

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

DEPT: Planning & Community Development *ff*

Urgent _____ Routine X

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

BOARD AGENDA # 9:25 a.m.

AGENDA DATE: February 6, 2001

4/5 Vote Required YES _____ NO X

SUBJECT:

APPROVAL OF REZONE APPLICATION NO. 2000-20 AND PARCEL MAP APPLICATION NO. 2000-26 - A & L PIRRONE VINEYARDS, INC.

PLANNING COMMISSION RECOMMENDATION:

AT A PUBLIC HEARING HELD DURING ITS REGULAR MEETING OF JANUARY 4, 2001, THE PLANNING COMMISSION, ON A UNANIMOUS VOTE, RECOMMENDED THAT YOUR BOARD: 1) ORDER THE FILING OF A MITIGATED NEGATIVE DECLARATION; 2) FIND THE PROJECT TO BE "DE MINIMIS" FOR THE PURPOSE OF FISH AND GAME CODES; AND, 3) APPROVE REZONE APPLICATION NO. 2000-20 AND PARCEL MAP APPLICATION NO. 2000-26 SUBJECT TO THE ATTACHED DEVELOPMENT STANDARDS AND CONDITIONS, AS RECOMMENDED BY STAFF.

FISCAL IMPACT:

Additional taxes will be generated by the new planned industrial development.

BOARD ACTION

No. 2001-92

On motion of Supervisor Blom, Seconded by Supervisor Simon,
and approved by the following vote,

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

Noes: Supervisors: None

Excused or Absent: Supervisors: Mayfield

Abstaining: Supervisor: None

- 1) X Approved as recommended
- 2) _____ Denied
- 3) _____ Approved as amended

INTRODUCED, ADOPTED, AND WAIVED THE READINGS OF
ORDINANCE C.S. 751

ATTEST: REAGAN M. WILSON, Clerk By: Christine Ferraro Deputy File No. ORD-54-H-1

SUBJECT: APPROVAL OF REZONE APPLICATION NO. 2000-20 AND PARCEL MAP APPLICATION NO. 2000-26 - A & L PIRRONE VINEYARDS, INC.

PAGE 2

DISCUSSION: The proposed project seeks to rezone from A-2-40 to Planned Industrial (PI) and to divide a 2.20 acre parcel, located along Highway 99, into 16 separate parcels to allow development consistent with the Planned Industrial zone. The total area of the buildings range from 1,000 to 5,000 square feet in size. The buildings will be constructed of a steel frame with stucco, glass, and roll-up door exteriors. Wall mounted signs for the two frontage businesses, along with a sign monument, resembling the building architecture, will be placed along the Pirrone Road frontage at the entry to the development (See Planning Commission Staff Report for elevation details). The property is currently zoned A-2-40 and designated as Planned Development on the General Plan and Planned Industrial on the Salida Community Plan. The site is a part of the Salida Mello-Roos project and the third non-residential proposal located along the Pirrone Road/Highway 99 frontage.

The subject applications are consistent with the General Plan, the Salida Community Plan, the Salida Mello-Roos project and other similar developments in the area. At the Planning Commission hearing, only the project developer spoke on the matter. The Planning Commission informed the applicant/developer that they approved of the building elevations and signage as presented, and, on a unanimous vote, recommended approval of the proposal as proposed and recommended by staff.

**POLICY
ISSUES:**

The General Plan and Salida Community Plan designates the subject property for this type development.

**STAFFING
IMPACT:**

None.

ATTACHMENTS:

Planning Commission Staff Report, January 4, 2001
Planning Commission Minutes, January 4, 2001

STANISLAUS COUNTY PLANNING COMMISSION

January 4, 2001

STAFF REPORT

REZONE APPLICATION NO. 2000-20
AND PARCEL MAP APPLICATION NO.2000-26
A & L PIRRONE VINEYARDS, INC.

REQUEST: TO REZONE A 2.20 ACRE SITE FROM A-2-40 (GENERAL AGRICULTURE) TO PI (PLANNED INDUSTRIAL) AND CREATE SIXTEEN (16) PARCELS RANGING IN SIZE FROM 2511 SQ. FT. TO 13,578 SQ. FT. TO ALLOW THE DEVELOPMENT WITH USES CONSISTENT WITH THE PI ZONE.

APPLICATION INFORMATION

Owner:	A & L Pirrone Vineyards, Inc.
Applicant:	Gerry Hughes
Agent:	Giuliani & Kull, Inc.
Location:	East of Hwy. 99 on Pirrone Road, north of intersection of Pirrone Road and Pirrone Court, Salida
Section, Township, Range:	33-2-8
Supervisory District:	Three (Blom)
Assessor's Parcel:	Portions of 136-08-36 and 136-08-37
Referrals:	See Exhibit "B" Environmental Review Referrals
Area of Parcels:	Parcels 1 and 16: 13,578 sq.ft.; Parcels 2 and 15: 9,486 sq.ft.; Parcels 3,4,13 and 14: 4,836 sq.ft.; Parcels 5, 6, 7, 10, 11 and 12: 2,511 sq.ft.: and Parcels 8 and 9: 7,553 sq.ft.
Water Supply:	City of Modesto
Sewage Disposal:	Salida Sanitary District
Existing Zoning:	A-2-40 (General Agriculture)
General Plan Designation:	Planned Development
Community Plan Designation:	Planned Industrial
Environmental Review:	Mitigated Negative Declaration recommended
Present Land Use:	Vacant
Surrounding Land Use:	Hwy.99, orchards and approved mini-storage facility.

PROJECT DESCRIPTION

The project proposes to rezone the 2.20 acre site from A-2-40 (General Agriculture) to PI (Planned Industrial) and create sixteen (16) parcels, ranging in size from 2,511 to 13,758 square feet, to accommodate development with uses consistent with the PI zone. The total area of the buildings range from 1,000 to 5,000 square feet in size. The buildings will be constructed of a steel frame with stucco and glass and roll-up door exteriors as shown on Exhibit "F". The construction materials and architecture style is similar to the project recently constructed just south of this site. Eighty-four parking spaces will be provided for the entire site, with reciprocal ingress/egress easements created for all the lots. As required in PI zones with unspecified uses, a Staff Approval permit will be required for each business to ensure compatibility with the zoning and the development standards.

BACKGROUND

In September 1987, an application was submitted which included a request to amend the County General Plan, the Salida Community Plan and expand the Salida Wastewater Treatment Plant. An Environmental Impact Report (EIR) was prepared on this project. In December 1988, the Board of Supervisors certified the Final EIR as complete and approved the General Plan and Salida Community Plan amendments. The use permit for the expansion of the sewer facilities was approved by the Planning Commission on April 10, 1989.

The proponents included the formation of a Mello-Roos Community Facilities District and the development of the Salida PD Guidelines in their original project proposal in order to finance the needed infrastructure, offset many of the anticipated impacts and establish development criteria to guide individual projects and provide consistency within the overall project boundary. The Salida PD Guidelines were adopted by the Board in August 1989.

Since the approval of the general plan amendment, the project proponents have finalized the details of the various facility plans and fee programs including sewer, water, drainage, circulation, and parks. In addition, a County Service Area (CSA) has been formed for the maintenance of the storm drainage system, park, and wall landscaped areas, as well as, for the provisions of extended sheriff services.

The Salida "Mello-Roos" project, as it is commonly known, includes a mixture of land uses. Although residential uses make up the majority of the project area, there are also commercial, industrial, and public areas included. This project is the third project to be proposed in an industrial designated area outside of the Landmark Business Park.

ENVIRONMENTAL REVIEW

Stanislaus County has determined that it is the Lead Agency for Environmental Review under CEQA for the proposed project. As such, staff has prepared an Initial Study and proposed a Mitigated Negative Declaration. The environmental documentation is attached, Exhibit "C".

Staff has not received any significant comments on the document. A copy of the referral checklist is included. The proposed Mitigated Negative Declaration declares the proposed changes will not have a significant effect on the environment and incorporates the mitigation measures identified in the Initial Study and the previously certified EIR.

PLANNING CONSIDERATIONS

This is a two part application which requires specific findings for the rezone and parcel map. The concern pertaining to the rezone is simply that it must be found to be consistent with the General Plan and Salida Community Plan designations. In this instance, the proposed PI (Planned Industrial) zoning is the same as the Salida Community Plan designation of Planned Industrial and consistent with the Planned Development General Plan designation for this site. Therefore, this finding of consistency can easily be made.

The second area of consideration pertains to the parcel map which would create sixteen separate parcels.

20.12.040 Findings requiring disapproval.

A tentative map shall not be approved or conditionally approved by the commission if it makes any of the following findings:

- A. That the proposed map is not consistent with applicable general and specific plans;
- B. That the design or improvements of the proposed subdivision is not consistent with applicable general and specific plans;
- C. That the site is not physically suitable for the proposed density of development;
- D. That the site is not physically suitable for the type of development;
- E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
- F. That the design of the subdivision or the type of improvements are likely to cause serious public health problems;
- G. That the design of the subdivision or the type of improvements will conflict with easements acquired by the public at large, for access through, or use of, property within the proposed subdivision. In this connection, the commission may approve a map if it finds that alternate easements for access or for use, will be provided and that these will be substantially equivalent to the ones

previously acquired by the public. This subsection shall apply only to easements of record or easements established by judgment of a court of competent jurisdiction.

Staff believes, based on the information provided, that none of the above findings which would require denial of the parcel map can be made. The proposed sixteen parcel tentative map is consistent with the community plan, general plan and proposed zoning. Building setbacks comply with all existing easements and a reciprocal ingress/egress easement will be provided for all parcels to share parking facilities. The site will be served by public water and sewer systems, as well as a positive storm drainage system. The configuration and small parcel sizes can be compared to a "condominium" type development, which allows separate ownership of the individual parcels and buildings on those parcels. This arrangement has been used on the previously approved project currently under development at the intersection of Pirrone Road and Pirrone Court.

DISCUSSION

The General Plan and Salida Community Plan Amendments, which were approved in December 1988, designated this frontage area along Highway 99 for planned industrial uses. The list of uses proposed by the applicant are those identified and permitted under Section 21.42.020 of the Zoning Ordinance for the PI zone. However, since there are no specific uses proposed at this time, a staff approval permit will be required for each business to ensure compatibility with the zoning and the development standards. The project design and amenities are consistent with the type of development anticipated for this area.

CONCLUSION

As is evident from the above discussion, the proposal is consistent with the overall Salida Mello-Roos project for this area and staff is in support of this project. The proposed changes in designations will allow this site to be marketed for Planned Industrial uses which would seemingly be a good fit for the site without impacting the surrounding area. The site is located within the boundaries of the Salida Mello-Roos project and the physical characteristics of the development will be similar to the project currently under construction just south of this site.

RECOMMENDATION

Based on all evidence on the record, and on the ongoing discussion, staff recommends that the Planning Commission recommend that the Board of Supervisors take the following actions regarding this project:

1. Issue a Mitigated Negative Declaration, based on the Initial Study and Mitigation Measures and find the project to be "De Minimis" for the purpose of Fish and Game Codes;

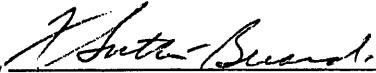
2. Find that the project is consistent with the overall goals and policies of the County General Plan;
3. Find that the proposed PI zoning is consistent with the Planned Development General Plan description;
4. Determine that none of the findings precluding parcel map approval can be made;
5. Find that the project will increase activity in and around the project area, and increase demands for roads and services, thereby requiring dedications and improvements;
6. Approve Rezone Application No. 2000-20, subject to the attached Development Standards; and,
7. Approve Parcel Map Application No. 2000-26, subject to the Development Standards.

Report written by: Fran Sutton-Berardi, Senior Planner, December 12, 2000

Attachments:

- Exhibit A - Maps
- Exhibit B - Initial Study and Environmental Review Referral and Responses
- Exhibit C - Mitigated Negative Declaration
- Exhibit D - Development Schedule/Development Standards
- Exhibit E - Certificate of Fee Exemption
- Exhibit F - Building Elevations

Reviewed by:



Fran Sutton-Berardi, Senior Planner

BM:
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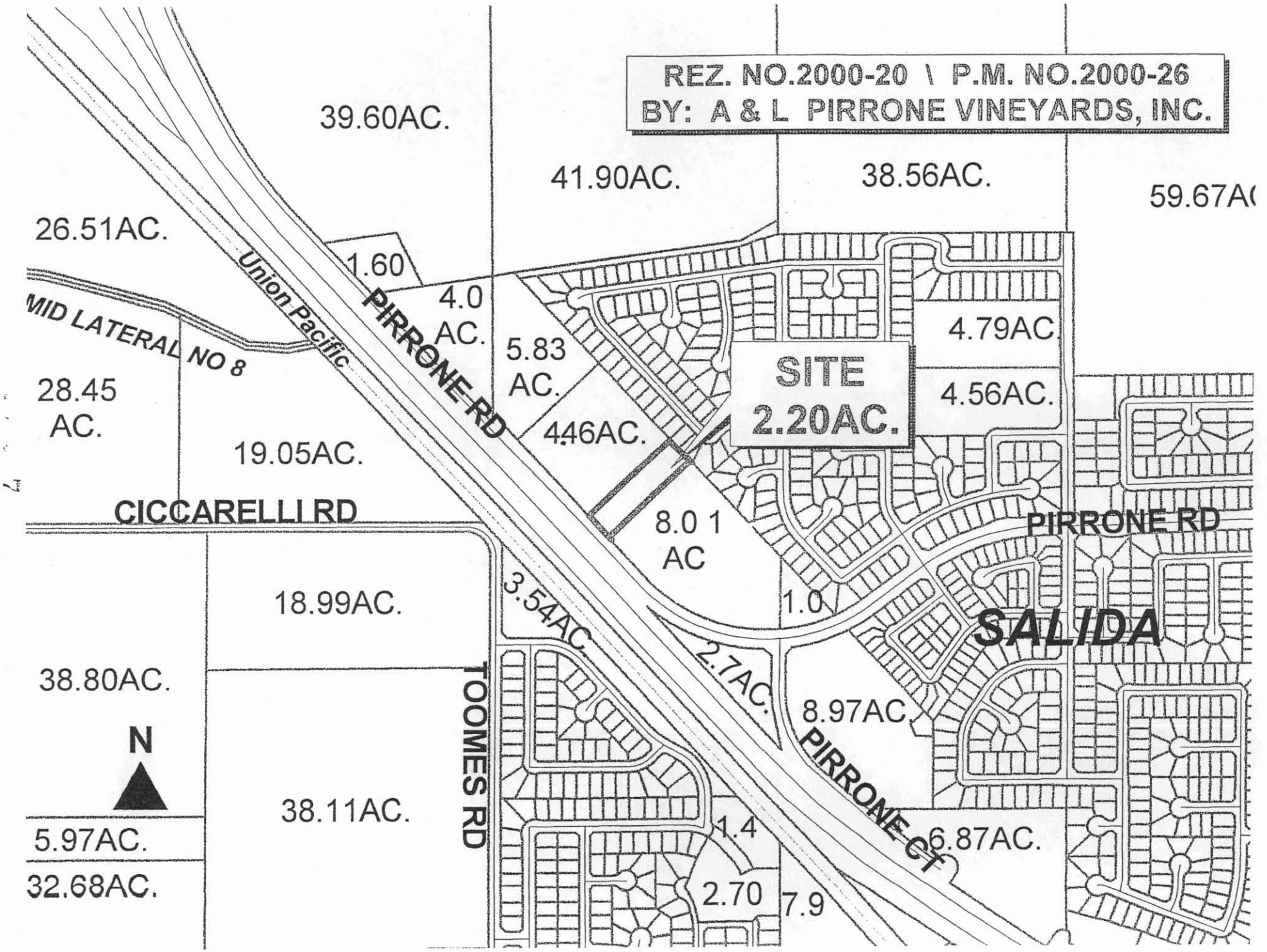
REZ. NO2000-20 \ P.M. NO.2000-26
BY: A & L PIRRONE VINEYARDS, INC.

SITE



EXHIBIT A

REZ. NO.2000-20 \ P.M. NO.2000-26
BY: A & L PIRRONE VINEYARDS, INC.

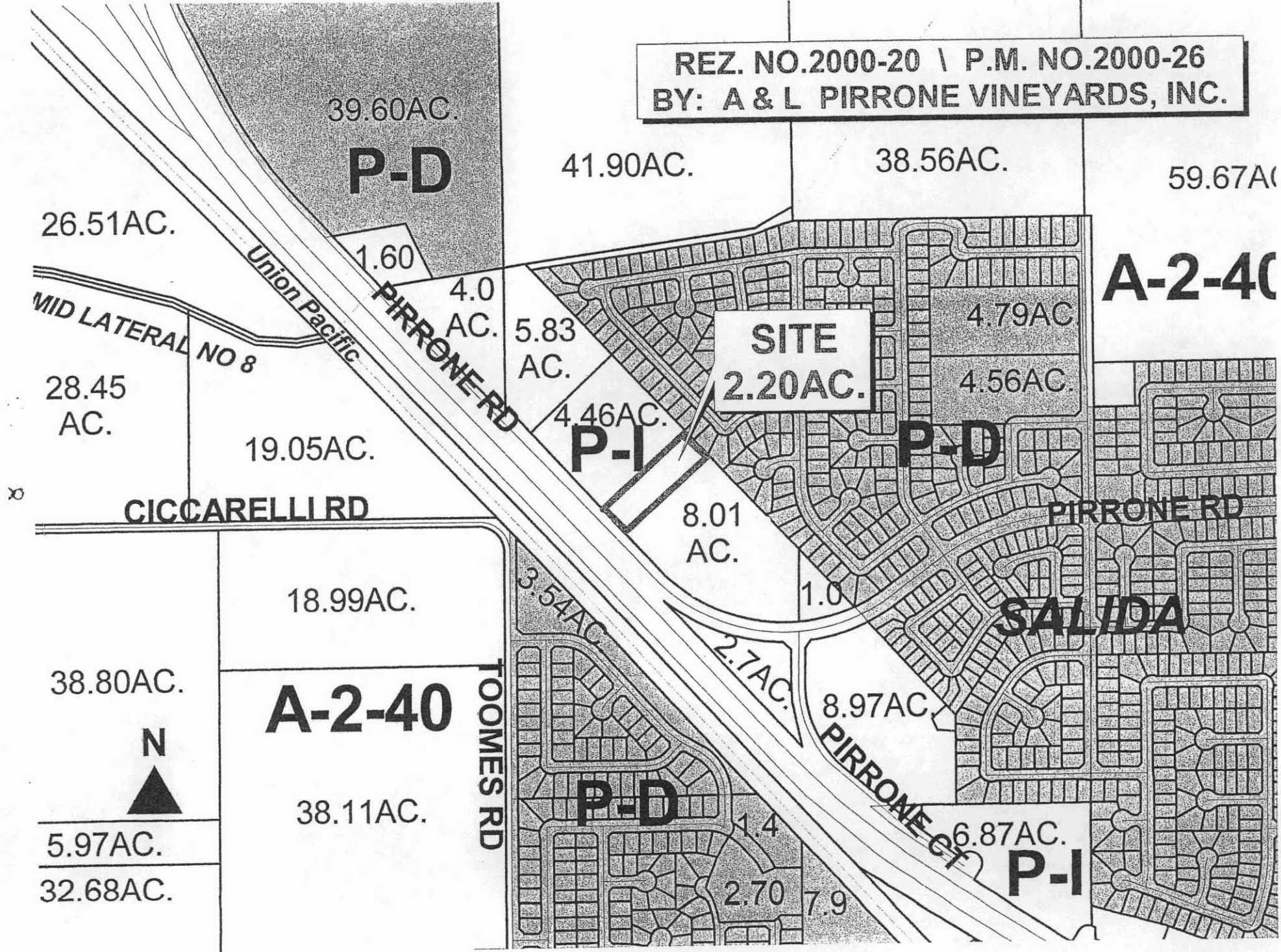


SITE
2.20AC.

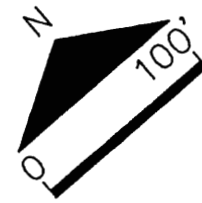
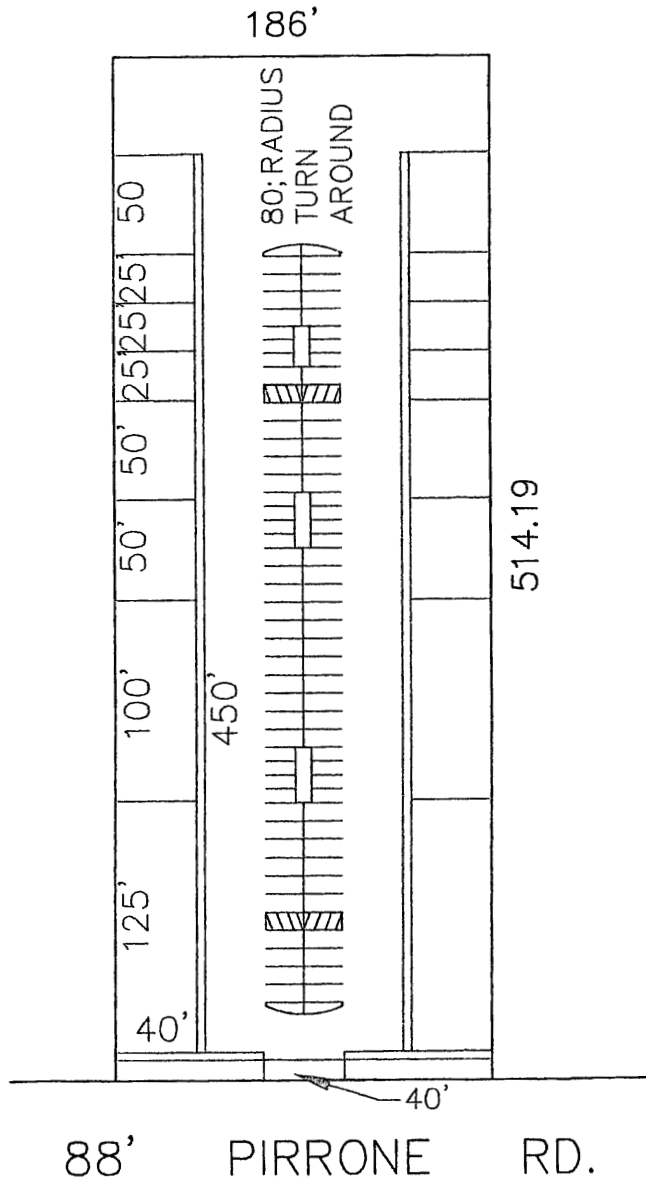
SALIDA



REZ. NO.2000-20 \ P.M. NO.2000-26
BY: A & L PIRRONE VINEYARDS, INC.



REZ. NO.2000-20 \ P.M. NO.2000-26
BY: A & L PIRRONE VINEYARDS, INC.



REZ. NO.2000-20\ P.M. NO.2000-26
 BY: A&L PIRRONE VINEYARDS, INC.

10

186'

81.21'	9 7553S.F.	8 7553S.F.
27'	10 2511S.F.	7 2511S.F.
27'	11 2511S.F.	6 2511S.F.
27'	12 2511S.F.	5 2511S.F.
52'	13 4836S.F.	4 4836S.F.
52'	14 4836S.F.	3 4836S.F.
102'	15 9486S.F.	2 9486S.F.
146'	16 13578S.F.	1 13578S.F.
93'		93'

514.21'

PIRRONE

RD.



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. 2000-20 and Parcel Map Application No. 2000-26 - A & L Pirrone Vineyards, Inc.**
2. Lead agency name and address: **Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354**
3. Contact person and phone number: **Fran Sutton-Berardi, Senior Planner
(209)525-6330**
4. Project location: **The site is located on the east side of Pirrone Road adjacent to Highway 99 on the west, in the unincorporated community of Salida.**
5. Project sponsor's name and address: **Gerry Hughes
P.O. Box 97
Salida, CA 95368**
6. General plan designation: **Planned Development and the Salida Community Plan Designation of Planned Industrial**
7. Zoning: **A-2-40 (General Agriculture)**
8. Description of project: **Request to rezone 2.20 acres from A-2-40 (General Agriculture) to Planned Industrial and create 16 parcels ranging from 2,511 square feet to 13,578 square feet on 2.20 acres to allow the development of planned industrial uses, as permitted under Section 21.42.02 of the Stanislaus County Zoning Ordinance. The General Plan designation for the site is Planned Development, and the Salida Community Plan designation is Planned Industrial. The proposed changes have been reviewed with respect to that project, as well as current environmental conditions.**
9. Surrounding land uses and setting: **The site currently is an orchard.**
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

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.

- Aesthetics
- Agriculture Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology /Soils
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities / Service Systems
- 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.

Carole Maben
Signature

November 9, 2000
Date

Carole Maben
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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion: The elevations proposed for the site are similar to those already existing along Highway 99. The project would have no effects on aesthetics by obstructing any scenic views or create offensive public views.

Mitigation:

1. *Lighting shall be shielded to prevent lights and glare on the neighboring land uses.*

References: Stanislaus County General Plan and Support Document, Salida PD Guidelines, and the Salida Mello-Roos Project Final EIR.

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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion: The site has been designated for urban use in the Salida Community Plan for many years. Although considered to be prime farmland, the site is adjacent to Highway 99 and urban development and is included in the Salida Community Plan. Development, consistent with the Community Plan, will compliment the surrounding areas.

Mitigation: None required.

References: Stanislaus County General Plan and Support Document, the Salida Community Plan, and the Salida Mello-Roos Project EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
<p>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:</p>				
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: The proposed rezone is consistent with the overall project originally analyzed. However, the construction phase will be subject to District Regulations VIII (Fugitive Dust Prohibitions).

Mitigation:

The project will be subject to the mitigation measures identified and incorporated into the Salida PD Guidelines. In addition, mitigation of potential deterioration of ambient air quality due to cumulative, on-going impacts of the proposed project will be through the following mitigation measures:

2. *Pay required Capital Facilities fees for use in transportation infrastructure improvements.*
3. *Developer shall implement the mitigation measures for traffic impacts identified under XV. Transportation/Traffic.*
4. *All clearing, grading, earth moving, or excavation activities shall cease during periods with winds greater than 20 miles per hour averaged over one hour.*
5. *All materials transported off-site (trucks hauling earth, gravel or other materials to and from the project site) shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.*
6. *All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. An effective watering program (at least twice daily with complete coverage) is estimated to reduce dust emissions by up to 50%. If water is in short supply, alternative dust control measures, such as chemical stabilizers or wind barriers, may be used. The SJVAPCD should be consulted prior to construction to aid in planning for dust control.*
7. *Any burning of cleared vegetation shall be performed in conformance with SJVAPCD rules and regulations.*
8. *The construction phase shall be subject to Air Pollution Control District Regulations VIII (Fugitive Dust Prohibitions).*
9. *Prior to the issuance of a building permit, the Air Pollution Control District shall be consulted and sign-off for the use received.*

	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
References: San Joaquin Valley Air Pollution Control District.				

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: The project area is within the boundaries of the Salida Mello-Roos project. There is no record or evidence of the presence of rare or endangered species in the area. This site has been leveled in the past for agricultural uses and currently contains a cherry orchard.

Mitigation:

10. *Impacts from the proposed project are assessed to be of equal or lesser severity than those identified in the Salida General Plan Mello-Roos Environmental Impact Report. Therefore, mitigation measures identified in the General Plan Mello-Roos project EIR and the Statement of Overriding Considerations contained in the Board of Supervisors Resolution No. 88-1595 are adequate to mitigate the land use impacts from the proposed project, where feasible, and are hereby incorporated by reference.*

References: Stanislaus County General Plan and Support Document and the Salida Mello-Roos Project EIR.

	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: The project would not alter or destroy any prehistoric or historic archaeological site, building, structure, or object, affect unique ethnic cultural values or restrict religious or sacred uses. As a result of many years of extensive agricultural production, virtually all of the land in the plan area has been previously altered from its native or riparian state. There are no known sites of unique prehistoric or ethnic cultural value.

Mitigation:

11. *Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated and implemented.*

References: Stanislaus County General Plan and Support Document and the Salida Mello-Roos Project EIR.

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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion: The site is flat, having been leveled for agricultural purposes many years ago. There are no known faults or geologic hazards associated with this area.

Mitigation: None required.

References: Stanislaus County General Plan and Support Document, Salida Mello-Roos Project EIR, and the Alquist-Priolo Earthquake Zone Map.

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"/>
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"/>

Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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Discussion: The anticipated risk of explosion or release of hazardous substances from possible uses within the project is considered to be minimal. These uses would be subject to permits and regulations by the appropriate agencies. There is no anticipated interference with emergency response or evacuation plans from the proposed project.

Mitigation: None required.

References: Stanislaus County General Plan and Support Document, and the GEO Analytical laboratories Soils Report, 1990, Department of Environmental Resources records.

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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <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: Development of the project area will result in changes in absorption rates, drainage patterns, and the rate and amount of surface run-off equal to the area of impervious surface created by building and paving. The project is currently located within the boundaries of the current Salida Master Storm Drainage System area. All developments within the project area will be required to connect to the master system which requires the installation of master system improvements or payment of fees to develop the system.

Mitigation:

12. *Mitigation of potential changes in absorption rates, drainage patterns, and the rate and amount of surface water run-off will be through connection to the master storm drainage system and payment of the appropriate fees.*

References: Stanislaus County General Plan and Support Document, FEMA Flood Maps, the Department of Public Works and the Salida Mello-Roos Project EIR.

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"/> |
| 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: The proposed project area is located within the boundaries of the approved Salida "Mello-Roos" General Plan and Community Plan Amendments. This area was designated for Planned Industrial uses and analyzed in the Final EIR prepared for that project (SCH #87081812). The Planned Industrial Community Plan designation anticipated uses as outlined in Section 21.42.020 of the Zoning Ordinance. The project is consistent with these identified uses. The proposed uses are consistent with the adopted plans for the site. The site is adjacent to orchards on the north and south, State Highway 99 on the west, and residential uses on the east. The proposal is consistent with the Salida Community Plan designation of Planned Industrial and the General Plan designation of Planned Development.

Mitigation: None required.

References: Stanislaus County General Plan and Support Document and the Salida Mello-Roos Project EIR.

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: Any development that may ultimately occur in the Salida area does result in the utilization of natural resources (water, natural gas, construction materials, etc.), however, these resources will not be depleted by this project. All new development is required to be consistent with the Salida General Plan Amendment and Community Plan Mello-Roos Project which includes analysis of natural resources that are consumed within the planning area. No development can be approved without adequate provisions for these resources.

Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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Mitigation: None required.

References: Stanislaus County General Plan and Support Document and the Salida Mello-Roos Project EIR.

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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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"/> |
| 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: Development of the proposed project will not result in increases to noise levels or exposure to severe noise levels beyond that already analyzed in the Final EIR for the Salida Mello-Roos project.

Mitigation:

13. Mitigation Measures identified in the Salida Mello-Roos EIR and PD Guidelines are adequate to mitigate any noise impacts from the proposed development and are hereby incorporated by reference.

References: Stanislaus County General Plan Noise Element, Salida Mello-Roos Project EIR , and the Salida PD Guidelines.

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"/> |

Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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Discussion: The proposal would not induce additional growth in the area as it is already a part of an approved development.

Mitigation: None required.

References: Stanislaus County General Plan, Salida Community Plan and the Salida Mello-Roos Project.

XIII. PUBLIC SERVICES

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion: The impacts from the proposed project will be consistent with those identified in the Salida Mello-Roos Project EIR for traffic, water, drainage, schools, parks, and sewer. The mitigation measures included in the previous approvals and Salida PD Guidelines are adequate to mitigate these impacts and are hereby incorporated by reference.

Mitigation:

- 14. *Developer shall pay all Public Facilities Fees as adopted by Resolution of the Board of Supervisors.*
- 15. *Developer shall pay any and all fees set forth in the Salida Planned Development Guidelines for Salida as adopted by the Board of Supervisors as amended prior to the issuance of a building permit. The fees shall be based on the rates in effect at the time of building permit issuance.*

References: Stanislaus County General Plan and Title 23 of the Stanislaus County Code, Salida Planned Development Guidelines, and the Salida Mello-Roos Project EIR.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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Discussion: The project will have impacts similar to those identified in the Salida Mello-Roos EIR, in which this project is a part. Mitigation measures have been identified and included in the EIR, Salida PD Guidelines, and are hereby incorporated by reference.

Mitigation: Refer to Mitigation Measures No. 14 and 15.

References: Stanislaus County General Plan, Salida-Mello Roos Project EIR, and the Salida PD Guidelines.

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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Result in inadequate parking capacity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion: Street improvements, including curb, gutter, sidewalk, pavement, pavement striping and drainage facilities, will be constructed along Pirrone Road.

Mitigation: Refer to Mitigation Measures No. 14 and 15.

References: Stanislaus County Public Works Department, Salida PD Guidelines, and the Salida Mello-Roos Final EIR.

XVI. UTILITIES AND SERVICE SYSTEMS --

Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion: Development of the project area will cause normal extension of water, sewer, refuse facilities, electrical and communication facilities. The need for these facilities was analyzed and mitigated through the regional Salida Mello-Roos project. This proposal will have impacts which are less severe than the original project, and thus the mitigation measures identified and adopted in the Salida Mello-Roos EIR and Salida PD Guidelines are adequate to mitigate the impacts for this proposal, and are hereby incorporated by reference.

Mitigation: Refer to Mitigation Measures No. 14 and 15.

References: Salida Mello-Roos Final EIR and the City of Modesto.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>

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

The project at hand proposes to rezone 2.20 acres to allow for a Planned Industrial development. The site is within the boundaries of the Salida Mello-Roos project and subject to the development standards and mitigation measures adopted for the project. This is the third non-residential request in this area for development within the Salida Mello-Roos project. The proposed uses were anticipated in the EIR previously proposed and outlined in the Salida PD Guidelines.

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(A:\rez2000-20.is.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

November 9, 2000

- | | |
|---|--|
| 1. Project title and location: | Rezone Application No. 2000-20 and Parcel Map Application No. 2000-26 - A & L Pirrone Vineyards, Inc. |
| 2. Project Applicant name and address: | Gerry Hughes
P.O. Box 97
Salida, CA 95368 |
| 3. Person Responsible for Implementing Mitigation Program (Applicant Representative): | Gerry Hughes |
| 4. Contact person at County: | Fran Sutton-Berardi, Senior 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. <u>1</u> Mitigation Measure: | Lighting shall be shielded to prevent lights and glare on the neighboring land uses. |
| Who Implements the Measure: | Applicant. |
| When should the measure be implemented: | Prior to final inspection. |
| When should it be completed: | Prior to final inspection. |
| Who verifies compliance: | Building Department. |
| Other Responsible Agencies: | None |

III. AIR QUALITY

The project will be subject to the mitigation measures identified and incorporated into the Salida PD Guidelines. In addition, mitigation of potential deterioration of ambient air quality due to cumulative, on-going impacts of the proposed project will be through the following mitigation measures:

- No. 2 Mitigation Measure: Pay required Capital Facilities fees for use in transportation infrastructure improvements.
- Who Implements the Measure: Applicant.
- When should the measure be implemented: Prior to issuance of building permit.
- When should it be completed: Prior to issuance of building permit.
- Who verifies compliance: Building Department.
- Other Responsible Agencies: None.
- No. 3 Mitigation Measure: Developer shall implement the mitigation measures for traffic impacts identified under XV. Transportation/Traffic.
- Who Implements the Measure: Applicant.
- When should the measure be implemented: Prior to final inspection.
- When should it be completed: Prior to final inspection.
- Who verifies compliance: Public Works Department.
- Other Responsible Agencies: None.
- No. 4 Mitigation Measure: All clearing, grading, earth moving, or excavation activities shall cease during periods with winds greater than 20 miles per hour averaged over one hour.
- Who Implements the Measure: Applicant.
- When should the measure be implemented: During construction.
- When should it be completed: Ongoing.
- Who verifies compliance: Public Works Department.
- Other Responsible Agencies: None.
- No. 5 Mitigation Measure: All materials transported off-site (trucks hauling earth, gravel or other materials to and from the project site) shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.

- | | |
|---|--|
| Who Implements the Measure: | Applicant. |
| When should the measure be implemented: | During construction. |
| When should it be completed: | Ongoing. |
| Who verifies compliance: | Public Works Department and Building Department. |
| Other Responsible Agencies: | None. |
- No. 6 Mitigation Measure: All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. An effective watering program (at least twice daily with complete coverage) is estimated to reduce dust emissions by up to 50%. If water is in short supply, alternative dust control measures, such as chemical stabilizers or wind barriers, may be used. The SJVAPCD should be consulted prior to construction to aid in planning for dust control.
- | | |
|---|--|
| Who Implements the Measure: | Applicant. |
| When should the measure be implemented: | During construction. |
| When should it be completed: | Ongoing. |
| Who verifies compliance: | San Joaquin Valley Air Pollution Control District. |
| Other Responsible Agencies: | San Joaquin Valley Air Pollution Control District. |
- No. 7 Mitigation Measure: Any burning of cleared vegetation shall be performed in conformance with SJVAPCD rules and regulations.
- | | |
|---|--|
| Who Implements the Measure: | Applicant. |
| When should the measure be implemented: | During construction. |
| When should it be completed: | Ongoing. |
| Who verifies compliance: | San Joaquin Valley Air Pollution Control District. |
| Other Responsible Agencies: | San Joaquin Valley Air Pollution Control District. |
- No. 8 Mitigation Measure: The construction phase shall be subject to Air Pollution Control District Regulations VIII (Fugitive Dust Prohibitions).
- | | |
|-----------------------------|------------|
| Who Implements the Measure: | Applicant. |
|-----------------------------|------------|

When should the measure be implemented:	During construction.
When should it be completed:	Ongoing.
Who verifies compliance:	San Joaquin Valley Air Pollution Control District.
Other Responsible Agencies:	San Joaquin Valley Air Pollution Control District.
No. <u>9</u> Mitigation Measure:	Prior to the issuance of a building permit, the Air Pollution Control District shall be consulted and sign-off for the use received.
Who Implements the Measure:	Applicant.
When should the measure be implemented:	Prior to issuance of building permit.
When should it be completed:	Prior to issuance of building permit.
Who verifies compliance:	Building Department and San Joaquin Valley Air Pollution Control District.
Other Responsible Agencies:	San Joaquin Valley Air Pollution Control District.

IV. BIOLOGICAL RESOURCES

No. <u>10</u> Mitigation Measure:	Impacts from the proposed project are assessed to be of equal or lesser severity than those identified in the Salida General Plan Mello-Roos Environmental Impact Report. Therefore, mitigation measures identified in the General Plan Mello-Roos project EIR and the Statement of Overriding Considerations contained in the Board of Supervisors Resolution No. 88-1595 are adequate to mitigate the land use impacts from the proposed project, where feasible, and are hereby incorporated by reference.
Who Implements the Measure:	Applicant.
When should the measure be implemented:	Ongoing.
When should it be completed:	Ongoing.
Who verifies compliance:	Planning Department and Public Works Department.
Other Responsible Agencies:	None.

V. CULTURAL RESOURCES

No. 11 Mitigation Measure:

Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated and implemented.

Who Implements the Measure: Applicant.
When should the measure be implemented: Ongoing.
When should it be completed: Ongoing.
Who verifies compliance: Planning Department.
Other Responsible Agencies: None.

VIII. HYDROLOGY AND WATER QUALITY

No. 12 Mitigation Measure:

Mitigation of potential changes in absorption rates, drainage patterns, and the rate and amount of surface water run-off will be through connection to the master storm drainage system and payment of the appropriate fees.

Who Implements the Measure: Applicant.
When should the measure be implemented: Prior to issuance of building permit and ongoing.
When should it be completed: Prior to issuance of building permit and ongoing.
Who verifies compliance: Public Works Department.
Other Responsible Agencies: None.

XI. NOISE

No. 13 Mitigation Measure:

Mitigation measures identified in the Salida Mello-Roos EIR and PD Guidelines are adequate to mitigate any noise impacts from the proposed development and are hereby incorporated by reference.

Who Implements the Measure: Applicant.
When should the measure be implemented: Ongoing.
When should it be completed: Ongoing.

Who verifies compliance: Planning Department and Public Works Department.

Other Responsible Agencies: None.

XIII. PUBLIC SERVICES

No. 14 Mitigation Measure: Developer shall pay all Public Facilities Fees as adopted by Resolution of the Board of Supervisors.

Who Implements the Measure: Applicant.

When should the measure be implemented: Prior to issuance of building permit.

When should it be completed: Prior to issuance of building permit.

Who verifies compliance: Building Department.

Other Responsible Agencies: None.

No. 15 Mitigation Measure: Developer shall pay any and all fees set forth in the Salida Planned Development Guidelines for Salida as adopted by the Board of Supervisors as amended prior to the issuance of a building permit. The fees shall be based on the rates in effect at the time of building permit issuance.

Who Implements the Measure: Applicant

When should the measure be implemented: Prior to issuance of building permit.

When should it be completed: Prior to issuance of building permit.

Who verifies compliance: Building Department.

Other Responsible Agencies: None.

**SUMMARY OF RESPONSES: ENVIRONMENTAL REVIEW
 REFERRALS PROJECT: REZONE 2000-20 AND PARCEL
 MAP 2000-26 - A & L PIRRONE**

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: 10-11-00											
AGRICULTURE COMMISSIONER	X		X								
AIRPORT LANDS COMMISSION											
CA DEPT OF FORESTRY											
CALTRANS	X		X								
CITY OF MODESTO	X	X					X				
SALIDA SANITARY DISTRICT	X	X	X								
CORPS OF ENGINEERS											
COUNTY COUNSEL	X		X								
DEVELOPMENT SERVICES	X		X								
ENVIRONMENTAL RESOURCES	X	X					X			X	
FIRE PROTECTION DISTRICT: SALIDA	X	X									
CONSOLIDATED FIRE PROTECTION DISTRICT	X	X			X			X		X	
FISH & GAME	X		X								
HOSPITAL DISTRICT											
IRRIGATION DISTRICT: MODESTO IRRIGATION DIST.	X	X		X						X	
LAFCO											
MOSQUITO DISTRICT: EASTSIDE	X	X	X								
MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	X	X								
MUNICIPAL ADVISORY COUNCIL: SALIDA	X		X								
NATURAL RESOURCES CONSERVATION SERVICE											
PARKS & FACILITIES	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							
StanCOG	X		X								
SCHOOL DISTRICT 1: SALIDA UNION ELEMENTARY	X	X	X		X			X		X	
SCHOOL DISTRICT 2: MODESTO HIGH SCHOOL	X	X	X					X			
SHERIFF	X	X	X								
STANISLAUS COUNTY FARM BUREAU	X		X								
STANISLAUS ERC	X	X					X				
STATE CLEARINGHOUSE											
STATE LANDS BOARD											
SUPERVISORIAL DISTRICT 3: NICK BLOM	X		X								
TELEPHONE COMPANY	X	X	X								
TUOLUMNE RIVER PRESERVATION TRUST											
US FISH & WILDLIFE											
VALLEY AIR DISTRICT	X	X			X			X		X	
WATER DISTRICT											
DEPT. OF WATER RESOURCES											

MITIGATED NEGATIVE DECLARATION

NAME OF PROJECT: Rezone Application No. 2000-20 and Parcel Map Application No. 2000-26 - A & L Pirrone Vineyards, Inc.

LOCATION OF PROJECT: East side of Pirrone Road adjacent to Highway 99 on the west, in the community of Salida

PROJECT DEVELOPER: Gerry Hughes

DESCRIPTION OF PROJECT: Request to rezone 2.20 acres from A-2-40 (General Agriculture) to Planned Industrial and create 16 parcels ranging from 2,511 square feet to 13,578 square feet on 2.20 acres.

Based upon the Initial Study, dated November 9, 2000, the Environmental Coordinator finds as follows:

1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. 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. Lighting shall be shielded to prevent lights and glare on the neighboring land uses.
2. Pay required Capital Facilities fees for use in transportation infrastructure improvements.
3. Developer shall implement the mitigation measures for traffic impacts identified under XV. Transportation/Traffic.
4. All clearing, grading, earth moving, or excavation activities shall cease during periods with winds greater than 20 miles per hour averaged over one hour.

5. All materials transported off-site (trucks hauling earth, gravel or other materials to and from the project site) shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.
6. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering should occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. An effective watering program (at least twice daily with complete coverage) is estimated to reduce dust emissions by up to 50%. If water is in short supply, alternative dust control measures, such as chemical stabilizers or wind barriers, may be used. The SJVAPCD should be consulted prior to construction to aid in planning for dust control.
7. Any burning of cleared vegetation shall be performed in conformance with SJVAPCD rules and regulations.
8. The construction phase shall be subject to Air Pollution Control District Regulations VIII (Fugitive Dust Prohibitions).
9. Prior to the issuance of a building permit, the Air Pollution Control District shall be consulted and sign-off for the use received.
10. Impacts from the proposed project are assessed to be of equal or lesser severity than those identified in the Salida General Plan Mello-Roos Environmental Impact Report. Therefore, mitigation measures identified in the General Plan Mello-Roos project EIR and the Statement of Overriding Considerations contained in the Board of Supervisors Resolution No. 88-1595 are adequate to mitigate the land use impacts from the proposed project, where feasible, and are hereby incorporated by reference.
11. Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated and implemented.
12. Mitigation of potential changes in absorption rates, drainage patterns, and the rate and amount of surface water run-off will be through connection to the master storm drainage system and payment of the appropriate fees.
13. Mitigation Measures identified in the Salida Mello-Roos EIR and PD Guidelines are adequate to mitigate any noise impacts from the proposed development and are hereby incorporated by reference.
14. Developer shall pay all Public Facilities Fees as adopted by Resolution of the Board of Supervisors.

15. Developer shall pay any and all fees set forth in the Salida Planned Development Guidelines for Salida as adopted by the Board of Supervisors as amended prior to the issuance of a building permit. The fees shall be based on the rates in effect at the time of building 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, California.

Initial Study prepared by: Carole Maben, Planning Technician

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

/cm
(I:\STAFFRPT\Rez2000.sr\REZ2000-20.NEG.wpd)

DEVELOPMENT SCHEDULE

REZONE APPLICATION NO.2000-20
PARCEL MAP APPLICATION NO. 2000-26
A & L PIRRONE VINEYARDS, INC.

Construction start before December 2001
Construction completion December 2005

FSB:dh

DEVELOPMENT STANDARDS

REZONE APPLICATION NO. 2000-20 PARCEL MAP APPLICATION NO. 2000-26 A & L PIRRONE VINEYARDS, INC.

Department of Planning and Community Development

1. This use to be conducted as described in the application, staff report, and Board of Supervisors hearing and supporting documentation as approved and in accordance with other laws and ordinances.
2. All proposed uses within the Planned Industrial Zone shall obtain a staff approval permit, in accordance with Chapter 21.100 of the Stanislaus County Code, prior to any construction or use, to allow site plan, operational/design/review, elevations and imposition of applicable conditions. The staff approvals shall be circulated for comments per adopted County procedures.
3. Building permits must be obtained from the Building Inspection Division (UBC Section 301 and Title 16, Stanislaus County Ordinance Code). No building permits shall be issued until the Department of Environmental Resources has indicated that adequate water and sewage treatment facilities will be available prior to occupancy.
4. That sufficient paved and marked parking spaces be provided as required by Chapter 21.76 of the Stanislaus County Code and shown on the approved site plan.
5. That a landscaping plan, in accordance with the Salida PD Guidelines, indicating type of plants, initial plant size, location and method of irrigation shall be submitted and approved by the County Planning Director for each property. Landscaping must be installed prior to occupancy.
6. 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.
7. Exterior lighting of the parking areas shall be designed (aimed down and towards the site), to provide adequate illumination without a glaring effect.
8. A plan for any proposed signs indicating the location, height, area of the sign, and message, must be approved by the Planning Director before installation and consistent with the project approvals.

9. Trash bins shall be kept in trash enclosures constructed of materials compatible with the architecture of the development. Trash enclosures shall be placed in locations as approved by the refuse collecting agency and the Planning Director.
10. Fences and landscaping adjacent to roadways shall be in compliance with the County's "Visibility and Obstructions at Public Intersections" ordinance.
11. The noise level generated by the proposed project shall be restricted to exterior noise limits and recommendations of the California Office of Noised Control. Said limits are illustrated in the Stanislaus County General Plan on page 141, Figure 3.
12. The project shall comply with all development standards of the Salida PD Guidelines and PI zone, unless the Planning Commission grants specified exemptions based on justifiable reasoning and evidence presented by the applicant.
13. Developer shall pay all Public Facilities Impact Fees, Salida PD Guidelines Fees, and Fire Facilities Fees as adopted by resolution by the Board of Supervisors. The fees shall be payable at the time of issuance of building permits for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
14. A mitigation monitoring fee of \$355.00 per acre and a Public Works processing fee of \$335.00 per acre, as identified in the Salida PD Guidelines, shall be paid prior to recording a final map or issuance of a staff approval permit, if no map is required.
15. The applicant is required to defend, indemnify, or hold harmless the County, its officers and employees from any claim, action, or proceeding 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.

Within two weeks of approval, each property owner shall execute a indemnification agreement.

Department of Public Works

16. The recorded parcel map shall be prepared by a licenses land surveyor or a registered civil engineer.
17. All existing non-public facilities and/or utilities that do not have lawful authority to occupy the road right of way shall be relocated onto private property upon the request of the Department of Public Works.
18. All structures not shown on the tentative parcel map shall be removed prior to the parcel map being recorded.

19. That a 30-foot-wide utility easement and approved access easement, as per the Subdivision Ordinance, Section 20.52.170, from Pirrone Road to parcels "2", "3", "4", "5", "6", "7", "8", "9", "10", "11", "12", "13", "14" AND "15" shall be shown on the map to be recorded.
20. That curb, gutter, sidewalk, drainage facilities, and street pavement shall be constructed along the Pirrone Road Frontage of Parcels "1" and "16". This condition may be satisfied by the property owner signing Street Improvement Agreements prior to the parcel map being recorded.
21. That a 10-foot Public Utility Easement along the Pirrone Road frontage shall be shown on the map to be recorded.
22. The owners shall dedicate a 10 foot wide public utility easement along the frontage of Pirrone Road adjacent to the right-of-way line prior to the issuance of any building permit.
23. Prior to occupancy of the property with the approved use, street improvements shall be installed along the entire frontages of the property on Pirrone Road. The improvements shall include, but not be limited to, curb, gutter, sidewalk, drainage facilities, street lights, signs, pavement markings, and street pavement.
24. Prior to the issuance of any building permits, off-site improvement plans for the Pirrone Road Realignment Project shall be approved by the Department of Public Works.
25. A financial guarantee in a form acceptable to the Department of Public Works to ensure the construction of the improvements on Pirrone Road shall be deposited with the Department prior to the issuance of any building permit.
26. Driveway locations and widths (41' maximum) shall be approved by the Department of Public Works.
27. No parking, loading or unloading of vehicles shall be permitted within the right-of-way of Pirrone Road. The developer will be required to install or pay for the installation of all required signs and/or markings.
28. A positive storm water drainage system, conforming to County " Standards and Specifications, 1998 Edition" and the Salida Master Storm Drain System shall be installed prior to occupancy of any buildings. A Grading and Drainage Plan for the entire property shall be approved by the Department of Public Works prior to the issuance of any building permits.
29. Prior to issuance of any building permits, the developer shall pay the first years operating and maintenance cost of any required street lights for the Salida Highway Lighting District associated with the project.

- 30. Prior to issuance of any building permits, the developer shall pay any and all fees set forth in the Planned Development Guidelines for Salida as adopted by the Board of Supervisors or as amended prior to the issuance of a building permit.

Department of Fish and Game

- 31. Prior to the recording of the Notice of Determination for this project, and within two weeks of the Board of Supervisors' final action on the project, the applicant shall deposit with the Planning Department the \$50.00 filing fee made payable to "Stanislaus County Clerk/Recorder" needed for filing the Notice of Determination. A "De Minimis" finding, based on lack of any anticipated wildlife impacts, will be filed.

San Joaquin Valley Air Pollution Control District (SJVAPCD)

- 32. Construction of the project shall comply with standardized dust controls adopted by the San Joaquin Valley Unified Air Pollution Control District.

Salida Fire Protection District

The Salida Fire Protection District will require that this project be responsible for its share of said impaction by contributing fees for the services provided by the District on a continuing basis, and further said fees shall be those that are currently in place at the time of issuance of construction permits. Fees currently being assessed are:

- 33. Equipment: The Salida Fire Protection District requires that the CEQA Fire Service Impact Mitigation Fees as researched and adopted by the Salida Fire Protection be applied initially as follows:

1)	Unsprinkled Residential	\$.35 per square foot
2)	Sprinkled Residential	\$.28 per square foot
3)	Unsprinkled Commercial, Industrial	\$.25 per square foot
4)	Sprinkled Commercial, Industrial	\$.18 per square foot
5)	Unoccupied Agricultural Buildings	\$.10 per square foot
6)	Recreational Vehicle/Mobile Home Space	\$	250.00 per space

All fees to be paid to the District prior to issuance of the building permits.

- 35. Manpower: The District requires the salary for three years (including benefits adjusted annually for inflation) of any engineer for each additional 1,200 residents or 1,500 jobs (or fraction thereof). In addition, the District requires the salary of Captain (including benefits adjusted annually for inflation) to be provided for three years for each 3,600 residents or 4,500 jobs (or fraction thereof). Said Manpower Fee will approximate \$325.00 per residential living unit or \$0.158 per square foot on commercial/industrial construction. Said mitigation fees shall be paid prior to issuance of building permits.

36. General: All buildings constructed shall meet the Salida Fire Protection District's requirements for residential, commercial, or industrial uses; i.e., sprinklers, alarm systems, water supply and flow rates, fire hydrant locations, key-lock entry systems, etc. In addition, the District requires a paved, all-weather street with all required hydrants in place and with working fire flows supplied to the hydrant system prior to any building construction.
37. Method of Monitoring and Collection: 1) Required action shall be guaranteed by the deposit of said mitigation fees with the Stanislaus County Auditor-Controller into the A) Salida Fire Protection District-Equipment Replacement Reserve, or B) Salida Fire Protection District-Manpower Reserve., 2) Prior to the approval of the Planned Development and General Plan Amendment, the Salida Fire Protection District stating that the appropriate mitigation measures have been provided and which shall include any written agreements between the applicant and the District concerning the mitigation measures.

Department of Fire Safety

Requirements prior to issuance of building permit:

Water Supply:

38. An approved water supply capable of supplying required water flow for fire protection shall be provided to all premises upon which buildings or portions of buildings are hereafter constructed. When any portion of the building protected is in excess of 150 feet from a water supply on a public street, there shall be provided, when required by the fire protection agency, on-site fire hydrants and mains capable of supplying the required fire flow. (UFC 10.301.(c)).
39. The source of water supply shall be approved by the fire safety department prior to design.
40. For all water supply systems, the water flow shall be no less than the following gallons per minute, over and above peak domestic use:
- | | |
|---|-----------|
| * If the lots are 5 acres or less and more than 5 lots | 1,000 gpm |
| * Duplex residential units, neighborhood business of one story | 1,500 gpm |
| * Multiple residential, one and two stories; light commercial or light industrial | 2,000 gpm |
| * Multiple residential; three stories or higher; heavy commercial or heavy industrial | 2,500 gpm |
41. The water supply system shall be of sufficient size to supply the required flow for a

minimum period of two hours. More flow time may be required, at the discretion of the fire protection agency, for greater hazards.

Fire Hydrants

42. The location, number and type of fire hydrants connected to a water supply capable of delivering the required flow shall be provided on the public street or on the site of the premises to be protected as required and approved by the fire protection agency. All hydrants shall be accessible to the fire department apparatus by roadways meeting the requirements of Section 10.207 of the Uniform Fire Code. (10.301.(c)).
43. All fire hydrant systems shall be in place and shall meet the approval of the fire department as to type, installation, and location, and shall be subject to periodic tests. Plans and specifications shall be submitted to the fire department for review and approval.
44. Developer is required to paint red curbs 7½ feet in each direction from the hydrant for a total of 15 feet.

Streets and Roads

45. All surface access roads/driveways shall be installed and paved prior to issuance of building permits.

Requirements prior to occupancy

46. Prior to occupancy, the developer is required to comply with all requirements of the Uniform Fire Code, Uniform Building Code, Stanislaus County Code, and other laws or regulations concerning fire safety in effect.

Special Requirements

47. The Fire Marshall shall designate the type and number of fire appliances to be installed and maintained in and upon all buildings and premises in the jurisdiction other than private dwellings. This shall be done according to the relative severity of probable fire, including the rapidity with which it may spread. Such appliance shall be of a type suitable for the probable class of fire associated with such building or premises shall have approval of the chief. (UFC 20.301.(a)).
48. In occupancies of an especially hazardous nature or where special hazards exist in addition to the normal hazard of the occupancy, or where access for fire apparatus is unduly difficult, additional safeguards may be required consisting of additional fire appliance units, more than one type of appliance, or special systems suitable for the protection of the hazard involved. Such devices or appliances may consist of automatic

fire alarm systems, automatic sprinkler or water spray systems, standpipe and hose, fixed or portable fire extinguishers, suitable asbestos blankets, breathing apparatus, manual or automatic covers, carbon dioxide, foam, halogenated and dry chemical or other special fire extinguishing systems. Where such systems are installed, they shall be in accordance with the applicable Uniform Fire Code Standards or standards of the National Fire Protection Association when Uniform Fire Code Standards do not apply.

Department of Environmental Resources

49. All development is required to connect to the Salida Sanitary Sewer District for sewer services.
50. All development is required to connect to the City of Modesto's water system.
51. Any food sales shall meet the requirements of the California Retail Food Facility Law.
52. All existing private water wells shall be destroyed in accordance with Stanislaus County Ordinance, Title 9, Chapter 9.36. Permits for destruction, inspection, and approval shall be obtained from the Department of Environmental Resources, before issuance of subdivision building permits. Review and approval for the existing irrigation well to remain shall be obtained by the Department of Environmental Resources.
53. Water systems compliance with Stanislaus County Improvement Standards shall be demonstrated to the Department of Environmental Resources and Department of Public Works Engineering, before issuance of building permits.
54. Influence of the Tesla-Ortogonal Fault, located in the Eastern Diablo Range, shall be evaluated in determining the seismic risk and structural design criteria. The evaluation shall be submitted to the County Department of Building Inspections for review and approval before issuance of building permits.
55. Businesses which handle hazardous materials are required to register with the Division of Hazardous Materials prior to receiving a building permit or starting a business.

Modesto Irrigation District (MID)

56. In conjunction with related site/road improvement requirements, existing overhead and underground electric facilities within or adjacent to the proposed development shall be protected, relocated or removed as required by the District's Electric Engineering Department. Appropriate easements for electric facilities shall be granted as required.
57. Costs for relocation and/or undergrounding the District's facilities at the request of others will be borne by the requesting party. Estimates for relocating or undergrounding existing facilities will be supplied upon request.

- . Portions of future customer owned electric facilities crossing proposed individual parcels may be affected by the proposed lot line locations. Customers should examine the impact to their electrical system and grant the necessary easements or arrange for separate service to affected future facilities.
- 58. A 10' PUE is required along existing and proposed street frontages.
- 59. Electric service to the individual lots is not available at this time. Customer should contact the District's Electric Engineering Department to arrange for electric service to the project.
- 60. A 10' irrigation easement along the rear property line, or a 5' irrigation easement adjacent to the 10' PUE at the front of the property is required to insure future access to irrigation water for assessor's parcels 136-08-21,28,29 unless an irrigation sign off form is completed for those parcels.
- 61. An irrigation sign off is required for the newly created parcel to remove it from the irrigation billing system.

FSB:dh

CALIFORNIA DEPARTMENT OF FISH AND GAME

CERTIFICATE OF FEE EXEMPTION

De Minimis Impact Finding

Project Title/Location (include county):

Rezone Application No.2000-20 and Parcel Map Application No. 2000-26 , A & L Pirrone Vineyards, Inc.

East of Hwy. 99 on Pirrone Road, north the intersection of Pirrone Road and Pirrone Court, Salida, Stanislaus County

Project Description:

To rezone a 2.20 acre site from A-2-40 (General Agriculture) to PI (Planned Industrial) and create sixteen (16) parcels ranging in size from 2,511 sq. ft. to 13,578 sq. ft. to allow the development with uses consistent with the PI zone.

Findings of Exemption (attach as necessary):

The Stanislaus County Planning Commission make a finding of "De Minimis" on this project for the following reason(s):

- 1) The site is not in a riparian corridor;
- 2) The site is not identified on the Natural Diversity Data Base as having any threatened or endangered animals or plants or any sensitive habitat; and
- 3) This division will not result in the ability to construct additional residences.

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: _____

FSB:bm
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D. REZONE APPLICATION NO. 2000-20 AND PARCEL MAP APPLICATION NO. 2000-26 - A & L PIRRONE VINEYARDS, INC.

Request to rezone 2.20 acres from A-2-40 (General Agriculture) to Planned Industrial and create 16 parcels ranging from 2,511 square feet to 13,578 square feet on 2.20 acres to allow the development of planned industrial uses, as permitted under Section 21.42.02 of the Stanislaus County Zoning Ordinance. The General Plan designation for the site is Planned Development, and the Salida Community Plan designation is Planned Industrial. The property is located on the east side of Pirrone Road adjacent to Highway 99 on the west, in the Salida area. A Mitigated Negative Declaration will be considered.

APN: 003-15-27 and 003-15-28

Staff Report: Fran Sutton-Berardi Recommends **APPROVAL**.

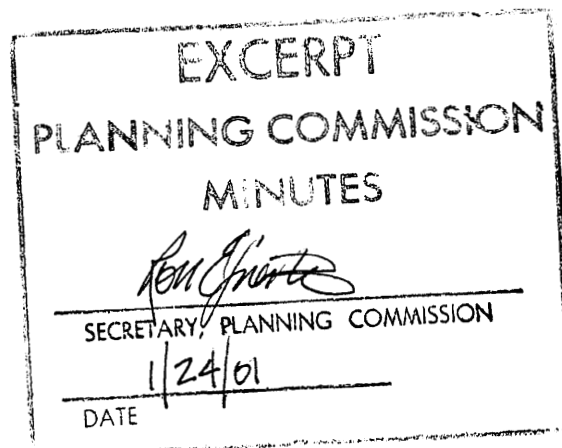
Public hearing opened.

OPPOSITION: No one spoke.

FAVOR: Gerry Hughes, the applicant, 7440 Del Cielo Way, Modesto.

Public hearing closed.

Cusenza/Wetherbee, Unanimously, **RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS WITH DEVELOPMENT STANDARDS.**



ORDINANCE NO. C.S. - 751

AN ORDINANCE ADOPTING SECTIONAL DISTRICT MAP NO. 9-110.905 FOR THE PURPOSE OF REZONING A 2.20 ACRE SITE FROM A-2-40 (GENERAL AGRICULTURE TO PLANNED INDUSTRIAL AND CREATE 16 PARCELS RANGING FROM 2,511 SQ. FT. TO 13,578 SQ. FT. TO ALLOW THE DEVELOPMENT OF PLANNED INDUSTRIAL USES, AS PERMITTED UNDER SECTION 21.42.02 OF THE STANISLAUS COUNTY ZONING ORDINANCE. LOCATED ON THE EAST SIDE OF PIRRONE RD. ADJACENT TO HWY. 99 ON THE WEST, IN THE SALIDA AREA. APN(s): 003-15-27 AND 28.

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

Section 1. Sectional District Map No. 9-110.905 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 Modesto Bee, a newspaper of general circulation published in Stanislaus County, State of California.

Upon motion of Supervisor Blom, seconded by Supervisor Simon, 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 6th day of February, 2001, by the following called vote:

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

NOES: Supervisors: None

ABSENT: Supervisors: Mayfield

ABSTAINING: Supervisors: None

Paul Blom

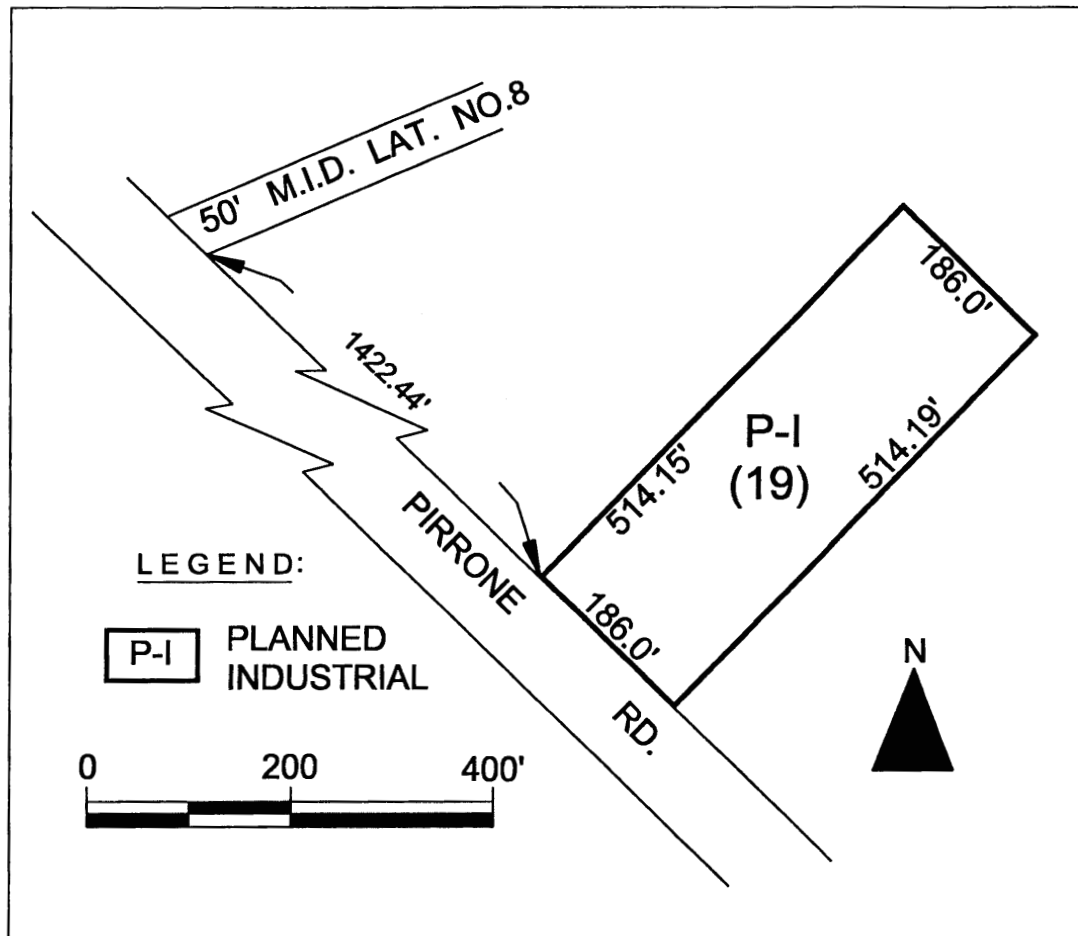
CHAIR OF THE BOARD OF SUPERVISORS
OF THE County of Stanislaus, State of
California

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



SECTIONAL DISTRICT MAP NO.9-110.905



**DECLARATION OF PUBLICATION
(C.C.P. S2015.5)**


**COUNTY OF STANISLAUS
STATE OF CALIFORNIA**

I am a citizen of the United States and a resident Of the County aforesaid; I am over the age of Eighteen years, and not a party to or interested In the above entitle matter. I am a printer and Principal clerk of the publisher of **THE MODESTO BEE**, printed in the City of **MODESTO**, County of **STANISLAUS**, State of California, daily, for which said newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of **STANISLAUS**, State of California, Under the date of **February 25, 1951, Action No. 46453**; that the notice of which the annexed is a printed copy, has been published in each issue thereof on the following dates, to wit:

FEBRUARY 17, 2000

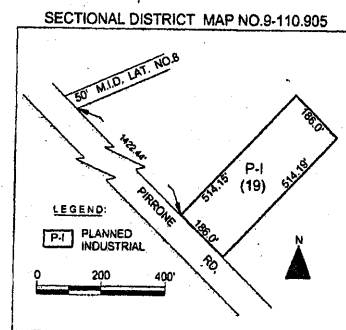
I certify (or declare) under penalty of perjury That the foregoing is true and correct and that This declaration was executed at **MODESTO**, California on

FEBRUARY 17, 2001


(Signature)

**ORDINANCE NO. C.S. - 751
AN ORDINANCE ADOPTING SECTIONAL DISTRICT MAP NO. 9-110.905 FOR THE PURPOSE OF REZONING A 2.20 ACRE SITE FROM A-2-40 (GENERAL AGRICULTURE TO PLANNED INDUSTRIAL AND CREATE 16 PARCELS RANGING FROM 2,511 SQ. FT. TO 13,578 SQ. FT. TO ALLOW THE DEVELOPMENT OF PLANNED INDUSTRIAL USES, AS PERMITTED UNDER SECTION 21.42.02 OF THE STANISLAUS COUNTY ZONING ORDINANCE. LOCATED ON THE EAST SIDE OF PIRRONE RD. ADJACENT TO HWY. 99 ON THE WEST, IN THE SALIDA AREA. APN(s): 003-15-27 AND 28.**

The Board of Supervisors of the County of Stanislaus, State of California, ordains as follows: Section 1. Sectional District Map No. 9-110.905 is adopted for the purpose of designating and indicating the location and boundaries of a District, such map to appear as follows:



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 Modesto Bee, a newspaper of general circulation published in Stanislaus County, State of California. Upon motion of Supervisor Blom, seconded by Supervisor Simon, 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 6th day of February, 2001, by the following called vote:
AYES: Supervisors: Blom, Simon, Caruso and Chair Paul
NOES: Supervisors: None
ABSENT: Supervisors: Mayfield
ABSTAINING: Supervisors: None
Pat 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, Assistant Clerk
FEBRUARY 17, 2001