

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

DEPT: Planning and Community Development *RF*

BOARD AGENDA # 9:20 a.m.

Urgent Routine

AGENDA DATE January 8, 2008

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Public Hearing to Consider Rezone Application # 2007-01, Santa Fe Crossing, a Request to Rezone a 14.25 Acre Parcel from P-D No. 185 (Planned Development) to a New P-D to Allow Commercial Project to be Developed in Three Phases. Phase 1 Consists of 435 Mini Storage Units, 50 Storage Container Units,
(Continued on page 2)

PLANNING COMMISSION RECOMMENDATIONS:

After conducting a duly advertised public hearing at its regular meeting of December 6, 2007, the Planning Commission, on a 8-0 vote, recommend that the Board of Supervisors approve the project, subject to the following actions:

1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgement and analysis;

(Continued on page 2)

FISCAL IMPACT:

There are no fiscal impacts associated with this item.

BOARD ACTION AS FOLLOWS:

No. 2008-022

On motion of Supervisor Grover, Seconded by Supervisor O'Brien

and approved by the following vote,

Ayes: Supervisors: O'Brien, Grover, Monteith, DeMartini, and Chairman Mayfield

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) Approved as recommended

2) Denied

3) Approved as amended

4) Other:

MOTION: Approved Rezone Application #2007-01, Santa Fe Crossing, subject to the Amended Development Standards and Modified Development Schedule as recommended by the Planning Commission, and **amended** the Development Schedule as follows: "Development Schedule will be limited to five years for all phases, with the ability to come back before the Planning Commission to request an extension of the approved Development Schedule"; and, introduced, waived the reading and adopted Ordinance C.S. 1022 for the approved Rezone Application #2007-01

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No. ORD-55-E-3

SUBJECT: (Continued)

and Storage for up to 52 Recreational Vehicles (RV's). Phase 2 Consists of a Gas Station and a 5,065 Square Foot Mini Market with a Drive-Through Coffee Shop. Phase 3 Consists of a 19,250 Square Foot Commercial Building. The Project Is Located at 4306 Santa Fe Avenue, Which is at the Northwest Corner of Geer Road and Santa Fe Avenue, Southeast of the City of Hughson. APN: 045-007-031.

PLANNING COMMISSION RECOMMENDATION: (Continued)

2. Order the filing of a Notice of Determination with the Stanislaus County Clerk-Recorder's Office pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find That:
 - A. The project is consistent with the overall goals and policies of the County General Plan; and
 - B. The proposed Planned Development zoning is consistent with the Planned Development General Plan description.
4. Approve Rezone Application No. 2007-01 - Santa Fe Crossing, subject to the attached Development Standards and Development Schedule.

DISCUSSION:

The project proposal for "Santa Fe Crossing" is to allow a commercial project to be developed in three phases. Phase 1 development will include 435 mini-storage units that will cover approximately 4.62 acres in the northeast section of the site. The existing structure used for the tire sales and truck repair will remain during this Phase (1 of 3) of the project. Also located on-site, is an existing business that repairs and sells bulk storage containers (cargo containers). This business was not approved in the original rezone and is currently in a Code Enforcement action. Part of the approval process is to permit this land use. The applicant has asked that this use be allowed to continue operating during Phase 1 of the project. Phase 1 is expected to begin after approval and be completed within 5 years from the date of approval.

Phase 2 development will convert the tire and truck repair business to a Recreational Vehicle (RV) sales, service, and repair business that will include RV, boat, and trailer storage areas. The area that is currently used for the repair and sales of bulk storage containers will be converted to RV and boat storage. This Phase is expected to be completed within 2 to 7 years from approval.

Phase 3 will include the proposed 5,065 square foot mini-mart, coffee shop and fueling station at the southern corner of the project site. Just north of this area the applicant is proposing a 19,250 square foot building that would be used as a drive-thru car wash and automobile parts store. The applicant has also proposed a list of alternative uses for the 19,250 square foot building should the car wash and auto shop not be viable. The list of alternative uses can be seen in Exhibit "G". Phase 3 is expected to be completed within 3 to 7 years of approval.

All phases of the project will be served by a private well for water and on-site septic facilities will provide for sewage disposal. The proposal also includes "stubbing" sewer and water lines for future connections to the municipal services once they become available. Storm drainage is proposed to be handled on-site by horizontal infiltration and storage facilities.

In accordance with the County's Sphere of Influence policy, the project was referred to the City of Hughson for review. Cities are specifically asked to provide information addressing the proposed project's consistency with the land use designation of the city's general plan and the type of conditions necessary to ensure the development will comply with city's development standards such as street improvements, setbacks, and landscaping. In this case, the City has indicated that the project is consistent with their General Plan designation of "Service Commercial" for this area.

Background

The project site was rezoned in February of 1991, from A-2-40 (General Agriculture) to its current zoning designation of Planned Development No. 185, which allowed for a variety of commercial type uses. According to the staff report written in November of 1990, the General Plan designation of Planned Development was established in 1986 as part of a comprehensive update to the Stanislaus County General Plan Land Use Element, and at that time this project site was not in the City of Hughson Sphere of Influence.

At the time, the Board of Supervisors decided that certain locations throughout the County would be designated as "Planned Development" given the unique aspect of the sites and because they displayed unique characteristics which may be suitable for a variety of uses. The project site, a triangular piece of property, located between Santa Fe Avenue, Service Road and Geer Road was one such property. The Board of Supervisors felt that this site met the criteria of a unique property given its location at the crossroads of two major routes and a significant collector road. The other factor the Board determined, in designating this site as Planned Development, was the historical presence of commercial and industrial type uses.

The zoning designation of Planned Development No. 185, allowed for uses such as a mini-market, restaurant, truck terminal, truck repair, storage facility, and light manufacturing. Most of these uses were never established with the exception of the truck repair business in the northwest section of the property and improvements were not installed.

Planning Commission Hearing

The Planning Commission held a public hearing on this project at its regular meeting of December 6, 2007. Following staff's recommendation for approval, the Chairman opened the public hearing. Kathleen Hamilton, an adjacent homeowner, spoke in opposition to the project expressing a general concern regarding traffic in the area. The applicant's representative, Rod Hawkins (Hawkins Engineering) spoke in favor of the project.

Following the closing of the hearing, the Commission discussed the project indicating positions in favor of the project. The Commission also discussed the "Phasing" time-frame of 7 years that the applicant has proposed. It was recommended by the Commission that this 7 year time-frame be shortened to 5 years, with the ability for the applicant to request an extension, if needed. The Commission unanimously voted 8-0 (Souza/Mataka) to recommend the Board of Supervisor's approve this request. A detailed discussion of the request and the reasons behind staff's recommendation for approval can be found in the attached Planning Commission Staff Report.

POLICY ISSUES:

None.

STAFFING IMPACT:

None.

ATTACHMENTS:

1. Planning Commission Staff Report, December 6, 2007
2. Planning Commission Minutes, December 6, 2007

STANISLAUS COUNTY PLANNING COMMISSION

December 6, 2007

STAFF REPORT

REZONE APPLICATION NO. 2007-01 SANTA FE CROSSING

REQUEST: TO REZONE A 14.25 ACRE SITE FROM P-D (PLANNED DEVELOPMENT) TO A NEW PLANNED DEVELOPMENT TO ALLOW A COMMERCIAL PROJECT TO BE DEVELOPED IN THREE PHASES. PHASE 1 WILL INCLUDE THE CONSTRUCTION OF 435 MINI STORAGE UNITS AND STORAGE FOR UP TO 52 RV'S. PHASES 2 & 3 WILL CONSIST OF A 5,065 SQUARE FOOT MINI MARKET, A GAS STATION AND A 19,250 SQUARE FOOT COMMERCIAL BUILDING/CAR WASH. THE PROPERTY IS LOCATED AT 4306 SANTA FE AVENUE, AT THE NORTHWEST CORNER OF GEER ROAD AND SANTA FE AVENUE, IN THE HUGHSON AREA.

APPLICATION INFORMATION

| | |
|-----------------------------|---|
| Applicant: | Hawkins & Associates Engineering |
| Owner: | Ruddy Enterprises, Inc. |
| Location: | 4306 Santa Fe Avenue, at the northwest corner of Geer Road and Santa Fe Avenue, in the Hughson area |
| Section, Township, Range: | 22-4-10 |
| Supervisory District: | Two (Supervisor Mayfield) |
| Assessor's Parcel: | 045-007-031 |
| Referrals: | See Exhibit "J" Environmental Review Referrals |
| Area of Parcels: | 14.25 acres |
| Water Supply: | Private well |
| Sewage Disposal: | On-site septic system |
| Existing Zoning: | P-D 185 (Planned Development) |
| General Plan: | Planned Development |
| Community Plan Designation: | Not applicable |
| Williamson Act: | Not applicable |
| Environmental Review: | Negative Declaration |
| Present Land Use: | Mostly vacant with a truck repair and tire sales business on the northwest portion of the property. |
| Surrounding Land Use: | Resendiz Family Fruit Stand, radio station with transmitter tower, and agricultural land |

PROJECT DESCRIPTION

This is a request to rezone a 14.25 acre site from P-D No. 185 (Planned Development) to a new P-D zone to allow a commercial project to be developed in three phases. Phase 1 consists of 435 mini storage units, 50 storage container units, and storage for up to 52 RVs. Phase 2 consists of a gas station and a 5,065 square foot mini market with a drive through coffee shop. Phase 3 consists of a 19,250 square foot commercial building. The entire site will be paved, fenced, and landscaped. The project will be served by a private well for water and on-site septic facilities will provide for sewage disposal. The development schedule notes this project will be completed within 1 to 7 years from the start of site improvements

SITE DESCRIPTION

The site is located at 4306 Santa Fe Avenue, which is at the northwest corner of Geer Road and Santa Fe Avenue, southeast of the City of Hughson. This project is located within the LAFCO adopted Sphere of Influence for the City of Hughson. The project site is mostly vacant with a truck repair and tire sales business that was established as part of Planned Development No. 185 (the current zoning designation). The surrounding land uses consist of Resendiz Family Fruit Stand to the east, a radio station with a transmitter tower to the north, and agricultural uses to the west and south.

BACKGROUND

The project site was rezoned in February of 1991, from A-2-40 (General Agriculture) to it's current zoning designation of Planned Development No. 185, which allowed for a variety of commercial type uses. According to the staff report written in November of 1990, the General Plan designation of Planned Development was established in 1986 as part of a comprehensive update to the Stanislaus County General Plan Land Use Element, and at that time this project site was not in the City of Hughson Sphere of Influence.

At the time, the Board of Supervisors decided that certain locations throughout the County would be designated as "Planned Development" given the unique aspect of the sites and because they displayed unique characteristics which may be suitable for a variety of uses. The project site, a triangular piece of property, located between Santa Fe Avenue, Service Road and Geer Road was one such property. The Board of Supervisors felt that this site met the criteria of a unique property given it's location at the crossroads of two major routes and a significant collector road. The other factor the Board determined, in designating this site as Planned Development, was the historical presence of commercial and industrial type uses.

The zoning designation of Planned Development No. 185, allowed for uses such as a mini-market, restaurant, truck terminal, truck repair, storage facility, and light manufacturing. Most of these uses were never established with the exception of the truck repair business in the northwest section of the property and improvements were not installed.

DISCUSSION

The project proposal for "Santa Fe Crossing" is to allow a commercial project to be developed in three phases. Phase 1 development will include 435 mini-storage units that will cover approximately 4.62 acres in the northeast section of the site. The existing structure used for the tire sales and truck repair will remain during this Phase (1 of 3) of the project. Also located on site is an existing business that repairs and sells bulk storage containers (cargo containers). This business was not approved in the original rezone and is currently in Code Enforcement action. Part of the approval process is to permit this land use. The applicant has asked that this use be allowed to continue operating during Phase 1 of the project. Phase 1 is expected to begin after approval and be completed within 5 years from the date of approval.

Phase 2 development will convert the tire and truck repair business to a Recreational Vehicle (RV) sales, service, and repair business that will include RV, boat, and trailer storage areas. The area that is currently used for the repair and sales of bulk storage containers will be converted to RV and boat storage. This Phase is expected to be completed within 2 to 7 years from approval.

Phase 3 will include the proposed 5,065 square foot mini-mart, coffee shop and fueling station at the southern corner of the project site. Just north of this area the applicant is proposing a 19,250 square foot building that would be used as a drive-thru car wash and automobile parts store. The applicant has also proposed a list of alternative uses for the 19,250 square foot building should the car wash and auto shop not be viable. The list of alternative uses can be seen in Exhibit "G". Phase 3 is expected to be completed within 3 to 7 years of approval.

All phases of the project will be served by a private well for water and on-site septic facilities will provide for sewage disposal. The proposal also includes "stubbing" sewer and water lines for future connections to the municipal services once they become available. Storm drainage is proposed to be handled on-site by horizontal infiltration and storage facilities.

Street improvements will be built, to correspond with each Phase, as shown in Exhibit "C". These improvements shall include the construction of curb, gutter, sidewalk, street pavement, and left turn pockets at all driveway locations. The installation of these improvements may be phased in conjunction with the phasing of the development or deferred, by the Department of Public Works, until which time they are needed.

Parking:

Phase 1 of this project proposes the construction of mini-storage units, based on the existing County parking standards, the use would require one space for each employee on a maximum shift plus three additional parking spaces (four total). Generally, mini-storage facilities will have one employee on-site during business hours, with the possibility of a "night-watchman" or security guard on-site after hours. The existing site plan identifies four (4) general parking spaces which meets the minimum requirement stated above.

As part of Phase 2, the existing truck repair business that is currently in operation, will be converted to an RV sales, service, and storage establishment. The required number of parking spaces for such an establishment would be one space for every twenty vehicles displayed plus one space for each employee. The site plan shows a possibility of thirty-two display spaces, which would require at a minimum, three parking spaces. The site plan identifies a total of eleven spaces which should be adequate for this type of business.

Phase 3; construction of a 5,065 square foot mini-mart, coffee shop and fueling station as well as a 19,250 square foot building that would be used for a car wash and auto shop, is shown as providing a total of sixty parking spaces. The 5,065 square foot building would require 16 of those leaving 44 spaces for the 19,250 square foot building. The intent is that the 19,250 square foot building will be developed as a car wash and auto shop for which the 44 parking spaces should be more than adequate assuming the site develops with these uses. However, we note for the record that the applicant has provided a list of alternative uses for this 19,250 square foot building and the parking may not meet the County standards for these "retail" type uses. As generally required in PD zones with unspecified or alternative uses, a Staff Approval permit will be required for each business to ensure compatibility with the zoning and the development standards. The Staff Approval process will allow this parking issue to be monitored and controlled. It may also mean that potential users of the site may not be permitted due to a potential lack of parking. The owner/applicant of the project has chosen this approach to building size and parking, despite the limits it may place on the number and ultimate mix of users/tenants of the site.

Signs:

A specific sign program has been included as part of this project (see Exhibit "F"). The applicant is proposing a free standing pole-sign at the southern most part of the property. The pole-sign as proposed would be 20 feet in height, the actual face of the sign would measure 60 square feet (5' x 12') with two smaller signs (2' x 6') attached below the primary sign. The proposal includes two monument signs that would be 5 feet in height and have a 24.5 square foot (3.5' x 7') face. Both signs would be placed near the entrance and exit points on Santa Fe Avenue and Geer Road. As normally required as part of a Planned Development project, a development standard has been placed on this project for any additional smaller signs on-site (directional, monument, etc.) or any signs on the buildings to require approval from the City of Hughson and the County Planning Director.

Landscaping:

Based on the initial landscaping plans, it appears as though the project has provided adequate landscaping, consistent with both the County and the City of Hughson's landscaping requirements. The City of Hughson has commented on the possible need to provide additional landscaping to ensure an attractive appearance, as this site is considered a "gateway" to their City. The applicant has worked with County Staff and provided a landscaping plan that will adequately screen the proposed drainage basin and the area along Geer Road. County Staff also recommended some additional landscaping be placed near and around the proposed mini-storage facility due to its high visibility. The landscaping plan also provides landscaping along Santa Fe Avenue and at the intersection of Geer Road and Santa Fe Avenue. Development Standard No. 22 requires a final landscaping plan, prepared in compliance with the current City of Hughson landscape standards for commercial projects.

City of Hughson:

In accordance with the County's Sphere of Influence policy, the project was referred to the City of Hughson for review. Cities are specifically asked to provide information addressing the proposed project's consistency with the land use designation of the city's general plan and the type of conditions necessary to ensure the development will comply with city's development standards such as street improvements, setbacks, and landscaping. In this case, the City has indicated that the project is consistent with their General Plan designation of "Service Commercial" for this area.

PHASING

As mentioned earlier in the report the applicant is proposing three (3) phases for this Rezone Application to take place within seven (7) years from the date of approval.

Normally, staff recommends that a phasing plan be for a shorter period of time of around five (5) years. After reviewing this application, Staff does not have any concerns up until the third phase. Phase 1 is scheduled to be completed within 5 years with Phases 2 and 3 completed within 7 years. Phase 2, scheduled to be completed within 7 years, does not concern Staff because no new structures are proposed. The concerns that Staff has with such a long time table for Phase 3 is:

1. Possible future changes in county policy,
2. Tracking the multiple phases over a lengthy period of time.
3. Changes to industry and/or technology.

Some options for the Planning Commission are:

1. Approve the project as proposed with the time lines as submitted by the applicant.
2. Require a Use Permit for approval of Phase 3.
3. Or, add a Condition of Approval that states the Planning Director would review Phase 3 and at his/her discretion approve the Phase.

FINDINGS

In order to approve a rezone, it must be found to be consistent with the General Plan. In this case, the General Plan designation is Planned Development. This designation is "intended for land which, because of demonstrably unique characteristics, may be suitable for a variety of uses without detrimental effects on other property." The proposed use should not be detrimental to agricultural uses and other property in the area which consists mainly of a fruit stand, a radio station with a transmitter tower, and agricultural land. Staff feels this proposal to rezone the parcel to a Planned Development to be consistent with the General Plan which has been in place for some time, fits into the type of uses for this area, shape of parcel, and the location.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the proposed project was circulated to all interested parties and responsible agencies for review and comment (see Exhibit "J" - Environmental Review Referrals). Responses received from agencies have been incorporated into this project as Development Standards (see Exhibit "D").

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. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgement and analysis.

2. Order the filing of a Notice of Determination with the Stanislaus County Clerk-Recorder's Office pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find That:
 - A. The project is consistent with the overall goals and policies of the County General Plan; and
 - B. The proposed Planned Development zoning is consistent with the Planned Development General Plan description.
4. Approve Rezone Application No. 2007-01 - Santa Fe Crossing, subject to the attached Development Standards and Development Schedule.

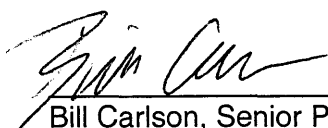
Note: Pursuant to California Fish and Game Code Section 711.4, all project applicants subject to the California Environmental Quality Act (CEQA) shall pay a filing fee for each project. Therefore, the applicant will further be required to pay \$1,857.00 for the Department of Fish and Game, and the Clerk Recorder filing fees. The attached Conditions of Approval ensure that this will occur.

Report written by: Joshua Mann, Associate Planner, November 21, 2007

Attachments:

| | |
|-------------|---|
| Exhibit A - | Maps |
| Exhibit B - | Application and Project Description |
| Exhibit C - | Site Plans (Phases 1-3) with Landscape Proposal |
| Exhibit D - | Development Standards |
| Exhibit E - | Development Schedule |
| Exhibit F - | Applicant's Sign Plan & Building Elevations |
| Exhibit G - | List of Proposed Alternative Uses |
| Exhibit H - | Initial Study |
| Exhibit I - | Negative Declaration |
| Exhibit J - | Environmental Review Referrals |

Reviewed by:



Bill Carlson, Senior Planner

**REZ 2007-01
SANTA FE CROSSING
AREA MAP**

**CITY
OF
HUGHSON**

FOX RD

E WHITMORE AVE

ROEDING RD

TULLY RD

SANTA FE AVE

EUCLID AVE

GEER RD

BERKELEY AVE

SITE

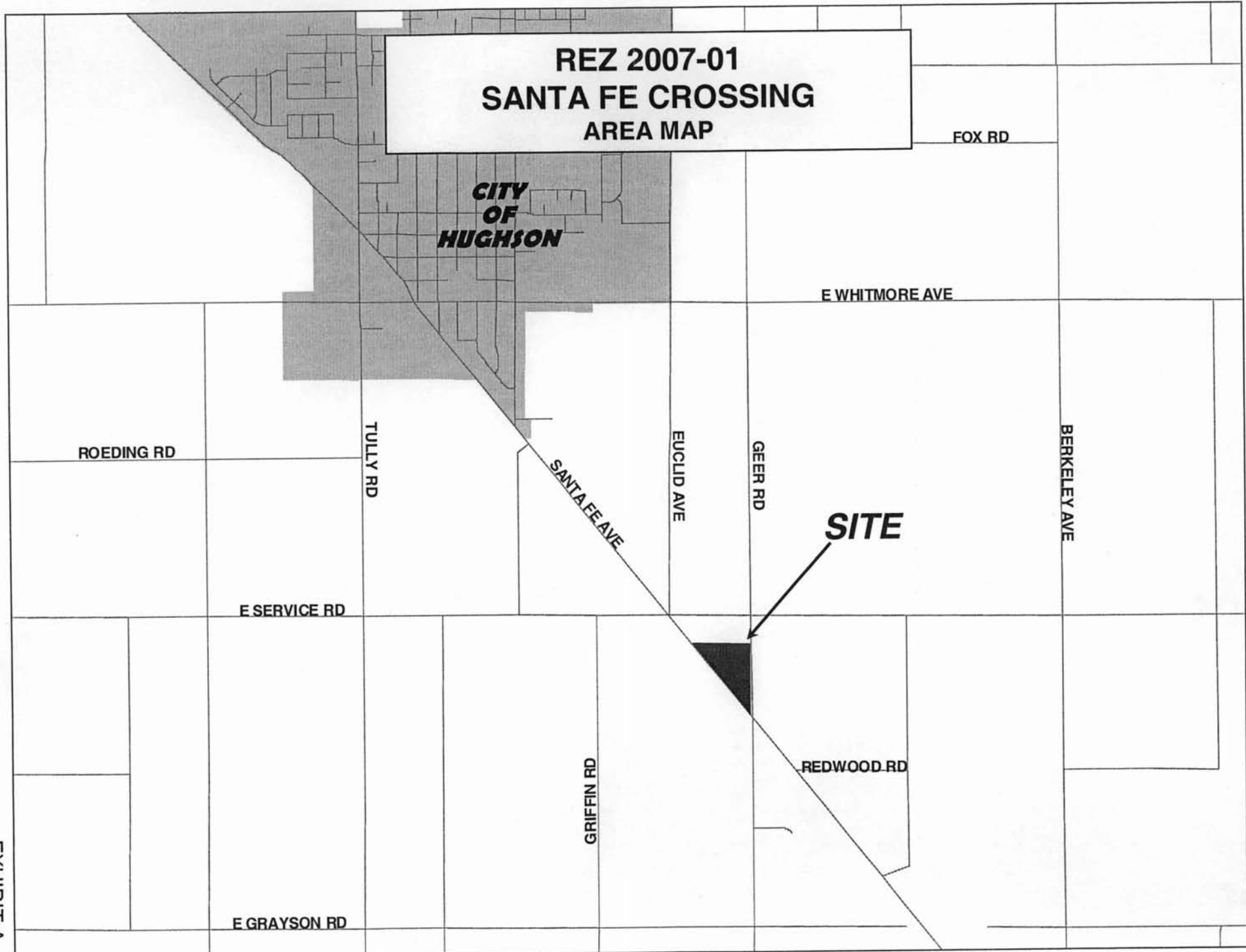
E SERVICE RD

GRIFFIN RD

REDWOOD RD

E GRAYSON RD

EXHIBIT A



**REZ 2007-01
SANTA FE CROSSING
GENERAL PLAN DESIGNATION**

AG

2.34

13.16

19.05

42.70

49.17

E SERVICE RD

0.54

5.72

3.23

2.90

21.93

2.67

AG

5.98

55.36

**P-D
SITE**

13.32

4.15

S SANTA FE AVE

GEER RD

4.22

18.06

1.04

0.68

19.24

GRIFIN RD

19.28

36.92

AG

30.95

35.94

40.08

17.29

2.04

30.68

8

EXHIBIT A-1

**REZ 2007-01
SANTA FE CROSSING
ZONING DESIGNATION**

A-2-40

2.34 13.16

19.05

42.70

49.17

E SERVICE RD

0.54

5.72

P-D (28)

3.23

2.90

A-2-40

2.67

21.93

P-D (185)

SITE

13.32

5.98

55.36

18.06

1.04

S SANTA FE AVE

GEER RD

4.15

4.22

0.68

19.24

A-2-40

30.95

35.94

GRIFFIN RD

36.92

19.28

40.08

17.29

2.04

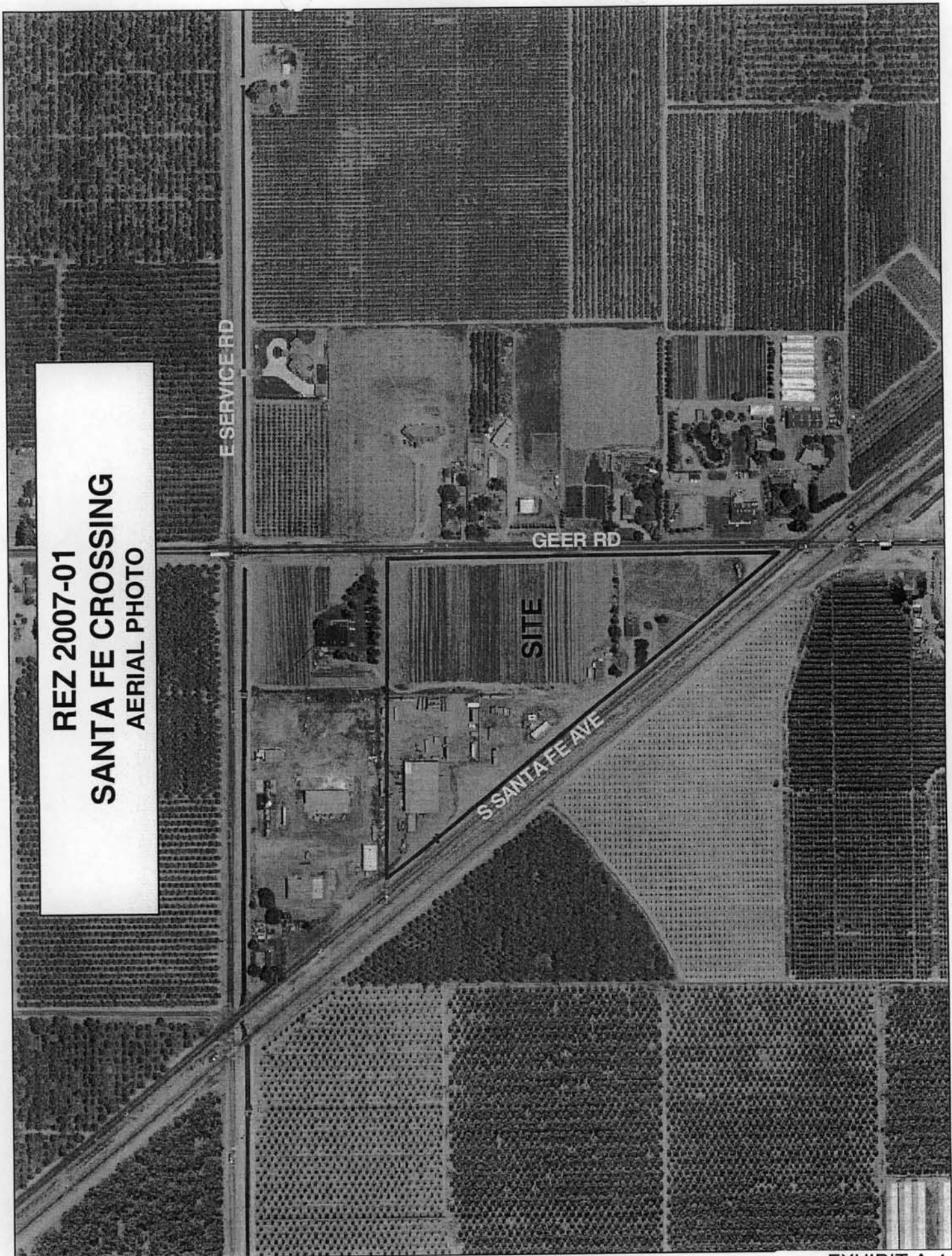
30.68

P-D (237)

**REZ 2007-01
SANTA FE CROSSING
AERIAL PHOTO**



**REZ 2007-01
SANTA FE CROSSING
AERIAL PHOTO**



SANTA FE CROSSING COMMERCIAL DEVELOPMENT

PHASE ONE

Phase One development, as shown on the development exhibit, will include 537 mini-storage units covering 4.62 acres in the northeast portion of the site. There is an existing structure in the northwest corner currently housing tire sales and diesel truck repair business. We expect that use to continue with Phase 1 development.

Also located on-site is an existing non-conforming use, repair and sales of bulk storage containers. The location of the container units will be relocated to the west-center portion of the site away from Santa Fe Avenue. Approval is being requested for a use permit for the container storage use with Phase One development. The existing uses are short term and will be replaced with Phase Two development.

Phase One development will include construction of driveway access from both Santa Fe Avenue and Geer Road with signs at each point of entry. Four parking spaces will be included with the min-storage facility and 11 parking spaces will be provided at the existing tire and repair building. Each business will include the required handy-cap parking.

Roadway dedication to 65 feet from centerline at Santa Fe Avenue, and 67.50 feet from centerline at Geer Road will be made along the entire frontage of the site. A 40 foot radius return would also be dedicated; all with Phase one development. Roadway improvements will be constructed with each phase as shown.

Sanitary sewer will be by on-site treatment and disposal in conformance with County Standards. Water will be provided by on-site well and provide volumes as required for the proposed use, fire flows and planting. Stubs will be provided for future connection to municipal facilities as they become available.

Mini storage units will be constructed with a fire sprinkler system sized in accordance with the County Fire Prevention Bureau and conform to applicable codes and regulations.

Construction of the mini-storage facility is expected to begin with approval by the County. Completion of Phase One development is expected within 1 to 5 years.

PHASE TWO

Phase Two development will convert the tire and truck repair area to recreational vehicle sales, service and repair and include RV, boat and trailer storage. The area housing the bulk container sales and repair will likewise be converted to RV storage or mini-storage units.

Completion of Phase Two development is expected within 2 to 7 years.

PHASE THREE

Phase three includes a proposed mini-mart, coffee shop and fueling station at the southerly corner of the project. Fifteen parking spaces including handy-cap are proposed. An additional driveway from Santa Fe Avenue will be constructed with this phase.

The northerly portion of the Phase Three site is expect to develop as a carwash and auto shop, although we would like to reserve the option for a selected group of alternative uses listed with the site plan. Sanitary sewer and water will be provided by on site facilities as described in Phase One.

Roadway construction, including an additional driveway at Santa Fe Avenue will be completed with this phase.

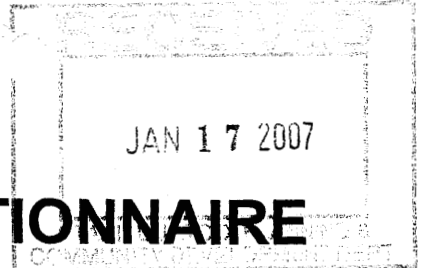
Completion of Phase Three development is expected within 3 to 7 years.

OFF-SITE DEVELOPMENT

Off-site curb, gutter and sidewalk design and road right-of-way will be in accordance with the County master plan for roadway development standards. Storm drainage will be by horizontal infiltration and storage facilities.

NOTE:

This development plan is proposed based upon extensive contacts with County planning staff, public works, and fire district, and a number of contacts with City of Hughson planning staff and engineering.



APPLICATION QUESTIONNAIRE

| | | | | | | | | | | | |
|---|--|--|--|-------------------------------------|-------------------------------------|------------------------------------|-----------------------------------|--|---|--------------------------------------|--|
| <p>Please Check all applicable boxes APPLICATION FOR: <i>Staff is available to assist you with determining which applications are necessary</i></p> <table border="0"> <tr> <td><input type="checkbox"/> General Plan Amendment</td> <td><input type="checkbox"/> Subdivision Map</td> </tr> <tr> <td><input checked="" type="checkbox"/> Rezone</td> <td><input type="checkbox"/> Parcel Map</td> </tr> <tr> <td><input type="checkbox"/> Use Permit</td> <td><input type="checkbox"/> Exception</td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td><input type="checkbox"/> Williamson Act Cancellation</td> </tr> <tr> <td><input type="checkbox"/> Historic Site Permit</td> <td><input type="checkbox"/> Other _____</td> </tr> </table> | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Parcel Map | <input type="checkbox"/> Use Permit | <input type="checkbox"/> Exception | <input type="checkbox"/> Variance | <input type="checkbox"/> Williamson Act Cancellation | <input type="checkbox"/> Historic Site Permit | <input type="checkbox"/> Other _____ | <p>PLANNING STAFF USE ONLY: Application No(s): <u>REZ 2007 01</u> Date: <u>1.17.2007</u> S <u>22</u> T <u>4</u> R <u>10</u> GP Designation: <u>PD</u> Zoning: <u>PD-185</u> Fee: _____ Receipt No. _____ Received By: _____ Notes: _____</p> |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map | | | | | | | | | | |
| <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Parcel Map | | | | | | | | | | |
| <input type="checkbox"/> Use Permit | <input type="checkbox"/> Exception | | | | | | | | | | |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Williamson Act Cancellation | | | | | | | | | | |
| <input type="checkbox"/> Historic Site Permit | <input type="checkbox"/> Other _____ | | | | | | | | | | |

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

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

PROJECT INFORMATION

PROJECT NAME: Santa Fe Crossing
(Desired name for project, if any)

CONTACT PERSON: Who is the primary contact person for information regarding this project?

Name: Crolie Lindsay **Telephone:** 209-575-4295

Address: 436 Mitchell Road Modesto, California 95354

Fax Number: 209-578-4295 **email address:** clindsay@hawkins-eng.com

(Attach additional sheets as necessary)
PROPERTY OWNER'S NAME: Ruddy Enterprises, Inc.

Mailing Address
P.O. Box 1504
Modesto, Ca. 65353-1504

Telephone: 209-524-3177 **Fax:** 209-524-4765

APPLICANT'S NAME: _____

Mailing Address _____

Telephone: _____ Fax: _____

ENGINEER / APPLICANT: _____

Hawkins & Associates Engineering, Inc.

Mailing Address _____

436 Mitchell Road Modesto, Ca. 95354

Telephone: **209-575-4295** Fax: **209-578-4295**

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

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

See attached document Santa Fe Crossings

PROJECT SITE INFORMATION

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

ASSESSOR'S PARCEL NUMBER(S): Book 45 Page 07 Parcel 31

Additional parcel numbers: _____

Project Site Address
or Physical Location:

4306 Santa Fe Ave.

Hughson, Ca.

Property Area: Acres: 14.2499 or Square feet: _____

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

From present to past 2 years open area has been used for non-conforming container storage, repair & sales. The previous 8 Years the open area was used for pallet repair & storage. All other uses are as described in attached document Santa Fe Crossing.

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

Existing General Plan & Zoning: PD #185

Proposed General Plan & Zoning: New P.D.
(if applicable)

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

East: Agriculture/Residential

West: Agriculture/Mixed Commercial/Residential

North: Agriculture/Residential

South: Agriculture/Residential

WILLIAMSON ACT CONTRACT:

Yes No

Is the property currently under a Williamson Act Contract?

Contract Number: _____

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

Date Filed: _____

Yes No

Do you propose to cancel any portion of the Contract?

Yes No

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

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

SITE CHARACTERISTICS: (Check one or more)

Flat

Rolling

Steep

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

Field crops

Orchard

Pasture/Grassland

Scattered trees

Shrubs

Woodland

River/Riparian

Other

Explain Other: _____

Yes No

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

GRADING:

Yes No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) 11,293 cu. yds. 14 acres

Overall cu. yds. based on removing 0.5 ft. over total site.

STREAMS, LAKES, & PONDS:

Yes No

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

Yes No

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

Yes No

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

Yes No

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

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

STRUCTURES:

- Yes No Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)
- Yes No Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes No Do you plan to build new structures? (If yes, show location and size on plot plan.)
- Yes No Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: 17,083 Sq. Ft. Landscaped Area: NIA Sq. Ft.
 Proposed Building Coverage: 117,755 Sq. Ft. Paved Surface Area: 263,514 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) 117,755

Number of floors for each building: ONE

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) Not to exceed 30 feet upon completion of all 3 phases.

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) Not to exceed 20' upon completion of all 3 phases

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

UTILITIES AND IRRIGATION FACILITIES:

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

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

Electrical: T.I.D. Sewer*: Septic Tank
 Telephone: AT&TIPac Bell Gas/Propane: PG&E
 Water**: Private well Irrigation: NIA

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

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

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

No special or unique sewage waste will be generated.

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

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

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

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

AFFORDABLE HOUSING/SENIOR:

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

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

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

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

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

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

Square footage of each existing or proposed building(s): Storage Facilities (53,775 sq. ft.)

Gas Station/Mini-Mart (6,540 sq. ft.) Commercial Use (45,280 sq. ft.)

Type of use(s): Commercial

Days and hours of operation: PHASE 1 24 HRS. 7 DAYS PER WEEK - PHASE 2 6AM TO 9PM

PHASE 3 TO BE DETERMINED

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

Occupancy/capacity of building: PHASE 1 = 179 - PHASE 2 = 7 - PHASE 3 = 151

Number of employees: (Maximum Shift): P1=2-P2=5-P3=100 (Minimum Shift): P1=1-P2=3-P3=60

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

Other occupants: NONE

Estimated number of truck deliveries/loadings per day: 3-5

Estimated hours of truck deliveries/loadings per day: 6-9

Estimated percentage of traffic to be generated by trucks: 2%

Estimated number of railroad deliveries/loadings per day: NIA

Square footage of:

Office area: PHASE 1,2 & 3 =1100

Warehouse area: NIA

Sales area: PH1-840 PH2&3-38,865

Storage area: PH1-53,775 PH2&3 12,955

Loading area: PH1&2-NIA PH3-2000

Manufacturing area: NIA

Other: (explain type of area) NIA

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

ROAD AND ACCESS INFORMATION:

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

Santa Fe Avenue and Geer Road

- Yes No Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)
- Yes No Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)
- Yes No Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

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

STORM DRAINAGE:

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

Other: (please explain) NIA

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

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

EROSION CONTROL:

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

SEE ATTACHED DRAWING SHEET #4

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

ADDITIONAL INFORMATION:

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

INDEMNIFICATION:

In consideration of the County's processing and consideration of this application for approval of the land use project being applied for (the "Project"), and the related California Environmental Quality Act (CEQA) consideration by the County, the Owner and Applicant, jointly and severally, agree to indemnify the County of Stanislaus ("County") from liability or loss connected with the Project approvals as follows:

1. The Owner and Applicant shall defend, indemnify and hold harmless the County and its agents, officers and employees from any claim, action, or proceeding against the County or its agents, officers or employees to attack, set aside, void, or annul the Project or any prior or subsequent development approvals regarding the Project or Project condition imposed by the County or any of its agencies, departments, commissions, agents, officers or employees concerning the said Project, or to impose personal liability against such agents, officers or employees resulting from their involvement in the Project, including any claim for private attorney general fees claimed by or awarded to any party from County.

The obligations of the Owner and Applicant under this Indemnification shall apply regardless of whether any permits or entitlements are issued.

2. The County will promptly notify Owner and Applicant of any such claim, action, or proceeding that is or may be subject to this Indemnification and, will cooperate fully in the defense.
3. The County may, within its unlimited discretion, participate in the defense of any such claim, action, or proceeding if the County defends the claim, actions, or proceeding in good faith. To the extent that County uses any of its resources responding to such claim, action, or proceeding, Owner and Applicant will reimburse County upon demand. Such resources include, but are not limited to, staff time, court costs, County Counsel's time at their regular rate for external or non-County agencies, and any other direct or indirect cost associated with responding to the claim, action, or proceedings.
4. The Owner and Applicant shall not be required to pay or perform any settlement by the County of such claim, action or proceeding unless the settlement is approved in writing by Owner and Applicant, which approval shall not be unreasonably withheld.
5. The Owner and Applicant shall pay all court ordered costs and attorney fees.
6. This Indemnification represents the complete understanding between the Owner and Applicant and the County with respect to matters set forth herein.

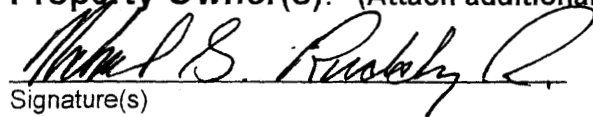
IN WITNESS WHEREOF, by their signature below, the Owner and Applicant hereby acknowledge that they have read, understand and agree to perform their obligations under this Indemnification.

PROPERTY OWNER/APPLICANT SIGNATURE

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form including:

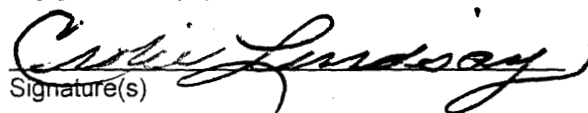
1. The Notices to All Applicants on page 9;
2. Acknowledgments/Authorizations on pages 10 and 11; and,
3. The Indemnification on page 12.

Property Owner(s): (Attach additional sheets as necessary)


Signature(s)

Mike Ruddy
Print Name

Applicant(s): (If different from above)


Signature(s)

Crolie Lindsay

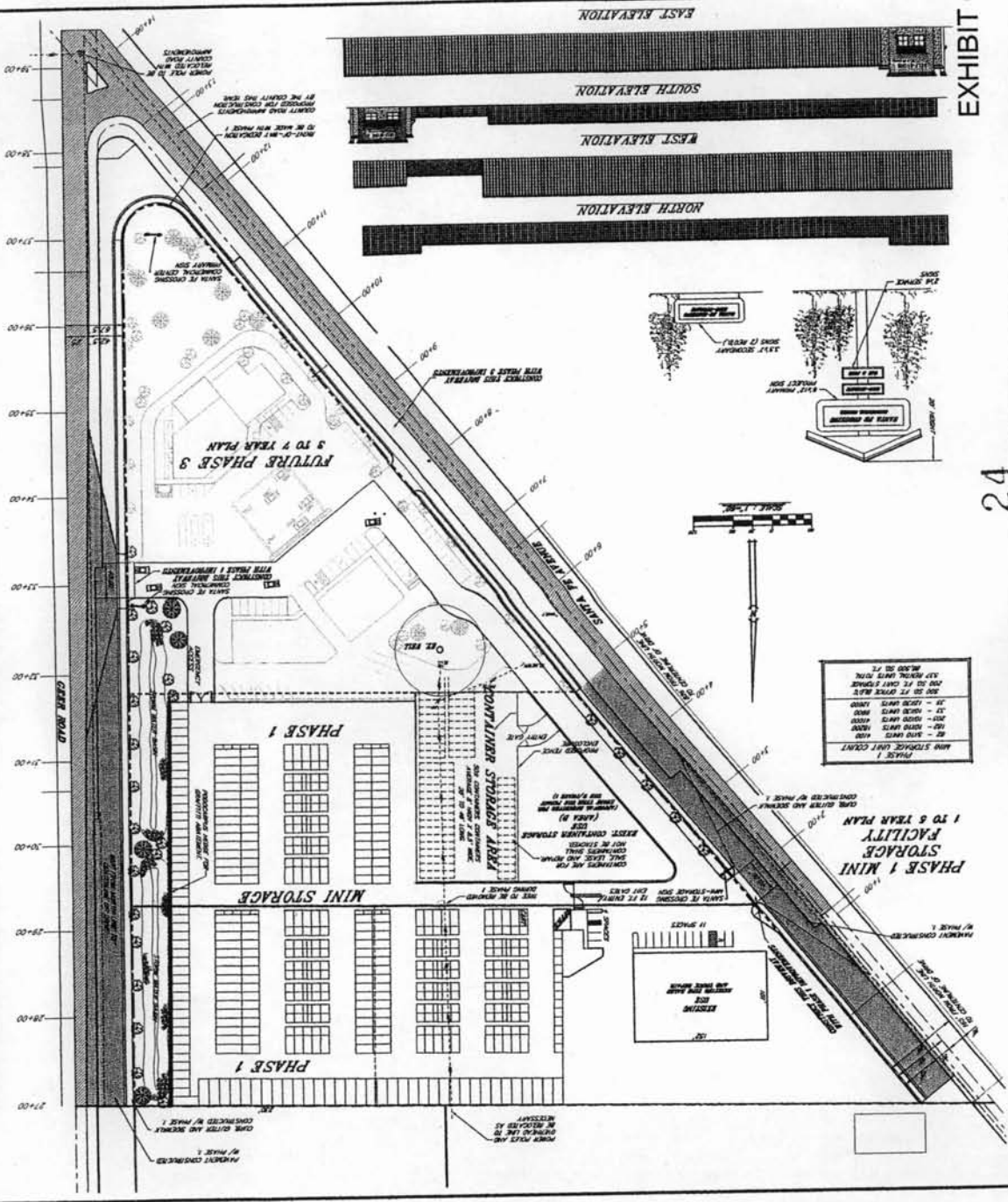
Print Name

Hawkins & Associates Engineering

436 Mitchell Road

Modesto, CA 95354

(209) 575-4295



GENERAL NOTES.

1. LANDSCAPE TREES SHALL BE A MINIMUM OF 15 GALLON AND 10 FEET IN HEIGHT. A LANDSCAPE PLAN WILL BE PROVIDED INDICATING THE TYPE AND SIZE OF TREES TO BE PLANTED AND THE LOCATION OF TREES TO BE REMOVED. LANDSCAPE TREES SHALL BE REPLACED AS NECESSARY WITH EQUAL OR BETTER SPECIES AND SIZE. PLANTS FOR ON-SITE IMPROVEMENTS WILL BE PROVIDED WITH EACH PHASE.

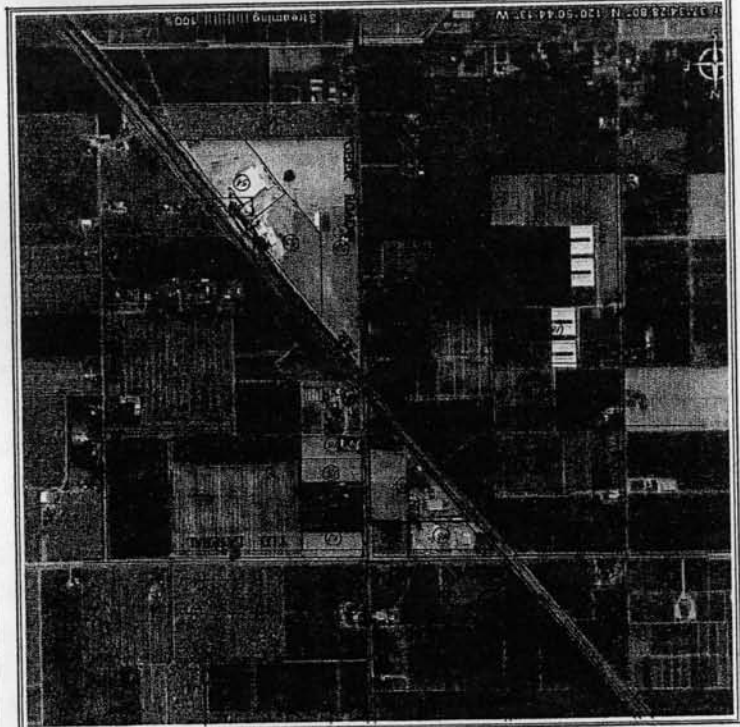
2. STORM WATER WILL BE COLLECTED AND RUN OFF BY THREE ON-SITE DRAINAGE BASINS CONSTRUCTED WITH SUBSURFACE FRENCH DRAINAGE. STORM WATER SHALL BE PROVIDED FOR CONNECTION TO PUBLIC CITY MAINS. THE APPROVED SPECIFICATIONS OF THE STANISLAUS COUNTY FIRE MARSHAL MUST BE TO BE SUPPLIED BY CONTRACTOR AND SHALL BE MAINTAINED.

3. MAINTENANCE SHALL BE PROVIDED FOR CONNECTION TO PUBLIC CITY MAINS. STORM WATER SHALL BE PROVIDED FOR CONNECTION TO PUBLIC CITY MAINS. THE APPROVED SPECIFICATIONS OF THE STANISLAUS COUNTY FIRE MARSHAL MUST BE TO BE SUPPLIED BY CONTRACTOR AND SHALL BE MAINTAINED.

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| NO. | DESCRIPTION | DATE | BY |
|-----|------------------|----------|-----|
| 1 | PRELIMINARY PLAN | 11-15-00 | JHW |
| 2 | REVISED PLAN | 12-15-00 | JHW |
| 3 | REVISED PLAN | 01-15-01 | JHW |
| 4 | REVISED PLAN | 02-15-01 | JHW |
| 5 | REVISED PLAN | 03-15-01 | JHW |
| 6 | REVISED PLAN | 04-15-01 | JHW |
| 7 | REVISED PLAN | 05-15-01 | JHW |
| 8 | REVISED PLAN | 06-15-01 | JHW |
| 9 | REVISED PLAN | 07-15-01 | JHW |
| 10 | REVISED PLAN | 08-15-01 | JHW |
| 11 | REVISED PLAN | 09-15-01 | JHW |
| 12 | REVISED PLAN | 10-15-01 | JHW |
| 13 | REVISED PLAN | 11-15-01 | JHW |
| 14 | REVISED PLAN | 12-15-01 | JHW |
| 15 | REVISED PLAN | 01-15-02 | JHW |
| 16 | REVISED PLAN | 02-15-02 | JHW |
| 17 | REVISED PLAN | 03-15-02 | JHW |
| 18 | REVISED PLAN | 04-15-02 | JHW |
| 19 | REVISED PLAN | 05-15-02 | JHW |
| 20 | REVISED PLAN | 06-15-02 | JHW |
| 21 | REVISED PLAN | 07-15-02 | JHW |
| 22 | REVISED PLAN | 08-15-02 | JHW |
| 23 | REVISED PLAN | 09-15-02 | JHW |
| 24 | REVISED PLAN | 10-15-02 | JHW |
| 25 | REVISED PLAN | 11-15-02 | JHW |
| 26 | REVISED PLAN | 12-15-02 | JHW |
| 27 | REVISED PLAN | 01-15-03 | JHW |
| 28 | REVISED PLAN | 02-15-03 | JHW |
| 29 | REVISED PLAN | 03-15-03 | JHW |
| 30 | REVISED PLAN | 04-15-03 | JHW |
| 31 | REVISED PLAN | 05-15-03 | JHW |
| 32 | REVISED PLAN | 06-15-03 | JHW |
| 33 | REVISED PLAN | 07-15-03 | JHW |
| 34 | REVISED PLAN | 08-15-03 | JHW |
| 35 | REVISED PLAN | 09-15-03 | JHW |
| 36 | REVISED PLAN | 10-15-03 | JHW |
| 37 | REVISED PLAN | 11-15-03 | JHW |
| 38 | REVISED PLAN | 12-15-03 | JHW |
| 39 | REVISED PLAN | 01-15-04 | JHW |
| 40 | REVISED PLAN | 02-15-04 | JHW |
| 41 | REVISED PLAN | 03-15-04 | JHW |
| 42 | REVISED PLAN | 04-15-04 | JHW |
| 43 | REVISED PLAN | 05-15-04 | JHW |
| 44 | REVISED PLAN | 06-15-04 | JHW |
| 45 | REVISED PLAN | 07-15-04 | JHW |
| 46 | REVISED PLAN | 08-15-04 | JHW |
| 47 | REVISED PLAN | 09-15-04 | JHW |
| 48 | REVISED PLAN | 10-15-04 | JHW |
| 49 | REVISED PLAN | 11-15-04 | JHW |
| 50 | REVISED PLAN | 12-15-04 | JHW |



SANTA FE CROSSING COMMERCIAL DEVELOPMENT

HAWKINS & ASSOCIATES
ENGINEERING
 436 WINTERBELL ROAD
 MADRISTON, CA. 95234
 TEL (925) 575 - 4225
 FAX (925) 578 - 4225

SANTA FE CROSSING COMMERCIAL DEVELOPMENT
 CONDITIONAL USE PERMIT APPLICATION & ZONING REQUIREMENTS
 APRN 45-07-31

DATE: 11/15/00
 BY: JHW
 CHK: JHW
 PLOT: 26200A
 SHEET: 24
 TOTAL SHEETS: 28

PROJECT: HAWKINS
 CLIENT: LUNDAV
 FILE: 0900 LL 4709



GENERAL NOTES:

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DEVELOPMENT STANDARDS

REZONE APPLICATION NO. 2007-01 SANTA FE CROSSING

Stanislaus County - Department of Planning and Community Development

1. This project is to be constructed and operated as described in the application information submitted including submittals modifying the project in accordance with other laws and ordinances.
2. All exterior lighting shall be designed (aimed down and toward the site) to provide adequate illumination without a glare effect.
3. Construction of the project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District.
4. A plan for any proposed signs indicating the location, height, area of the sign, and message must be approved by the City of Hughson and the County Planning Director prior to installation. Maximum height of any sign shall not exceed 20 feet.
5. 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.
6. All outside storage and mechanical equipment shall be screened from the view of any public right-of-way by a screen fence of uniform construction as approved by the Planning Director. Any required water tanks for fire suppression shall be painted to blend with the surrounding landscape or screened with landscaping and shall not be used as a sign unless approved by the Planning Director.
7. Applicant and/or subsequent property owner(s), must obtain building permits for all proposed structures, equipment, and utilities. Plans shall be prepared by a California licensed engineer working within the scope of his/her license.
8. A landscape plan consistent with Section 21.102, Landscape and Irrigation Standards, of the Stanislaus County Zoning Ordinance, shall be submitted and approved by the Planning Director. The landscaping shall be installed prior to operation of business.
9. Any required landscaping plan shall be reviewed by the Stanislaus County Agricultural Commissioner's Office prior to installation of any landscaping and include plant species and identification of the plant's origin. Said review is necessary to help stop the spread of the Glassy-winged Sharpshooter, an injurious insect to agriculture, which can enter our County on the leaves of landscape plants.

10. The 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. Any dead trees shall be replaced with a similar variety of a 15-gallon size or larger.
11. A business license shall be obtained for any businesses operating on the site.
12. The project site shall install infrastructure on site now to allow connection to sewer and water service in the event it becomes available.
13. 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.
14. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
15. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2007), the applicant is required to pay a Department of Fish and Game filing fee at the time of recording a "Notice of Determination." Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$1,857.00**, made payable to **Stanislaus County**, for the payment of Fish and Game, and Clerk Recorder filing fees.

Pursuant to Section 711.4 (e)(3) of the California Fish and Game Code, no project shall be operative, vested, or final, nor shall local government permits for the project be valid, until the filing fees required pursuant to this section are paid.
16. The applicant is required to defend, indemnify, or hold harmless the County, its officers and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense. Written evidence of said contact shall be submitted to the Planning Department prior to issuance of any building permit.
17. Pursuant to Section 404 of the Clean Water Act, prior to construction, the developer shall be responsible for contacting the US Army Corps of Engineers to determine if any "wetlands," "waters of the United States," or other areas under the jurisdiction of the Corps of Engineers are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from the Corps, including all necessary water quality

certifications, if necessary. Written evidence of said contact shall be submitted to the Planning Department prior to issuance of any building permit , **if permits from this agency are necessary, copies of said permits shall be submitted to the Planning Department prior to the issuance of any building permit.**

18. Pursuant to Section 1600 and 1603 of the California Fish and Game Code, prior to construction, the developer shall be responsible for contacting the California Department of Fish and Game and shall be responsible for obtaining all appropriate stream-bed alteration agreements, permits or authorizations, if necessary. Written evidence of said contact shall be submitted to the Planning Department prior to issuance of any building permit **if permits from this agency are necessary, copies of said permits shall be submitted to the Planning Department prior to the issuance of any building permit.**
19. Pursuant to State Water Resources Control Board Order 99-08-DWQ and National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002, prior to construction, the developer shall be responsible for contacting the California Regional Water Quality Control Board to determine if a "Notice of Intent" is necessary, and shall prepare all appropriate documentation, including a Storm Water Pollution Prevention Plan (SWPPP). Once complete, and prior to construction, a copy of the SWPPP shall be submitted to the Stanislaus County Department of Public Works. Written evidence of said contact shall be submitted to the Planning Department prior to issuance of any building permit **if permits from this agency are necessary, copies of said permits shall be submitted to the Planning Department prior to the issuance of any building permit.**
20. Pursuant to the federal and state Endangered Species Acts, prior to construction, the developer shall be responsible for contacting the US Fish and Wildlife Service and California Department of Fish and Game to determine if any special status plant or animal species are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from these agencies, if necessary. Written evidence of said contact shall be submitted to the Planning Department prior to issuance of any building permit **if permits from this agency are necessary, copies of said permits shall be submitted to the Planning Department prior to the issuance of any building permit.**
21. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.
22. The applicant shall be required to submit Landscape and Irrigation plans, prepared by a Licensed Landscape Architect, to the City of Hughson for approval. The landscape plan shall meet current City of Hughson landscape standards.
23. All proposed "alternative" uses within the Planned Development 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

Stanislaus County - Department of Public Works

24. The property owners shall dedicate a 10 foot wide public utility easement along the entire road frontages of Geer Road and Santa Fe Avenue adjacent to the right-of-way prior to the issuance of any building permit.
25. Street improvements per County standards shall be installed along the property's frontage on Geer Road and Santa Fe Avenue. The improvements shall include, but not be limited to, curb, gutter, sidewalk, street pavement, drainage facilities, signs, pavement markings, and left turn pockets at all driveway locations. The installation of these improvements may be phased in conjunction with the phasing of the development.

Phase 1: The installation of all required street improvements including a left turn pocket along the Geer Road frontage adjacent to the mini-storage complex. The installation of a left turn pocket on Santa Fe Avenue at the most southerly driveway that provides access to the Phase 1 development and the existing container storage area.

Phase 2: The installation of all required street improvements along the Geer Road and Santa Fe Avenue frontages adjacent to the Phase 2 development.

Phase 3: The installation of all required street improvements along the Santa Fe Avenue frontage adjacent to the Phase 3 development. These improvements shall include a left turn pocket at the most northerly driveway. If the existing storage, sales, and repair use changes to a different use with the development of either Phase 1 or 2, the left turn pocket at the most northerly driveway on Santa Fe Avenue shall be installed as a requirement of that particular phase.

The required road improvements shall be installed prior to final and/or occupancy of any building that is associated with the phase that triggers the improvements **or the developer may enter into a deferred street improvement agreement with Stanislaus County. The improvements may be deferred until Phase 3 or until such time that the Director of Public Works requires the improvements to be installed (County Code 13.08.030).**

26. Off-site improvement plans (including left turn pockets) for the entire road frontages of Geer Road and Santa Fe Avenue for all phases of development shall be approved by the Department of Public Works prior to the issuance of the first building permit for ~~Phase 1~~ development. **An Engineer's estimate shall be submitted for the entire project with the off-site plans.**
27. A financial guarantee in a form acceptable to the Department of Public Works to ensure the construction of the street improvements required for each phase shall be deposited with the Department prior to the issuance of the first building permit for the particular phase. **If the deferred street improvement agreement is filed with this Department, the financial guarantee requirement will be waived for this phase of work.**

28. All driveway locations and widths shall be approved by the Department of Public Works.
29. An encroachment permit shall be obtained from the Department of Public Works prior to the start of any work within the road right-of-way.
30. Road right-of-way shall be dedicated to Stanislaus County to provide the following:
 - A. 67.5 feet west of the centerline of Geer Road along the entire frontage to comply with the 6-lane Expressway standard;
 - B. 85 feet east of the railroad right-of-way on Santa Fe Avenue to comply with the 4-lane Class C Expressway standard for this road; and,
 - C. The chord of a 50 foot radius at the Geer / Santa Fe intersection.

A Road Easement document shall be prepared by the applicant's engineer and executed prior to the issuance of a building permit for Phase 1.

31. No parking, no loading or unloading of vehicles shall be permitted within the right-of-ways of Geer Road and Santa Fe Avenue. The developer will be required to install or pay for the installation of all required signs and/or markings, if warranted.
32. A Master Grading and Drainage Plan for the entire parcel that meets County standards shall be approved by the Department of Public Works prior to the issuance of any building permit. Runoff and storage capacity calculations shall be provided as part of the approval process. Adequate land shall be reserved for a drainage basin that is capable of handling the runoff of the entire parcel. The drainage system necessary for each phase shall be installed prior to occupancy of that phase.
33. All on-site parking areas and driveways from Geer Road and Santa Fe Avenue to the parking areas shall be paved per County standards. All parking spaces shall be double striped per County standards.
34. The developer shall pay Public Facilities Fees prior to or at the time of building permit issuance as part of mitigating traffic impacts.
35. A Grading Permit shall be obtained from the Department of Public Works prior to the start of importing, exporting, or otherwise moving any dirt.
36. Prior to the approval of the off-site improvement plans, the applicant shall file a Notice of Intention (NOI) with the California Regional Water Quality Control Board and a Waste Discharge Identification Number must be obtained and provided to the Department of Public Works.

Stanislaus County - Fire Prevention Bureau

37. All mini-storage buildings to be protected by an automatic fire sprinkler system. All buildings 5,000 square feet and greater shall be provided with an automatic fire sprinkler system.

38. Per the 2001 California Fire Code (Section 902), fire access roads (easements) shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Fire access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface as to provide all-weather driving capabilities. The turning radius of a fire apparatus access road shall be as approved, (50 foot outside, 30 foot inside turning radius).
39. All buildings constructed shall comply with on-site water for fire protection. Based on preliminary submittal for the mini-storage, a minimum water supply for fire protection is 107,500 gallons. This may be reduced based on protection of the buildings with a fully complying automatic fire sprinkler system.
40. All traffic signals installed and/or retrofitted, due to the proposed project, shall be provided with signal preemption.
41. Developer shall pay all Public Facilities Impact Fees and Fire Facility Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of the building permit for any construction and shall be based on the rates in effect at the time of building permit issuance.

Stanislaus County - Department of Environmental Resources (DER)

42. On-site wastewater disposal system (OSWDS) shall be by individual Primary & Secondary wastewater treatment units, operated under conditions and guidelines established by Measure X.
43. The on-site wastewater disposal system (OSWDS) is to be engineer designed for the maximum occupancy of an office building.
44. The OSWDS design system shall provide 100% expansion area. Any portion of the drainfield of the on-site wastewater installed under pavements is to be doubled.
45. Water supply for this project is defined by the State regulations as a public water system. Water system owner must submit plans for the water system construction or addition; and obtain approval from this Department, prior to construction. Prior to final approval of the project, the owner must obtain a Water Supply Permit from the Department of Environmental Resources. "The Water Supply Permit Application must include a technical report that demonstrates compliance with State regulations and include the technical, managerial, and financial capabilities of the owner to operate a public water system." Contact the DER for the required submittal information.

At such time that the water well's water is consumed or washing hands by 25 or more persons, 60 days or more out of the year, or there are five (5) or more service connections, the owner must obtain a public water supply permit from DER. The water supply permit issuance is contingent upon the water system meeting construction standards and providing water, which is of acceptable quantity and quality.

46. At any time the project consists of any food facility (Phase 3), applicant must submit 3 sets of food facility construction plans to the Department of Environmental Resources for review and approval for compliance with the California Uniform Retail Food Facilities Law (Section 27550).

Stanislaus County - Building Permit Division

47. The proposed development shall comply with current adopted Title 24 Building Codes.

Stanislaus County - Environmental Review Committee (ERC)

48. The applicant shall determine, to the satisfaction of the Department of Environmental Resources (DER), that a site containing (or formerly containing) residences or farm buildings, or structures, has been fully investigated (via Phase I and II studies) prior to the issuance of a grading permit. Any discovery of underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil shall be brought to the immediate attention of DER.
49. Prior to and during construction, the Hughson Fire Protection District shall approve provisions for serviceable fire vehicle access and fire protection water supply.
50. Applicant should contact the Department of Environmental Resources regarding appropriate permitting requirements for hazardous materials and/or wastes. Applicant and/or occupants handling hazardous materials or generating hazardous wastes must notify the Department of Environmental Resources relative to: (Calif. H&S, Division 20)
- A. Permits for the underground storage of hazardous substances at a new or the modification of existing tank facilities.
 - B. Requirements for registering as a handler of hazardous materials in the County.
 - C. Submittal of hazardous materials Business Plans by handlers of materials in excess of 55 gallons or 500 pounds of a hazardous material or of 200 cubic feet of compressed gas.
 - D. The handling of acutely hazardous materials may require the preparation of a Risk Management Prevention Program, which must be implemented prior to operation of the facility. The list of acutely hazardous materials can be found in SARA, Title III, Section 302.
 - E. Generators of hazardous waste must notify the Department of Environmental Resources relative to the: (1) quantities of waste generated; (2) plans for reducing wastes generated; and (3) proposed waste disposal practices.
 - F. Permits for the treatment of hazardous waste on-site will be required from the hazardous materials division.
 - G. Medical waste generators must complete and submit a questionnaire to the Department of Environmental Resources for determination if they are regulated under the Medical Waste Management Act.

San Joaquin Valley Air Pollution Control District (SJVAPCD)

51. Any construction resulting from this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District.
52. Applicant must complete and have approved an Air Quality Impact Assessment (AQIA) by the SJVAPCD.
53. Project to comply with the following rules from the SJVAPCD:
 - Regulation VIII (Fugitive PM10 Prohibitions)
 - Rule 2010 (Permits Required)
 - Rule 4002 (National Emissions Standards for Hazardous Air Pollutants)
 - Rule 4102 (Nuisance)
 - Rule 4601 (Architectural Coatings)
 - Rule 4622 (Gasoline Transfer into Motor Vehicle Fuel Tanks)
 - Rule 4623 (Storage of Organic Liquids)
 - Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving, & Maintenance operations)
 - Rule 9510 (Indirect Source Review)
 - District Permitting

Turlock Irrigation District (TID)

54. A 13-foot Public Utility Easement must be dedicated along all street frontages.
55. A review of District maps and records indicate that there was once an irrigation pipeline entering the parcel from the north. This line is no longer active and any remnants of the pipeline must be removed as per District Standards.
56. The District's electric utility has an existing overhead power line within the proposed development. The owner/developer must apply for a facility change for any pole or electrical facility relocation. Facility changes are performed at developer's expense.

Local Agency Formation Commission (LAFCO)

57. Should the proposed commercial development require the use of public water and/or sewer services, annexation of the area must occur prior to the connection of public services to the City of Hughson.

*Please note: If Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right hand corner of the first page of the Development Standards, new wording is in **bold**, and deleted wording will have a ~~line through it~~.*

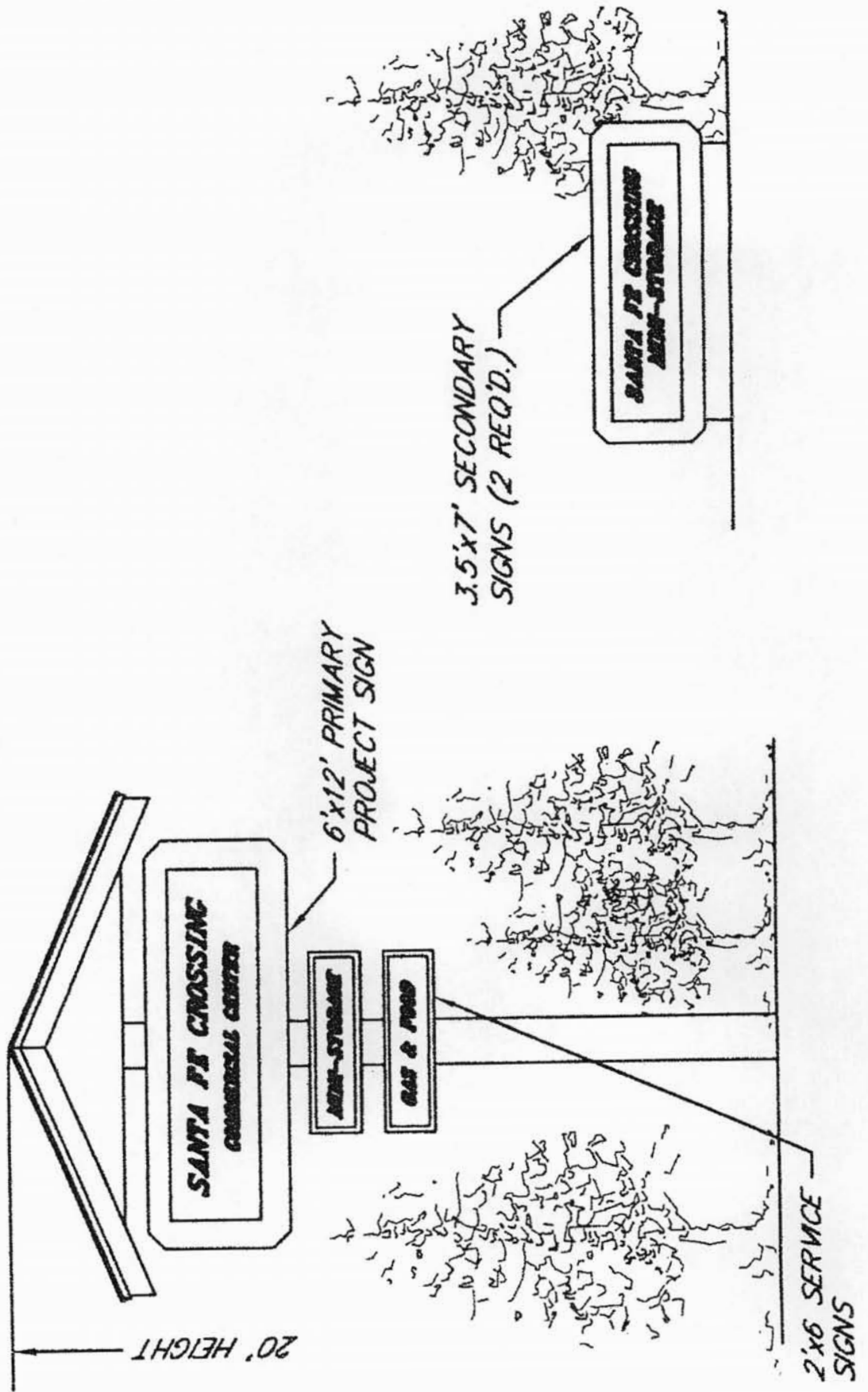
DEVELOPMENT SCHEDULE

REZONE APPLICATION NO. 2007-01 SANTA FE CROSSING

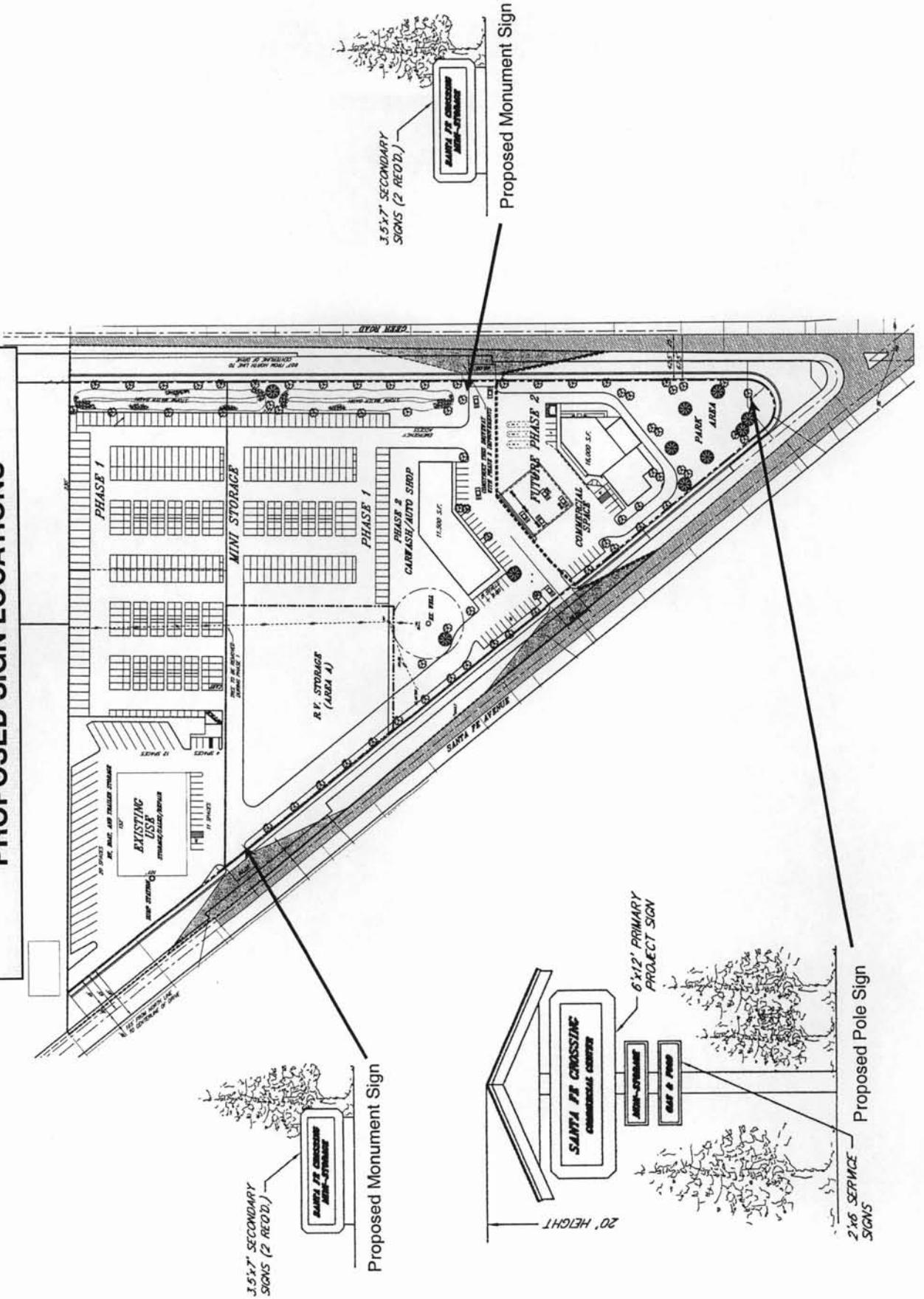
- Phase 1 is expected to be completed within 5 years from the date of approval.
- Phase 2 is expected to be completed within 2 to 7 years from approval.
- Phase 3 is expected to be completed within 3 to 7 years of approval.

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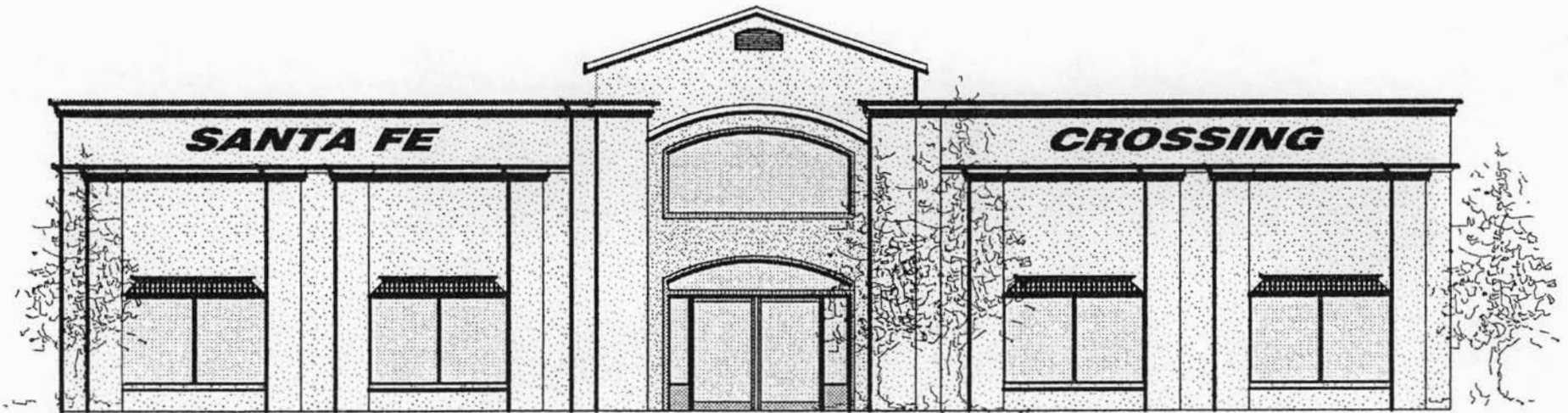
REZ 2007-01
SANTA FE CROSSING
PROPOSED SIGNS



**REZ 2007-01
SANTA FE CROSSING
PROPOSED SIGN LOCATIONS**



REZ 2007-01
SANTA FE CROSSING
BUILDING ELEVATIONS



FRONT ELEVATION

REZ 2007-01
SANTA FE CROSSING
"MINI-STORAGE" ELEVATIONS



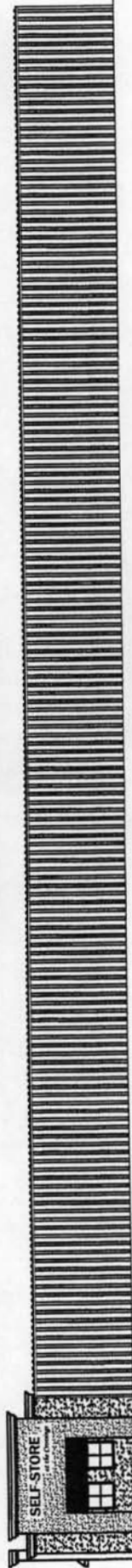
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

**POTENTIAL / ALTERNATIVE USES
PHASE 3 - "COMMERCIAL BUILDING"**

**REZONE APPLICATION NO. 2007-01
SANTA FE CROSSING**

- Appliance Sales
- Bakery
- Barber / Beauty Shop
- Dry Cleaner / Laundry
- Communication / Public Utility Services
- Florist
- Hardware Store
- Pool Service / Supply
- Pharmacy
- Variety Store
- Video / Arcade Shops
- Film Processing
- Food and Grocery Store

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Stanislaus County

Planning and Community Development

1010 10th Street, Suite 3400
Modesto, California 95354

Phone: (209) 525-6330
Fax: (209) 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. 2007-01 - Santa Fe Crossing
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Joshua Mann, Associate Planner
(209) 525-6330
4. **Project location:** 4306 Santa Fe Avenue, at the northwest corner of Geer Road and Santa Fe Avenue, southeast of the City of Hughson. (APN: 045-007-031)
5. **Project sponsor's name and address:** Ruddy Enterprises, Inc.
P.O. Box 1504
Modesto, CA 95353
6. **General plan designation:** Planned Development
7. **Zoning:** P-D 185 (Planned Development)
8. **Description of project:**

This is a request to rezone a 14.25 acre site from PD (Planned Development) to a new PD zone to allow a commercial project to be developed in three phases. Phase I consists of 435 mini storage units, 50 storage container units, and storage for up to 52 RVs. Phase 2 consists of a gas station and a 5,065 square foot mini market with a drive through coffee shop. Phase 3 consists of a 19,250 square foot commercial building. Also included in this request is a "sign program" that proposes a 20-foot pole sign and three "monument" signs (see attached). The development schedule notes this project will be completed within 1 to 7 years from the start of site improvements. Please see the attachments for a more detailed project description.
9. **Surrounding land uses and setting:** Fruit Stand/Market, Radio Station, Commercial Shop Building, and Agricultural Land.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Stanislaus County Public Works Department
Stanislaus County Department of Environmental Resources
Stanislaus Fire Prevention Bureau
San Joaquin Valley Air Pollution Control District

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.


Signature

September 5, 2007
Date

Joshua Mann
Printed name

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 significant 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 significant.

ISSUES

| I. AESTHETICS -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Have a substantial adverse effect on a scenic vista? | | | X | |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | | | | X |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | | | | X |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? | | | X | |

Discussion: The site is located at the northwest corner of Geer Road and Santa Fe Avenue, southeast of the City of Hughson. This project is located inside of the boundaries of the City of Hughson's Sphere of Influence and as such, staff and the applicant are very well aware of the visual character of the project. The applicant has submitted extensive landscaping plans and building elevations to ensure that visual character and quality of the site will be improved. In addition, the applicant has submitted one large sign and three monument signs for the project. A Condition of Approval will be added to the project to require that any new outdoor lighting be aimed downward in order to address glare to surrounding areas.

Mitigation: None.

References: Stanislaus County General Plan¹, Stanislaus County Zoning Ordinance, County policies, and staff experience.



| II. AGRICULTURE RESOURCES -- In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 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? | | | | X |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | | X |
| 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? | | | | X |

Discussion: The project is classified as Urban and Built-Up Land by the Farmland Mapping and Monitoring Program. The site is currently zoned as Planned Development No. 185, which was approved for various commercial type uses but never fully developed. The Stanislaus County General Plan designation is for Planned Development. Most of the parcels directly surrounding the site are agricultural type uses, but there are commercial type uses to the north of the project site. The County has a Right-to-Farm Ordinance in place to protect the agricultural users in the area from unjust nuisance complaints.

Mitigation: None.

References: Stanislaus County General Plan¹, Stanislaus County Zoning Ordinance, and the California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2004.

| 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: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | | | | X |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | | | | X |
| 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)? | | | X | |
| d) Expose sensitive receptors to substantial pollutant concentrations? | | | | X |
| e) Create objectionable odors affecting a substantial number of people? | | | | X |

Discussion: The project site is within the San Joaquin Valley Air Basin, which has been classified as "non-attainment" for ozone and respirable particulate matter (PM-10 and PM-2.5) as defined by the Federal Clean Air Act. The San Joaquin Valley Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. As such, the District maintains permit authority over stationary sources of pollutants.

Any pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA which sets emissions standards for vehicles, and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the SJVAPCD has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the basin. The project will be subject to compliance with all applicable district rules including, but not limited to fugitive PM-10 prohibitions, nuisance, and architectural coatings, and cutback, and slow cure and emulsified asphalt. This project was referred to the SJVAPCD for early comments, to which they replied that the project may emit more than the District's project level thresholds of significance for ozone precursors of 10 tons per year of reactive organic gases (ROG) and oxides of nitrogen (NO_x). However, this project will be subject to the District's Indirect Source Review Rule (9510) since preliminary analysis indicated this project may generate emission in excess of the Rules 2.0 tons per year baseline for ROG and NO_x that would require emissions to be reduced. Conditions of Approval will be placed on the project to insure compliance with the District's rules and the need for the applicant to submit a preliminary Air Quality Impact Assessment prior to construction.

Mitigation: None.

References: Referral response dated February 8, 2007 from the SJVAPCD, and the Stanislaus County General Plan¹.

| IV. BIOLOGICAL RESOURCES -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 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? | | | | X |
| 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? | | | | X |
| 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? | | | | X |
| 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? | | | | X |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | | | | X |
| 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? | | | | X |
| <p>Discussion: There is no evidence to suggest this project would result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. There are no known sensitive or protected species or natural communities located on the site and/or in the surrounding area.</p> | | | | |
| <p>Mitigation: None.</p> | | | | |
| <p>References: California Natural Diversity Database and the Stanislaus County General Plan and Support Documentation¹.</p> | | | | |
| | | | | |
| V. CULTURAL RESOURCES -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | | | | X |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? | | | | X |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? | | | | X |

| | | | | |
|--|---------------------------------------|---|-------------------------------------|------------------|
| d) Disturb any human remains, including those interred outside of formal cemeteries? | | | | X |
| Discussion: Cultural resources are not known to exist on the project site. However, a standardized Condition of Approval will be added to this project to address any discovery of cultural resources during the construction phases. | | | | |
| Mitigation: None. | | | | |
| References: Stanislaus County General Plan and Support Documentation ¹ . | | | | |
| | | | | |
| VI. GEOLOGY AND SOILS -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | X | |
| 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. | | | X | |
| ii) Strong seismic ground shaking? | | | X | |
| iii) Seismic-related ground failure, including liquefaction? | | | X | |
| iv) Landslides? | | | | X |
| b) Result in substantial soil erosion or the loss of topsoil? | | | X | |
| 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? | | | | X |
| 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? | | | | X |
| 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? | | | | X |
| Discussion: As contained in Chapter 5 of the General Plan Support Document ¹ , the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5. Any structures resulting from this project shall be built according to building standards appropriate to withstand shaking for the area in which they are constructed. The Stanislaus County Department of Public Works is requiring a grading and drainage plan be submitted which will be placed as a Conditions of Approval. | | | | |
| Mitigation: None. | | | | |
| References: Referral response from the Stanislaus County Public Works Department dated March 8, 2007, Stanislaus County General Plan and Support Documentation ¹ , California Department of Conservation, and the Uniform Building Code. | | | | |
| | | | | |

| VII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | | X |
| 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? | | | | X |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | | X |
| 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? | | | | X |
| 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? | | | X | |
| 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? | | | X | |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | | | | X |
| 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? | | | | X |
| <p>Discussion: The County Department of Environmental Resources is responsible for overseeing hazardous materials and has not indicated any particular concerns in this area. Pesticide exposure is a risk in areas located in the vicinity of agriculture. Sources of exposure include contaminated groundwater which is consumed and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. Spraying activities on adjacent properties will be conditioned by the Agricultural Commissioners Office. The project site is not located within an airport land use plan or a wildlands area. The groundwater is not known to be contaminated in this area.</p> | | | | |
| <p>Mitigation: None.</p> | | | | |
| <p>References: County Policies, Stanislaus County General Plan and Support Documentation¹.</p> | | | | |
| | | | | |

| VIII. HYDROLOGY AND WATER QUALITY -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Violate any water quality standards or waste discharge requirements? | | | X | |
| 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)? | | | X | |
| 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? | | | X | |
| 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? | | | X | |
| 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? | | | X | |
| f) Otherwise substantially degrade water quality? | | | X | |
| 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? | | | | X |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? | | | | X |
| 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? | | | | X |
| j) Inundation by seiche, tsunami, or mudflow? | | | | X |
| <p>Discussion: On-site areas subject to flooding have not been identified in accordance with the Federal Emergency Management Act and/or county designated flood areas. By virtue of paving for the building pads, parking, and driveway, the current absorption patterns of water placed upon this property will be altered. A Condition of Approval requiring a Grading and Drainage Plan will be included as part of this project as required by the Public Works Department. This project has been referred to the Regional Water Quality Control Board, but no comments have been received.</p> | | | | |
| <p>Mitigation: None.</p> | | | | |
| <p>References: Referral response dated March 8, 2007 from the Department of Public Works, Stanislaus County General Plan and Support Documentation¹.</p> | | | | |

| IX. LAND USE AND PLANNING -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Physically divide an established community? | | | | X |
| 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? | | | | X |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | | | | X |
| <p>Discussion: The project site is zoned P-D 185 (Planned Development) and the General Plan is Planned Development. The proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan and will not physically divide an established community.</p> | | | | |
| <p>Mitigation: None.</p> | | | | |
| <p>References: Stanislaus County General Plan and Support Documentation¹.</p> | | | | |
| | | | | |
| X. MINERAL RESOURCES -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
| 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? | | | | X |
| 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? | | | | X |
| <p>Discussion: The location of all commercially viable mineral resources in Stanislaus County have been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources in or around the project area.</p> | | | | |
| <p>Mitigation: None.</p> | | | | |
| <p>References: Stanislaus County General Plan and Support Documentation¹, State Division of Mines and Geology Special Report 173.</p> | | | | |
| | | | | |
| XI. NOISE -- Would the project result in: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
| 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? | | | X | |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | | | | X |

| | | | | |
|---|--|--|---|---|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | | | X | |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | | | X | |
| 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? | | | | X |
| 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? | | | | X |

Discussion: The Stanislaus County General Plan¹ identifies noise levels up to 75 dB L_{dn} (or CNEL) as the normally acceptable level of noise for industrial, manufacturing, utility, and agricultural uses. On-site grading and construction resulting from this project may result in a temporary increase in the area's ambient noise levels. However, noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise. The site itself is impacted by the noise generated from existing agricultural uses and other nearby commercial type uses. The site is not located within an airport land use plan.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹, staff experience.

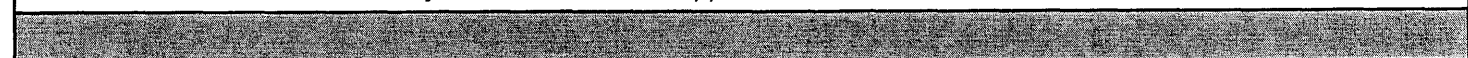


| XII. POPULATION AND HOUSING -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | | | X | |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | | | | X |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | | | | X |

Discussion: The proposed use of the site will not induce a substantial growth in the area by proposing new business that would create significant service extensions or new infrastructures. No housing or persons will be displaced by the project.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹.



| XIII. PUBLIC SERVICES: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: | | | | |
| Fire protection? | | | X | |
| Police protection? | | | X | |
| Schools? | | | | X |
| Parks? | | | | X |
| Other public facilities? | | | X | |
| <p>Discussion: The County has adopted Public Facilities Fees, as well as one for the Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. Such fees are required to be paid at the time of building permit issuance. Conditions of Approval will be added to this project to insure the proposed development complies with all applicable fire department standards with respect to access and water for fire protection. The types of Conditions of Approval will be for adequate turning around for a fire apparatus and on-site water supply for fire suppression may also be needed. The applicant is also proposing to "fire sprinkler" the proposed building in accordance with the current adopted building and fire codes.</p> | | | | |
| <p>Mitigation: None.</p> | | | | |
| <p>References: Application Information, Stanislaus County General Plan and Support Documentation¹.</p> | | | | |
| | | | | |
| XIV. RECREATION: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
| 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? | | | | X |
| 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? | | | | X |
| <p>Discussion: The proposed project is not anticipated to significantly increase demand on recreational facilities.</p> | | | | |
| <p>Mitigation: None.</p> | | | | |
| <p>References: Stanislaus County General Plan and Support Documentation¹.</p> | | | | |
| | | | | |

| XV. TRANSPORTATION/TRAFFIC -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 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)? | | | X | |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? | | | X | |
| 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? | | | | X |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | | X |
| e) Result in inadequate emergency access? | | | | X |
| f) Result in inadequate parking capacity? | | | | X |
| g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | | | | X |
| <p>Discussion: This project was referred to the Stanislaus County Public Works Department and the City of Hughson as part of an early consultation review. The County Public Works department in their response did not identify any significant traffic impact. This project is within the Sphere of Influence for the City of Hughson and as such, the City is able to collect mitigation fees from this project due to the impact or potential future impact to some of their streets. Current Public Facility Fees (PFF) will be imposed when the project applies for building permits.</p> | | | | |
| <p>Mitigation: None.</p> | | | | |
| <p>References: Referral response dated March 8, 2007 from the Department of Public Works, referral responses dated February 6, 2007 and May 24, 2007 from the City of Hughson, Stanislaus County General Plan and Support Documentation¹.</p> | | | | |
| | | | | |
| XVI. UTILITIES AND SERVICE SYSTEMS -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | | | | X |
| 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? | | | | X |
| 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? | | | X | |

| | | | | |
|---|--|--|--|---|
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | | | | X |
| 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? | | | | X |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | | | | X |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | | | | X |

Discussion: Limitations on providing services have not been identified. Conditions of Approval will be added to the project to address necessary permits from the County Department of Environmental Resources. Although the site is not currently served by municipal services (sewer & water), the applicant is proposing to have the site "stubbed" until which time as these services become available and the connections can be made.

Mitigation: None.

References: Application Information, referral response dated February 9, 2007 from the Department of Environmental Resources, Stanislaus County General Plan and Support Documentation¹.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE:

| | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 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? | | | | X |
| 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)? | | | X | |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | | | | X |

Discussion: Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or adjacent areas.

¹Stanislaus County General Plan and Support Documentation adopted in October 1994, as amended. Optional and revised elements of the General Plan and Support Documentation: **Agricultural Element** adopted on April 23, 1992. **Housing Element** adopted on December 12, 2003, and certified by the California Department of Housing and Community Development Department on March 26, 2004. **Circulation Element** and **Noise Element** adopted on April 18, 2006.

NEGATIVE DECLARATION

NAME OF PROJECT: Rezone Application No. 2007-01 - Santa Fe Crossing

LOCATION OF PROJECT: 4306 Santa Fe Avenue, at the northwest corner of Geer Road and Santa Fe Avenue, southeast of the City of Hughson. (APN: 045-007-031)

PROJECT DEVELOPER: Ruddy Enterprises, Inc.

DESCRIPTION OF PROJECT: This is a request to rezone a 14.25 acre site from PD (Planned Development) to a new PD zone to allow a commercial project to be developed in three phases. Phase 1 consists of 435 mini storage units, 50 storage container units, and storage for up to 52 RVs. Phase 2 consists of a gas station and a 5,065 square foot mini market with a drive through coffee shop. Phase 3 consists of a 19,250 square foot commercial building. Also included in this request is a "sign program" that proposes a 20-foot pole sign and three "monument" signs (see attached). The development schedule notes this project will be completed within 1 to 7 years from the start of site improvements.

Based upon the Initial Study, dated September 5, 2007 the County Planning Department 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 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: Joshua Mann, Associate Planner

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

**SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS
REZONE APPLICATION NO. 2007-01 - SAN ANTONIO CROSSING**

PROJECT:

| REFERRED TO: | PUBLIC HEARING NOTICE | | RESPONDED | | RESPONSE | | | MITIGATION MEASURES | | Conditions | |
|--|-----------------------|---|-----------|----|----------------------------------|-----------------------------|---------------------|---------------------|----|------------|----|
| | DATE: | | YES | NO | WILL NOT HAVE SIGNIFICANT IMPACT | MAY HAVE SIGNIFICANT IMPACT | NO COMMENT NON CEQA | YES | NO | YES | No |
| DATE: November 19 th , 2007 | | | | | | | | | | | |
| AGRICULTURE COMMISSIONER | X | X | | X | | | | | | | |
| AIRPORT LAND USE COMMISSION | | | | | | | | | | | |
| BUILDING PERMITS DIVISION | X | X | X | | | | X | | X | X | |
| CA DEPT OF FORESTRY | | | | | | | | | | | |
| CALTRANS DISTRICT 10 | X | X | | X | | | | | | | |
| CENTRAL CALIF. INFO. CENTER - CSUS | | | | | | | | | | | |
| CITY OF HUGHSON | X | X | X | | X | | | | X | | X |
| COMMUNITY SERVICES/SANITARY: | | | | | | | | | | | |
| CORPS OF ENGINEERS | | | | | | | | | | | |
| COUNTY COUNSEL | X | X | | X | | | | | | | |
| DENAIR POSTMASTER | | | | | | | | | | | |
| DEPARTMENT OF CONSERVATION | X | X | | X | | | | | | | |
| ENVIRONMENTAL RESOURCES | X | X | X | | X | | | | X | X | |
| FIRE PROTECTION DIST: HUGHSON | X | X | | X | | | | | | | |
| STANISLAUS FIRE PREVENTION BUREAU | X | X | X | | X | | | | X | X | |
| FISH & GAME | X | X | | X | | | | | | | |
| HOSPITAL DISTRICT: NONE | | | | | | | | | | | |
| IRRIGATION DISTRICT: TURLOCK (T.I.D.) | X | X | X | | X | | | | X | X | |
| LAFCO | X | X | X | | X | | | | X | X | |
| MOSQUITO DISTRICT: TURLOCK | X | X | | X | | | | | | | |
| MOUNTAIN VALLEY EMERGENCY MEDICAL | X | X | X | | | | X | | X | | X |
| MUNICIPAL ADVISORY COUNCIL: | | | | | | | | | | | |
| PARKS & FACILITIES | X | X | X | | | | X | | X | | X |
| P.G. & E. | X | X | | X | | | | | | | |
| PUBLIC WORKS | X | X | X | | X | | | | X | X | |
| PUBLIC WORKS - TRANSIT | X | X | X | | X | | | | X | X | |
| REDEVELOPMENT | | | | | | | | | | | |
| REGIONAL WATER QUALITY | X | X | | X | | | | | | | |
| StanCOG | X | X | | X | | | | | | | |
| SCHOOL DISTRICT 1: HUGHSON UNIFIED | X | X | | X | | | | | | | |
| SCHOOL DISTRICT 2: | | | | | | | | | | | |
| SHERIFF | X | X | | X | | | | | | | |
| STANISLAUS COUNTY FARM BUREAU | X | X | | X | | | | | | | |
| STANISLAUS ERC | X | X | X | | X | | | | X | X | |
| STATE CLEARINGHOUSE | | | | | | | | | | | |
| STATE LANDS BOARD | | | | | | | | | | | |
| SUPERVISORIAL DISTRICT 2: MAYFIELD | X | X | | X | | | | | | | |
| TELEPHONE COMPANY: AT&T | X | X | | X | | | | | | | |
| TUOLUMNE RIVER PRESERVATION TRUST | | | | | | | | | | | |
| US FISH & WILDLIFE | X | X | | X | | | | | | | |
| US MILITARY 4 AGENCIES (SB 1462) | X | X | | X | | | | | | | |
| VALLEY AIR DISTRICT | X | X | X | | X | | | | X | X | |
| WATER DISTRICT | | | | | | | | | | | |
| DEPT. OF WATER RESOURCES | | | | | | | | | | | |

- B. REZONE APPLICATION NO. 2007-01 - SANTA FE CROSSING** - This is a request to change the zoning designation of 14.25 acres from PD (Planned Development) to a new Planned Development to allow a commercial project to be developed in three phases and adopt a development schedule. Phase 1 consists of 435 mini storage units, 50 storage container units, and storage for up to 52 RVs. Phase 2 consists of a gas station and a 5,065 square foot mini market with a drive through coffee shop. Phase 3 consists of a 19,250 square foot commercial building/car wash. The project is located at 4306 Santa Fe Avenue, at the northwest corner of Geer Road and Santa Fe Avenue, southeast of the City of Hughson. A CEQA Negative Declaration will be considered on this project.

APN: 045-007-031

Staff Report: Joshua Mann Recommends **APPROVAL TO THE BOARD OF SUPERVISORS, ALONG WITH AMENDED CONDITIONS OF APPROVAL NO. 17, 18, 19, 20, AND MODIFIED CONDITIONS OF APPROVAL NO. 25, 26, AND 27.** Public hearing opened.

OPPOSITION: Kathleen Hamilton, 4130 Geer Road, Hughson.

FAVOR: Rod Hawkins - 436 Mitchell Road, Modesto.

Public hearing closed.

Souza/Mataka, Unanimous (8-0), **APPROVED THE STAFF RECOMMENDATIONS AS OUTLINED IN THE STAFF REPORT AND RECOMMENDS APPROVAL TO THE BOARD OF SUPERVISORS, ALONG WITH:**

- **DEVELOPMENT SCHEDULE WILL BE LIMITED TO FIVE (5) YEARS FOR ALL PHASES, WITH THE ABILITY TO COME BACK BEFORE THE PLANNING COMMISSION TO MODIFY THE DEVELOPMENT SCHEDULE.**
 - **MODIFIED CONDITIONS OF APPROVAL NO. 17, 18, 19, 20, TO ADD THE PHRASE: "if permits from this agency are necessary, copies of said permits shall be submitted to the Planning Department prior to the issuance of any building permit."**
 - **MODIFIED CONDITIONS OF APPROVAL NO. 25, 26, AND 27:**
25. Street improvements per County standards shall be installed along the property's frontage on Geer Road and Santa Fe Avenue. The improvements shall include, but not be limited to, curb, gutter, sidewalk, street pavement, drainage facilities, signs, pavement markings, and left turn pockets at all driveway locations. The installation of these improvements may be phased in conjunction with the phasing of the development.


Phase 1: The installation of all required street improvements including a left turn pocket along the Geer Road frontage adjacent to the mini-storage complex. The installation of a left turn pocket on Santa Fe Avenue at the most southerly driveway that provides access to the Phase 1 development and the existing container storage area.

Phase 2: The installation of all required street improvements along the Geer Road and Santa Fe Avenue frontages adjacent to the Phase 2 development.

Phase 3: The installation of all required street improvements along the Santa Fe Avenue frontage adjacent to the Phase 3 development. These improvements shall include a left turn pocket at the most northerly driveway. If the existing storage, sales, and repair use changes to a different use with the development of either Phase 1 or 2, the left turn pocket at the most northerly driveway on Santa Fe Avenue shall be installed as a requirement of that particular phase.

The required road improvements shall be installed prior to final and/or occupancy of any building that is associated with the phase that triggers the improvements **or the developer may enter into a deferred street improvement agreement with Stanislaus County. The improvements may be deferred until Phase 3 or until such time that the Director of Public Works requires the improvements to be installed (County Code 13.08.030).**

26. Off-site improvement plans (including left turn pockets) for the entire road frontages of Geer Road and Santa Fe Avenue for all phases of development shall be approved by the Department of Public Works prior to the issuance of the first building permit for ~~Phase 1~~ development. **An Engineer's estimate shall be submitted for the entire project with the off-site plans.**
27. A financial guarantee in a form acceptable to the Department of Public Works to ensure the construction of the street improvements required for each phase shall be deposited with the Department prior to the issuance of the first building permit for the particular phase. **If the deferred street improvement agreement is filed with this Department, the financial guarantee requirement will be waived for this phase of work.**

| |
|--|
| EXCERPT |
| PLANNING COMMISSION |
| MINUTES |
|  |
| Secretary, Planning Commission |
| 12/19/07 |
| Date |

ORDINANCE NO. C.S. 1022

AN ORDINANCE ADOPTING SECTIONAL DISTRICT MAP NO. 9-110.983 FOR THE PURPOSE OF REZONING 14.25 ACRES FROM PD (PLANNED DEVELOPMENT) TO A NEW PLANNED DEVELOPMENT TO ALLOW A COMMERCIAL PROJECT TO BE DEVELOPED IN THREE PHASES (PHASE 1 CONSISTS OF 435 MINI STORAGE UNITS, 50 STORAGE CONTAINER UNITS, AND STORAGE FOR UP TO 52 RVS. PHASE 2 CONSISTS OF A GAS STATION AND A 5,065 SQUARE FOOT MINI MARKET WITH A DRIVE THROUGH COFFEE SHOP. PHASE 3 CONSISTS OF A 19,250 SQUARE FOOT COMMERCIAL BUILDING/CAR WASH.) LOCATED AT 4306 SANTA FE AVENUE, AT THE NORTHWEST CORNER OF GEER ROAD AND SANTA FE AVENUE, SOUTHEAST OF THE CITY OF HUGHSON, APN: 045-007-031.

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

Section 1. Sectional District Map No. 9-110.983 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 Hughson Chronicle, a newspaper of general circulation published in Stanislaus County, State of California.

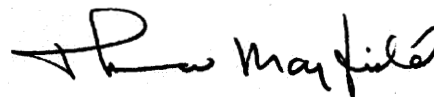
Upon motion of Supervisor Grover, seconded by Supervisor O'Brien, the foregoing ordinance was passed and adopted at a regular meeting of the Board of Supervisors of the County of Stanislaus, State of California, this 8th day of January, 2008, by the following called vote:

AYES: Supervisors: O'Brien, Grover, Monteith, DeMartini and Chairman Mayfield

NOES: Supervisors: None

ABSENT: Supervisors: None

ABSTAINING: Supervisors: None



CHAIRMAN OF THE BOARD OF SUPERVISORS
of the County of Stanislaus,
State of California

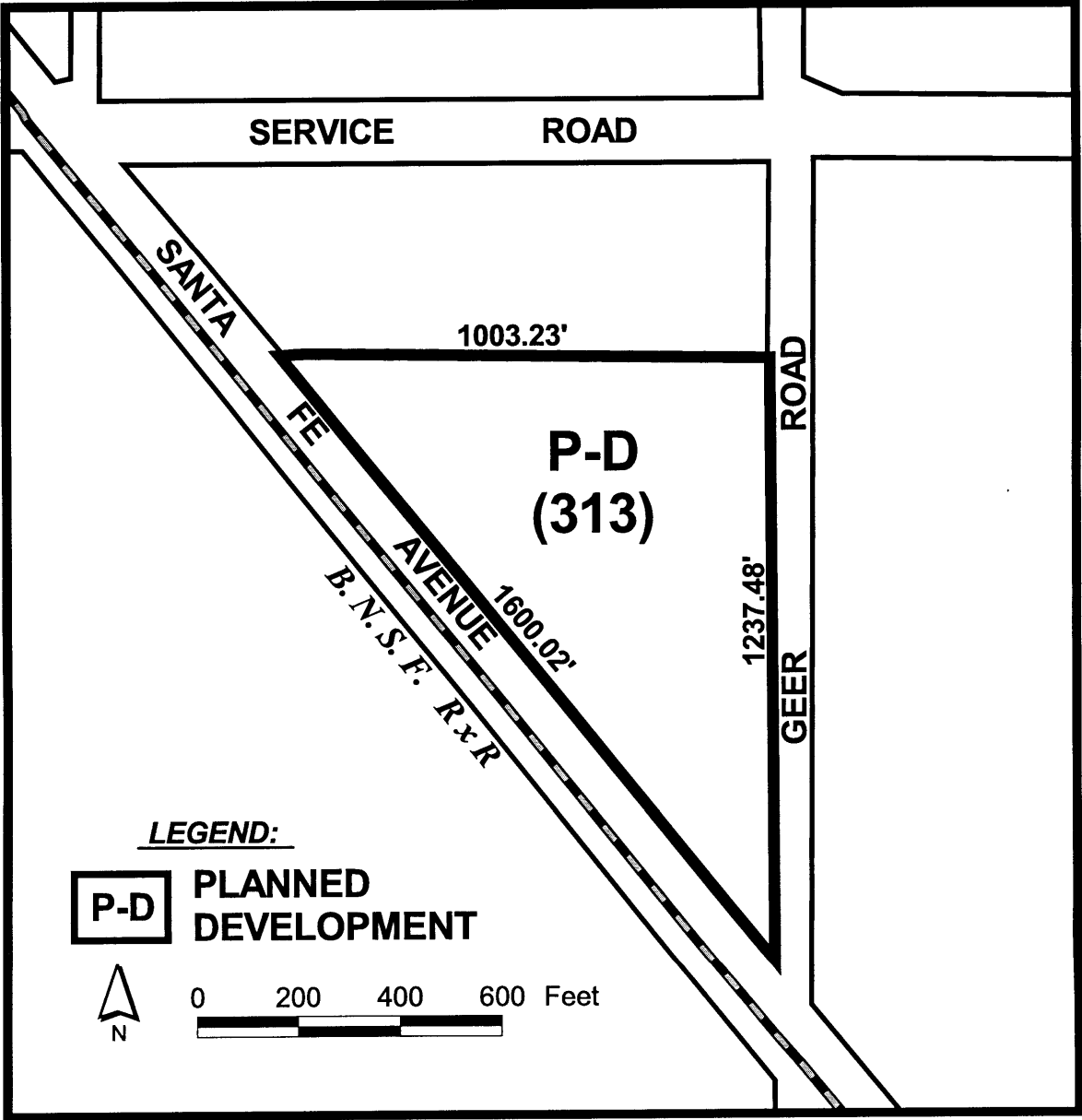
ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of
the Board of Supervisors of
the County of Stanislaus,
State of California

BY:



Elizabeth A. King, Assistant Clerk

SECTIONAL DISTRICT MAP NO. 9-110.983



Affidavit of Publication

STATE OF CALIFORNIA }
County of Stanislaus }ss

RUTH REYES

Here-un-to being first duly sworn, deposes and says that all time hereinafter mentioned he/she was a citizen of the United States over the age of twenty-one (21) years, and doing business in said county, not interested in the matter of the attached publication, and is competent to testify in said matter, that he/she was at and during all said time the principal clerk to the printer and publisher of the

HUGHSONCHRONICLE

a legal newspaper of general circulation published weekly in Hughson in said County of Stanislaus, State of California: that said

HUGHSONCHRONICLE

is and was at all times herein mentioned, a newspaper of general circulation as that term is defined by Section 6000 of the Government Code, and as provided by said section and so adjudicated by Decree No. 41926 by the Superior Court of Stanislaus County, State of California, is published for the dissemination of local and telegraphic news and intelligence of a general character, have a bonafide subscription list of paying subscribers, and is not devoted to the interest, or published for the entertainment or instruction of a particular class, profession, trade, calling, race or denomination: or for the entertainment and instruction of any number of such classes, professions, trades, callings, races or denominations: that at all times said newspaper has been established, in Hughson, in said County and State, at regular intervals for more than one year preceding the first publication of the notice herein mentioned, that said notice was set in type not smaller than nonpareil and was preceded with words printed in blackface type not smaller than nonpareil, describing and expressing in general terms, the purport and character of the notice intended to be given

Ordinance No. C.S. 1022

of which named annexed is a printed copy, was published and printed in said

HUGHSON CHRONICLE

at least 1 time, commencing on the 15th day of January 2008 and ending on the the 15th day of January 2008 the day inclusive, and as often during said time as said newspaper was regularly issued, to wit:

January 15, 2008

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Dated this 15th day of January 2008.

Ruth Reyes
PRINCIPAL CLERK OF THE PRINTER

Hughson Chronicle

LEGAL# 9459

ORDINANCE NO. C.S. 1022

AN ORDINANCE ADOPTING SECTIONAL DISTRICT MAP NO. 9-110.983 FOR THE PURPOSE OF rezoning 14.25 acres from PD (Planned Development) to a new Planned Development to allow a commercial project to be developed in three phases (Phase 1 consists of 435 mini storage units, 50 storage container units, and storage for up to 52 RVs. Phase 2 consists of a gas station and a 5,065 square foot mini market with a drive through coffee shop. Phase 3 consists of a 19,250 square foot commercial building/car wash.) located at 4306 Santa Fe Avenue, at the northwest corner of Geer Road and Santa Fe Avenue, southeast of the City of Hughson, APN: 045-007-031.

The Board of Supervisors of the County of Stanislaus, State of California, ordains as follows: Section 1. Sectional District Map No. 9-110.983 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 Hughson Chronicle, a newspaper of general circulation published in Stanislaus County, State of California.

Upon motion of Supervisor Grover, seconded by Supervisor O'Brien, 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 8th day of January, 2008, by the following called vote:

AYES: Supervisors: O'Brien, Grover, Monteith DeMartini and Chairman Mayfield

NOES: Supervisors: None
ABSENT: Supervisors: None

ABSTAINING: Supervisors: None
Thomas W. Mayfield

CHAIRMAN OF THE BOARD OF SUPERVISORS of the County of Stanislaus, State of California

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of the Board of Supervisors of the County of Stanislaus, State of California

BY: Elizabeth A. King, Assistant Clerk of the Board

Published Date: 1/15/08

SECTIONAL DISTRICT MAP NO. 9-110.983

