



Referral
Early Consultation

Date: September 11, 2023
To: Distribution List (See Attachment A)
From: Kristy Doud, Deputy Director
Planning and Community Development
Subject: GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2023-0031 – SECURED SPACE SOUTH STORAGE
Respond By: September 26, 2023

****PLEASE REVIEW REFERRAL PROCESS POLICY****

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Sakshi Enterprise, LLC, Biren Patel
Project Location: 5024, 5028, and 5030 Rohde Road, between Esmar and Faith Home Roads, in the community of Keyes.
APN: 041-059-001 and 041-059-002
Williamson Act Contract: N/A
General Plan: Planned Development
Community Plan: Medium Density Residential
Current Zoning: General Agriculture (A-2-10)

Project Description: This is a request to amend the Community Plan designation and zoning designation of a five acre parcel from Medium Density Residential and General Agriculture (A-2-10) to Planned Development (P-D) to allow for the operation of an existing mini-storage facility. The General Plan designation is Planned Development which is consistent with the proposed project and will remain unchanged; however, the Keyes

Community Plan designation of Medium-Density Residential is not consistent with the proposed project and is proposed to be amended to Planned Development which requires an amendment to the Land Use Element of the General Plan. The site consists of 39,393 square feet of mini-storage made up of 13 buildings, nine feet three inches in height with mounted wall lighting, each containing multiple storage units ranging in size from 50 to 253 square feet in size. The mini-storage facility is currently operating; however, the required building permits and land use entitlements to operate were not obtained. Accordingly, land use entitlements (in the form of a general plan amendment and rezone) and building permits are required to allow continued operation of the mini-storage facility. The property is also improved with a legal non-conforming duplex and four-plex, which are proposed to remain, as well as the single-family dwelling which has been converted into an office for the mini-storage facility. Conversion of the single-family dwelling also occurred without building permits which will be required to be obtained to allow the continued use of the building as an office/apartment.

Approximately four of the five acres is currently developed with the mini-storage and residential units and the remaining one acre of the site is vacant and unimproved. In addition to the mini-storage, office, and residential units the property is improved with 24 parking spaces, chain link fencing with slats along the portion of road frontage where the residential units are located and wrought iron fencing with a secured access gate along the portion of road frontage where the mini-storage facility is located; a mixture of wood and metal fencing is installed along the side and rear property lines. The project proposes to install a mixture of ornamental trees and shrubs along the front of the office and residential units and a pole sign ten feet in height with a 5-foot-wide and 3.5-foot-tall sign for the mini-storage facility as well as a wall sign on the office building. The mini-storage facility has a maximum of three employees on-site per shift (one-shift per day), an average of three customers per day, and is open Monday through Friday from 9:30 a.m. to 5:30 p.m. and Saturday and Sunday from 10 a.m. to 3 p.m. The site is currently served by a private on-site well and septic systems; however, a will-serve letter has been issued by the Keyes Community Services District for water and sewer services.

**Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>**



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2023-0031 – SECURED SPACE SOUTH STORAGE

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: TURLOCK		STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DIST: KEYES	X	STAN CO PUBLIC WORKS
	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: KEYES	X	STAN CO SUPERVISOR DIST #5: SUPERVISOR C. CONDIT
	GSA:	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:	X	StanCOG
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MUNICIPAL ADVISORY COUNCIL: KEYES		SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
X	POSTMASTER: KEYES	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: UNION PACIFIC	X	TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: KEYES UNION	X	US FISH & WILDLIFE
X	SCHOOL DIST 2: TURLOCK UNIFIED		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2023-0031 – SECURED SPACE SOUTH STORAGE

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- _____ Will not have a significant effect on the environment.
- _____ May have a significant effect on the environment.
- _____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:






Name Title Date

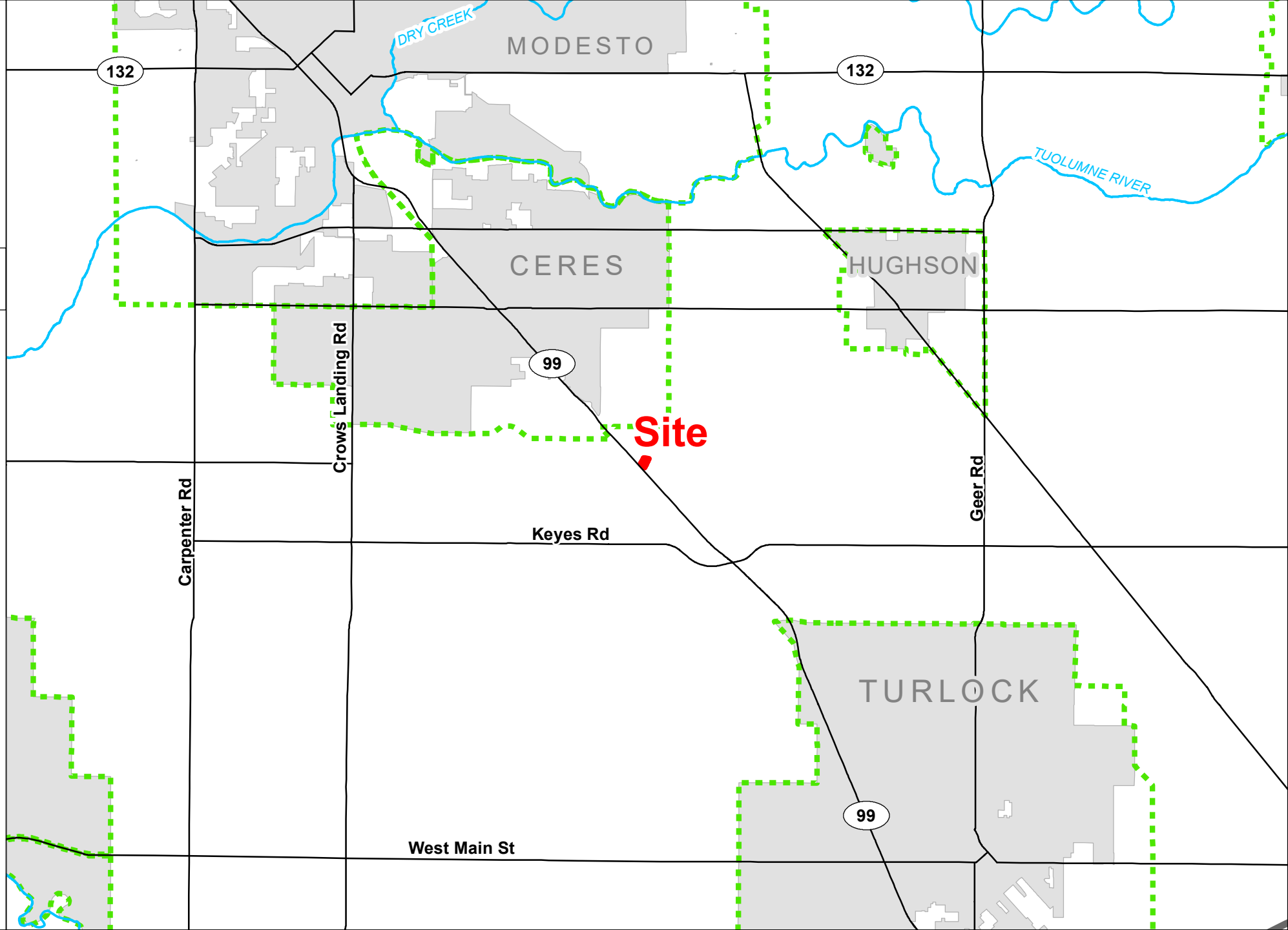
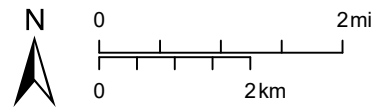
SECURED SPACE SOUTH STORAGE

GPA REZ PLN2023-0031

AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River













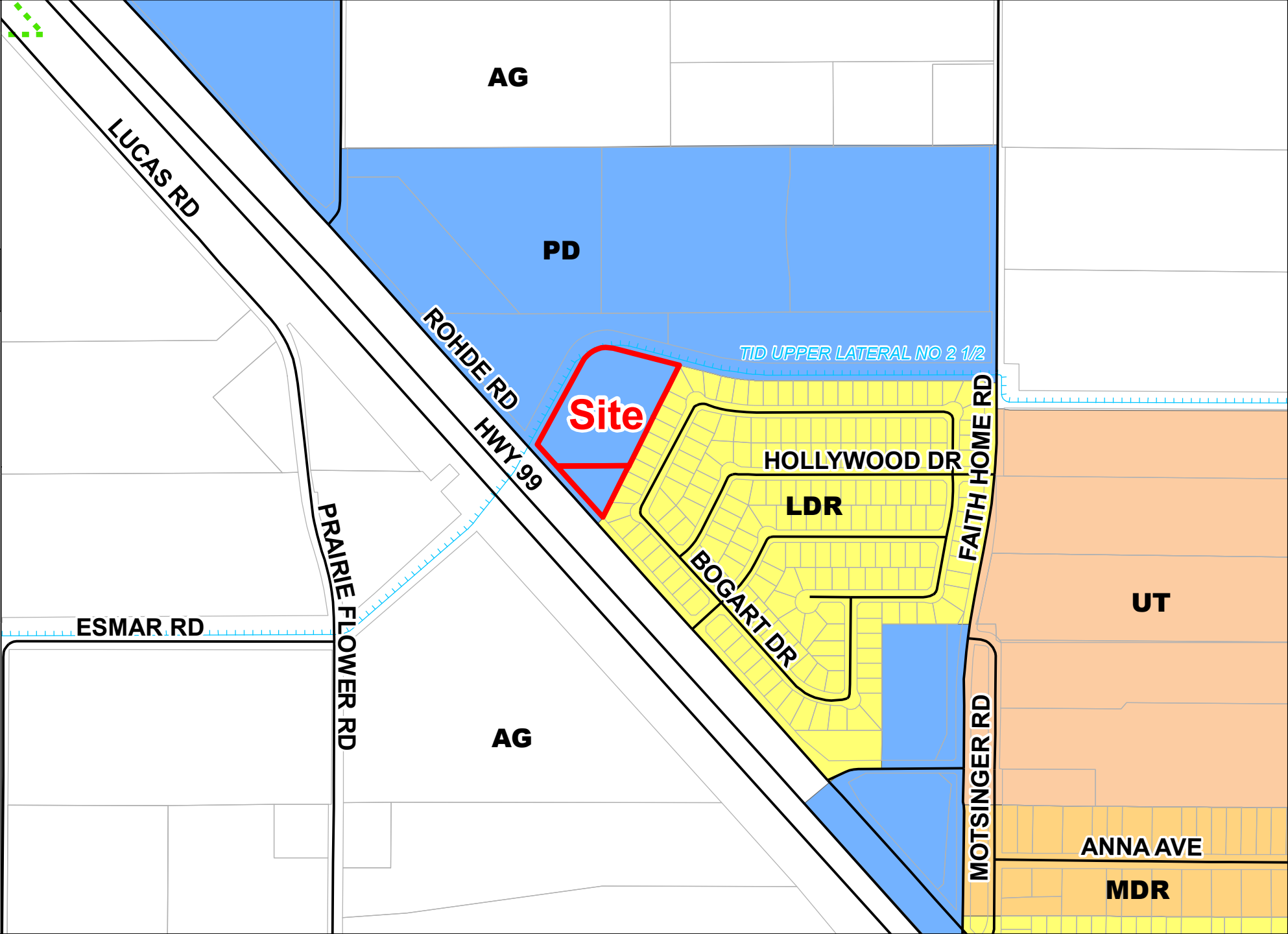
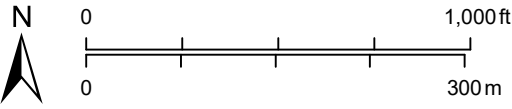
SECURED SPACE SOUTH STORAGE

GPA REZ PLN2023-0031

GENERAL PLAN MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Parcel
-  Road
-  Canal
- General Plan**
-  Agriculture
-  Low Density Residential
-  Medium Density Residential
-  Urban Transition
-  Planned Development










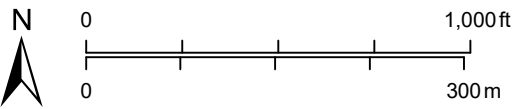
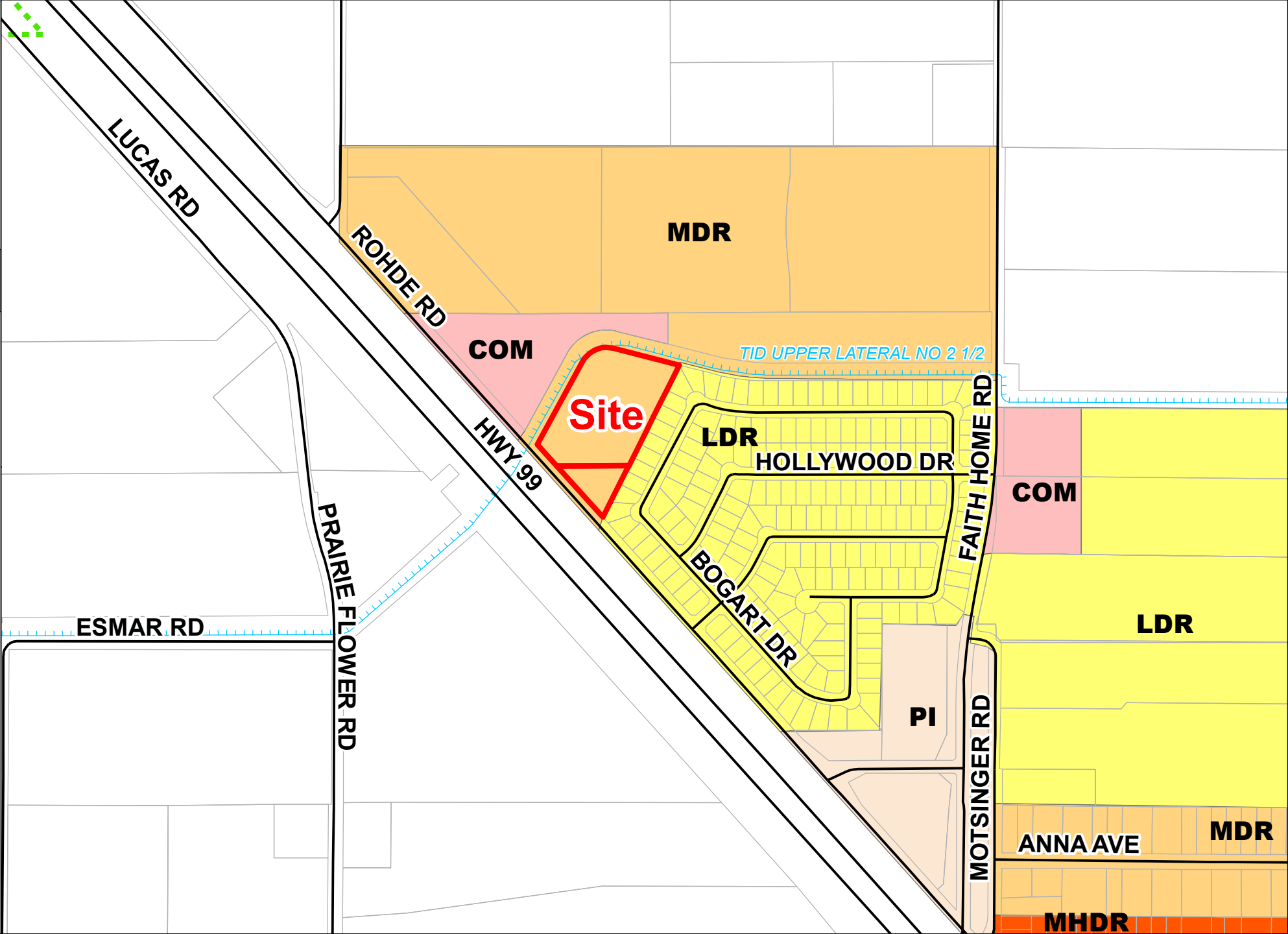
SECURED SPACE SOUTH STORAGE

GPA REZ PLN2023-0031

COMMUNITY PLAN MAP

Community Plan Land Use Designations

-  Residential - Medium
-  Residential - Low
-  Residential - Medium-High
-  Commercial
-  Planned Industrial
-  Sphere of Influence
-  Road





SECURED SPACE SOUTH STORAGE







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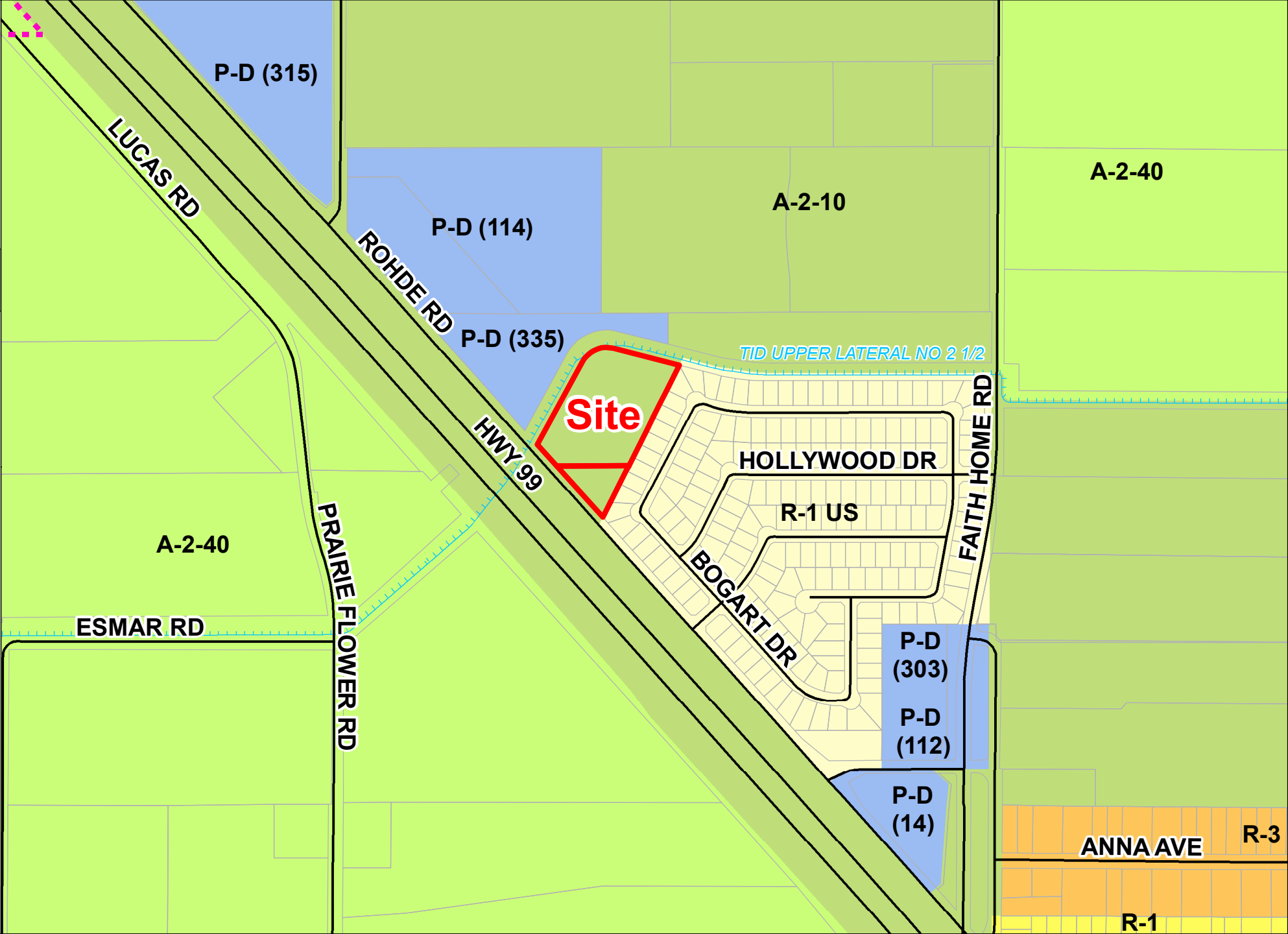
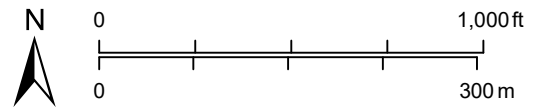
ZONING MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Parcel
-  Road
-  Canal

Zoning Designation

-  General Agriculture 10 Acre
-  General Agriculture 40 Acre
-  Planned Development
-  Single Family Residential
-  Single Family Residential
-  Multiple Family







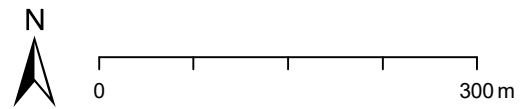
SECURED SPACE SOUTH STORAGE

GPA REZ PLN2023-0031

2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal






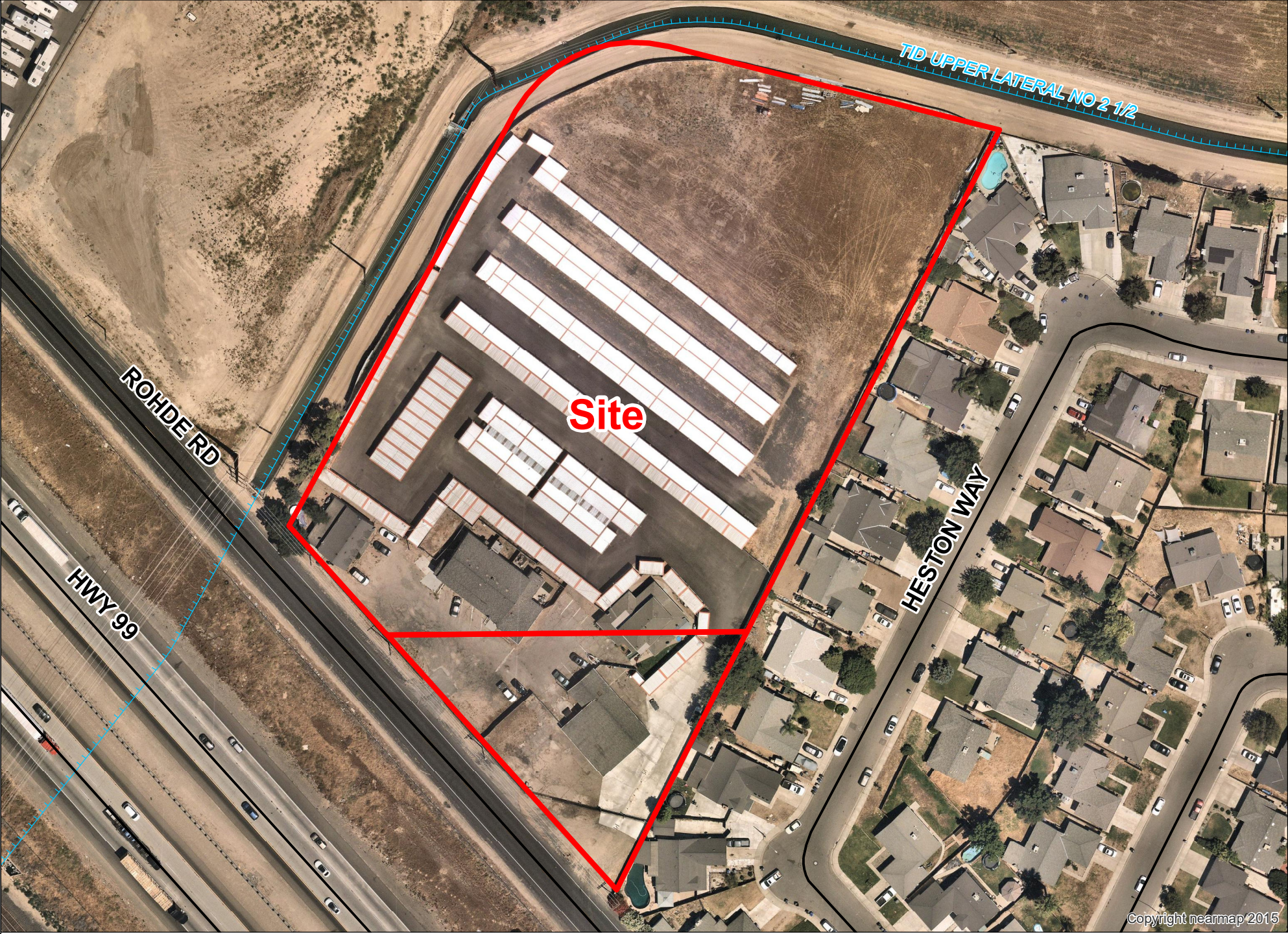
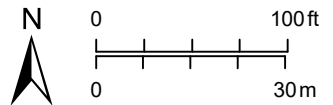
SECURED SPACE SOUTH STORAGE

GPA REZ
PLN2023-0031

2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road
-  Canal








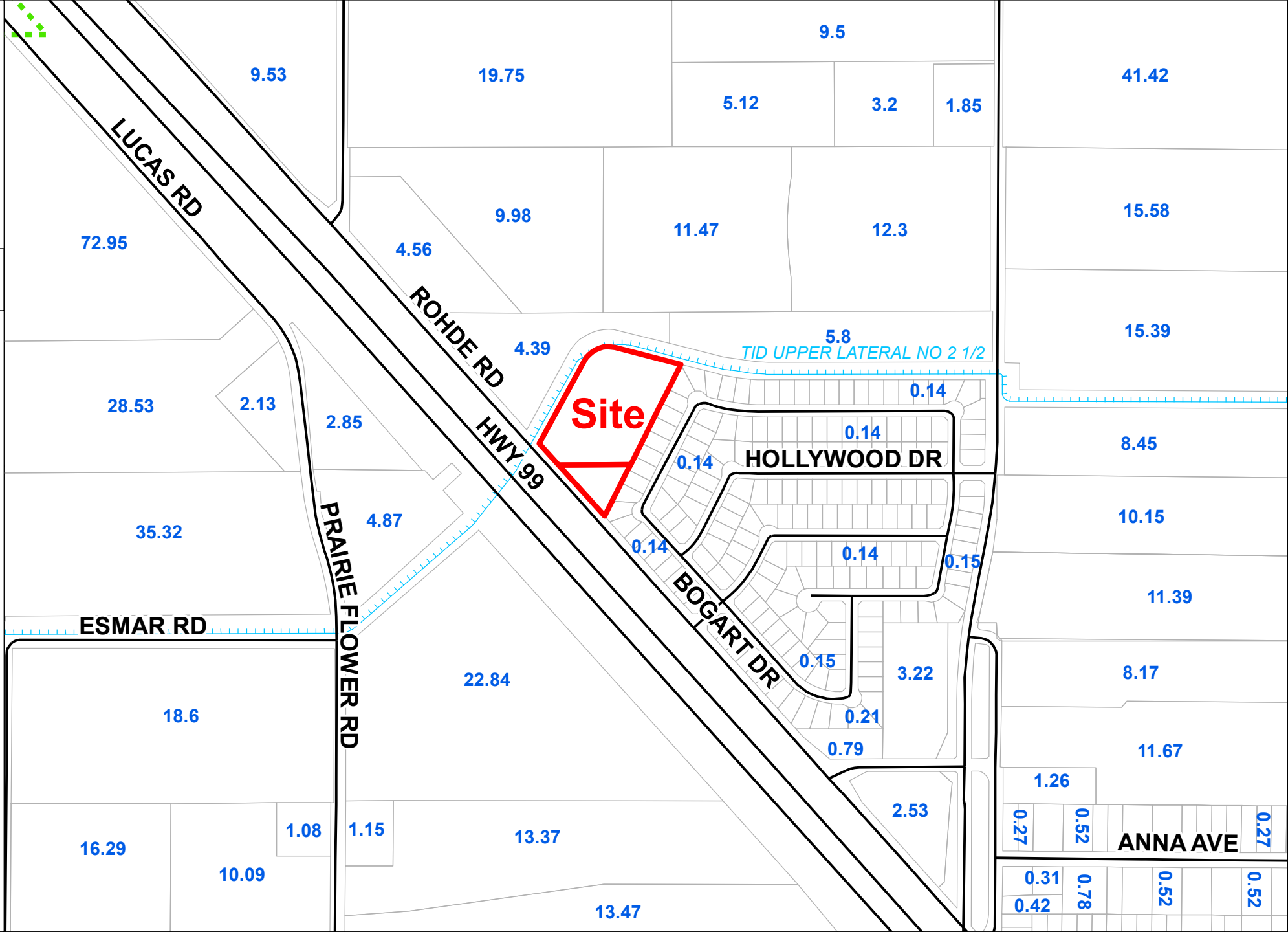
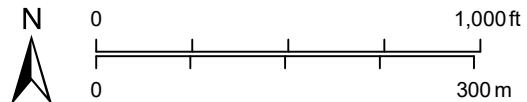
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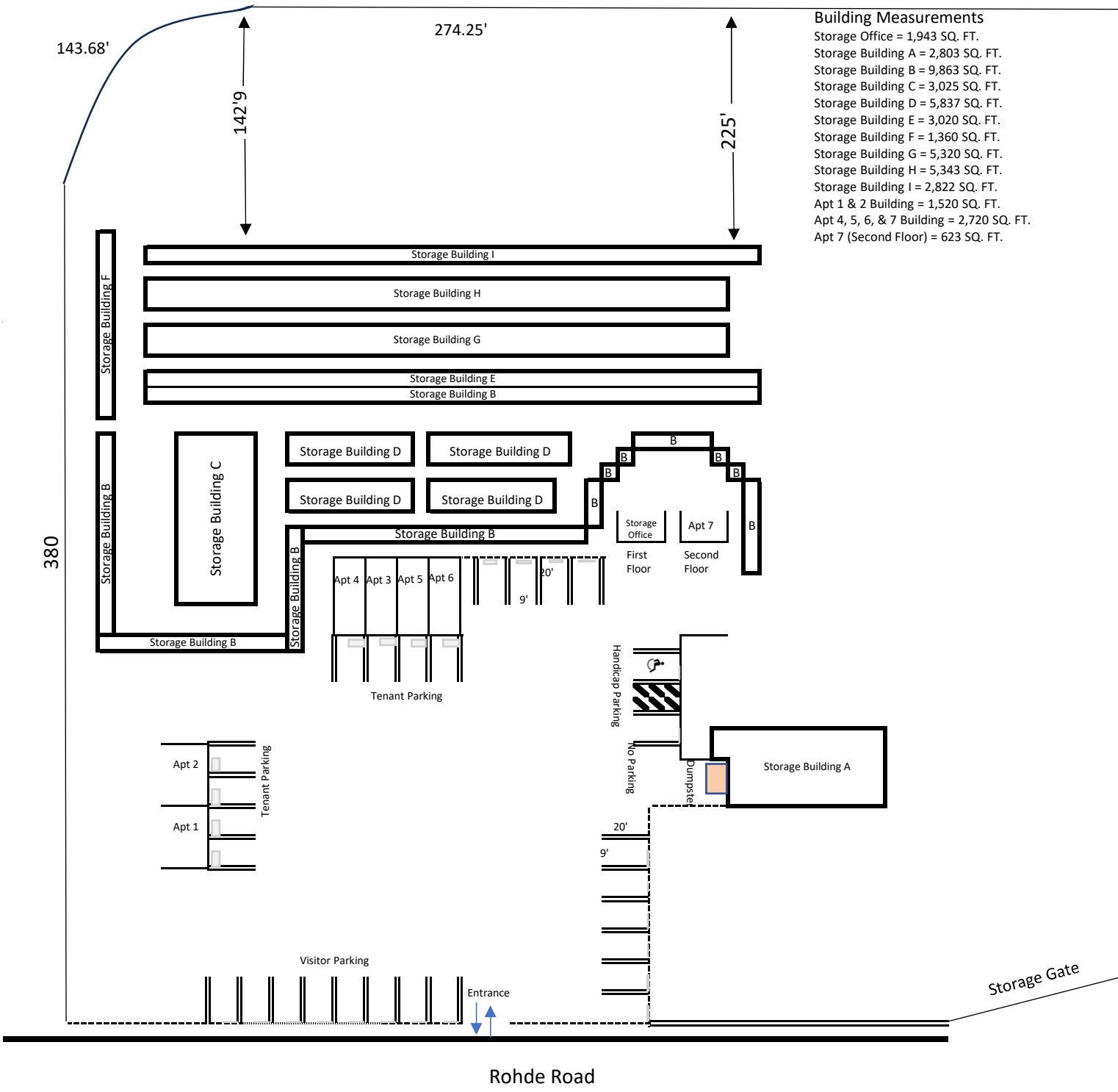
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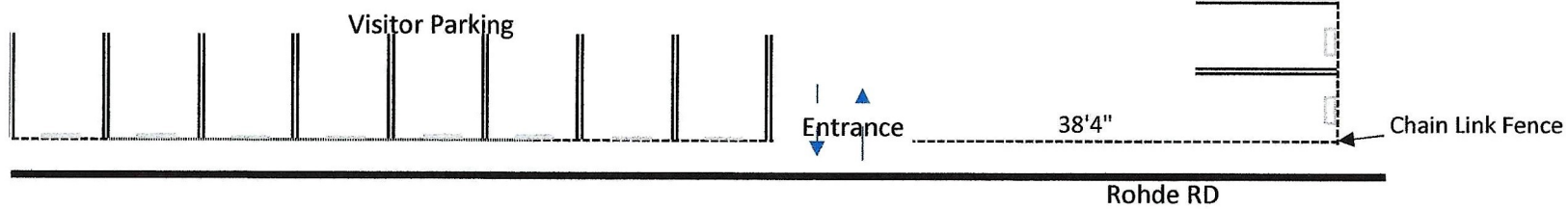
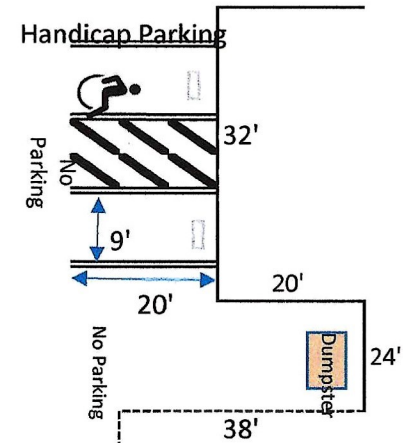
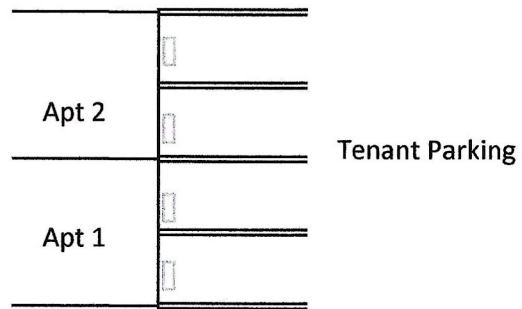
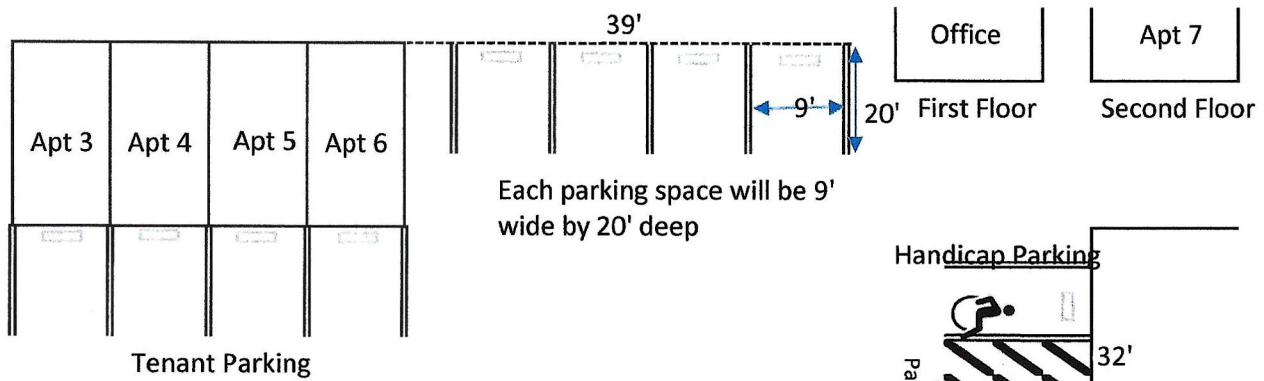
ACREAGE MAP

LEGEND

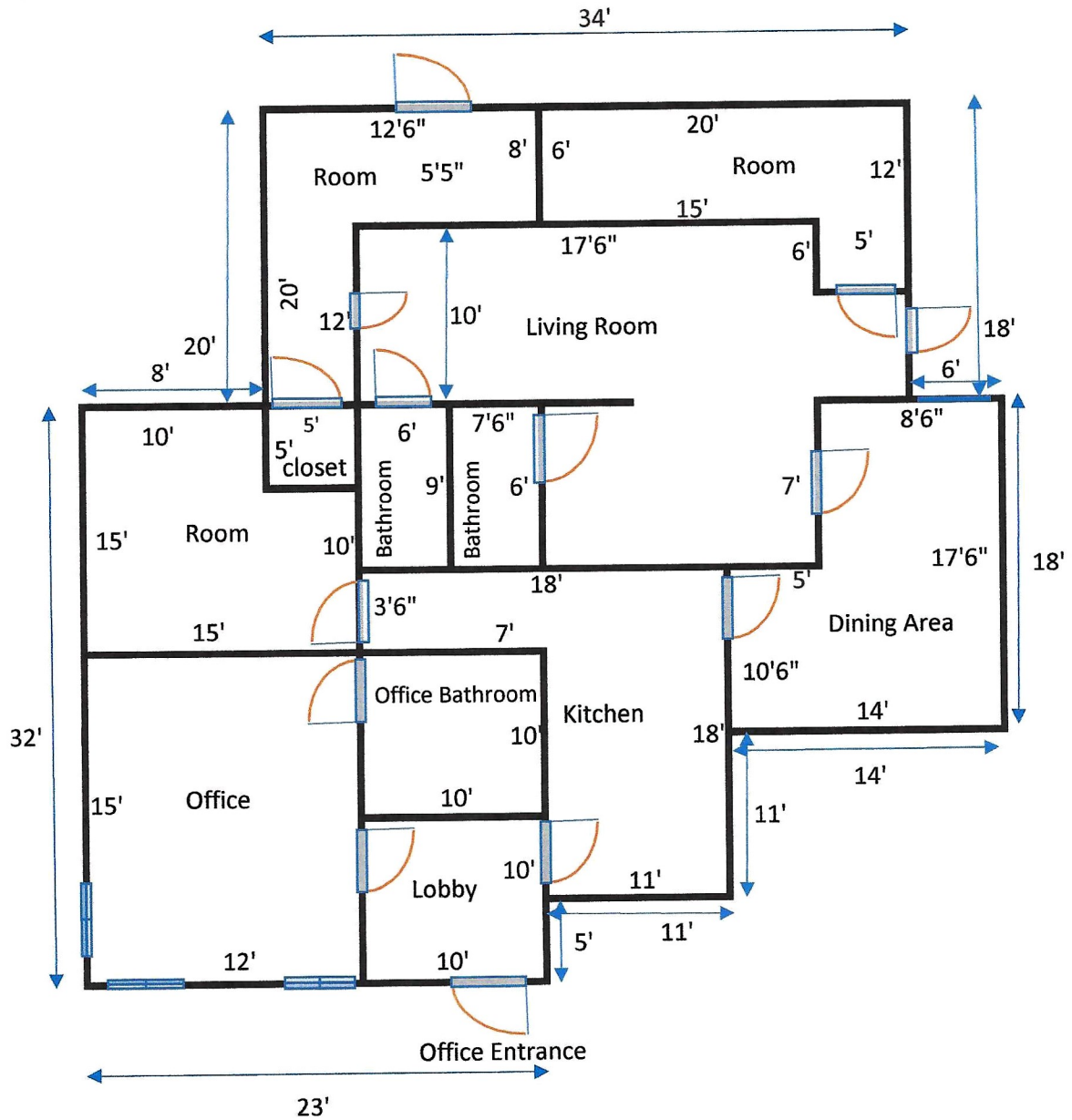
-  Project Site
-  Sphere of Influence
-  Parcel/Acres
-  Road
-  Canal







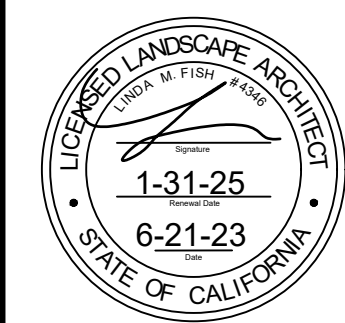
Office Floor Plan



The total area used for the office is 280 sq ft and 100 sq ft for the bathroom.

The total area for office use is 380 sqft.

The remaining area is not being used and is vacant.



Revisions:

Linda Fish
Landscape Architect
linda@fishlandscape.com
(209) 656-7177
PLA #4346

Irrigation Plan

5024 Rohde Road
Ceres, CA

Scale: 1"=10'-0"
Date: 6-21-23
Drawn: LF
Sheet Number:

L1

Project Information:

Owner Contact: Biren Patel
(209) 485-5166
psakshi1@sbcglobal.net
Rehabilitated, private

Project Type: 1,169 sf total
Landscape Area: Potable water, City of Ceres

Water Supply: "I agree to comply with the requirements of the prescriptive compliance option to the MWELD."

Applicant Compliance Statement:

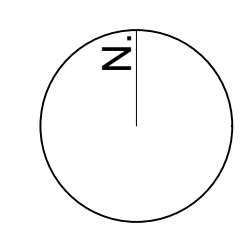
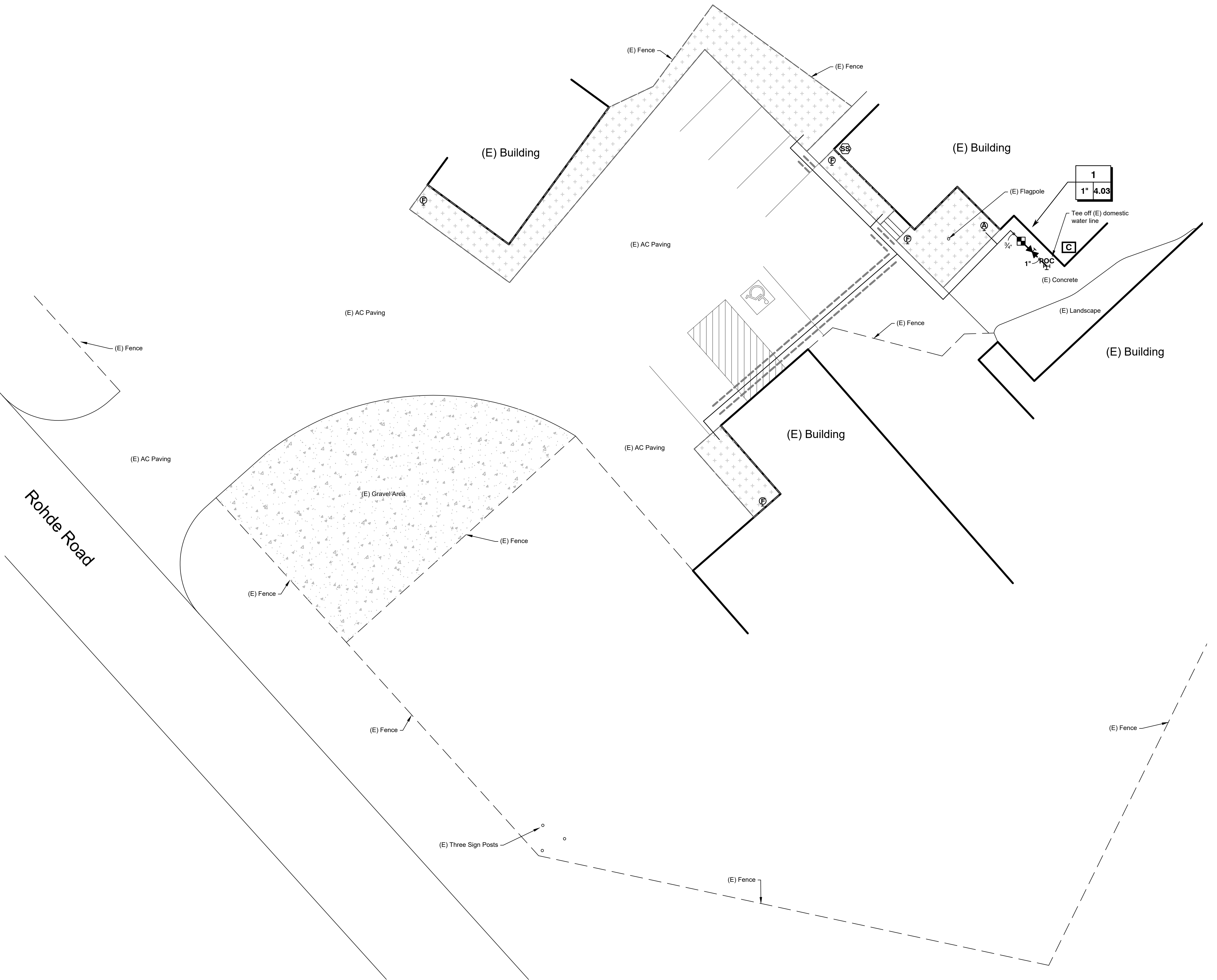
Applicant Signature: _____ Date: 6-21-23

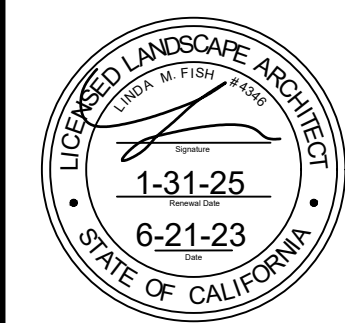
Irrigation Legend:

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
☐	Rain Bird XACZ-100-PRF Medium Flow Drip Control Kit, 1" Anti-Siphon Valve Filter, 1" RBY Filter, and 40psi pressure regulator, for above grade installation. 3 GPM-15 GPM.
Ⓟ	Rain Bird MDCFCAP Dripline Flush Valve
Ⓢ	Rain Bird ARV050 Air Relief Valve
⊕	Area to Receive Drip Emitters Hunter HE-B Point Source Drip Emitter with Self Piercing Barb. Emitters per plant: 20HE-B emitters (2 assigned to each 1 gal. shrub) 20HE-B emitters (3 assigned to each 5 gal. shrub) 20HE-B emitters (5 assigned to each 15 gal. tree)
⊗	Nibco Ball Valve, T-560-BR-20-IRR, Line Size
ⓐ	Hunter XC-200 2 Station Controller, Residential Use. Plastic Cabinet, Outdoor, with 3 Independent Programs. 120 VAC.
ⓈⓈ	Hunter Solar-Sync, Wireless Install on southwest corner of building.
POC	Point of Connection
—	Irrigation Lateral Line: PVC Schedule 40
- - -	Irrigation Mainline: PVC Schedule 40
⋯	Pipe Sleeve: PVC Class 200 SDR 21

Irrigation Notes:

- Before beginning work, Contractor shall inspect the site. If any conditions exist that differ from what is shown on the plans and will affect the Contractor's work, notify the Owner or Landscape Architect immediately.
- The static water pressure is assumed to be 40 psi. This irrigation system is based on a designed minimum of 20 psi and 4 gpm. Prior to irrigation installation, ensure that gpm and psi requirements are met. If there is insufficient of either, contact the Landscape Architect immediately.
- Install all irrigation equipment in accordance with manufacturer's specifications and City of Ceres standards.
- Piping layout is diagrammatic. Irrigation equipment shown in paved areas are for legibility only and are to be installed in planting areas (except for sleeves).
- All irrigation pipes under paving must be sleeved. Sleeves are only shown diagrammatically on the plan, and more may be needed than shown. All mainline pipes and control wires under paving are to be installed in separate sleeves. Contractor is responsible to coordinate with other contractors to locate and install pipe sleeves under paving. All sleeves are to be 2x the diameter of the pipe within the sleeve.
- The irrigation controller must be programmed within the days and hours established by any water conservation program adopted by the City of Ceres.
- The Contractor is responsible to create accurate, scaled, as-built drawing of the entire irrigation system. Three copies of the as-built drawings are to be given to the Owner before the project is complete.
- The Contractor is responsible to work with the Owner and Landscape Architect to create a maintenance schedule and complete the Certificate of Completion and Certificate of Installation in compliance with the Model Water Efficient Landscape Ordinance.
- Contractor to install automatic irrigation per these plans. Any discrepancies are to be brought to the attention of the Landscape Architect. Contractor is responsible for the successful, full operation of the irrigation system.
- Contractor to review controller selection and controller and location with Owner.





Revisions:

Linda Fish
Landscape Architect
linda@fishlandscape.com
(209) 656-7177
PLA #4346

Irrigation Plan

5024 Rohde Road
Ceres, CA

Scale: 1"=10'-0"
Date: 6-21-23
Drawn: LF
Sheet Number:

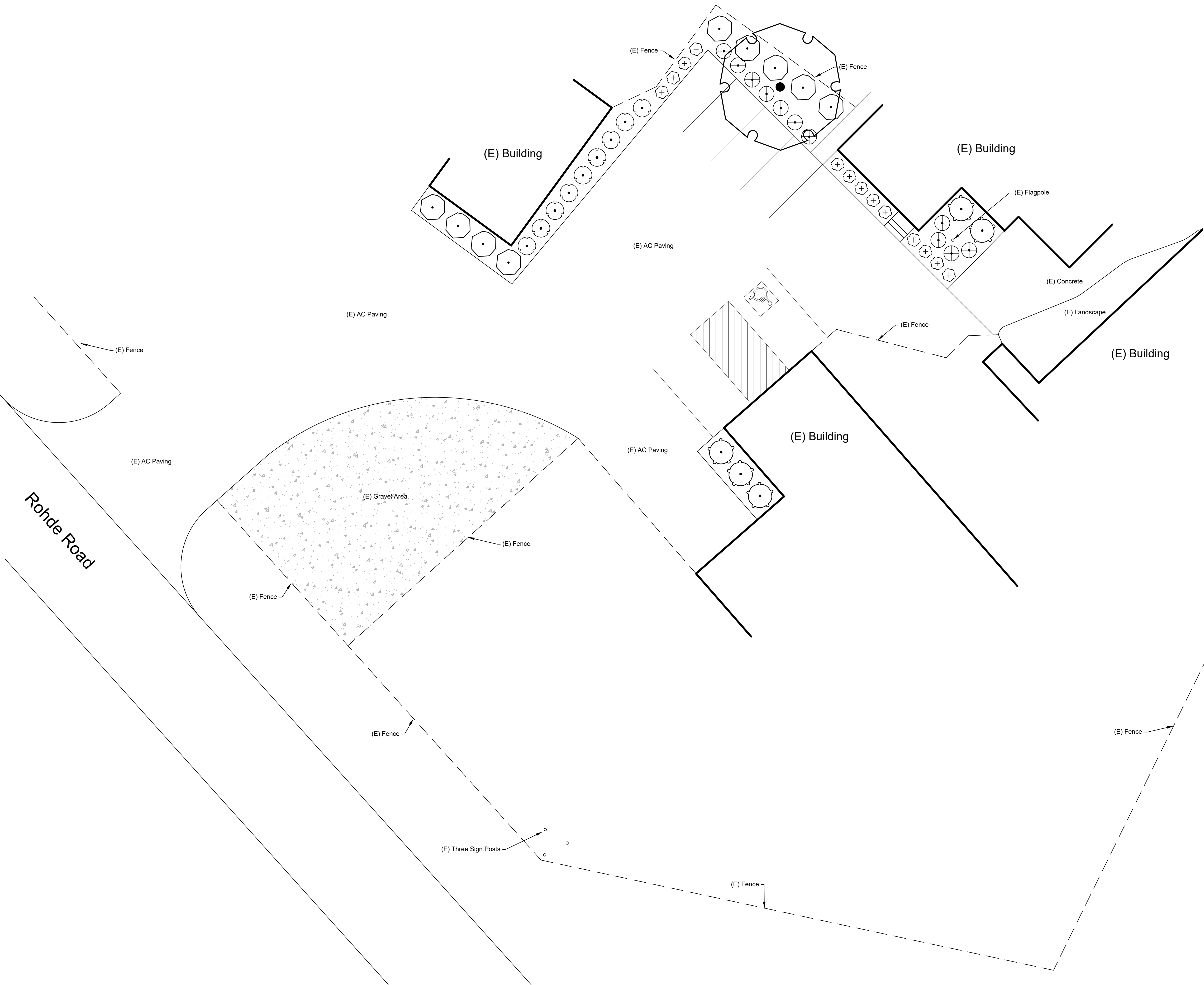
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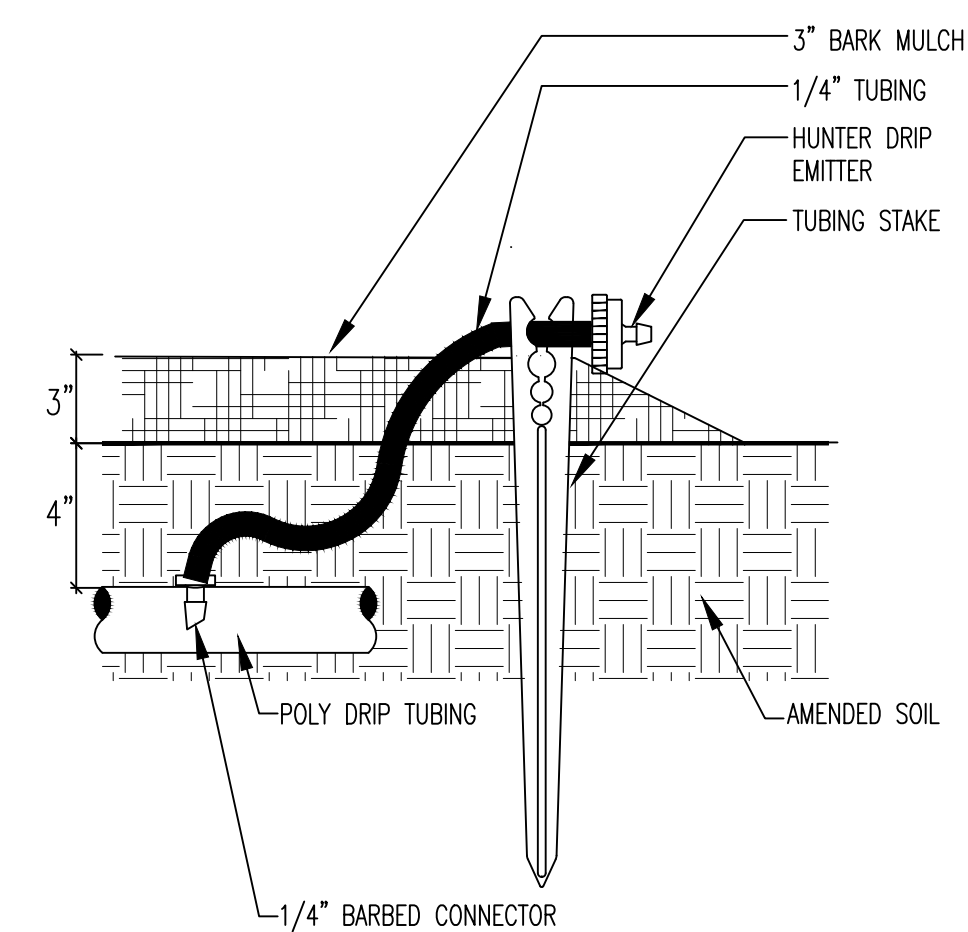
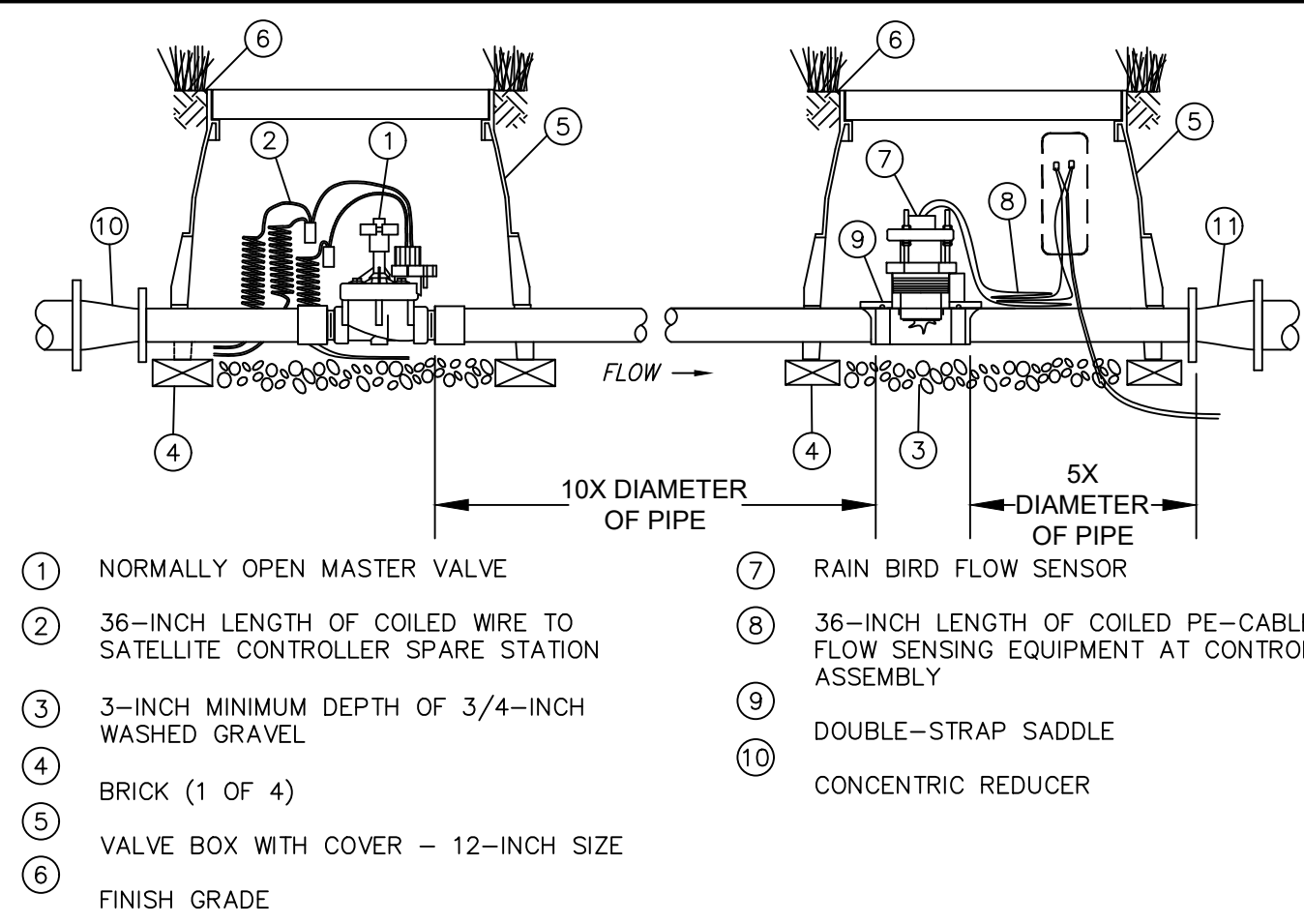
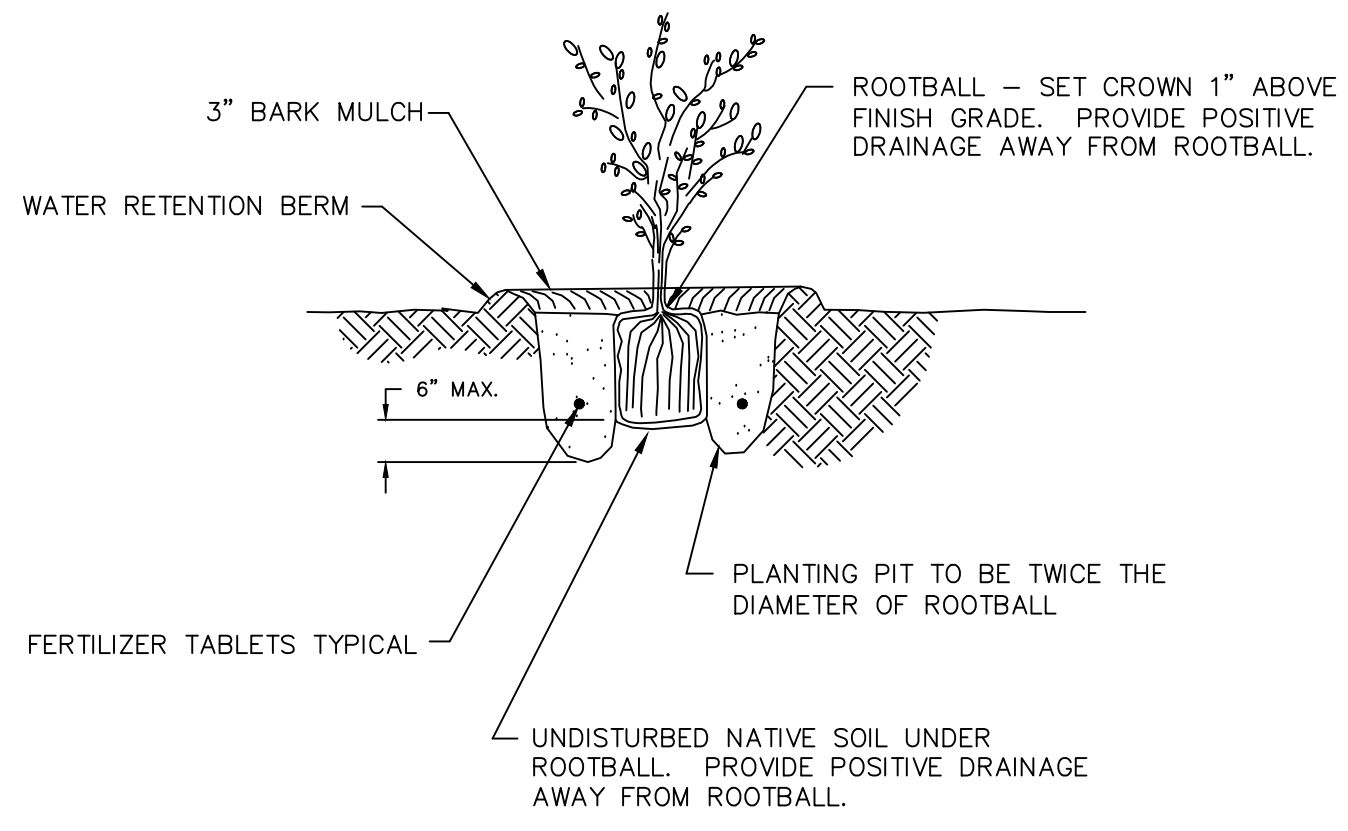
Planting Legend:

TREES	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	<i>Pistacia chinensis</i> 'Keith Davey'	Keith Davey Chinese Pistache	15 gal.	per plan	L	1
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS	QTY
	<i>Arbutus unedo</i> 'Compacta'	Dwarf Strawberry Tree	5 gal.	6'	L	5
	<i>Callistemon viminalis</i> 'Little John'	Little John Weeping Bottlebrush	5 gal.	4'	L	9
	<i>Coprosma petriei</i> 'Verde Vista'	Verde Vista Mirror Plant	1 gal.	4'	L	11
	<i>Dianella revoluta</i> 'DR5000'™	Little Rev Flax Lily	1 gal.	3'	L	13
	<i>Olea europaea</i> 'Little Ollie'™	Little Ollie Olive	5 gal.	5.5'	VL	9

Planting Notes:

- Before beginning work, Contractor shall inspect the site. If any conditions existing that differ from what is shown on the plans and will affect Contractor's work, notify the owner or Landscape Architect immediately.
- When fine grading, Contractor is to be sure that water cannot pool against buildings or fences.
- All landscape areas are to be amended with compost (4 yards per 1,000 square feet) before planting. Rototill all planting areas at least 6" deep.
- Wherever the center of trees are within 5' of a curb or paved surface, root barriers are to be used at back of paving. The root barrier is to be installed linear against the curb or paved surface at 1" below adjacent finished grades. The gap between the barrier and paved surface shall be backfilled with soil. Use five 24" DeepRoot panels at each paved surface.
- Contractor to submit 2 photos of each plant (photo of entire plants, plus close-up of plant tag) to the Landscape Architect for approval prior to installation.
- Weed and weed seeds, both existing and potential, are to be addressed at all planting areas. Contractor to use a pre-emergent herbicide throughout the entire project area. All additives and herbicides selected must be safe for animals and young children. If any concerns arise, Contractor is to bring them to the attention of the Landscape Architect or Owner.
- Place 3" of natural brown bark chip mulch in all planting areas. Replenish the mulch at the end of the maintenance period so that there it is at least 3" deep. Bark mulch samples must be approved by Owner and Landscape Architect prior to purchase or installation.
- All plant material is to be of the highest quality, in healthy condition, and of a size expected of the species and container size.
- Contractor to verify quantities listed. Plant quantities are provided as a convenience only. If there is a discrepancy between the quantities provided and what is shown on the plans, then Contractor is to refer to the plans.
- Add OMR - certified fertilizer tablets to each tree or shrub when planting in the following quantities:
1 gallon - 1 tablet, 5 gallon - 3 tablets, 15 gallon - 5 tablets, 24" box - 7 tablets
- The backfill mix for tree and shrub pits must use the following: 1 part compost to 2 parts native soil.
- Contractor is to maintain all landscape work for 60 days after the landscape has been accepted by the City of Ceres.
- All work is to be guaranteed by the installing Contractor for one (1) full calendar year after acceptance by Owner unless specified otherwise.



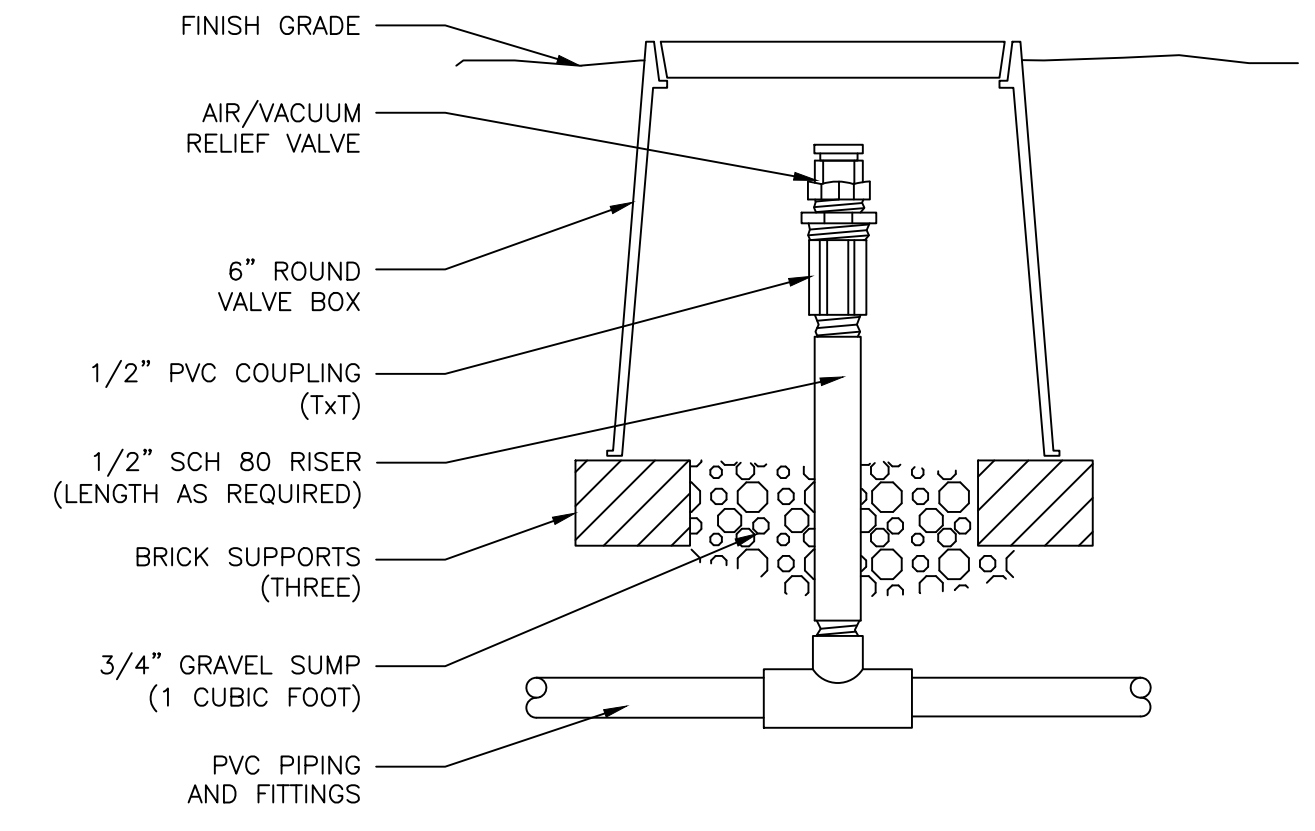
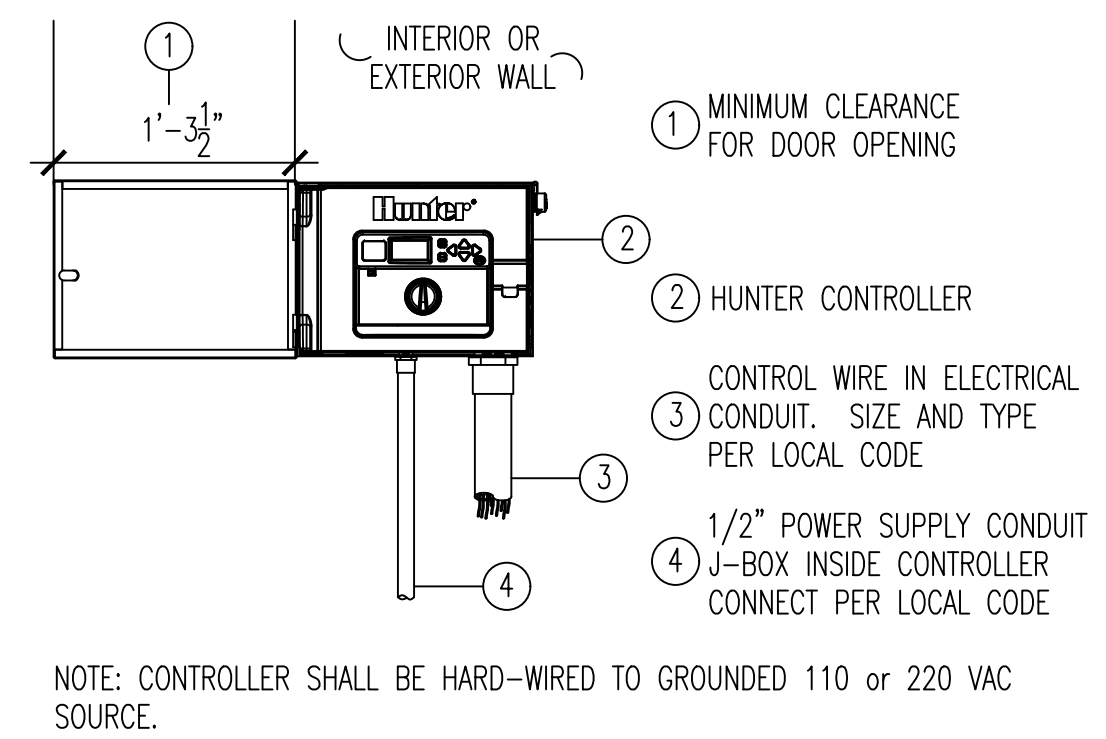
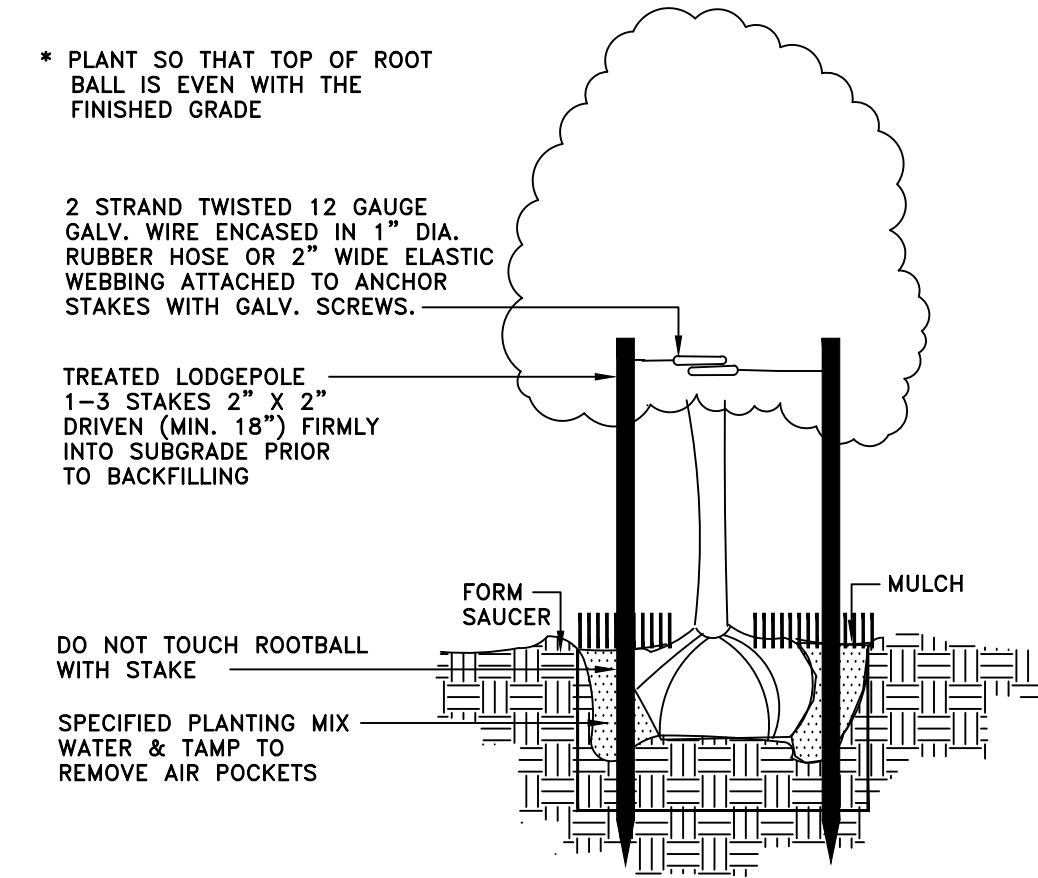


M Shrub Planting

I Master Valve & Flow Sensor

E Drip Tubing and Emitter

A

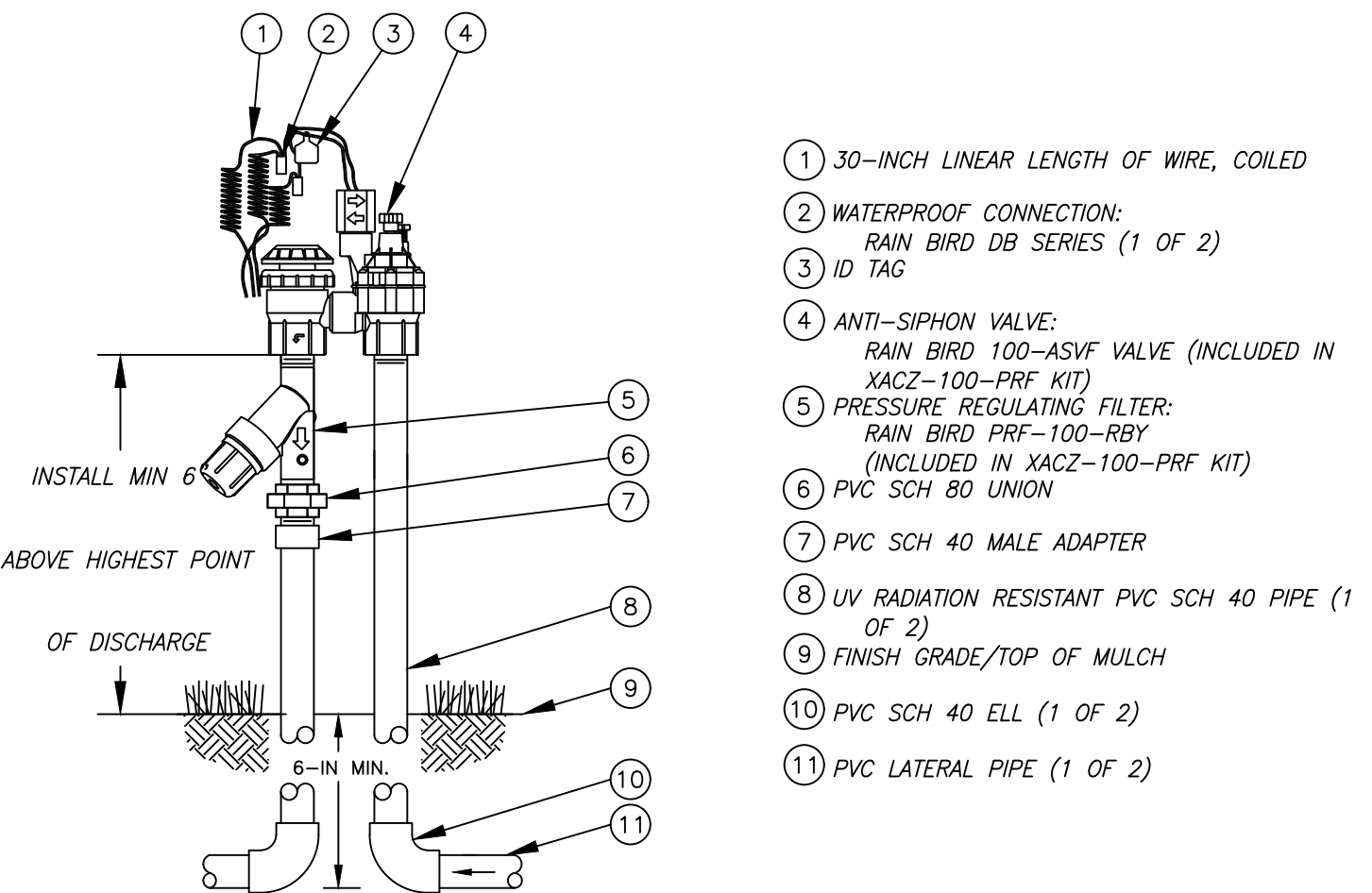
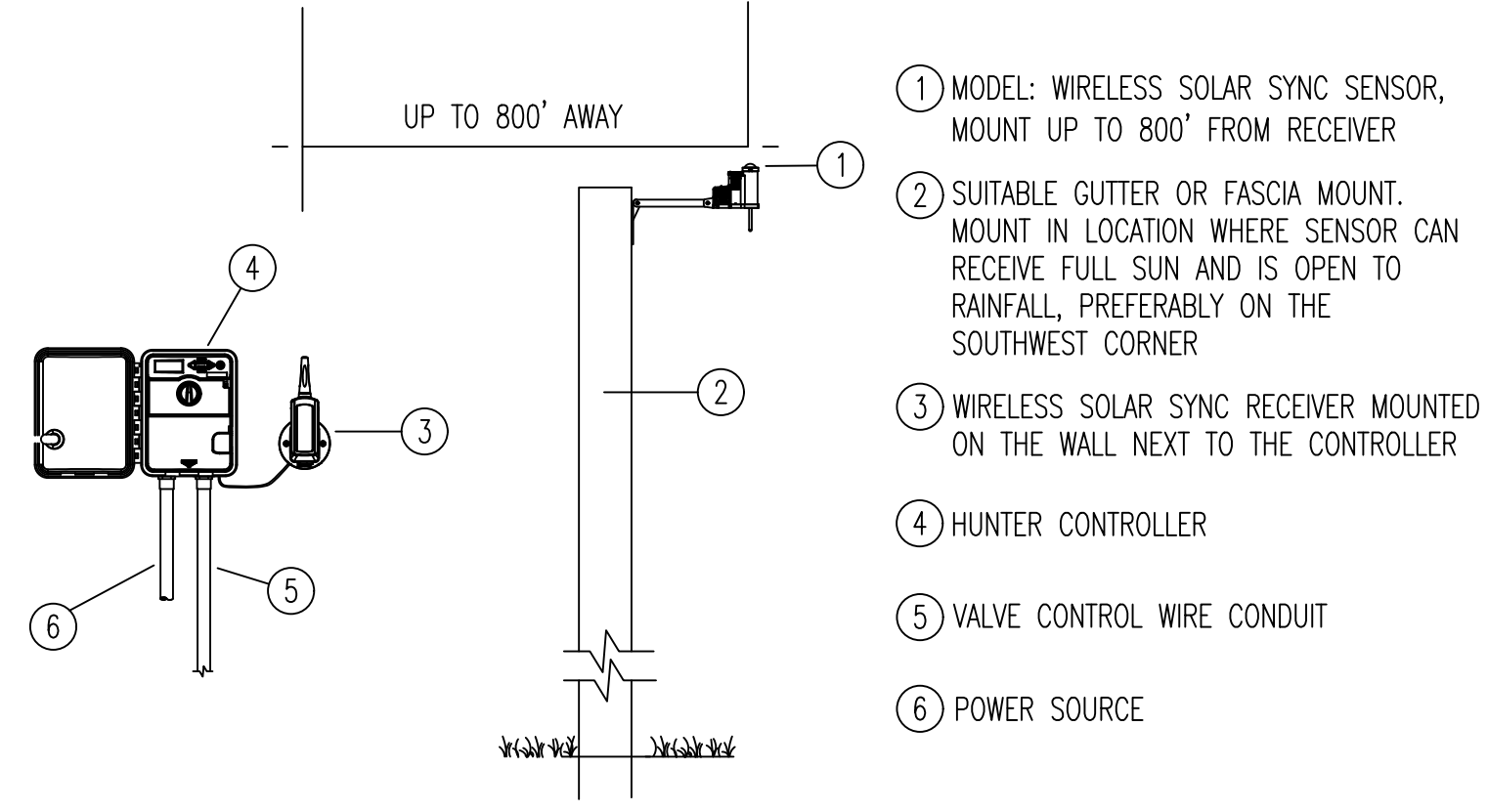


N Tree Staking

J Controller

F Air Relief Valve

B

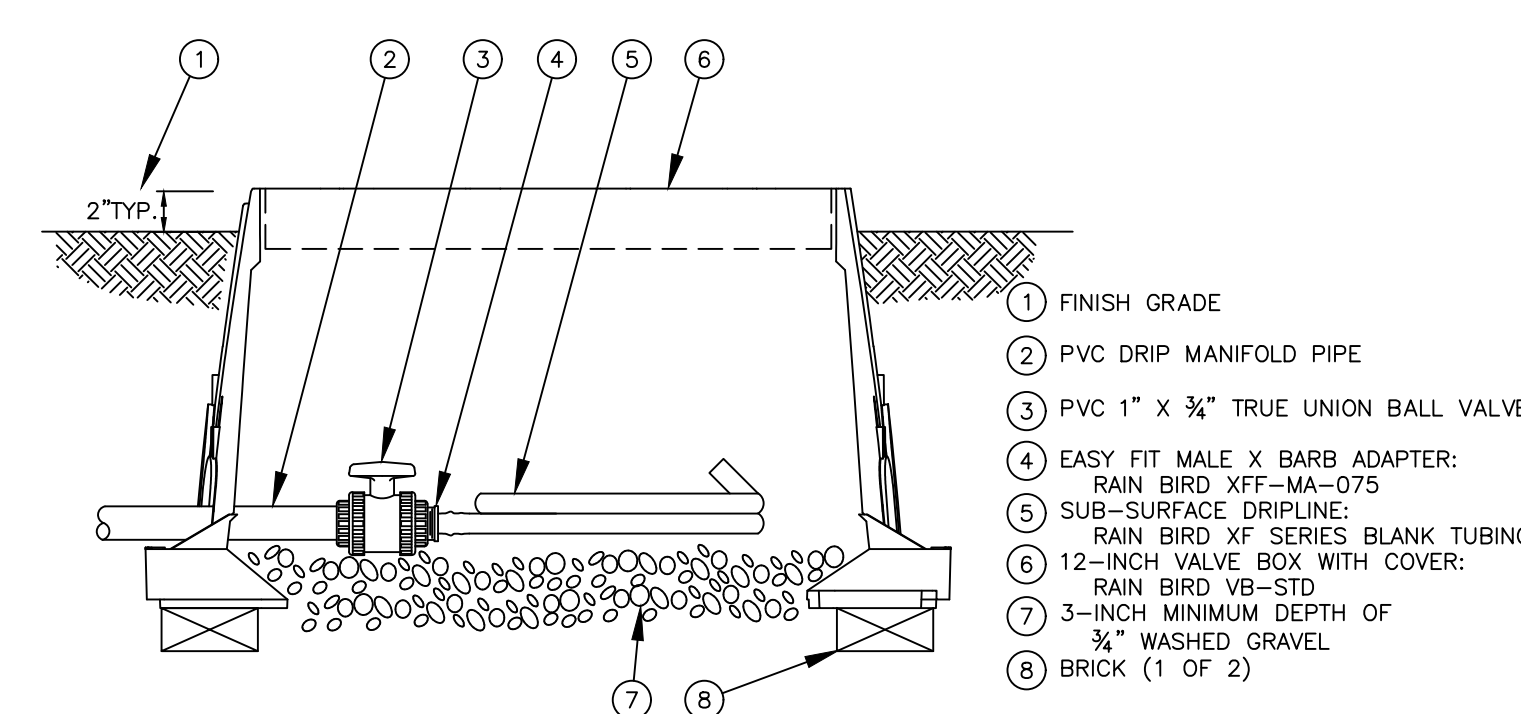
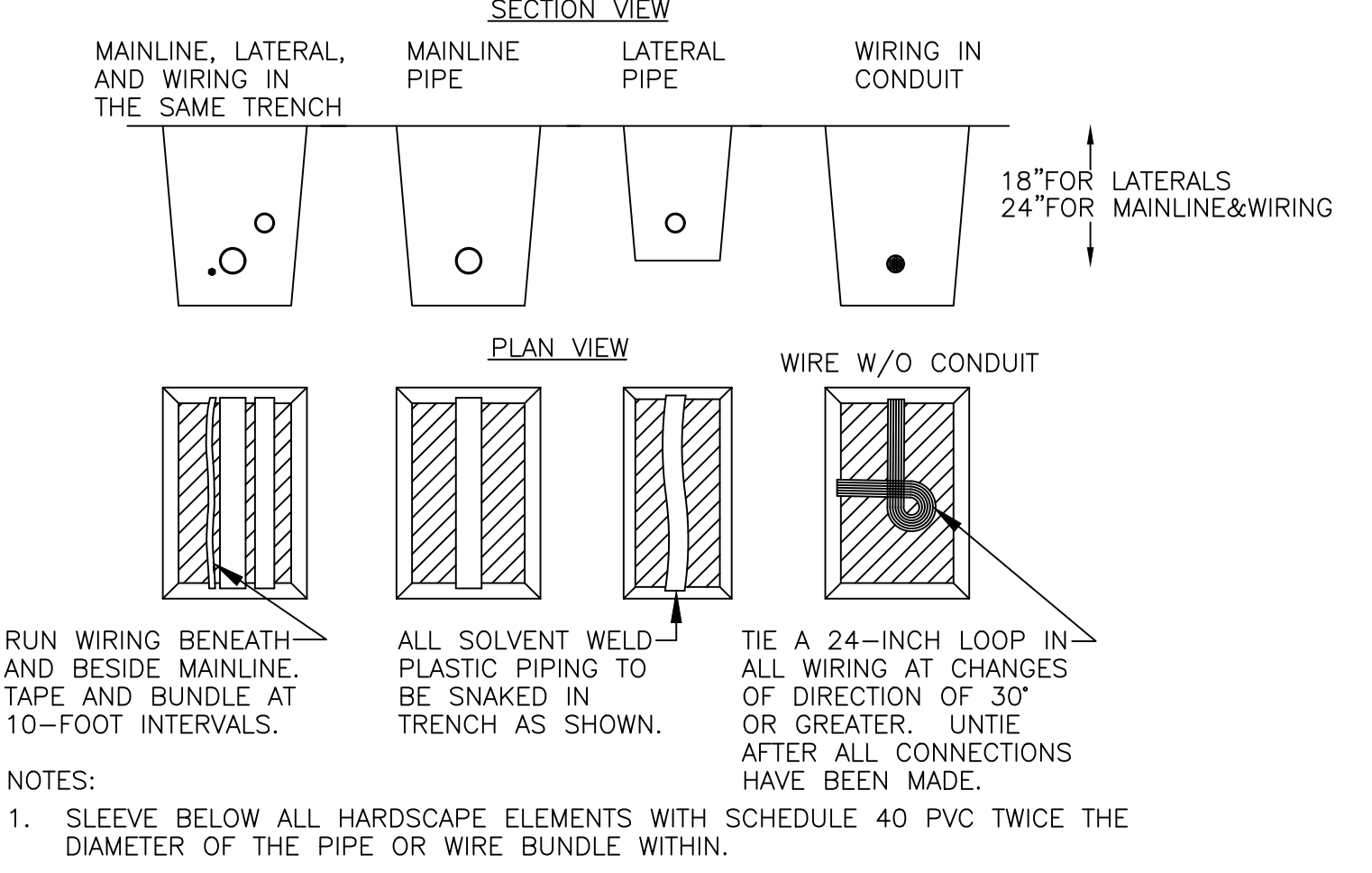


O

K Controller with Weather Sensor

G Remote Control Valve - Drip

C

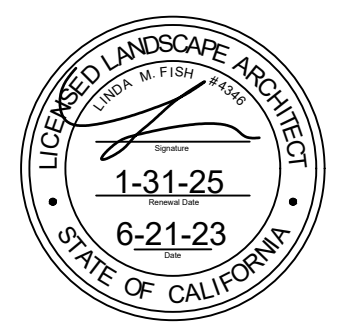


P

L Trenching

H Manual Flush Valve

D



Revisions:

Linda Fish
Landscape Architect
linda@fishlandscape.com
(209) 656-7177
PLA #4346

Landscape Details

5024 Rohde Road
Ceres, CA

Scale: no scale
Date: 6-21-23
Drawn: LF
Sheet Number:

L3

Light

Light

Light







NOTICE
NO PARKING
IN FRONT
OF THIS
RESIDENCE

5024



5'

SIGN

34"

OFFICE FRONT AREA





Wood fence is located towards Keyes residential on the right side towards the back portion of the property.



Metal fence is located on the back side of the property.

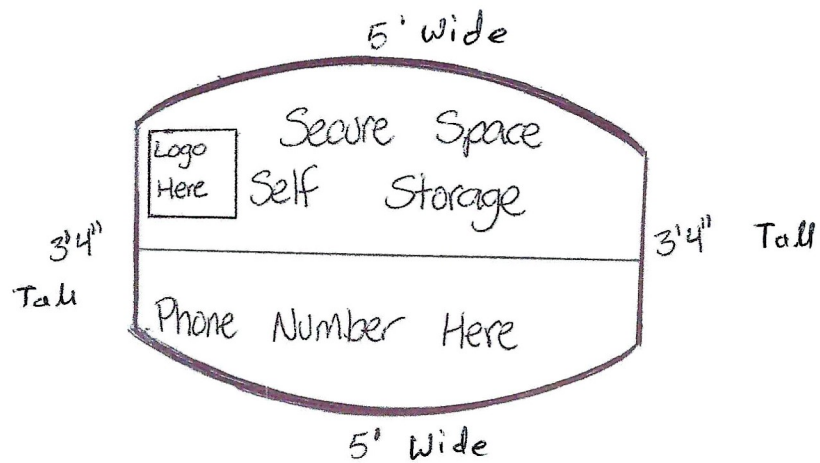


Fencing Detail

Chain link fence is located on the left side of the entrance.



SIGN DETAIL





APPLICATION QUESTIONNAIRE

<p>Please Check all applicable boxes APPLICATION FOR: <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____ </td> </tr> </table>	<input type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____	<p>PLANNING STAFF USE ONLY:</p> <p>Application No(s): <u>PLN 2023-0031</u> Date: <u>4/6/23</u> S <u>24</u> T <u>4</u> R <u>9</u> GP Designation: <u>P-D</u> Zoning: <u>A-2-10</u> Fee: <u>\$11,985⁰⁰</u> Receipt No. <u>571180</u> Received By: <u>KA</u> Notes: _____</p>
<input type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____		

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

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

PROJECT INFORMATION

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

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

Existing Site always being used for "Apartments Rental & Mini Storage ' previously & currently. Site is located at Frontage Road "Rohde Road" by Highway 99. North Side of Site is Don's RV Sales which was Rezoned. Further North Side is New Gateway Shopping Center (In & Out Burger, Starbuck Coffee & Chipotle).The property use wil not ,under any circumstances be detrimental to the health,safety,injurious and General welfare of persons residing in the Neighbourhood.

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

Name: BIREN PATEL email: psakshi1@sbcglobal.net

Address: 2801 Mitchell Road #3074, Ceres, CA 95307

Telephone: 209-485-5166 Fax: _____

(Attach additional sheets as necessary)

PROPERTY OWNER'S NAME: Sakshi Enterprise LLC

Mailing Address 2801 Mitchell Road, # 3074, Ceres, CA 95307

Telephone: 209-485-5166 Fax: _____

APPLICANT'S NAME: BIREN PATEL

Mailing Address 2801 Mitchell Road, #3074, Ceres, CA 95307

Telephone: 209-485-5166 Fax: _____

ENGINEER / APPLICANT: _____

Mailing Address _____


Telephone: _____ Fax: _____

PROPERTY OWNER/APPLICANT SIGNATURE(S)

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

1. The Notices to All Applicants on page 9;
2. Acknowledgments/Authorizations on pages 11 - 12; and,
3. The Indemnification on page 13.

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


 Signature(s)

Biren Patel
 Print Name

Applicant(s): (If different from above)

 Signature(s)

 Print Name

PROJECT SITE INFORMATION

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

ASSESSOR'S PARCEL NUMBER(S): Book _____ Page _____ Parcel _____

Additional parcel numbers: 041-059-001-000 & 041-059-002-000

Project Site Address
or Physical Location: 5024-5030 Rohde Road, Ceres, CA 95307

Property Area: Acres: 5.02 or Square feet: _____

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

Apartments & Mini Storage

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

Existing General Plan & Zoning: **Agriculture**

Proposed General Plan & Zoning: **Commercial (Existing Apartments & Mini Storage use)**
(if applicable)

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

East: **Site Land**

West: **99 Freeway**

North: **Don's RV Sales & Ceres Gateway Shopping Center (In&out Burger,Starbuck coffee)**

South: **Residential, Furthur south, They are building Truck Stop on keyes Road | 99 Hwy**

WILLIAMSON ACT CONTRACT:

Yes No

Is the property currently under a Williamson Act Contract?

Contract Number: _____

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

Date Filed: _____

Yes No

Do you propose to cancel any portion of the Contract?

Yes No

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

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

SITE CHARACTERISTICS: (Check one or more)

Flat

Rolling

Steep

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

Field crops

Orchard

Pasture/Grassland

Scattered trees

Shrubs

Woodland

River/Riparian

Other

Explain Other: **None**

Yes No

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

GRADING:

Yes No

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

STREAMS, LAKES, & PONDS:

Yes No

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

Yes No

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

Yes No

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

Yes No

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

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

STRUCTURES:

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

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

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

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

PROJECT SITE COVERAGE:

Existing Building Coverage: 39393 Sq. Ft. Landscaped Area: 8755 Sq. Ft.

Proposed Building Coverage: None Sq. Ft. Paved Surface Area: 66749 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) None

Number of floors for each building: NO Floor

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

Height on Low Side 8'3" & Height on High Side 9'3"

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) _____

Height on Low Side 9'3" & Height on High Side 10' 7"

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) None

UTILITIES AND IRRIGATION FACILITIES:

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

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

Electrical: TID

Sewer*: SEPTIC TANK

Telephone: AT & T

Gas/Propane: PG & E

Water**: WELL WATER

Irrigation: None

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

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

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

None

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

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

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

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

AFFORDABLE HOUSING/SENIOR:

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

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

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

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

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

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

Square footage of each existing or proposed building(s): **Bldg A 2803 SQ. FT., Bldg B 9863 SQ. FT., Bldg C 3025, Bldg D 5837, Bldg E 3020, Bldg F 1360, Bldg G 5320, Bldg H 5343, Bldg I 2822**

Type of use(s): **Apartments Rental & Mini Storages**

Days and hours of operation: **Monday to Friday 9:30 am to 5:30 pm,**

Saturday & Sunday 10:00 am to 3:00 pm

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: **None**

Occupancy/capacity of building: _____

Number of employees: (Maximum Shift): **2-3** (Minimum Shift): **1**

Estimated number of daily customers/visitors on site at peak time: **2-3 customers per day**

Other occupants: **Apartments Residents**

Estimated number of truck deliveries/loadings per day: **None**

Estimated hours of truck deliveries/loadings per day: **None**

Estimated percentage of traffic to be generated by trucks: **None**

Estimated number of railroad deliveries/loadings per day: **None**

Square footage of:

Office area: **1943 SQ. FT.**

Warehouse area: **None**

Sales area: **200 SQ. FT.**

Storage area: **None**

Loading area: **None**

Manufacturing area: **None**

Other: (explain type of area) _____

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

ROAD AND ACCESS INFORMATION:

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

Rohde Road (Map & Layout Attached)

Yes No Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes No Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes No Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

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

STORM DRAINAGE:

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

Other: (please explain) _____

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

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

EROSION CONTROL:

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

None

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

ADDITIONAL INFORMATION:

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

Site is Located by the Freeway 99. Existing use(Proposed use) of Mini Storage would be

Appropriate as it is Located by Freeway 99.

North side of Site is Don's RV Sales which was Rezoned to Commercial, Furthur North

Side of the Site is New Gateway Shopping Center which includes In-out Burger, Starbuck

Coffee, chipotle etc & New Walmart. Existing use (Proposed use) always being used for

Apartment Rentals & Mini Storage. Existing use(Proposed use) will not be detrimental to

Health, Safety & General Welfare of the persons Residing or Working in Neighbourhood.

Sakshi Enterprise LLC

Business Address: 5024-5030 Rohde Road,

CA 95307

APN: 041-059-001-000 & 041-059-002-000

Re: PROJECT FACTS & DESCRIPTION

Project is Located by the Freeway on Frontage Road "Rohde Road". Existing use (Proposed use) will be the "Apartments Rentals & Mini Storage". Site always being used as "Apartments Rentals & Mini Storage". Anticipated customer for Storage use will be 1-2 at pick time. It is very low impact nature of Business.

I like to make following facts about the project site.

- 1) Site is Located at Frontage Road "Rohde Road" by the Highway 99.
- 2) North Side of Site is Don's RV Sales which is rezoned.
- 3) Further North Side of the Site is New Gateway Shopping Center (In & out burger, Starbuck coffee, chipotle etc.) is being built at Rohde Road/Mitchell Road across from New Walmart.
- 4) South Side of the site is Keyes Residency. Further south Side of project is Keyes Truck Stop being built on Highway 99 & Keyes Road.
- 5) There is no agriculture work in neighborhood.
- 6) Plan amendment will maintain logical land use pattern without detriment of existing uses in Neighborhood.
- 7) The county and other affected government agencies will be able to maintain level of service.

8) The Existing use (Proposed use) will not, under any circumstances of the case, be detrimental to the health, safety and general welfare of persons residing or working about the use. Project will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of persons residing or working in the neighborhood or to the general welfare of the county and is logically and reasonably related to the Existing use (Proposed use) would be more appropriate as it is located by the Freeway.

Please, I earnestly request for approval of use & your consideration is really appreciated.

Thank you,

Yours Sincerely,

Biren Patel

Sakshi Enterprise LLC

AGRICULTURAL BUFFER STATEMENT

There is no Agriculture work in the neighborhood. West side of the property is Highway 99. North side of the site is Don's RV Sales. South side of the Site is City of keys residential. East side of the site is Mobile Home Park.

GENERAL PLAN AMENDMENT FINDINGS

General Plan Amendment will maintain a logical land use pattern without detriment to existing and planned land uses in the neighborhood. 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.

The proposed use as “Mini Storage” will not, under any circumstances of the case, be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the use. It will not be detrimental or injuries to property and improvements in the neighborhood or to the general welfare of the county.

There is no Agriculture work in Neighborhood. Site is Located at Frontage Road “Rohde Road” by Highway 99. North Side of the is Don’t RV Sales. Further North Side is New Ceres Gateway Shopping Center (In & Out Burger, Starbuck coffee, Chipotle etc.) across Walmart shopping Center. South Side is Keyes Residency. Further South Side is Newly Built Keyes Truck Shop. West side of the site is Highway 99 & East side is Mobile Home Park.

This project will be servicing Residents in Stanislaus County looking for place to store their Household items in Transition Period especially currently they can’t find apartments or House for Rent. It is a very low impact nature of Business. Anticipated customer for Storage use will be 1-2 a day. Project will not have any adverse effect to the neighborhood or local economy.

Project use as “Mini Storage” would be more appropriate as it is located by the 99 Freeway. “Mini Storage” Customers will have Secured Entry with their Gate Code which will make Neighborhood safe & secure. Also, Site will have Security Patrolling officer to ensure that area is safe & secure.

Building Measurements

Building A

No. of units	Exterior size in ft	Total exterior area	Interior size in ft	Total interior area	Height low side	Height high side
10	11 x 23	2,530	11.11 x 23	2,555.30	7' 9"	9' 3"
Total Sq Footage		2,530		2,555.30		

Building B

No. of units	Exterior size in ft	Total exterior area	Interior size in ft	Total interior area	Height low side	Height high side
1	5 x 10	50	4.5 x 9.5	42.75	8' 3"	9' 3"
3	10 x 5	150	9.5 x 4.5	128.25	8' 3"	9' 3"
2	10 x 7	140	9.5 x 7	133	8' 3"	9' 3"
80	10 x 10	8,000	9.5 x 9.5	7,220	8' 3"	9' 3"
3	10 x 20	600	9.4 x 19.8	558.36	8' 3"	9' 3"
4	20 x 10	800	19.8 x 9.4	744.48	8' 3"	9' 3"
Total Sq Footage		9,740		8,826.84		

Building C

No. of units	Exterior size in ft	Total exterior area	Interior size in ft	Total interior area	Height low side	Height high side
12	5 x 10	600	4.5 x 9.5	513	8' 3"	9' 3"
16	10 x 15	2,400	9.4 x 15	2,256	8' 3"	9' 3"
Total Sq Footage		3,000		2,769		

Building D

No. of units	Exterior size in ft	Total exterior area	Interior size in ft	Total interior area	Height low side	Height high side
52	5 x 10	2,600	4.5 x 9.5	2,223	8' 3"	9' 3"
32	10 x 10	3,200	9.5 x 9.5	2,888	8' 3"	9' 3"
Total Sq Footage		5,800		5,111		

Building E

No. of units	Exterior size in ft	Total exterior area	Interior size in ft	Total interior area	Height low side	Height high side
30	10 x 10	3,000	9.5 x 9.5	2,707.50	8' 3"	9' 3"
Total Sq Footage		3,000		2,707.50		

Building F

No. of units	Exterior size in ft	Total exterior area	Interior size in ft	Total interior area	Height low side	Height high side

Building Measurements

14	10 x 10	1,400	9.5 x 9.5	1,263.50	8' 3"	9' 3"
Total Sq Footage		1,400		1,263.50		

Building G

No. of units	Exterior size in ft	Total exterior area	Interior size in ft	Total interior area	Height low side	Height high side
50	10 x 10	5,000	9.5 x 9.5	4,512.50	8' 3"	9' 3"
2	15 x 10	300	15 x 9.5	285	8' 3"	9' 3"
Total Sq Footage		5,300		4,797.50		

Building H

No. of units	Exterior size in ft	Total exterior area	Interior size in ft	Total interior area	Height low side	Height high side
50	10 x 10	5,000	9.5 x 9.5	4,512.50	8' 3"	9' 3"
2	15 x 10	300	15 x 9.5	285	8' 3"	9' 3"
Total Sq Footage		5,300		4,797.50		

Building I

No. of units	Exterior size in ft	Total exterior area	Interior size in ft	Total interior area	Height low side	Height high side
24	5 x 10	1,200	4.5 x 9.5	1,026	8' 3"	9' 3"
11	10 x 10	1,100	9.5 x 9.5	992.75	8' 3"	9' 3"
2	15 x 10	300	15 x 9.5	285	8' 3"	9' 3"
1	10 x 20	200	9.5 x 19.8	188.1	8' 3"	9' 3"
Total Sq Footage		2,800		2,491.85		

CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System

Department of Anthropology – California State University, Stanislaus

One University Circle, Turlock, California 95382

(209) 667-3307



Alpine, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus & Tuolumne Counties

Date: 2/10/2023

Records Search File #: 12436N

Project: 5024-5030 Rohde Road, Ceres, CA
APN 041-059-001 & 041-059-002; Rezone
application

Biren Patel
3333 Dewar Lane
Turlock, CA 95382
209-485-5166

psakshi1@sbcglobal.net

Dear Mr. Patel

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on the Ceres USGS 7.5-minute quadrangle map in Stanislaus County.

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the following:

National Register of Historic Places (NRHP)
California Register of Historical Resources (CRHR)
California Inventory of Historic Resources (1976)
California Historical Landmarks
California Points of Historical Interest listing
Office of Historic Preservation Built Environment Resource Directory (BERD) and the
Archaeological Determinations of Eligibility (ADOE)
Survey of Surveys (1989)
Caltrans State and Local Bridges Inventory
General Land Office Plats
Other pertinent historic data available at the CCaIC for each specific county

The following details the results of the records search:

Prehistoric or historic resources within the project area:

- There are no formally recorded prehistoric or historic archaeological resources, or historic buildings or structures within the project area.
- The General Land Office survey plat for T4S R9E (dated 1854) does not reference any historical features on or near the project in the NW ¼ of the NE ¼ of Section 25.

- The Official Map of the County of Stanislaus (1906) references the road alignment of the subsequent “State Highway” south of the project, and shows a possible landowner in the NE ¼ of Section 25 as S. L. Carter.
- The 1916 edition of the Ceres USGS quadrangle references the “State Highway” alignment south of the project, and several buildings north of the highway that would be 107 years in age (or older).
- The 1953 and 1962 editions of the Ceres USGS quadrangle reference buildings north of the highway alignment (south of the project area) that could be 54 -70 years in age.
- We have no further information on file regarding the possible historical building resources referenced above.

Prehistoric or historic resources within the immediate vicinity of the project area: TID Lateral No. 2 (upper and lower) immediately west and north of the project area has been recorded as P-50-000071 and is referenced as not meeting the criteria for inclusion in the California Register of Historical Resources.

Resources that are known to have value to local cultural groups: None has been formally reported to the Information Center.

Previous investigations within the project area: None has been formally reported to the Information Center.

Recommendations/Comments:

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the project area has not been subject to previous investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. If ground disturbance is considered a part of the current project, we recommend further review for the possibility of identifying prehistoric or historic-era archaeological resources.

If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resource/s be assessed by a professional familiar with architecture and history of the county. Review of the available historic

building/structure data has included only those sources listed above and should not be considered comprehensive.

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

If archaeological resources are encountered during project-related activities, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Thank you for sending the signed **Access Agreement Short Form**.

Note: Billing will be transmitted separately via email from the Financial Services office (\$150.00), payable within 60 days of receipt of the invoice.

If you wish to include payment by Credit Card, you must wait to receive the official invoice from Financial Services so that you can reference the CMP # (Invoice Number), and then contact the link below:

<https://commerce.cashnet.com/ANTHROPOLOGY>

Sincerely,

E. A. Greathouse

E. A. Greathouse, Coordinator
Central California Information Center
California Historical Resources Information System

* Invoice Request sent to: ARBilling@csustan.edu, CSU Stanislaus Financial Services