

# STANISLAUS COUNTY PLANNING COMMISSION

November 17, 2016

## STAFF REPORT

### GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2016-0031 DON'S RV CENTER

**REQUEST: TO AMEND THE KEYES COMMUNITY PLAN DESIGNATION AND THE ZONING DESIGNATION ON A 4.87± ACRE PARCEL FROM MEDIUM DENSITY RESIDENTIAL TO COMMERCIAL AND FROM A-2-10 TO PLANNED DEVELOPMENT (PD) ZONING, TO ALLOW THE ESTABLISHMENT OF A RECREATIONAL VEHICLE (RV) SALES YARD.**

#### APPLICATION INFORMATION

Applicant/Property Owner:	Donald P. Clark, Clark Family Properties LLC
Location:	4872 Rohde Road, between Esmar Road and Hepburn Way, just east of State Route 99, in the Keyes area.
Section, Township, Range:	24-4-9
Supervisory District:	Two (Supervisor Chiesa)
Assessor's Parcel:	041-023-050
Referrals:	See Exhibit H Environmental Review Referrals
Area of Parcel(s):	4.87 acres
Water Supply:	Private well
Sewage Disposal:	Private septic/leach system
General Plan Designation:	Planned Development
Community Plan Designation:	Medium Density Residential
Existing Zoning:	A-2-10 (General Agriculture)
Sphere of Influence:	N/A
Williamson Act Contract No.:	N/A
Environmental Review:	Mitigated Negative Declaration
Present Land Use:	Vacant
Surrounding Land Use:	An existing RV sales business and the Western Mobile Plaza mobile home park to the north; ranchettes and single-family residential development to the south; State Route 99 and industrial development to the west; and orchards and row crops to the east.

#### RECOMMENDATION

Staff recommends the Planning Commission provide a recommendation of approval to the Board of Supervisors, based on the discussion below and on the whole of the record provided to the County. Exhibit A provides an overview of the findings and actions required for project approval.

## **PROJECT DESCRIPTION**

This is a request to amend the Keyes Community Plan designation and the zoning designation of a 4.87± acre parcel from Medium Density Residential to Commercial and from A-2-10 to Planned Development (PD) zoning, to allow the establishment of a recreational vehicle (RV) sales yard. The proposed RV sales yard is an expansion of the existing Don's RV Center, located adjacent to the project's northern property line. The project proposes to develop the site in three phases, ultimately adding 105 RV parking spaces to the existing operation. Approximately one acre of the eastern most portion of the site is not included in this request and will remain undeveloped.

**Phase One:** Phase One, proposed to be completed within 18 months of project approval, would include 30 RV parking spaces along the frontage of Rohde Road, fencing and landscaping of the entire perimeter, a new driveway for the purposes of improved safety and circulation between the project site and the adjacent Don's RV Center site, two new gates, four parking lot lights, and a surveillance system consistent with the existing Don's RV Center site to the north (total of 30,686 square feet). The access path from the existing Don's RV site to the new RV parking spaces will be paved, including all driveway aisles. The RV spaces themselves, will not be paved until completion of Phase Three.

**Phase Two:** Phase Two, proposed to be completed within 30 months of project approval, would include 71 additional RV parking spaces, seven additional parking lot lights, inclusive of an expanded surveillance system for the new spaces (total of 133,547 square feet). The access path from the existing Don's RV site to the new RV parking spaces will be paved, including all driveway aisles. The RV spaces themselves, will not be paved until completion of Phase Three.

**Phase Three:** Phase Three, proposed to be completed within 36 months of project approval, would include asphalt paving of the spaces included in both Phase One and Two of the project.

The existing Don's RV Center, located adjacent to the project site to the north, is currently improved with a two-story office, merchandise display, shop, and storage building with employee and customer restrooms. The remainder of the existing Don's RV site includes perimeter fencing, lighting, RV sales display parking, customer and employee parking, and an illuminated pole sign for the business. The proposed project will expand the RV sales display parking area of the existing operation. No structures are proposed as part of this project, as all requirements for customer and employee parking, offices, and restrooms are already provided by the existing Don's RV site.

Hours of operation are proposed to be in conjunction with the existing Don's RV Center, which are Monday through Sunday, 9:00 a.m. to 6:00 p.m. The number of employees is also proposed to remain the same as the existing operation, which includes 10 employees on a maximum shift. One (1) to four (4) additional truck deliveries per day are estimated to be associated with the proposed operational expansion. The project proposes access to the expanded parking area from the existing entry on Rohde Road. The project also proposes a new driveway on Rohde Road from the project site for emergency vehicle access and access from the existing Don's RV Center to the project site.

As described above, this project is a request to expand the existing Don's RV Center, located adjacent to the project's northern property line. If in the future, the site would like to operate independently of the existing Don's RV Center site, the appropriate land use permission, in accordance with Section 21.40.080 of the Stanislaus County Zoning Ordinance, must be obtained. This would include but not be limited to: meeting standards for appropriate sewage disposal, public/private water system, ADA requirements, and on-site restrooms and parking.

## **SITE DESCRIPTION**

The site is located at 4872 Rohde Road, south of Esmar Road, north of Hepburn Way, just east of State Route 99 in the Keyes area, within the boundaries of the Keyes Community Plan. The project site is currently vacant.

The existing Don's RV Center operation and the Western Mobile Plaza mobile home park are located to the north, ranchettes and single-family residential development are located to the south, State Route 99 and industrial development are located to the west, and orchards and row crops are located to the east of the project site. The City of Ceres is located approximately ½ mile north of the project site.

## **ISSUES**

No issues with this project request have been identified.

## **GENERAL PLAN CONSISTENCY**

The General Plan designation of the proposed project site is Planned Development, which is consistent with the activities proposed by the project. However, this project is designated as Medium Density Residential in the Keyes Community Plan, which is not consistent with the activities proposed by the project. A General Plan Amendment is required to change the Keyes Community Plan designation from Medium Density Residential to Commercial.

The Keyes Community Plan states that, "with the exception of an established mobile home park located north of Turlock Irrigation District's (TID) Upper Lateral 22, Medium and Medium High Density land use designations are moved from the periphery of Keyes to the interior of the community. Establishment of Medium and Medium High Density housing adjacent to the community's commercial districts and public amenities will accommodate long-range housing needs for the community and County, while encouraging a compact community form." This indicates that the intent of the Keyes Community Plan was to maintain residential uses within the interior of Keyes; however, the project site was designated as Medium Density Residential due to it adjoining the existing mobile home park, which is located on the northern boundary of the Keyes Community Plan. The Community Plan also states that, "Highway Commercial land use designation adjacent to the State Route 99/Keyes Road Interchange is intended to provide for and promote concentration of commercial uses serving the needs of the traveling public". The proposed project runs parallel to State Route 99 and is visible from the Highway. The project is considered to be consistent with the intent of the Keyes Community Plan to concentrate commercial uses on properties located adjacent and parallel to State Route 99.

In accordance with the criteria laid out in the General Plan, General Plan Amendments affect the entire County and must be evaluated in terms of the project's impacts to the economic, physical, and social well-being of the County in general. The County in reviewing General Plan Amendments shall consider the additional costs to the County that might be anticipated and how levels of public and private service might be affected. In order to approve a General Plan Amendment, three (3) findings must be made:

1. *The General Plan Amendment will maintain a logical land use pattern without detriment to existing and planned land uses.*

2. *The County and other affected government agencies will be able to maintain levels of service consistent with the ability of the government agencies to provide a reasonable level of service.*
3. *The amendment is consistent with the General Plan goals and policies.*

The proposed change in General Plan designation will maintain a logical land use pattern as the project will be an expansion of an existing business and is consistent with the Keyes Community Plan in terms of where commercial uses should be located. The proposed project will not be extending the current Community Plan boundaries or changing the Land Use designation of the General Plan and is consistent with existing surrounding uses. Effective and reasonable levels of service will be maintained. Applicable General Plan policies to review the project for consistency with the General Plan are discussed below.

The Land Use Element of the General Plan identifies the Planned Development land use designation as being intended for land which, because of demonstrably unique characteristics, may be suitable for a variety of uses without detrimental effects on other property.

Goal Two, Policy Fourteen, Implementation Measure 1 of the Land Use Element requires all development proposals that require discretionary action to be carefully reviewed to ensure that approval will not adversely affect an existing agricultural area and to ensure compatibility between land uses.

Goal Three, Policy 19 of the Land Use Element states that the County shall accommodate the siting of industries with unique requirements.

To protect the long-term health of local agriculture by minimizing conflicts resulting from normal agricultural practices as a consequence of new or expanding uses approved in or adjacent to the A-2 (General Agriculture) zoning district, Appendix "A" of the Agricultural Element requires a buffer between agricultural and non-agricultural uses. The project is not subject to the Buffer and Setback Guidelines as it proposes parking only, which is an approved use within a buffer area.

The property is surrounded by mostly non-agricultural and urban uses including: the existing Don's RV Center and Mobile Plaza mobile home park, located north of the project site; TID Lateral No. 2.5, and a low density residential subdivision, located to the south; and Rohde Road, and Highway 99, located to the west. A number of parcels in agricultural production, generally 40 acres and under in size, are located north and east of the mobile home park, and west of Highway 99. However, a number of non-ag uses are located between the site and existing ag uses. The 6.44 acre parcel located to the east is zoned A-2-10 (General Agriculture) and is also owned by the applicant.

The proposed project is consistent with the property's existing General Plan designation of Planned Development. Changing the project site's designation in the Keyes Community Plan from Medium Density Residential to Commercial will result in consistency between the General Plan and Community Plan Designations for the site. Additionally, the site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5<sup>th</sup> cycle Regional Housing Needs Allocation (RHNA) for the County and will therefore not impact the County's ability to meet their RHNA. The project is not located on the County's most productive agricultural lands and will not negatively impact surrounding uses or agricultural operations. Therefore, staff believes the findings required for a General Plan Amendment can be made.

## **ZONING ORDINANCE CONSISTENCY**

This project is also requesting a change in the zoning designation of the parcel from A-2-10 (General Agriculture) to P-D (Planned Development). To approve a Rezone, the Planning Commission must find that it is consistent with the General Plan. Land within a Planned Development designation should be zoned A-2 (General Agriculture) until development occurs through Planned Development zoning. In this case, if the requested change in General Plan designation is approved, the zoning designation of Planned Development would subsequently be consistent with the General Plan.

## **ENVIRONMENTAL REVIEW**

Pursuant to the California Environmental Quality Act (CEQA), the proposed project was circulated to all interested parties and responsible agencies for review and comment and no significant issues were raised. (See Exhibit H - *Environmental Review Referrals*.)

The Keyes Community Plan includes a Mitigation Monitoring Plan for development within the Keyes Community Plan area. Mitigation Measures applicable to this project are included as Development Standards, as they are routine in nature and do not impact the environmental impacts from the project. One of the Keyes Community Plan Mitigation Measures, regarding traffic impact fees, is incorporated into the Mitigation Monitoring Plan for the project, as it reduces potential transportation and traffic impacts from the project to less than significant. A Mitigated Negative Declaration has been prepared for approval prior to action on the project itself. (See Exhibit F – *Mitigated Negative Declaration*.) Development Standards reflecting referral responses have been placed on the project. (See Exhibit C – *Development Standards*.)

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**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 **\$2,267.25** 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: Kristin Doud, Associate Planner, (209) 525-6330

### Attachments:

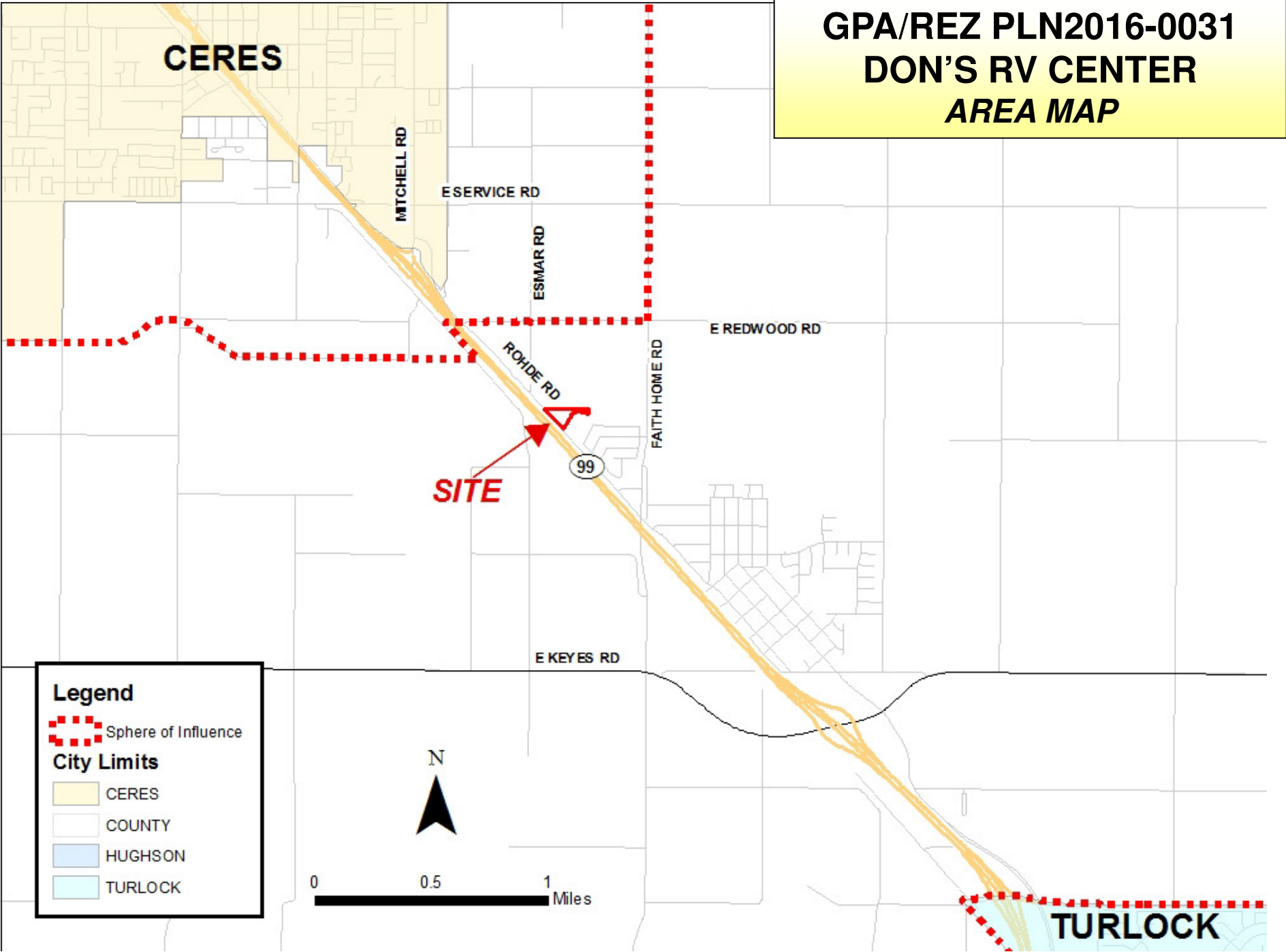
- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps
- Exhibit C - Development Standards
- Exhibit D - Development Schedule
- Exhibit E - Initial Study
- Exhibit F - Mitigated Negative Declaration
- Exhibit G - Mitigation Monitoring Plan
- Exhibit H - Environmental Review Referral

**Exhibit A**  
**Findings and Actions Required for Project Approval**

**NOTE:** *The proposed project must obtain approval from the Stanislaus County Board of Supervisors to be permitted. The Planning Commission may make a recommendation to the Board. Should the Commission support the project, the Commission may recommend the following:*

1. Adopt the Mitigated 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 Mitigated 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's Office pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find, based on the discussion in this report, and the whole of the record that:
  - (a) The General Plan Amendment will maintain a logical land use pattern without detriment to existing and planned land uses.
  - (b) The County and other affected governmental agencies will be able to maintain levels of service consistent with the ability of the governmental agencies to provide a reasonable level of service.
  - (c) The amendment is consistent with the General Plan goals and policies.
4. Find that the proposed Planned Development zoning is consistent with the Planned Development General Plan designation.
5. Approve General Plan Amendment and Rezone Application No. PLN2016-0031 – Don's RV Center, subject to the attached Development Standards and Development Schedule.
6. Introduce, waive the reading, and adopt an ordinance for the approved Rezone Application No. PLN2016-0031 - Don's RV Center.

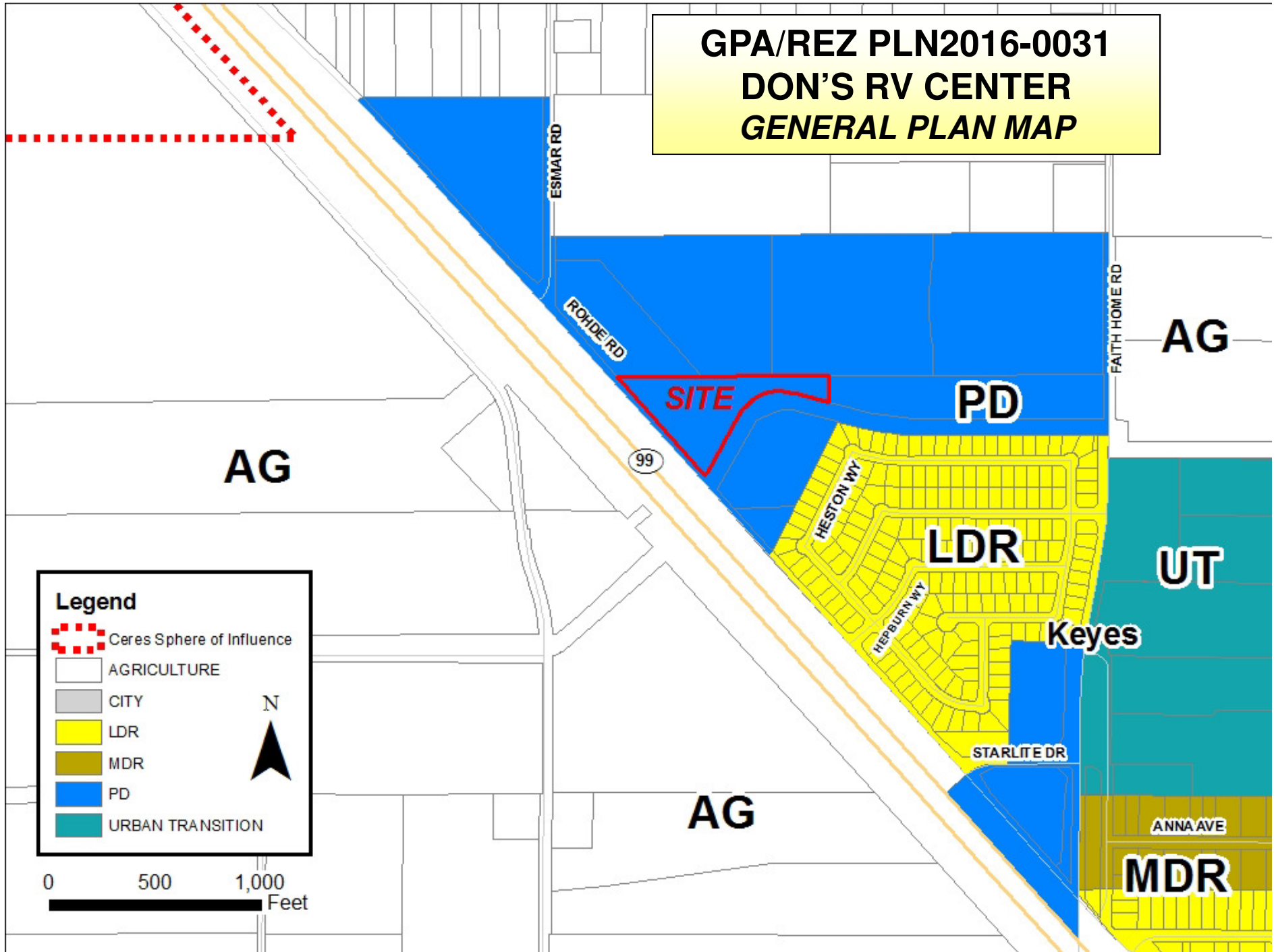
**GPA/REZ PLN2016-0031  
DON'S RV CENTER  
AREA MAP**



**Legend**

- Sphere of Influence
- City Limits**
- CERES
- COUNTY
- HUGHSON
- TURLOCK

**GPA/REZ PLN2016-0031  
DON'S RV CENTER  
GENERAL PLAN MAP**



AG

AG

PD

99

LDR

UT

Keys

STARLITE DR

AG

ANNA AVE

MDR

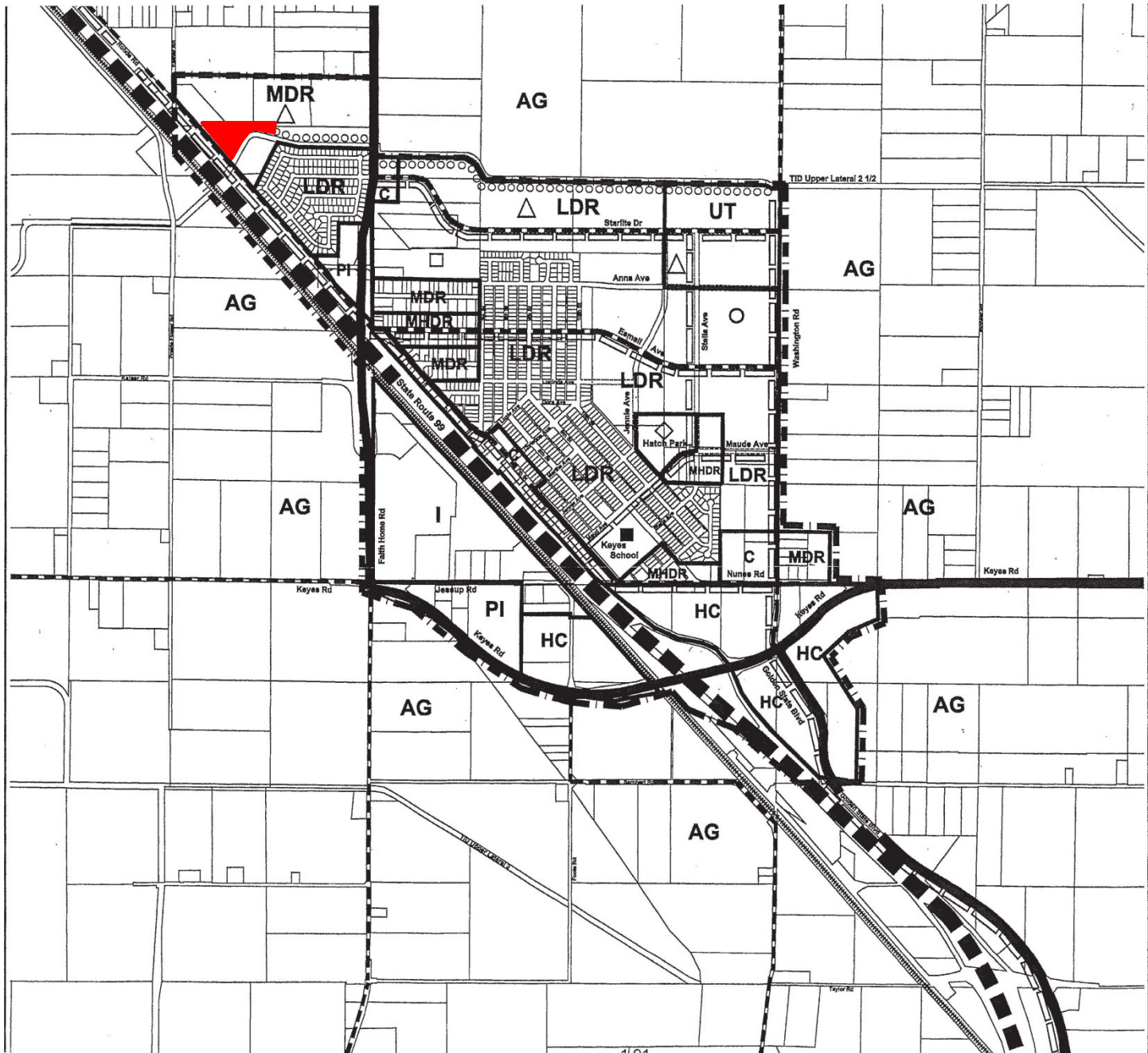
**Legend**

- Ceres Sphere of Influence
- AGRICULTURE
- CITY
- LDR
- MDR
- PD
- URBAN TRANSITION



0 500 1,000 Feet





# Keyes

## Community Plan Land Use Designations

- AG** Agriculture
- UT** Urban Transition
- LDR** Low Density Residential (0-7 du / acre)
- MDR** Medium Density Residential (0-14 du / acre)
- MHDR** Medium-High Density Residential (0-25 du / acre)
- C** Commercial
- HC** Highway Commercial
- I** Industrial
- PI** Planned Industrial

## Parks and Schools

- |                   | Existing | Proposed* |
|-------------------|----------|-----------|
| Neighborhood Park | ▲        | △         |
| Community Park    | ◆        | ◇         |
| Elementary School | ■        | □         |
| Middle School     | ●        | ○         |

\*Symbol denotes general location.

## Circulation

- Highway / Freeway
- Major Road
- Collector
- Future Road
- Railroad
- Bike Lane
- Multi-purpose Trail

## Relevant Boundaries

- Community Plan Boundary



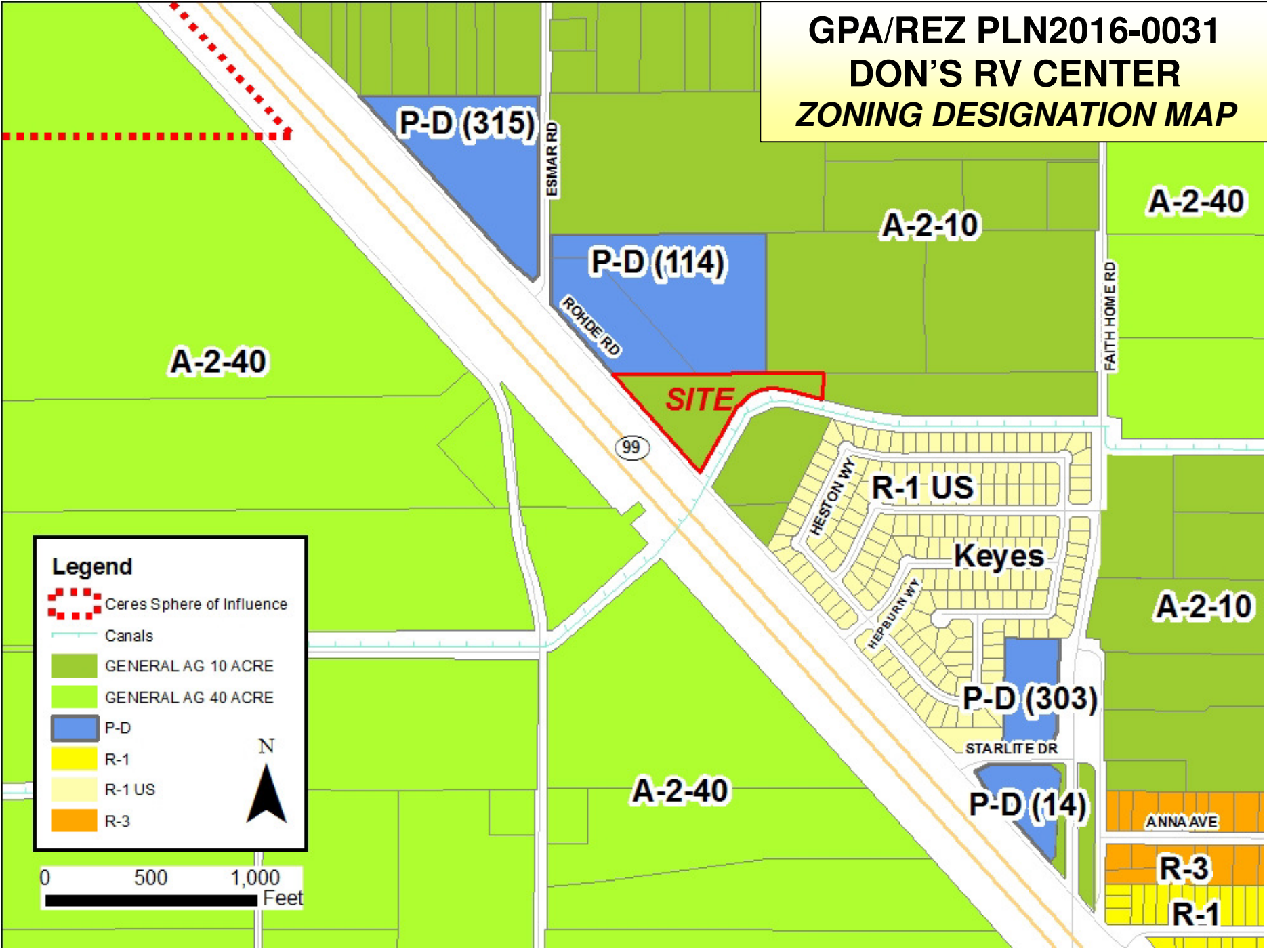
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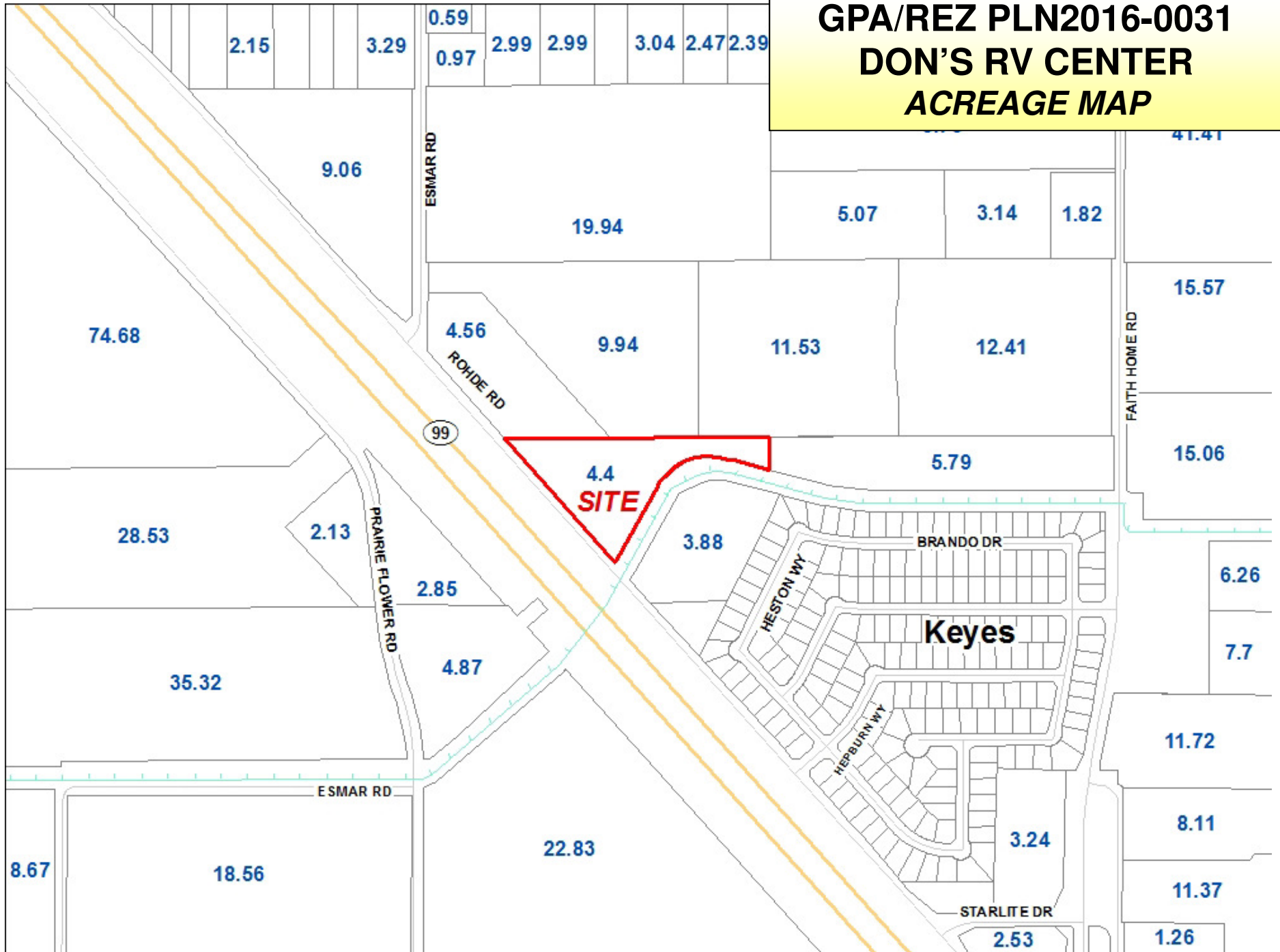
**RRM DESIGN GROUP**  
 Architects • Planning • Engineering • Surveying • Interiors • Landscape Architecture  
 22 East Grand Ave, Suite 200, Colorado Springs, CO 80903  
 2700 North Tejon Street, Suite 100, Colorado Springs, CO 80907  
 We are an Equal Opportunity Employer. M/F/V. 501(c)(3) Non-Profit Organization.

April 18, 2000

**GPA/REZ PLN2016-0031  
DON'S RV CENTER  
ZONING DESIGNATION MAP**



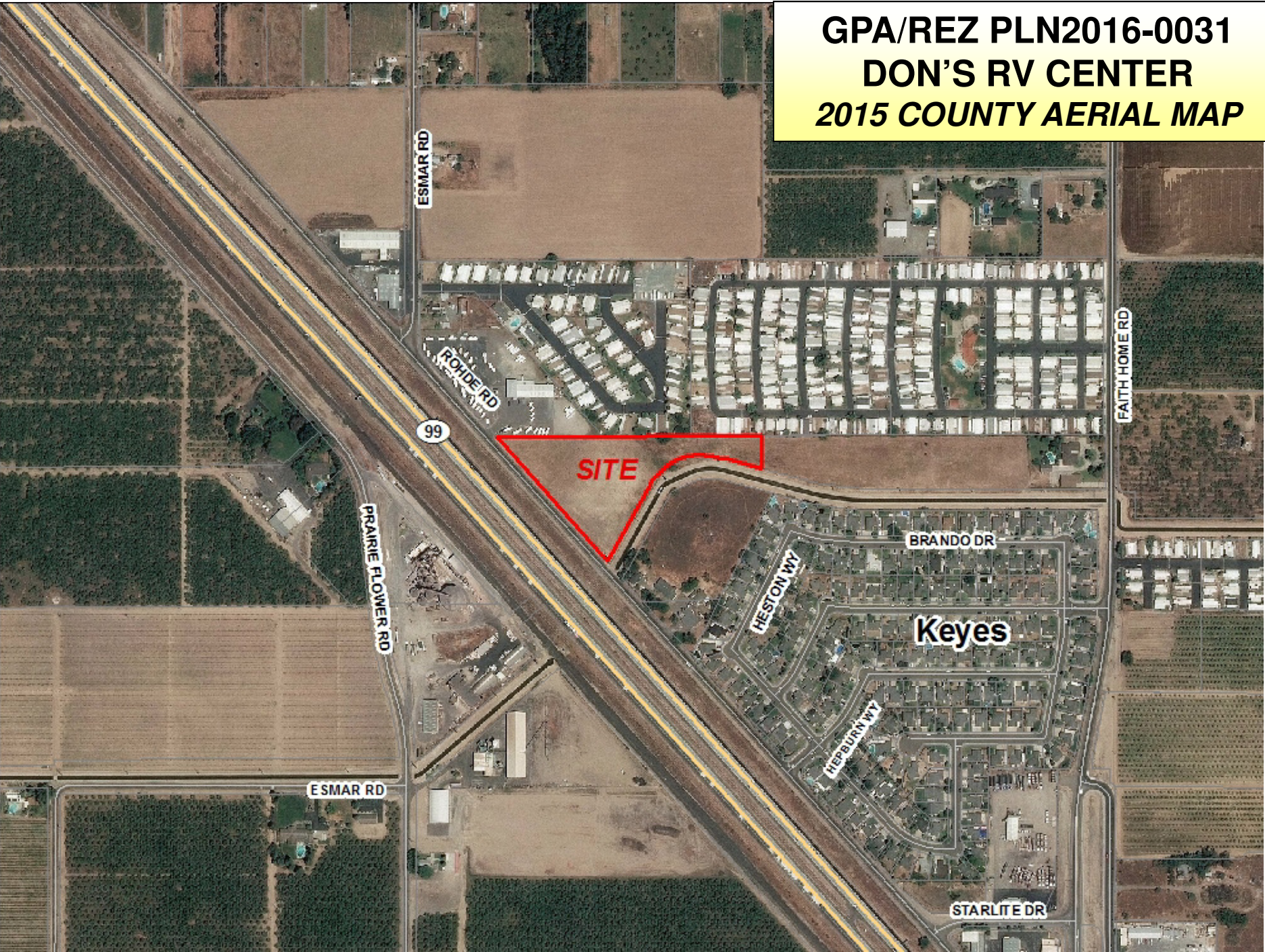
**GPA/REZ PLN2016-0031  
DON'S RV CENTER  
ACREAGE MAP**

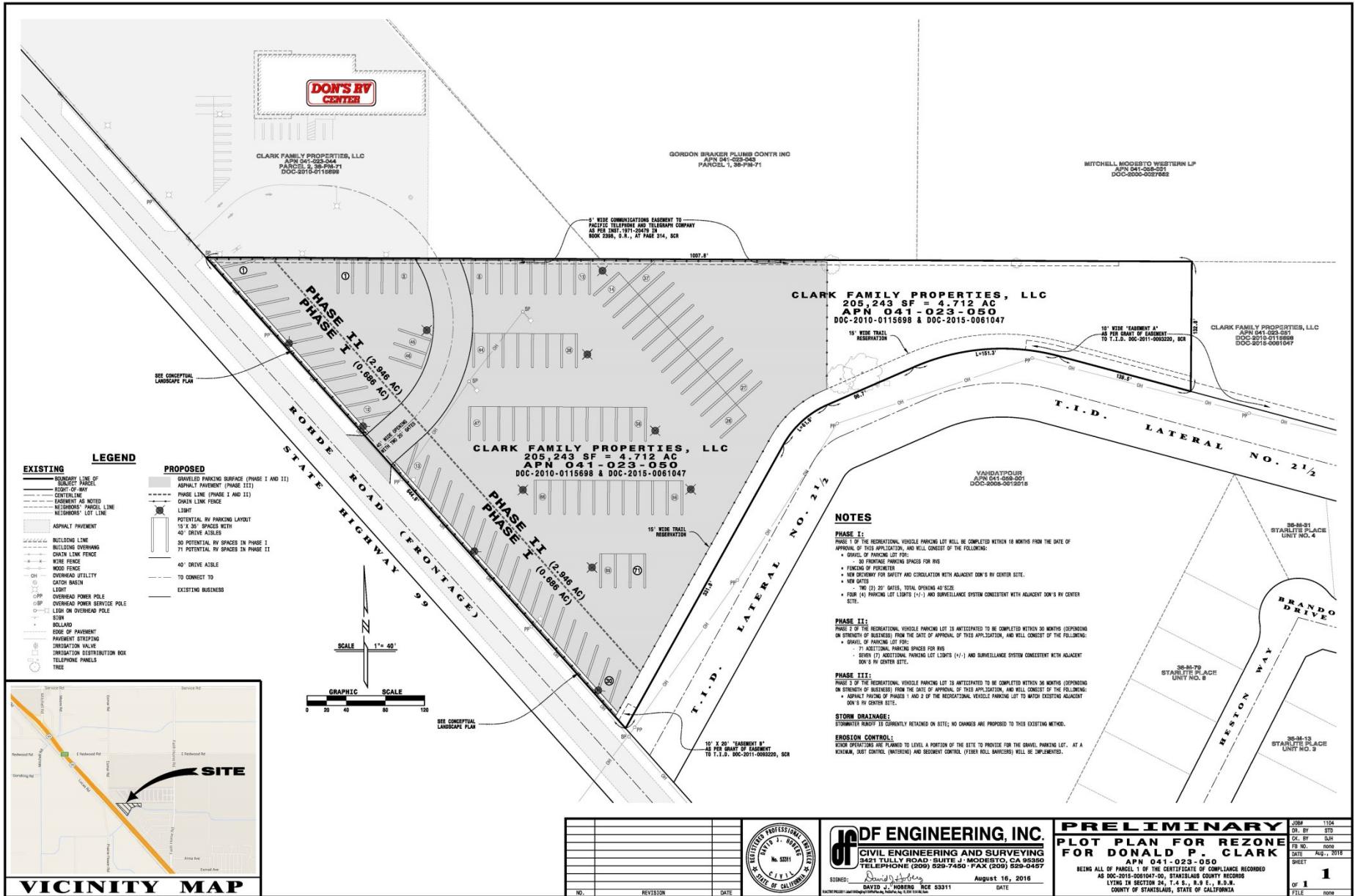


**GPA/REZ PLN2016-0031  
DON'S RV CENTER  
2015 COUNTY AERIAL MAP**



**GPA/REZ PLN2016-0031  
DON'S RV CENTER  
2015 COUNTY AERIAL MAP**



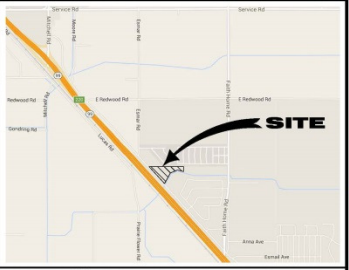


**LEGEND**

- | EXISTING  | PROPOSED  |
|---|---|
| <ul style="list-style-type: none"> <li>--- PROPERTY LINE OF SUBJECT PARCEL</li> <li>--- STREET-OF-WAY</li> <li>--- CENTERLINE</li> <li>--- EASEMENT AS NOTED</li> <li>--- NEIGHBORS' PARCEL LINE</li> <li>--- NEIGHBORS' LOT LINE</li> <li>ASPHALT PAVEMENT</li> <li>BUILDING LINE</li> <li>BUILDING OVERHANG</li> <li>CHAIN LINK FENCE</li> <li>ROCK FENCE</li> <li>ROOF FENCE</li> <li>OVERHEAD UTILITY</li> <li>CATCH BASIN</li> <li>LIGHT</li> <li>OVERHEAD POWER POLE</li> <li>OVERHEAD SERVICE POLE</li> <li>LIGHT ON OVERHEAD POLE</li> <li>STONE</li> <li>BOLLARD</li> <li>EDGE OF PAVEMENT</li> <li>PAVEMENT STRIPPING</li> <li>IRRIGATION VALVE</li> <li>IRRIGATION DISTRIBUTION BOX</li> <li>TELEPHONE PANELS</li> <li>TREE</li> </ul> | <ul style="list-style-type: none"> <li>GRAVEL PAVING SURFACE (PHASE I AND II)</li> <li>ASPHALT PAVEMENT (PHASE II)</li> <li>PHASE LINE (PHASE I AND II)</li> <li>CHAIN LINK FENCE</li> <li>LIGHT</li> <li>POTENTIAL RV PARKING LAYOUT</li> <li>15 X 30' SPACES WITH 40' DRIVE AISLES</li> <li>30 POTENTIAL BY SPACES IN PHASE I</li> <li>71 POTENTIAL BY SPACES IN PHASE II</li> <li>40' DRIVE AISLE</li> <li>TO CONNECT TO</li> <li>EXISTING BUSINESS</li> </ul> |

**NOTES**

- PHASE I:**  
 PHASE I OF THE RECREATIONAL VEHICLE PARKING LOT WILL BE COMPLETED WITHIN 18 MONTHS FROM THE DATE OF APPROVAL OF THIS APPLICATION, AND WILL CONSIST OF THE FOLLOWING:  
 • GRAVEL OF PARKING LOT FOR:  
 - 30 FRONTAGE PARKING SPACES FOR RV'S  
 • FINISHING OF PERIMETER  
 • NEW DRIVEWAY FOR SAFETY AND CIRCULATION WITH ADJACENT DON'S BY CENTER SITE.  
 • NEW GATES  
 • TWO (2) 20' GATES, TOTAL OPENING 40' SIZE  
 • FOUR (4) PARKING LOT LIGHTS (1+1) AND SURVEILLANCE SYSTEM CONSISTENT WITH ADJACENT DON'S BY CENTER SITE.
- PHASE II:**  
 PHASE II OF THE RECREATIONAL VEHICLE PARKING LOT IS ANTICIPATED TO BE COMPLETED WITHIN 36 MONTHS (DEPENDENT ON STRENGTH OF BUSINESS) FROM THE DATE OF APPROVAL OF THIS APPLICATION, AND WILL CONSIST OF THE FOLLOWING:  
 • GRAVEL OF PARKING LOT FOR:  
 - 71 ADDITIONAL PARKING SPACES FOR RV'S  
 • NEW (1) ADDITIONAL PARKING LOT LIGHTS (1+1) AND SURVEILLANCE SYSTEM CONSISTENT WITH ADJACENT DON'S BY CENTER SITE.
- PHASE III:**  
 PHASE III OF THE RECREATIONAL VEHICLE PARKING LOT IS ANTICIPATED TO BE COMPLETED WITHIN 36 MONTHS (DEPENDENT ON STRENGTH OF BUSINESS) FROM THE DATE OF APPROVAL OF THIS APPLICATION, AND WILL CONSIST OF THE FOLLOWING:  
 • ASPHALT PAVING OF PHASES 1 AND 2 OF THE RECREATIONAL VEHICLE PARKING LOT TO MATCH EXISTING ADJACENT DON'S BY CENTER SITE.
- STORM DRAINAGE:**  
 STORMWATER RUNOFF IS CURRENTLY RETAINED ON SITE; NO CHANGES ARE PROPOSED TO THIS EXISTING METHOD.
- EROSION CONTROL:**  
 EROSION OPERATIONS ARE PLANNED TO LEVEL A PORTION OF THE SITE TO PROVIDE FOR THE GRAVEL PARKING LOT. AT A RETENAIL, SLOPE CONTROL (BATTERIES) AND SEDIMENT CONTROL (FIBER ROLL BARRIERS) WILL BE IMPLEMENTED.



NO.	REVISION	DATE

**DF ENGINEERING, INC.**  
 CIVIL ENGINEERING AND SURVEYING  
 3421 TULLY ROAD SUITE J, MODESTO, CA 95350  
 TELEPHONE: (209) 929-7450 FAX: (209) 929-0457

STAMPED: *[Signature]* August 16, 2016  
 DATE: \_\_\_\_\_

**PRELIMINARY PLOT PLAN FOR REZONE FOR DONALD P. CLARK**  
 APN 041-023-050  
 BEING ALL OF PARCEL 1 OF THE CERTIFICATE OF COMPLIANCE RECORDED AS DOC-2015-008147-00, STANISLAUS COUNTY RECORDS LYING IN SECTION 24, T.4 S., R.3 E., N.3.W., COUNTY OF STANISLAUS, STATE OF CALIFORNIA

JOB# 1104  
 DTD BY: STD  
 CKD BY: DJR  
 PLO NO: 0000  
 DATE: AUG., 2016  
 SHEET  
 OF 1  
 FILE 0000

**General Planting Notes**

- The contractor shall examine the conditions of the site prior to commencement of work. Any conditions that differ from what is shown on the plans that will affect the installation process shall be brought to the attention of the Owner or Land Arch. prior to work. Commencement of work implies acceptance of the conditions of the site.
- The contractor shall verify all plant quantities prior to installation. Plant quantities are listed for the convenience of the contractor, number of symbols shall have priority over quantity given.
- The contractor shall be responsible for the purchasing of all material to meet the specifications of the plans including plants, soil, and fertilizer. The contractor shall also be responsible for the protection of these materials until the project has been completely turned over to the owner.
- All plant material shall be subject to approval or rejection by the Landscape Architect or Owner's Representative prior to installation. Installed and then rejected material shall be replaced by the contractor at his/her expense.
- All soil preparation shall be installed per the soil agronomy report to be provided and paid for by the Landscape Contractor. The report is to be immediately forwarded to the Land Arch. upon completion.
- All planter areas to receive a 3" thick layer of 3/4" minus nitrogen stabilized recycled wood mulch.
- The planting pits for broad trees shall be excavated twice the diameter of the rootball and level with existing grade at the bottom of the root ball. The backfill mix for use in all tree and shrub pits shall consist of native soil.
- Fertilizer tablets shall be Gro-Power, 7 gram fertilizer tablets (12-8-8) placed in all planting pits in quantities as follows:  
 1 gallon 3 tablet  
 5 gallon 8 tablets  
 15 gallon 14 tablets  
 24" floor 16 tablets  
 36" floor 20 tablets
- Thirty (30) days after installation all landscape shall be fertilized with 16-6-8 Fertilizer applied at the rate of 6 lbs./1000 sf. Fertilizer application shall be continued thereafter at bimonthly intervals.
- For weed control prior to planting, the Landscape Contractor shall thoroughly irrigate the site to promote germination of weed seeds that may be in the soil. After germination has taken place spray the site with Round-Up (or equal) in the amount, and let sit for the time specified by the manufacturer. Re-spray Round-Up if needed. After all green weeds have been eradicated, apply Ronstar-C (or equal) Pre-Emergent weed control in the amounts specified by the manufacturer.
- All plant material to be nursery grown in similar climate. All plant material shall be vigorous and of normal habit of growth and shall be free of planting roots, sun scald, abrasions, diseases, insect eggs and larvae. Plants shall equal or exceed the standards as outlined by the American Standards for Nursery Stock and to applicable California Agriculture Code.

**Landscape Concept**

The landscape design concept for Don's RV Center is to provide an enjoyable and aesthetic space for employees and customers that fits within the landscape framework of the existing neighborhood and the surrounding area, as well as the requirements of Stanislaus County. The proposed landscape design and Preliminary Plan is in response to Measure Two, Goal Two of the Keyes Community Plan to establish high quality landscape edges along State Route 99 and major roads leading into the community. Plant material has been selected that performs well in the special conditions of the Central Valley (Grazed Zone #6).

No high water use turf areas are included. Low water use shrubs and groundcover are proposed for the entire landscape. The landscape (and associated irrigation) has been designed to be compliant with Stanislaus County's Water Efficient Landscape Ordinance (WEL.O) Prescriptive Comp.

Special considerations have been provided in selection of plant material that respect the needs of the facility as well as the customers. Clear and secure view corridors have been provided to ensure safety of the customers entering and moving around the site while maintaining unimpeded views into the site.

**Irrigation**

The entire site will be irrigated using a fully automatic system and designed to meet the Stanislaus County's Water Efficient Landscape Ordinance (WEL.O). The site will be in compliance with the Prescriptive Compliance Option for water efficient calculations. No turf is included, a minimum of 75% of the site/groundcover areas are low water use species (3 plant factor per WUCLOS IV), no overhead spray is included and a weather sensor will be tied to a "Smart" controller. The irrigation system will be entirely a low-volume design with no use of pop-up nozzles. The system will include in-line valves, quick couplers, and gate valves. A complete irrigation design with these parameters will be provided with the improvement plans.



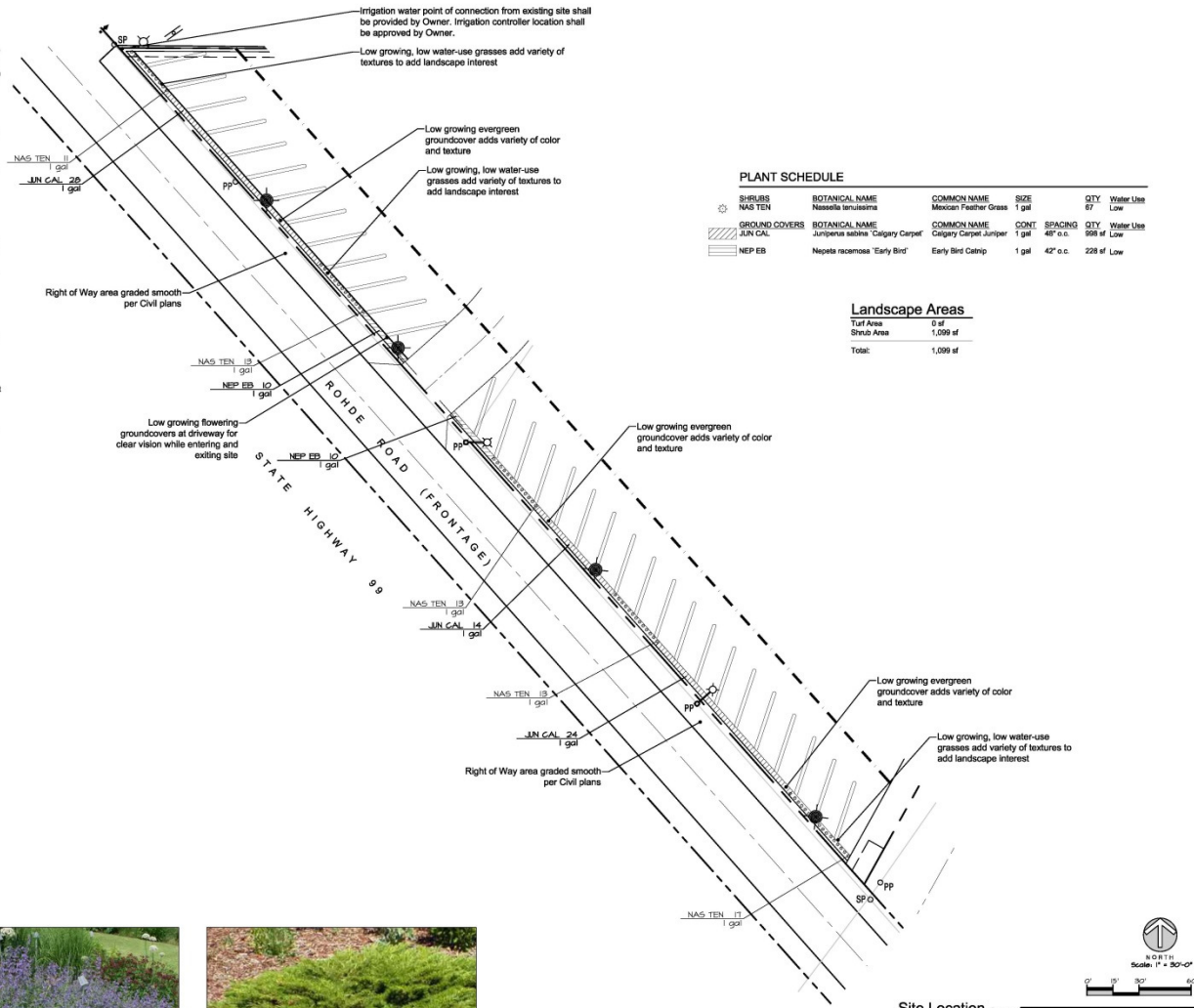
Mexican Feather Grass



Early Bird Catnip



Calgary Carpet Juniper



**PLANT SCHEDULE**

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY	Water Use
NAS TEN	Nassella tenuissima	Mexican Feather Grass	1 gal	67	Low

GROUND COVERS	BOTANICAL NAME	COMMON NAME	COMT	SPACING	QTY	Water Use
JUN CAL	Juniperus sabina 'Calgary Carpet'	Calgary Carpet Juniper	1 gal	48" o.c.	995 sf	Low
NEP EB	Nepeta racemosa 'Early Bird'	Early Bird Catnip	1 gal	42" o.c.	228 sf	Low

**Landscape Areas**

Turf Area	0 sf
Shrub Area	1,099 sf
<b>Total:</b>	<b>1,099 sf</b>



www.knoxis.com  
 151 N. North St., Sonoma, CA 95370  
 (707)535-2859 (707)535-6813 fx.



Revisions:  
 Date By  
 Modification

Prepared on the property of KLA, Inc. All other marks or other uses are the property of their respective owners. No part of this drawing may be reproduced without the written consent of KLA, Inc. © 2016

**Don's RV Center**  
 Keyes, CA

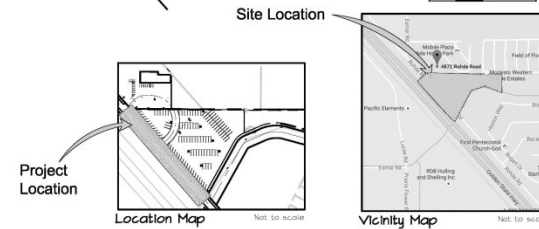
Donald Clark  
 4872 Rohde Road  
 Corcoran, CA 95307

The original size of this drawing is 36" x 36". If the plan is a different size than listed on the left side of the drawing.

**Conceptual Landscape Plan**

Scale:  
 1" = 30'-0"  
 Date:  
 August 17, 2016  
 Drawn/Checked:  
 NAD / DPH  
 Project No.:  
 16-0660  
 Sheet Number:

**LO**



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**NOTE: Approval of this application is valid only if the following development standards are met. This permit shall expire unless activated within 18 months of the date of approval. In order to activate the permit, it must be signed by the applicant and one of the following actions must occur: (a) a valid building permit must be obtained to construct the necessary structures and appurtenances; or, (b) the property must be used for the purpose for which the permit is granted. (Stanislaus County Ordinance 21.104.030)**

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**DEVELOPMENT STANDARDS**  
**GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2016-0031**  
**DON'S RV CENTER**

**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, 2016), 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 **\$2,267.25**, 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). The placement and design of light fixtures shall be approved by the Planning Department prior to installation.



6. 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, construction may not continue until 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.
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. Prior to issuance of a grading/building permit or onset of the use, a landscaping plan indicating plan species, initial size, location and method of irrigation shall be approved by the planning director, or designee, prior to issuance of any building permit. All landscaping shall be in compliance with County Code and California Model Water Efficiency Landscape Ordinance and utilize "gateway treatments" in areas visible from State Route 99, Keyes Road, and Golden State Boulevard. Landscaping shall be used to "blend" the storm water facilities into the site.

The applicant, or subsequent property owner(s), shall be responsible for maintaining landscape plants in a healthy and attractive condition. Dead or dying plants shall be replaced with materials of equal size and similar variety.

9. A sign plan for all proposed on-site signs indicating the location, height, area of the sign(s), and message must be approved by the Planning Director or appointed designee(s) prior to installation. No pole signs shall be approved.
10. 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.
11. Pursuant to the federal and state Endangered Species Acts, prior to construction, the developer shall be responsible for contacting the US Fish and Wildlife Service and California Department of Fish and Game to determine if any special status plant or animal species are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from these agencies, if necessary.
12. A 15-foot wide trail reservation is required to be maintained along the entire southern portion of the project site, following the TID Upper Lateral 2.5. No development shall occur within the trail reservation.
13. The site may not be operated separate from the existing adjacent Don's RV Center without first obtaining the appropriate land use permission, in accordance with Section 21.40.080 Amendments to the development plan, of the Stanislaus County Zoning Ordinance.
14. The setbacks, height and building site area restrictions, and landscaping and parking requirements for this project shall be consistent with Chapter 21.56 General Commercial District (C-2) of the Stanislaus County Zoning Ordinance.

**Department of Public Works**

15. Public Works shall approve the location and width of any new driveway approaches on any county maintained roadway.
16. Prior to final of a grading permit or onset of the use, the driveway proposed on Rohde Road, shall be paved.
17. Prior to any work being done in the Stanislaus County road right-of-way, the applicant shall obtain an encroachment permit.y
18. Prior to final of a grading permit or onset of the use, the driveway for the project shall be connected to a paved drive aisle that provides paved circulation between the two parcels. The drive aisles for each phase shall be paved in conjunction with the development of each phase.
19. No parking, loading, or unloading of vehicles is permitted within the county road right-of-way.
20. Prior to onset of the use, a grading, drainage, and erosion/sediment control plan for the project site shall be submitted to the Department of Public Works for review and approval. 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.
  - 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, drainage, and erosion/sediment control plan shall comply with the current State of California National Pollutant Discharge Elimination System (NPDES) General Construction Permit. A Waste Discharger Identification Number and a copy of the Notice of Intent and the Project's Stormwater Pollution Prevention Plan shall be provided prior to approved grading or building permits, if applicable.
  - D. Post Development Design Standards shall be incorporated into the drainage and grading plan. The post development measures shall be designed to comply with Stanislaus County's 2015 Post Development Standards.
  - E. An Operations and Maintenance Agreement shall be signed and notarized once the Post Development Calculations have been accepted by Stanislaus County Public Works.
  - F. 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.
  - G. The applicant of the grading permit shall pay the current Stanislaus County Public Works weighted labor rate for the plan review of the building and/or grading plan. The Public Works inspector shall be contacted 48 hours prior to the commencement of any grading or drainage work on-site.

**Department of Environmental Resources**

21. Prior to final of a grading permit, protective measures, to be approved by the Department of Environmental Resources, shall be implemented to prevent hazardous materials and hazardous waste contamination from entering the storm drain system.
22. Prior to issuance of a grading permit, the applicant shall determine that a site containing (or formerly containing) residences or farm buildings or structures, has been fully investigated (via Phase I and Phase II study, if necessary). Research should be conducted to determine if pesticides were used on the proposed development site. If confirmed, suspect site areas should be tested for organic pesticides and metals. Any discovery of underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil shall be brought to the immediate attention of the Department of Environmental Resources.
23. Prior to onset of the use, the applicant shall contact the Department of Environmental Resources (DER) regarding appropriate permitting requirements for hazardous materials and/or wastes. Applicant and/or occupants handling hazardous materials or generating hazardous wastes must notify the DER relative to the following (CA Health and Safety Code, Division 20):
  - A. Permits for the underground storage of hazardous substances at new tank facilities or the modification of existing tank facilities.
  - B. Requirements for registering as a handler of hazardous materials in the County.
  - C. Submittal of hazardous materials business information into the California Electronic Reporting System (CERS) by handlers of materials in excess of 55 gallons or 500 pounds of hazardous material, or of 200 cubic feet of compressed gas.
  - D. The handling of acutely hazardous materials may require the preparation of a Risk Management Prevention Program which must be implemented prior to operation of the facility. The list of acutely hazardous materials can be found in SARA, Title III, Section §302.
  - E. Generators of hazardous waste must notify DER relative to the quantities of waste generated, plans for reducing waste generated, and proposed waste disposal practices. Generators of hazardous waste must also use the CERS data base to submit chemical and facility information to DER.
  - F. Permits for the treatment of hazardous waste on-site will be required from the Hazardous Materials Division of DER.
24. If the operation ever modifies their operations in such a way that they qualify as a public water system, under Section 116275(h) of the California Health and Safety Code, a public water supply permit application shall be submitted to DER ([CA HSC] 116525), accompanied by a public water system technical report ([CA HSC] 116530), financial, managerial, and technical information ([CA HSC] 116540), and obtain a public water supply permit to operate the public water system ([CA HSC] Sections 116525, 116530, 116540, 116550).

**Keyes Fire Protection District**

25. Prior to final of a grading permit, a fire department access gate, to allow fire access to the site from Rohde Road, shall be installed.

**Turlock Irrigation District**

26. Prior to onset of operations, the developer shall submit plans, detailing the existing irrigation facilities relative to proposed site improvements, to the District for review and determination of specific impacts and requirements.
27. The District shall review and approve the grading plans for the project. Any improvements to this property which impacts irrigation facilities shall be subject to the District's approval and shall meet all District standards and specifications. If it is determined that irrigation facilities will be impacted, the applicant will need to provide irrigation improvement plans and enter into an Irrigation Improvements Agreement for the required irrigation facility modifications. There is a District Board approved time and material fee associated with this review.
28. Work on irrigation facilities that may impact the flow of water may only be performed during the non-irrigated season which typically runs from November 1, thru March 1, but can vary.
29. Developed property adjoining irrigated ground must be graded so that finished grading elevations are at least six (6) inches higher than irrigated ground. A protective berm must be installed to prevent irrigation water from reaching non-irrigated properties.
30. The Turlock Irrigation District has a 12kV overhead line along Rohde Road and a double circuit 115kV overhead line along the north side of the canal. Both lines border the subject property. Developer must maintain safe clearances from these facilities as required by Title 8.

**San Joaquin Valley Air Pollution Control District**

31. The proposed project may be subject to Air District permits. Prior to the start of grading or construction, the property owner/operator shall contact the District's Small Business Assistance Office at (559) 230-5888 to determine if an Authority to Construct (ATC) is required, or if any other District rules or permits are required.

**Central Valley Regional Water Quality Control Board**

32. Prior to ground disturbance or issuance of a building permit, the Central Valley Regional Quality Control Board shall be consulted to obtain any necessary permits and to implement any necessary measures, including but not limited to Construction Storm Water General Permit, Phase I and II Municipal Separate Storm Sewer System (MS4) Permits, Industrial Storm Water General Permit, Clean Water Act Section 404 Permit, Clean Water Act Section 401 Permit (Water Quality Certification), Waste Discharge Requirements, Low or Limited Threat General NPDES Permit, and any other applicable Regional Water Quality Control Board permit.

**MITIGATION MEASURE(S)**

**(Pursuant to California Public Resources Code 15074.1: Prior to deleting and substituting for a mitigation measure, the lead agency shall do both of the following:**

**1) Hold a public hearing to consider the project; and 2) Adopt a written finding that the new measure is equivalent or more effective in mitigating or avoiding potential significant effects and that it in itself will not cause any potentially significant effect on the environment.)**

33. Prior to issuance of a building permit, the applicant/operator/property owner shall pay the Keyes Community Plan Mitigation Funding Program fees for Highway Commercial per the Keyes community Plan adopted on April 18, 2000. The fees were calculated in 2003 at \$751.47 per 1,000 square feet of floor space. With the fees adjusted for inflation using the Engineering News-Record index, the July 2015 fees are \$1,137 per 1,000 square feet.

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*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**  
**GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2016-0031**  
**DON'S RV CENTER**

***Phase One:*** Phase One, proposed to be completed within 18 months of project approval, would include 30 RV parking spaces along the frontage of Rohde Rd., fencing and landscaping of the entire perimeter, a new driveway for the purposes of improved safety and circulation between the project site and the adjacent Don's RV Center site, two new gates, four parking lot lights, and a surveillance system consistent with the existing Don's RV Center site to the north (total of 30,686 square feet). The access path from the existing Don's RV site to the new RV parking spaces will be paved, including all driveway aisles. The RV spaces themselves, will not be paved until completion of Phase Three.

***Phase Two:*** Phase Two, proposed to be completed within 30 months of project approval, would include 71 additional RV parking spaces, seven additional parking lot lights, inclusive of an expanded surveillance system for the new spaces (total of 133,547 square feet). The access path from the existing Don's RV site to the new RV parking spaces will be paved, including all driveway aisles. The RV spaces themselves, will not be paved until completion of Phase Three.

***Phase Three:*** Phase Three, proposed to be completed within 36 months of project approval, would include asphalt paving of the spaces included in both Phase One and Two of the project.



## CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, December 30, 2009

- 1. **Project title:** General Plan Amendment & Rezone Application No. PLN2016-0031 - Don's RV Center
- 2. **Lead agency name and address:** Stanislaus County  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354
- 3. **Contact person and phone number:** Kristin Doud, Associate Planner
- 4. **Project location:** 4872 Rohde Road, south of Esmar Road, north of Hepburn Way, just west of State Route 99 in the Keyes Area. (APN: 041-023-050)
- 5. **Project sponsor's name and address:** Donald P. Clark  
4872 Rhode Road  
Keyes, CA 95307
- 6. **General Plan designation:** Planned Development
- 7. **Community Plan designation:** Medium Density Residential
- 8. **Zoning:** A-2-10 (General Agriculture)
- 9. **Description of project:**

Request to amend the Land Use Element of the General Plan by amending the Keyes Community Plan from Medium Density Residential to Commercial, and to rezone the parcel from A-2-10 to P-D (Planned Development), to allow expansion of an existing recreational vehicle (RV) sales operation (Don's RV Center), by improving a 4.87± acre parcel with additional RV parking sales spaces. The project proposes to develop the site in three phases, ultimately adding 105 RV parking spaces to the existing operation. Phase One, proposed to be completed within 18 months of project approval, would include 30 RV parking spaces along the frontage of Rohde Rd., fencing and landscaping of the entire perimeter, a new driveway for the purposes of improved safety and circulation between the project site and the adjacent Don's RV Center site, two new gates, four parking lot lights, and a surveillance system consistent with the existing Don's RV Center site to the north (total of 30,686 square feet). Phase Two, proposed to be completed within 30 months of project approval, would include 71 additional RV parking spaces, seven additional parking lot lights, inclusive of an expanded surveillance system for the new spaces (total of 133,547 square feet). Phase Three, proposed to be completed within 36 months of project approval, would include asphalt paving of the spaces included in both Phase One and Two of the project. No structures are being proposed as the existing sales and service building is on the adjacent parcel, which already includes indoor office and sales space, customer parking, and restrooms. Hours of operation are proposed to be in conjunction with the existing Don's RV Center, which are Monday through Sunday, 9:00 a.m. to 6:00 p.m. Employees are also proposed to remain the same as the existing operation, which includes 10 employees on a maximum shift. One to four additional truck deliveries per day are estimated to be associated with the proposed operational expansion. The project proposes access to the expanded parking area from the existing entry on Rohde Road. The project also proposes a new driveway on Rohde Road from the project site for emergency vehicle access and access from the existing Don's RV Center to the project site. The Keyes Community Plan includes a Mitigation Monitoring Plan for development within the Keyes Community Plan area. Any mitigation measures applicable to this project are included as conditions of approval, as they are routine in nature and do not impact the environmental impacts from the project. One of the Keyes Community Plan mitigation measures, regarding traffic

impact fees, is incorporated into the mitigation monitoring plan for the project, as it reduces potential transportation and traffic impacts from the project to less than significant.

- 9. **Surrounding land uses and setting:** To the north are the existing Don's RV Center operation, and the Western Mobile Plaza mobile home park, to the south are ranchettes as well as single family residential development, to the west is State Route 99 and industrial development, and to the east are orchards and row crops.
  
- 10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Stanislaus County Department of Public Works, Turlock Irrigation 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 checked="" 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.

Kristin Doud  
 \_\_\_\_\_  
 Signature

September 21, 2016  
 \_\_\_\_\_  
 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, than 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). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
  - 7) **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
  - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
  - 9) The explanation of each issue should identify:
    - a) the significant criteria or threshold, if any, used to evaluate each question; and
    - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

**ISSUES**

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

**Discussion:** The site itself is not considered to be a scenic resource or a unique scenic vista. The project site is bordered by Rohde Road, which runs parallel to Highway 99, in the unincorporated community of Keyes. The project site is within the Keyes Community Plan boundaries, which was adopted by the Board of Supervisors in April of 2000 as part of the Land Use Element of the General Plan. The Keyes Community Plan states that “The present appearance of the community along the State Route 99 corridor, as with many corridor communities, is unattractive. A lack of urban landscaping, key community entryways and unsightly land uses adjacent State Route 99 contribute to a negative image which discourages interest in investing in the community.” To ensure attractive development along the Highway 99 corridor, the project includes a conceptual landscape plan with low growing drought tolerant shrubs along the road frontage of Rohde Road. A final landscape plan, in compliance with the State Water Model Ordinance, will be required at the time of grading permit submittal. The site will also be fenced consistent with the existing Don’s RV Center development to the north and with other existing area developments. Conditions of approval will be applied to the project that require that dead or dying plants be replaced as well as that nighttime lighting be aimed downward to prevent glare to adjacent properties. No adverse impacts to the existing visual character of the site or its surroundings are anticipated.

**Mitigation:** None.

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

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 subject parcel is zoned A-2-10 (General Agriculture), and is vacant but not currently being utilized for commercial agriculture. The Eastern Stanislaus Soil Survey identifies the site as having prime soils, made up of (HdA) Hanford sandy loam (0-3 percent slopes, grade 1, Storie Index Rating 95); however, the property is classified as "Urban and Built-Up Land" by the California State Department of Conservation Farmland Mapping and Monitoring Program. The property is not enrolled in a Williamson Act Contract and is surrounded by mostly non-agricultural and urban uses including: the existing Don's RV Center and Mobile Plaza mobile home park, located north of the project site; TID Lateral No. 2 1/2, and a low density residential subdivision, located to the south; and Rohde Rd. and Highway 99, located to the west. A number of parcels in agricultural production, generally 40 acres and under in size, are located north and east of the mobile home park, and west of Highway 99. However a number of non-ag uses are located between the site and existing ag uses. The 6.44 acre parcel located to the east is zoned A-2-10 (General Agriculture) and is also owned by the applicant.

**Mitigation:** None.

**References:** USDA Natural Resource Conservation Service Web Soil Survey; USDA Soil Conservation Service Soil Survey of Eastern Stanislaus Area CA; California Farmland Mapping and Monitoring Program Data; 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 project site is within the San Joaquin Valley Air Basin, which has been classified as "severe non-attainment" for ozone and respirable particulate matter (PM-10) as defined by the Federal Clean Air Act. The San Joaquin Valley Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. As such, the District maintains permit authority over stationary sources of pollutants.

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 Environmental Protection Agency (EPA) which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies.

The project proposes to expand an existing recreational vehicle (RV) sales operation (Don's RV Center), to allow expansion of an existing recreational vehicle (RV) sales operation (Don's RV Center), by improving a 4.87± acre parcel with additional RV parking sales spaces. The project proposes to develop the site in three phases, ultimately adding 105 RV parking spaces to the existing operation. Phase One, proposed to be completed within 18 months of project approval, would include 30 RV parking spaces along the frontage of Rohde Rd., fencing and landscaping of the entire perimeter, a new driveway for the purposes of improved safety and circulation between the project site and the adjacent Don's RV Center site, two new gates, four parking lot lights, and a surveillance system consistent with the existing Don's RV Center site to the north (total of 30,686 square feet). Phase Two, proposed to be completed within 30 months of project approval, would include 71 additional RV parking spaces, seven additional parking lot lights, inclusive of an expanded surveillance system for the new spaces (total of 133,547 square feet). Phase Three, proposed to be completed within 36 months of project approval, would include asphalt paving of the spaces included in both Phase One and Two of the project. No structures are being proposed as the existing sales and service building is on the adjacent parcel, which already includes indoor office and sales space, customer parking, and restrooms. Employees are proposed to remain the same as the existing operation, which includes 10 employees on a maximum shift. One to four additional truck deliveries per day are estimated to be associated with the proposed operational expansion. The project proposes access to the expanded parking area from the existing entry on Rohde Road. The project also proposes a new driveway on Rohde Road from the project site for emergency vehicle access and access from the existing Don's RV Center to the project site. Construction activities associated with the proposed project would consist primarily of grading of the parking lot. 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.

The project will not conflict with, nor obstruct implementation of any applicable air quality plan. An early consultation project referral was sent to the SJVAPCD, but no response letter was received. Based on the project details stated above, no significant impacts to air quality are anticipated.

**Mitigation:** None.

**References:** 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 U.S. 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 project is located within the Ceres Quad of the California Natural Diversity Database. There are 14 plants and animals which are state or federally listed, threatened, or identified as species of special concern within the Ceres California Natural Diversity Database Quad. These species include Swainson’s hawk, tricolored blackbird, burrowing owl, riffle sculpin, hardhead, steelhead, chinook salmon, obscure bumble bee, crotch bumble bee, valley elderberry longhorn beetle, moestan blister beetle, townsend’s big-eared bat, heartscale, and subtle orache.

The proposed RV storage operation will be located on a 4.87± acre area parcel which is currently vacant. No trees or natural vegetation exist on the site.

The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors are considered to be less than significant.

An early consultation was referred to the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and no response was received.

**Mitigation:** None.

**References:** 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>.

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 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	

**Discussion:** The project was referred to the Native American Heritage Commission (NAHC) via the State Clearinghouse. A letter was received from the Native American Heritage Commission (NAHC), outlining the basic procedures for AB 52 and SB 18, which both require tribal consultation or notification of projects under certain circumstances. Because this application includes a General Plan Amendment individual letters were sent to the tribes as required. No response has been received from the consulted tribes to date.

A letter provided by the applicant from the Central California Information Center indicates the project site has low sensitivity for cultural, historical, paleontological, or tribal resources. It does not appear that this project will result in significant impacts to any archaeological or cultural resources; however, a standard condition of approval will be added to this project to address any discovery of cultural resources during any ground disturbing activities.

**Mitigation:** None.

**References:** Referral response from the Native American Heritage Commission dated May 5, 2016; records search from the Central California Information Center dated February 24, 2016; Stanislaus County General Plan and Support Documentation<sup>1</sup>

VI. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil 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:** The Eastern Stanislaus Soil Survey identifies the site as having prime soils, made up of (HdA) Hanford sandy loam (0-3 percent slopes, grade 1, Storie Index Rating 95). 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 at building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of any 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. An early consultation referral response received from the Department of Public Works indicated that a grading, drainage, and erosion/sediment control plan for the project is required, subject to Public Works review and Standards and Specifications. Likewise, although none are proposed as part of this project, any future 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.

DER, Public Works, and the Building Permits Division review and approve any building or grading permit to ensure their standards are met. Conditions of approval regarding these standards will be applied to the project.

**Mitigation:** None.

**References:** Referral response from the Stanislaus County Department of Public Works, dated June 8, 2016; California Building Code; USDA Natural Resource Conservation Service Web Soil Survey; USDA Soil Conservation Service Soil Survey of Eastern Stanislaus Area CA; 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 tropospheric Ozone (O<sub>3</sub>). 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.

Although no structures are proposed, any subsequent buildings would be 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). Minimal greenhouse gas emissions will occur during grading. Grading and construction activities are considered to be less than significant as they are temporary in nature and are subject to meeting SJVAPCD standards for air quality control. Minimal greenhouse gas emissions will also be generated from additional vehicle and truck trips. The project does not propose additional employees, and proposes up to four additional truck trips per day, at maximum build out.

No significant impacts from greenhouse gas emissions occurring as a result of this project are anticipated.

**Mitigation:** None.

**References:** 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	

**Discussion:** DER Hazardous Materials (HazMat) Division provided a referral response that requests protective measures be integrated into the site and storm drain system to prevent potential oil leak/vehicle fluid leak runoff. These comments will be reflected as conditions of approval on the project. No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project. No truck maintenance or washing will occur on-site.

**Mitigation:** None.

**References:** Referral response from the Stanislaus County Department of Environmental Resources Hazardous Materials Division received May 11, 2016; and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.

IX. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	

f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			X	
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			X	
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?			X	

**Discussion:** Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains. All flood zone requirements will be addressed by the Building Permits Division during the building permit process. The Central Valley Regional Water Quality Control Board (RWQCB) provided an early consultation referral response requesting that the applicant coordinate with their agency to determine if any permits or Water Board requirements be obtained/met prior to operation. Conditions of approval will be added to the project requiring the applicant comply with this request prior to issuance of a building permit.

DER Hazardous Materials (HazMat) Division provided a referral response that requests protective measures be integrated into the site and storm drain system to prevent potential oil leak/vehicle fluid leak runoff. These comments will be reflected as conditions of approval on the project.

**Mitigation:** None.

**References:** Referral response received from the Department of Environmental Resources on May 11, 2016; Referral responses received from the Central Valley Regional Water Quality Control Board on May 16, 2016; Stanislaus County General Plan and Support Documentation<sup>1</sup>

X. LAND USE AND PLANNING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Physically divide an established community?			X	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			X	

**Discussion:** This project includes a request to change the Keyes Community Plan designation from Medium Density Residential to Planned Development. The Keyes Community Plan states that, “with the exception of an established mobile home park located north of Turlock Irrigation District’s Upper Lateral 22, Medium-and Medium High-Density land use designations are moved from the periphery of Keyes to the interior of the community. Establishment of Medium and Medium High-Density housing adjacent to the community’s commercial districts and public amenities will accommodate long-range housing needs for the community and County, while encouraging a compact community form.” This indicates that the intent of the Keyes Community Plan was to maintain residential uses within the interior of Keyes; however, the project site was designated as Medium Density Residential due to it adjoining the existing mobile home park which is

located on the northern boundary of the Keyes Community Plan. The Community Plan also states that, “Highway Commercial land use designation adjacent to the State Route 99/Keyes Road Interchange is intended to provide for and promote concentration of commercial uses serving the needs of the traveling public”.

The site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5<sup>th</sup> cycle Regional Housing Needs Allocation (RHNA) for the county, and will therefore not impact the County’s ability to meet their RHNA.

The project will not physically divide an established community nor conflict with any habitat conservation plans.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>

<b>XI. MINERAL 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>
<b>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?</b>				X
<b>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?</b>				X

**Discussion:** 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.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>

<b>XII. NOISE -- Would the project result in:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>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?</b>			X	
<b>b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</b>			X	
<b>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</b>			X	
<b>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</b>			X	
<b>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?</b>				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
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**Discussion:** The area’s ambient noise level will temporarily increase during grading/construction. As such, the project will be conditioned to abide by County regulations related to hours and days of construction.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>

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

**Discussion:** The site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5<sup>th</sup> cycle Regional Housing Needs Allocation (RHNA) for the county and will therefore not impact the County’s ability to meet their RHNA. No population growth will be induced nor will any existing housing will be displaced as a result of this project.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>

XIV. PUBLIC SERVICES --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project result in the 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	

**Discussion:** The County has adopted Public Facilities Fees, as well as a Fire Facility Fee on behalf of the appropriate fire district, to address impacts to public services. No buildings are proposed as part of this project. However, should any construction occur on the property in the future, all adopted public facility fees will be required to be paid at the time of building permit issuance.

This project was circulated to all applicable school, fire, police, irrigation, and public works departments and districts during the early consultation referral period and no concerns were identified with regard to public services. A referral response received from the Turlock Irrigation District indicates that the District would like to review the proposed grading plans to ensure the District’s infrastructure is not negatively impacted. The District’s comments will be incorporated into the project as conditions of approval.

**Mitigation:** None.

**References:** Referral response from the Turlock Irrigation District, dated on May 6, 2016; Stanislaus County General Plan and Support Documentation<sup>1</sup>

XV. RECREATION --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

**Discussion:** This project will not increase demands for recreational facilities, as such impacts typically are associated with residential development.

A multi-purpose trail, offering access to a variety of users including pedestrians, cyclists and equestrians, is planned along Turlock Irrigation District’s Upper Lateral No 22 right-of-way. The multi-purpose trail, which ties into the community’s bikeway, provides a completely separated right-of-way with minimum cross flows by motorists. A trail right of way reservation along TID’s lateral which runs along the south side of the project parcel is included on the project’s site plan to accommodate this community plan requirement.

**Mitigation:** None.

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>

XVI. TRANSPORTATION/TRAFFIC -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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	
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?			X	

**Discussion:** The 2015 General Plan Update, which included an update to the Circulation Element, superseded any roadway classification identified in the Keyes Community Plan. The updated Circulation Element, Figure II-1, identifies Rohde Road as a collector, which is the same roadway classification identified previously in the Keyes Community Plan.

A multi-purpose trail, offering access to a variety of users including pedestrians, cyclists and equestrians, is planned along TID's Upper Lateral No 22 right-of-way. The multi-purpose trail, which ties into the community's bikeway, provides a completely separated right-of-way with minimum cross flows by motorists. A trail right of way reservation along TID's lateral which runs along the south side of the project parcel is included on the project's site plan to accommodate this community plan requirement.

The project proposes to expand an existing recreational vehicle (RV) sales operation (Don's RV Center), to allow expansion of an existing recreational vehicle (RV) sales operation (Don's RV Center), by improving a 4.87± acre parcel with additional RV parking sales spaces. The project proposes to develop the site in three phases, ultimately adding 105 RV parking spaces to the existing operation. No structures are being proposed as the existing sales and service building is on the adjacent parcel, which already includes indoor office and sales space, customer parking, and restrooms. Employees are proposed to remain the same as the existing operation, which includes 10 employees on a maximum shift. One to four additional truck deliveries per day are estimated to be associated with the proposed operational expansion. The project proposes access to the expanded parking area from the existing entry on Rohde Road. The project also proposes a new driveway on Rohde Road from the project site for emergency vehicle access and access from the existing Don's RV Center to the project site.

The project was referred to Stanislaus County's Department of Public Works who responded with conditions of approval that require: Public Works approval for any new driveways; an encroachment permit be obtained for the proposed driveway on Rohde Road.; paved pathways throughout the project site; that no parking, loading, or unloading of vehicles occur within County Road ROW; and that a grading and drainage plan be submitted to the Department of Public Works for review and approval. These comments will be applied to the project as conditions of approval.

The Keyes Community Plan includes a Mitigation Monitoring Plan for development within the Keyes Community Plan area. Any mitigation measures applicable to this project are included as conditions of approval, as they are routine in nature and do not impact the environmental impacts from the project. One of the Keyes Community Plan mitigation measures, regarding traffic impact fees, is incorporated into the mitigation monitoring plan for the project, as it reduces potential transportation and traffic impacts from the project to less than significant.

**Mitigation:** Prior to issuance of a building permit, the applicant/operator/property owner shall pay the Keyes Community Plan Mitigation Funding Program fees for Highway Commercial per the Keyes community Plan adopted on April 18, 2000. The fees were calculated in 2003 at \$751.47 per 1,000 square feet of floor space. With the fees adjusted for inflation using the Engineering News-Record index, the July 2015 fees are \$1137 per 1,000 square feet.

**References:** Referral response from the Stanislaus County Department of Public Works dated June 7, 2016; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

**Discussion:** Limitations on providing services have not been identified. The project does not propose any services as the building and restrooms located on the existing Don's RV Center, to the north, will be utilized for any on-site employees or customers. However, if any services are required in the future, the site will be served by private well and septic systems. Storm water will be contained on-site. A referral response from the Department of Public Works requires that they review and approve a grading and drainage plan prior to issuance of any building permit. Conditions of approval shall be added to the project to reflect this requirement. Any future on-site septic and well infrastructure will be reviewed by DER for adequacy through the building permit process.

A referral response received from TID indicates that the District would like to review the proposed grading plans to ensure their infrastructure is not negatively impacted. The District's comments will be incorporated into the project as conditions of approval.

**Mitigation:** None.

**References:** Referral response from the Stanislaus County Department of Public Works dated June 8, 2016; Referral response from the Department of Environmental Resources on May 11, 2016; Referral response from the Turlock Irrigation District on May 6, 2016; Stanislaus County General Plan and Support Documentation<sup>1</sup>

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

**Mitigation:** None.

**References:** Initial Study; Stanislaus County General Plan and Support Documentation<sup>1</sup>

<sup>1</sup>Stanislaus County General Plan and Support Documentation adopted on August 23, 2016. Optional and updated elements of the General Plan and Support Documentation: **Housing Element** adopted on April 5, 2016.



## MITIGATED NEGATIVE DECLARATION

**NAME OF PROJECT:** General Plan Amendment & Rezone Application No. PLN2016-0031 – Don’s RV Center

**LOCATION OF PROJECT:** 4872 Rohde Road, south of Esmar Road, north of Hepburn Way, just east of State Route 99 in the Keyes Area. (APN: 041-023-050)

**PROJECT DEVELOPER:** Donald P. Clark, Clark Family Properties  
4872 Rohde Road  
Ceres, CA 95307

**DESCRIPTION OF PROJECT:** Request to amend the Keyes Community Plan of the General Plan from Medium Density Residential to Commercial and rezone a 4.87± parcel to Planned Development (PD) zoning to allow the establishment of a recreational vehicle (RV) sales yard as accessory to the RV sales business located on the adjacent parcel (4872 Rohde Road). No structures are being proposed as the existing sales and service building is on the adjacent parcel. The Planning Commission will consider a CEQA Mitigated Negative Declaration for this project.

Based upon the Initial Study, dated **September 21, 2016**, the Environmental Coordinator finds as follows:

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

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

1. Prior to issuance of a building permit, the applicant/operator/property owner shall pay the Keyes Community Plan Mitigation Funding Program fees for Highway Commercial per the Keyes community Plan adopted on April 18, 2000. The fees were calculated in 2003 at \$751.47 per 1,000 square feet of floor space. With the fees adjusted for inflation using the Engineering News-Record index, the July 2015 fees are \$1137 per 1,000 square feet.

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: Kristin Doud, Associate Planner

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

# Stanislaus County

## Planning and Community Development

1010 10th Street, Suite 3400  
Modesto, CA 95354

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

### Mitigation Monitoring Plan

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

### September 21, 2016

- 1. Project title and location: General Plan Amendment & Rezone Application No. PLN2016-0031 - Don's RV Center  
  
4872 Rohde Road, south of Esmar Road, north of Hepburn Way, just east of State Route 99 in the Keyes Area. (APN: 041-023-050)
- 2. Project Applicant name and address: Donald P. Clark  
4872 Rohde Road  
Ceres, CA 95307
- 3. Contact person at County: Kristin Doud, Associate Planner (209) 525-6330

#### MITIGATION MEASURES AND MONITORING PROGRAM:

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

#### XVI. TRANSPORTATION/TRAFFIC

No. 1 Mitigation Measure: Prior to issuance of a building permit, the applicant/operator/property owner shall pay the Keyes Community Plan Mitigation Funding Program fees for Highway Commercial per the Keyes community Plan adopted on April 18, 2000. The fees were calculated in 2003 at \$751.47 per 1,000 square feet of floor space. With the fees adjusted for inflation using the Engineering News-Record index, the July 2015 fees are \$1137 per 1,000 square feet.

Who Implements the Measure: Applicant/operator/property owner.  
 When should the measure be implemented: Prior to issuance of a building permit.  
 When should it be completed: Prior to issuance of a building permit.  
 Who verifies compliance: Stanislaus County Planning and Community Development Department, Building Division  
 Other Responsible Agencies: Stanislaus County Department of Public Works

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

Signature on File  
Person Responsible for Implementing Mitigation Program

September 22, 2016  
Date

(I:\PLANNING\STAFF REPORTS\GPA\2016\GPA & REZ PLN2016-0031 - DON'S RV CENTER, INC\CEQA-30-DAY-REFERRAL\MITIGATION MONITORING PLAN.DOC)

**SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS**

**PROJECT: GENERAL PLAN AND REZONE APPLICATION NO. PLN2016-0031 - DON'S RV CENTER**

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 CONSERVATION, LAND RESOURCES												
CA DEPT OF FISH & WILDLIFE	X	X	X		X							
CA DEPT OF TRANSPORTATION: DISTRICT 10	X	X	X		X							
CA OPR STATE CLEARINGHOUSE	X	X	X	X				X		X		X
CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD	X	X	X	X				X		X	X	
COMMUNITY SERVICES DISTRICT: KEYES	X	X	X		X							
COOPERATIVE EXTENSION	X	X	X		X							
FIRE PROTECTION DIST: KEYES FIRE	X	X	X	X				X		X	X	
IRRIGATION DISTRICT: TURLOCK	X	X	X	X				X		X	X	
MOSQUITO DISTRICT: TURLOCK	X	X	X		X							
MT VALLEY EMERGENCY MEDICAL	X	X	X		X							
MUNICIPAL ADVISORY COUNCIL: KEYES	X	X	X		X							
PACIFIC GAS & ELECTRIC	X	X	X		X							
POSTMASTER: KEYES	X	X	X		X							
RAILROAD: UNION PACIFIC	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X		X					X	X	
SCHOOL DISTRICT 1: KEYES UNION	X	X	X		X							
SCHOOL DISTRICT 2: TURLOCK JOINT UNIC	X	X	X		X							
STAN CO AG COMMISSIONER	X	X	X		X							
STAN CO BUILDING PERMITS DIVISION	X	X	X		X							
STAN CO CEO	X	X	X		X							
STAN CO DER	X	X	X	X				X		X		X
STAN CO ERC	X	X	X	X				X		X		X
STAN CO FARM BUREAU	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		X							
STAN CO SUPERVISOR DIST #2: CHIESA	X	X	X		X							
STAN COUNTY COUNSEL	X	X	X		X							
STANISLAUS FIRE PREVENTION BUREAU	X	X	X		X							
STANISLAUS LAFCO	X	X	X		X							
SURROUNDING LAND OWNERS		X	X		X							
TELEPHONE COMPANY: AT&T	X	X	X		X							
TRIBAL CONTACTS			90-DAY		X							
US ARMY CORP OF ENGINEERS												
US FISH & WILDLIFE												
USDA NRCS	X	X	X		X							
US MILITARY (5 AGENCIES)	X	X	X		X							