

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

DEPT: Planning and Community Development AF

BOARD AGENDA # 9:05 a.m.

Urgent

Routine

AGENDA DATE July 29, 2014

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Public Hearing to Consider Planning Commission's Recommendation for Approval of Rezone Application No. PLN2013-0103, Dollar General, a Request to Rezone a 1.75 Acre Parcel to Allow Construction of a Dollar General Retail Store on the Southwest Side of Fresno Avenue, in the Denair Area; and, a Negative Declaration

STAFF AND PLANNING COMMISSION RECOMMENDATIONS:

1. Conduct a public hearing to consider the Planning Commission's recommendation for approval of Rezone Application No. PLN2013-0103 - Dollar General, a request to rezone a 1.75 acre parcel from expired P-D (314) to a new P-D to construct a 9,100 square foot Dollar General retail store, parking lot, and road frontage improvements, located on the southwest side of Fresno Avenue, south of Main Street, north of Village Avenue, in the Denair area.

(Continued on page 2)

FISCAL IMPACT:

There are no fiscal impacts associated with this project. In accordance with the adopted Department of Planning and Community Development Fee Schedule, this project is subject to payment of the 'actual cost' for process. All costs associated with this project have been paid and approval of this project will have no impact on the County's General Fund.

BOARD ACTION AS FOLLOWS:

No. 2014-407

On motion of Supervisor Chiesa, Seconded by Supervisor Monteith  
and approved by the following vote,

Ayes: Supervisors: Chiesa, Withrow, Monteith, and Chairman De Martini

Noes: Supervisors: None

Excused or Absent: Supervisors: O'Brien

Abstaining: Supervisor: None

- 1)  Approved as recommended
- 2)  Denied
- 3)  Approved as amended
- 4)  Other:

MOTION:

INTRODUCED, ADOPTED AND WAIVED THE FIRST READING OF ORDINANCE C.S. 1153 FOR REZONE APPLICATION PLN2013-0103.



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No. ORD-55-S-13

**STAFF AND PLANNING COMMISSION RECOMMENDATIONS: (Continued)**

2. Adopt the Negative Declaration pursuant to California Code of Regulations 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 judgment and analysis.
3. 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.
4. Find that the proposed Planned Development zoning is consistent with the Commercial General Plan designation.
5. Find that the project will increase activities in and around the project area, and increase demands for roads and services, thereby requiring dedication and improvements.
6. Approve Rezone Application No. PLN2013-0103, Dollar General, subject to the Development Standards as recommended by the Planning Commission.
7. Introduce, waive the reading and adopt an ordinance for the approved Rezone Application No. PLN2013-0103, Dollar General.

**DISCUSSION:**

This is a request to rezone expired P-D (314) to a new Planned Development to permit the construction of a one story, 9,100 square foot building for a Dollar General retail store on a 1.75 acre parcel. The site will be improved with a 36 space parking lot, a truck receiving and unloading area, sidewalks, and associated utilities. An eight foot high masonry wall will be installed along the western and southern property lines. A landscaped storm drainage retention basin will be installed within the front yard setback and a second storm drainage basin will be installed along the rear of the property. The building is a pre-engineered metal structure with a stucco and brick fascia on a portion of the north and west sides. The remainder of the north and west building walls, along with the south and east walls, will be metal. The building will have signage on the north and west sides along with a twenty foot tall freestanding pole sign. A masonry trash enclosure and heating ventilation air conditioning units will be located at the rear of the site.

The proposed retail store will operate 8:00 a.m. to 9:00 p.m., seven days a week. Products sold include general merchandise at a ratio of 30% frozen food and 70% pre-packaged foods and household items. There will be no fresh produce or meat sold at this location. The store proposes to employ up to 14 positions, of which, 5 to 6 will be full time.

The new P-D zoning will permit uses consistent with the H-1 (Highway Frontage) zoning district. The property was previously rezoned from H-1 to permit a lumber yard that was never developed. The P-D zoning was needed to allow for outdoor storage.

The project site is located on the southwest side of Fresno Avenue, south of Main Street and north of Village Avenue, in the community of Denair and is currently vacant and unimproved. (See Exhibit B – *Maps*). Surrounding land uses consist of a Quik Stop store and gas station to the north, commercial type uses, including Denair Market, to the northeast, and single-family residential to the south and southeast. The 12.3± acre property west of the project site is zoned R-A (Rural Residential) and contains a single-family dwelling; however, the remainder of the site is currently planted in crops.

This project was presented to the Denair Municipal Advisory Committee (MAC) in January, February, and April of 2014. Local store owners, opposed to the project, provided a signed petition containing signatures they had gathered to Planning staff at the February MAC meeting. The petition stated that a sixth market would be detrimental to the existing five markets and identified traffic concerns with school children using the same roads as Dollar General customers. Comments from meeting attendees included concerns about additional traffic and school kids walking to and from school, the desire for a more aesthetically pleasing facade, relief that they would not have to drive to Turlock to shop, and that the existing market was now providing better fruit selection as a result of the proposed project. The last referral response from the Denair MAC requested that a traffic study be completed and that a more decorative building facade be required. As a result, County staff required a traffic assessment and a more decorative building facade and both were provided. A complete discussion of issues, the traffic assessment, the Denair MAC referral response as well as a copy of the petition in opposition to the project, MAC minutes and referral response may be found in the Planning Commission staff report (Attachment 1).

On June 19, 2014, the Planning Commission held a public hearing to consider this application. Three people spoke in opposition of the project and two people spoke in favor of the project. Dennis Findley, Chairman for the Denair MAC, stated that the community of Denair did not want Dollar General approved due to traffic and safety concerns. Those concerns include Dollar General trucks using Monte Vista to Fresno Avenue instead of Main Street to Fresno Avenue, because the trucks could not make the turn radius from Main Street and the conflict with school children walking down Main Street at times when traffic is already backed up onto Fresno Avenue and/or Main Street as customers wait to access the Quik Stop gas pumps on the neighboring property.

Dr. Harinder Grewal also spoke in opposition stating that approval of the new market would result in the Denair Market shutting down as there are a fixed number of customers. Also, the other store owner is local and if that store shuts down, those seven people that work for him will be out of a job. He also stated that there was a safety issue with kids walking to and from school and that the Denair community is against the project.

Cabal Singh spoke in opposition of Dollar General. He stated that he has to shut down his store, located in a small community in Nevada, because Dollar General constructed a store near him.

The applicant's representative, Denise Valenta, spoke in favor of the project and addressed the concerns that were mentioned by the opposition. She stated this Dollar General store would not be a grocery store; would add 14 new employees and 1.2 million in tax revenue; and clarified that there is no issue with Dollar General trucks making the turn from Main Street to Fresno Avenue. They believe that they have gone above and beyond to meet staff's requirements, by addressing access, traffic issues, and the community's aesthetics concerns. A revised elevation, showing an additional landscaped trellis along the front of the building, was provided to the Planning Commission by the applicant. The elevations were considered and recommended for approval by the Planning Commission. (See Attachment 3 – *Revised Elevations*).

Jerry Powell, representative of the property owners, stated that attendees of the MAC meeting indicated the current market did not meet the needs of the community so residents shopped in Turlock. Also, when Quik Stop came to town other gas stations went out of business and that the applicant went above and beyond, addressing the community's concerns.

Public Works staff, addressed Dennis Findley's concern, and confirmed that the intersection was constructed so as to permit trucks to make the turning radius on to Fresno Avenue from Main Street.

Multiple concerns were raised by the Planning Commission at the public hearing. One concern was that the Commissioners were being asked to keep competition out of the area and, as such, County Counsel was asked if that was in the purview of the Commission. County Counsel indicated that the concerns of the community should be considered as well as economic impacts. The Commission asked if the project would have come before them if the P-D approved for Denair Lumber had not expired. Planning staff responded that if the rezone had not expired or if the property had never been rezoned, then the project would have not come before the Commission as only a building permit would have been required. One of the Commissioners, in reference to the petition in opposition to the project, estimated that the Denair community had approximately 3,000 people which equaled 750 households. The petition included 250 signatures which meant that the 500 that did not sign the anti-Dollar General petition either did not care or were in favor of the project. There was concern expressed by the Commission that the petition may have been provided at the existing market and that Dollar General was a benefit to the Denair community if it provided lower priced goods. Moreover, loyal customers would continue to shop at the existing market. Commission members voting to recommend approval of the project expressed a belief in a free market, indicated the applicant had met County requirements (including findings), and there was no reason to deny the project.

The Planning Commission voted 6-1 (Gibson) to recommend approval of the rezone to the Board of Supervisors.

Planning Staff believes that the Rezone for the proposed use on this specific site is consistent with the goals and policies of the County's General Plan. For a discussion on the proposed project's General Plan consistency see Attachment 1 - *Planning Commission Staff Report, June 19, 2014.*

**POLICY ISSUES:**

The proposed rezone furthers the Board's priorities of A Well Planned Infrastructure System and A Strong Local Economy by providing a land use determination consistent with the overall goals and policies of the Stanislaus County General Plan.

**STAFFING IMPACT:**

Planning and Community Development Department staff is responsible for preparing all reports and attending meetings associated with the proposed rezone application.

**CONTACT PERSON:**

Angela Freitas, Planning and Community Development Director  
Telephone: (209) 525-6330

**ATTACHMENTS:**

1. Planning Commission Staff Report, June 19, 2014
2. Planning Commission Minutes, June 19, 2014
3. Revised Elevations
4. Draft Ordinance and Sectional District Map
5. Correspondence Received

# STANISLAUS COUNTY PLANNING COMMISSION

June 19, 2014

## STAFF REPORT

REZONE APPLICATION NO. PLN2013-0103  
DOLLAR GENERAL

**REQUEST:** TO REZONE A 1.75 ACRE PARCEL FROM EXPIRED P-D (314) TO A NEW P-D TO CONSTRUCT A 9,100 SQUARE FOOT DOLLAR GENERAL RETAIL STORE, PARKING LOT, AND ROAD FRONTAGE IMPROVEMENTS. THE NEW P-D ZONING WILL PERMIT USES CONSISTENT WITH THE H-1 ZONING DISTRICT.

### APPLICATION INFORMATION

Applicant/Owner:	Denair Self Storage (James & Norma Fernandes, Brian and Norma Kelley)
Agent:	Aaron Ramirez, Embree Asset Group, Inc.
Location:	Southwest side of Fresno Avenue, south of Main Street, north of Village Avenue, in the Denair area
Section, Township, Range:	6-5-11
Supervisory District:	Two (Supervisor Chiesa)
Assessor's Parcel:	024-032-017
Referrals:	See Exhibit Q Environmental Review Referrals
Area of Parcel(s):	1.75 acres
Water Supply:	Denair Community Services District
Sewage Disposal:	Denair Community Services District
Existing Zoning:	Expired P-D (314)
General Plan Designation:	Commercial
Sphere of Influence:	Not Applicable
Community Plan Designation:	Commercial
Williamson Act Contract No.:	Not Applicable
Environmental Review:	Negative Declaration
Present Land Use:	Vacant
Surrounding Land Use:	Various commercial type uses and single-family dwellings

### RECOMMENDATION

Staff recommends the Planning Commission recommend that the Board of Supervisors approve this request based on the discussion below and on the whole of the record provided to the County. If the Planning Commission decides to recommend approval of this project, Exhibit A provides an overview of all of the findings required for project approval.

## **PROJECT DESCRIPTION**

This project is a request to rezone expired P-D (314) to a new Planned Development to permit the construction of a one story, 9,100 square foot building for a Dollar General retail store on a 1.75 acre parcel. The site will be improved with a 36 space parking lot, a truck receiving and unloading area, sidewalks, and associated utilities. An eight foot high masonry wall will be installed along the western and southern property lines. A landscaped storm drainage retention basin will be installed within the front yard setback and a second storm drainage basin will be installed along the rear of the property. The building is a pre-engineered metal structure with a stucco and brick fascia on a portion of the north and west sides. The remainder of the north and west building walls, along with the south and east walls, will be metal. The building will have signage on the north and west sides along with a twenty foot tall freestanding pole sign. A masonry trash enclosure and heating ventilation air conditioning units will be located at the rear of the site. (See Exhibit B – *Maps* and Exhibit D – *Application*.)

The proposed retail store will operate 8:00 A.M. to 9:00 P.M., seven days a week. Products sold include general merchandise with about 30% frozen and 70% general merchandise product. There will be no fresh produce or meat sold at this location. (See Exhibit F – *Denair MAC Minutes*.)

The store proposes to employ up to 14 positions, of which, 5 to 6 will be full time. (See Exhibit G – *Dollar General Presentation Materials*.)

The new P-D zoning will permit uses consistent with the H-1 (Highway Frontage) zoning district. (See Exhibit E – *H-1 Permitted Uses*.) The property was previously rezoned from H-1 to permit a lumber yard that was never developed.

## **SITE DESCRIPTION**

The project site is located on the southwest side of Fresno Avenue, south of Main Street and north of Village Avenue, in the community of Denair and is currently vacant and unimproved. (See Exhibit B – *Maps*.) Surrounding land uses consist of a Quik Stop store and gas station to the north, commercial type uses to the northeast, across Fresno Avenue, and single-family residential to the south and southeast. The 12.3± acre property west of the project site is zoned R-A (Rural Residential) and contains a single-family dwelling; however, the remainder of the site is currently planted in crops. The project site will receive sewer and water service from the Denair Community Services District (DCSD). The City of Turlock is contracted with DCSD to provide sewer service for DCSD customers.

## **BACKGROUND**

The project site was originally rezoned from H-1 to P-D for Denair Lumber. The rezone was approved by the Board of Supervisors on February 5, 2008. The P-D was needed to allow for outside storage not permitted in the H-1 zoning district. The Development Schedule has since expired for Denair Lumber and, as such, Embree Asset Group, Inc. submitted a new rezone application for a Dollar General retail store in November of 2013.

This project was presented to the Denair Municipal Advisory Council (MAC) on three separate occasions. The first meeting was held on January 7, 2014. Planning staff provided the MAC members and attendees general information regarding this project as a part of the Early Consultation process. Concerns regarding aesthetics, store lighting, low water using landscaping, traffic, driveway access, and internal circulation were raised at the meeting. Furthermore, the MAC

requested that the project applicants be invited to attend the February MAC meeting. (See Exhibit F – *Denair MAC Minutes*.)

The project representatives, Aaron Ramirez and Denise Valenta, attended the February 4, 2014, MAC meeting and reviewed the project, discussed concerns raised at the previous meeting, and provided handouts utilized during their presentation. (See Exhibit G – *Dollar General Presentation Materials*.) Ms. Valenta indicated that there were design options that could be utilized to “dress-up” the proposed building. A petition, circulated by the existing store owners and signed by Denair residents and business owners, was provided to staff at the same meeting. (See Exhibit H – *Petition*.) The petition opposes Dollar General due to perceived impacts on the existing five stores in the Denair community and concerns about traffic impacts and the safety of school children using Fresno Avenue to walk to and from school. County Public Works staff attended the meeting to address traffic concerns and indicated that Fresno Avenue was constructed to handle the additional trips and that, based on traffic counts for the area, traffic generated by the project is not expected to have a significant impact.

The project was brought back to the MAC on April 4, 2014, as a part of the CEQA Initial Study review process. The MAC, with input from the attendees, drafted a letter raising traffic safety and aesthetic concerns which was provided to Planning staff on April 5, 2014. (See Exhibit I – *MAC Referral Response*.) In response to the MAC letter, Public Works staff prepared a memo requesting a traffic assessment, since they only had non-school season traffic counts, and Planning staff requested architectural modifications to the proposed building. (See Exhibit J - *Letter from Public Works dated April 24, 2014*.) Consequently, the applicant provided a traffic assessment and a modified architectural rendering. (See Exhibit K - *Traffic Impact Assessment* and Exhibit B-7 – *Maps [Revised Elevations]*.) Public Works found the traffic assessment to be satisfactory and determined that the proposed project would not result in any significant traffic impacts. (See Exhibit L - *Memo from Public Works dated May 14, 2014*.)

## ISSUES

The following section is a discussion of issues identified by members of the Denair community and County staff. Staff has evaluated these issues and provides the following comments:

1. Traffic Congestion - Residents voiced concerns about increased traffic onto Fresno Avenue which can become congested in the morning when residents line up on the street to enter the Quick Stop gasoline station and convenience market to fuel their vehicles. (See Exhibit F – *Denair MAC Minutes*, Exhibit H - *Petition*, and Exhibit I – *MAC Referral Response*.) This traffic condition intensifies during the times of day when parents are transporting children to and from Denair schools, located on Lester Avenue, northwest of the project site. Denair Elementary, Middle, and High Schools, and the Creative Alternatives School are all located on Lester Avenue.

The Traffic Impact Assessment (TIA) for the Dollar General Store in Denair, CA reports that the project is expected to generate approximately 35 morning and 63 evening peak hour trips measured at the new driveway on Fresno Avenue. About a third of these trips would be considered as “pass-by” trips drawn from the stream of traffic already on Main Street or Fresno Avenue during commute hours. Consequently, the project is expected to generate 23 new morning trips and 41 new afternoon trips during peak hours. (See Exhibit K – *Traffic Impact Assessment*.)



The TIA also reports that the Fresno Avenue/Main Street intersection operates at Level of Service (LOS) B during the morning peak hour and LOS A during the afternoon peak hour. These traffic conditions do not exceed the County's minimum standard of LOS C.

The report goes on to state that:

"It is important to note that traffic conditions at intersections adjoining schools can experience short periods of congestion and delay that result from peak school traffic and the effects of pedestrians, student drop off and queuing from school parking areas. Thus, there may be short periods where the level of delay exceeds that calculated for the intersection over the peak hour.

The extent to which current traffic volumes may justify improvements such as signalization has been considered based on peak hour traffic signal warrants published in the *Manual of Uniform Traffic Control Devices*. Existing volumes during both period fall below the level that would satisfy traffic signal warrants under 'rural' conditions."

Although there may be some occurrences of existing traffic congestion, the amount of vehicular traffic attributable to the project is not significant enough to warrant traffic improvements to the Main Street/Fresno Avenue intersection as stipulated by the County's Circulation Element, page 2-3 and Policy Two, Implementation Measure 1.

2. Aesthetics – The applicant initially proposed a metal and block wall building. The front and right elevations incorporated a combination of metal fascia panels and split face concrete blocks. The remaining elevations were composed of metal paneling. After hearing concerns from the MAC, the residents, and staff, the applicant has modified the elevations to incorporate a combination use of stucco and brick fascia finish on the north and west elevations. The building will be softened with use of landscaped trellises. (See Exhibit B-7 and B-8 – *Maps [Revised and Original Elevations]*.)
3. Signage – The applicant is proposing illuminated wall signs on the front (north) and left (west) elevations of the building. The applicant is also proposing a 20 foot pole sign adjacent to the street. According to the H-1 zoning district, freestanding signs are prohibited except where the director determines them to be necessary to serve the traveling public where the use could not otherwise be identified. The section further states that one identification or information sign not more than 12 square feet in area nor more than six feet in height may be permitted in the front yard or side yard adjacent to each street frontage of a property in lieu of any freestanding sign. Although staff would prefer to see a monument sign in lieu of a pole sign, the P-D zoning district does not contain specific criteria dictating signage. The P-D zoning district allows the applicant to propose a sign plan of their choice and the Planning Commission to make a recommendation to the Board. That said, although the Quik Stop utilizes a monument sign, the H-1 commercial center on Fresno Avenue and Main Street utilizes a pole sign. (See Exhibit B-9 and B-10 – *Maps [Sign Plan and Pole Sign]*.)
4. Rezoning – The property is currently zoned P-D (314), for which the development schedule has expired. Expired P-D zoning must either be amended or rezoned to a new zoning district. The property's location close to Main Street (a thoroughfare that connects the Denair community) and near the Denair downtown core area makes this an ideal site for a neighborhood based commercial use. Ideally, this property and the adjacent properties to the north and west would have been comprehensively planned to facilitate a common

architectural theme, shared parking, and entrance access design. As there is no master builder to assemble all of the properties, each property must develop on its own and be evaluated on its own merits. Staff supports the continued location of a commercial use in this area and supports the development of a neighborhood retail store at this location.

## **CORRESPONDENCE**

Staff received a petition, discussed in the Background section of this staff report, as well as correspondence from a MAC attendee. The attendee submitted a letter requesting information as to what socially conscious policies, if any, Dollar General implemented. (See Exhibit M - *Letter from Merna Chance dated February 4, 2014.*) Dollar General staff replied to Ms. Chance's request for information in a letter dated April 16, 2014. (See Exhibit N – *Letter from Rex Martin dated April 16, 2014.*)

## **GENERAL PLAN CONSISTENCY**

### **Land Use Element**

The project site is currently designated Commercial in the General Plan and Denair Community Plan. The Land Use Element of the General Plan states that the intent of the Commercial designation is to indicate areas for various forms of light or heavy commercial uses, including, but not limited to, retail, service, and wholesaling operations.

*Goal One – Provide for diverse land use needs by designating patterns which are responsible to the physical characteristics of the land as well as to environmental, economic and social concerns of the residents of Stanislaus County.*

*Policy 3 – Land use designations shall be consistent with the criteria established in this element.*

The implementation of this policy requires that requests be carefully reviewed for consistency with the criteria established in the **DESIGNATIONS** section of the Land Use Element for locating these designations. The **COMMERCIAL** section states that the intent of this designation is to indicate areas best suited for various forms of light or heavy commercial uses. This section also states that the H-1 zone shall be consistent with this designation and that P-D zoning may also be appropriate provided the development does not exceed the established building intensity of this designation.

*Goal Three – Foster stable economic growth through appropriate land use policies.*

*Policy 18 – Accommodate the siting of industries with unique requirements.*

The project site, prior to the rezone to P-D (314), was zoned H-1 which permitted the construction of retail buildings less than 65,000 square feet with no outside storage. Consequently, the site is uniquely suited for the Dollar General retail store.

### **Noise Element**

*Goal Two – Protect the citizens of Stanislaus County from the harmful effects of exposure to excessive noise.*

*Policy 2 - It is the policy of Stanislaus County to develop and implement effective measures to abate and avoid excessive noise exposure in the unincorporated areas of the County by requiring that*

*effective noise mitigation measures be incorporated into the design of new noise generating and new noise sensitive land uses.*

Any noise impacts associated with increased on-site activities and traffic are not anticipated to exceed the area's existing noise levels. The operation will still be required to adhere to commercial noise standards in accordance with the County's Noise Ordinance.

### **Circulation Element**

*Goal One – Provide a system of roads and roads throughout the County that meets land use needs.*

*Policy Two – Circulation systems shall be designed and maintained to promote safety and minimize traffic congestion.*

*Implementation Measure 1 – The County shall maintain LOS C or better for all County roadways and intersections, except, within the sphere of influence of a city that has adopted a lower level of service standard, the City Standard shall apply. The County may adopt either a higher or lower level of service standard for roadways and intersections within urban areas such as Community Plan areas, but in no case shall the adopted LOS fall below LOS D.*

The Traffic Impact Assessment determined that the project would not significantly impact the circulation in this area, nor would the project result in a lower LOS at impacted intersections. Public Works staff concurred with these findings.

### **ZONING ORDINANCE CONSISTENCY**

To approve the requested rezone, the Planning Commission must find that the proposed P-D zoning with H-1 uses is consistent with the General Plan for the proposed project site. As mentioned previously, the Land Use Element of the General Plan states that the P-D zone is consistent with the Commercial General Plan designation.

The site is currently zoned expired P-D (314). This site was zoned H-1 until a rezone application for Denair Lumber was submitted for the site in 2007. A rezone was required as the H-1 zoning district did not permit the outside storage of lumber; however, Denair Lumber was never developed and the P-D has since expired. Had the property not been rezoned in 2007, Dollar General would have been able to develop on site with only a building permit as retail buildings less than 65,000 square feet are permitted in the H-1 zone.

### **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 and no significant issues were raised. (See Exhibit Q - *Environmental Review Referrals*.) A Negative Declaration has been prepared for approval prior to action on the rezone as the project will not have a significant effect on the environment. (See Exhibit P - *Negative Declaration*.) Development Standards reflecting referral responses have been placed on the project. (See Exhibit C - *Development Standards/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 \$2,238.25 for the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and the Clerk Recorder filing fees. The attached Conditions of Approval ensure that this will occur.

Contact Person: Rachel Wyse, Associate Planner, (209) 525-6330

Attachments:

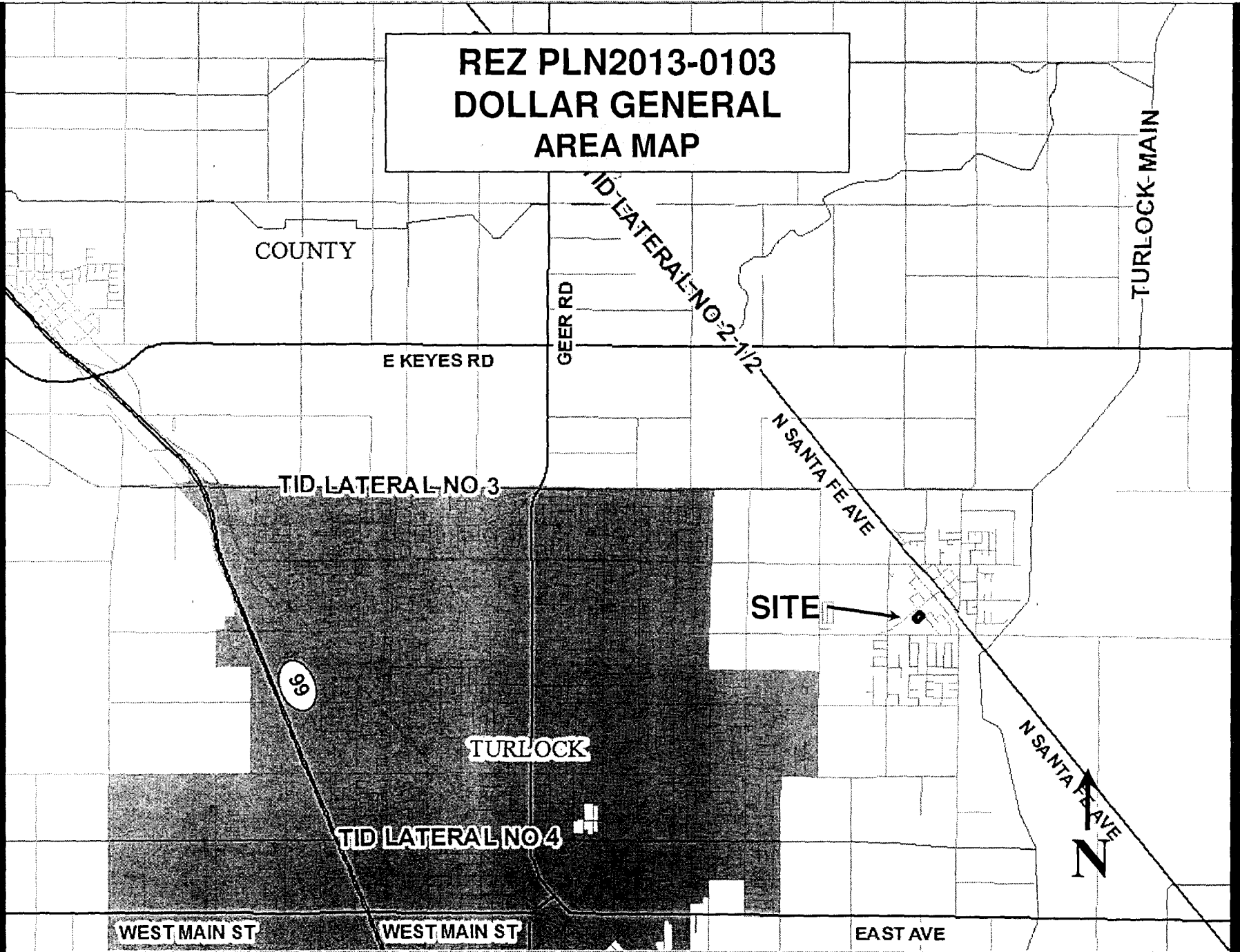
- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps
- Exhibit C - Development Standards/Development Schedule
- Exhibit D - Application
- Exhibit E - H-1 Permitted Uses
- Exhibit F - Denair MAC Minutes
- Exhibit G - Embree Group, Inc. Presentation Materials – February 4, 2014, Denair MAC Meeting
- Exhibit H - Petition in Opposition to the Project
- Exhibit I - Referral Response from the Denair MAC dated April 2, 2014
- Exhibit J - Letter from Public Works dated April 24, 2014
- Exhibit K - Traffic Impact Assessment
- Exhibit L - Memo from Public Works dated May 14, 2014
- Exhibit M - Letter from Merna Chance dated February 4, 2014
- Exhibit N - Letter from Rex Martin dated April 16, 2014
- Exhibit O - Initial Study
- Exhibit P - Negative Declaration
- Exhibit Q - Environmental Review Referrals

## **Exhibit A**

### **Findings and Actions Required for Project Approval**

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 judgment and analysis;
2. Order the filing of a Notice of Determination with the Stanislaus County Clerk Recorder pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075;
3. Find that the proposed Planned Development zoning is consistent with the Commercial General Plan designation;
4. Find that the project will increase activities in and around the project area, and increase demands for roads and services, thereby requiring dedication and improvements; and
5. Approve Rezone Application No. PLN2013-0103 – Dollar General subject to the attached Development Standards.

**REZ PLN2013-0103  
DOLLAR GENERAL  
AREA MAP**



6

EXHIBIT B

**REZ PLN2013-0103  
DOLLAR GENERAL  
ACREAGE MAP**

**SITE**

1.75

**MAIN ST**

**KERN AVE**

**FRESNO AVE**

23.28

0.73

0.46

0.46

0.52

0.22

0.18

1.52

0.95

0.14

0.94

0.42

0.39

0.14

0.07

1.11

0.25

0.66

0.2

0.22

0.24

0.14

0.15

1.84

0.31

**SITE**

0.21

0.21

0.23

0.4

0.2

0.21

0.21

0.44

0.44

0.27

0.22

0.21

0.15

0.44

0.2

0.14

12.3

1.1

0.6

0.14

0.14

0.14

0.16

0.14

0.66

0.25

0.14

0.72

0.93

0.47

0.19

0.21

0.26

0.34

0.19

**REZ PLN2013-0103  
DOLLAR GENERAL  
GENERAL PLAN DESIGNATION**

**ST**

**LESTER RD**

**COM**

**MDR**

**MAIN ST**

**SITE**

**N SANTA FE AVE**

**STORY RD**

**N SANTA FE AVE**

**E MONTE VISTA AVE**

**LDR**

**LIQUIDAMBAR DR**

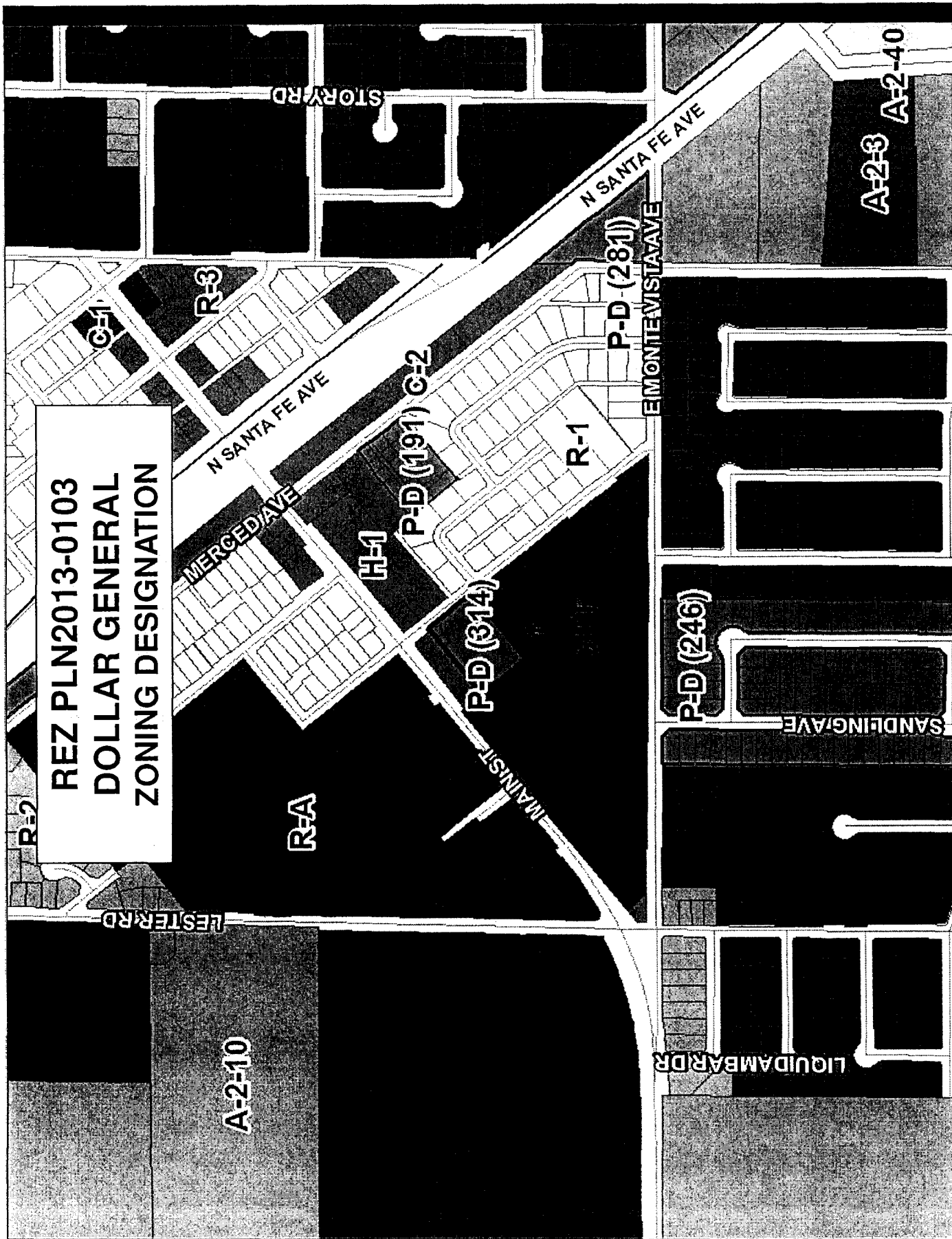
**SANDLING AVE**

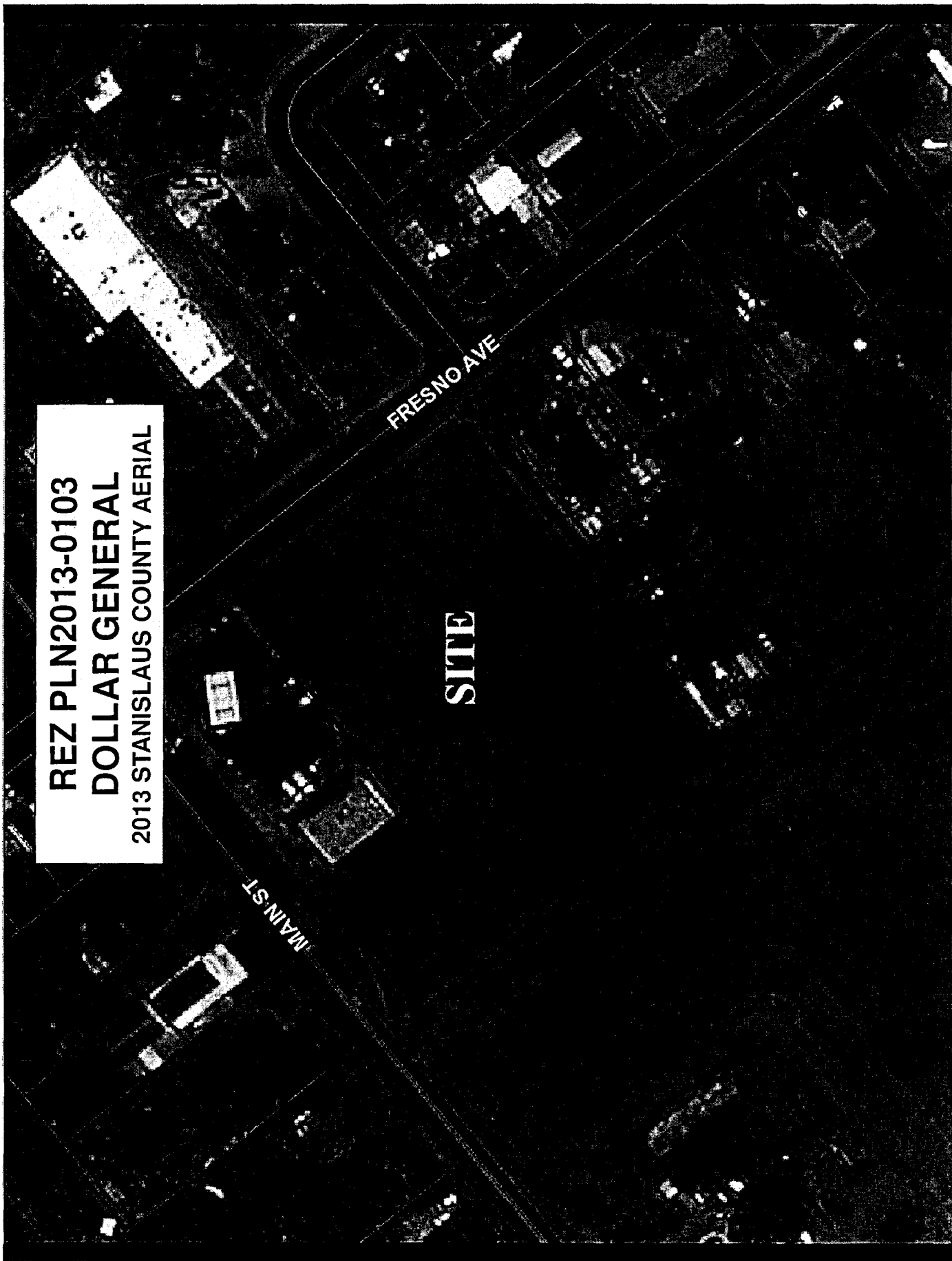
**PD**

**AG**



**REZ PLN2013-0103  
DOLLAR GENERAL  
ZONING DESIGNATION**



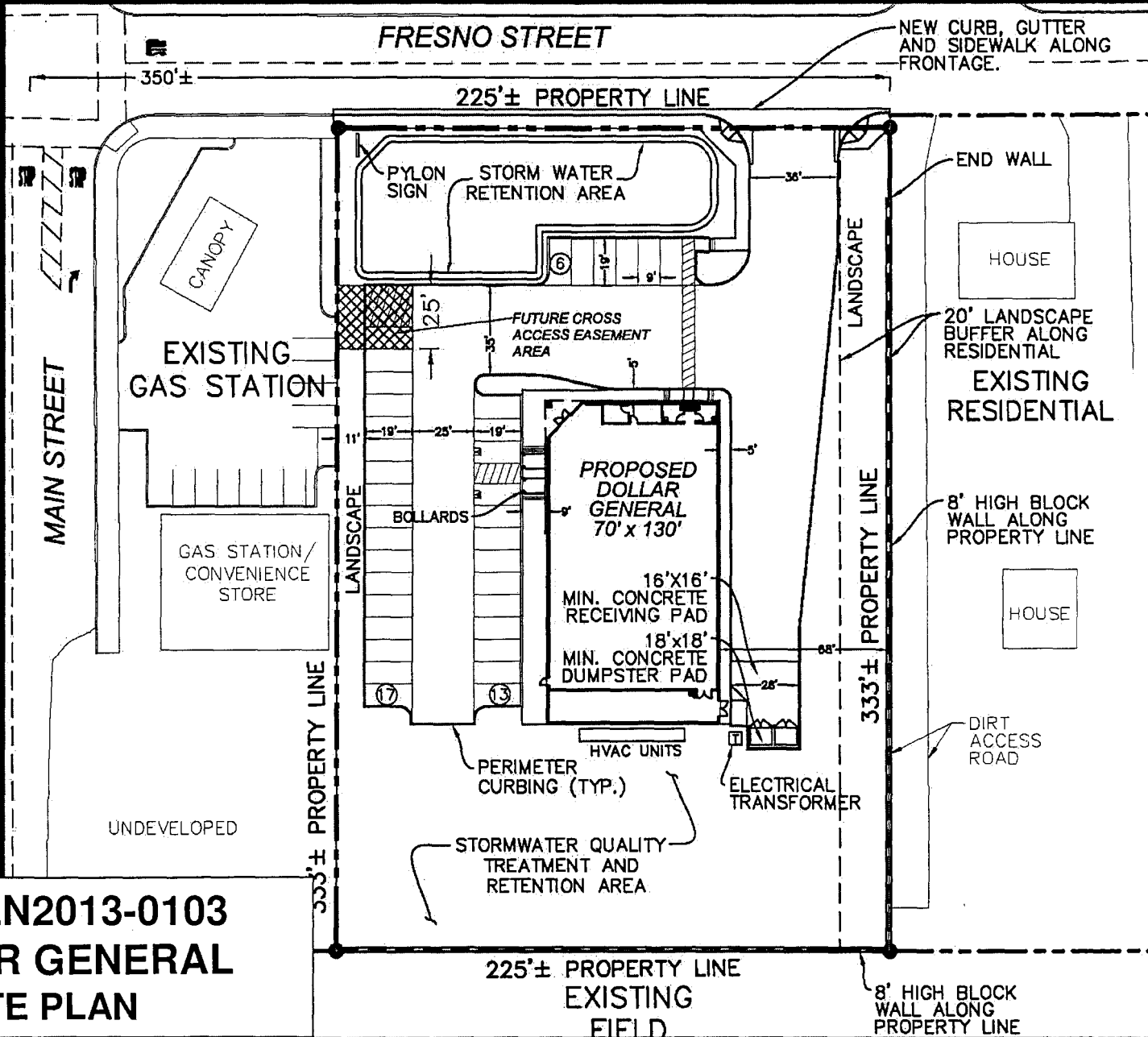


**REZ PLN2013-0103**  
**DOLLAR GENERAL**  
2013 STANISLAUS COUNTY AERIAL

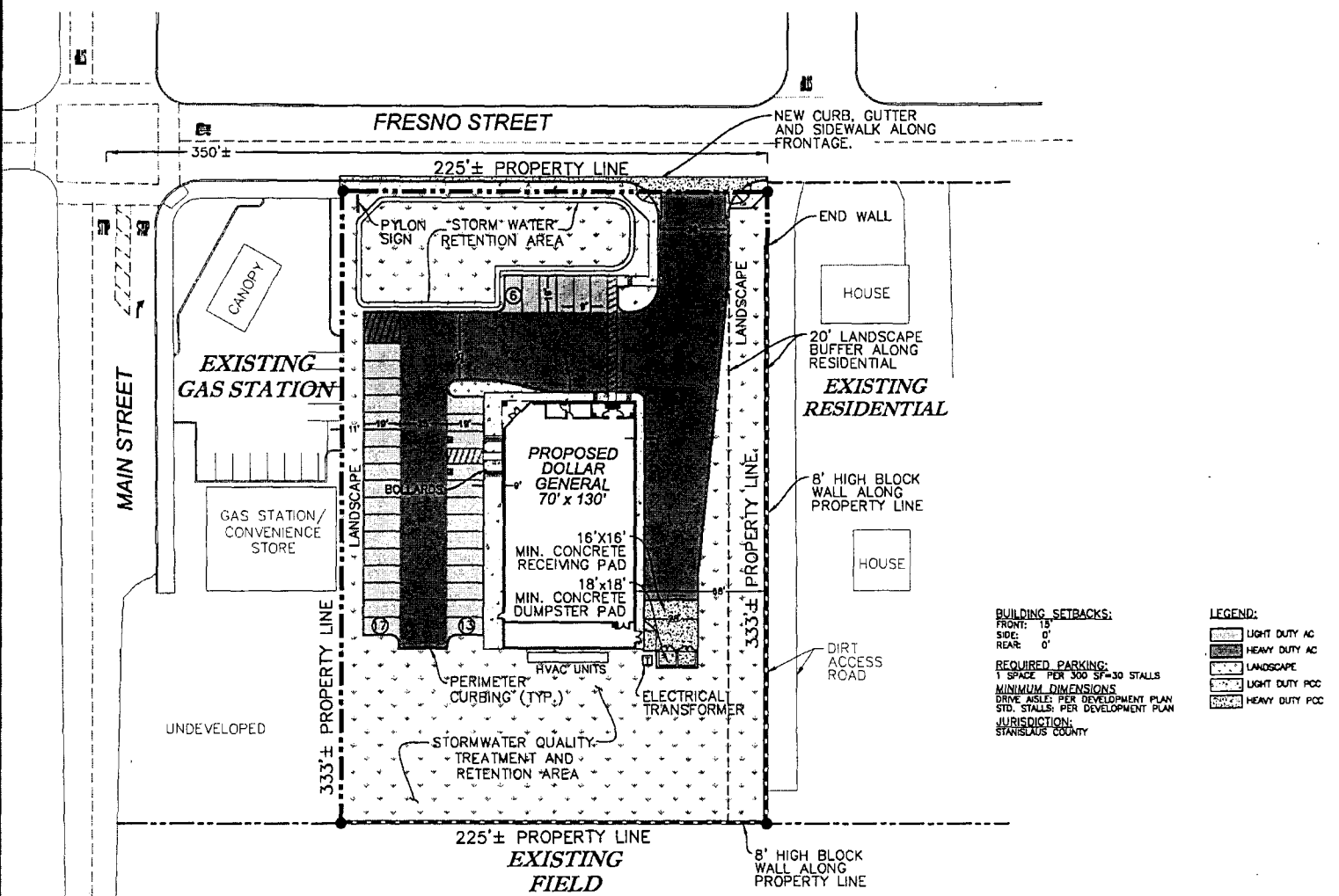
FRESNO AVE

**SITE**

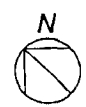
MAIN ST



**REZ PLN2013-0103  
DOLLAR GENERAL  
SITE PLAN**



**REZ PLN2013-0103  
DOLLAR GENERAL  
GROUND LEVEL SITE PLAN**



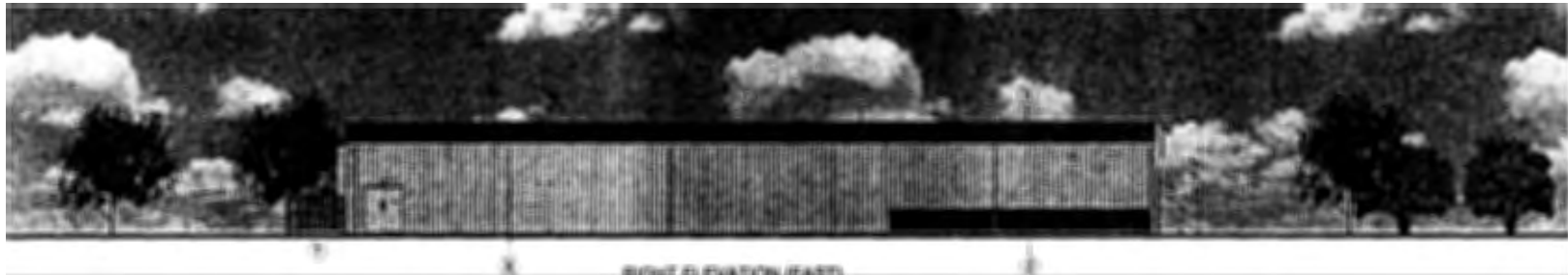
# REZ PLN2013-0103 DOLLAR GENERAL REVISED ELEVATIONS



FRONT ELEVATION (NORTH)  
SCALE: 1/8" = 1'-0"



REAR ELEVATION (SOUTH)  
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (EAST)  
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (WEST)  
SCALE: 1/8" = 1'-0"

- ① STUCCO (PAINTED)
- ② BRICK (OR CULTURED STONE)
- ③ "R" PANEL
- ④ GREEN SCREEN TRELLIS W/ VINES
- ⑤ METAL ROOF (TYP.)
- ⑥ DOWNSPOUTS (TYP.)
- ⑦ HVAC UNITS
- ⑧ STAINED WOOD SECURITY FENCE

**Dollar General Denair - Retail Store**

Fresno Street, Denair, California 95316



4747 Williams Drive  
Georgetown, TX 78633  
tel 512.819.4700

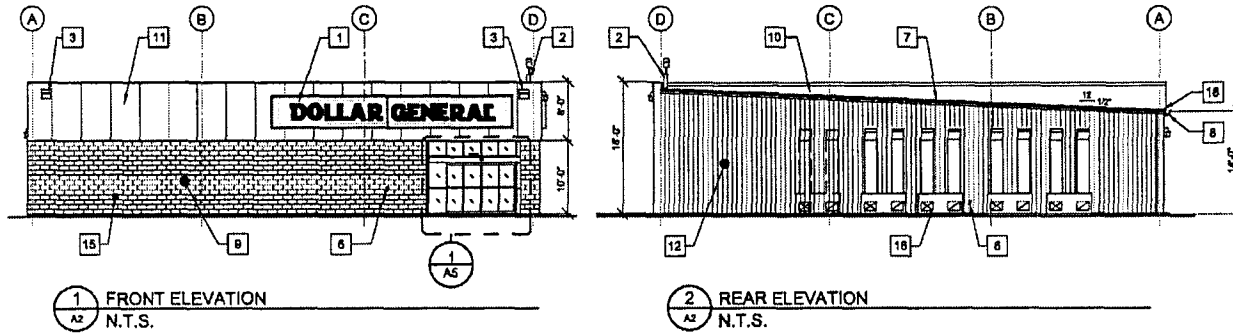


6595 Riverdale Street  
San Diego, CA 92120  
tel 619.727.4800

RENDERED EXTERIOR ELEVATIONS

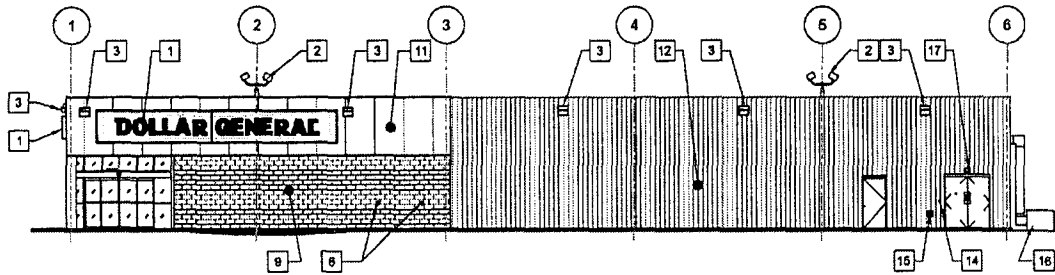
MAY 30, 2014

# REZ PLN2013-0103 DOLLAR GENERAL ORIGINAL ELEVATIONS

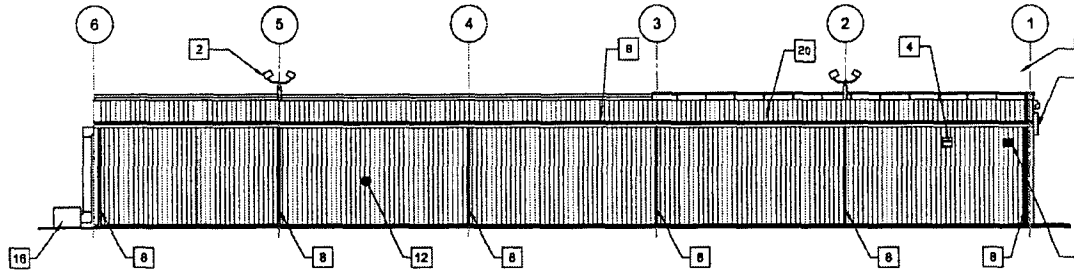


1 FRONT ELEVATION  
N.T.S.

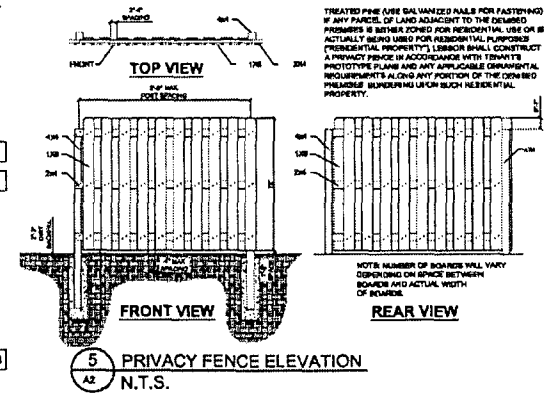
2 REAR ELEVATION  
N.T.S.



3 RIGHT ELEVATION  
N.T.S.



4 LEFT ELEVATION  
N.T.S.



5 PRIVACY FENCE ELEVATION  
N.T.S.

EXTERIOR ELEVATIONS

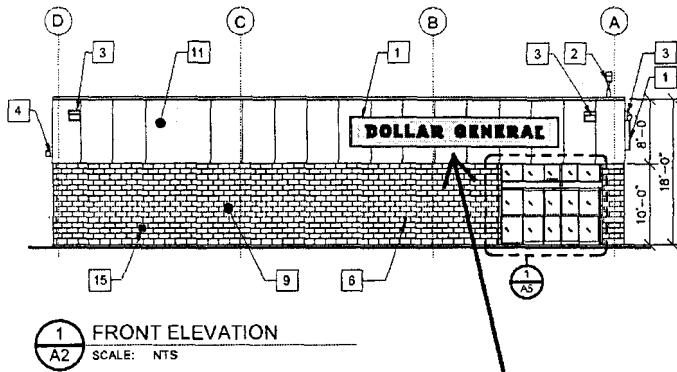
## ELEVATION KEYED NOTES

- 1 SIGN FURNISHED AND INSTALLED BY DOLLAR GENERAL CORP. WITH CIRCUIT AS NOTED ON ELECTRICAL PLAN. SIGN TO BE CENTERED ON FRONT OF BUILDING. CONTRACTOR IS TO PROVIDE ADEQUATE BRACING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT OF UP TO 1,400 LBS. EXTERIOR CANOPY SIGN SHALL BE SUPPORTED BY THE FACE OF THE CANOPY. COORDINATE THE PROPER SIGNAGE TO BE USED WITH DOLLAR GENERAL.
- 2 BI-DIRECTIONAL SECURITY LIGHT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 3 WALL PACK. 18'-0" A.F.F. TO TOP OF WALL PACK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 4 WALL PACK. 12'-0" A.F.F. TO TOP OF WALL PACK (REQUIRED). REFER TO E2 FOR ADDITIONAL INFORMATION.
- 5 WALL PACK (ALTERNATE PARKING LIGHT) REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION. REQUIRED ONLY IF THERE IS PARKING THIS SIDE OF BUILDING.
- 6 RECEPTACLE. REFER TO E1 FOR ADDITIONAL INFORMATION.
- 7 TRIM - SEE SHEET S1 FOR COLOR.
- 8 GUTTER AND DOWNSPOUT - SEE SHEET S1 FOR COLOR.
- 9 8" SPLIT FACE CONCRETE MASONRY UNIT. PAINT TO MATCH SIDE WALL PANELS.
- 10 METAL ROOF. GALVALUME FINISH.
- 11 METAL FASCIA PANELS. SEE SHEET S1 FOR COLOR.
- 12 METAL PANEL. SEE SHEET S1 FOR COLOR.
- 13 VENT FOR BATHROOM EXHAUST. REFER TO M1 FOR ADDITIONAL INFORMATION.
- 14 DOOR BUZZER. REFER TO E1 FOR ADDITIONAL INFORMATION.
- 15 WALL HYDRANT. REFER TO P1 FOR ADDITIONAL INFORMATION.
- 16 HVAC UNITS MOUNTED ON CONCRETE PAD / OPTIONAL RACK MOUNT AT COST NEUTRAL. REFER TO MECHANICAL SHEET M1 FOR MORE INFORMATION.
- 17 OUTSIDE AIR TEMP. SENSOR MOUNTED OVER RECEIVING DOORS @ 8'-0" A.F.F.
- 18 MINIMUM EAVE HEIGHT IS 14'-0" A.F.F.
- 19 FINISHED GRADE AT EXTERIOR WALLS SHALL BE A MINIMUM OF 6" BELOW FINISHED FLOOR AT ALL NON PAVED AREAS.
- 20 IN NORTHERN CLIMATES, PROVIDE SNOW GUARDS ON ROOF PER LOCAL CODE.

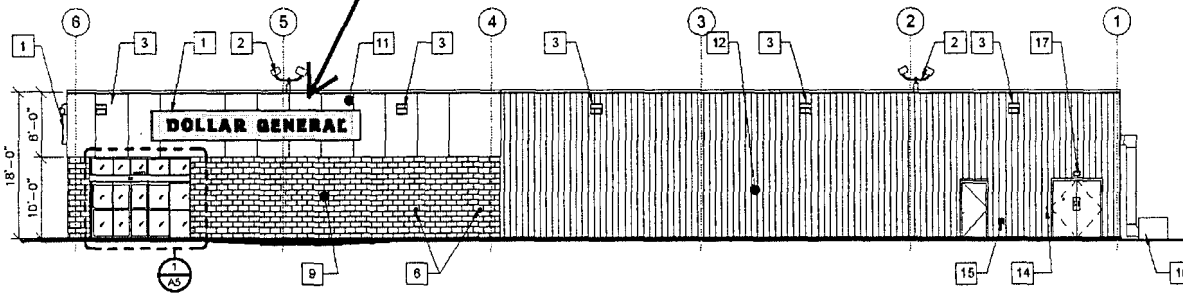
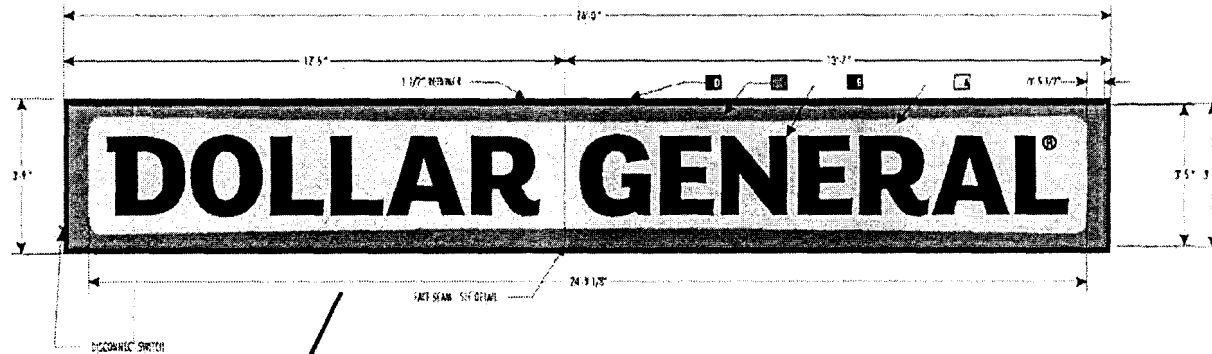
17

EXHIBIT B-8

REZ PLN2013-0103  
 DOLLAR GENERAL  
 SIGN PLAN  
 (On Original Elevations)

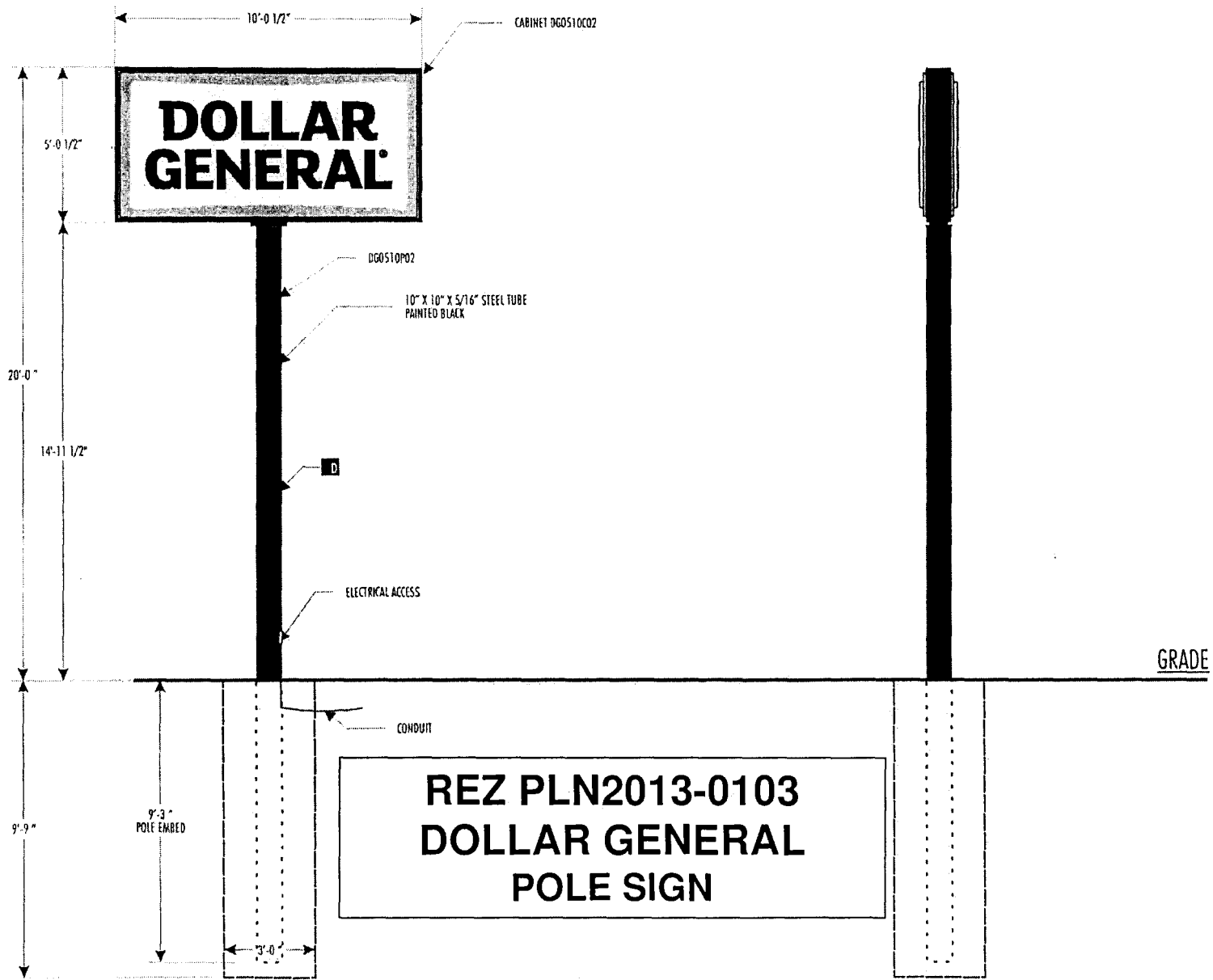


1 FRONT ELEVATION  
 A2 SCALE: NTS



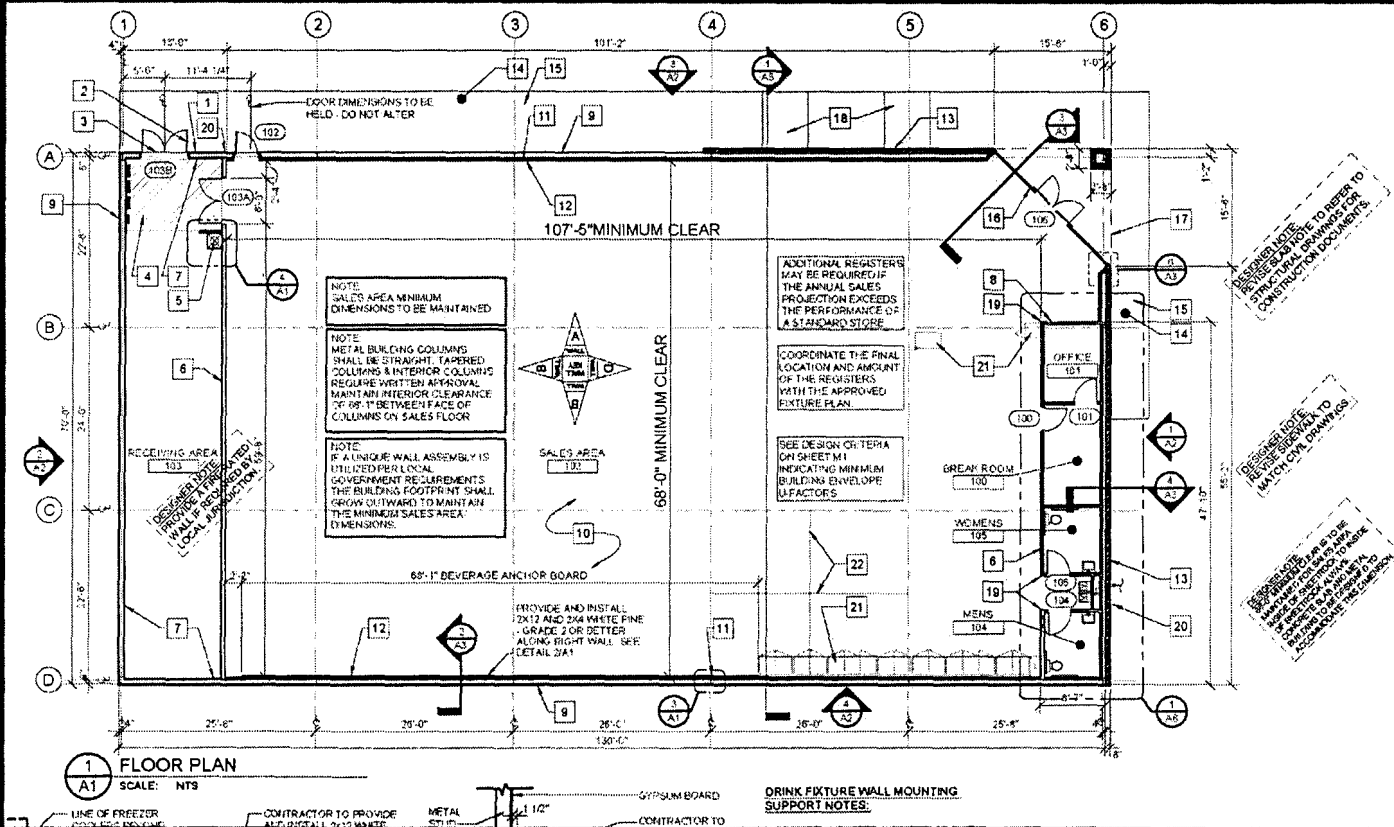
4 LEFT ELEVATION  
 A2 SCALE: NTS

PROPOSED SIGN PLAN





# REZ PLN2013-0103 DOLLAR GENERAL FLOOR PLAN



### FLOOR PLAN KEYED NOTES

- 1 RECEIVING DOOR BUZZER - TORK MCL #14725 OR EQUAL
- 2 1" DOOR SCOPE, BASS SECURITY OR 100MMID
- 3 WEATHER STRIP & LOW PROFILE THRESHOLD - BASS SECURITY NGP 425HD.
- 4 STRIPE FLOOR FOR DESIGNATED EGRESS PATH (PAINT YELLOW)
- 5 PROVIDE AND INSTALL A TEN GALLON WATER HEATER (OR LARGER IF REQUIRED BY CODE) ABOVE THE MOP SINK
- 6 3/8" METAL STUD WITH 1/2" MINIMUM GYPSUM BOARD (BOTH SIDES)
- 7 METAL LINER PANELS TO UNDER SIDE OF ROOF DECK (BY PRE-ENGINEERED BUILDING MANUFACTURER)
- 8 18" x 18" ONE WAY WINDOW, BOTTOM @ 36" AFF
- 9 METAL BUILDING PANEL (BY PRE-ENGINEERED BUILDING MANUFACTURER)
- 10 CONCRETE SLAB WITH 6#X11 @ 4" WELDED WIRE MESH OVER POLYETHYLENE VAPOR BARRIER (MIN 4 MM THICK) OVER CRUSHED STONE BASE, TYPICAL
- 11 ALIGN FACE OF STUDS WITH COLUMN, TYPICAL AT EXTERIOR WALL. REFER TO DETAIL 2A3 FOR ADDITIONAL INFORMATION
- 12 3/8" METAL STUD PARTITION WITH 1/2" MINIMUM GYPSUM BOARD (INFILL EXTERIOR SIDE WITH INSULATION AND VAPOR BARRIER)
- 13 8" SPLT-FACED CMU PAINTED TO MATCH SIDE WALL PANELS. ALIGN FACE OF BLOCK WITH STEEL GIRT. PROVIDE PROPER ANCHORAGE TO STRUCTURE
- 14 SLOPE CONCRETE 1/8" PER FOOT AWAY FROM BUILDING.
- 15 BROOM FINISH CONCRETE SIDEWALK, TYPICAL
- 16 BRONZE STOREFRONT SYSTEM REFER TO SHEETS M1 & M2 FOR ADDITIONAL INFORMATION. CONTINUE GYPSUM BOARD TO DECK.
- 17 LINE OF SOFFIT OR CANOPY ABOVE.
- 18 ADA COMPLIANT ACCESSIBLE RAMP WITH YELLOW PAINTED SIDES TO ACCESSIBLE PARKING STALLS.
- 19 MC CUE CART AND BUMPER GUARDS, TOP INSTALLED @ 3'-5" AFF. ORDER PART TRIM KIT "P"
- 20 WALL HYDRANT, REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- 21 REFRIGERATION BY DOLLAR GENERAL.
- 22 CONTROL JOINTS ARE TO BE PLACED ALONG COLUMN LINES AND AT MID POINT BETWEEN COLUMN LINES. REFER TO SHEET S3.

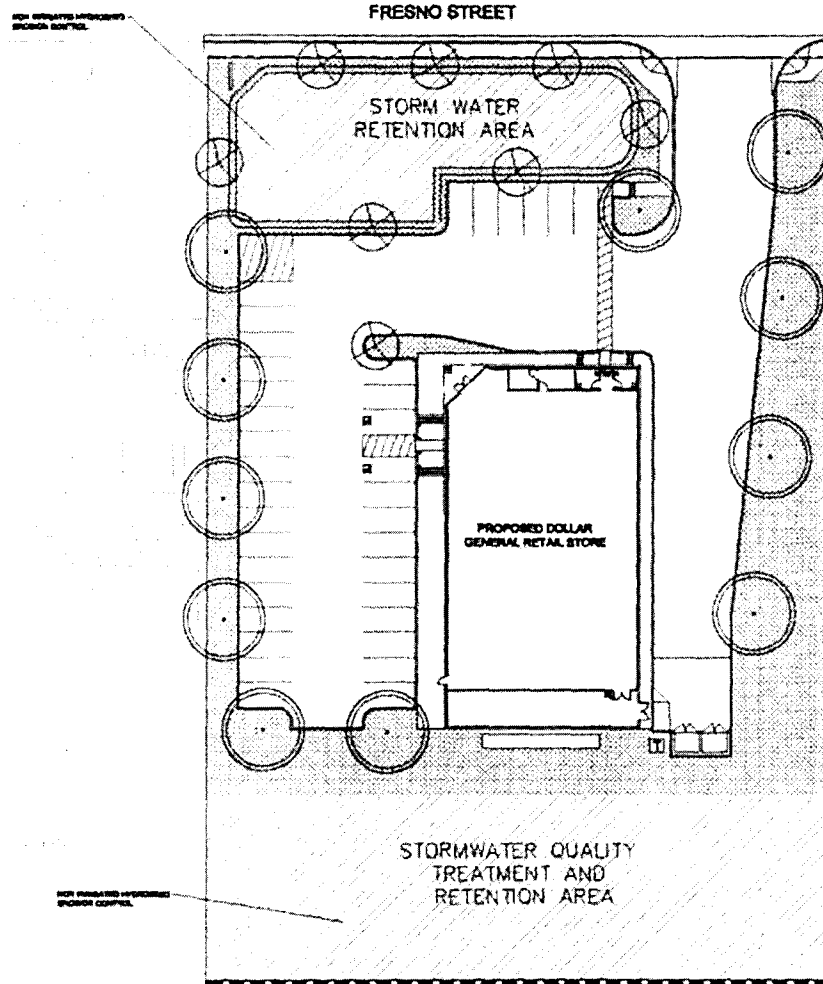
20

EXHIBIT B-11

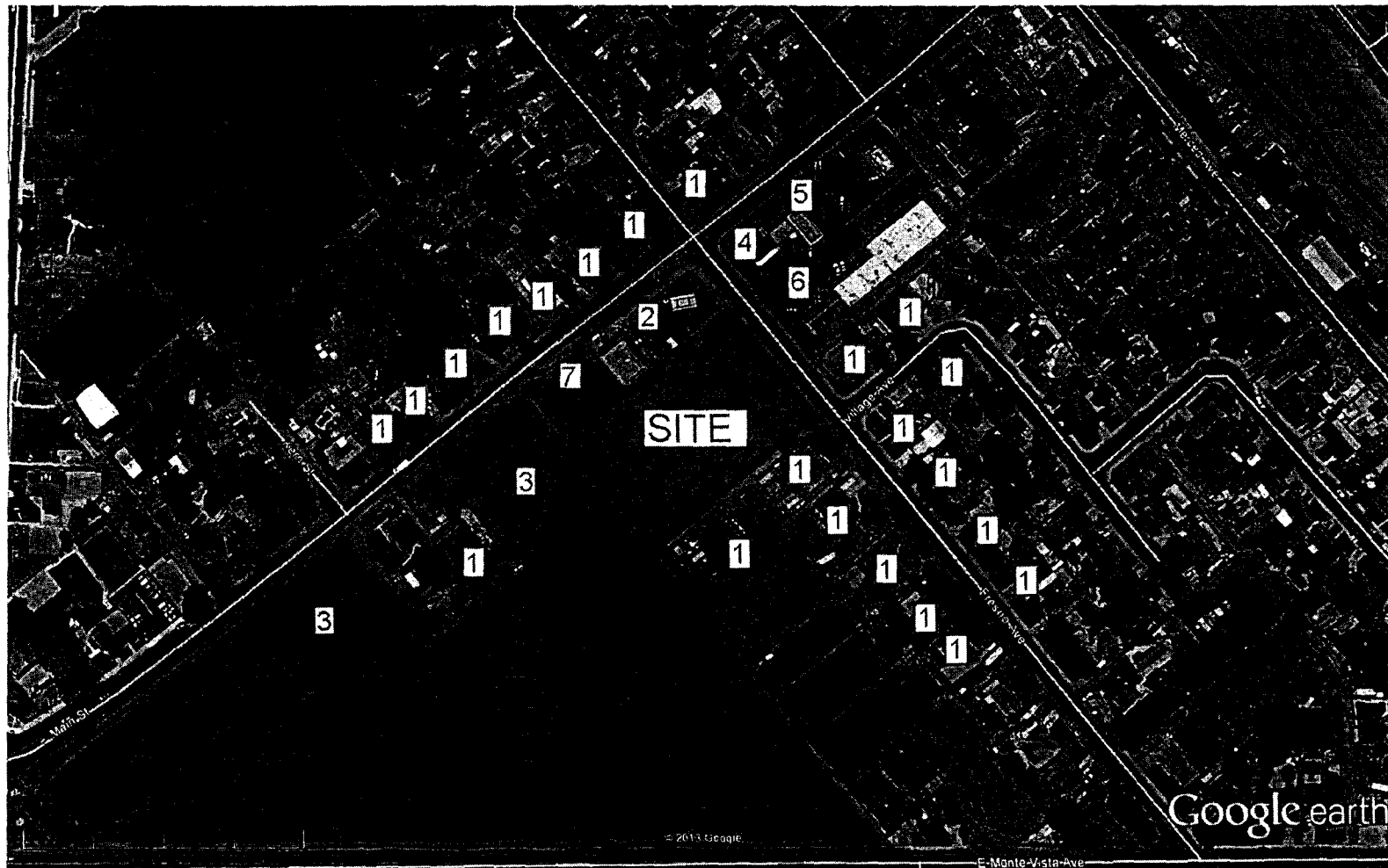
# REZ PLN2013-0103 DOLLAR GENERAL LANDSCAPE PLAN

## COUNTY REQUIREMENTS FOR LANDSCAPE DEVELOPMENT

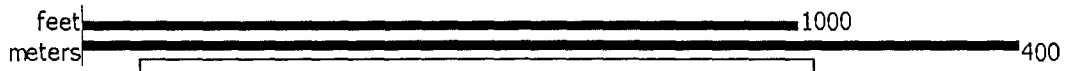
- MINIMUM 25% TREE CANOPY COVER (TCC) FOR ALL DEVELOPMENTS
- MINIMUM 50% TREE CANOPY COVER (TCC) FOR ALL DEVELOPMENTS
- MINIMUM 10% TREE CANOPY COVER (TCC) FOR ALL DEVELOPMENTS



AREA MAP



- LEGEND**
- 1-Residence
  - 2-Gas Station
  - 3-Farmland
  - 4-Auto Service
  - 5-Food Service
  - 6-Retail
  - 7-Vacant Lot



**REZ PLN2013-0103  
DOLLAR GENERAL  
LAND USE MAP**

**DEVELOPMENT STANDARDS**

**REZONE APPLICATION NO. PLN2013-0103  
DOLLAR GENERAL**

**Department of Planning and Community Development**

1. Use(s) shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances.
2. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2014), the applicant is required to pay a California Department of Fish and Wildlife (formerly the Department of Fish and Game) fee at the time of filing 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 **\$2,238.25**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife 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.

3. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance 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.
4. The applicant/owner 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.
5. All exterior lighting shall be designed (aimed down and toward the site) to provide adequate illumination without a glare effect. This shall include, but not be limited to, the use of shielded light fixtures to prevent skyglow (light spilling into the night sky) and the installation of shielded fixtures to prevent light trespass (glare and spill light that shines onto neighboring properties).
6. 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.

7. Any construction resulting from this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and may be subject to additional regulations/permits, as determined by the SJVAPCD.
8. Pursuant to Sections 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 Wildlife (formerly the Department of Fish and Game) and shall be responsible for obtaining all appropriate stream-bed alteration agreements, permits, or authorizations, if necessary.
9. 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.
10. 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 Wildlife (formerly the 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.
11. 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.
12. 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. The Central California Information Center shall be notified if the find is deemed historically or culturally significant.
13. A valid Stanislaus County business license shall be maintained for this site.
14. The final landscape plan for this project shall comply with County Code and the CA State Model Water Ordinance. All plants shall be drought tolerant and low water using. Dead and dying plants shall be replaced within 30 days. Landscape beds shall be kept weed and trash free. Landscaped walls shall be maintained to deter graffiti.

**Department of Public Works**

15. Due to the neighboring commercial development in the area, the applicant shall sign the reciprocal access agreement and design their parking lot to allow for a reciprocal access between the property to the north at the corner of Main Street and Fresno Avenue and the Dollar General property. The property to the north will complete the reciprocal access agreement when that property needs a new entitlement or redevelops.

16. Fresno Avenue is classified as a 60-foot Local Roadway. If 30-feet of the road right-of-way south and west of the roadway centerline do not exist, then the remainder 30-feet shall be dedicated with an Irrevocable Offer of Dedication for the entire project frontage on Fresno Avenue. The Irrevocable Offer of Dedication shall be submitted and approved prior to the issuance of a grading or building permit.
17. A grading and drainage plan for the project site shall be submitted with the grading or building permit. Public Works will review and approve the drainage calculations. The grading and drainage plan shall include the following information:
  - A. Drainage calculations shall be prepared as per the Stanislaus County Standards and Specifications that are current at the time the permit is issued. The calculations will only be required if grading takes place outside the footprint for the foundation of the new building.
  - B. The plan shall contain enough information to verify that all runoff will be kept from going onto adjacent properties and Stanislaus County road right-of-way.
  - C. The grading and drainage plan shall comply with the National Pollutant Discharge Elimination System (NPDES) requirements and the County storm water management programs. A Notice of Intent (NOI) shall be submitted to the County prior to the approval of the grading permit.
  - D. The grading, drainage, and associated work shall be accepted by Stanislaus County Public Works prior to a final inspection or occupancy, as required by the building permit.
  - E. The applicant of the grading/building permit shall pay the current Stanislaus County Public Works weighted labor rate for the plan review of the building and/or grading plan and all inspection fees. The Public Works inspector shall be contacted 48 hours prior to the commencement of any grading or drainage work on-site. The plans shall not be released until such time that all plan check and inspection fees have been paid.
18. No parking, loading, or unloading of vehicles shall be permitted within the county road right-of-way.
19. The developer will be required to install or pay for the installation of any signs and/or markings, if warranted.
20. An Encroachment Permit shall be obtained for any work done in Stanislaus County road right-of-way. Public Works shall approve the location and width of any new driveway approaches on any County maintained roadway.
21. Prior to the final of any grading permit, the applicant shall make road frontage improvements along the road frontage of Fresno Avenue. The improvements shall include but not be limited to street light(s), curb, gutter and sidewalk, storm drainage, matching pavement, and handicap ramps. Improvement plans shall be submitted to the Public Works Department for review.

22. An acceptable financial guarantee for the road improvements shall be provided to the Department of Public Works prior to the issuance of any grading or building permit. This may be deferred if the work in the right-of-way is done prior to the issuance of any grading permit.
23. A signed Engineer's Estimate shall be provided for the road improvements so that the amount of the financial guarantee can be determined.

**Department of Environmental Resources**

24. The applicant must identify the location of any existing on-site well and/or septic tank on the parcel and shall destroy them under permits from DER and in accordance with all laws and policies (Stanislaus County and California State Model Well Standards).
25. The applicant must submit three sets for the proposed food facility to the Department of Environmental Resources for review and approval for compliance with the California Retail Food Code §114380. The submitted food facility construction plans are to be complete, easily readable, and drawn to scale and specification.

**Building Permits Division**

26. Building permits are required and the project shall comply with the CA Code of Regulations, Title 24. The site and structures shall comply with handicap accessibility requirements.

**Turlock Irrigation District**

27. All drainage shall be maintained on-site within the proposed storm water retention basins. The District's canal system shall not be utilized for storm water drainage. In addition, the detention basin must be capable of containing the water from a 10-year, 48-hour storm.
28. Developed property adjoining irrigated ground must be graded so that finished grading elevations are at least six inches higher than irrigated ground. A protective berm must be installed to prevent irrigation water from reaching non-irrigated properties.

**Denair Community Services District (DCSD)**

29. Prior to development, the owner/applicant shall enter into an Agreement with the DCSD to construct and pay for the necessary infrastructure to enable DCSD to provide water and sewer services to the project. The Agreement will require, among other things, that the infrastructure be constructed to District specifications, that security be given to the DCSD to guarantee performance and payment for the infrastructure, and that all current connection fees be paid in full.
30. The "Will Serve Letter" shall be presented to the Stanislaus County Building Department before a building permit will be issued.

**City of Turlock – Municipal Services Department**

31. The project shall comply with the City's Municipal Code for sewer discharges per Chapter 64 and the Denair Community Services District Agreement.

**Central Valley Regional Water Quality Control Board (RWQCB)**

32. Dischargers whose projects disturb one or more acres of soil, or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, and disturbances to the ground such as stockpiling or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).
33. This project may require Phase I and II MS4 permits which require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component.
34. Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 97-03-DWQ.

**San Joaquin Valley Air Pollution Control District (SJVAPCD)**

35. The proposed project shall comply with District Rule 9510 (Indirect Source Review). Prior to building permit issuance, the applicant shall submit an Air Impact Assessment (AIA) application and pay any applicable off-site mitigation fees.
36. The proposed project may be subject to District Rules and Regulations, including Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving, and Maintenance Operations). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance office. Current District rules can be found online at: [www.valleyair.org/rules/1ruleslist.htm](http://www.valleyair.org/rules/1ruleslist.htm).

\*\*\*\*\*

*Please note: If Conditions of Approval/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 Conditions of Approval/Development Standards; new wording is in **bold**, and deleted wording will have a ~~line through it~~.*



## **DEVELOPMENT SCHEDULE**

### **REZONE APPLICATION NO. PLN2013-0103 DOLLAR GENERAL**

- The proposed project is to be completed in one phase.
- Typical construction timeframe is 3-4 months from receipt of permit.
- Construction will begin by October 2019.



# APPLICATION QUESTIONNAIRE

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

The proposed development will consist of a one - story, 9,100 square foot building for a Dollar General retail store.

The site will consist of 36 parking spaces, sidewalks and associated utilities. The building is a pre-engineered metal structure with split-face cmu on a portion of the north and west sides. The remainder of the north and west walls along with the south and east walls will be metal. The building will have signage on the north and west sides. The project will also have a masonry dumpster enclosure and the HVAC units will be located at the rear of the building.

# 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 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 024 Page 032 Parcel 017

Additional parcel numbers: Fresno Ave  
Project Site Address  
or Physical Location: Denair, CA 95316

Property Area: Acres: 1.75 or Square feet: \_\_\_\_\_

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

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)

Denair Lumber submitted a re-zone application and was approved on February 5, 2008. (ordinance no. C.S. 1026)

Existing General Plan & Zoning: Commercial, H-1

Proposed General Plan & Zoning: Commercial, 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: Residential

West: Commercial

North: Commercial/Residential

South: Agricultural/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.) The entire 1.75 acres will be disturbed

during construction of the improvements.

**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) The improvements will include on-site retention which will improve current drainage

conditions.

Yes  No

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

Yes  No

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

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

**STRUCTURES:**

Yes  No  Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)

Yes  No  Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes  No  Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes  No  Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) \_\_\_\_\_

**PROJECT SITE COVERAGE:**

Existing Building Coverage:     N/A     Sq. Ft.                      Landscaped Area:     +38,500     Sq. Ft.

Proposed Building Coverage:     9,100     Sq. Ft.                      Paved Surface Area:     +24,000     Sq. Ft.

**BUILDING CHARACTERISTICS:**

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) 9,100 sf

Number of floors for each building: one

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 18 ft

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) N/A

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:     TID                          Sewer\*:     Denair Community Services District    

Telephone:     SBC                          Gas/Propane:     PG&E    

Water\*\*:     Denair Community Services District                          Irrigation:     TID

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

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

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

N/A

**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:       N/A       Total Dwelling Units:       N/A       Total Acreage:       N/A      

Net Density per Acre:       N/A       Gross Density per Acre:       N/A      

<i>(complete if applicable)</i>	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
Acreage:	<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </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):   9,100 sf  

Type of use(s):   Retail Store

Days and hours of operation: 8 am to 9 pm, 7 days a week

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

Occupancy/capacity of building: 252 occupants

Number of employees: (Maximum Shift): 12 (Minimum Shift): 10

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

Other occupants: \_\_\_\_\_

Estimated number of truck deliveries/loadings per day: 2.5 average

Estimated hours of truck deliveries/loadings per day: 2.5 average

Estimated percentage of traffic to be generated by trucks: 2.5 average (deliveries)

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

Square footage of:

Office area: 180 sf Warehouse area: 874 sf

Sales area: 7,389 sf Storage area: 874 sf

Loading area: 874 sf Manufacturing area: N/A

Other: (explain type of area) Restrooms and Hall - 164 sf

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)

Fresno Ave

- 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) new storm water retention area

If direct discharge is proposed, what specific waterway are you proposing to discharge to? N/A

**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.

The erosion control measure used will consist of a Stabilized construction entrance/exit to control tracking of soil.  
Dust control will be provided by watering and fiber rolls will be used if necessary for prevent sediment runoff.

**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)

---

---

---

---

---

---

---

---

---

---



Stanislaus County Code							
<a href="#">Up</a>	<a href="#">Previous</a>	<a href="#">Next</a>	<a href="#">Main</a>		<a href="#">Search</a>	<a href="#">Print</a>	<a href="#">No Frames</a>
<u>Title 21 ZONING</u>							
<u>Chapter 21.48 HIGHWAY FRONTAGE DISTRICT (H-1)</u>							

### **21.48.020 Permitted uses.**

---

The following uses are permitted subject to all provisions of this chapter including the development standards listed in Section 21.48.040:

- Amusement arcade;
- Art gallery;
- Automobile agency;
- Automobile repair (excluding body and paint) shop;
- Bakery shop;
- Billiard parlor;
- Botanical garden;
- Catering service;

Christmas tree sales lots which provide at least ten accessible and usable off-street parking spaces in addition to one space per employee on a maximum shift; are limited to two double-faced signs not to exceed twelve square feet each; and are not established prior to November 15th of any year and are removed and properly returned to its original condition prior to January 1st;

- Church (excluding tent and open air churches);
- Clinics (medical; small animal when entirely enclosed by a building);
- Clubhouse;
- Convention center;
- Crop farming;
- Dance studio;
- Day care center;
- Facilities for public utility;
- Financial institution;

Fireworks stands which provide at least five accessible and usable off-street parking spaces in addition to one per employee on a maximum shift. Such stands shall meet all the requirements of the department of fire safety and shall be erected and removed within the time period prescribed by that department;

- Greenhouse;
- Laboratory;
- Lodge;
- Mini-warehouse;
- Mobile home (when accessory to a permitted use which has substantial outside storage);
- Museum;
- Office (administrative, business and professional);
- Parking lot and garage;
- Personal service establishment;

- Public building and park;
- Radio and television studio;
- Restaurant without bar services;
- Retail and wholesale retail store when conducted entirely within a building and less than sixty-five thousand square feet of building and sales area;
- School (commercial, technical, trade, academic);
- Service station;
- Single-family dwelling or one apartment if it is accessory to a permitted commercial use;
- Skating rink;
- Social hall;
- Theater, indoor;

Other uses which the planning director may deem to be similar in character and purpose to those enumerated in this section. (Ord. CS 896 §3, 2004; Ord. CS 106 §9, 1984).



**DENAIR MAC SPECIAL MEETING MINUTES**  
Denair Unified School District Leadership Center  
3460 Lester Road, Denair, CA  
January 7, 2014 7:00 PM

---

**I. Opening and Pledge of Allegiance**

Meeting was called to order by Chairman Dennis Findley at 7:00 PM.  
Dennis Findley led the pledge to the flag.

**II. Introduction and Roll Call**

Dennis Findley, introduced the MAC members.  
Members present: Cheryl Zumstein,, Mark Swartz, Dennis Findley, Mary Riner and Dorinda Soiseth .  
Members absent: None.

**III. Approval of the Minutes from December 3,2013**

Motion and second (Riner/Swartz) to approve the December minutes.

**IV. New Business**

- a. Stanislaus County Planning Dept-** Miguel Galvez reported about the rezoning application for the new Dollar General Store. He reported that there would be a public hearing scheduled in the future. Dollar General has planned a 9100 Sq ft metal building with a Brick façade and parking lot with downward lighting. There are talks about sharing a driveway with Quik Stop. Dollar General will purchase the land.

There was much discussion.

A few comments follow:

1. There were concerns about the metal building.
2. Increased traffic and traffic during kids walking to school.
3. Drought tolerant landscaping.
4. Downward lighting.
5. Sales tax (to go to the county).
6. Stop light at the corner ( Vito said chances are slim)
7. Creating some design guidelines for new Denair Businesses

Miguel was to invite Dollar General to the next meeting.

The public was asked to bring their comments to the next MAC meeting and they would be forwarded to the county. Also comments can be emailed to Rachel Wyser at [wyser@stancounty.com](mailto:wyser@stancounty.com)

- V. Old Business** – None.
- VI. Correspondence** – None.
- VII. Next Denair MAC meeting** is scheduled for Tuesday, February 4, 2014.
- VIII. Adjournment.** There being no other business there was a motion and second to adjourn at 8:20 PM.

*Respectfully submitted by Cheryl Zumstein, Secretary.*



**DENAIR MAC MEETING MINUTES**  
Denair Unified School District Leadership Center  
3460 Lester Road, Denair, CA  
February 4, 2014, 7:00 PM

---

**I. Opening and Pledge of Allegiance**

Meeting was called to order by Chairman Dennis Findley at 7:00 PM.  
Chairman Findley led the pledge to the flag.

**II. Introduction and Roll Call**

Chairman Findley introduced the MAC members.  
Members present: , Mark Swartz, Mary Riner, Dorinda Soiseth and Dennis Findley.  
Members absent: Cheryl Zumstein

**III. Approval of the Minutes from January 7, 2014.**

Motion and second (Riner/Swartz) to approve the January 2014. Motion carried with Council Member Zumstein absent.

**IV. New Business**

- a. **Supervisor's Report/Install new Board Member:** Supervisor Vito Chiesa administered the Oath of Office to re-appointed MAC member Mary Riner. The Supervisor reported that the Board of Supervisors had codified their appointments to the newly formed Water Advisory Committee. He provided information on the surface water that is being pumped for irrigation purposes.
- b. **Dollar General Report:** MAC member Dorinda Soiseth recused herself from discussion on this matter due to the fact that she and her husband own property within 500' of the site.

Representatives from the Dollar General project, located at the intersection of Main and Fresno Streets, provided information on their proposed project. Products sold include approx. 30% frozen goods and 70% general merchandise. There will be no fresh produce or meat sold at this location.

Members of the audience presented questions about the business operation of the store, and commented on the close proximity of other Dollar General stores. Other questions asked were if a traffic analysis was done to address the additional vehicle trips and truck traffic; when are deliveries made (the time of deliveries) and why this property was selected. Comments included the need to create beautiful options for Denair and not just a plain metal building.

A representative from Stanislaus County Public Works reported that this store would create an additional 881 vehicle trips per day, which doubles the traffic on Fresno Street.

Other audience concerns included the impacts to existing businesses. Owners of the Quick Stop store expressed concern about a proposed shared drive-way with the Dollar General Store. The Public Works staff member said that the County Public Works has requested a shared driveway access as a possibility in the future.

Other discussion included the need for a shared reciprocal access for the Quick Stop and the proposed Dollar General Store; the concerns about the additional traffic that this business would

generate; the safety issues for school students who walk this route to school; the impacts to small businesses in Denair, and discussion on how any sales tax dollars collected by this business would be allocated. Questions about a possible zoning change should this project be denied – what is the appeal process?

MAC member Mark Swartz commented that traffic backs up at the gasoline station (Quick Stop) when cars are waiting in line for gas, and that this store will add to an existing problem.

A member of the audience asked what would happen to the building if it doesn't succeed as a Dollar General. The Company representative stated that the building would be leased to someone else.

The Denair MAC did not take any action on this matter.

- c. **CHP Report:** Officer Chuck Leon noted that car thefts and chases are on the rise in our area. He also reported on a “code grabber” that is being used to open garage doors. He also reported on recent car accidents.
- d. **Denair Fire Department:** Fire Captain Dan Shroeder reported that there have been 30 calls for service including 1 structure fire and 25 medical assists. MAC Chairman Dennis Findley asked Captain Shroeder if the DFD had concerns about the new Dollar General. Captain Shroeder noted that any comments on the project were provided by the County Fire Warden.
- e. **County Library Report:** Karina Mendoza provided information on upcoming projects and events at the Denair Library including a new seed exchange program, and a “cover to cover” program in conjunction with In N Out Burger.
- f. **Sheriff's Report:** Officer Ken Barringer reported on an upswing in mail theft in the area, where mail is stolen directly out of the mailbox. There is also a ring in Modesto making fake IDs and using stolen IDs.
- g. **Denair School District Report:** It was noted that the new superintendent for the District will assume his job this coming Monday.
- h.. **Denair Civic Association Report:** Their first meeting will be held on February 13th.
- i. **DCSD Report/LOVE Denair Report:** None
- j. **Public Comments-** Meba Souza reported that the Denair Vendors in the Park will return on February 23. She thanked Beverly Hatcher for her help with obtaining the County required insurance for this event.

Supervisor Chiesa introduced his Field Representative Beverly Hatcher. Ms. Hatcher reported on the status of Safe Routes to School funding/grants.

**k. MAC Board Comments-**

Mark Swartz commented that traffic is a big issue and impact to the area of the proposed Dollar General Store at Main and Fresno. He asked County staff to consider this impact when making a decision on this project, and to identify ways to alleviate the problem.

Mary Riner commented on the importance of Community participation.

Dorinda Soiseth (outgoing MAC member) commented on the upcoming Denair Community Services District public hearing on water rates.

- I. DCSD Report-** Nothing to report.
- V. Old Business –** None.
- VI. Correspondence –** None.
- VII. Next Denair MAC meeting** is scheduled for Tuesday
- VIII. Adjournment.** There being no other business there was a motion and second to adjourn at 8:20 PM.

*Respectfully submitted by Dorinda Soiseth, Acting, Secretary.*



**DENAIR MAC MEETING MINUTES**  
Denair Unified School District Leadership Center  
3460 Lester Road, Denair, CA  
April 1, 2014, 7:00 PM

---

**I. Opening and Pledge of Allegiance**

Meeting was called to order by Chairman Dennis Findley at 7:03 PM.  
Dennis Findley led the pledge to the flag.

**II. Introduction and Roll Call**

Dennis Findley introduced the MAC members.  
Members present: Cheryl Zumstein, Dennis Findley, Mark Swartz and Mary Riner .  
Members absent: Dorinda Soiseth.

**III. Approval of the Minutes from February 4, 2014**

Motion and second (Riner/Swartz) to approve the February minutes.

**IV. New Business**

- a. **Stanislaus County Supervisor Office-** Supervisor Chiesa installed new MAC board members- James Brugger and Amy Thomas. Supervisor Chiesa thanked Mark Swartz and Dorinda Soiseth for their service. He reported on WAC & TAC Committees and the water issues for the eastern valley to the foothills. He reported that Turlock's reclaimed water would be used in Del Puerto. The Coroners facility would be moving to an unused postal facility. And the county has received a 40 million dollar grant plus 4 million from the County to move the downtown jail to Hacket Rd.
- b. **Stanislaus County Planning Department-** Miguel Galvez, Sr Planner gave an update on Dollar General Action Plan set for approval on April 8th. Javier Camerano reported there has been an application submitted for a new 100 ft high, Verison cell tower at the intersection of S. Hawkeye and Waring Rd. Rachel Wyz asked the board to submit a letter with it's recommendation by May 5<sup>th</sup>.
- c. **Stanislaus County Animal Control** – Annette Patton explained the cat program as of 6/1/13, funded by a grant. Stray cats are evaluated, if they are deemed non-adoptable they are spayed and released from where they were found. The county will give out "cat stops" upon request for those who have a big problem. She also mentioned coffee ground and lemons detour cats.
- d. **Stanislaus County Sheriffs Dept-** Deputy Barringer reported that a mountain lion had been reported in this area. They caught a fugitive from Tennessee because of the neighborhood watch program. August 5<sup>th</sup> is National Night out and they are hoping to do an event in Denair. He emphasized reporting things you see.
- e. **CHP Report-** Not present
- f. **Community Librarian's Report** – Not present



- g. Denair Fire Department-** Captain Dan Schroeder reported there were 33 calls, 25 Ems, 2 illegal burns. They had a mass casualty training with Mercy Air- 2 Helicopters- 1 ambulance. Turlock City Rural, Ceres, and Keyes Fire Departments were also in attendance.
- h. Denair School District-** Not present
- I. Denair Civic Association** Reg reported about the car show and there will be WWII Vets to present quilts of honor for Vets & quilts donations.
- j. Public Comments-** Many had concerns about the traffic around the Quikstop and the proposed Dollar General.
- k. MAC Board Comments-** Board voted for their recommendation, there were 2 votes for and 4 against, but all had concerns about the traffic congestion. A letter would be sent asap to the county planning.
- V. Old Business –** None.
- VI. Correspondence –** None
- VII. Next Denair MAC meeting** is scheduled for Tuesday, June 3, 2014
- VIII. Adjournment.** There being no other business there was a motion and second to adjourn at 9:13 PM.

*Respectfully submitted by Cheryl Zumstein, Secretary.*

# **DOLLAR GENERAL®**

## **Denair, CA**

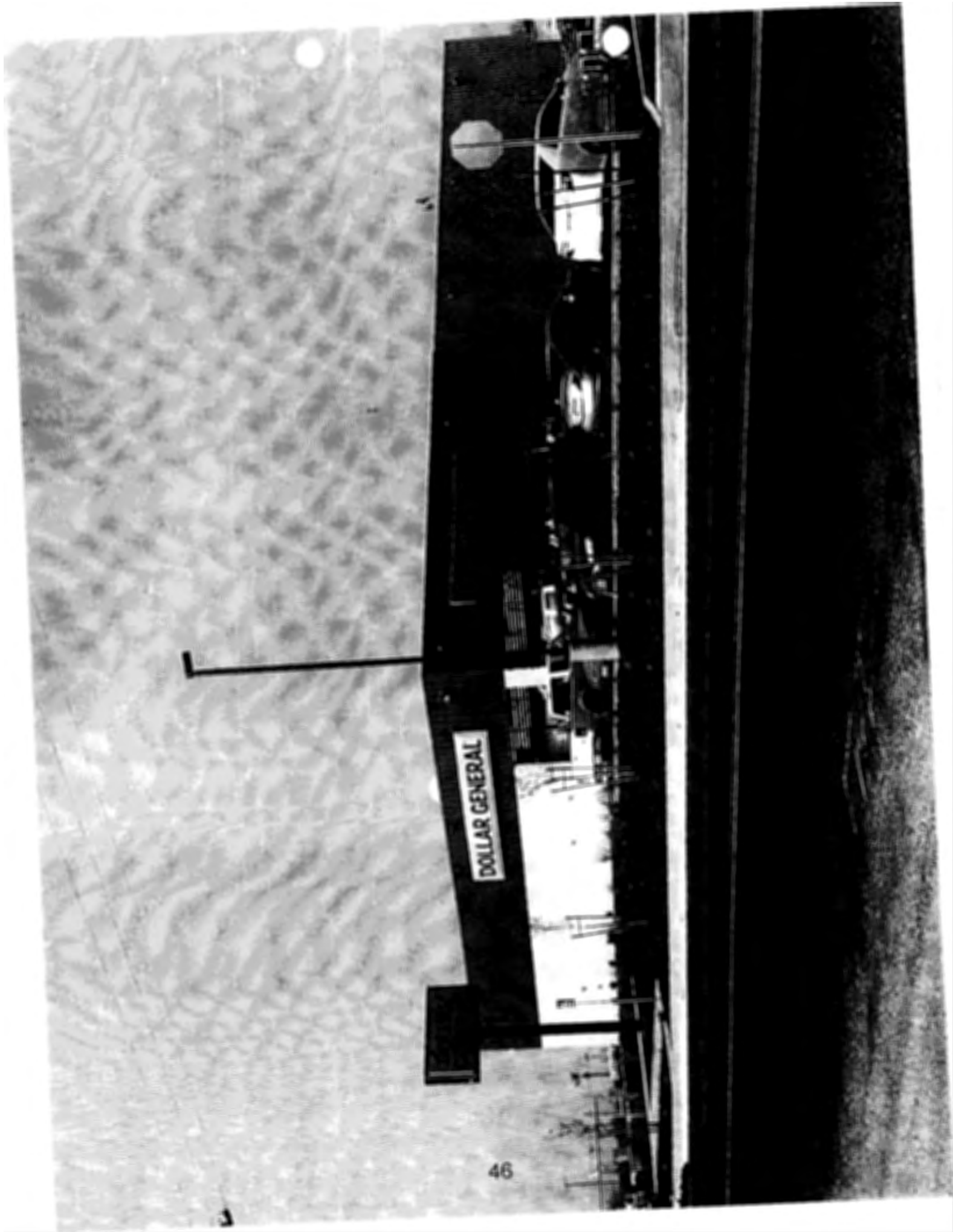
Dollar General Corporation is a U. S. company of variety stores headquartered in Goodlettsville, TN.

Dollar General stands for convenience and value and offers both name brand and generic merchandise that customers use every day at competitive prices.

Although the company logo has the word "dollar" in the name, Dollar General is not a "dollar store".

Dollar General in Denair, CA:

- 9,100 SF building with an estimated total construction cost of \$1M.
- Corner entry building design with covered entry enhanced by split face masonry on front and portion of side. Architectural reverse rolled rib metal panel in bronze over split face masonry and architectural profile metal panels in beige on sides and rear.
- Building and site lighting will be confined to the site and not shine in to sky or neighboring properties.
- Drought tolerant landscaping per County.
- Estimated Sales Revenue of \$1.2 M minimum.
- Adds 12 – 14 new jobs to the Denair economy of which 5 – 6 will be full time employees.
- Product Variety: Cleaning, Health, Beauty, Food, Baby, Apparel, Household, Pet, Toys, Office and School Supplies, Seasonal, Beer and Wine.
- Operating hours: 8:00 a.m. – 10:00 p.m. but varies per location.
- Local subcontractors utilized during construction.



DOLLAR GENERAL

**DOLLAR GENERAL®**



Board meeting  
on Feb 4 7 PM  
on 3460 Lantana

TO WHOM IT MAY CONCERN

THE DENAIR AREA ALREADY HAVE FIVE EXISTING MARKET, AND WE FEEL THAT SIXTH MARKET WOULD BE DETRIMENTAL TO EXISTING BUSINESS. THEREFORE WE ARE STRONGLY EPOSED TO DOLLAR GENRAL LOCATING IN THIS AREA.

THERE ARE TRAFFIC CONCERNS WITH SCHOOL CHILDREN USING SAME ROAD TO COMING & GO FROM SCHOOL

NAME	ADDRESS	SIGN
Julie Sutherland	3218 Fresno St Denair	J Sutherland
Rosemary Telen	3219 Fresno Denair	Rosemary Telen
Art Madrid	4516 East Monte Vista	Art Madrid
Bianca Holtz	4421 E. Monte Vista	<del>Bianca Holtz</del>
Vinit A. Silva	4312 E. Monte Vista	Vinit A. Silva

Board meeting  
on ~~Wed~~ 4 Tue  
3460 Lester Rd  
at 7 PM

TO WHOM IT MAY CONCERN

THE DENAIR AREA ALREADY HAVE FIVE EXISTING MARKET, AND WE FEEL THAT SIXTH MARKET WOULD BE DETRIMENTAL TO EXISTING BUSINESS. THEREFORE WE ARE STRONGLY EPOSED TO DOLLAR GENRAL LOCATING IN THIS AREA.

THERE ARE TRAFFIC CONCERNS WITH SCHOOL CHILDREN USING SAME ROAD TO COMING & GO FROM SCHOOL.

NAME	ADDRESS	SIGN
Carlos Muniz		carlos muniz
DORA RINEHRET	4124 N GRATTON rd	Dora Rinehret
Rhonda Sorensen	3919 Juniper Dr Denair	Rhonda Sorensen
Judy Perez		Judy Perez
Judy Ott	3906 Juniper Dr	Judy Ott
Ana Martinez	1570 Olive Ave Apt A	Ana Martinez
Michelle Dunn	3600 Stony	Michelle Dunn
ALBERTO PEREIRA	2630 N. GRATTON RD	Alberto Pereira
Juis M. Salbanci	Merced-3507 Denair	Juis M. Salbanci
JAVIER SOLIS	5313 N. SPERRY RD.	Javier Solis
Triago Correia	3527 Merced AVE Alente	Triago Correia
Andres Jimenez	3518 Santa Fe	Andres Jimenez
Frank Row	4501 N. Quincy Rd Denair	Frank Row
Para Row	4501 N. Quincy Rd Denair	Para Row

NAME

ADDRESS

SIGN

NAME	ADDRESS	SIGN
Jusi Steen	4135 Main St.	Jusi Steen
Frank Jackson	4139 Main St	Frank Jackson
Michael Streit	3432 Berg Ave	Michael Streit
Joseph Alias	3432 Berg Ave	Joseph Alias
Mary Ewon	3432 Berg	Mary Ewon
Phillip Saureguy	5500 Meridian	Phillip Saureguy
Sabiola Guillen		
LINDA COOPER	DENAIR	Linda Cooper
Hilda Trujillo	3313 Stacy Ct. Denair	Hilda Trujillo
Teresa Garcia	8936 E Burnhart Rd Denair	Teresa Garcia
Guadalupe Madras	Main St. Denair	Guadalupe Madras
Aaron Nickell	2712 E Linwood	Aaron Nickell
Jenny Chri	Denair	Jenny Chri
Ryan Abruzzini	4040 N. Grattan	Ryan Abruzzini
Sheerie VanBaalen	3326 Downie	Sheerie VanBaalen
Grandma's Treasures	4708 Main St	Grandma's Treasures
Monica Shehan	PO Box 752 Denair Ca 95316	Monica Shehan
Robert W. Wadkins	PO Box 83 Denair Ca 95303	Robert W. Wadkins
Emily Castro	4695 Swanson Rd Denair CA	Emily Castro
Tom Carr	4201 MAIN ST DENAIR	Tom Carr

NAME

ADDRESS

SIGN

Jaquel G

E. Zeering Denair

Johnny Perez

5019 Westwood

Johnny Perez

Rudy Perez

Serramonte

Rudy Perez

Pati Chandler

3305 Village Av Den

Pati Chandler

T. K. Hayes

3418 W Waring Rd

T. K. Hayes

Spencer Voss

4708 Naranja

Spencer Voss

Shelley Francisco

3121 Liquid Amber

Shelley Francisco

Ma Kinzie

4414 main st.

Jayden

4414 main st.

Tomy David 2105 BRISTOL PK

3332 BERG AV

Denair CA

Daniel

Donatella

4101 McCaughey

Denair CA 95316

J. Monday

4217 Big Tree Ct

Denair CA 95316

Carrie Lowery

4415 White Rock

Denair CA 95316

CARY W. EVANS

5320 WALTON RD

DENAIR CA 95316

KERIN PERRY

3800 Romie Way

DENAIR, CA 95316

Horacio

4970 HANTEL

Denair CA 95316

DESY FLORES

SAN JOAQUIN AVE

Denair CA

Brian Baker

MAJESTO, CA 95355

Barbara Jesus

2201 Presidio

ROB JESUS

" "

Heather Johnson

4509 White Rock



NAME	ADDRESS	SIGN
<del>Roma Martinez</del>	<del>1125 S Verdugo Rd</del>	<del>Roma Martinez</del>
<del>Christina Espinoza</del>	<del>4223 Main St</del>	<del>Christina Espinoza</del>
Llusa Mendez	Cervino 4428 main st	
mana Castillo	4428 main st	
Mabel Padilla	4318 N. Graddon Rd.	Dany Gasto
John Mattson	3407 VILLAGE.	J. Padilla
Rodrigo Rodriguez	3700 Modera Ave	R. V. D.
Ana Maria Vasquez	Merced Va Denair	Rodrigo Rodriguez
Jalie Barton	12085 Rose lawn	Ana M. Vasquez
Martha Martinez	4209 Dominguez Denair 95316	J. P. B.
Scott Cade	3001 Serramonte St Denair, Ca 95316	Martha M.
Tiffany Cade	3001 Serramonte St Denair, Ca 95316	S. Cade
Kelly Eagan	4725 Greenfield.	Tiffany Cade
<del>John Bar...</del>		Kelly Eagan
<del>Diana Cisneros</del>		<del>Diana Cisneros</del>
<del>John Almeyda</del>	2904 Smiling Ave	<del>John Almeyda</del>
<del>John Almeyda</del>		<del>John Almeyda</del>
J. J. Davis	11067 East Hayes	John Almeyda
Kisha SMAN	ll ll "	J. J. Davis
AUSTON COLE	4821 POWELL RD	Kisha SMAN
Antonio Gomez	verdugo st	A. Cole
Edmond Perez		Antonio Gomez
Edmond Perry	4414 main st	Edmond Perez

NAME


ADDRESS

SIGN

Juan Vasquez 3549 Merced Ave  
 Art Madrid 4576 E Montevista Denair mt madrid  
 Maria Ruelas Verdugo  
 Guadalupe Lisa Gratton Rd  
 Ernesto Aguiniga S. Gratton Rd  
 Efrain Martinez Merced St  
 Rosa Mora Merced St Rosa Mora  
 Cristina Amayo E. Monte Vista Denair (Amayo)  
 Chad Koehn Chad Koehn 4830 N. Gratton Denair  
 \* Esperanza Cancino 244 Zerring E. Cancino  
 Angelbert Mendez 4201 Chalmer Denair

Maria

Stephanie Sanders  
 Shanin Taylor 3401 Village Ave Denair Shanin Taylor  
 Karen White 3401 VILLAGE AVE. DENAIR Karen White  
 Juan Gutierrez 4608 E. Mark Ave  
 JOHN GARCIA 4624 Sioux DR Juan Garcia  
 MARTHA TAVIRA 3966 S. Gratton Denair  
 Ramon Gonzalez 4200 Wilder Way Denair  
 Audrey Coulombe 4808 Corona Way Denair Audrey Coulombe  
 Paul Prescott 4309 Windgate Dr Paul Prescott  
 Jennifer Johnson 3551 Merced Ave

NAME	ADDRESS	SIGN
Sebastian Flores	3857 Sanjoaquin Ave	Sebastian Flores
Rodney Strawn	2401 E. Tuolumne Rd.	
Cyndi Vintee	4707 E. Taylor Rd.	Cyndi Vintee
	4515	
Cyndi Cam	4201 Main	Cyndi Cam
Maria Tadeo	Keyes Rd	Maria Tadeo
Russell Dixon	4900 Walton	Russell Dixon
Lucas J	7788 Klint	Lucas J
Ignacio Ramirez	11642 E. Corona	Ignacio Ramirez
Normi Pineda	4204 Dominguez Dr.	Normi Pineda
Maria Martinez	4204 Dominguez Dr.	
Tamara Alvers	10249 E. Whitman Ave	Tam Alvers
Tom Alvers		
Sue Bastard	12671 Goldmine	Sue Bastard
Cheryl Perez	4040 E Monte Vista	
Betty Sanchez	373	
Sandra Canino		
Yadna Contreras	3725 Alameda Ave.	Yadna Contreras
Yusuf S		Yusuf S
Beisa Davis	11067 E. Keyes Rd	Beisa Davis
Christy Chambers	4520 E Monte Vista Ave	Christy Chambers
Dorrah Ciccarelli	5018 Canyon Dawn	Dorrah Ciccarelli

Mar meeting  
 Feb 4<sup>th</sup> 7pm  
 Leadership Center  
 3460 Lester Rd

TO WHOM IT MAY CONCERN

THE DENAIR AREA ALREADY HAVE FIVE EXISTING MARKET, AND WE FEEL THAT SIXTH MARKET WOULD BE DETRIMENTAL TO EXISTING BUSINESS. THEREFORE WE ARE STRONGLY EPOSED TO DOLLAR GENRAL LOCATING IN THIS AREA.

THERE ARE TRAFFIC CONCERNS WITH SCHOOL CHILDREN USING SAME ROAD TO COMING & GO FROM SCHOOL.

NAME	ADDRESS	SIGN
Cynthia Cardoza	N/A	Cynthia Cardoza
Greg Cardoza	N/A	Greg Cardoza
David K. Lockert	<del>⊙</del>	David K. Lockert
Sam J. Weeden		Sam J. Weeden
<del>Thomas Elliott</del>	<del>⊙</del>	<del>Thomas Elliott</del>
Peg Weenup	MA	Peg Weenup
Alfreda Weenup	MA	Alfreda Weenup
Jayne Gardner	N/A	Jayne Gardner
Tommy Leonardo	N/A	Tommy Leonardo
Richard Wheeler	4133 N Sperry Rd	Richard Wheeler
Mike Weenup	5955 So WARRICK	Mike Weenup
<del>1/1/11</del>	N/A	TED HOFF

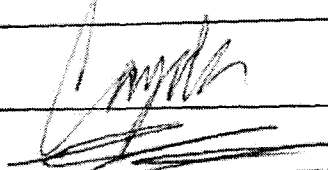
NAME

ADDRESS

5161V

Cesar Ayala

N/A



Matthew Eoff

N/A

Audrey Greenwood

~~PO~~ PO Box 25, Denver Ct



TO WHOM IT MAY CONCERN

THE DENAIR AREA ALREADY HAVE FIVE EXISTING MARKET, AND WE FEEL THAT SIXTH MARKET WOULD BE DETRIMENTAL TO EXISTING BUSINESS. THEREFORE WE ARE STRONGLY EPOSED TO DOLLAR GENRAL LOCATING IN THIS AREA.

THERE ARE TRAFFIC CONCERNS WITH SCHOOL CHILDREN USING SAME ROAD TO COMING & GO FROM SCHOOL

THANK YOU

PRINT NAME	ADDRESS	SIGNATURE
Ryan McShane	4401 McCauley	Ryan McShane
Jamette Mitchell	4200 Pimental	Jamette Mitchell
Scott Smith	2609 Big Tree	Scott Smith
Melody O'Brien	5101 Chalmer Way	Melody O'Brien
Zach Smith	4324 Annoklawa	Zach Smith
TODD HARRINGER	3625 ALAMEDA AVE	Todd Harringer
Mark Steckwira	3532 Fresno St.	Mark Steckwira
Jeanette Erwin	3608 Santa Fe Av	Jeanette Erwin
<del>Adam C Erwin</del>	<del>3608 Santa Fe Av</del>	<del>Adam C Erwin</del>
ADAM C ERWIN	3608 SANTA FE	Adam C Erwin
Barbara Olive	4508 Serena Denair	Barbara Olive
Cody Huntley	3310 Fresno Ave	Cody Huntley
LARRY LEONAR		Larry Leonar

NAME	ADDRESS	SIGNATURE
JASON DRAK	2800 Serrano St	
Pamela Modiflett	4205 Scott Ct Down	Pamela Modiflett
K. Bettencourt	McCally Ave	Kirra
C. Mota	5009 Okalmu Way	Charlene Mota
B. Burgess	11031 E Keys Rd	
S. Bird	4300 Hillboro dr.	
Janie Kessel		
Allye O'Neil	4272 Main St	Allye O'Neil
Kenny Colbaugh	4521 Serena St	Kenny Colbaugh
Tanya Nelson	2825 E Monte Vista	
Kate Miles	2525 E Monte Vista	
Chloe Adams	4th	Chloe Adams
John Cummings		
Eli Johnson	3541 Fresno	Eli Johnson
Stephanie Cruces	3306 Village Ave	
Branden Sales	3306 Village Ave	Branden Sales
Cheryl Tomasko	2503 Big Tree Ave	Cheryl Tomasko
Teresa Ellers	3317 Berg Ave	
Tammie Pepe	12510 N. Vincent Rd.	
Harvey West	3701 Merced Ave	Harvey West
Dean Stone	3701 Merced Ave	
Justin Stone	3351 Fresno St	Justin Stone
Brenna Barcellos	3839 Fresno	

NAME	ADDRESS	SIGN
Charlene Jordan	3339 Fresno St Denver	Charlene Jordan
4721 Jimbo Ct.		Debra
DEBORAH WINGETT	3418 N. Waring Rd. #92-1	Debra
Steve CAMPBELL	4233 main	Steve Campbell
Christy Streit	3432 Berg Ave	Christy
Devil Bidsong	4120 Windgate Dr	Devil Bidsong
Jacy Morgan	3525 Merced Ave	Jacy Morgan
Maatok Gutierrez	4017 Mill St	Maatok Gutierrez
Ray	4308 Hickman Rd	Ray
Frank Rowe	4501 N. Ramsy Rd	Frank Rowe
Christy Chambers	4520 E. Monte Vista Ave	Christy Chambers
Linda Neal	2056 7/5 E. Taylor Rd.	Linda Neal
Bob Moore	4513 Serena St	Bob Moore
Sharon Veronesi	3322 Berg Ave	Sharon Veronesi
	3507 Kraft Tr	Elliot Hurd
Kendra COOK	2619 Grattora Rd	Kendra Cook
Walter Gaster	3559 Merced Ave	Walter Gaster
Nicole Altman	3559 Merced Ave	Nicole Altman
Jennifer Adams	4307 Creeving Rd.	Jennifer Adams
Cindy Melho	4106 E Monte Vista	Cindy Melho
Sharon Bitgeorge	3054 E. Hawk Eye Ave	Sharon Bitgeorge
Kelly Vile	4804 Coronado Way	Kelly Vile
Angie	3433 Village Ave	Angie



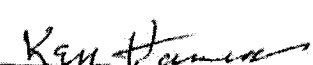
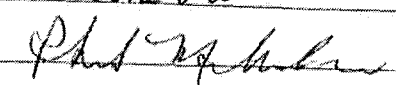

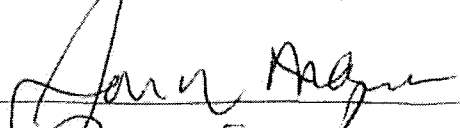

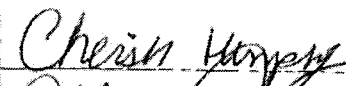


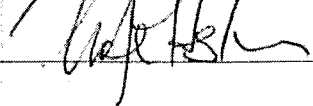









meeting on Feb 4 Tue 7 PM 2460 Lester Rd  
DENAIR

TO WHOM IT MAY CONCERN

THE DENAIR AREA ALREADY HAVE FIVE EXISTING MARKET, AND WE FEEL THAT SIXTH  
MARKET WOULD BE DETRIMENTAL TO EXISTING BUSINESS. THEREFORE WE ARE  
STRONGLY EPOSED TO DOLLAR GENRAL LOCATING IN THIS AREA.

THERE ARE  
TRAFFIC CONCERNS WITH SCHOOL CHILDREN USING SAME ROAD TO COMING  
& GO FROM SCHOOL.

NAME	ADDRESS	SIGN
Stephanie Smith	3310 Fresno Ave Denair	
Keith Chalupaik	5013 Powell Rd Denair, CA	
KENNEDY HARRIS	3113 Monte Vista Denair	
Phil Michalancan	4508 SERRANA DENAIR	
Mike Simon	2251 LESTER Rd, Turlock	
Edmond Perez	44114 main st.	
Jamie Moyers	3322 Berg Ave #3	
Pani Silok	3322 Berg Ave #3	
Cherish Humphrey	3757 Merced Av. Denair	
Christina Oliver	4460 E. Tuolumne Rd.	
? Kim Shehan	3227 Fresno st	
Aubrey Hopkins	4421 E Monte Vista Ave	
	4064 St Remond Ct. <sup>60</sup>	

NAME	ADDRESS	SIGN
Stephanie Jordan	2406 Debrah Dr., Denver, CO	
Frank Young II	2905 SALLUCE DR. DENVER	
Jossett Pitak	2712 Lester Road Denver	
Brenda Smith	3418 N Warming Sp 105	
Tammy Stout	3351 fresnost	
Matt Cabral	3924 Dogwood dr.	
Fyler Kinds	2800 Lester RD denver	

Mac meeting  
 Tue. Feb 4th  
 7pm  
 Leadership Center  
 3460 Lester Road

TO WHOM IT MAY CONCERN

THE DENAIR AREA ALREADY HAVE FIVE EXISTING MARKET, AND WE FEEL THAT SIXTH MARKET WOULD BE DETRIMENTAL TO EXISTING BUSINESS. THEREFORE WE ARE STRONGLY EPOSED TO DOLLAR GENRAL LOCATING IN THIS AREA.

THERE ARE TRAFFIC CONCERNS WITH SCHOOL CHILDREN USING SAME ROAD TO COMING & GO FROM SCHOOL.

NAME	ADDRESS	SIGN
Brenda Smith	Denair. 3418 N Waring Sp 65	Brenda Smith
Miles Rodas	5545 Denair	MR
JOANNA PELLEGRINI	4209 Denair	Joanna Pellegrini
OLEWILLEN	5000 POWELL RD	Dan Ollwell
Franky Daniel	1161 Esccondido Ave	Frank Daniel
Rebecca Silveira	4617 E. Zeering Rd.	Rebecca Silveira
Lynn Taylor	Pimentel Dr Denair	Chimera Taylor
HECTOR GARRANA	GRATTON RD	Hector Garrana
Chud Silva	<del>XXXXXX</del> N. Olive	Chud Silva
JOE SHEEHY	SPERRY RD.	Joe Sheehy
Jesse Gordon	BARWORTH RD.	Jesse Gordon
Barbra Kau	3300 Village Ave Denair	Barbra Kau

NAME	ADDRESS	SIGN
Oran	3124 Arroyo Ave	Oran
Eric Arnold	4616 McCaully Ave	Eric
Tracy	2609 Trindade Rd.	Tracy
Randy Roe	3540 Story rd	Randy Roe
David Withey	3805 Hillsdale	David Withey
Bryce Nicolls	4613 Brandi Way	<del>Bryce Nicolls</del>
Christie Nair	3540 Story Rd	Christie Nair
Ben Loffin	2520 Jimbo Ct	Ben Loffin
Kurtis Spiller	3616 Santa Fe.	<del>Kurtis Spiller</del>
Jennifer Erwin	3616 Santa Fe	Jennifer Erwin
Mike McBride	3616 Santa Fe	Mike McBride
Thom Owens	5104 Hillsdale Pr.	Thom Owens
Michelle Lackovich	4200 Katalia Dr	Michelle Lackovich
Dan Williams	4266 Quincy Rd	Dan Williams
Lisa McNeill	5009 Hillsdale Dr	Lisa McNeill
Bradie Moniz	5108. B. ...	Bradie Moniz
Erica Maldonado	4009 Chalmer-Denair	Erica Maldonado
Leopoldo Enciso	3551 Mercaderes #C, Arroyo	Leopoldo Enciso
Pete Rodriguez	5000 Chalmer Way Denair	Pete Rodriguez
Joe Soliz	1830 Mex Dr	Joe Soliz
Jose Siller	4721 11th	Jose Siller





April 2, 2014

To: Stanislaus County Planning Dept.

RE: Rezone Application No. PLN2013-0103 Dollar General

We, the Denair Municipal Advisory Council, after much consideration and many meetings with the public, would like to make the following recommendations regarding the above rezoning application.

1. Our Community has serious concerns about the traffic congestion that a business on Fresno Ave. would cause. Our primary concern is that without significant improvements to the intersections of Main St. /Fresno Ave., and E. Monte Vista Ave. /Fresno Ave. the increased traffic would pose a danger to young school children - who walk to elementary school along this road. Much of this road has no sidewalks and in bad weather children are forced to walk into the street to avoid puddles. The current level of traffic already causes a morning backup at our only community gas station on that corner, adjacent to the proposed Dollar General site. Adding delivery trucks at that time of day on a primarily residential road could be disastrous.

Before a final recommendation can be offered, we feel that the traffic patterns around the proposed site need to be more thoroughly studied. The Study results should include plans for remedies and improvements for serious consideration prior to any new commercial construction. We would ask to be involved with the Planning Department and Public works as they work to address the shortcomings of the proposed site.

2. Our Community has also voiced concerns about the type of structure that the proposed Dollar General will be building. We would like to see something more aesthetically pleasing than a metal warehouse. Perhaps a more decorative façade at minimum. The brick that was in the proposal or another decorative material.

Respectfully,  
Denair MAC  
Dennis Findley, Chairman  
Mary Riner, Vice Chairman  
Cheryl Zumstein, Secretary  
James Brugger  
Amy Thomas



DEPARTMENT OF PUBLIC WORKS

**Matt Machado, PE, LS**  
 Director, County Surveyor

**Chris Brady, PE**  
 Deputy Director - Construction/Roads/Bridges

**Colt Esenwein, PE**  
 Deputy Director - Engineering/Surveying/Fleet

**David Leamon, PE**  
 Deputy Director - Development/Traffic

**Kathy Johnson**  
 Assistant Director - Business/Finance

[www.stancounty.com/publicworks](http://www.stancounty.com/publicworks)

## TRAFFIC ENGINEERING MEMORANDUM

*Dollar General Store (REZ PLN2013-0103)*

*Denair, CA*

*04/24/2014*

Embree Asset Group is proposing to rezone a 1.75 acre parcel, APN: 024-032-017. The parcel is located on Fresno Avenue, approximately 100' south of Main Street in the unincorporated town of Denair. The General Plan designates this parcel as Commercial and there is currently an expired Planned Development (PD 314) on this parcel.

The proposed use will be a Discount Supermarket (ITE Code 854). The parcel is currently vacant and is adjacent to residential and commercial uses. The land was previously rezoned from H-1 (Highway Frontage) to permit a lumber yard that was never developed.

The applicant suggests that 10 vehicles will be present in the peak hour. This estimate is not a good way of representing the traffic impact as the turnover rate is not included. The PM Peak hour from *ITE Trip Generation Handbook, 8<sup>th</sup> Edition*, Land Use code 854 – Discount Supermarket for a 9,100 sqft building should be used (81 trip ends). ITE Trip Generation also estimates approximately 881 daily trip ends. A trip end is defined as one entrance or one exit. The following table summarizes trip end data for the site:

<b>Total Generated Trips</b>	881	
	<b>AM</b>	<b>PM</b>
Trips In	11	31
Trips Out	8	31
Pass-By*	6	19
<b>Peak Hour Total</b>	<b>25</b>	<b>81</b>

\*Pass-by trips are trip ends generated from traffic passing by

The community of Denair has expressed their concerns with increased traffic due to the development of the Dollar General site. In a response letter dated April 2, 2014, the Denair Municipal Advisory Committee states:

*“Before a final recommendation can be offered, we feel that the traffic patterns around the proposed site need to be more thoroughly studied. The study results should include plans for remedies and improvements for serious consideration prior to any new commercial construction.”*

While Public Works does not anticipate a significant traffic impact from the proposed rezone, the applicant shall provide to the County a before & after analysis of potential impacted intersections and segments, this would also include a trip distribution diagram. We anticipate that at a minimum, the subject intersections of

Fresno Avenue and Main Street, Fresno Avenue and Monte Vista Avenue and may include intersections at Lester Road and Santa Fe Avenue, depending on what the analysis indicates in the form of a traffic memo using the methodologies found in the Highway Capacity Manual and ITE Trip Generation Handbook.

A handwritten signature in black ink, appearing to read 'Andrew Malizia', written in a cursive style.

Andrew Malizia, PE



# M E M O

To: Mr. Andrew Malizia, P.E., Associate Civil Engineer  
Traffic Engineering Division, Stanislaus County Public Works

From: Ken Anderson, KD Anderson & Associates, Inc.

Date: May 9, 2014

Re: Traffic Impact Assessment For Dollar General Store in Denair, CA

---

## **Project**

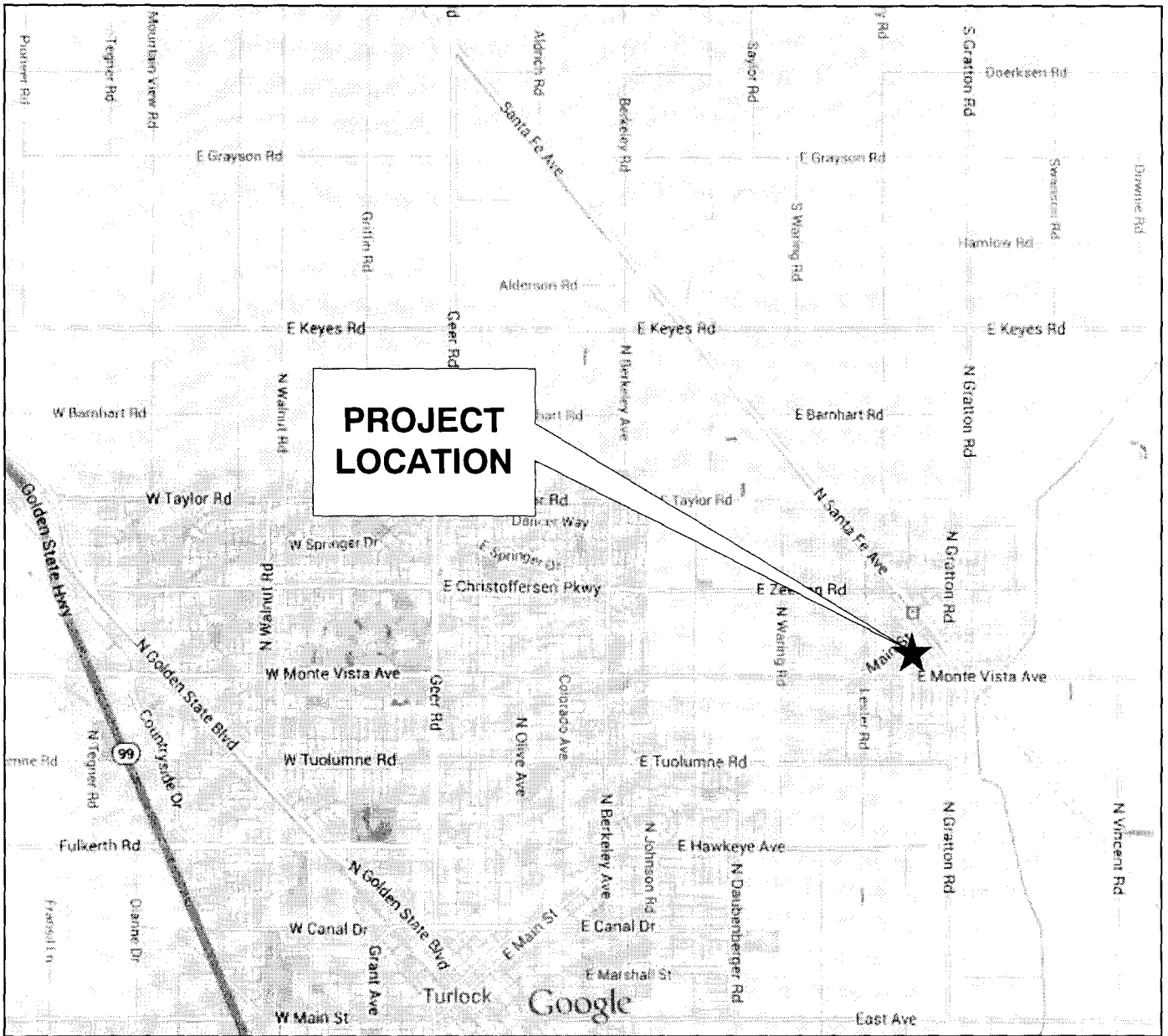
**Project Description.** The project is a 9,100 sf retail store to be located in the Stanislaus County community of Denair. Dollar General Stores is a chain of small to medium sized convenience oriented discount stores that are prevalent on the east coast but have only recently appeared in California. While store hours vary from store to store, this Dollar General Store is expected to be open from 7:00 a.m. to 11:00 p.m.

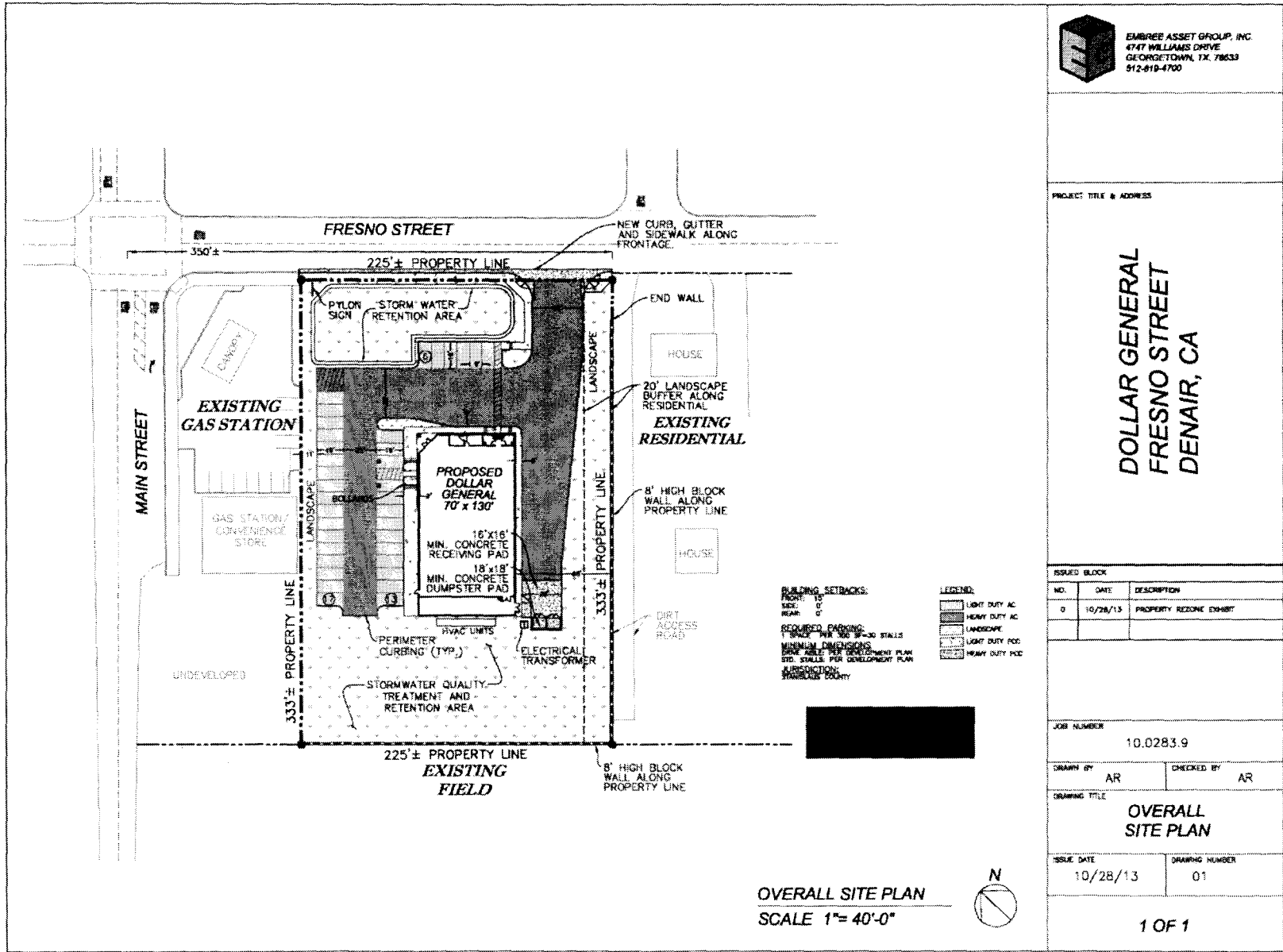
The store will occupy a portion of a vacant site on the west side of Fresno Avenue between the Main Street and Monte Vista Avenue intersections, as shown in Figure 1. The store will be immediately south of the existing Quik Stop gasoline station / convenience market. The project's driveway on Fresno Avenue will be roughly 250 feet south of Main Street, as noted in Figure 2.

**Project Characteristics.** The characteristics of a development project are identified in terms of trip generation, distribution and assignment.

**Trip Generation.** Traffic engineers characterize the vehicle movements into and out of a business in terms of "trip ends". Each time a customer or employee travels to a business and then departs one inbound and one outbound trip will be generated. The number of trips associated with new development is estimated based on statistics derived from observation of similar uses. The trip generation forecast for this store has been based on review of trip generation rates published by the Institute of Transportation Engineers (ITE) in *Trip Generation Manual, 9<sup>th</sup> Edition (2012)*, as well as a survey of similar stores conducted in 2011 for the Florida Department of Transportation (FDOT).

As noted in Table 1 this project is expected to generate approximately 35 a.m. and 63 p.m. peak hour trips measured at the new driveway on Fresno Avenue. Roughly 1/3 of those trips can be classified as "pass-by" trips drawn from the stream of traffic already using Main Street or Fresno Avenue during commute hours. Thus, we expect the project will generate 23 new trips on Denair's streets during the a.m. peak hour and 41 new trips during the p.m. peak hour.





**TABLE 1  
 TRIP GENERATION RATES / FORECASTS**

Land Use / ITE Code	Unit	AM Peak Hour			PM Peak Hour		
		In	Out	Total	In	Out	Total
Variety Store (814)	kfs	50%	50%	3.81-	50%	50%	6.82
Denair Dollar General	9.1 kfs	18	17	35	32	31	63
Less pass-by trips	<34%>	<6>	<6>	<12>	<11>	<11>	<22>
Net New Trips		12	11	23	21	20	41

Source: ITE Code or FDOT Study (2011)

**Truck Trips.** The proposed project will receive regular deliveries from the Dollar General Stores regional distribution center serving this area of California. Project proponents anticipate that 3 full size trucks will visit the store each week, although smaller single unit trucks may visit each day. Some of the full size trucks are expected to be STAA trucks (53') permitted on California highways under the Surface Transportation Authorization Act. Deliveries would not be expected during the a.m. and p.m. peak commute hours.

**Trip Distribution.** The distribution of project traffic was determined based on knowledge of the demographic distribution of residences in the Denair / NE Turlock area, as well as knowledge of the general location of competing retail uses. We would expect this store to draw customers from the area within 1 or 2 miles. As noted in Table 2, much of the new traffic attracted to the site will reach the site via Main Street (i.e., roughly 63%) and via Monte Vista Avenue (i.e., 35%). Pass-by trips will be drawn from the streets near the site, with roughly 40% drawn from traffic already on Fresno Avenue and 60% from traffic already on Main Street.

**TABLE 2  
 PROJECT TRIP DISTRIBUTION**

Direction	Route	Percentage	
		Pass-By Trips	New Trips
North	Fresno Avenue		2%
West	Main Street beyond Fresno Avenue		15%
	Monte Vista Avenue beyond Fresno Avenue		25%
East	Main Street beyond Fresno Avenue		48%
	Monte Vista Avenue beyond Fresno Avenue		10%
Total			100%
Northbound on Fresno Avenue		22%	
Southbound on Fresno Avenue		18%	
Eastbound on Main Street		37%	
Westbound on Main Street		23%	
Total		100%	

**Trip Assignment.** Project trips were assigned to the adjacent streets and intersections assuming the access at the project's driveway. Figure 3 illustrates the projected "Dollar General Store Traffic Only" traffic volumes forecast for the a.m. and p.m. peak hours.

### **Existing Conditions**

**Street System.** This study focusses on three Stanislaus County streets within the Denair Circulation System.

**Main Street.** Main Street is a primary east-west access route through Denair. Main Street originates at the Main Street – Monte Vista junction and continues easterly by the project site across the BN&SP tracks and Santa Fe Avenue to its terminus on North Gratton Road. The Stanislaus County General Plan Circulation Diagram notes that Main Street is ultimately planned to be a 4 lane Major Road. In the area of the project Main Street is a two lane street that is roughly 50 feet wide, but Main Street narrows to roughly 36 feet in areas farther away from the Fresno Avenue intersection. The extra pavement width is used on the south side of Main Street to create a separate eastbound right turn lane approaching the Fresno Avenue intersection. Sidewalks exist on the south side of Main Street in the area around Fresno Avenue, but a paved shoulder area is used for pedestrians and cyclists on the north side of the street. A 25 mph school zone is posted on Main Street in this area. Marked crosswalks have been installed on all four legs of the Main Street / Fresno Avenue intersection and across Main Street at the Madera Avenue intersection.

**Fresno Avenue.** Fresno Avenue is a local street that extends from an intersection on Monte Vista Avenue on the south across Main Street to its terminus on Elm Street adjoining Denair Elementary School. In the area of the project Fresno Avenue is generally a 35-36 feet wide two lane street. Sidewalks exist on the east side of the street, but are only found adjoining the Main Street intersection on the west side of the street. The speed limit is posted at 25 mph on Fresno Avenue.

**Monte Vista Avenue.** Monte Vista Avenue is an important east-west street that connects Denair with Turlock and State Route 99 to the west and rural Stanislaus County to the east. The circulation diagram identifies Monte Vista Avenue as a collector street east of its junction with Main Street. In the area of the Fresno Avenue intersection east of the Main Street junction Monte Vista Avenue is a two lane street that is roughly 38 feet wide. Sidewalks exist on both sides of the street, and crosswalks are marked across Monte Vista Avenue at the Fresno Avenue intersection. The speed limit is posted at 35 mph on the east side of the Lester Road intersection.

The **Main Street / Fresno Avenue intersection** is controlled by an all-way stop. Sidewalks exist on the south side of the intersection. Crosswalks exist on all four legs and the southwest corner has a handicap ramp. The intersection has a street light on the southeast corner.

The **Monte Vista Avenue / Fresno Avenue intersection** is controlled by an all-way stop. Sidewalks exist on the south side of the intersection and on the northeast corner. Crosswalks exist across both legs of Monte Vista Avenue, but there are no handicap ramps. The intersection is not illuminated.

The land uses adjoining the Main Street / Fresno Avenue intersection and their access activity have an effect on the quality of traffic flow at the intersection. Commercial uses line Main Street, and each has driveways onto Main Street, as well as Fresno Avenue. The **Quik Stop** (gasoline sales- convenience store) is on the southwest corner of the intersection. The distance from the intersection to its driveways is

very short (i.e., 80 feet from driveway to crosswalk along Main Street and 40 feet along Fresno Avenue). These distances likely result in limited sight distance for motorists using the driveway and vehicles stopped at the intersection may block their view. Alternatively, motorists attempting to turn left from Main Street into the Quik Stop may find their path blocked, which in turn can create congestion for westbound traffic. In the future some of these issues may be resolved if/when the balance of Main Street is widened to its ultimate section, as this level of improvement could accommodate a center two-way left turn lane. However, even with that treatment, conflicts between westbound vehicles entering Quik Stop and eastbound vehicles turning onto Fresno Avenue would remain.

The property on the east side of Fresno Avenue has broad access to that street via a rolled curb. While that configuration is atypical and would not be allowed under current County standards, because the existing uses are relatively low traffic generators, this area does not appear to be a major issue today.

**Traffic and Pedestrian Volumes.** New a.m. and p.m. vehicles, bicycle and pedestrian counts were made at the two study intersection on April 29, 2014. These counts were conducted during the typical hours of commute traffic (i.e., 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m.), and the morning counts period coincides with the 8:00 a.m. beginning of the school day at Denair's schools.

Figure 4 presents the results of these traffic counts. In each case data was recorded in 15 minute intervals, and the four consecutive periods containing the greatest number of vehicles is identified as the "Peak Hour". Similarly, the "peak hour" for pedestrian activity was the period containing the highest number of pedestrians.

### **Traffic Operational Analysis**

**Existing Peak Hour Level of Service.** The observed traffic volumes have been employed to calculate the operating Level of Service at each intersection using the methodology accepted by Stanislaus County. The results are noted in Table 3. In addition, the trips associated with the Dollar General Store were superimposed onto the current background traffic volumes, and resulting Levels of Service were calculated for comparison.

As indicated, under current conditions the Main Street / Fresno Avenue intersection carries 517 and 484 vehicles per hour during the a.m. and p.m. peak commute periods, respectively. The intersection operates at LOS B during the a.m. peak hour and LOS A during the p.m. peak hour. These conditions satisfy Stanislaus County's minimum LOS C standard.

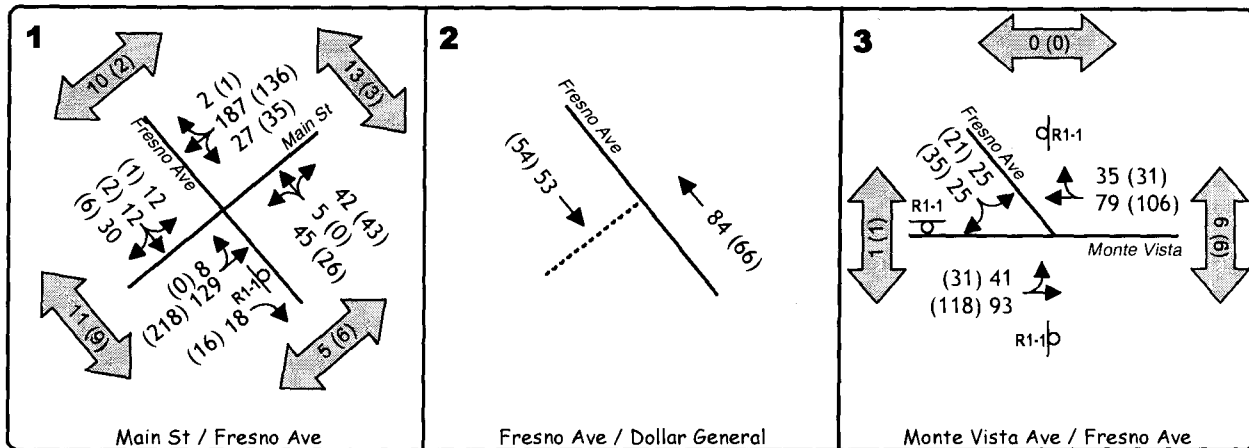
It is important to note that traffic conditions at intersections adjoining schools can experience short periods of congestion and delay that result from peak school traffic and the effects of pedestrians, student drop off and queuing from school parking areas. Thus, there may be short periods where the level of delay exceeds that calculated for the intersection over the peak hour.

The extent to which current traffic volumes may justify improvements such as signalization has been considered based on peak hour traffic signal warrants published in the *Manual of Uniform Traffic Control Devices (MUTCD)*. Existing volumes during both periods fall below the level that would satisfy traffic signal warrants under "rural" conditions.



**Legend**

- ↔ XX AM Peak Hour Vehicles
- ↔ (XX) PM Peak Hour Vehicles
- ⊠ R1-1 Stop Sign
- ↔ (XX) AM (PM) Pedestrians

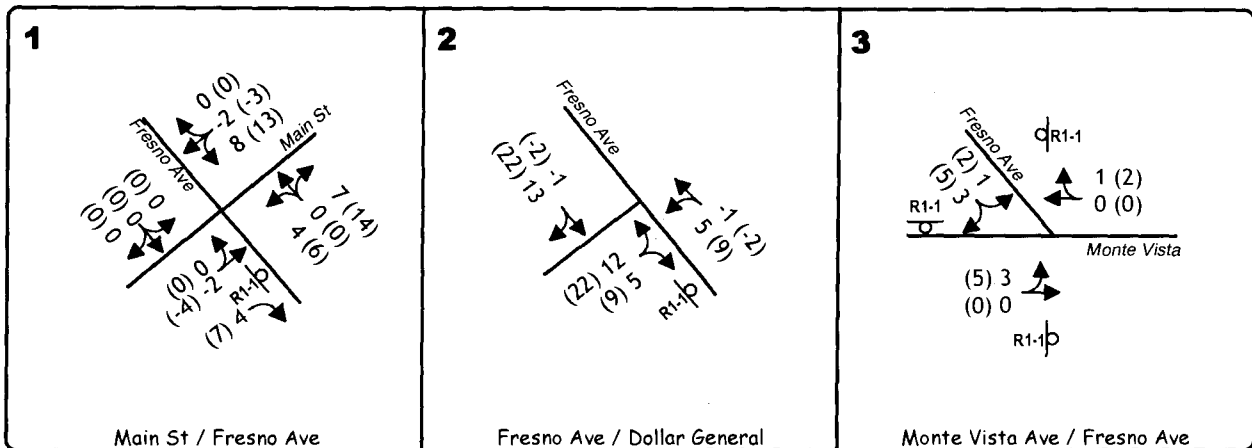


**EXISTING TRAFFIC VOLUMES AND LANE CONFIGURATIONS**



**Legend**

- ↔ XX AM Peak Hour Vehicles
- ↔ (XX) PM Peak Hour Vehicles
- ⊠ R1-1 Stop Sign



**PROJECT ONLY TRAFFIC VOLUMES  
AND LANE CONFIGURATIONS**



**TABLE 3  
 PEAK HOUR LEVEL OF SERVICE**

Intersection	Control	AM Peak Hour						PM Peak Hour					
		Existing			Existing Plus Dollar General			Existing			Existing Plus Dollar General		
		Avg Delay (sec)	LOS	S.W.?	Avg Delay (sec)	LOS	S.W.?	Avg Delay (sec)	LOS	S.W.?	Avg Delay (sec)	LOS	S.W.?
Main Street / Fresno Avenue	AWS	11.5	B	No	11.9	B	No	8.8	A	No	8.9	A	No
Fresno Avenue / Dollar General	EB Stop	-	-	-	9.4	A	No	-	-	-	9.3	A	No
Monte Vista Avenue / Fresno Ave	AWS	8.1	A	No	8.1	A	No	8.0	A	No	8.1	A	No

AWS indicates All-Way Stop Control. LOS is Level of Service. S.W.? is traffic signal warrants satisfied?

76

KDA

**Existing Plus Project Traffic Conditions.** Operation of the Dollar General Store will increase the volume of traffic on Denair's streets slightly. During the a.m. peak hour the project could add 19 vehicle trips through the Main Street / Fresno Avenue intersection. This would represent an increase of less than 4% of the current traffic volume. As noted in Table 3, this additional traffic may increase the overall average delay for motorists by less than ½ a second, and the Level of Service would not change. Similarly, the project would add traffic to study area intersections during the p.m. peak hour, but the incremental increase in delay would be short and the operating Level of Service would not change. Because conditions would continue to satisfy Stanislaus County's minimum Level of Service standard, the project's impact at off-site locations would not be significant.

It is worthwhile to note that the Dollar General Store has an alternative access route that can be used during peak traffic periods before and after school. Customers who perceive the Main Street to be a problem during the period before school can elect to reach the site using Monte Vista Avenue.

**Fresno Avenue Driveway.** The adequacy of the project's access onto Fresno Avenue has also been evaluated. As noted in the site plan, the project driveway will be at the southern end of the parcel. There would be 250 feet of separation from the crosswalk at the Main Street intersection and the project driveway, while the distance from the Quik Stop driveway to the Dollar General driveway is 170 feet. The sight distance from the driveway is not limited in either direction. The driveway will be accompanied by new sidewalk along the project's Fresno Avenue frontage.

As noted in Table 3, because the background traffic volume on Fresno Avenue is low during both time periods, motorists exiting the Dollar General site would experience short delays that are indicative of LOS A conditions. Thus, from the standpoint of Level of Service the driveway would function adequately.

The Dollar General Store will share Fresno Avenue with other uses. However, the distance from the Quik Stop driveway to the Dollar General exceeds typical minimum spacing requirements (i.e., 150 feet) for local and collector streets. Changing the driveway location to a location to the north is not recommend and would likely be detrimental to the flow of traffic in this area.

During the morning peak hour some school age pedestrians may walk along the project frontage. Because the project will include sidewalk, the number of vehicles entering and exiting Dollar General during that time period is low (i.e., on average one vehicle every two minutes) and access to Fresno Avenue is not congested, pedestrian vehicles conflicts at the driveway are not viewed as a significant problem.

Trucks will use the Fresno Avenue driveway to enter and exit the site, as do existing businesses in the area. The site plan accommodates truck circulation

### **Conclusions**

The Dollar General Store will not appreciably affect the flow of traffic on this portion of the Denair street system, as measured by Level of Service that satisfies the County's Minimum standard. The project would contribute its fair share to the cost of regional circulation system improvements by paying adopted impact fees.

Because the project generates relatively little traffic during the morning peak hour it is unlikely to contribute appreciably to peak period congestion associated with school traffic. The project's location also provides an alternative access route via Monte Vista Avenue that can avoid congestion on Main Street.

The project's access is far enough from the Main Street / Fresno Avenue intersection to avoid creating the types of conflicts that may be associated with businesses on the corner. Moving the driveway is discouraged. Because the project will complete sidewalk along its frontage, pedestrian conflicts near the driveway are not anticipated.

**APPENDIX**

# ALL TRAFFIC DATA

City of Denair  
 All Vehicles on Unshifted  
 Peds & Bikes on Bank 1  
 Nothing on Bank 2

(916) 771-8700

[orders@atdtraffic.com](mailto:orders@atdtraffic.com)

File Name : 14-7285-001 Fresno Avenue-Main Street.ppd

Date : 4/29/2014

## Unshifted Count = All Vehicles

START TIME	Fresno Avenue Southbound					Main Street Westbound					Fresno Avenue Northbound					Main Street Eastbound					Total	Utum Total
	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL		
07:00	1	0	0	0	1	4	18	0	0	22	6	0	5	0	11	0	9	2	0	11	45	0
07:15	3	1	1	0	5	4	36	0	0	40	7	0	9	0	16	0	18	3	0	21	82	0
07:30	1	1	4	0	6	7	48	0	0	55	16	3	16	0	35	1	35	6	0	42	138	0
07:45	4	5	18	0	27	8	64	1	0	73	19	2	15	0	36	6	45	4	0	55	191	0
<b>Total</b>	<b>9</b>	<b>7</b>	<b>23</b>	<b>0</b>	<b>39</b>	<b>23</b>	<b>166</b>	<b>1</b>	<b>0</b>	<b>190</b>	<b>48</b>	<b>5</b>	<b>45</b>	<b>0</b>	<b>98</b>	<b>7</b>	<b>107</b>	<b>15</b>	<b>0</b>	<b>129</b>	<b>456</b>	<b>0</b>
08:00	4	5	7	0	16	8	39	1	0	48	4	0	2	0	6	1	31	5	0	37	107	0
08:15	2	0	6	0	8	0	21	0	0	21	7	0	4	0	11	0	26	1	0	27	67	0
08:30	0	0	0	0	0	3	35	0	0	38	1	0	3	0	4	1	20	1	0	22	64	0
08:45	0	0	0	0	0	1	24	0	0	25	3	0	3	0	6	1	22	3	0	26	57	0
<b>Total</b>	<b>6</b>	<b>5</b>	<b>13</b>	<b>0</b>	<b>24</b>	<b>12</b>	<b>119</b>	<b>1</b>	<b>0</b>	<b>132</b>	<b>15</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>27</b>	<b>3</b>	<b>99</b>	<b>10</b>	<b>0</b>	<b>112</b>	<b>295</b>	<b>0</b>
16:00	0	0	0	0	0	2	38	0	0	40	4	0	5	0	9	0	45	6	0	51	100	0
16:15	0	0	1	0	1	5	40	1	0	46	5	2	6	0	13	0	33	6	0	39	99	0
16:30	0	1	2	0	3	16	38	0	0	54	7	0	11	0	18	0	45	2	0	47	122	0
16:45	0	0	1	0	1	4	25	0	0	29	11	0	13	0	24	0	51	7	0	58	112	0
<b>Total</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>0</b>	<b>5</b>	<b>27</b>	<b>141</b>	<b>1</b>	<b>0</b>	<b>169</b>	<b>27</b>	<b>2</b>	<b>35</b>	<b>0</b>	<b>64</b>	<b>0</b>	<b>174</b>	<b>21</b>	<b>0</b>	<b>195</b>	<b>433</b>	<b>0</b>
17:00	1	1	3	0	5	8	37	1	0	46	5	0	11	0	16	0	64	0	0	64	131	0
17:15	0	0	0	0	0	7	36	0	0	43	3	0	8	0	11	0	58	7	0	65	119	0
17:30	0	0	2	0	2	10	34	1	0	45	5	1	6	0	12	1	37	7	0	45	104	0
17:45	0	0	0	0	0	10	34	2	0	46	6	1	10	0	17	0	38	3	0	41	104	0
<b>Total</b>	<b>1</b>	<b>1</b>	<b>5</b>	<b>0</b>	<b>7</b>	<b>35</b>	<b>141</b>	<b>4</b>	<b>0</b>	<b>180</b>	<b>19</b>	<b>2</b>	<b>35</b>	<b>0</b>	<b>56</b>	<b>1</b>	<b>197</b>	<b>17</b>	<b>0</b>	<b>215</b>	<b>458</b>	<b>0</b>
<b>Grand Total</b>	<b>16</b>	<b>14</b>	<b>45</b>	<b>0</b>	<b>75</b>	<b>97</b>	<b>567</b>	<b>7</b>	<b>0</b>	<b>671</b>	<b>109</b>	<b>9</b>	<b>127</b>	<b>0</b>	<b>245</b>	<b>11</b>	<b>577</b>	<b>63</b>	<b>0</b>	<b>651</b>	<b>1642</b>	<b>0</b>
Apprch %	21.3%	18.7%	60.0%	0.0%		14.5%	84.5%	1.0%	0.0%		44.5%	3.7%	51.8%	0.0%		1.7%	88.6%	9.7%	0.0%			
Total %	1.0%	0.9%	2.7%	0.0%	4.6%	5.9%	34.5%	0.4%	0.0%	40.9%	6.6%	0.5%	7.7%	0.0%	14.9%	0.7%	35.1%	3.8%	0.0%	39.6%	100.0%	

# ALL TRAFFIC DATA

City of Denair  
 All Vehicles on Unshifted  
 Peds & Bikes on Bank 1  
 Nothing on Bank 2

(916) 771-8700

[orders@aidtraffic.com](mailto:orders@aidtraffic.com)

File Name : 14-7285-001 Fresno Avenue-Main Street.ppd

Date : 4/29/2014

## Unshifted Count = All Vehicles

AM PEAK HOUR	Fresno Avenue Southbound					Main Street Westbound					Fresno Avenue Northbound					Main Street Eastbound					Total
	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	
Peak Hour Analysis From 07:15 to 08:15																					
Peak Hour For Entire Intersection Begins at 07:15																					
07:15	3	1	1	0	5	4	36	0	0	40	7	0	9	0	16	0	18	3	0	21	82
07:30	1	1	4	0	6	7	48	0	0	55	16	3	16	0	35	1	35	6	0	42	138
07:45	4	5	18	0	27	8	64	1	0	73	19	2	15	0	36	6	45	4	0	55	191
08:00	4	5	7	0	16	8	39	1	0	48	4	0	2	0	6	1	31	5	0	37	107
Total Volume	12	12	30	0	54	27	187	2	0	216	46	5	42	0	93	8	129	18	0	155	518
% App Total	22.2%	22.2%	55.6%	0.0%		12.5%	86.6%	0.9%	0.0%		49.5%	5.4%	45.2%	0.0%		5.2%	83.2%	11.6%	0.0%		
PHF	.750	.600	.417	.000	.500	.844	.730	.500	.000	.740	.605	.417	.656	.000	.646	.333	.717	.750	.000	.705	.678

PM PEAK HOUR	Fresno Avenue Southbound					Main Street Westbound					Fresno Avenue Northbound					Main Street Eastbound					Total
	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	
Peak Hour Analysis From 16:30 to 17:30																					
Peak Hour For Entire Intersection Begins at 16:30																					
16:30	0	1	2	0	3	16	38	0	0	54	7	0	11	0	18	0	45	2	0	47	122
16:45	0	0	1	0	1	4	25	0	0	29	11	0	13	0	24	0	51	7	0	58	112
17:00	1	1	3	0	5	8	37	1	0	46	5	0	11	0	16	0	64	0	0	64	131
17:15	0	0	0	0	0	7	36	0	0	43	3	0	8	0	11	0	58	7	0	65	119
Total Volume	1	2	6	0	9	35	136	1	0	172	26	0	43	0	69	0	218	16	0	234	484
% App Total	11.1%	22.2%	66.7%	0.0%		20.3%	79.1%	0.6%	0.0%		37.7%	0.0%	62.3%	0.0%		0.0%	93.2%	6.8%	0.0%		
PHF	.250	.500	.500	.000	.450	.547	.895	.250	.000	.796	.591	.000	.827	.000	.719	.000	.852	.571	.000	.900	.924

# ALL TRAFFIC DATA

City of Denair  
 All Vehicles on Unshifted  
 Peds & Bikes on Bank 1  
 Nothing on Bank 2

(916) 771-8700

[orders@atdtraffic.com](mailto:orders@atdtraffic.com)

File Name : 14-7285-002 Fresno Avenue-Monte Vista Avenue.ppd

Date : 4/29/2014

## Unshifted Count = All Vehicles

START TIME	Fresno Avenue Southbound					Monte Vista Avenue Westbound					Driveway Northbound					Monte Vista Avenue Eastbound					Total	Utum Total
	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL		
07:00	2	0	2	0	4	0	17	3	0	20	0	0	0	0	0	3	16	0	0	19	43	0
07:15	4	0	5	0	9	0	20	5	0	25	0	0	0	0	0	8	33	0	0	41	75	0
07:30	3	0	3	0	6	0	21	14	0	35	0	0	0	0	0	17	30	0	0	47	88	0
07:45	12	0	11	0	23	0	20	12	0	32	0	0	0	0	0	13	16	0	0	29	84	0
<b>Total</b>	<b>21</b>	<b>0</b>	<b>21</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>78</b>	<b>34</b>	<b>0</b>	<b>112</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>41</b>	<b>95</b>	<b>0</b>	<b>0</b>	<b>136</b>	<b>290</b>	<b>0</b>
08:00	6	1	5	0	12	0	18	4	0	22	0	0	0	0	0	3	14	0	0	17	51	0
08:15	3	0	2	0	5	0	17	1	0	18	1	0	0	0	1	7	19	0	0	26	50	0
08:30	5	0	4	0	9	0	21	3	0	24	0	0	0	0	0	1	9	0	0	10	43	0
08:45	3	0	2	0	5	0	24	4	0	28	0	0	0	0	0	2	11	0	0	13	46	0
<b>Total</b>	<b>17</b>	<b>1</b>	<b>13</b>	<b>0</b>	<b>31</b>	<b>0</b>	<b>80</b>	<b>12</b>	<b>0</b>	<b>92</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>13</b>	<b>53</b>	<b>0</b>	<b>0</b>	<b>66</b>	<b>190</b>	<b>0</b>
16:00	2	0	5	0	7	0	15	8	0	23	0	0	0	0	0	5	15	0	0	20	50	0
16:15	5	0	5	0	10	0	16	9	0	25	0	0	0	0	0	6	22	0	0	28	63	0
16:30	5	0	11	0	16	0	21	7	0	28	0	0	0	0	0	6	24	0	0	30	74	0
16:45	5	0	4	0	9	0	17	10	0	27	0	0	0	0	0	9	28	0	0	37	73	0
<b>Total</b>	<b>17</b>	<b>0</b>	<b>25</b>	<b>0</b>	<b>42</b>	<b>0</b>	<b>69</b>	<b>34</b>	<b>0</b>	<b>103</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>26</b>	<b>89</b>	<b>0</b>	<b>0</b>	<b>115</b>	<b>260</b>	<b>0</b>
17:00	4	1	15	0	20	0	24	6	0	30	0	0	0	0	0	10	30	0	0	40	90	0
17:15	5	0	8	0	13	0	31	5	0	36	0	0	0	0	0	7	23	0	0	30	79	0
17:30	7	0	7	0	14	0	34	10	0	44	0	0	0	0	0	5	37	0	0	42	100	0
17:45	2	0	11	0	13	0	15	6	0	21	0	0	0	0	0	4	14	0	0	18	52	0
<b>Total</b>	<b>18</b>	<b>1</b>	<b>41</b>	<b>0</b>	<b>60</b>	<b>0</b>	<b>104</b>	<b>27</b>	<b>0</b>	<b>131</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>26</b>	<b>104</b>	<b>0</b>	<b>0</b>	<b>130</b>	<b>321</b>	<b>0</b>
<b>Grand Total</b>	<b>73</b>	<b>2</b>	<b>100</b>	<b>0</b>	<b>175</b>	<b>0</b>	<b>331</b>	<b>107</b>	<b>0</b>	<b>438</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>106</b>	<b>341</b>	<b>0</b>	<b>0</b>	<b>447</b>	<b>1061</b>	<b>0</b>
Apprch %	41.7%	1.1%	57.1%	0.0%		0.0%	75.6%	24.4%	0.0%		100.0%	0.0%	0.0%	0.0%		23.7%	76.3%	0.0%	0.0%			
Total %	6.9%	0.2%	9.4%	0.0%	16.5%	0.0%	31.2%	10.1%	0.0%	41.3%	0.1%	0.0%	0.0%	0.0%	0.1%	10.0%	32.1%	0.0%	0.0%	42.1%	100.0%	

8

# ALL TRAFFIC DATA

City of Denair  
 All Vehicles on Unshifted  
 Peds & Bikes on Bank 1  
 Nothing on Bank 2

(916) 771-8700  
[orders@aldtraffic.com](mailto:orders@aldtraffic.com)

File Name : 14-7285-002 Fresno Avenue-Monte Vista Avenue.ppd  
 Date : 4/29/2014

## Unshifted Count = All Vehicles

AM PEAK HOUR	Fresno Avenue Southbound					Monte Vista Avenue Westbound					Driveway Northbound					Monte Vista Avenue Eastbound					Total
	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	
Peak Hour Analysis From 07:15 to 08:15																					
Peak Hour For Entire Intersection Begins at 07:15																					
07:15	4	0	5	0	9	0	20	5	0	25	0	0	0	0	0	8	33	0	0	41	75
07:30	3	0	3	0	6	0	21	14	0	35	0	0	0	0	0	17	30	0	0	47	88
07:45	12	0	11	0	23	0	20	12	0	32	0	0	0	0	0	13	16	0	0	29	84
08:00	6	1	5	0	12	0	18	4	0	22	0	0	0	0	0	3	14	0	0	17	51
Total Volume	25	1	24	0	50	0	79	35	0	114	0	0	0	0	0	41	93	0	0	134	298
% App Total	50.0%	2.0%	48.0%	0.0%		0.0%	69.3%	30.7%	0.0%		0.0%	0.0%	0.0%	0.0%		30.6%	69.4%	0.0%	0.0%		
PHF	.521	.250	.545	.000	.543	.000	.940	.625	.000	.814	.000	.000	.000	.000	.000	.603	.705	.000	.000	.713	.847

PM PEAK HOUR	Fresno Avenue Southbound					Monte Vista Avenue Westbound					Driveway Northbound					Monte Vista Avenue Eastbound					Total
	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	LEFT	THRU	RIGHT	UTURNS	APP.TOTAL	
Peak Hour Analysis From 16:45 to 17:45																					
Peak Hour For Entire Intersection Begins at 16:45																					
16:45	5	0	4	0	9	0	17	10	0	27	0	0	0	0	0	9	28	0	0	37	73
17:00	4	1	15	0	20	0	24	6	0	30	0	0	0	0	0	10	30	0	0	40	90
17:15	5	0	8	0	13	0	31	5	0	36	0	0	0	0	0	7	23	0	0	30	79
17:30	7	0	7	0	14	0	34	10	0	44	0	0	0	0	0	5	37	0	0	42	100
Total Volume	21	1	34	0	56	0	106	31	0	137	0	0	0	0	0	31	118	0	0	149	342
% App Total	37.5%	1.8%	60.7%	0.0%		0.0%	77.4%	22.6%	0.0%		0.0%	0.0%	0.0%	0.0%		20.8%	79.2%	0.0%	0.0%		
PHF	.750	.250	.567	.000	.700	.000	.779	.775	.000	.778	.000	.000	.000	.000	.000	.775	.797	.000	.000	.887	.855



-----  
EXISTING AND EXISTING PLUS PROJECT CONDITIONS  
2932-02 DENAIR DOLLAR GENERAL STORE  
-----

Scenario Report

Scenario: EX AM PLUS PROJECT  
Command: Default Command  
Volume: EX AM  
Geometry: Default Geometry  
Impact Fee: Default Impact Fee  
Trip Generation: AM PEAK  
Trip Distribution: CURRENT  
Paths: Default Path  
Routes: Default Route  
Configuration: Default Configuration

-----  
 EXISTING AND EXISTING PLUS PROJECT CONDITIONS  
 2932-02 DENAIR DOLLAR GENERAL STORE  
 -----

Trip Generation Report

Forecast for AM PEAK

Zone #	Subzone	Amount	Units	Rate In	Rate Out	Trips In	Trips Out	Total Trips	% Of Total
1	DOLLAR GENER	9.20	RETAIL KSF	1.91	1.90	18	17	35	100.0
	Zone 1 Subtotal					18	17	35	100.0
TOTAL						18	17	35	100.0

-----  
EXISTING AND EXISTING PLUS PROJECT CONDITIONS  
2932-02 DENAIR DOLLAR GENERAL STORE  
-----

Trip Distribution Report

Percent Of Trips CURRENT

Zone	To Gates					
	1	2	3	4	5	6
1	9.9	31.7	16.5	6.6	1.3	34.0

-----  
 EXISTING AND EXISTING PLUS PROJECT CONDITIONS  
 2932-02 DENAIR DOLLAR GENERAL STORE  
 -----

Turning Movement Report  
 AM PEAK

Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
#1 Main Street / Fresno Ave													
Base	45	5	42	12	12	30	8	129	18	27	187	2	517
Added	2	0	5	0	0	0	0	0	2	6	0	0	15
pass b	2	0	2	0	0	0	0	-2	2	2	-2	0	4
Total	49	5	49	12	12	30	8	127	22	35	185	2	536
#2 Fresno Ave / Dollar General													
Base	0	84	0	0	53	0	0	0	0	0	0	0	137
Added	4	0	0	0	0	8	7	0	4	0	0	0	23
PASS B	1	-1	0	0	-1	5	5	0	1	0	0	0	10
Total	5	83	0	0	52	13	12	0	5	0	0	0	170
#3 Monte Vista Ave / Fresno Ave													
Base	0	0	0	25	0	25	41	93	0	0	79	35	298
Added	0	0	0	1	0	3	3	0	0	0	0	1	8
Total	0	0	0	26	0	28	44	93	0	0	79	36	306

-----  
EXISTING AND EXISTING PLUS PROJECT CONDITIONS  
2932-02 DENAIR DOLLAR GENERAL STORE  
-----

Signal Warrant Summary Report

Intersection	Base Met [Del / Vol]	Future Met [Del / Vol]
# 1 Main Street / Fresno Ave	No	No
# 2 Fresno Ave / Dollar General	No / No	No / No
# 3 Monte Vista Ave / Fresno Ave	No	No

-----  
 EXISTING AND EXISTING PLUS PROJECT CONDITIONS  
 2932-02 DENAIR DOLLAR GENERAL STORE  
 -----

Peak Hour Volume Signal Warrant Report [Rural]

\*\*\*\*\*

Intersection #1 Main Street / Fresno Ave

\*\*\*\*\*

Base Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Stop Sign			Stop Sign		
Lanes:	0	0	1! 0 0	0	0	1! 0 0	0	1	0 0 1	0	0	1! 0 0
Initial Vol:	45	5	42	12	12	30	8	129	18	27	187	2
Major Street Volume:	371											
Minor Approach Volume:	92											
Minor Approach Volume Threshold:	350											

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

EXISTING AND EXISTING PLUS PROJECT CONDITIONS  
2932-02 DENAIR DOLLAR GENERAL STORE

Peak Hour Volume Signal Warrant Report [Rural]

\*\*\*\*\*

Intersection #1 Main Street / Fresno Ave

\*\*\*\*\*

Future Volume Alternative: Peak Hour Warrant NOT Met

-----|-----|-----|-----|-----|

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R

-----|-----|-----|-----|-----|

Control:	Stop Sign			Stop Sign			Stop Sign			Stop Sign					
Lanes:	0	0	1!0	0	0	1!0	0	1	0	0	1	0	0	1!0	0
Initial Vol:	49	5	49	12	12	30	8	127	22	35	185	2			

-----|-----|-----|-----|-----|

-----|-----|-----|-----|-----|

Major Street Volume: 379  
Minor Approach Volume: 103  
Minor Approach Volume Threshold: 345

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

EXISTING AND EXISTING PLUS PROJECT CONDITIONS  
2932-02 DENAIR DOLLAR GENERAL STORE

Peak Hour Delay Signal Warrant Report

\*\*\*\*\*

Intersection #2 Fresno Ave / Dollar General

\*\*\*\*\*

Base Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound				South Bound				East Bound				West Bound			
Movement:	L	T	R		L	T	R		L	T	R		L	T	R	
Control:	Uncontrolled				Uncontrolled				Stop Sign				Stop Sign			
Lanes:	0	1	0	0	0	0	0	1	0	0	1	0	0	0	0	0
Initial Vol:	0	84	0	0	0	53	0	0	0	0	0	0	0	0	0	0
ApproachDel:	xxxxxx				xxxxxx				xxxxxx				xxxxxx			

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.



EXISTING AND EXISTING PLUS PROJECT CONDITIONS  
2932-02 DENAIR DOLLAR GENERAL STORE

Peak Hour Volume Signal Warrant Report [Rural]

\*\*\*\*\*

Intersection #2 Fresno Ave / Dollar General

\*\*\*\*\*

Base Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound			South Bound			East Bound			West Bound										
Movement:	L	T	R	L	T	R	L	T	R	L	T	R								
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign										
Lanes:	0	1	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0
Initial Vol:	0	84	0	0	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Major Street Volume:	137																			
Minor Approach Volume:	0																			
Minor Approach Volume Threshold:	424																			

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

EXISTING AND EXISTING PLUS PROJECT CONDITIONS  
2932-02 DENAIR DOLLAR GENERAL STORE

Peak Hour Delay Signal Warrant Report

\*\*\*\*\*

Intersection #2 Fresno Ave / Dollar General

\*\*\*\*\*

Future Volume Alternative: Peak Hour Warrant NOT Met

-----|-----|-----|-----|

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R

-----|-----|-----|-----|

Control:           Uncontrolled           Uncontrolled           Stop Sign           Stop Sign

Lanes:            0 1 0 0 0           0 0 0 1 0           0 0 1! 0 0           0 0 0 0 0

Initial Vol:       5 83           0           0 52 13           12 0 5           0 0 0 0

ApproachDel:      xxxxxx           xxxxxx           9.7           xxxxxx

-----|-----|-----|-----|

Approach[eastbound][lanes=1][control=Stop Sign]

Signal Warrant Rule #1: [vehicle-hours=0.0]

FAIL - Vehicle-hours less than 4 for one lane approach.

Signal Warrant Rule #2: [approach volume=17]

FAIL - Approach volume less than 100 for one lane approach.

Signal Warrant Rule #3: [approach count=3][total volume=170]

FAIL - Total volume less than 650 for intersection  
with less than four approaches.

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

EXISTING AND EXISTING PLUS PROJECT CONDITIONS  
2932-02 DENAIR DOLLAR GENERAL STORE

Peak Hour Volume Signal Warrant Report [Rural]

\*\*\*\*\*

Intersection #2 Fresno Ave / Dollar General

\*\*\*\*\*

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound			South Bound			East Bound			West Bound												
Movement:	L	T	R	L	T	R	L	T	R	L	T	R										
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign												
Lanes:	0	1	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0
Initial Vol:	5	83	0	0	52	13	12	0	5	0	0	0	0	0	0	0	0	0	0	0	0	
Major Street Volume:	153																					
Minor Approach Volume:	17																					
Minor Approach Volume Threshold:	406																					

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

EXISTING AND EXISTING PLUS PROJECT CONDITIONS  
2932-02 DENAIR DOLLAR GENERAL STORE

Peak Hour Volume Signal Warrant Report [Rural]

\*\*\*\*\*  
Intersection #3 Monte Vista Ave / Fresno Ave  
\*\*\*\*\*

Base Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Stop Sign			Stop Sign		
Lanes:	0	0	0	0	0	1	0	0	0	0	0	0
Initial Vol:	0	0	0	25	0	25	41	93	0	0	79	35
Major Street Volume:	248											
Minor Approach Volume:	50											
Minor Approach Volume Threshold:	326											

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

EXISTING AND EXISTING PLUS PROJECT CONDITIONS  
2932-02 DENAIR DOLLAR GENERAL STORE

Peak Hour Volume Signal Warrant Report [Rural]

\*\*\*\*\*  
Intersection #3 Monte Vista Ave / Fresno Ave  
\*\*\*\*\*  
Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Stop Sign			Stop Sign		
Lanes:	0	0	0	0	0	1	0	0	0	0	0	0
Initial Vol:	0	0	0	26	0	28	44	93	0	0	79	36
Major Street Volume:	252											
Minor Approach Volume:	54											
Minor Approach Volume Threshold:	323											

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

-----  
EXISTING AND EXISTING PLUS PROJECT CONDITIONS  
2932-02 DENAIR DOLLAR GENERAL STORE  
-----

Scenario Report

Scenario: EX PM PLUS PROJECT  
Command: Default Command  
Volume: EX PM  
Geometry: Default Geometry  
Impact Fee: Default Impact Fee  
Trip Generation: PM PEAK  
Trip Distribution: CURRENT  
Paths: Default Path  
Routes: Default Route  
Configuration: Default Configuration

-----  
 EXISTING AND EXISTING PLUS PROJECT CONDITIONS  
 2932-02 DENAIR DOLLAR GENERAL STORE  
 -----

Trip Generation Report

Forecast for PM PEAK

Zone #	Subzone	Amount	Units	Rate In	Rate Out	Trips In	Trips Out	Total Trips	% Of Total
1	DOLLAR GENER	9.20	RETAIL KSF	3.41	3.41	31	31	62	100.0
	Zone 1 Subtotal					31	31	62	100.0
TOTAL						31	31	62	100.0

---

EXISTING AND EXISTING PLUS PROJECT CONDITIONS  
2932-02 DENAIR DOLLAR GENERAL STORE

---

## Trip Distribution Report

## Percent Of Trips CURRENT

Zone	To Gates					
	1	2	3	4	5	6
1	9.9	31.7	16.5	6.6	1.3	34.0



-----  
 EXISTING AND EXISTING PLUS PROJECT CONDITIONS  
 2932-02 DENAIR DOLLAR GENERAL STORE  
 -----

Turning Movement Report  
 PM PEAK

Volume Type	Northbound			Southbound			Eastbound			Westbound			Total Volume
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
#1 Main Street / Fresno Ave													
Base	26	0	43	1	2	6	0	218	16	35	136	1	484
Added	3	0	10	0	0	0	0	0	3	10	0	0	26
PASS-B	3	0	4	0	0	0	0	-4	4	3	-3	0	7
Total	32	0	57	1	2	6	0	214	23	48	133	1	517
#2 Fresno Ave / Dollar General													
Base	0	66	0	0	54	0	0	0	0	0	0	0	120
Added	7	0	0	0	0	13	13	0	7	0	0	0	40
PASS B	2	-2	0	0	-2	9	9	0	2	0	0	0	18
Total	9	64	0	0	52	22	22	0	9	0	0	0	178
#3 Monte Vista Ave / Fresno Ave													
Base	0	0	0	21	0	35	31	118	0	0	106	31	342
Added	0	0	0	2	0	5	5	0	0	0	0	2	14
Total	0	0	0	23	0	40	36	118	0	0	106	33	356

---

EXISTING AND EXISTING PLUS PROJECT CONDITIONS  
2932-02 DENAIR DOLLAR GENERAL STORE

---

## Signal Warrant Summary Report

Intersection	Base Met [Del / Vol]	Future Met [Del / Vol]
# 1 Main Street / Fresno Ave	No	No
# 2 Fresno Ave / Dollar General	No / No	No / No
# 3 Monte Vista Ave / Fresno Ave	No	No

EXISTING AND EXISTING PLUS PROJECT CONDITIONS  
2932-02 DENAIR DOLLAR GENERAL STORE

Peak Hour Volume Signal Warrant Report [Rural]

Intersection #1 Main Street / Fresno Ave

Base Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound			South Bound			East Bound			West Bound					
Movement:	L	T	R	L	T	R	L	T	R	L	T	R			
Control:	Stop Sign			Stop Sign			Stop Sign			Stop Sign					
Lanes:	0	0	1! 0	0	0	1! 0	0	1	0	0	1	0	0	1! 0	0
Initial Vol:	26	0	43	1	2	6	0	218	16	35	136	1			
Major Street Volume:	406														
Minor Approach Volume:	69														
Minor Approach Volume Threshold:	329														

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

EXISTING AND EXISTING PLUS PROJECT CONDITIONS  
2932-02 DENAIR DOLLAR GENERAL STORE

Peak Hour Volume Signal Warrant Report [Rural]

\*\*\*\*\*

Intersection #1 Main Street / Fresno Ave

\*\*\*\*\*

Future Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Stop Sign			Stop Sign		
Lanes:	0	0	1! 0	0	0	1! 0	0	1	0 0	1	0	0 1
Initial Vol:	32	0	57	1	2	6	0	214	23	48	133	1
Major Street Volume:							419					
Minor Approach Volume:							89					
Minor Approach Volume Threshold:	322											

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

EXISTING AND EXISTING PLUS PROJECT CONDITIONS  
2932-02 DENAIR DOLLAR GENERAL STORE

Peak Hour Delay Signal Warrant Report

\*\*\*\*\*

Intersection #2 Fresno Ave / Dollar General

\*\*\*\*\*

Base Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Lanes:	0	1	0	0	0	0	0	0	1	0	0	0
Initial Vol:	0	66	0	0	54	0	0	0	0	0	0	0
ApproachDel:	xxxxxx			xxxxxx			xxxxxx			xxxxxx		

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

EXISTING AND EXISTING PLUS PROJECT CONDITIONS  
2932-02 DENAIR DOLLAR GENERAL STORE

Peak Hour Volume Signal Warrant Report [Rural]

\*\*\*\*\*

Intersection #2 Fresno Ave / Dollar General

\*\*\*\*\*

Base Volume Alternative: Peak Hour Warrant NOT Met

Approach:	North Bound			South Bound			East Bound			West Bound												
Movement:	L	T	R	L	T	R	L	T	R	L	T	R										
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign												
Lanes:	0	1	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	0	0	0	0
Initial Vol:	0	66	0	0	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Major Street Volume: 120  
Minor Approach Volume: 0  
Minor Approach Volume Threshold: 446

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future. Intersections that exceed this warrant are probably more likely to meet one or more of the other volume based signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction. Consideration of the other signal warrants, which is beyond the scope of this software, may yield different results.

EXISTING AND EXISTING PLUS PROJECT CONDITIONS
2932-02 DENAIR DOLLAR GENERAL STORE

Peak Hour Delay Signal Warrant Report

\*\*\*\*\*

Intersection #2 Fresno Ave / Dollar General

\*\*\*\*\*

Future Volume Alternative: Peak Hour Warrant NOT Met

-----|-----|-----|-----|

Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R

-----|-----|-----|-----|

Control: Uncontrolled Uncontrolled Stop Sign Stop Sign

Lanes: 0 1 0 0 0 0 0 0 1 0 0 0 0 0 0 0 0

Initial Vol: 9 64 0 0 52 22 22 0 9 0 0 0 0

ApproachDel: xxxxxx xxxxxx 9.3 xxxxxx

-----|-----|-----|-----|

Approach[eastbound][lanes=1][control=Stop Sign]

Signal Warrant Rule #1: [vehicle-hours=0.1]

FAIL - Vehicle-hours less than 4 for one lane approach.

Signal Warrant Rule #2: [approach volume=31]

FAIL - Approach volume less than 100 for one lane approach.

Signal Warrant Rule #3: [approach count=3][total volume=178]

FAIL - Total volume less than 650 for intersection
with less than four approaches.

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an
"indicator" of the likelihood of an unsignalized intersection warranting
a traffic signal in the future. Intersections that exceed this warrant
are probably more likely to meet one or more of the other volume based
signal warrant (such as the 4-hour or 8-hour warrants).

The peak hour warrant analysis in this report is not intended to replace
a rigorous and complete traffic signal warrant analysis by the responsible
jurisdiction. Consideration of the other signal warrants, which is beyond
the scope of this software, may yield different results.

EXISTING AND EXISTING PLUS PROJECT CONDITIONS
2932-02 DENAIR DOLLAR GENERAL STORE

Peak Hour Volume Signal Warrant Report [Rural]

Intersection #2 Fresno Ave / Dollar General

Future Volume Alternative: Peak Hour Warrant NOT Met

Table with 4 columns: North Bound, South Bound, East Bound, West Bound. Rows include Movement (L-T-R), Control (Uncontrolled/Stop Sign), Lanes, Initial Vol, Major Street Volume, Minor Approach Volume, and Minor Approach Volume Threshold.

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future.

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction.



EXISTING AND EXISTING PLUS PROJECT CONDITIONS
2932-02 DENAIR DOLLAR GENERAL STORE

Peak Hour Volume Signal Warrant Report [Rural]

Intersection #3 Monte Vista Ave / Fresno Ave

Base Volume Alternative: Peak Hour Warrant NOT Met

Table with 4 columns: North Bound, South Bound, East Bound, West Bound. Rows include Approach, Movement, Control, Lanes, Initial Vol, Major Street Volume, Minor Approach Volume, and Minor Approach Volume Threshold.

SIGNAL WARRANT DISCLAIMER

This peak hour signal warrant analysis should be considered solely as an "indicator" of the likelihood of an unsignalized intersection warranting a traffic signal in the future.

The peak hour warrant analysis in this report is not intended to replace a rigorous and complete traffic signal warrant analysis by the responsible jurisdiction.

DENAIR DOLLAR GENERAL  
1: MAIN STREET & FRESNO AVE

EXISTING AM  
5/8/2014



Lane Configurations	⇕		⇑		⇕		⇕		⇕			
Sign Control	Stop		Stop		Stop		Stop		Stop			
Volume (vph)	8	129	18	27	187	2	45	5	42	12	12	30
Peak Hour Factor	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60
Hourly flow rate (vph)	13	215	30	45	312	3	75	8	70	20	20	50
Volume Total (vph)	228	30	360	153	90							
Volume Left (vph)	18	0	45	75	20							
Volume Right (vph)	0	30	3	70	50							
Head (s)	0.66	0.67	0.66	0.74	0.25							
Departure Headway (s)	5.7	4.9	5.1	5.5	5.5							
Degree Utilization, X	0.36	0.04	0.61	0.24	0.14							
Capacity (veh/h)	597	686	673	579	563							
Control Delay (s)	10.7	7.0	13.5	10.2	9.4							
Approach Delay (s)	10.2		13.5	10.2	9.4							
Approach LOS	B		B	B	A							
Delay												
HCM Level of Service			B									
Intersection Capacity Utilization			44.6%									
ICU Level of Service										A		
Analysis Period (min)			15									



Lane Configurations	↑	↑	↑
Sign Control	Stop	Stop	Stop
Volume (vph)	41	93	79
Peak Hour Factor	0.80	0.80	0.80
Hourly flow rate (vph)	51	116	99
Volume Total (vph)	168	143	63
Volume Left (vph)	0	0	31
Volume Right (vph)	0	44	31
Departure Headway (s)	4.3	4.1	4.4
Capacity (veh/h)	822	864	760
Approach Delay (s)	8.3	7.8	7.8
Approach Delay (s)	A	A	A
HCM Level of Service	A		
Intersection Capacity Utilization	24.2%		IOU Level of Service
Analysis Period (min)	15		

DENAIR DOLLAR GENERAL  
1: MAIN STREET & FRESNO AVE

EXISTING PM  
5/8/2014



Lane Configurations	↕	↗	↕	↕	↕
Stop Control	Stop	Stop	Stop	Stop	Stop
Volume (vph)	0	218	16	35	136
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	237	17	38	148
Volume Total (vph)	237	17	187	75	10
Volume Left (vph)	0	0	38	28	1
Volume Right (vph)	0	17	1	47	7
PLV (s)	0.03	0.07	0.07	0.26	0.34
Departure Headway (s)	4.9	4.2	4.6	4.7	4.7
Peak Hour Utilization	0.32	0.02	0.24	0.10	0.01
Capacity (veh/h)	721	832	761	703	683
Control Delay (s)	9.0	9.0	9.0	8.2	7.8
Approach Delay (s)	8.8	9.0	8.2	7.8	
Approach LOS	A	A	A	A	
Delay		9.0			
HCM Level of Service		A			
Intersection Overall Utilization		45.7%			
ICU Level of Service		A			
Analysis Period (min)		15			



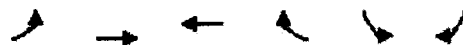
Lane Configurations	↑	↑	↑
Sign Control	Stop	Stop	Stop
Volume (vph)	31	118	106
Peak Hour Factor	0.92	0.92	0.92
Hourly flow rate (vph)	34	128	115
Volume Total (vph)	162	149	61
Volume Left (vph)	34	0	33
Volume Right (vph)	0	34	38
Head (s)	0.08	0.10	0.27
Departure Headway (s)	4.3	4.1	4.3
Control Utilization X	0.19	0.17	0.07
Capacity (veh/h)	825	857	776
Control Delay (s)	8.3	7.9	7.6
Approach Delay (s)	8.3	7.9	7.6
Approach LOS	A	A	A
Delay		0.0	
HCM Level of Service		A	
Intersection Capacity Utilization		80.0%	ICU Level of Service
Analysis Period (min)		15	A



Lane Configurations	←		→		↔		↔		↔		↔	
Stop Control	Stop		Stop		Stop		Stop		Stop		Stop	
Volume (vph)	8	127	22	35	185	2	49	5	49	12	12	30
Peak Hour Factor	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60
Hourly flow rate (vph)	13	212	37	58	308	3	82	8	82	20	20	50
Volume Total (vph)	225	37	370	172	90							
Volume Left (vph)	0	0	0	0	0	0	0	0	0	0	0	0
Volume Right (vph)	0	37	3	82	50							
Departure Headway (s)	5.8	5.0	5.2	5.6	5.6							
Capacity (veh/h)	587	670	661	577	551							
Approach Delay (s)	10.3		14.1	10.6	9.6							
HCM Level of Service	B		B		B		B		B		A	
ICU Level of Service	B		B		B		B		B		A	
Analysis Period (min)	15											



Lane Configurations	T			4		P	
Signal Control	S100			Free		Free	
Grade	0%			0%		0%	
Volume (veh/h)	12	5	5	83	52	13	
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	
Hourly Flow Rate (vph)	15	6	6	104	65	16	
Pedestrians							
Walking Speed (ft/s)							
Right turn flare (veh)							
Median storage veh	None						
Queue Length (ft)							
pX, platoon unblocked							
Yes, controller volume	189	73	81				
vC1, stage 1 conf vol							
Yes, stage 2 conf vol							
vCu, unblocked vol	189	73	81				
Queue Length (s)	6.4	6.2	4.1				
tC, 2 stage (s)							
RTD	3.3	3.8	2.2				
p0 queue free %	98	99	100				
Max Capacity (veh/h)	788	989	1516				
Volume Total	21	10	16				
Volume Left	15	6	0				
Volume Right	6	0	16				
cSH	845	1516	1700				
Volume to Capacity	0.03	0.00	0.05				
Queue Length 95th (ft)	2	0	0				
Control Delay (s)	9.4	0.5	0.0				
Lane LOS	A	A					
Approach Delay (s)	9.4	0.5	0.0				
Approach LOS	A						
Average Delay				1.2			
Intersection Capacity Utilization				18.6%		ICU Level of Service	
Analysis Period (min)				15		A	



Lane Configurations	↑	↑	↑	
Signal Control	Stop	Stop	Stop	
Volume (vph)	44	93	79	
Peak Hour Factor	0.80	0.80	0.80	
Hourly flow rate (vph)	55	116	99	
Volume Total (vph)	171	144	68	
Volume Left (vph)	0	0	0	
Volume Right (vph)	0	45	35	
PHF (0)	0.10	0.16	0.18	
Departure Headway (s)	4.3	4.1	4.4	
Capacity Utilization (%)	0.20	0.16	0.08	
Capacity (veh/h)	818	860	760	
Control Delay (s)	8.4	7.9	7.8	
Approach Delay (s)	8.4	7.9	7.8	
Approach LOS	A	A	A	
Delay				
HCM Level of Service		A		
Intersection Capacity Utilization		24.3%	ICU Level of Service	A
Analysis Period (min)		15		





Lane Configurations	↖		↗		↔		↔		↔			
Sign Control	Stop		Stop		Stop		Stop		Stop			
Volume (vph)	0	214	23	48	133	1	32	0	57	1	2	6
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	233	25	52	145	1	35	0	62	1	2	7
Volume Total (vph)	233	25	198	97	10							
Volume Left (veh)	0	0	62	35	1							
Volume Right (vph)	0	25	1	62	7							
PLH (s)	0.03	0.07	0.08	0.28	0.34							
Departure Headway (s)	5.0	4.3	4.6	4.7	4.8							
PLH (veh/h)	0.02	0.03	0.26	0.13	0.01							
Capacity (veh/h)	708	816	746	701	670							
PLH (s)	8.1	9.2	8.4	7.8								
Approach Delay (s)	8.8		9.2	8.4	7.8							
Approach Delay	A		A	A	A							
HCM Level of Service	A		A		A		A		A			
Intersection Capacity Utilization	47.0%		IGU Level of Service		A		A		A			
Analysis Period (min)	15											



Lane Configurations	Y			↑	↑	
Signal Control	Stop			Free	Free	
Grade	0%			0%	0%	
Volume (veh/h)	24	10	0	64	52	24
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Peak Hour Volume (Vph)	24	10	0	70	57	24
Pedestrians						
Walking Speed (ft/s)						
Right turn flare (veh)						
Median storage veh)	None					
pX, platoon unblocked						
vC1, stage 1 conf vol	168	68	80			
vC2, stage 2 conf vol						
vCu, unblocked vol	158	68	80			
tC, 2 stage (s)	6.4	6.2	4.1			
p0 queue free %	97	99	99			
Volume to Capacity	0.04	0.01	0.05			
Queue Length 95th (ft)	3	0	0			
Control Delay (s)	9.3	1.0	0.0			
Lane LOS	A	A				
Approach Delay (s)	9.3	1.0	0.0			
Approach LOS	A					
Average Delay				2.0		
Intersection Capacity Utilization				20.6%	ICU Level of Service	A
Analysis Period (min)				15		



Lane Configurations	↑	↑	↑
Sign Control	Stop	Stop	Stop
Volume (vph)	36	118	106
Peak Hour Factor	0.92	0.92	0.92
Hourly flow rate (vph)	39	128	115
Volume Total (vph)	167	151	68
Volume Left (vph)	0	0	28
Volume Right (vph)	0	36	43
Flow (Q)	0.08	0.11	0.07
Departure Headway (s)	4.3	4.1	4.3
Signal Utilization %	0.40	0.77	0.08
Capacity (veh/h)	819	852	774
Control Delay (s)	8.4	8.0	7.7
Approach Delay (s)	8.4	8.0	7.7
Approach LOB	A	A	A
Delay (s)			8.1
HCM Level of Service		A	
Intersection Capacity Utilization		31.4%	IOU Level of Service
Analysis Period (min)		15	A



**DEPARTMENT OF PUBLIC WORKS**

**Matt Machado, PE, LS**  
**Director, County Surveyor**

**Chris Brady, PE**  
**Deputy Director - Construction/Roads/Bridges**

**Colt Esenwein, PE**  
**Deputy Director - Engineering/Surveying/Fleet**

**David Leamon, PE**  
**Deputy Director - Development/Traffic**

**Kathy Johnson**  
**Assistant Director - Business/Finance**

[www.stancounty.com/publicworks](http://www.stancounty.com/publicworks)

## **TRAFFIC ENGINEERING MEMORANDUM**

---

*Dollar General Store (REZ PLN2013-0103)*

*Denair, CA*

*05/14/2014*

The Stanislaus County Department of Public Works has reviewed the Traffic Impact Assessment performed by K.D. Anderson dated 5/9/2014 for the Dollar General Store in Denair, CA. This project is a rezone application numbered REZ PLN2013-0103.

The Department of Public Works has concluded that the assessment has been performed satisfactorily and demonstrates that there will not be a significant impact to the traffic adjacent and/or near the project site. Public Works is approving the assessment as submitted.

Andrew Malizia, PE

## Denair MAC Meeting

### Vision Casting



**TO:** Denair MAC and Council  
**FROM:** Merna Chance, [merna@citytofarm.com](mailto:merna@citytofarm.com), PO BOX 536, Denair, CA 95316  
**DATE:** February 4, 2014  
**RE:** Response to Dollar General Store in Denair

---

Thank you for this opportunity to respond to the proposal for a **Dollar General** Store in Denair, CA. With such a proposal out front, it is time to cast vision for the county.

We live in a time of rapid cultural shift with a positive synergy toward innovation, new inventions, and social entrepreneurship. Born and raised in Denair, with ancestors settling here in 1906, I have since lived and participated in the great cities of Seattle, Pasadena, and San Francisco. These cities, with their thought leaders, business owners, citizens, and students are educating themselves and working together to shift toward the following values:

- **Small business that supports local entrepreneurs**
- **Purchase of products transparent in their supply chain with the purpose to end human trafficking and recognize forced labor practices ([www.notforsalecampaign.org](http://www.notforsalecampaign.org) and [www.free2work.org](http://www.free2work.org))**
- **Product packaging mindful of environmental stewardship**

Does **Dollar General** practice these values in their product supply chain and do customers contribute to human trafficking and forced labor by the purchase of these products? Does Denair, and Stanislaus County have the systems in place to maximize recyclability of **Dollar General's** product packaging?

This past year, I participated in *UC Small Farms Program: Agricultural and Nature Tourism In California* and the CSUS hosted *Economic Leadership Summit on Tourism Along the San Joaquin River*. With University Avenue now connecting to Monte Vista Ave, which connects to Main Street in Denair, which connects to Amtrak, we have the opportunity to invest in alternative ideas that could seed eventual growth toward a flourishing community. For example:

- **Raise and rebuild the historical building at Main St and Santé Fe, making a safe space for delayed Amtrak travellers and a starting point for regional farm tours**
- **Install parklets in the blighted asphalt parking lot of the Denair Food Center**
- **Install large historical photographs at Village Market and add product diversity**
- **Create a community supported garden with high school and college internships and promote a local means to purchase fresh food**
- **Bring lectures and documentary films to the Gaslight Theatre**

My encouragement to the council is to maximize the region's heritage and invest in it. Encourage an intergenerational community of talent that works together to enhance sustainability both relationally and economically. Provide incentive for entrepreneurship and tangible skill development that provide a place for families and our young people.

I feel that the **Dollar General** in Denair will deter vision and encourage a system of poverty both locally and globally. We have the human imagination and resources to do better.

## DOLLAR GENERAL

Dollar General Corporation  
100 Mission Ridge  
Goodlettsville, TN 37072

April 16, 2014

Ms. Rachel Wyse  
Stanislaus County Planning & Community Development  
1010 10th St., Ste. 3400  
Modesto, CA 95354

RE: Proposed Dollar General - Denair, CA

Dear Ms. Wyse:

This shall acknowledge receipt of and thank you for the recent memo from Merna Chance regarding the Dollar General store proposed for the town of Denair. It is a pleasure to engage in open and honest dialogue with individuals who may not be familiar with the company's mission, ethics, and social responsibility practices.

Dollar General was founded by J.L. Turner in 1939 as a dry goods store in Scottsville, Kentucky, an agrarian town much like Denair, California. Though the company recently opened its 11,000<sup>th</sup> store, we've remained true to our roots by delivering value and convenience to underserved rural customers in forty states. Our corporate mission is "*Serving Others*", and we are indeed the sole general merchandise store for many of the communities we serve.

The ability to source product globally is a critical element of our success. Dollar General is committed to doing business with worldwide partners that share a desire to treat workers fairly, maintain safe working environments, and do business lawfully. As such, Dollar General has partnered with China Labor Watch, the International Council of Toy Industries, and Business for Social Responsibility to insure compliance with these standards among each of our vendors.

Dollar General conducts annual audits of factories from which we directly import. Furthermore, it strictly prohibits the use of child or forced labor in the manufacturing of goods and products sold in our stores. Our Global Sourcing policy is more fully defined in the *Dollar General Cares* section of our Company website at [www.dollargeneral.com](http://www.dollargeneral.com).

When it comes to corporate social responsibility, Dollar General is second to none. The company contributes millions annually through its various charitable outreach initiatives. The most notable of these is the Dollar General Literacy Foundation.

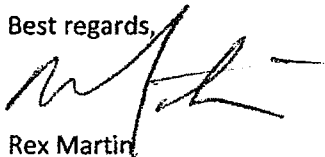
The DG Literacy Foundation was created in 1993 in honor of DG founder J.L. Turner, a functional illiterate with a third grade education. During the twenty-one years since, DG Literacy has awarded over \$86 million to non-profit organizations and schools in forty states. Because of our commitment to promoting literacy in the communities we serve, over 4.9 million individuals have learned to read, passed the GED, or acquired the English language.

Since entering this market in 2012, DG Literacy has contributed over \$250,000 in the State of California alone. One organization that has benefitted is the Learning Quest-Stanislaus Literacy Center in Modesto, the recipient of a \$10,000 grant. I would encourage anyone reading this letter to learn more about our foundation, and its special mission, at [www.dgliteracy.org](http://www.dgliteracy.org).

Dollar General is active in the practice of recycling used computer paper, store fixtures, office paper and plastic. We encourage the use of reusable shopping bags for customers in over 11,000 stores. In addition, the cardboard recycle initiative at Dollar General is estimated to save 2.4 million trees annually.

As you have likely surmised, I am not simply an employee of Dollar General, but also a fierce advocate for the role Dollar General plays in the lives of our customers and the communities we serve. I am excited about the opportunity to become a part of the Denair, California landscape.

Best regards,

A handwritten signature in black ink, appearing to read 'Rex Martin', with a horizontal line extending to the right.

Rex Martin

Vice President – Real Estate

[remartin@dollargeneral.com](mailto:remartin@dollargeneral.com)



## Stanislaus County Planning and Community Development

1010 10<sup>th</sup> 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, December 30, 2009

1. **Project title:** Rezone Application No. PLN2013-0103 - Dollar General
2. **Lead agency name and address:** Stanislaus County  
1010 10th Street, Suite 3400  
Modesto, CA 95354
3. **Contact person and phone number:** Rachel Wyse, Associate Planner  
(209) 525-6330
4. **Project location:** Southwest side of Fresno Avenue, south of Main Street, west of Village Avenue, in the Denair area.  
APN: 024-032-017
5. **Project sponsor's name and address:** Embree Asset Group, Inc.  
Aaron Ramirez  
4747 Williams Drive  
Georgetown, TX 78633
6. **General Plan designation:** Commercial
7. **Zoning:** Expired P-D (314)
8. **Description of project:**

Request to rezone expired P-D (314) to Planned Development to permit the construction of a one story, 9,100 square foot building for a Dollar General retail store on a 1.75± acre parcel. The site will be improved with 36 parking spaces, sidewalks, and associated utilities. The building is a pre-engineered metal structure with split-face CMU on a portion of the north and west sides. The remainder of the north and west walls, along with the south and east walls, will be metal. The building will have signage on the north and west sides. A masonry dumpster enclosure and HVAC units will be located at the rear of the building. The new P-D zoning will permit uses consistent with the H-1 zoning district. The property was previously rezoned from H-1 (Highway Frontage) to permit a lumber yard that was never developed.
9. **Surrounding land uses and setting:** Various Commercial type uses and residential
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Department of Public Works  
Department of Environmental Resources  
Modesto Regional Fire Authority  
Denair Community Services District  
Turlock Irrigation District  
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.

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

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of this initial evaluation:

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

Rachel Wyse  
Prepared By

March 27, 2014  
Date

**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	
<p><b>Discussion:</b> The site itself is not considered to be a scenic resource or a unique scenic vista. There is no existing design criteria for the Denair Community; however, Goal One of the Denair Community Plan is to reinforce Denair's small rural town character. Consequently, the design of the Dollar General building will be reviewed with Goal One in mind and any development resulting from this project will be consistent with existing area developments.</p>				
<p>Operating hours are Monday thru Sunday from 8:00 a.m. to 10:00 p.m.. The applicant is proposing to construct an eight foot solid masonry wall along the southern and western property lines, where the site abuts residential districts. Due to the orientation of the driveway and fencing, it does not appear that vehicle lights will impact homes/neighbors residing in the adjacent residential zoning district. The building will have wall pack lights and 25-foot light poles will be installed in the parking lot as required for parking lot safety. A condition of approval will be added to the project requiring the exterior lighting to be designed (aimed down and towards the site) to provide adequate illumination without a glare effect or excessive light spill onto adjacent residential properties.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Application information; applicant's lighting plan example and standard wall pack lights and light pole specifications and standards; and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
II. AGRICULTURE AND FOREST 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. – 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) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

**Discussion:** The project site is classified as Urban and Built-Up Land by the Farmland Mapping and Monitoring Program. The site is currently zoned as expired P-D (314), which was approved as Rezone 2007-05 - Denair Lumber on February 5, 2008, to allow a lumber yard, a 15,400 square foot pole barn, and a 4,000 square foot retail sales and home center building. Prior to this rezone, the property was zoned H-1 (Highway Frontage), which allows for various commercial type uses, but specifically excludes uses that conduct outdoor sales and storage, as was proposed by Denair Lumber. If the property had not been rezoned in 2008, then Dollar General could have developed the site by simply securing a building permit as the H-1 zoning district permits the establishment of a retail and wholesale retail store when conducted entirely within a building and less than 65,000 square feet of building and sales area (§21.48.020).

The existing Stanislaus County General Plan designation and Denair Community Plan designation for this site is Commercial. The parcels north of the site are zoned H-1 and engage in various commercial type uses. There are residential uses to the south, southeast, and southwest of the project site. The nearest agriculturally zoned property is approximately half a mile from 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:** Rezone 2007-05 - Denair Lumber (P-D [314]); Stanislaus County Zoning Ordinance; the California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2004; and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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 proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD's most recent air quality plans are the 2007 PM10 (respirable particulate matter) Maintenance Plan, the 2008 PM2.5 (fine particulate matter) Plan, and the 2007 Ozone Plan. These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified as "extreme non-attainment" for ozone, "attainment" for respirable particulate matter (PM-10), and "non-attainment" for PM 2.5, as defined by the Federal Clean Air Act.

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District 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 increase traffic in the area and, thereby, impact air quality. The applicant estimates that there will be 10 to 12 employees on shift, approximately 10 daily customers, and up to 2.5 truck trips per day resulting in a 2.5% increase in truck traffic for the area. These numbers were provided to Public Works staff who, based on the ITE Trip Generation Handbook, 8<sup>th</sup> Edition, determined the project will generate 881 daily trip ends. The breakdown of trips during peak and non-peak hours is included in the Public Works Traffic Engineering response dated February 4, 2014. The nearest sensitive receptors are the residences to the east and south of the site at 50± feet and 7± feet respectively; and the Reyn Franca School at 271± feet from the project site.

Potential impacts on local and regional air quality are anticipated to be less than significant, falling below SJVAPCD thresholds, as a result of the nature of the proposed project and project's operation after construction. Implementation of the proposed project would fall below the SJVAPCD significance thresholds for both short-term construction and long-term operational emissions, as discussed below. Because construction and operation of the project would not exceed the SJVAPCD significance thresholds, the proposed project would not increase the frequency or severity of existing air quality standards or the interim emission reductions specified in the air plans.

For these reasons, the proposed project would be consistent with the applicable air quality plans. Also, the proposed project would not conflict with applicable regional plans or policies adopted by agencies with jurisdiction over the project and would be considered to have a less than significant impact.

Construction activities associated with new development occurring in the project area could temporarily increase localized PM10, PM2.5, volatile organic compound (VOC), nitrogen oxides (NOX), sulfur oxides (SOX), and carbon monoxide (CO) concentrations in the project vicinity. The primary source of construction-related CO, SOX, VOC, and NOX emission is gasoline and diesel-powered, heavy-duty mobile construction equipment. Primary sources of PM10 and PM2.5 emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces.

Construction activities associated with the proposed project would consist primarily of construction of the 9,100 square foot retail store, associated parking lot, drainage basin, and masonry wall. These activities would not require any substantial use of heavy-duty construction equipment and would require little or no demolition or grading as the site is presently unimproved and considered to be topographically flat. Consequently, emissions would be minimal. Furthermore, all construction activities would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less than significant without mitigation.

Operational emissions would be generated by mobile sources as a result of passenger vehicles going to and from work and the estimated 10 customers per day. Given the proposed store's proximity to residential zones, it is arguable that a number of customers will walk to the site instead of driving. The project was referred to SJVAPCD who responded with standard conditions of approval and a determination that, although rezoning the land will not have an impact on air quality, the

development of the property will contribute to the overall decline in air quality due to construction activities, increased traffic, and ongoing operational emissions. Item one of the referral response requested that referral documents include a project summary detailing the land use designation, project size, and proximity to sensitive receptors and existing emission sources. The project particulars can be found in the project description section of page one of this initial study. The distance from sensitive receptors is identified in paragraph two of this section. Existing emission sources include the presence of traffic utilizing Fresno Avenue, a farming operation to the west of the project site, and the presence of a Quik Stop minimarket and gas station north and adjacent to this site.

**Mitigation:** None.

**References:** Referral response from the San Joaquin Valley Air Pollution Control District dated December 17, 2013; referral response from the Department of Public Works Traffic Engineering Division dated February 4, 2014; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.



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

**Discussion:** The property is currently zoned P-D (314) (Planned Development) and unimproved. Early consultation referral responses have not been received from either the California Department of Fish and Wildlife (formerly the Department of Fish and Game) or the U.S. Fish and Wildlife Service. There is no evidence to suggest that this project would result in impacts to sensitive and 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. The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans.

<b>Mitigation:</b> None.				
<b>References:</b> California Department of Fish and Wildlife (formerly the Department of Fish and Game) California Natural Diversity Database and the Stanislaus County General Plan and Support Documentation <sup>1</sup> .				
<b>V. CULTURAL RESOURCES -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 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	
<p><b>Discussion:</b> It does not appear this project will result in significant impacts to any archaeological or cultural resources. A records search indicated that there were no prehistoric or historic resources on-site; nor had any local cultural group reported to the Central California Information Center (CCIC) that the property had cultural value. The project was referred to the Native American Heritage Commission (NAHC) which responded with recommendations and procedures in regards to the discovery of archaeological or cultural resources. A condition of approval will be placed on the project that requires that if any resources are found, construction activities will halt at that time.</p>				
<b>Mitigation:</b> None.				
<b>References:</b> Referral response from the Native American Heritage Commission dated December 13, 2013, and the Stanislaus County General Plan and Support Documentation <sup>1</sup> .				
<b>VI. GEOLOGY AND SOILS -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			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 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 Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required as part of the building permit process. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. Any earth moving is subject to Public Works Standards and Specifications which consider the potential for erosion and run-off prior to permit approval. Likewise, any addition of a septic tank or alternative waste water disposal system would require the approval of the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements. The project was referred to the Department of Public Works and the Building Permits Division. Both Departments responded with comments which will be incorporated into the project's conditions of approval/development standards.

**Mitigation:** None.

**References:** California Building Code and the Stanislaus County General Plan and Support Documentation - Safety Element<sup>1</sup>.

VII. GREENHOUSE GAS EMISSIONS – Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

**Discussion:** The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), sulfur hexafluoride (SF<sub>6</sub>), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H<sub>2</sub>O). CO<sub>2</sub> is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO<sub>2</sub> equivalents (CO<sub>2</sub>e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. As a requirement of AB 32, the ARB was assigned the task of developing a Climate Change Scoping Plan that outlines the state's strategy to achieve the 2020 GHG emissions limits. This Scoping Plan includes a comprehensive set of actions designed to reduce overall GHG emissions in California, improve the environment, reduce the state's dependence on oil, diversify the state's energy sources, save energy, create new jobs, and enhance public health. The Climate Change Scoping Plan was approved by the ARB on December 22, 2008. According to the September 23, 2010, AB 32 Climate Change Scoping Plan Progress Report, 40 percent of the reductions identified in the Scoping Plan have been secured through ARB actions and California is on track to its 2020 goal.



Although not originally intended to reduce GHGs, California Code of Regulations (CCR) Title 24, Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. Since then, Title 24 has been amended with recognition that energy-efficient buildings require less electricity and reduce fuel consumption, which in turn decreases GHG emissions. The current Title 24 standards were adopted to respond to the requirements of AB 32. Specifically, new development projects within California after January 1, 2011, are subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11).

The proposed project would result in short-term emissions of GHGs during construction. These emissions, primarily CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O, are the result of fuel combustion by construction equipment and motor vehicles. The other primary GHGs (HFCs, PFCs, and SF<sub>6</sub>) are typically associated with specific industrial sources and are not expected to be emitted by the proposed project. As described above in Section III - Air Quality, the use of heavy-duty construction equipment would be very limited; therefore, the emissions of CO<sub>2</sub> from construction would be less than significant.

The project would also result in direct annual emissions of GHGs during operation. Direct emissions of GHGs from operation of the proposed project are primarily due to passenger vehicles and truck trips. This project would not result in emission of GHGs from any other sources. Consequently, GHG emissions are considered to be less than significant.

**Mitigation:** None.

**References:** Application Information and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.

VIII. 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><b>Discussion:</b> DER 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 Commissioner's 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><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
<b>IX. HYDROLOGY AND WATER QUALITY -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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><b>Discussion:</b> Run-off is not considered an issue because of several factors which limit the potential impact. These factors include a relative flat terrain of the subject site, and relatively low rainfall intensities. Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act. The project site itself is not located within a recognized flood zone and, as such, flooding is not an issue with respect to this project.</p> <p>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 Department of Public Works. This project was referred to the Regional Water Quality Control Board (RWQCB) which responded with standards of development and requirements that will be incorporated into this project's conditions of approval.</p> <p>The Denair Municipal Advisory Council (MAC) expressed concerns with the use of landscaping with high water requirements. A condition will be placed on the project requiring that the landscaping plans comply with the California State Water Model Ordinance and utilize drought tolerant plants.</p> <p><b>Mitigation:</b> None.</p> <p><b>References:</b> Referral response from the Department of Public Works dated February 4, 2014; referral response from the Regional Water Quality Control Board dated December 24, 2013; minutes from the Denair Municipal Advisory Council's January 7, 2014, meeting; and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
<b>X. LAND USE AND PLANNING -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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><b>Discussion:</b> The project site is zoned expired P-D (314) (Planned Development) and the General Plan is Commercial. The Denair Community Plan designates the project site and the area around Main Street as Commercial. As such, the proposed project will not conflict with any land use designations or applicable habitat conservation plan or natural community conservation plan and will not physically divide an established community.</p> <p><b>Mitigation:</b> None.</p> <p><b>References:</b> Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				

XI. 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><b>Discussion:</b> The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
XII. 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
<p><b>Discussion:</b> The Stanislaus County General Plan<sup>1</sup> identifies noise levels up to 70 dB L<sub>dn</sub> (or CNEL) as the normally acceptable level of noise for commercial 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 nearby commercial type uses. The site is not located within an airport land use plan.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				

XIII. 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
<p><b>Discussion:</b> The proposed use of the site will not induce 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.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
XIV. 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><b>Discussion:</b> 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 ensure the proposed development complies with all applicable fire department standards with respect to access and water for fire protection. Conditions of approval will be included to address adequate turn-around for a fire apparatus and on-site water supply for fire suppression. The applicant is also proposing to "fire sprinkler" the proposed building, if needed, and to be in compliance with the current adopted building and fire codes. The project was referred to the Environmental Review Committee (ERC), the Modesto Regional Fire Authority, and Denair Fire. Neither Fire authority has responded; however, ERC responded with concerns regarding a lighting plan and access issues. Those issues have been addressed in their respective sections.</p>				

<b>Mitigation:</b> None.				
<b>References:</b> Referral response from the Environmental Review Committee (ERC) dated December 19, 2013, and the Stanislaus County General Plan and Support Documentation <sup>1</sup> .				
<b>XV. RECREATION --</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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
<b>Discussion:</b> The proposed project does not have a residential component and is not anticipated to significantly increase demand on recreational facilities.				
<b>Mitigation:</b> None.				
<b>References:</b> Stanislaus County General Plan and Support Documentation <sup>1</sup> .				
<b>XVI. TRANSPORTATION/TRAFFIC -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards 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

<p><b>f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?</b></p>				<p><b>X</b></p>
<p><b>Discussion:</b> This project was presented at both the January 7 and February 4, 2014, Denair MAC meetings and was referred to the Stanislaus County Department of Public Works as part of an early consultation review. Residents and attendees of the MAC meeting indicated concerns with increased traffic, and traffic prior to and after school hours, which could pose a potential threat to school children’s safety. According to the attendees, traffic at the intersection of Main Street and Fresno Avenue backs up as customers wait their turn to access a Quik Stop gas pump. Quik Stop is located at the southwest corner of the aforementioned streets and adjacent to the project site. The project site will access County-maintained Fresno Avenue. A secondary access will be constructed and/or reserved along the northern property line shared with Quik Stop. Should Quik Stop apply to the County for Building Permits, they will be required to match the secondary access thereby providing internal circulation between the Dollar General store and the Quik Stop mini-market and gas station.</p> <p>According to Public Works staff, based on the ITE Trip Generation Handbook, 8<sup>th</sup> Edition, the project will generate 881 daily trip ends. Public Works staff attended the February 4 Denair MAC meeting and did not indicate that the additional traffic would result in a significant impact to either Fresno Avenue or Main Street traffic load capabilities. Moreover, the Department of Public Works will be requiring full street improvements (commercial) and the dedication of road frontage. Current Public Facility Fees (PFF) will be imposed when the project applies for building permits.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Referral response from the Department of Public Works dated February 4, 2014; meeting minutes from the Denair Municipal Advisory Council’s January 7, 2014, meeting; and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
<p><b>XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:</b></p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant With Mitigation Included</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</p>				<p><b>X</b></p>
<p>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?</p>				<p><b>X</b></p>
<p>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?</p>			<p><b>X</b></p>	
<p>d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</p>			<p><b>X</b></p>	
<p>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?</p>			<p><b>X</b></p>	
<p>f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?</p>			<p><b>X</b></p>	

g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	
<p><b>Discussion:</b> Limitations on providing services have not been identified. Although the site is not currently served by municipal services (sewer &amp; water), the applicant is proposing to have the site be served by the Denair Community Services District (CSD), the provider of sewer and water for this community. The Denair CSD provided a letter stating that they are capable of providing water and sewer services to the project site. The service is contingent on an agreement with the Denair CSD regarding construction of infrastructure and the payment of fees. These requirements will be reflected in the project's conditions of approval/development standards. Furthermore, the City of Turlock's Municipal Services Department, which partners with the Denair CSD to provide sewer service, echoed the Denair CSD's ability to serve provided that conditions were met. The City's comments will be incorporated into the project's conditions of approval/development standards.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> "Ability to Serve" letter from the Denair Community Services District (CSD) dated June 24, 2013; referral response (via email) from the City of Turlock Municipal Services Department dated December 13, 2013; and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
XVIII. 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	
<p><b>Discussion:</b> Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area.</p>				

I:\Planning\Staff Reports\REZ\2013\REZ PLN2013-0103 - Dollar General\Initial Study.wpd

<sup>1</sup>Stanislaus County General Plan and Support Documentation adopted in October 1994, as amended. Optional and updated elements of the General Plan and Support Documentation: **Agricultural Element** adopted on December 18, 2007; **Housing Element** adopted on August 28, 2012; **Circulation Element** and **Noise Element** adopted on April 18, 2006.



## NEGATIVE DECLARATION

**NAME OF PROJECT:** Rezone Application No. PLN2013-0103 - Dollar General

**LOCATION OF PROJECT:** Southwest side of Fresno Avenue, south of Main Street, west of Village Avenue, in the Denair area. APN: 024-032-017

**PROJECT DEVELOPERS:** Embree Asset Group, Inc.  
Aaron Ramirez  
4747 Williams Drive  
Georgetown, TX 78633

**DESCRIPTION OF PROJECT:** Request to rezone expired P-D (314) to Planned Development to permit the construction of a one story, 9,100 square foot building for a Dollar General retail store on a 1.75± acre parcel. The site will be improved with 36 parking spaces, sidewalks, and associated utilities. The building is a pre-engineered metal structure with split-face CMU on a portion of the north and west sides. The remainder of the north and west walls, along with the south and east walls, will be metal. The building will have signage on the north and west sides. A masonry dumpster enclosure and HVAC units will be located at the rear of the building. The new P-D zoning will permit uses consistent with the H-1 zoning district. The property was previously rezoned from H-1 (Highway Frontage) to permit a lumber yard that was never developed.

Based upon the Initial Study, dated **March 27, 2014**, the Environmental Coordinator finds as follows:

1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The 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: Rachel Wyse, 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**

**PROJECT: REZONE APPLICATION NO. PLN2013-0103 - DOLLAR GENERAL**

REFERRED TO:	RESPONDED			RESPONSE			MITIGATION MEASURES		CONDITIONS			
	2 WK	30 DAY	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF FISH & WILDLIFE	X	X	X		X							
CA DEPT OF TRANSPORTATION DIST 10	X	X	X		X							
CA OPR STATE CLEARINGHOUSE	X	X	X	X				X				
CA RWQCB CENTRAL VALLEY REGION	X	X	X	X		X			X		X	
CITY OF: TURLOCK	X	X	X	X		X			X		X	
COMMUNITY SERVICES DIST: DENAIR	X	X		X		X			X		X	
COOPERATIVE EXTENSION	X	X			X							
FIRE PROTECTION DIST: DENAIR	X	X	X		X							
IRRIGATION DISTRICT: TURLOCK	X	X	X	X		X			X		X	
MODESTO REGIONAL FIRE AUTHORITY	X	X			X							
MOSQUITO DISTRICT: TURLOCK	X	X	X	X					X		X	
MT VALLEY EMERGENCY MEDICAL	X	X	X		X							
MUNICIPAL ADVISORY COUNCIL: DENAIR	X	X	X	X			X		X			X
PACIFIC GAS & ELECTRIC	X	X	X		X							
RAILROAD: BNSF	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X	X		X			X		X	
SCHOOL DISTRICT 1: DENAIR	X	X	X		X							
STAN ALLIANCE	X	X			X							
STAN CO AG COMMISSIONER	X	X			X							
STAN CO ALUC	X	X			X							
STAN CO BUILDING PERMITS DIVISION	X	X		X		X			X		X	
STAN CO CEO	X	X			X							
STAN CO DER	X	X		X		X			X		X	
STAN CO ERC	X	X		X				X	X			X
STAN CO HAZARDOUS MATERIALS	X	X		X				X	X			X
STAN CO PUBLIC WORKS	X	X		X		X			X		X	
STAN CO SHERIFF	X	X			X							
STAN CO SUPERVISOR DIST 2: CHIESA	X	X	X		X							
STAN COUNTY COUNSEL	X	X			X							
StanCOG	X	X	X		X							
STANISLAUS LAFCO	X	X	X		X							
SURROUNDING LAND OWNERS			X									
TELEPHONE COMPANY: AT&T	X	X	X		X							
US ARMY CORPS OF ENGINEERS	X	X			X							
US FISH & WILDLIFE	X	X			X							

- C. REZONE APPLICATION NO. PLN2013-0103 - DOLLAR GENERAL** - Request to rezone a 1.75 acre parcel from expired P-D (314) to a new P-D to construct a 9,100 square foot Dollar General retail store, parking lot, and road frontage improvements. The new P-D zoning will permit uses consistent with the H-1 zoning district. The property was previously rezoned from H-1 (Highway Frontage) to permit a lumber yard that was never developed. The project site is located along the southwest side of Fresno Avenue, south of Main Street, north of Village Avenue, in the Denair area. The Planning Commission will consider a CEQA Negative Declaration.

APN: 024-032-017

Staff Report: Rachel Wyse Recommends **APPROVAL**.


Public hearing opened.

**OPPOSITION:** Dennis Findley, Denair Municipal Advisory Council Chairman; Dr. Harinder Grewal; Cabal Singh; Dennis Findley, Denair Municipal Advisory Council Chairman.

**FAVOR:** Denise Valenta and Aaron Ramirez, Embree Asset Group, Inc.; Jerry Powell.

Public hearing closed.

Crabtree/Yamamoto, 6-1 (Gibson), **RECOMMENDED APPROVAL TO THE BOARD OF SUPERVISORS**

<p style="text-align: center;"><b>EXCERPT</b></p> <p style="text-align: center;"><b>PLANNING COMMISSION</b></p> <p style="text-align: center;"><b>MINUTES</b></p> <p style="text-align: center;"></p> <p>Secretary, Planning Commission</p> <p style="text-align: center;">7.18.2014</p> <p>Date</p>
--



FRONT ELEVATION (NORTH)  
SCALE: 1/8" = 1'-0"



REAR ELEVATION (SOUTH)  
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (EAST)  
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (WEST)  
SCALE: 1/8" = 1'-0"

- ① STUCCO (PAINTED)
- ② BRICK (OR CULTURED STONE)
- ③ "R" PANEL
- ④ GREEN SCREEN TRELLIS W/ VINES
- ⑤ METAL ROOF (TYP.)
- ⑥ DOWNSPOUTS (TYP.)
- ⑦ HVAC UNITS
- ⑧ STAINED WOOD SECURITY FENCE

Dollar General Denair - Retail Store

Fresno Street, Denair, California 95316



4747 Williams Drive  
Georgetown, TX 78633  
tel 512.819.4700



6595 Riverdale Street  
San Diego, CA 92120  
tel 619.727.4800

RENDERED EXTERIOR ELEVATIONS

JUNE 18, 2014

STANISLAUS COUNTY ORDINANCE NO. C.S. \_\_\_\_\_

AN ORDINANCE ADOPTING SECTIONAL DISTRICT MAP NO. \_\_\_\_\_ FOR THE PURPOSE OF REZONING A 1.75 ACRE PARCEL FROM EXPIRED P-D (314) (PLANNED DEVELOPMENT) TO A NEW PD (PLANNED DEVELOPMENT) TO CONSTRUCT A 9,100 SQUARE FOOT DOLLAR GENERAL RETAIL STORE, PARKING LOT, AND ROAD FRONTAGE IMPROVEMENTS. THE PROPERTY IS LOCATED ON THE SOUTHWEST SIDE OF FRESNO AVENUE, SOUTH OF MAIN STREET, NORTH OF VILLAGE AVENUE, IN THE DENAIR AREA, APN: 024-032-017.

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

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

(Map to be inserted upon rezone approval)

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

Upon motion of Supervisor \_\_\_\_\_, seconded by Supervisor \_\_\_\_\_, 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 \_\_\_\_\_ day of \_\_\_\_\_, 2014, by the following called vote:

- AYES: Supervisors:
- NOES: Supervisors:
- ABSENT: Supervisors:
- ABSTAINING: Supervisors:


\_\_\_\_\_  
Jim DeMartini  
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

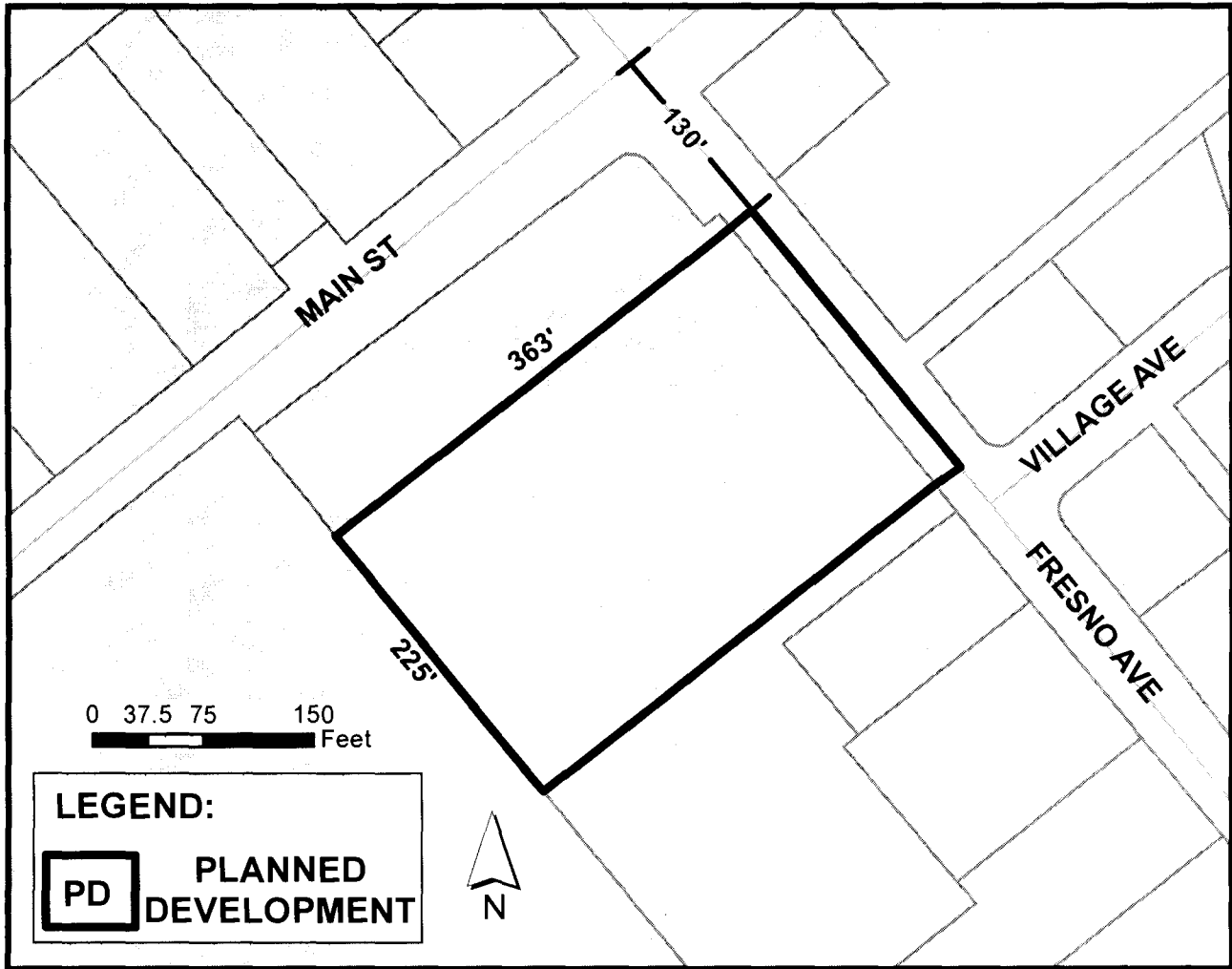
BY: \_\_\_\_\_  
Elizabeth A. King, Assistant Clerk of the Board

APPROVED AS TO FORM:

JOHN P. DOERING  
County Counsel

By   
John P. Doering  
County Counsel

# SECTIONAL DISTRICT MAP NO. 9-110-



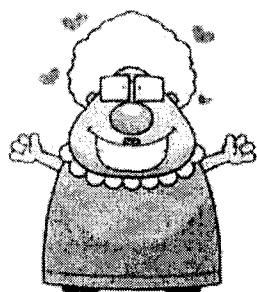
EFFECTIVE DATE: 00.00.0000

PREVIOUS MAPS: 984, 608, 542, 128

Dear Board of Supervisors,  
I responding to letter received 7-18-14 regarding NO. PLN 2013-0103-  
Dollar General. As the public hearing is scheduled for 7-29-14 at 9:00 am  
which is impossible for working people to attend, I would like to voice my  
opinion. Denair is a VERY small community which does not need a Dollar  
General. We have a nice little grocery store, a Quik Stop and several little  
convenience stores. Small business do not need to have the corporate world  
kill what they have worked so hard to establish. Turlock is only 3 miles  
away where they can find Dollar Tree if they want to shop there along with  
major grocery stores.

PLEASE DO NOT allow the chain to come to our town.

Mary Jane and Kevin Cullum  
3644 Madera Ave  
Denair, Ca  
Home owner for 35 years!



Mary Jane Cullum  
Administrative Assistant II  
Financial Aid/Scholarships  
Work 209-664-6750  
Fax 209-664-7064

**REZONE APPLICATION NO.  
PLN2013-0103**

**DOLLAR GENERAL**



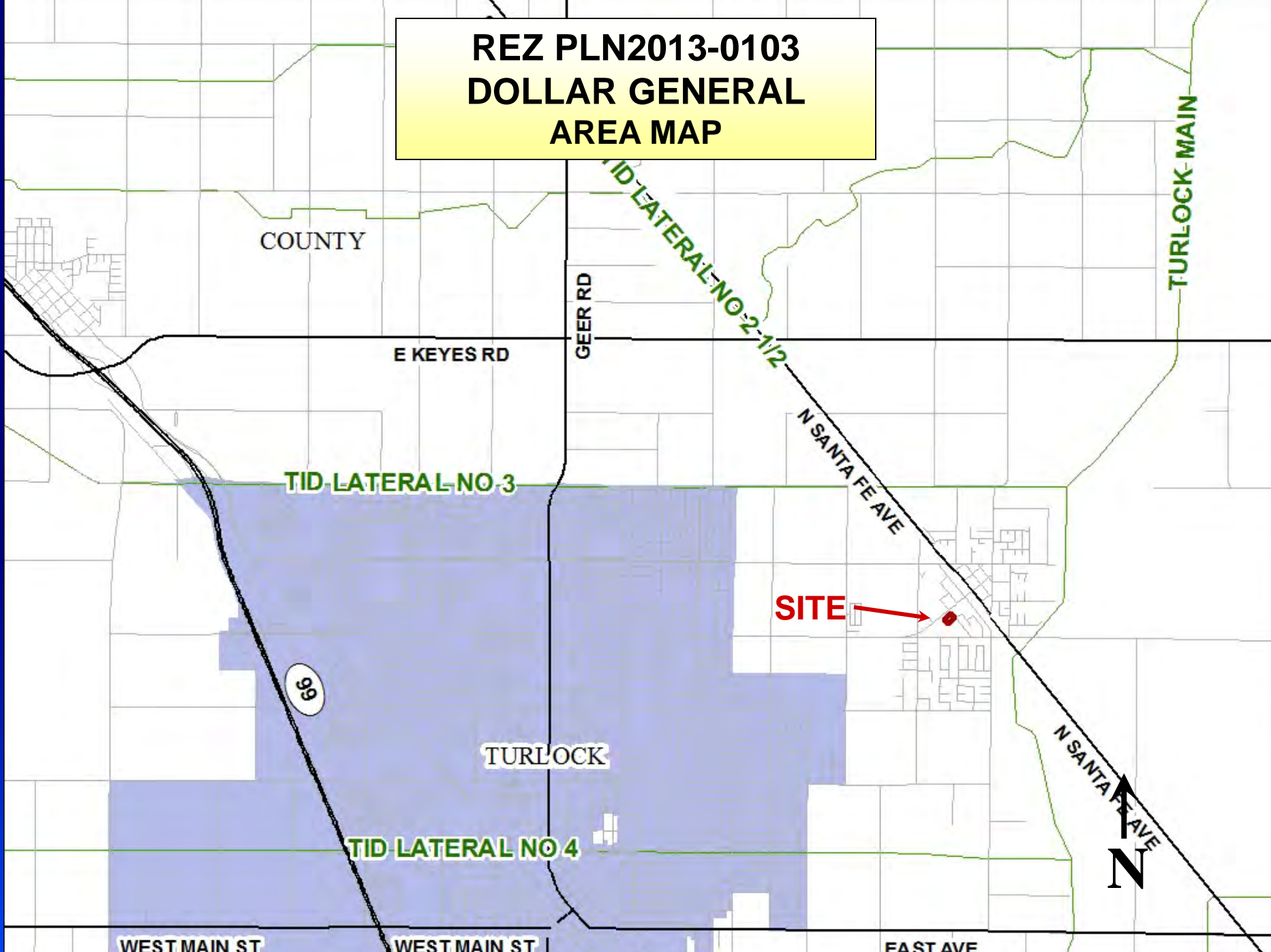


# PROJECT DESCRIPTION

- Request to rezone a 1.75 acre parcel from expired P-D (314) to a new P-D to construct a 9,100 square foot dollar general retail store, parking lot, and road frontage improvements. The new P-D zoning will permit uses consistent with the H-1 zoning district.



**REZ PLN2013-0103  
DOLLAR GENERAL  
AREA MAP**



COUNTY

E KEYES RD

GEER RD

TID LATERAL NO 2-1/2

TURLOCK MAIN

TID LATERAL NO 3

N SANTA FE AVE

SITE

99

TURLOCK

TID LATERAL NO 4

N SANTA FE AVE  
N

WEST MAIN ST

WEST MAIN ST

EAST AVE

**REZ PLN2013-0103  
DOLLAR GENERAL  
GENERAL PLAN DESIGNATION**

**ST**

**LESTER RD**

**MAIN ST**

**SITE**

**COM**

**MDR**

**N SANTA FE AVE**

**STORY RD**

**N SANTA FE AVE**

**E MONTE VISTA AVE**

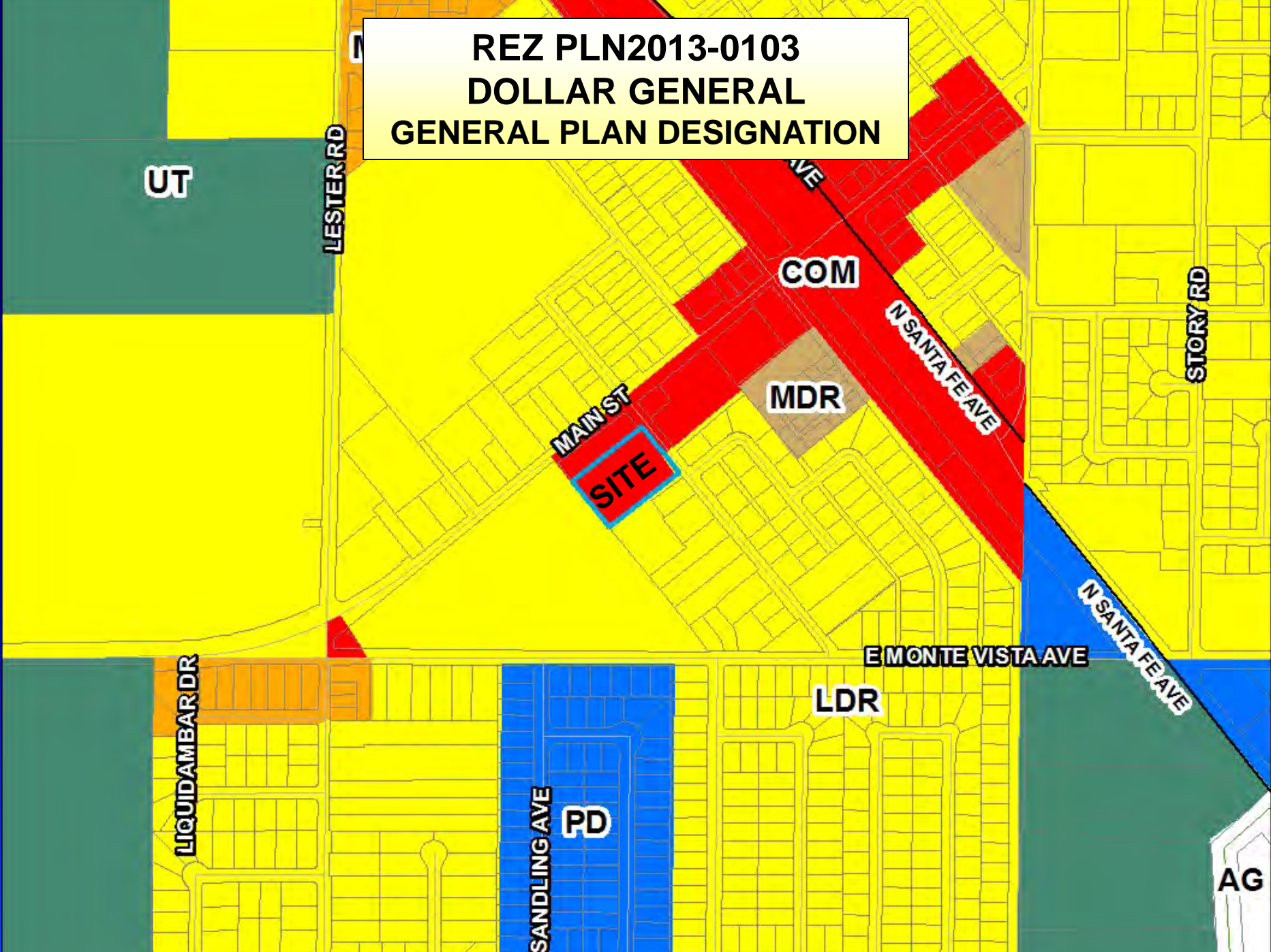
**LDR**

**LIQUIDAMBAR DR**

**SANDLING AVE**

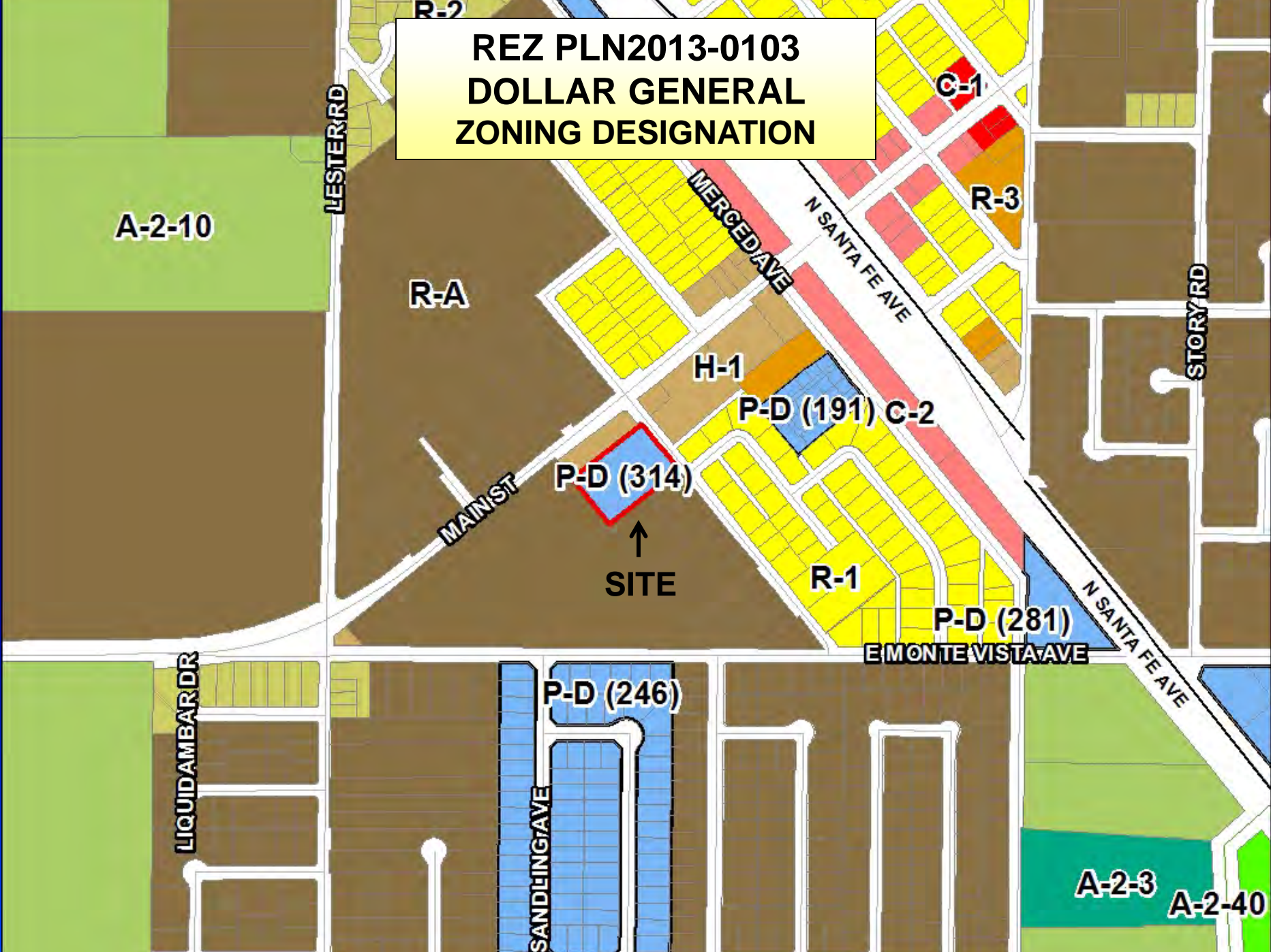
**PD**

**AG**





**REZ PLN2013-0103  
DOLLAR GENERAL  
ZONING DESIGNATION**



A-2-10

R-A

H-1

P-D (191) C-2

P-D (314)

SITE

R-1

P-D (281)

EMONTE VISTA AVE

P-D (246)

A-2-3

A-2-40

LESTER RD

MAIN ST

LIQUIDAMBAR DR

SANDLING AVE

MERCED AVE

N SANTA FE AVE

STORY RD

N SANTA FE AVE

C-1

R-3



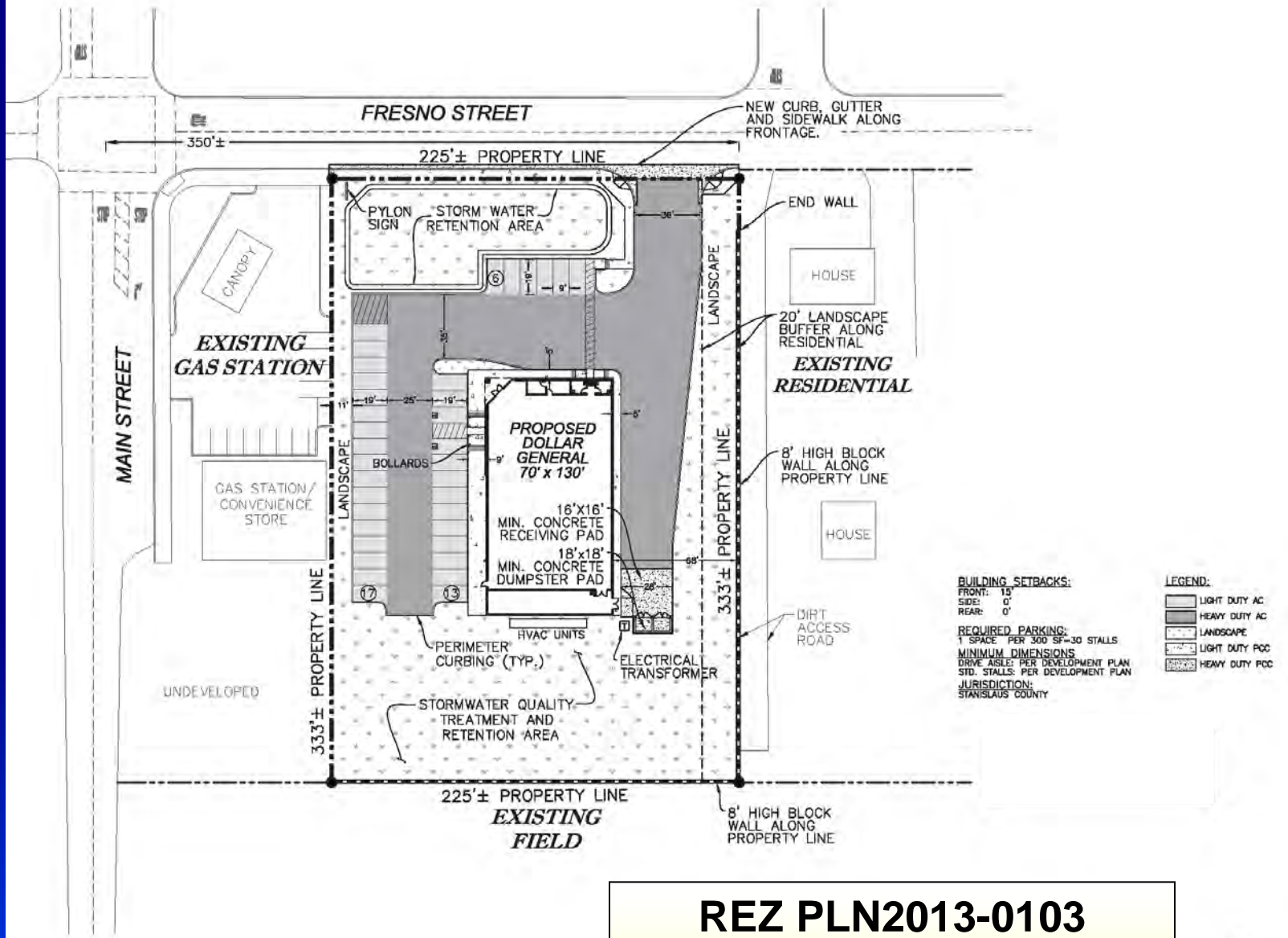
**REZ PLN2013-0103**  
**DOLLAR GENERAL**  
2013 STANISLAUS COUNTY AERIAL

**MAIN ST**

**FRESNO AVE**

**SITE**





**BUILDING SETBACKS:**  
 FRONT: 15'  
 SIDE: 0'  
 REAR: 0'

**REQUIRED PARKING:**  
 1 SPACE PER 300 SF=30 STALLS  
**MINIMUM DIMENSIONS**  
 DRIVE AISLE: PER DEVELOPMENT PLAN  
 STD. STALLS: PER DEVELOPMENT PLAN  
**JURISDICTION:**  
 STANISLAUS COUNTY

**LEGEND:**

[Pattern]	LIGHT DUTY AC
[Pattern]	HEAVY DUTY AC
[Pattern]	LANDSCAPE
[Pattern]	LIGHT DUTY PCC
[Pattern]	HEAVY DUTY PCC

**REZ PLN2013-0103  
 DOLLAR GENERAL  
 GROUND LEVEL SITE PLAN**





# DENAIR MAC

- January 7, 2014 – Early Consultation discussion.
- February 4, 2014 – Applicant presentation, received petition (impacts on existing business and traffic safety concerns), and letter from Merna Chance.
- April 4, 2014 – Initial Study referral, received MAC referral response.



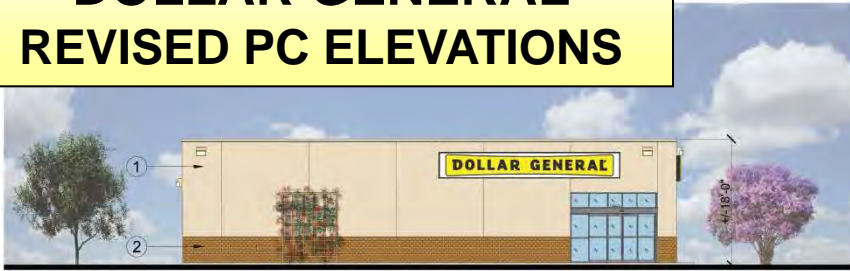
# ISSUES

- Traffic Congestion:
  - Existing congestion at Quik Stop gasoline station and school children
  - Traffic Assessment found no significant impacts or improvements needed
- Aesthetics:
  - Applicant designed a new façade





# REZ PLN2013-0103 DOLLAR GENERAL REVISED PC ELEVATIONS



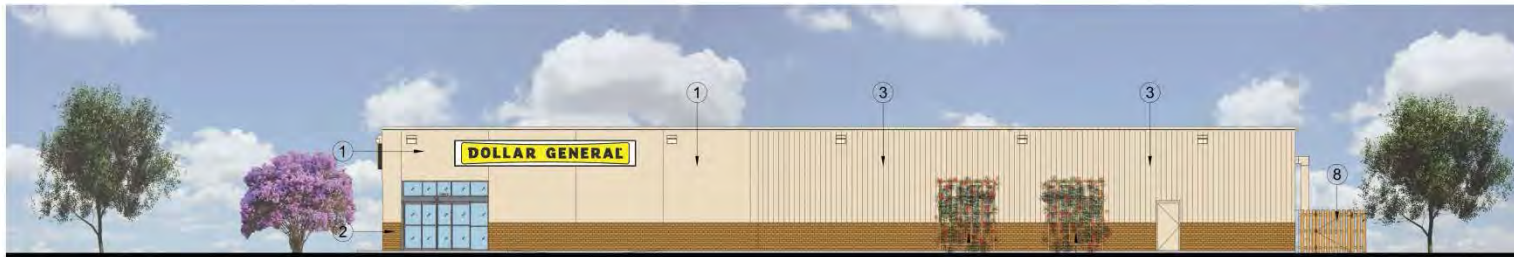
FRONT ELEVATION (NORTH)  
SCALE: 1/8" = 1'-0"



REAR ELEVATION (SOUTH)  
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION (EAST)  
SCALE: 1/8" = 1'-0"



LEFT ELEVATION (WEST)  
SCALE: 1/8" = 1'-0"

- ① STUCCO (PAINTED)
- ② BRICK (OR CULTURED STONE)
- ③ "R" PANEL
- ④ GREEN SCREEN TRELLIS W/ VINES
- ⑤ METAL ROOF (TYP.)
- ⑥ DOWNSPOUTS (TYP.)
- ⑦ HVAC UNITS
- ⑧ STAINED WOOD SECURITY FENCE

Dollar General Denair - Retail Store

Fresno Street, Denair, California 95316



4747 Williams Drive  
Georgetown, TX 78633  
tel 512.819.4700



6595 Riverdale Street  
San Diego, CA 92120  
tel 619.727.4800

RENDERED EXTERIOR ELEVATIONS

JUNE 18, 2014



# GENERAL PLAN CONSISTENCY

- The project site is currently designated Commercial in the General Plan and Denair Community Plan.
- The use as proposed is consistent with the General Plan.



# ZONING ORDINANCE CONSISTENCY

- To approve the requested rezone, the Board of Supervisors must find that the proposed P-D zoning with H-1 uses is consistent with the General Plan for this project.
- The Land Use Element of the General Plan states that the P-D zone is consistent with the Commercial GP designation.



# ZONING ORDINANCE CONSISTENCY

- The property was rezoned from H-1 to P-D to permit development of Denair Lumber which required outside storage not permitted in the H-1 zoning district.
- Had the property not been rezoned in 2007, Dollar General would have been able to develop on site with a building permit.



# ENVIRONMENTAL REVIEW

- Pursuant to CEQA, the proposed project was circulated to all interested parties and responsible agencies for review and comment.
- No significant issues were raised.
- Based on the comments, a Negative Declaration has been prepared for this project.



# PLANNING COMMISSION

- June 19, 2014
- Three spoke in opposition:
  - Traffic increase and safety concerns, including the turning radius on to Fresno, access, and presence of school children.
  - Economic impacts on existing markets

# PLANNING COMMISSION

- The applicant and property owner's representative spoke in favor stating:
  - Dollar General is not a grocery store, the turning radius could be made, access, traffic, and aesthetics issues had been addressed.
  - Locals would not have to go to Turlock to shop.



# PLANNING COMMISSION

- Planning Commission Concerns:
  - They were being asked to keep competition out of the area, that the majority of households in Denair did not sign the petition, that Denair residences would benefit from lower priced goods, and that the applicant had met County requirements and the findings.

# RECOMMENDATION

- The Planning Commission, on a 6-1 vote, recommended Approval of Rezone Application No. PLN2013-0103 – Dollar General, to the Board of Supervisors as outlined in Recommendations 1-7 of the Board Report.



STANISLAUS COUNTY  
ORDINANCE NO. C.S. 1153

AN ORDINANCE ADOPTING SECTIONAL DISTRICT MAP NO. 9-110-1000 FOR THE PURPOSE OF REZONING A 1.75 ACRE PARCEL FROM EXPIRED P-D (314) (PLANNED DEVELOPMENT) TO A NEW PD (PLANNED DEVELOPMENT) TO CONSTRUCT A 9,100 SQUARE FOOT DOLLAR GENERAL RETAIL STORE, PARKING LOT, AND ROAD FRONTAGE IMPROVEMENTS. THE PROPERTY IS LOCATED ON THE SOUTHWEST SIDE OF FRESNO AVENUE, SOUTH OF MAIN STREET, NORTH OF VILLAGE AVENUE, IN THE DENAIR AREA, APN: 024-032-017.

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

Section 1. Sectional District Map No. 9-110-1000 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/Denair Dispatch, a newspaper of general circulation published in Stanislaus County, State of California.

Upon motion of Supervisor Chiesa, seconded by Supervisor Monteith, 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 29th day of July, 2014, by the following called vote:

AYES: Supervisors: O'Brien, Chiesa, Withrow, Monteith and Chairman De Martini  
NOES: Supervisors: None  
ABSENT: Supervisors: None  
ABSTAINING: Supervisors: None

  
\_\_\_\_\_  
Jim De Martini  
CHAIRMAN OF THE BOARD OF SUPERVISORS  
of the County of Stanislaus,  
State of California

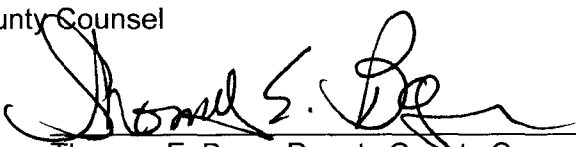
ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of  
the Board of Supervisors of  
the County of Stanislaus,  
State of California

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

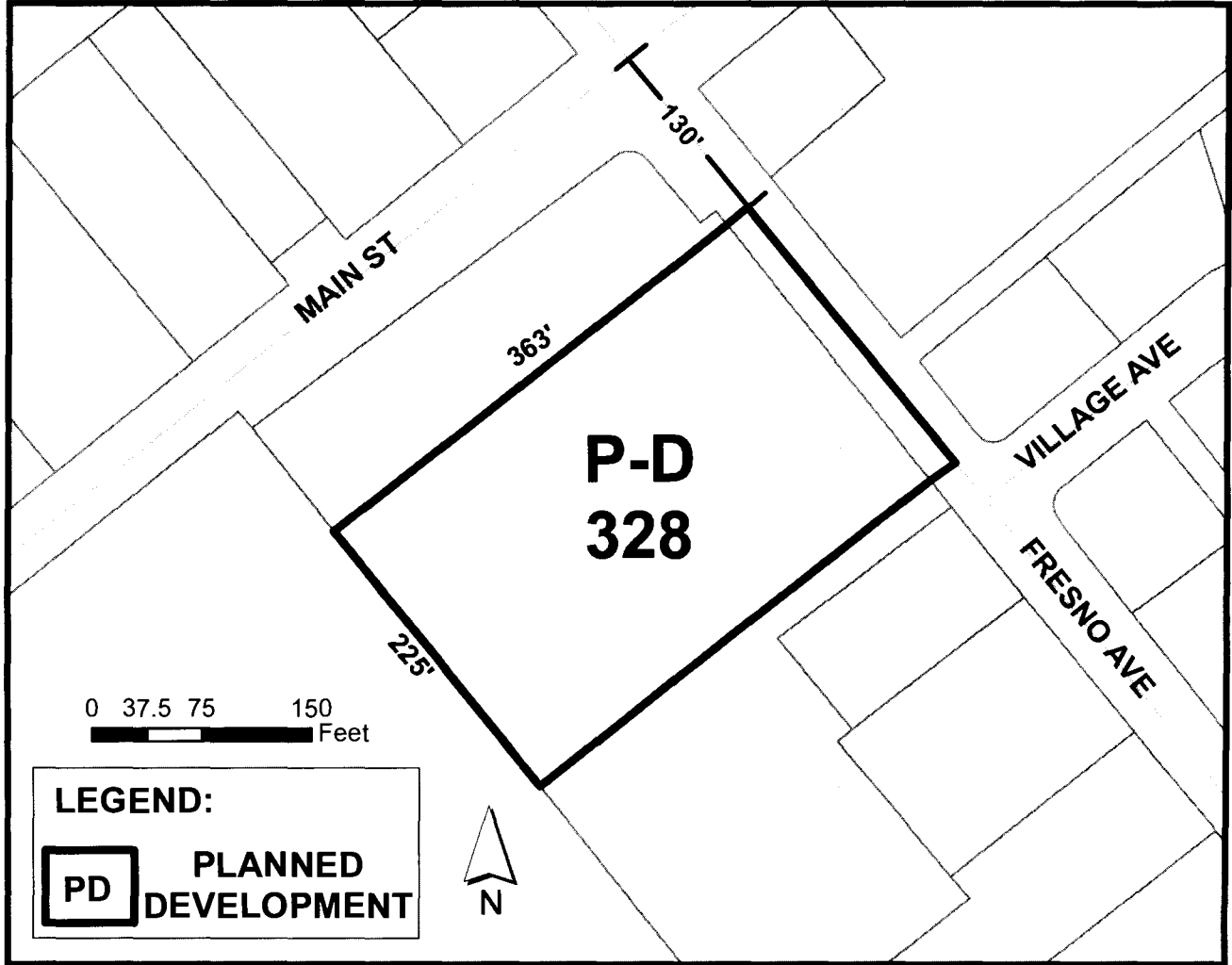


APPROVED AS TO FORM:

JOHN P. DOERING  
County Counsel

By   
Thomas E. Boze, Deputy County Counsel

# SECTIONAL DISTRICT MAP NO. 9-110-1000



EFFECTIVE DATE: 08.27.2014

PREVIOUS MAPS: 984, 608, 542, 128

# Affidavit of Publication

STATE OF CALIFORNIA }  
County of Stanislaus }

Frances Hoffman

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

**Legal # 9058**

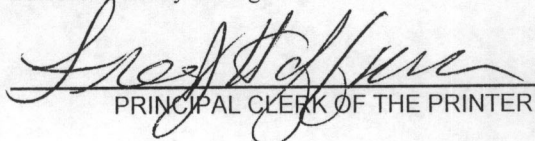
**STANISLAUS COUNTY  
ORDINANCE NO. C.S. 1153**

**Publish Date: August 12, 2014**

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

at least 1 time, commencing on the 1st of August 2014 and ending on the 1st of July 2014 the days inclusive, and as often during said time as said newspaper was regularly issued, to wit:

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.  
Dated this 1st day of August 2014

  
PRINCIPAL CLERK OF THE PRINTER

**Hughson Chronicle**

**LEGAL # 9058**

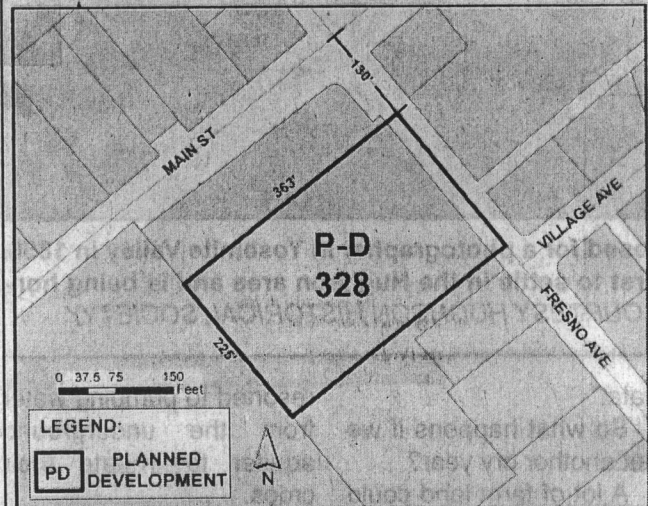
STANISLAUS COUNTY ORDINANCE NO. C.S. 1153

AN ORDINANCE ADOPTING SECTIONAL DISTRICT MAP NO. 9-110-1000 FOR THE PURPOSE OF REZONING A 1.75 ACRE PARCEL FROM EXPIRED P-D (314) (PLANNED DEVELOPMENT) TO A NEW PD (PLANNED DEVELOPMENT) TO CONSTRUCT A 9,100 SQUARE FOOT DOLLAR GENERAL RETAIL STORE, PARKING LOT, AND ROAD FRONTAGE IMPROVEMENTS. THE PROPERTY IS LOCATED ON THE SOUTHWEST SIDE OF FRESNO AVENUE, SOUTH OF MAIN STREET, NORTH OF VILLAGE AVENUE, IN THE DENAIR AREA, APN: 024-032-017.

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

Section 1. Sectional District Map No. 9-110-1000 is adopted for the purpose of designating and indicating the location and boundaries of a District, such map to appear as follows:

**SECTIONAL DISTRICT MAP NO. 9-110-1000**



EFFECTIVE DATE: 08.27.2014  
PREVIOUS MAPS: 984, 608, 542, 128

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/Denair Dispatch, a newspaper of general circulation published in Stanislaus County, State of California.

Upon motion of Supervisor Chiesa, seconded by Supervisor Monteith, 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 29th day of July, 2014, by the following called vote: AYES: Supervisors: O'Brien, Chiesa, Withrow, Monteith and Chairman De Martini; NOES: Supervisors: None; ABSENT: Supervisors: None; ABSTAINING: Supervisors: None. /s/ Jim De Martini, 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, Asst. Clerk. APPROVED AS TO FORM: John P. Doering, County Counsel. By Thomas E. Boze, Deputy County Counsel.