

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Planning & Community Development

Urgent _____ Routine X

CEO Concurs with Recommendation YES _____ NO _____
(Information Attached)

BOARD AGENDA # 9:25 a.m.

AGENDA DATE: January 9, 2001

4/5 Vote Required YES _____ NO X

SUBJECT:

APPROVAL OF REZONE APPLICATION NO. 2000-16 - ZANDRA SOOTS

PLANNING COMMISSION RECOMMENDATION:

FOLLOWING A PUBLIC HEARING ON NOVEMBER 16, 2000, THE PLANNING COMMISSION FOLLOWING STAFF'S RECOMMENDATION, VOTED THAT THE BOARD SHOULD APPROVE THIS REZONE AS FOLLOWS:

1. FIND THE PROPOSAL TO BE CONSISTENT WITH THE GENERAL PLAN;
2. ORDER THE FILING OF THE MITIGATED NEGATIVE DECLARATION;

(Planning Commission Recommendation Continued on Page 2)

FISCAL IMPACT:

None.

BOARD ACTION

No. 2001-29

On motion of Supervisor Mayfield, Seconded by Supervisor Caruso

and approved by the following vote,

Ayes: Supervisors: Mayfield, Blom, Simon, Caruso, and Chair Paul

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) _____ Denied

3) _____ Approved as amended

Motion:

INTRODUCED, ADOPTED, AND WAIVED THE READING OF ORDINANCE
C.S.748 FOR REZONE APPLICATION 2000-16.

Christine Ferraro

File No.

ORD-54-G-7

ATTEST: REAGAN M. WILSON, Clerk By: Deputy

**PLANNING
COMMISSION
RECOM-
MENDATION
CONTINUED:**

3. FIND THE PROJECT TO BE "DE MINIMIS" FOR THE PURPOSES OF THE FISH AND GAME CODES; AND,
4. APPROVE REZONE APPLICATION NO. 2000-16 - ZANDRA SOOTS, SUBJECT TO THE ATTACHED DEVELOPMENT SCHEDULE/STANDARDS AND THE STAFF RECOMMENDED SITE PLAN MODIFICATIONS DISCUSSED WITHIN THE STAFF REPORT.

DISCUSSION: This project is a request to rezone the project site to a new Planned Development (PD) to allow for a recreational vehicle/boat storage facility. The proposed storage area will be graded, graveled, and fenced. The existing single family dwelling will be maintained for the residential use of the applicant's family and the area surrounding the dwelling will be fenced to restrict public access. The storage facility will be operated on a self-serve basis, with proposed hours of operation being 7:00 a.m. to 7:00 p.m. seven days a week. The applicant, and her husband, intend to be the sole owner/operators, with no additional employees. Business transactions will be handled via phone, mail, and/or an on-site drop box. Customers of the facility will be provided with keys to the main gates.

The project is located just west of Highway 99, east of Taylor Court in the area between the old and newer lanes of 99, and, because of its very limited agricultural potential, the site is already zoned Planned Development #121 as a part of the Cal Coast Dairy Supply operation. There are several other PDS in this area, which has a general plan designation of PD as well.

The Planning Commission staff report which is attached hereto provides additional information regarding this project.

The Planning Commission hearing on this rezone took place on November 16, 2000. Rod Hawkins, representing the applicant, spoke in favor of the project. No one spoke in opposition. On a motion by Commissioner Griffin, seconded by Commissioner Byrd, the Commission unanimously recommended approval of this project, subject to the attached Development Standards.

**POLICY
ISSUES:**

None. This rezone is consistent with the Stanislaus County General Plan.

**STAFFING
IMPACT:**

None.

ATTACHMENTS: Planning Commission Staff Report, November 16, 2000
Planning Commission Minutes, November 16, 2000

STANISLAUS COUNTY PLANNING COMMISSION

November 16, 2000

STAFF REPORT

REZONE APPLICATION NO. 2000-16
ZANDRA SOOTS

REQUEST: TO REZONE A SITE FROM PLANNED DEVELOPMENT (PD 121) TO A NEW PLANNED DEVELOPMENT TO ALLOW FOR A RECREATIONAL VEHICLE/BOAT STORAGE FACILITY.

APPLICATION INFORMATION

Owner/applicant:	Zandra Soots
Agent:	Hawkins & Associates Engineering
Location:	Northeast of the Taylor Court and Warner Road intersection, in the Turlock area. (5300 Taylor Court)
Section, Township, Range:	34-4-10
Supervisory District:	Two (Supervisor Mayfield)
Assessor's Parcel:	045-53-41
Referrals:	See Exhibit "G" Environmental Review Referrals
Area of Parcels:	1.916 acres
Water Supply:	Private well
Sewage Disposal:	Septic/leach field system
Existing Zoning:	Planned Development 121
General Plan Designation:	Planned Development
Community Plan Designation:	Not applicable
Williamson Act:	Not applicable
Environmental Review:	Mitigated Negative Declaration
Present Land Use:	Residential
Surrounding Land Use:	Fallow land to the northwest, Peterbilt truck sales facility and Highway 99 to the east, Southern Pacific Railroad to the west, and agricultural land with scattered single family dwellings to the south and west.

PROJECT DESCRIPTION

This project is a request to rezone the project site to a new Planned Development (PD) to allow for a recreational vehicle/boat storage facility. The proposed storage area will be graded, graveled, and fenced. The existing single family dwelling will be maintained for the residential use of the applicant's family and the area surrounding the dwelling will be fenced to restrict

public access. The storage facility will be operated on a self-serve bases, with proposed hours of operation being 7:00 a.m. to 7:00 p.m. seven days a week. The applicant, and her husband, intend to be the sole owner/operators, with no additional employees. Business transactions will be handled via phone, mail, and/or an on-site drop box. Customers of the facility will be provided with keys to the main gates.

BACKGROUND

The westerly paved area of the subject parcel consists of the northbound lanes of the former State Highway 99. When State Highway 99 was constructed, that portion of the old highway still needed to provide access to adjoining properties, the southbound lanes, was relinquished to Stanislaus County and became a County road, which is now named Taylor Court. Subsequently, the old northbound lanes were sold to adjacent property owners and incorporated into existing parcels. The County maintained the westerly 4-feet of the median separating the southbound and northbound lands of the old highway.

When the new portion of State Highway 99 was completed, the small parcels located between the old highway and the new highway became very marginal for agricultural or residential use. They are located between a highway and a railroad and have had their irrigation water supplies severed by the new highway. Stanislaus County, recognizing that these parcels were in a rather unique situation, designated the area Planned Development on the land use element of the general plan. Along this portion of the old highway several uses have been approved. First was a depot for a nut company located at the northeast corner of Taylor Road and Taylor Court. Next was an outdoor storage area at the southeast corner (now annexed into the City of Turlock). Subsequent rezonings were approved for Evans Communication Company, Cal Coast Dairy Supply (now Peterbilt Trucks), a used tire business (now abandoned) and a communication installation business. The project site in question was originally rezoned to PD 121 as part of the Cal Coast Dairy Supply operation.

DISCUSSION

Site Plan Review:

Staff is recommending the following modifications to the proposed site plan as a means of improving the projects overall safety and visual character:

- Staff is recommending that the proposed chain link fence incorporate slats in order to screen the facility, such screening would be consistent with similar storage facilities found throughout the County.
- Staff is recommending that the proposed fence along Taylor Court be moved inward, a minimum of 2 to 3-feet from the edge of the old highway pavement, just behind the medium. Staff is concerned with the proposed location of the fence because it does not provide for a setback area and would place the proposed landscaping behind the fence. Additionally, the fence needs to be tapered at the intersection of Warner Road and

Taylor Court in order to comply with Section 21.08.060(H) - Vision Clearance for Corner Lots.

The applicant has expressed an interest in working with the County to incorporate the subject project's landscaping into the easterly 4-foot section of the medium owned by the County. Presently, the entire width of the medium consists of overgrown vegetation with intermingled trash. Landscaping of the entire medium would be a visual asset both to the project site and to the County.

- The site plan identifies two 50-square foot signs one located at the intersection of Warner Road and Taylor Court and the second mounted on the existing 12-foot high fence along the northerly property line facing Highway 99. Staff is concerned with the location and need for the sign facing Highway 99. Staff's concern stems from the fact the proposed use does not serve the traveling public and the site is separated from the highway by the adjacent Peterbilt Trucking operation. As such, staff recommends signage for the proposed use be limited to Taylor Court. Condition of approval No. 9 requires the Planning Director to approve all signage prior to installation.
- In order to improve safety with respect to the large vehicles being moved on and off the site, staff is recommending the northern gate be designated for ingress and the southern gate be designated for egress. Additionally, condition of approval no. 3 requires the proposed gates at the driveway entrance and exit to be located a minimum of 15 feet back from the property line. Staff is recommending an additional 10-foot setback area be provided between Taylor Court and the northern ingress gate. The purpose of the setback is to provide an area, outside of the travel lane, for the vehicles to be parked while the gates are being opened. Staff feels the southern gate is less appropriate for ingress due to the possible traffic conflict with the adjacent Peterbilt Trucking operation.

Staff has discussed the recommendations outlined above with both the project applicant and agent. Neither party has expressed any objections so long as the modifications do not encroach on the number of available storage spaces. Staff believes the proposed modifications will not encroach on the number of available spaces and will ultimately produce a safer and more aesthetic development.

Findings:

In order to approve a rezone, it has to be found to be consistent with the general plan. In this case, the general plan designation is Planned Development. This designation is "intended for land which, because of demonstrably unique characteristics, may be suitable for a variety of uses without detrimental effects on other property." The unique characteristics of this site as discussed above is what led the County to designate this site as PD. The proposed use should not be detrimental to the other property in the area which consists of fallow land to the northwest, Peterbilt Trucks and State Highway 99 to the east and north, and the Southern Pacific railroad to the west. Staff find this proposal to be consistent with the general plan.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA) the proposed project was circulated to all interested parties and responsible agencies, including the State Clearing House, the City of Turlock, and the San Joaquin Valley Air Pollution Control District for review and comment. No significant impacts were raised.

RECOMMENDATION

Recommend the Board of Supervisors:

1. Find the proposal to be consistent with the General Plan;
2. Order the filing of the Mitigated Negative Declaration;
3. Find the project to be "De Minimis" for the purposes of the Fish and Game Codes; and
4. Approved Rezone Application No. 2000-16 - Zandra Soots, subject to the attached Development Schedule/Standards and the staff recommended site plan modifications discussed within the staff report.

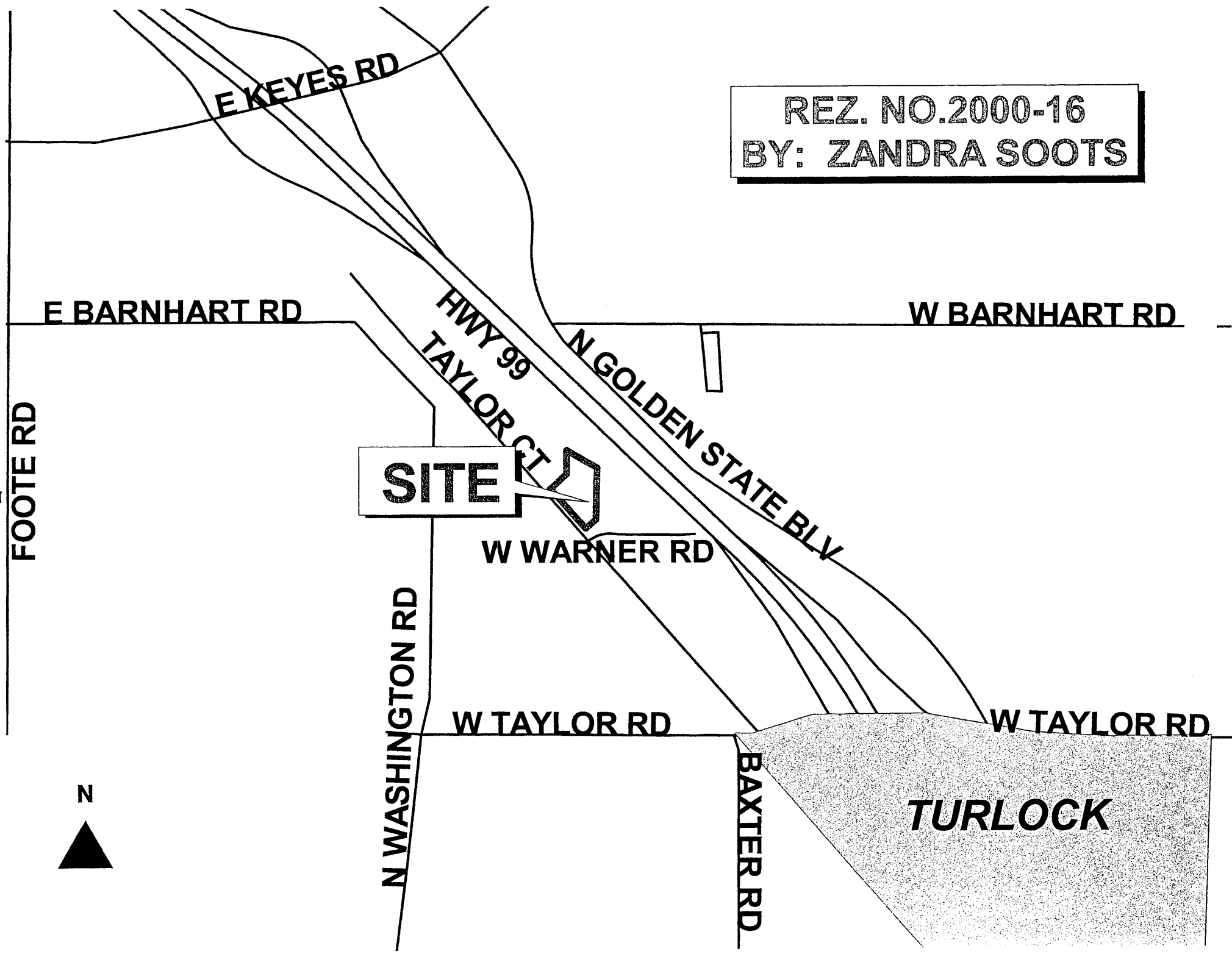
Report written by: Angela Freitas, Associate Planner, November 2, 2000

Attachments: Exhibit A - Maps
Exhibit B - Development Schedule/Standards
Exhibit C - Initial Study and Initial Study Comments
Exhibit D - Mitigation Monitoring Plan
Exhibit E - Mitigated Negative Declaration
Exhibit F - Certificate of Fee Exemption
Exhibit G - Environmental Review Referrals

Reviewed by:


Kirk Ford, Senior Planner

**REZ. NO.2000-16
BY: ZANDRA SOOTS**



SITE



**REZ. NO.2000-16
BY: ZANDRA SOOTS**

1.57

W BARNHART RD

3.6
AC.

3.11
AC.

3.18
AC.

3.18A
AC.

3.18
AC.

3.18
AC.

3.17
AC.

9,93AC.

39.79AC.

TAYLOR CT

HWY 99

5.144AC.

**1.916
AC.**

4.7AC.

6.858AC.

N WASHINGTON RD

15.8AC.

W WARNER RD

N GOLDEN STATE BLVD

7.76AC.

2.55AC.

29.61AC.

19.27AC.

5.72AC.

10.0
AC.

9.33AC.



EXHIBIT A-1

1.57

**REZ. NO.2000-16
BY: ZANDRA SOOTS**

W BARNHART RD

3.6
AC.

3.11
AC.

3.18
AC.

3.18
AC.

3.18
AC.

3.17
AC.

3.18A
AC.

A-2-40

9.93AC.

P-D

TAYLOR CT

HWY 99

5.144AC.

6.858AC.

7.916 AC

4.7AC.

N GOLDEN STATE BLVD

2.55AC.

39.79AC.

N WASHINGTON RD

15.8AC.

W WARNER RD

A-2-40

7.76AC.

A-2-10 UT

29.61AC.

19.27AC.

10.0
AC.

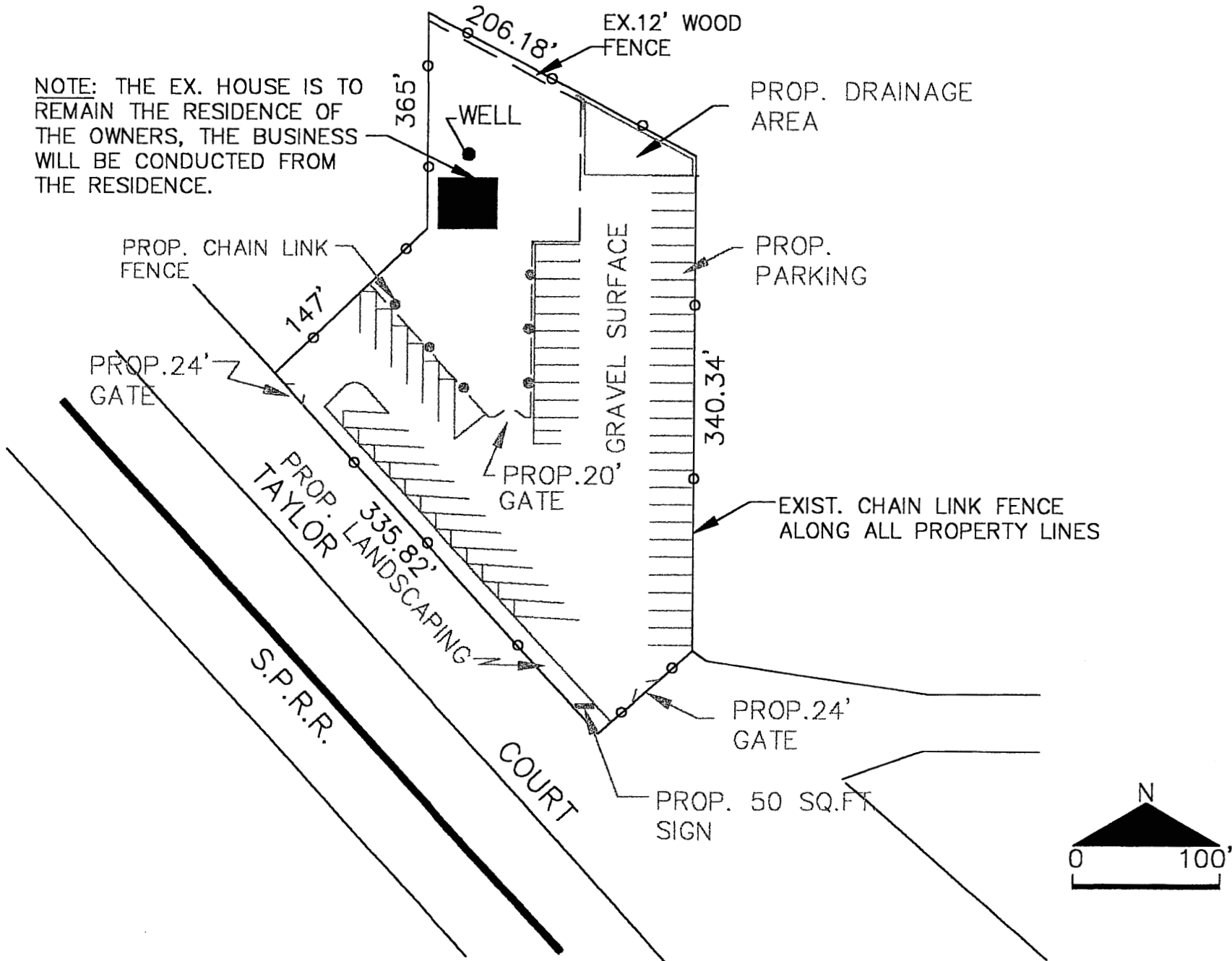
5.72AC.



9.33AC.

REZ. NO.2000-16
BY: ZANDRA SOOTS

NOTE: THE EX. HOUSE IS TO REMAIN THE RESIDENCE OF THE OWNERS, THE BUSINESS WILL BE CONDUCTED FROM THE RESIDENCE.



DEVELOPMENT SCHEDULE/STANDARDS

REZONE APPLICATION NO. 2000-16 ZANDRA SOOTS

Development Schedule:

The project shall be completed within one year of project approval.

Development Standards:

Department of Public Works

1. A paved driveway approach shall be installed to a Minor Road standard on Taylor Court between the existing edge of road pavement and the right-of-way line. The approach shall be constructed prior to final inspection and/or occupancy.
2. An encroachment permit must be obtained for a driveway approach.
3. The proposed gates at the driveway entrance and exit shall be located a minimum of 15 feet back from the property line.
4. No parking, loading or unloading of vehicles shall be permitted within the right-of-way of Taylor Court. The developer will be required to install or pay for the installation of any signs and/or markings, if warranted.
5. A Grading and Drainage Plan that meets the requirements of the Stanislaus County Department of Public Works Standards & Specifications, 1998 Edition shall be approved prior to the issuance of any building permit. The drainage system shall be installed prior to final inspection and/or occupancy.

Department of Planning and Community Development

6. This use to be conducted as described in the application and supporting information as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances.
7. A landscaping plan, consistent with County Code, for each use on the property shall be approved by the Planning Director prior to operation. Applicant, or subsequent property owner, shall be responsible for maintaining landscape plants in a healthy and attractive condition. Dead or dying plants shall be replaced with materials of equal size and similar variety.
8. All exterior lighting shall be designed (aimed down and towards the site) to provide adequate illumination without a glaring effect.

9. A plan for any proposed signs indicating the location, height, area of the sign, and message must be approved by the Planning Director for all uses on the property.
10. Construction and operation of this project shall comply with the standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District.
11. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance or issuance of the Certificate of Occupancy, at the discretion of the project developer.
12. Prior to the issuance of the Notice of Determination, the applicant shall pay, within five days of Planning Commission approval, a filing fee of \$50.00 to "Stanislaus County Clerk/Recorder" care of the Planning Department. Should the "De Minimis" finding be found invalid for any reason, the applicant/developer shall be responsible for payment of Department of Fish and Game Fees.
13. The applicant is required to defend, indemnify, or hold harmless the County, its officers and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.

Turlock Irrigation District

14. Owner/developer shall apply for a facility change for any pole or facility relocation. Facility changes are performed at developer's expense.

Stanislaus County

Planning and Community Development

1010 10th Street, Suite 3400
Modesto, CA 95354

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

CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, October 26, 1998

1. Project title: **Rezone Application No. 2000-16-Zandra Soots**
2. Lead agency name and address: **Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354**
3. Contact person and phone number: **Angela Freitas
(209)525-6330**
4. Project location: **Northeast of the Taylor Court and Warner
Road intersection, in the Turlock area. (5300
Taylor Court - APN No. 045-53-41)**
5. Project sponsor's name and address: **Zandra Soots
5300 Taylor Court
Turlock, CA 95382**
6. General plan designation: **Planned Development**
7. Zoning: **Planned Development No. 121**
8. Description of project: **Request to rezone a 1.916 acre site from
Planned Development 121 to a new Planned
Development to allow for a recreational
vehicle/boat storage facility. The site is
presently developed as a homesite with a
portion of the old Highway 99 running along
the southwest property boundary. The
existing dwelling will be maintained for
residential and office use. The storage area
will be graded, graveled, and fenced.**
9. Surrounding land uses and setting: **Fallow land to the northwest, Peterbilt truck
sales facility and Highway 99 to the east, and
agricultural land with scattered single family
dwellings to the south and west.**

- 10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

**Stanislaus County Public Works/Development Services.
Stanislaus County Department of Environmental Resources**

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Angela Freitas
Signature

September 26, 2000
Date

Angela Freitas
Printed name

For

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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ISSUES

I. AESTHETICS -- Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion:

- a-c. View of the project site from State Highway 99 is obstructed by the Peterbilt trucking sales facility located adjacent to the east. The site itself has no significant visual character and any development resulting from this project will be consistent with the limited commercial/industrial development along the west side of State Highway 99, between Keyes Road and Taylor Road. Visually, Taylor Court acts a buffer between the project site and agricultural uses located to the west.
- d. Exterior lighting is being proposed along the Taylor Court frontage of the site. A mitigation measure is being added to insure a less than significant impact to adjacent properties and drivers of Taylor Court.

Mitigation:

1. All exterior lighting shall be designed (aimed down and towards the site) to provide adequate illumination without a glare effect.

References: County policies and staff experience.

II. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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Discussion:

a, b, c. The project site is classified as Urban and Build-UP Land, which is currently utilized as a homesite with no viable agriculture. The site is not enrolled in the Williamson Act and the current zoning, Planned Development (121), is industrial in nature and was never developed on the site. The site is physically buffered from area agricultural operations by Taylor Court. The County has a Right to Farm Ordinance in place to protect normal agricultural operations from unjust nuisance complaints.

Mitigation: None.

References: Stanislaus County General Plan - Adopted October 1994, Stanislaus County Zoning Ordinance, Farmland Mapping and Monitoring Program, and the California Land Conservation Act of 1965 (Williamson Act).

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

a-d. The project site is within the San Joaquin Valley Air Basin, which has been classified as "serious non-attainment" for ozone and respirable particulate matter (PM-10) as defined by the Federal Clean Air Act. The San Joaquin Valley Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. As such, the District maintains permit authority over stationary sources of pollution.

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA which sets emissions for vehicles, and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the SJVAPCD has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin.

The City of Turlock, in a referral response dated September 8, 2000, recommended the site be paved rather than graveled, due to fugitive dust concerns. The SJVAPCD, in a referral response dated September 15, 2000, identified the project as having a less-than significant impact on the ambient air quality subject to compliance with District Regulation VIII (Fugitive Dust Prohibitions).

	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
e. This project will not expose and/or create objectionable odors.				

Mitigation:

- 2. Construction and operation of this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District.

References: San Joaquin Valley Air Pollution Control District - letter dated September 15, 2000, City of Turlock - letter dated September 8, 2000, Stanislaus County General Plan - Adopted June 1994.

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-d. The presence of endangered species and/or habitats, locally designated species, wildlife dispersal, migration corridors, and/or wetlands have not been identified on the site.

e, f. This project will have no impact to any local policies, or ordinances, and/or conservation plans protecting biological resources.

Mitigation: None.

Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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References: Stanislaus County General Plan - Adopted June 1994 and the Stanislaus County General Plan Support Documentation - Adopted June 1987.

V. CULTURAL RESOURCES -- Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

- a. The project site is not listed and/or eligible for listing on any federal, state, and/or local historical registry.
- b-d. Cultural resources have not been identified on the project site.

Mitigation: None.

References: Stanislaus County General Plan - Adopted June 1994 and the Stanislaus County General Plan Support Documentation - Adopted June 1987.

VI. GEOLOGY AND SOILS -- Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Strong seismic ground shaking? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iii) Seismic-related ground failure, including liquefaction? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Landslides? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

- a-d. As contained on page 247 of the General Plan Support Document (June 1987), the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5. Any structures resulting from this project shall meet all applicable building standards for the area in which they are constructed. Significant impacts associated with existing buildings have not been identified.
- e. County policies require the use of an aerobic treatment systems, so as to comply with the Primary and Secondary Sewage Treatment Initiative (Measure X). There is no indication the soils on the site are incapable of supporting the septic system.

Mitigation: None.

References: Stanislaus County General Plan - Adopted June 1994, Stanislaus County General Plan Support Documentation - Adopted June 1987, and the 1997 Uniform Building Code.

VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a-c. Pesticide exposure is a risk in areas near agricultural uses. Sources of exposure include contaminated groundwater which is consumed and drift from spray applications. The groundwater is not known to be contaminated in this area. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. The site is not located within one-quarter mile of an existing or proposed school.
- d. The site is not known to be included on any list(s) of hazardous materials sites.
- e, f. The site is not located within an airport land use plan, within two miles of a public airport, or in the vicinity of a private airstrip.
- g. There is no indication this project will impair or interfere with any emergency plan.
- h. The site is not located in a wildland area.

Mitigation: None.

References: Stanislaus County General Plan - Adopted June 1994, the Stanislaus County General Plan Support Documentation - Adopted June 1987, and the Stanislaus County Airport Land Use Plan - Adopted 1978

VIII. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a-f. There is no indication this project will result in impacts to ground water quality and supply. Run-off is not considered an issue because of several factors which limit the potential impact. These factors include permeable soils, relatively low rainfall intensities, and the flat slope of the subject site.
- g-i. The project site is not located within any local, state, or federal flood areas.
- j. The site is not located in area subject to these conditions.

Mitigation: None.

References: Stanislaus County General Plan - Adopted June 1994 and the Stanislaus County General Plan Support Documentation - Adopted June 1987.

IX. LAND USE AND PLANNING - Would the project:

a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-c. This project will not result in the physical division of an established community, is consistent with the County General Plan, and is not located in an area covered by a conservation plan.

Mitigation: None.

References: Stanislaus County General Plan - Adopted June 1994 and the Stanislaus County General Plan Support Documentation - Adopted June 1987.

X. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-b. Mineral resources have not been identified on the site.

Mitigation: None.

References: Stanislaus County General Plan - Adopted June 1994 and the Stanislaus County General Plan Support Documentation - Adopted June 1987.

XI. NOISE -- Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a-d. The grading and graveling of the project site may result in a temporary increase in the area's ambient noise levels. However, these levels are not anticipated to be significant and will be required to meet the standards identified in the "Noise Element" of the Stanislaus County General Plan. The site itself is impacted by the noise generated from nearby State Highway 99. An on-site 12-foot high sound wall has been constructed to relieve the existing residential users of the highway noise.
- e-f. The site is not located within a airport land use plan, within two miles of a public airport, or in the vicinity of a private airstrip.

Mitigation: None.

References: Stanislaus County General Plan - Adopted June 1994, Stanislaus County General Plan Support Documentation - Adopted June 1987, the Stanislaus County Airport Land Use Plan - Adopted 1978 and staff experience.

XII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a-c. This project does not contain substantial growth inducing features and will not result in the displacement of existing housing and/or people.

Mitigation: None.

References: Stanislaus County General Plan - Adopted June 1994 and the Stanislaus County Zoning Ordinance.

XIII. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a. As with any development, public services will be affected. In order to reduce the impact to affected public services, the County has standardized mitigation adoption of Public Facilities Impact Fees and Fire Facilities Fee's.

Mitigation:

3. *Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The Fees shall be payable at the time of issuance for any building permit, change of use, and/or change of occupancy and shall be based on the rates in effect at the time of permit issuance.*

References: County policies, Stanislaus County General Plan - Adopted June 1994, and the Stanislaus County General Plan Support Documentation - Adopted June 1987.

XIV. RECREATION --

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a-b. The proposed project will not result in recreational impacts.

Mitigation: None.

References: County policies, Stanislaus County General Plan - Adopted June 1994, and the Stanislaus County General Plan Support Documentation - Adopted June 1987.

	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a-b. Both the California Department of Transportation (CALTRANS) and the County Public Works Department have reviewed this project. Neither department has indicated this project will result in a substantial increase in traffic or contribute to an unacceptable level of service on existing area roadways.
- c. This project will not result in a change in air traffic patterns
- d. There is no indication the design features of this project are hazards and/or incompatible uses exist.
- e. There is no indication this project will result in inadequate emergency access.
- f. The project site is adequate in size to support the necessary parking for the proposed use.
- g. This project does not conflict with adopted transportation policies, plans, or programs.

Mitigation: None

References: California State Department of Transportation - letter dated September 15, 2000, County Public Works Department- letter dated September 15, 2000, Stanislaus County General Plan - Adopted June 1994 and the Stanislaus County General Plan Support Documentation - Adopted June 1987.

XVI. UTILITIES AND SERVICE SYSTEMS --

Would the project:

a) Exceed wastewater treatment requirements of the	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
applicable Regional Water Quality Control Board?				
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

- a, b, d, e. The project site will be served by an on-site aerobic septic systems and private water well. Concerns regarding groundwater quality and availability have not been expressed.
- c. Storm water will be contained within an on-site drainage area designed to meet all applicable County Public Works Department standards and specifications.
- f-g. This project will not conflict with any applicable solid waste regulations and will have no significant impact to the existing landfill capacity.

Mitigation: None.

References: Stanislaus County General Plan - Adopted June 1994 and the Stanislaus County General Plan Support Documentation - Adopted June 1987.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE --

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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AF:cm
 (I:\Angela\Rezone\Rez 2000-16 Soots\final initial.wpd)

Stanislaus County

Planning and Community Development

1010 10th Street, Suite 3400
Modesto, CA 95354

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

Mitigation Monitoring Plan

Adapted from CEQA Guidelines sec. 15097 Final Text, October 26, 1998

September 26, 2000

1. Project title and location: **Rezone Application No. 2000-16 - Zandra Soots**
2. Project Applicant name and address: **Zandra Soots
5300 Taylor Court
Turlock, CA 95382**
3. Person Responsible for Implementing Mitigation Program (Applicant Representative): **Zandra Soots**
4. Contact person at County: **Angela Freitas, Associate Planner
(209)525-6330**

MITIGATION MEASURES AND MONITORING PROGRAM:

List all Mitigation Measures by topic as identified in the Mitigated Negative Declaration and complete the form for each measure.

I. AESTHETICS

- No. 1 Mitigation Measure: All exterior lighting shall be designed (aimed down and towards the site) to provide adequate illumination without a glare effect.
- Who Implements the Measure: Applicant
- When should the measure be implemented: Prior to operation of the approved use.
- When should it be completed: At all times.
- Who verifies compliance: Planning Department and Building Department
- Other Responsible Agencies: None

III. AIR QUALITY

- No. 2 Mitigation Measure: Construction and operation of this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control

District.

Who implements the Measure: Applicant

When should the measure be implemented: At all times.

When should it be completed: At all times.

Who verifies compliance: San Joaquin Valley Air Pollution Control District (SJVAPCD) and Planning Department

Other Responsible Agencies: None

XIII. PUBLIC SERVICES

No. 3 Mitigation Measure:

Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The Fees shall be payable at the time of issuance for any building permit, change of use, and/or change of occupancy and shall be based on the rates in effect at the time of permit issuance.

Who implements the Measure: Applicant


When should the measure be implemented: Prior to the issuance of a building permit, change of use, and/or change of occupancy.

When should it be completed: Prior to the issuance of a building permit, change of use, and/or change of occupancy.

Who verifies compliance: Building Department and Planning Department.

Other Responsible Agencies: None

I the undersigned, do hereby certify that I understand and agree to be responsible for implementing the Mitigation Program for the above listed project.


 Person Responsible for Implementing
 Mitigation Program

10/3/00
 Date

MITIGATED NEGATIVE DECLARATION

NAME OF PROJECT: Rezone Application No. 2000-16 - Zandra Soots

LOCATION OF PROJECT: Northeast of the Taylor Court and Warner Road intersection, in the Turlock area. (5300 Taylor Court - APN No. 045-53-41)

PROJECT DEVELOPER: Zandra Soots

DESCRIPTION OF PROJECT: Request to rezone a 1.916 acre site from Planned Development 121 to a new Planned Development to allow for a recreational vehicle/boat storage facility. The site is presently developed as a homesite with a portion of the old Highway 99 running along the southwest property boundary. The existing home will maintained for residential and office use. The storage area will be graded, graveled, and fenced.

Based upon the Initial Study, dated **September 26, 2000** the Environmental Coordinator finds as follows:

1. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
2. This project will not have impacts which are individually limited but cumulatively considerable.
3. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The aforementioned findings are contingent upon the following mitigation measures (if indicated) which shall be incorporated into this project:

1. All exterior lighting shall be designed (aimed down and towards the site) to provide adequate illumination without a glare effect.
2. Construction and operation of this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District.
3. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The Fees shall be payable at the time of issuance for any building permit, change of use, and/or change of occupancy and shall be based on the rates in effect at the time of permit issuance.

The Initial Study and other environmental documents are available for public review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto,

REZ 2000-16
Mitigated Negative Declaration
Page 2

California.

Initial Study prepared by: Angela Freitas, Assistant Planner

Submit comments to: Stanislaus County
Planning and Community Development Department
1010 10th Street, Suite 3400
Modesto, California 95354

AF:cm
I:\Angela\Rezone\Rez 2000-16 Soots\final initial.wpd

CALIFORNIA DEPARTMENT OF FISH AND GAME

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Project Title/Location (include county):

Rezone Application No. 2000-16 - Zandra Soots
Northeast of the Taylor Court and Warner Road intersection, in the Turlock area. (5300 Taylor Court - APN No. 045-53-41)

Project Description:

Request to rezone a 1.916 acre site from Planned Development 121 to a new Planned Development to allow for a recreational vehicle/boat storage facility. The site is presently developed as a homesite with a portion of the old Highway 99 running along the southwest property boundary. The existing home will maintained for residential and office use. The storage area will be graded, graveled, and fenced.

Findings of Exemption (attach as necessary):

The Stanislaus County Planning Commission make a finding of "De Minimis" on this project for the following reasons:

1. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
2. This project will not have impacts which are individually limited but cumulatively considerable.
3. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

Certification:

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

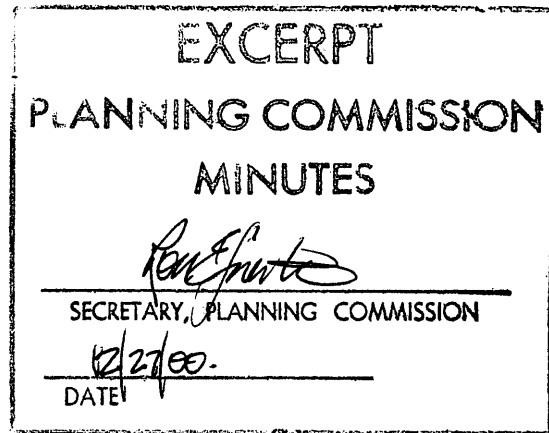
(Chief Planning Official)

Title: Planning Director
Lead Agency: Stanislaus County
Date: _____

**SUMMARY RESPONSES: ENVIRONMENTAL REV
REFERRALS PROJECT: REZ 2000-16 - ZANDRA ZOOTS**

Planner:

REFERRED TO:	PUBLIC HEARING NOTICE	RESPONDED		RESPONSE			MITIGATION MEASURES		Conditions		
		YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	No	
DATE: AUGUST 29, 2000											
AGRICULTURE COMMISSIONER	X		X								
AIRPORT LANDS COMMISSION											
CA DEPT OF FORESTRY											
CALTRANS	X	X		X				X			X
CITY OF TURLOCK	X	X					X	X			X
COMMUNITY SERVICES/SANITARY DISTRICT											
CORPS OF ENGINEERS											
COUNTY COUNSEL	X		X								
DEVELOPMENT SERVICES	X		X								
ENVIRONMENTAL RESOURCES	X	X					X				
FIRE PROTECTION DISTRICT: KEYES	X	X	X								
CONSOLIDATED FIRE PROTECTION DISTRICT	X		X	X				X			X
FISH & GAME	X		X								
HOSPITAL DISTRICT											
IRRIGATION DISTRICT: TURLOCK	X	X	X				X	X		X	
LAFCO											
MOSQUITO DISTRICT	X		X								
MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	X	X								
MUNICIPAL ADVISORY COUNCIL: KEYES	X	X	X								
NATURAL RESOURCES CONSERVATION SERVICE											
PARKS & FACILITIES	X		X				X				
P.G. & E.	X	X	X								
PUBLIC WORKS	X		X	X				X		X	
REDEVELOPMENT	X		X				X				
REGIONAL WATER QUALITY											
RISK MANAGEMENT	X		X	X				X		X	
StanCOG	X		X								
SCHOOL DISTRICT 1: KEYES UNION	X	X	X								
SCHOOL DISTRICT 2: TURLOCK JOINT HIGH SCHOOL	X	X	X								
SHERIFF	X	X	X								
STANISLAUS COUNTY FARM BUREAU	X		X								
STANISLAUS ERC	X		X				X				
STATE CLEARINGHOUSE	X		X				X				
STATE LANDS BOARD											
SUPERVISORIAL DISTRICT 2: TOM MAYFIELD	X		X								
TELEPHONE COMPANY	X		X								
TUOLUMNE RIVER PRESERVATION TRUST											
US FISH & WILDLIFE											
VALLEY AIR DISTRICT	X		X		X		X	X		X	
WATER DISTRICT											
DEPT. OF WATER RESOURCES											



NON-CONSENT ITEMS

B. REZONE APPLICATION NO. 2000-16 - ZANDRA SOOTS

Request to rezone a 1.916 acre site from Planned Development 121 to a new Planned Development to allow for a recreational vehicle/boat storage facility. The existing home will maintained for residential and office use. Located at 5300 Taylor Court, in the Turlock area.

APN: 045-53-41

Staff report: Angela Freitas, Recommends **APPROVAL**.

Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Rod Hawkins, Hawkins and Associates Engineering, representing the applicant.

Public hearing closed.

Griffin/Byrd, Unanimous, **RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS WITH REVISED SITE PLAN.**

ORDINANCE NO. C.S. - 748

AN ORDINANCE ADOPTING SECTIONAL DISTRICT MAP NO. 9-110.904 FOR THE PURPOSE OF REZONING A 1.916 ACRE SITE FROM PLANNED DEVELOPMENT 121 TO A NEW PLANNED DEVELOPMENT TO ALLOW FOR A RECREATIONAL VEHICLE/BOAT STORAGE FACILITY THE EXISTING HOME WILL MAINTAINED FOR RESIDENTIAL AND OFFICE USE. LOCATED AT 5300 TAYLOR COURT, IN THE TURLOCK AREA. APN: 045-53-41

The Board of Supervisors of the County of Stanislaus, State of California, ordains as follows:

Section 1. Sectional District Map No. 9-110.904 is adopted for the purpose of designating and indicating the location and boundaries of a District, such map to appear as follows:

(Insert Map Here)

Section 2. This ordinance shall take effect and be in full force thirty (30) days from and after the date of its passage and before the expiration of fifteen (15) days after its passage it shall be published once, with the names of the members voting for and against same, in the Turlock Journal, a newspaper of general circulation published in Stanislaus County, State of California.

Upon motion of Supervisor Mayfield, seconded by Supervisor Caruso, the foregoing ordinance was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this 9th day of January, 2001, by the following called vote:

AYES: Supervisors: Mayfield, Blom, Simon, Caruso and Chair Paul

NOES: Supervisors: None

ABSENT: Supervisors: None

ABSTAINING: Supervisors: None

Paul Paul

CHAIR OF THE BOARD OF SUPERVISORS
OF THE County of Stanislaus, State of
California

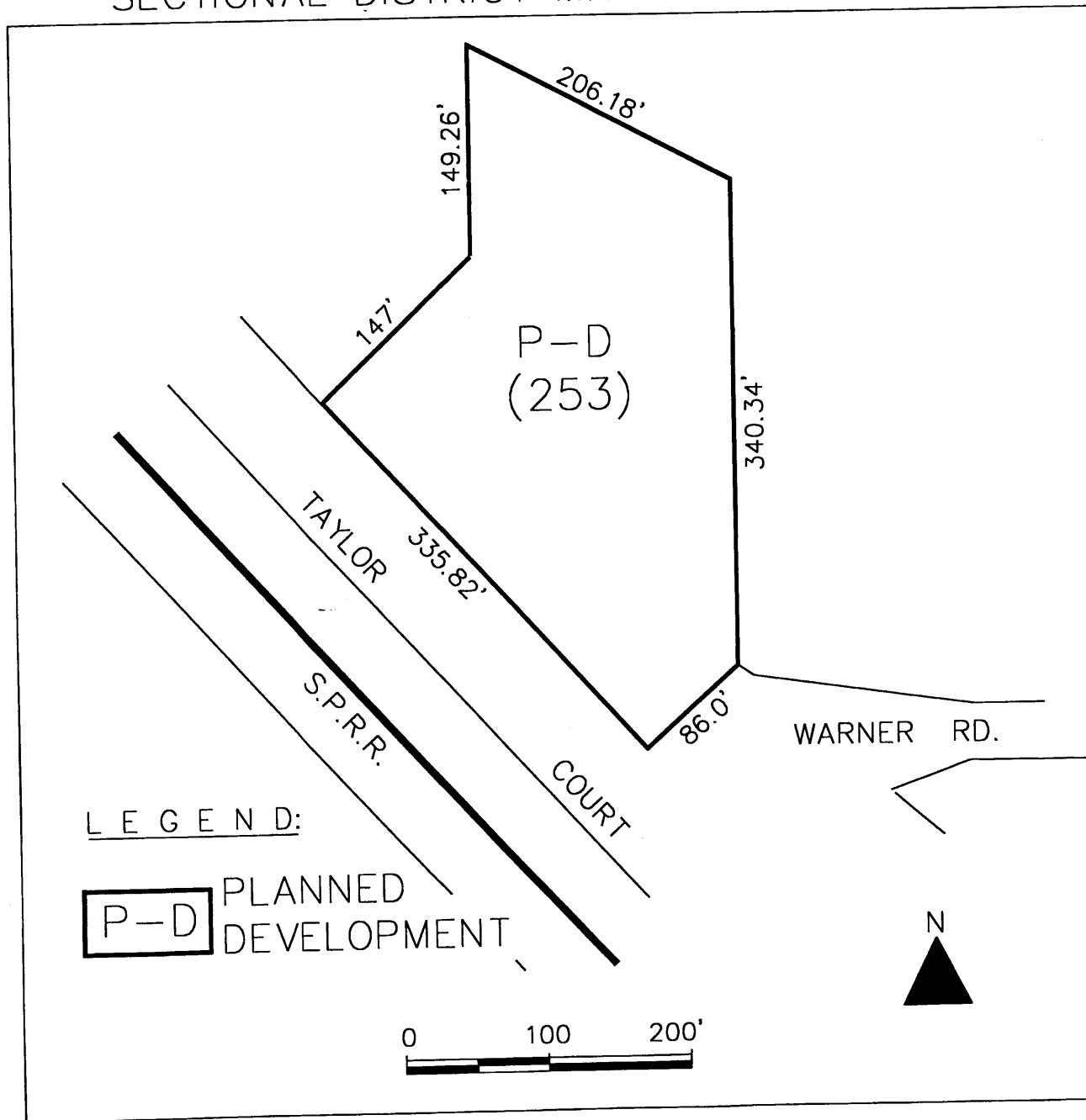
ATTEST: REAGAN M. WILSON, Clerk of
the Board of Supervisors of
the County of Stanislaus,
State of California

BY: *Lillie Farriester*
Lillie Farriester, Assistant Clerk



ORD-54-G-7

SECTIONAL DISTRICT MAP NO.9-110.904



Jan 11 01 05:33p

P. 1

STANISLAUS COUNTY BOARD OF SUPERVISORS

1010 10TH STREET, SUITE 6700
MODESTO, CA 95354
(209) 525-6415
Fax: (209) 525-4420

fax transmittal

to: Attn: Laura Cakebread, Legal Clerk
Turlock Journal

fax: 632-8813

from: Lillie Farriester, Assistant Clerk

date: January 11, 2001

re: Legal Ad - Keyword: Ord. C.S. 748 for Reso. #2001-30

pages: 3



NOTES: Please publish in the Turlock Journal the attached Ordinance C.S. 748 for Resolution #2001-30 on Wednesday, January 17, 2001 (please shrink the ad (and attached map) as much as possible and omit any extra lines and spaces).

**** Please Confirm Receipt By Fax ****

To confirm receipt of this notice and acceptance of publication dates Please print your name below and fax this form to us today at 525-4420. If you are unable to publish as requested, please call Lillie at 525-6415 or Liz at 525-6414 immediately.

Send 2 Proofs of Publication with the bill to: Christine Ferraro Tallman, Clerk to the Board of Supervisors, at the above address. Also, for tracking purposes, please include the "Keywords" provided above on your invoice. If you have any questions, please call Lillie or Liz at 525-6415. Thanks!
Lillie

Laura Cakebread

1/12/01

PRINT YOUR NAME

DATE