



Referral
Early Consultation

Date: September 16, 2022
To: Distribution List (See Attachment A)
From: Emily Basnight, Assistant Planner
Planning and Community Development
Subject: STAFF APPROVAL APPLICATION NO. PLN2022-0084 – INDEPENDENT RV, LLC
Respond By: October 3, 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 the conditions for a Staff Approval. Therefore, please list any conditions that you wish to have included 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: Peter Kontos, Independent RV, LLC
Project Location: 5629 McHenry Avenue, between Thieman Road and Evelyn Way, in the Modesto area.
APN: 004-070-049
Williamson Act Contract: N/A
General Plan: Planned Development
Current Zoning: Planned Development (P-D) (327)

Project Description: Request to operate a repair shop in an existing 4,588± square-foot building for light interior maintenance of recreational vehicles (RVs) as well as sales of repaired RVs on behalf of service customers (consignment sales) on a 16.71± acre parcel in the Planned Development (P-D) (327) zoning district. Repair activities will consist of roof, siding, and floor repairs as well as repair of appliances within the RVs. No autobody or engine repair is proposed as part of this request. Seven parking spaces located west of the repair shop will be designated for service customers to store their RVs to be sold by the repair shop (consigned RVs). An RV and boat storage facility is currently on-site and will continue to operate separate from the proposed

repair business and consignment sales. The business will operate with a maximum of five employees and two of the business owners on-site per day. Proposed hours of operation will be Monday through Friday, 8 a.m. to 5 p.m., with up to four customers and two delivery truck trips are anticipated to occur daily. No additional structures are proposed as part of this request. The site is served by a well, currently permitted as the McHenry Business Center Water System, and private septic system. Customer and delivery vehicle access will be taken across the existing Modesto Irrigation District (MID) bridge between Assessor's Parcel Numbers (APNs) 004-070-011 and 004-070-049 from State Route (SR) 108 (McHenry Avenue). Employee and business owner access is permitted to be taken from Meyer Drive in addition to the access proposed for customers and delivery vehicles off SR 108.

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

STAFF APPROVAL APPLICATION NO. PLN2022-0084 – INDEPENDENT RV, LLC

Attachment A

Distribution List

X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO DER
X	FIRE PROTECTION DIST: SALIDA	X	STAN CO PUBLIC WORKS
X	IRRIGATION DIST: MODESTO	X	STANISLAUS FIRE PREVENTION BUREAU
X	STAN CO BUILDING PERMITS DIVISION	X	SAN JOAQUIN VALLEY APCD

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

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

FROM: _____

SUBJECT: STAFF APPROVAL APPLICATION NO. PLN2022-0084 – INDEPENDENT RV, LLC

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:

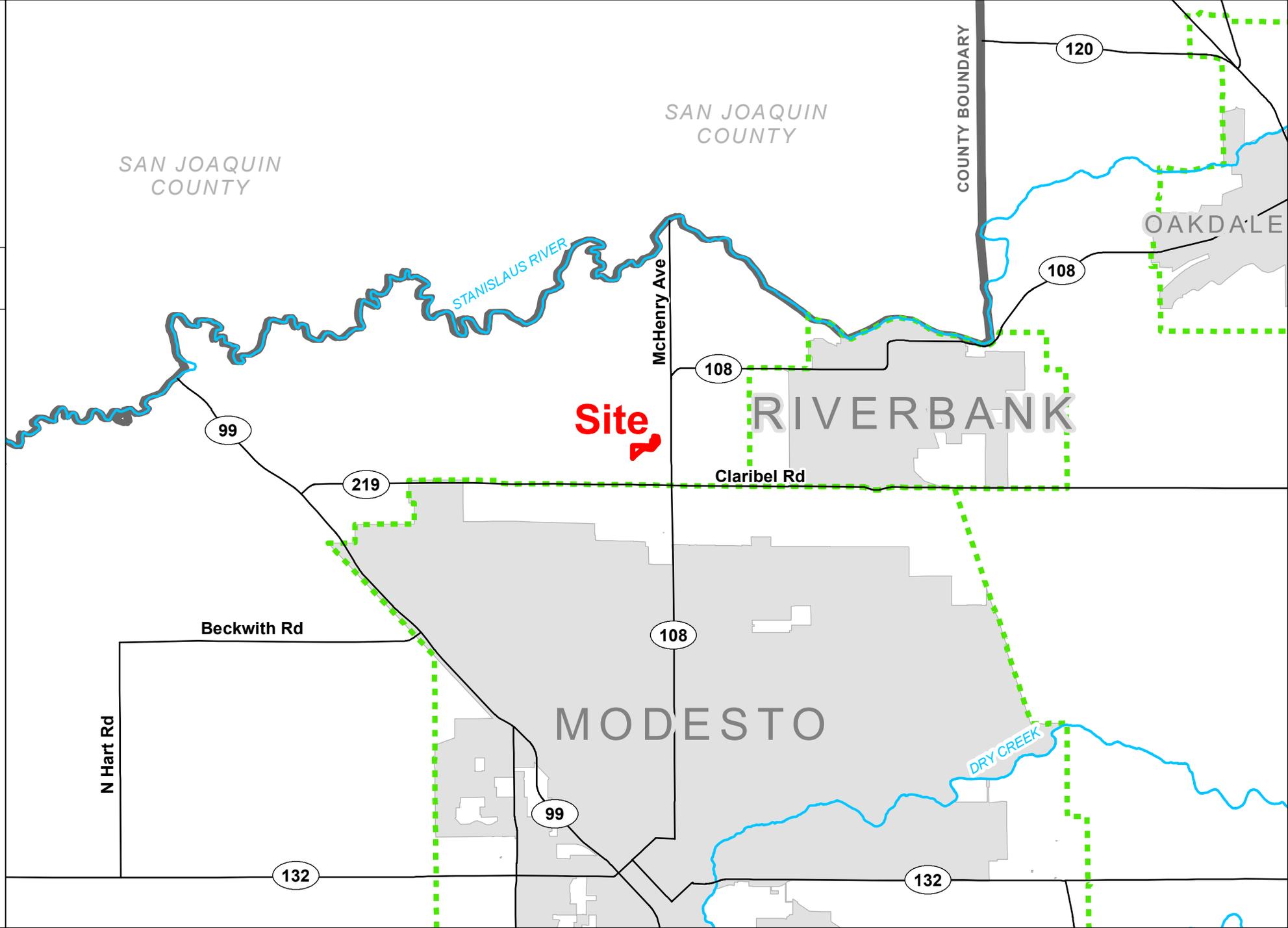
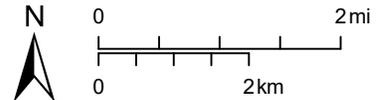
Name	Title	Date
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**INDEPENDENT
RV LLC
SAA
PLN2022-0084**

AREA MAP

LEGEND

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



INDEPENDENT RV LLC

SAA PLN2022-0084

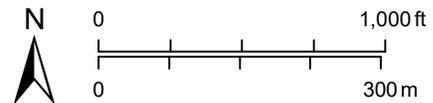
GENERAL PLAN MAP

LEGEND

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

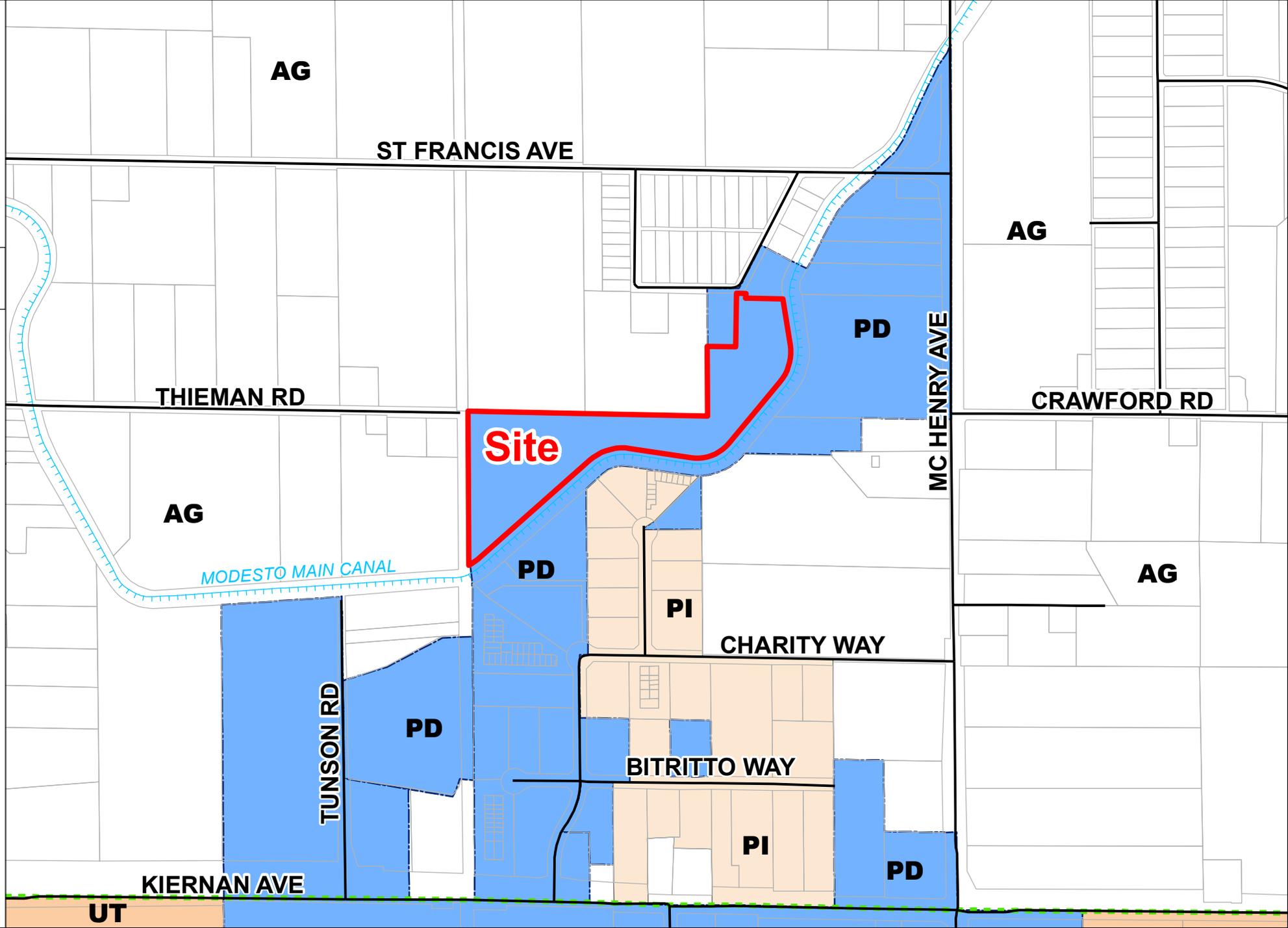
General Plan

-  Agriculture
-  Planned Development
-  Planned Industrial
-  Urban Transition



Source: Planning Department GIS

Date: 9/14/2022



**INDEPENDENT
RV LLC
SAA
PLN2022-0084**

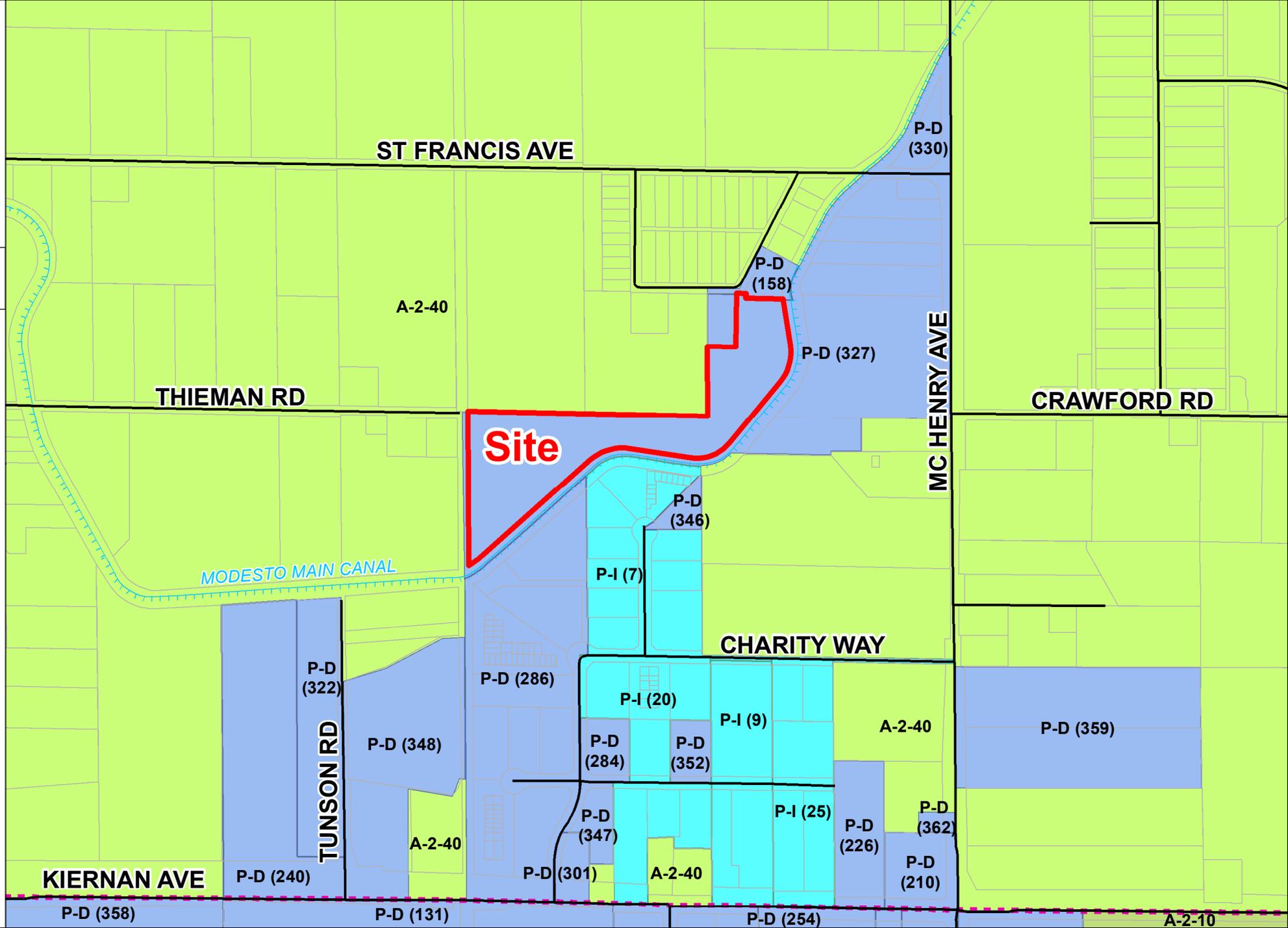
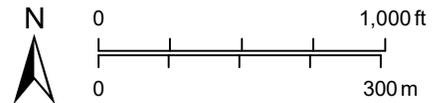
ZONING MAP

LEGEND

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

Zoning Designation

-  Planned Development
-  Planned Industrial
-  General Agriculture 10 Acre
-  General Agriculture 40 Acre

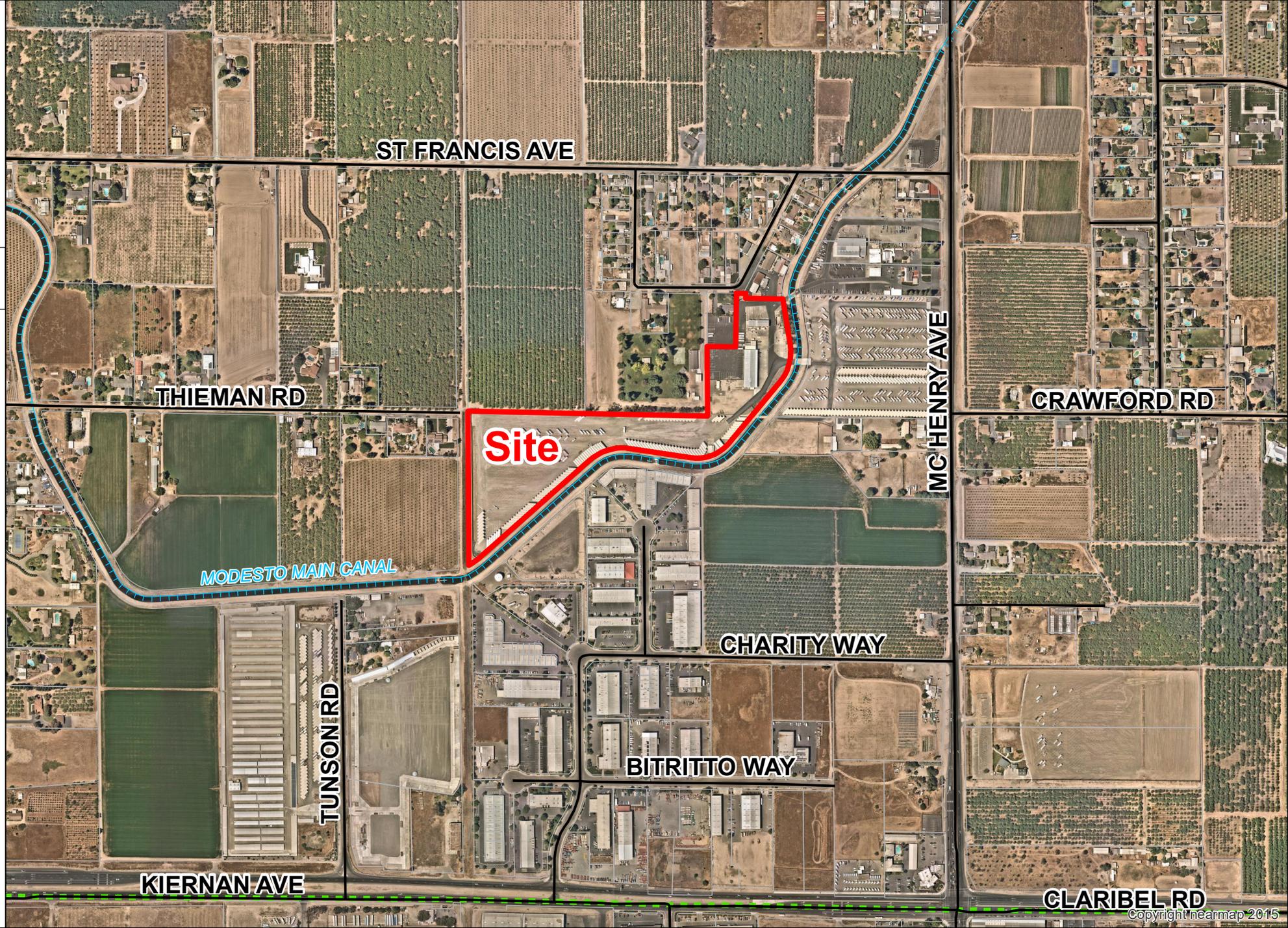
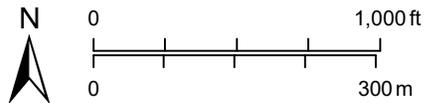


**INDEPENDENT
RV LLC
SAA
PLN2022-0084**

2022 AERIAL AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal

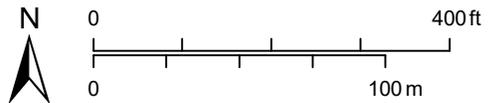


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2022 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road
-  Canal

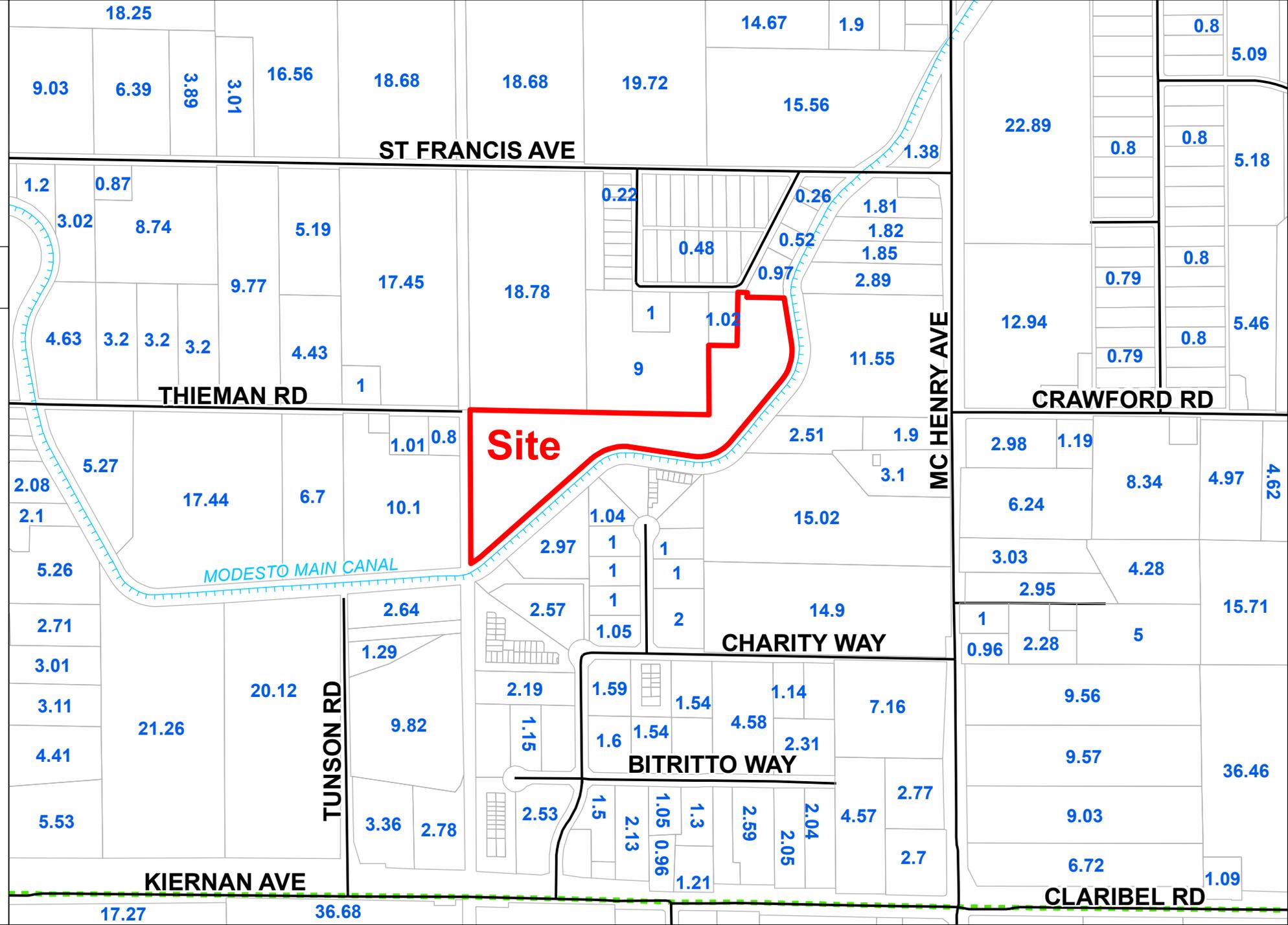
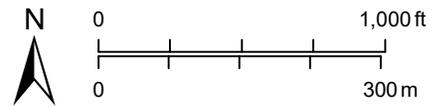


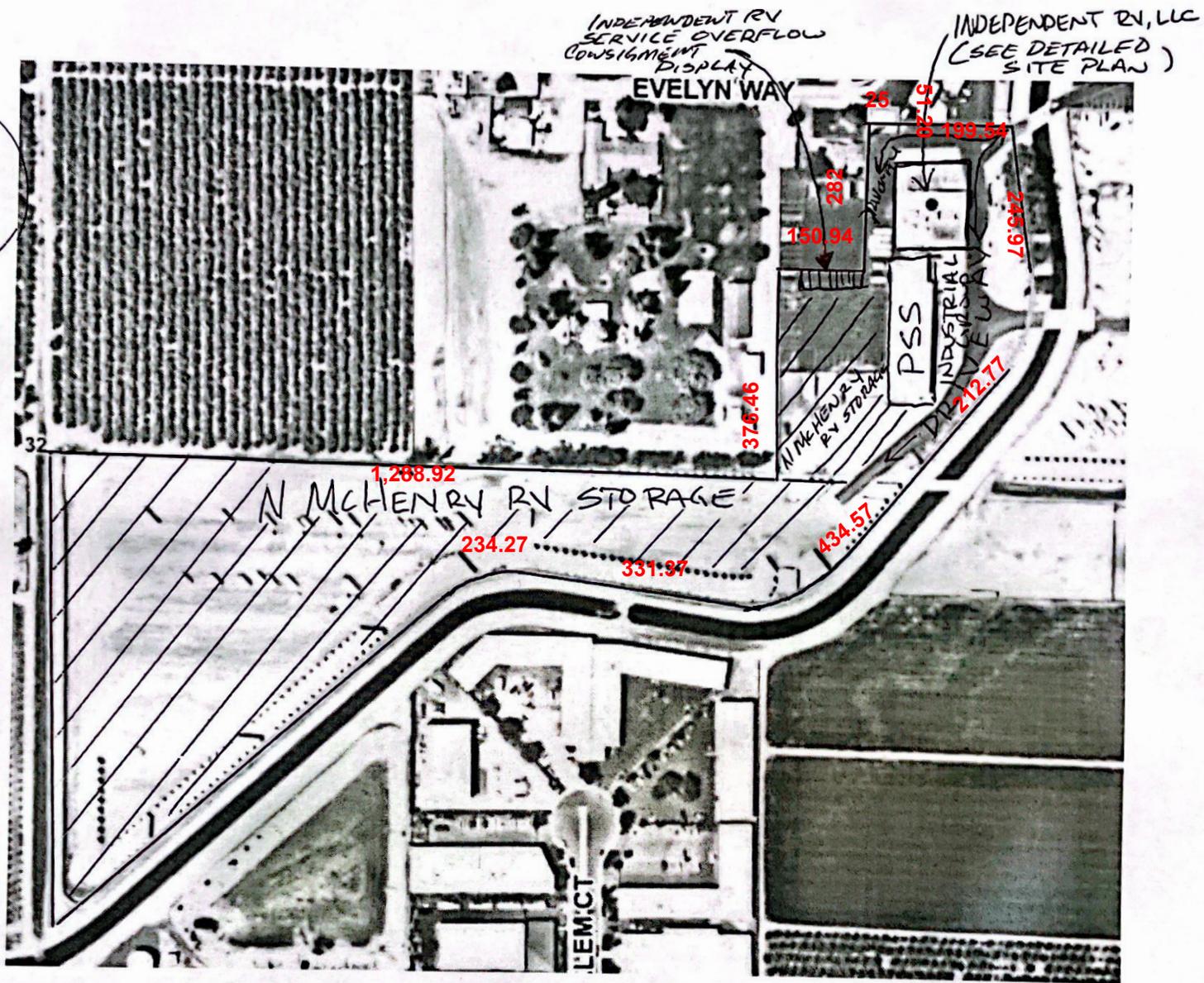
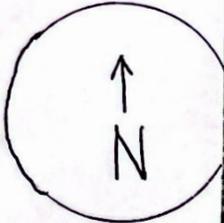
**INDEPENDENT
RV LLC
SAA
PLN2022-0084**

ACREAGE MAP

LEGEND

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





INDEPENDENT RV, LLC
5629 N MCHENRY AVE STC
MODESTO, CA 95356

JASON'S MOBILE
DECAL AND
SCREEN PRINTING

