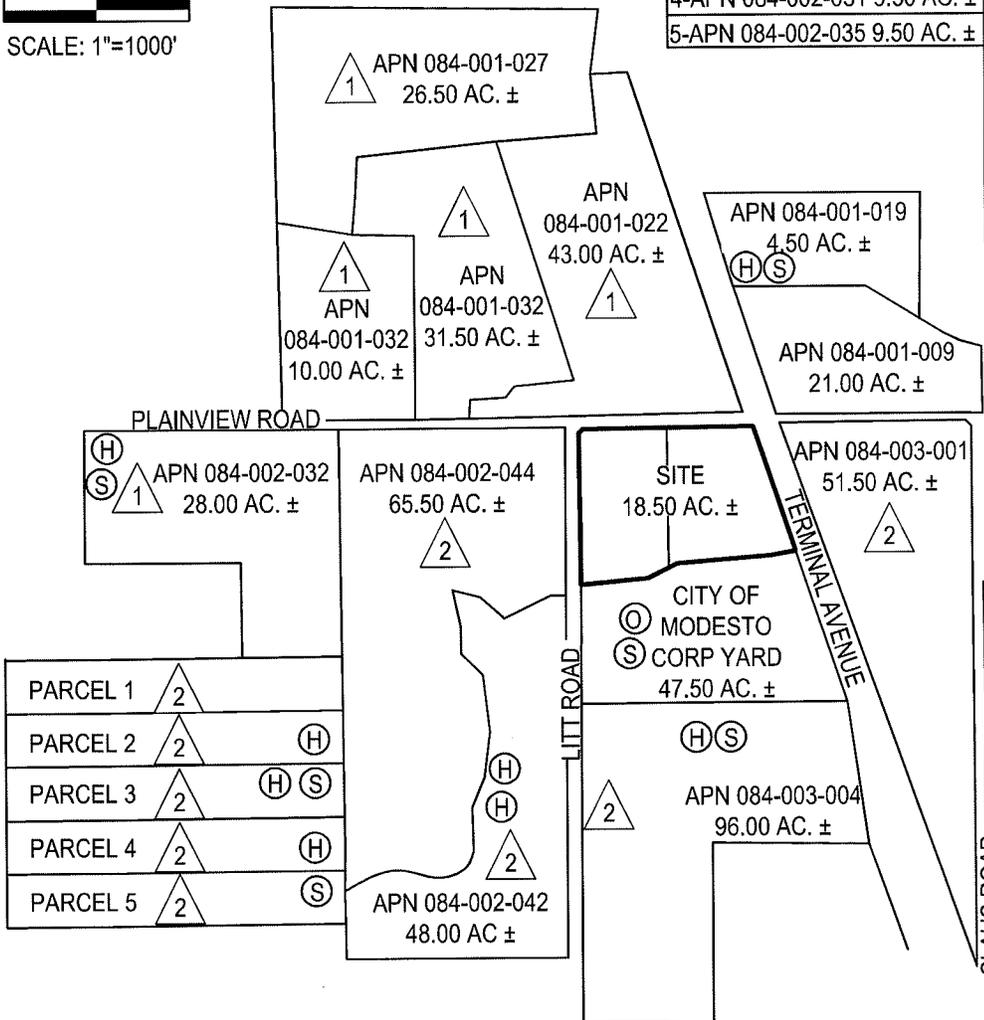


0' 1000' 2000'

SCALE: 1"=1000'

PARCEL DETAIL TABLE

1-APN 084-002-027 9.50 AC. ±	6-APN 014-007-034 5.00 AC. ±
2-APN 084-002-026 9.50 AC. ±	7-APN 014-007-035 5.00 AC. ±
3-APN 084-002-025 9.50 AC. ±	8-APN 014-007-049 5.00 AC. ±
4-APN 084-002-031 9.50 AC. ±	9-APN 014-007-050 5.00 AC. ±
5-APN 084-002-035 9.50 AC. ±	10-APN 014-007-039 5.00 AC. ±
	11-APN 014-007-040 5.00 AC. ±
	12-APN 014-007-041 5.00 AC. ±
	13-APN 014-007-018 5.00 AC. ±
	14-APN 014-007-027 5.00 AC. ±
	15-APN 014-007-020 5.00 AC. ±



PARCEL 6	△ 2
PARCEL 7	△ 2
PARCEL 8	△ 2
PARCEL 9	△ 2

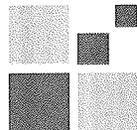
PARCEL 10	△ 2
PARCEL 11	△ 2
PARCEL 12	△ 2
PARCEL 13	△ 2
PARCEL 14	△ 2
PARCEL 15	△ 2

LEGEND.

- △ 1 ALMOND ORCHARD PARCEL
- △ 2 GROUND CROP PARCEL
- APN ASSESSOR'S PARCEL NUMBER
- (H) HOUSE
- (O) OFFICE BUILDING
- (S) SHOP/BARN

F:\2\projects\21250 Bates Litt Road Storage\Working Documents\Survey Office\21250-AREAMAP\EXHIBIT.dwg 09/17/21

DATE	09/17/2021
DESIGN	KJG
DRAWN	SS
JOB NO.	21250



SIEGFRIED

3428 Brookside Road, Stockton, California 95219
209-943-2021 www.siegfriedeng.com Fx: 209-942-0214

- ✧ CIVIL
- ✧ STRUCTURAL
- ✧ LANDSCAPE ARCHITECTURE
- ✧ SURVEYING
- ✧ PLANNING
- ✧ ATHLETIC FACILITY DESIGN

SCALE:	AS SHOWN
SHEET	1
OF:	1

Project Description:

This application is for a general plan amendment and rezone of APN 084-003-006, with the intended use being an indoor/outdoor RV and boat storage facility. The parcel sits at the southeast corner of Plainview Road and Litt Road just north and east of the limits of the City of Modesto. The existing general plan designation is agriculture, and the zoning is A2-10, urban transition. The proposed general plan designation is commercial, and the proposed zoning is C-2. The adjacent uses are agriculture to the east, west, and north, and the City of Modesto Water corporation yard is to the south. The B.N.S.F. railroad is adjacent to the east boundary of the property. A future expressway and class I bike path are planned for the east portion of the subject parcel.

The general plan allows for the re-designation of land within the urban transition district if the proposed development is not inconsistent with the land use designation of the affected city. In this case, the subject parcel is also on the eastern edge of the sphere of influence of the city of Modesto. The current city general plan designates the property as BCR (Business-Commercial-Residential). As such, a redesignation to Commercial, with a C-2 zoning, would be consistent with the city of Modesto general plan. The city of Modesto has recently constructed the first phase of the water corporation yard to the south of the subject parcel. The city of Modesto has conditionally agreed to provide water and sewer service to the property for the proposed use. The proposed RV and boat storage would be a low intensity use that would be compatible with the existing uses on each side. All required setbacks and screening will be provided.

Indoor storage for RVs and boats is in high demand, with area facilities at capacity and wait-listed. This project would provide the community with a much-needed service near to existing and planned transportation corridors. Total buildout would be roughly 231,000 square feet of storage space and roughly 1,600 square feet of office space. The storage buildings would be dry, with electrical for battery maintenance charging. 24 hour secured access to the storage facility would be provided to customers. The office would have an employee only restroom, and one employee would be onsite between 9:00AM and 5PM. Typical traffic generation at full buildout would be 33 customer trips per day, plus one employee for one shift.

Parking areas and drive isles would be paved. No vehicle maintenance services are proposed. There would be a monument sign at the main driveway, and lighting will most likely be attached to the buildings. The property will be secured by walls and/or fences as necessary.

CHAPTER 21.42

PLANNED INDUSTRIAL DISTRICT (PI)

SECTIONS:

21.42.010	APPLICABILITY
21.42.020	PERMITTED USES
21.42.025	USES REQUIRING A USE PERMIT
21.42.030	ZONING ADOPTION OR CHANGE
21.42.040	DEVELOPMENT PLAN
21.42.050	DEVELOPMENT STANDARDS
21.42.060	HEIGHT LIMITS
21.42.070	BUILDING SITE AREA
21.42.080	YARDS
21.42.090	MAP NUMBERING
21.42.100	NONCOMPLIANCE

21.42.010 APPLICABILITY

The regulations set forth in this chapter shall apply in all PI districts and shall be subject to the provisions of Chapter 21.08 and other provisions of this title not inconsistent with the specific regulations set forth in this chapter. (Ord. CS 256, Sec. 1 (part), 1987).

21.42.020 PERMITTED USES

Uses permitted when consistent with the general plan and existing uses upon adoption of a development plan according to procedures set forth in this title for zoning changes (Chapter 21.108).

- A. Ambulance and armored car service;
- B. Animal hospitals;
- C. Appliance repair;
- D. Auto parts establishment, wholesale only;
- E. Body and paint shops;
- F. Bottling plant;
- G. Building materials yard;
- H. Bus and truck terminal;
- I. Cabinet shops;
- J. Cleaning and dyeing establishments;

21.42.020 Permitted uses

- K. Clinics;
- L. Compounding and packaging of cosmetics, pharmaceutical and toiletries;
- M. Contractor's yards;
- N. Crop farming and the dwellings and outbuildings appurtenant to crop farming;
- O. Cultured marble manufacture;
- P. Express office;
- Q. Farm and garden supply, wholesale only;
- R. Farm equipment service;
- S. Farm implement manufacture;
- T. Food processing, packaging, and storage, including milk products, fruits, nuts, vegetables, blended foods, candies, nonalcoholic beverages, preserves, bakery goods and frozen foods provided adequate sewage treatment facilities and capacity are available;
- U. Fork lift sales/service;
- V. Laboratories;
- W. Machine shops;
- X. Mail order establishments;
- Y. Mini-warehouses;
- Z. Mobile home storage and service;
- AA. Assembly of products, consisting of previously prepared materials, including but not limited to jewelry, clocks, appliances, containers, business machines, toys, electronic equipment, leather goods, office supplies and photographic and optical equipment;
- BB. Offices, administrative, business and professional;
- CC. Office furniture repair;
- DD. Outside storage when screened by a solid ornamental or uniformly painted wooden fence of not less than six feet in height;
- EE. Petroleum and oil storage when accessory to another permitted use;
- FF. Plumbing and heating establishments;

21.42.020 Permitted uses

- GG. Printing, publishing and book binding;
- HH. Public and quasi-public buildings;
- II. Public garages;
- JJ. Public utilities, including electrical receiving and/or transformer stations;
- KK. Radio, television and communications facilities;
- LL. Research institutions;
- MM. Recreational vehicle service;
- NN. Sheet metal shops;
- OO. Sign shop and storage;
- PP. Signage: one identification or informational sign not more than twelve square feet in area nor more than six feet in height, may be permitted in the front yard or side yard of each lot adjacent to each street frontage in lieu of any other freestanding sign, provided that:
 - 1. It does not bear any advertising message,
 - 2. It is nonflashing, nonmoving, and nonanimated,
 - 3. It is located wholly on private property on the premises to which it pertains, and
 - 4. A plot plan and elevation of the sign is approved by the planning and community development director prior to request for building and electrical permits and installation;
- QQ. Single-family dwellings or one apartment if it is accessory to a permitted use;
- RR. Tire, battery and auto parts, wholesale only;
- SS. Uses normally accessory (incidental and secondary) to other listed uses, including storage of fresh fruit or vegetable containers which are uniformly stacked and maintained at least one hundred feet from the nearest property line;
- TT. Warehouses, including storage within a building but excluding storage of explosives;
- UU. Welding, portable;
- VV. Welding school;
- WW. Wholesale stores and establishments;
- XX. Sandwich/donut shop designed to serve planned industrial development;
- YY. Uses similar to those listed. (Ord. CS 256, Sec. 1 (part), 1987).

21.42.025 USES REQUIRING A USE PERMIT

- A. Commercial cannabis retail (non-storefront only), manufacturing (non-volatile), testing labs, distribution, and cultivation or nursery activities (mixed-light or indoor), subject to Section 21.08.020(D) of this Title.
1. Where a Planned Industrial zoning district is adopted after January 4, 2018, the adoption of the zoning district may authorize the uses permitted by Section A, in-lieu of a use permit, provided the uses are specifically identified in the development plan required by Section 21.42.040 of this Chapter. (Ord. CS 1205, Sec. 4 (part), 2018).

21.42.030 ZONING ADOPTION OR CHANGE

PI district zoning shall be adopted or changed in the same manner as prescribed by this title concerning zoning district amendments. No PI district zoning shall be adopted unless development standards and a development plan have been approved for the area. (Ord. CS 256, Sec. 1 (part), 1987).

21.42.040 DEVELOPMENT PLAN

Prior to any approval of a planned industrial zone a development plan shall be submitted by the applicant.

- A. The development plan shall include:
1. A description of proposed uses and where appropriate disclosure of any chemicals used or wastes generated, including but not limited to petroleum, dyes, thinners, solvents and pesticides;
 2. A map showing any street system and lot design proposed within the area. Compliance with this requirement shall not be construed to relieve the applicant from compliance with the subdivision regulations or any other applicable regulations of the county;
 3. A plot plan for each building site in the PI district for which development is requested. The plot plan shall show the location of all proposed buildings, indicating the distances between buildings, and between buildings and property or building site lines, and the location of all active or abandoned wells, septic systems, irrigation lines, public sewer lines and public water lines;
 4. Elevations and perspective drawings and measurements of all proposed structures to scale. The purpose of such drawings is to indicate the height of proposed buildings and the appearance of the proposed structures to the end that the entire development will have architectural unity and be in harmony with surrounding developments;
 5. Off-street parking and loading plan which shall include a circulation diagram indicating the proposed movement of vehicles and goods;
 6. Landscaping and tree planting plan;
 7. Proposed method of sewage disposal.
- B. Any subsequent changes in the development plan shall be submitted to the department of planning and community development and shall be treated as follows:

21.42.040 Development plan

1. If the proposed changes do not involve any new uses not already permitted in the adopted planned industrial district, the director of planning and community development may approve the changes through the staff approval application process;
2. If the proposed changes involve uses not permitted in the adopted planned industrial district, the requested changes shall be processed according to the procedures set forth in this title for use permits (Chapter 21.96);
3. If the proposed changes are of such a size or nature as to change the character of the development plan, such changes will be referred to the planning commission and board of supervisors as a request for the adoption of a new development plan according to procedures set forth in this title for zoning changes (Chapter 21.108). (Ord. CS 256, Sec. 1 (part), 1987).

21.42.050 DEVELOPMENT STANDARDS

The following development standards shall apply to all planned industrial districts:

- A. At least five percent of the area of a parcel shall be landscaped. If a parcel is to develop in phases, at least five percent of each phase shall be landscaped. Landscaping shall be completed prior to final inspection of the building or occupancy of the property;
- B. Interior streets shall be developed at a seventy foot width with fifty feet of pavement curb to curb, five foot sidewalks and five feet behind each sidewalk to be used for underground facilities;
- C. Loading docks shall be so located that trucks head-in and head-out of the property and do not use the street right-of-way for maneuvering, loading, or unloading. Projects will be so designed as to provide for rear delivery to every proposed business whether loading docks are used or not;
- D. On-site parking shall be provided for each use as required by the Stanislaus county code except that parking in connection with warehouses and manufacturing plants shall be provided at the rate of one space for every one thousand square feet of building if the number of employees is not known. Conversion of a use to a more parking intensive use will be dependent upon the provision of additional parking spaces to meet ordinance requirements;
- E. Connection to sanitary sewer and approved public water systems shall be mandatory in all PI districts where and when such facilities are available;
- F. Any other development standards established for each planned industrial district approved by the planning commission and board of supervisors;
- G. All planned industrial approvals shall be consistent with county standards as well as the standards of any city within whose sphere of influence the planned industrial zone is located with respect to landscaping, off-street parking, sign control and street improvements insofar as these standards do not conflict with the specific standards required by the general plan or the specific development standards adopted for the planned industrial district;
- H. All utilities within an adopted PI zoning district shall be underground;
- I. An eight-foot masonry wall shall be constructed along the property line adjacent to any residential or agricultural zone or any PD zoning for residential use, except as follows:

21.42.040 Development Standards

1. Where a building abuts an alley, no wall shall be required,
 2. In other circumstances where the planning commission determines that a wall is not needed to provide protection for existing or future adjacent land uses, no wall shall be required. Chain link or other fencing may be required;
- J. Buildings shall occupy no more than seventy percent of the area of any parcel;
- K. Street lights shall be installed to county standards. The property being developed shall be annexed to an existing lighting district. If the area cannot annex to the existing district, one shall be formed. The developer shall contribute one year's operating and maintenance cost of the lights to Stanislaus county. (Ord. CS 256, Sec. 1 (part), 1987).

21.42.060 HEIGHT LIMITS

Height limits in PI districts:

- A. Maximum of thirty-five feet for all buildings;
- B. No fence, hedge or screen planting shall be constructed or permitted to grow in excess of three feet in height within any required front yard or side yard of a corner lot unless the director determines that visibility will not be obstructed. (Ord. CS 256, Sec. 1 (part), 1987).

21.42.070 BUILDING SITE AREA

Building site area requirements in PI districts:

- A. No new building site shall be approved without prior approval of sanitary and water facilities by the county health department;
- B. Building site area shall be sufficient to provide for open spaces, appurtenant uses and off-street parking requirements as required by this chapter and shall in all cases meet the following minimum building site areas:
 1. Sites serviced by public sewer and water facilities, six thousand square feet,
 2. Sites serviced by public water and septic tank facilities or private well and public sewer facilities, twenty thousand square feet,
 3. Sites serviced by private well and septic tank facilities, one acre.
- C. All requests for parcel maps or subdivisions within an approved PI district shall be reviewed to ensure that all parcels to be created are consistent with an approved development plan indicating the specific future use of each parcel. (Ord. CS 256, Sec. 1 (part), 1987).

21.42.080 YARDS

Yards required in PI districts:

- A. Front yard and side yards of corner lots:
 - 1. Not less than fifteen feet from the ultimate right-of-way line or planned street line where a specific plan has been adopted;
 - 2. Loading docks shall be so located that trucks will head-in and head-out and not use the public highway for maneuvering, loading or unloading;
 - 3. Vehicle openings of any buildings shall be no closer than twenty feet to the property line toward which the opening faces;
 - 4. The side yards of corner lots may be five feet less than the required front yard for the main building.
- B. Side yard or interior lot and rear yard. To be governed by the Uniform Building Code for use or occupancy and type of construction. (Ord. CS 256, Sec. 1 (part), 1987).

21.42.090 MAP NUMBERING

Each PI district map shall be numbered, the first adopted being shown on the zoning map as PI(1) and each map subsequently adopted being numbered successively. (Ord. CS 256, Sec. 1 (part), 1987).

21.42.100 NONCOMPLIANCE

If any portion of the approved development plan or any exhibits attached thereto are not met or complied with, the planning commission may initiate proceedings under Chapter 21.108 to rezone the property to the zone classification it held prior to being zoned PI or other appropriate zone classification. (Ord. CS 256, Sec. 1 (part), 1987).



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354

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

Building Phone: (209) 525-6557 Fax: (209) 525-7759

Form Available Online: <http://www.stancounty.com/planning/applications.shtm>

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

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

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

PLANNING STAFF USE ONLY:

Application No(s): GPAREZ PLN2021-0108

Date: 11/15/21

S 1 T 3 R 9

GP Designation: UT

Zoning: A-2-10

Fee: \$11,898

Receipt No. 563265

Received By: KA

Notes: _____

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

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

PROJECT INFORMATION

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

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

See attached.

PROJECT SITE INFORMATION

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

ASSESSOR'S PARCEL NUMBER(S): Book 084 Page 003 Parcel 006

Additional parcel numbers: _____
Project Site Address or Physical Location: Southeast corner of Litt Road and Plainview Road

Property Area: Acres: 18.5 or Square feet: _____

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

Current use is irrigated forage crop land.

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

Existing General Plan & Zoning: GP: Agriculture Zone: A2-10, Urban Transition

Proposed General Plan & Zoning: GP: Commercial Zone: C-2
(if applicable)

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

East: Forage crops

West: Orchards and forage crops

North: Orchards

South: City of Modesto Water Corporation Yard, forage crops

WILLIAMSON ACT CONTRACT:

Yes No

Is the property currently under a Williamson Act Contract?

Contract Number: _____

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

Date Filed: _____

Yes No

Do you propose to cancel any portion of the Contract?

Yes No

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

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

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

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

Field crops Orchard Pasture/Grassland Scattered trees

Shrubs Woodland River/Riparian Other

Explain Other: _____

Yes No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) Grading quantity unknown. See site plan for proposed improvements.

STREAMS, LAKES, & PONDS:

Yes No

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes No

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

Yes No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

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

STRUCTURES:

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

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

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

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

PROJECT SITE COVERAGE:

Existing Building Coverage: 0 Sq. Ft. Landscaped Area: 25,000 Sq. Ft.

Proposed Building Coverage: 232,600 Sq. Ft. Paved Surface Area: 320,000 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) 15 storage buildings approximately 231,000 square feet total, one office approximately 1,600 square feet total.

Number of floors for each building: 1

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 25'

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

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) Drive isles and parking areas will be paved.

UTILITIES AND IRRIGATION FACILITIES:

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

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

Electrical: MID

Sewer*: City of Modesto

Telephone: _____

Gas/Propane: PG&E

Water**: City of Modesto

Irrigation: MID

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

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

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

No.

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

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

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

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

AFFORDABLE HOUSING/SENIOR:

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

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

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

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

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

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

Square footage of each existing or proposed building(s): 15 storage buildings
approximately 231,000 square feet total, one office approximately 1,600 square feet total.

Type of use(s): RV and boat storage.

Days and hours of operation: Keyed customer access 24 x 7. Staffed potentially 9A-5P.

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

Occupancy/capacity of building: _____

Number of employees: (Maximum Shift): 2 (Minimum Shift): 0

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

Other occupants: _____

Estimated number of truck deliveries/loadings per day: None.

Estimated hours of truck deliveries/loadings per day: N/A

Estimated percentage of traffic to be generated by trucks: 0%

Estimated number of railroad deliveries/loadings per day: None

Square footage of:

Office area: 1,600

Warehouse area: _____

Sales area: _____

Storage area: 231,000

Loading area: _____

Manufacturing area: _____

Other: (explain type of area) _____

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

ROAD AND ACCESS INFORMATION:

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

Access will be from Litt Road.

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

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

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

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

STORM DRAINAGE:

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

Other: (please explain) _____

If direct discharge is proposed, what specific waterway are you proposing to discharge to? _____

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

EROSION CONTROL:

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

Standard construction dust and erosion control as necessary _____

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

ADDITIONAL INFORMATION:

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

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, San Joaquin, Stanislaus & Tuolumne Counties

Date: 10/8/2021

Records Search File #: 11935N

Project: Litt Road Storage, Stanislaus County
APN 084-003-006

Kevin Genasci, PLS
Siegfried Engineering, Inc.
3728 Brookside Road
Stockton, CA 95219
209-943-2021

kgenasci@siegfriedeng.com

Dear Mr. Genasci:

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 Determinations of Eligibility (ADOE)
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 SE ¼ of Section 1 as a 160-acre parcel.

- The Official Map of the County of Stanislaus, California (1906) shows Edward Litt as the landowner in the SE ¼ of Section 1, T3S R9E.
- The 1916 edition of the Riverbank USGS quadrangle shows the street alignment of Litt Road.

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

- There are no formally recorded prehistoric or historic archaeological resources or historic buildings within the immediate vicinity of the project area.
- The Atchison, Topeka & Santa Railroad just east of the project area has been recorded elsewhere in Stanislaus County as P-50-002006, and is referenced as a historic feature on the 1916 edition of the Riverbank USGS quadrangle.
- The Cavill Drain just south of the project area has been recorded elsewhere in Stanislaus County as P-50-000511, and is referenced as a historic feature on the 1916 edition of the Riverbank USGS quadrangle.

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: No project-specific survey has been reported to the Information Center, but the project area is within the boundary covered by an overview report, referenced as follows:

CCaIC Report ST-07244

Waechter, S. and M. Bunse (Far Western A.R.G, Inc.& JRP Historical Consulting; for Circle Point and Stanislaus Council of Governments)

2007 *North County Corridor Environmental Constraints Analysis: Cultural Resources.*

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 area has not been subject to project-specific 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