



Referral Early Consultation

Date: January 18, 2022
To: Distribution List (See Attachment A)
From: Kristin Doud, Principal Planner
 Planning and Community Development
Subject: REZONE APPLICATION NO. PLN2021-0112 – TOP SHELF MEGA STORAGE
Respond By: February 2, 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: Brian Demello, Top Shelf Mega Storage
Project Location: 4401 W Barnhart Rd, on the northeast corner of W Barnhart Road and N Golden State Boulevard, in the Keyes area.
APN: 045-052-031
Williamson Act Contract: N/A
General Plan: Planned Development
Current Zoning: Planned Development (P-D) (261)

Project Description: Request to amend the zoning designation of a 10 acre parcel from Planned Development (P-D) (261) to a new Planned Development (P-D) to allow for development of a recreational vehicle (RV) storage facility in two phases. Phase 1 is proposed to include 3 to 3.5 acres and will include a 560 square-foot office with restroom, eight-foot perimeter wrought iron fencing, perimeter landscaping consisting of redwood trees and low growing shrubs, a freestanding sign at the corner of W Barnhart Road and N Golden State Boulevard 40 feet in height, a monument sign at the Golden State Boulevard entrance, four customer parking spaces, and 96 covered RV parking spaces, ranging in size between 12 and 16 feet wide, to be contained within approximately 70,000 square feet of enclosed building area. Phase 1 is proposed to commence within 18 months of project approval and to be completed within three years of project approval. Phase 2 will include the remaining acreage and will include another 225 RV parking spaces contained within approximately 140,000 square feet of building storage area. However, this area may also be utilized

during Phase 1 for uncovered RV parking spaces. All storage buildings are proposed to be a maximum of 20 feet in height. No vehicle maintenance and dumping services will occur on-site. Building areas and drive aisles are proposed to be paved and any remaining uncovered parking spaces will be graveled. Hours of operation are proposed to be seven days a week from 7:00 a.m. to 10:00 p.m. with one on-site manager and an additional employee for maintenance of the grounds on-site as needed. However, the site will be open to customers through a secured access gate 24 hours a day, seven days a week. The project anticipates between 5-10 customers will visit the site per day. Lighting will include wall lighting on the storage buildings and LED lighting at ground level around the landscaped perimeter. Main access is proposed to be taken from N Golden State Boulevard, with a secondary access available from W Barnhart Road. The project is proposed to be served with public water by the Keyes Community Services District (CSD) and to have a private on-site septic system. All stormwater will be maintained on-site. P-D (261) was approved by the Board of Supervisors on December 18, 2001 under General Plan Amendment No. 2001-01 and Rezone No. 2001-01 – Jim Messner. However, the uses approved on the 10 acre project site were limited to agricultural uses only. Accordingly, a rezone is required in order to approve development of the site with non-agricultural uses. In addition to RV storage, the project also proposes to maintain the ability to conduct uses permitted in the A-2 zoning district.

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

REZONE APPLICATION NO. PLN2021-0112 – TOP SHELF MEGA STORAGE

Attachment A

Distribution List

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



STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: REZONE APPLICATION NO. PLN2021-0112 – TOP SHELF MEGA 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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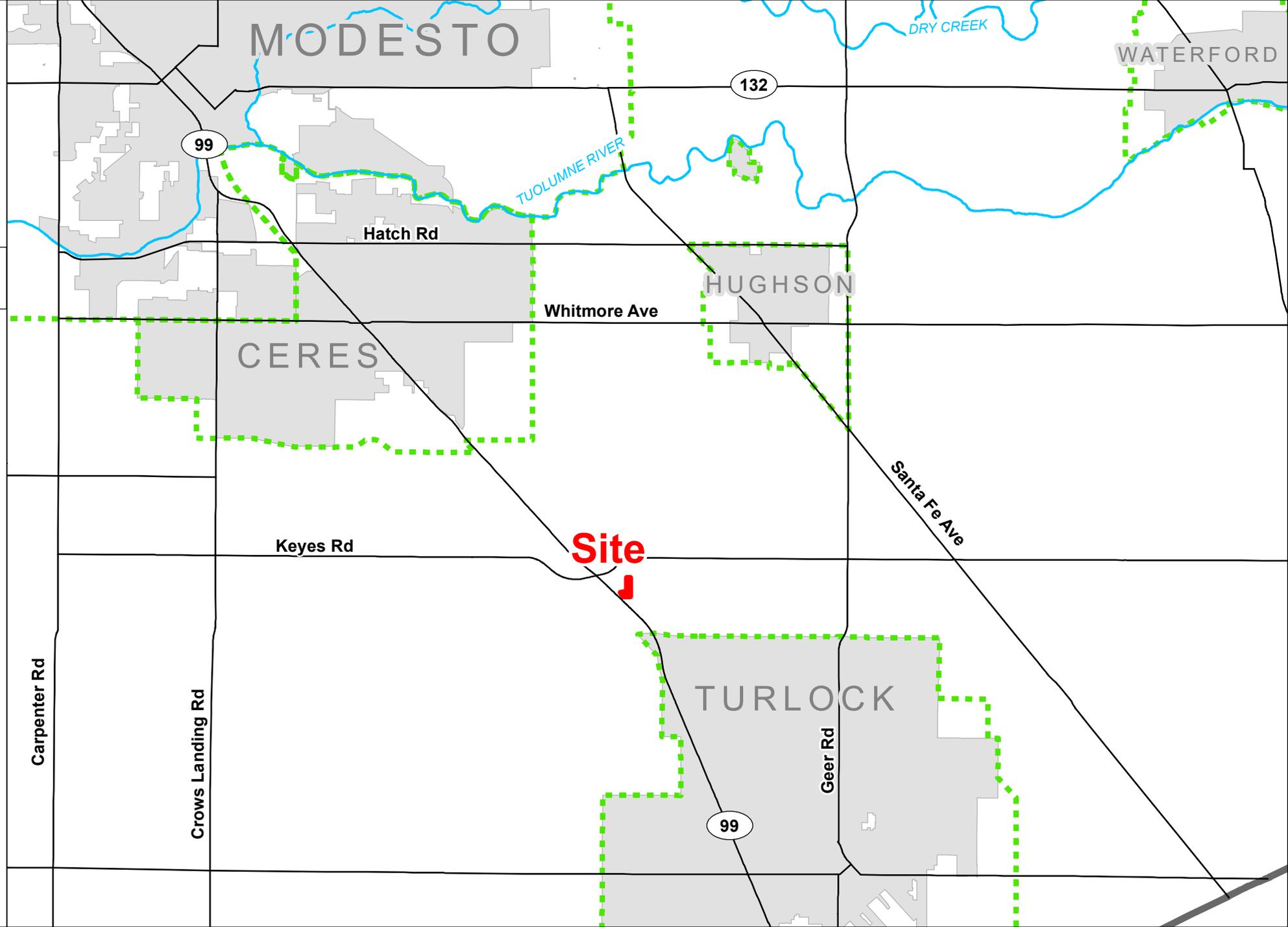
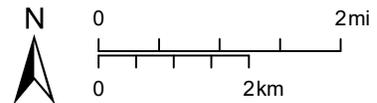
TOP MEGA SHELF STORAGE

REZ PLN2021-0112

AREA MAP

LEGEND

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



TOP MEGA SHELF STORAGE

REZ PLN2021-0112

GENERAL PLAN MAP

LEGEND

 Project Site

 Parcel

 Road

General Plan

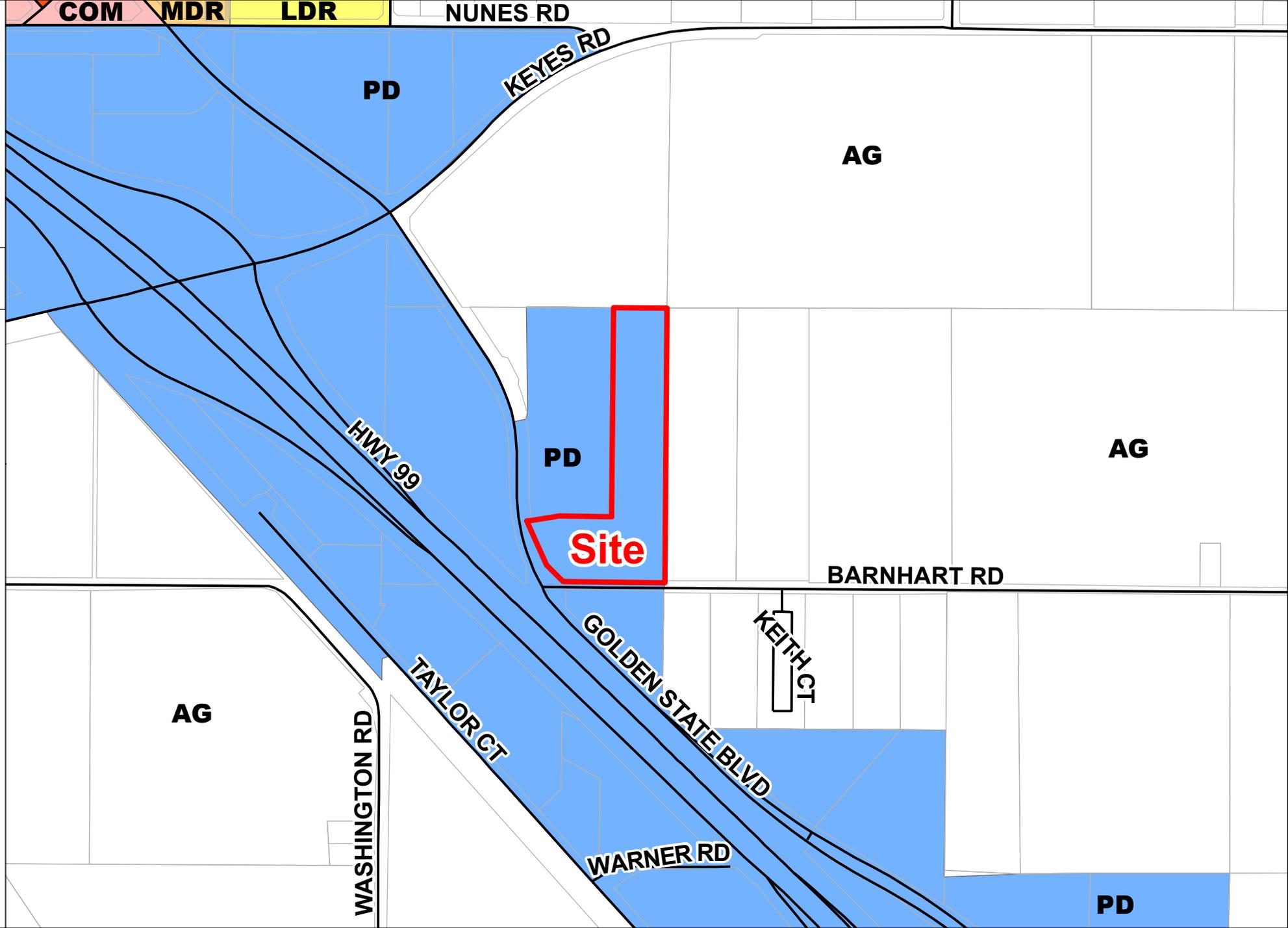
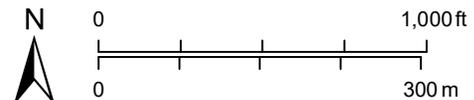
 Agriculture

 Planned Development

 Commercial

 Low Density Residential

 Medium Density Residential



TOP MEGA SHELF STORAGE

REZ PLN2021-0112

COMMUNITY PLAN MAP

LEGEND

 Project Site

 Parcel

 Road

Community Plan

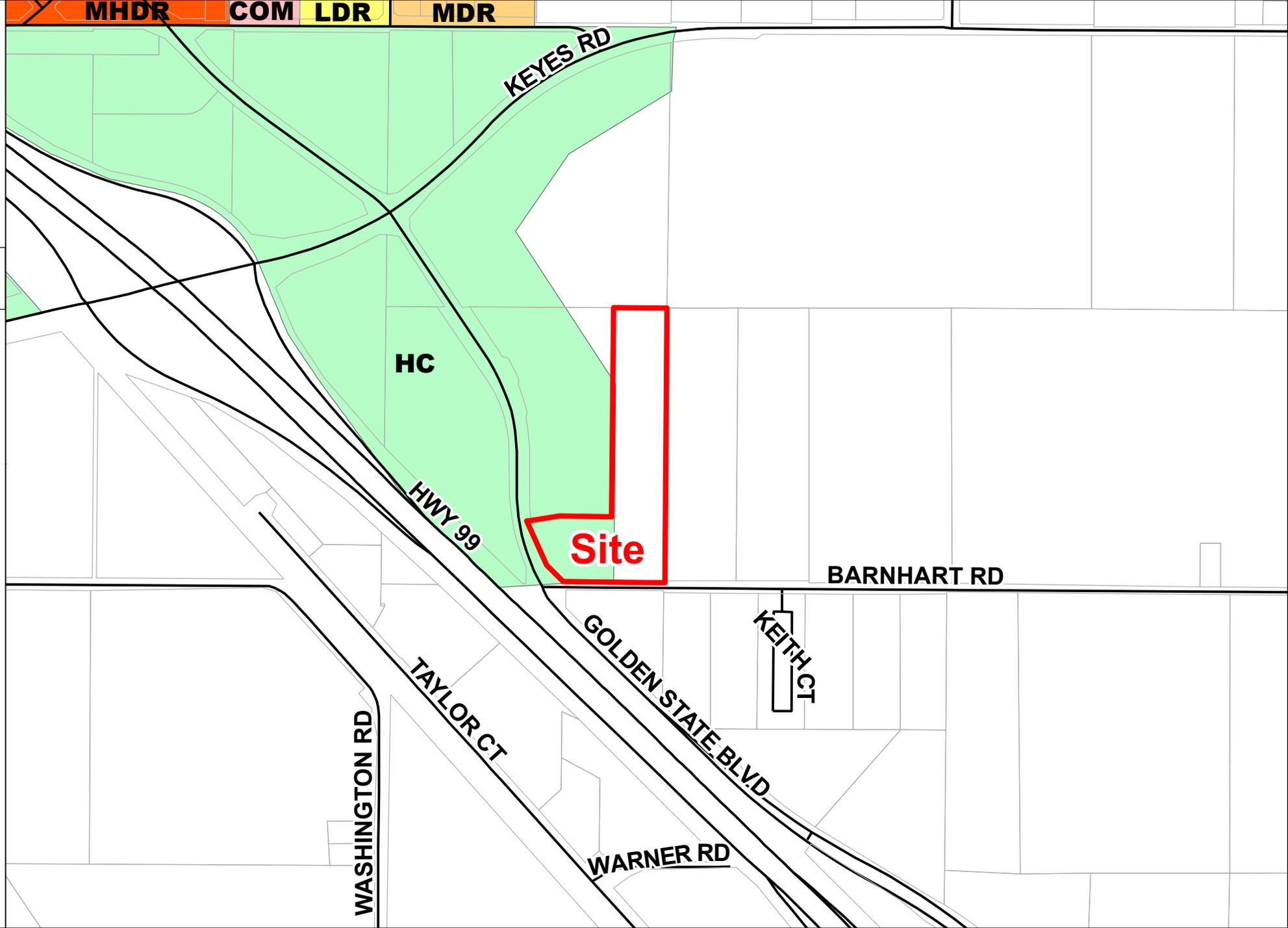
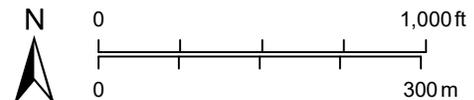
 Residential - Medium

 Commercial

 Commercial - Highway

 Residential - Medium-High

 Residential - Low



TOP MEGA SHELF STORAGE

REZ PLN2021-0112

ZONING MAP

LEGEND

 Project Site

 Parcel

 Road

Zoning Designation

 Planned Development

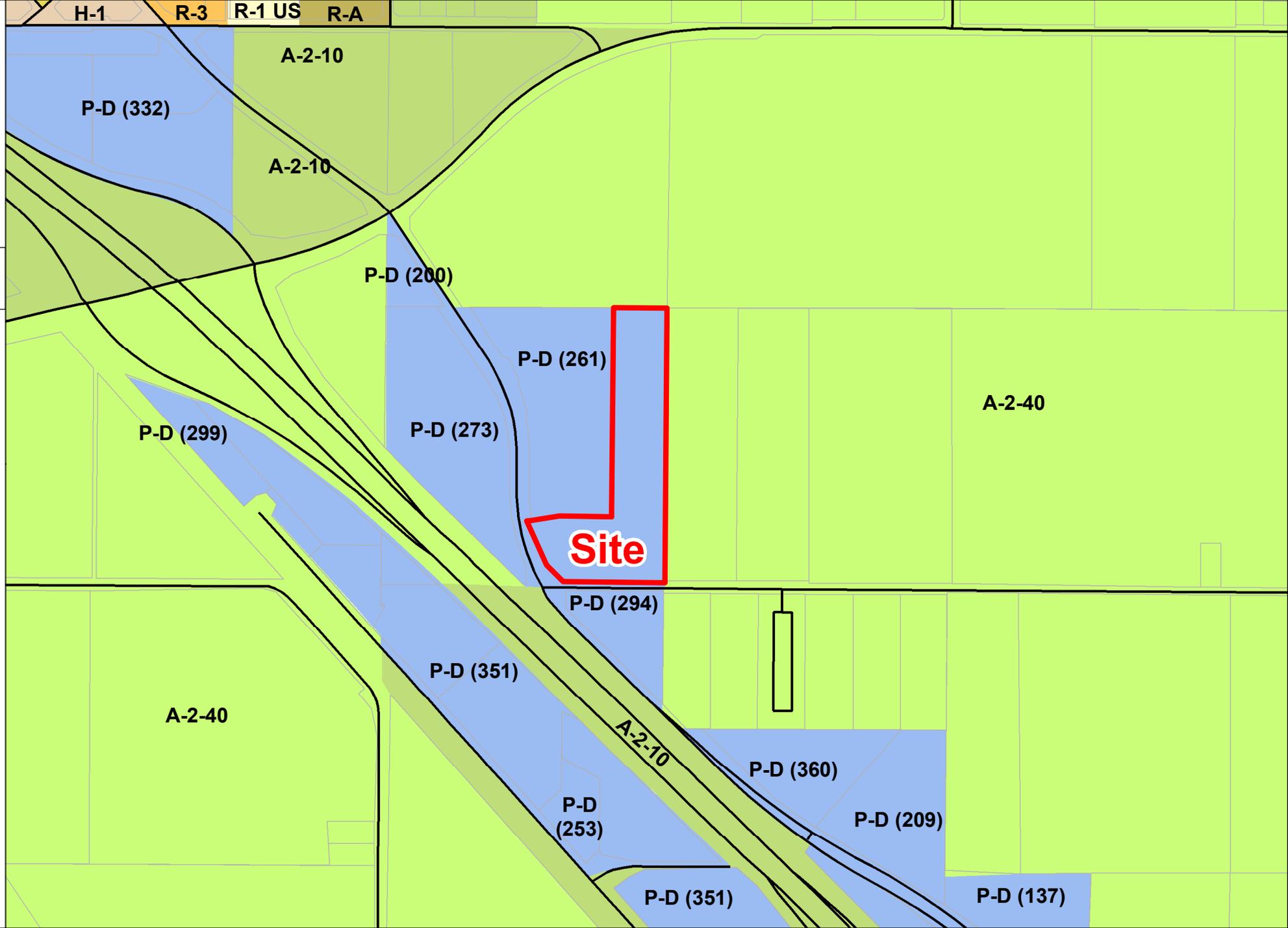
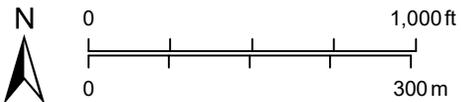
 General Agriculture 10 Acre

 General Agriculture 40 Acre

 Highway Frontage

 Rural Residential

 Multiple Family



TOP MEGA SHELF STORAGE

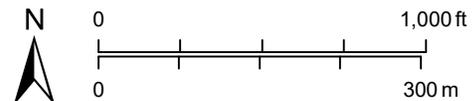
REZ
PLN2021-0112

2021 AERIAL AREA MAP

LEGEND

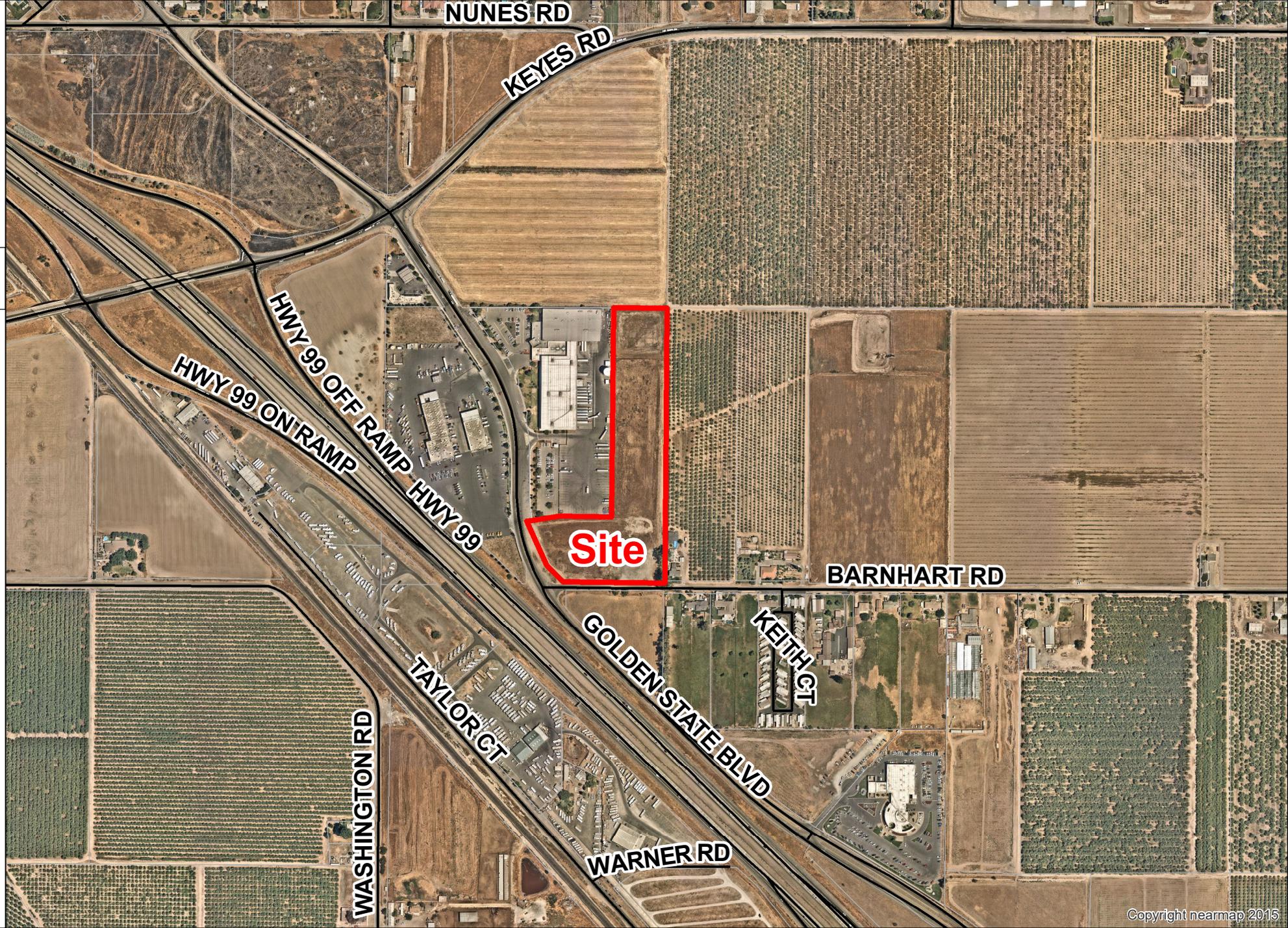
 Project Site

 Road



Source: Planning Department GIS

Date: 12/9/2021



TOP MEGA SHELF STORAGE

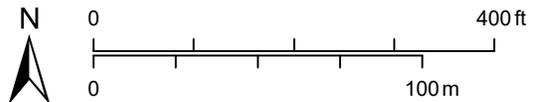
REZ
PLN2021-0112

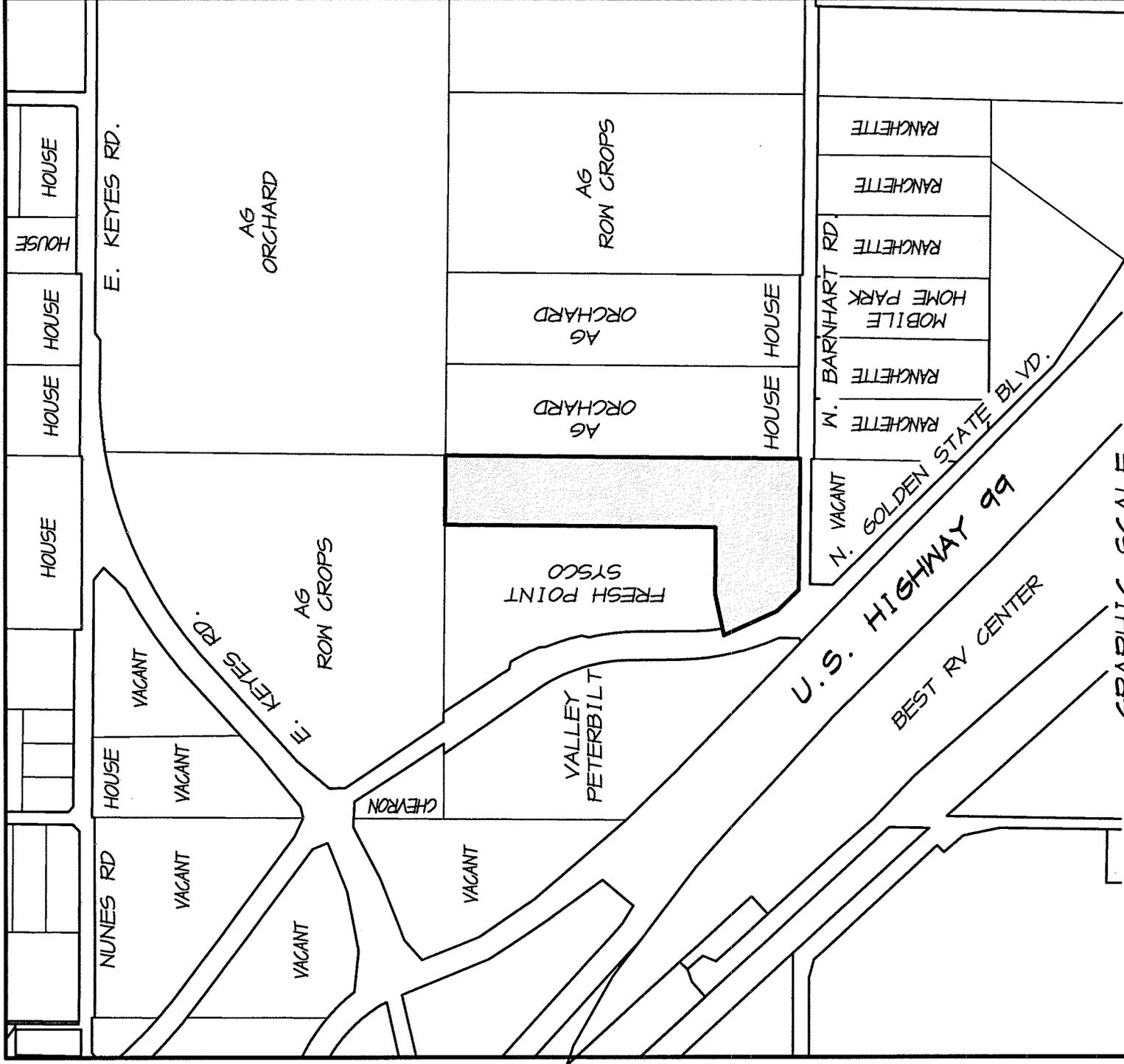
2021 AERIAL SITE MAP

LEGEND

 Project Site

 Road





GRAPHIC SCALE

1 INCH = 500 FT.

PROJECT SITE

A.P.N. 045-052-031
 4401 W. BARNHART RD.
 TURLOCK, CA 95382

DRAWN: JF
 DATE: 11/23/21 10:27
 SCALE: 1" = 500'
 JOB #: 1428a-21
 DWG: AREAMAP

AREA MAP

RV STORAGE FACILITY

STANISLAUS COUNTY, CALIFORNIA



**ASSOCIATED
 ENGINEERING
 GROUP**

4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356
 PHONE: (209) 545-3390 FAX: (209) 545-3875 www.assoceng.com

metal flask's

+ 18'-0"

stucco - 2 colors
w/ expan. joints

1







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

APPLICATION QUESTIONNAIRE

<p><u>Please Check all applicable boxes</u> APPLICATION FOR: <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input checked="" type="checkbox"/> Other <u>PD Amendment</u> </td> </tr> </table>	<input type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input checked="" type="checkbox"/> Other <u>PD Amendment</u>	<p>PLANNING STAFF USE ONLY: Application No(s): <u>PLN 2021-0112</u> Date: <u>11/23/2021</u> S <u>32</u> T <u>4</u> R <u>10</u> GP Designation: _____ Zoning: _____ Fee: _____ Receipt No. <u>563422</u> Received By: <u>TM</u> Notes: _____</p>
<input type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input checked="" type="checkbox"/> Other <u>PD Amendment</u>		

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 Description

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 045 Page 052 Parcel 031

Additional parcel numbers: _____

Project Site Address
or Physical Location: _____

Property Area: Acres: 10.0 or Square feet: _____

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

Vacant 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)

Site is part of PD-261. Uses are limited to Agricultural uses.

Existing General Plan & Zoning: Planned Development; PD-261

Proposed General Plan & Zoning: Same, Same
(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: Agricultural

West: Commercial - Valley Peterbilt

North: Commercial - Sysco

South: Open Ground

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: Open Ground

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.) Minor grading to establish RV Storage

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: N/A Sq. Ft. Landscaped Area: 5% Sq. Ft.

Proposed Building Coverage: 50% Sq. Ft. Paved Surface Area: 45% Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) See attached Site Plan
Phase 1: Approximately 70,000 sf; Phase 2: Approximately 140,000 sf.

Number of floors for each building: 1

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) _____
Approximately 20 feet

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) _____

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) _____

Asphalt when buildings are constructed; Gravel in open storage areas (Phase 2).

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: TID Sewer*: On-Site Septic

Telephone: AT&T Gas/Propane: PG&E

Water**: KCSD Irrigation: TID

***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:)

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): See attached Site Plan and Project Description

Type of use(s): RV Storage

Days and hours of operation: 7 days per week, 6am to 10pm. Card lock after hours.

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

Occupancy/capacity of building: N/A

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

Estimated number of daily customers/visitors on site at peak time: 5-10

Other occupants: _____

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

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

Estimated percentage of traffic to be generated by trucks: N/A

Estimated number of railroad deliveries/loadings per day: N/A

Square footage of:

Office area: _____ Warehouse area: _____

Sales area: _____ Storage area: _____

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)

Main access - Golden State Blvd

Secondary Access - Barnhart 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.

Keep runoff on-site consistent with SWPPP to be prepared prior to constructions. _____

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)

Project Description: Golden State RV Storage

Philip Mastagni owns an approximately 10 acre parcel which fronts on Golden State Blvd and Barnhart Road (APN 045-052-031). This property is zoned PD-261, and has a General Plan designation of Planned Development. The current permissible uses of the site are limited to Agricultural Uses.

The project will involve modifying PD-261 to allow on-site vehicle storage as a permissible use. The project applicant, proposes to grade and pave the site in two phases as shown on the attached Site Plan for use as an RV Storage Park. RV storage buildings will be constructed for each unit as shown on the attached Site Plan. Preliminary architecture for the buildings is also provided.

While adjustments can be made within the RV Storage area to meet demand, the current expected breakdown for the approximately 3 to 3.5 acre Phase 1 is about 96 spaces within about 70,000 square feet of enclosed building area, and consisting of:

1. 1 space at 12 feet wide;
2. 50 spaces at 14 feet wide; and,
3. 35 spaces at 16 feet wide.

The 6.5 to 7 acre Phase 2 could have up to another 225 spaces, but the current mix of widths has not yet been determined. During Phase 1, this area may be used for open RV Storage on marked spaces. If so, the Phase 2 area will be gravelled until the Phase 2 buildings are constructed, at which time the site will be paved. Phase 2 enclosed building space is expected to be about 140,000 square feet.

The site will have a primary access to Golden State Blvd., and a secondary access to Barnhart Road. The Golden State Blvd. access is located to line up directly across from the current Valley Peterbilt access on the west side of Golden State Blvd. Access to the site will be 24 hours a day for drop-off and pick-up by card key, touch pad, or electronic clicker. The office will be staffed by an on-site manager during daylight hours and afterhours access will occur electronically. One additional on-site maintenance employee is expected to be on-site weekdays during normal business hours.

The perimeter of the site will be fenced and screened from adjacent uses to the east. The Golden State Blvd. and Barnhart frontages will be the building walls, with landscaping between the buildings and the roadways, as shown on the attached Site Plan.

The site will be served by the Keyes Community Services District with water, and an out-of-boundary connection will be requested. An on-site septic system is proposed for the small office. Storm water runoff will be stored on-site.

Golden State RV Storage

PD Rezone

Permissible Uses

- Agricultural Uses (as currently permitted)
- Recreational Vehicle Storage

Development Schedule

Commence Construction: Within 18 months of approval

Completion: Within 3 years of approval

Golden State RV Park Buffer - Statement of Compliance

Buffer Design Standards for New Uses:

- 1) All projects shall incorporate a minimum 150 foot wide buffer setback. Projects which propose people intensive outdoor activities, such as athletic fields, shall incorporate a minimum 300 foot wide buffer setback.
 - a. Permitted uses within a buffer area shall include:
 - i. Public roadways, utilities, drainage facilities, rivers and adjacent riparian areas, landscaping, parking lots, and similar low people intensive uses. Walking and bike trails shall be allowed within buffers setback areas provided they are designed without rest areas.
 - ii. Permitted non-agricultural uses adjoining or surrounding a project site (including but not limited to legal non-conforming uses and homesites) which are of a permanent nature and not likely to be returned to agriculture.

The project is a Recreational Vehicle (RV) Storage Park to be entirely located within the current boundaries of PD-261. Uses within the 150 foot buffer area can include parking lots, drive aisles, and the sides or backs of buildings, therefore the project as designed meets the intent of the Buffer Design Guidelines for New Uses, as the Buffer Guidelines recognizes that parking is permitted within this buffer area. Based on the foregoing, the project as proposed is consistent with the buffer guidelines.

- 2) A six foot high fence of uniform construction shall be installed along the perimeter of the developed area of the use to prevent trespassing onto adjacent agricultural lands. Fencing shall not be required for uses which do not directly establish the potential for increased trespassing onto adjacent agricultural lands.

The perimeter of the property will be secured by fencing or buildings.

Buffer and Setback Design Standards for Expanding Uses:

- Where existing development on a project site will allow, accommodation of a buffer as required for new uses shall be provided.

- Where existing development on a project site will not allow a buffer as required for new uses, the expansion may be permitted only if it does not intensify on-site activities or an alternative bugger and setback design standard is approved for the expansion.

This section does not apply.

Alternative Buffer and Setback Design Standards:

- Any alternative buffer and setback design standards proposed by a project applicant shall be referred to the Stanislaus County Agricultural Commissioner as part of the planning review process prior to consideration by the Stanislaus County Planning Commission. The Planning Commission shall consider the Agricultural Commissioner's referral response in making a determination on the proposed alternative. In no case shall the required standards be reduced, unless the proposed alternative is found to provide equal or greater protection to surrounding agricultural uses.

The project is consistent with the buffer guidelines, so no alternative buffer is proposed.

**KEYES COMMUNITY SERVICES DISTRICT
5601 7TH STREET
P O BOX 699
KEYES, CA 95328**

January 3, 2022

David Romano for Philip Mastagni
1034 12th Street
Modesto, Ca 95354

Re: Will Serve Letter Request for Commercial Industrial Institutional Project
APN #045-052-031

Dear Mr. Romano:

The Keyes Community Services District is willing to provide the requested water service on the following conditions:

1. All water service lines must be installed to District standards and according to plans approved by the District, at the expense of the owner.
2. All applicable District connection, facilities and inspection fees must be paid upon application for connections.
3. The owner must comply with all District rules and regulations.
4. This will-serve commitment will expire on January 3, 2023 unless construction has commenced by that date.
5. This Will Service Letter is valid only upon approval by Stanislaus County Local Agency Formation Commission (LAFCO).

Sincerely,



Ernie Garza
General Manager