



## Referral Early Consultation

**Date:** October 13, 2023  
**To:** Distribution List (See Attachment A)  
**From:** Kristen Anaya, Associate Planner  
 Planning and Community Development  
**Subject:** REZONE APPLICATION NO. PLN2023-0093 – U-HAUL  
**Respond By:** October 27, 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:** Chris Trudell, U-Haul  
**Project Location:** 4843 McHenry Avenue (State Route 108), between Kiernan Avenue and Galaxy Way, in the Modesto area  
**APN:** 046-010-024 and 046-010-016  
**Williamson Act Contract:** N/A  
**General Plan:** APN 046-010-024: Planned Development  
 APN 046-010-016: Planned Industrial  
**Current Zoning:** APN 046-010-024: Planned Development (P-D) (254)  
 APN 046-010-016: General Agriculture (A-2-10)

**Project Description:** Request to rezone two parcels totaling 8.57± acres from Planned Development (P-D) (254) and General Agriculture (A-2-10) to a new Planned Development in order to allow for development of a mini-storage and equipment rental facility. P-D (254) was approved by the Board of Supervisors on April 10, 2001 to allow development of a mini-storage facility. The parcel never developed, and a rezone is required to now develop both project parcels with the proposed mini-storage facility. The project site is currently vacant, with the exception of a portion of Assessor’s Parcel Number (APN) 046-010-016 which contains an existing dwelling, a detached two-car garage, and a 1.75± acre paved area along the parcel’s frontage used for a portion of the

vehicle sales area associated with Robert's Auto Sales on the adjacent parcel on APN 046-010-016, which has not been permitted by the County and will be abandoned as part of the proposed project.

The project proposes the construction of six structures overall:

1. One (1) 20,834± square-foot single-story building with a truck loading dock for storage of 1,620 portable moving container rentals;
2. One (1) 126,352± gross square-foot (31,588± square-foot footprint) four-story building with 1,138 indoor self-storage units, a 2,483± square-foot ground-floor show room, and 1,460± square-foot retail sales area, and three vehicle unloading bays; and
3. Four (4) 2,500± square-foot structures with 20 exterior-accessible mini storage units each.

The storage units within the four-story structure are indoor accessible only and will require customers to access via a card-swipe. No hazardous storage of flammables, chemicals or paints is proposed per U-Haul policy. Additionally, the project proposes to pave the entire site and develop five passenger vehicle parking stalls for customers and 13 display parking stalls. The applicant proposes to install a total of 33,425± square feet of landscaping located along the road frontages and alongside the proposed buildings. The balance of the asphalt area will be used for the storage of a mix of pick-up trucks, cargo vans, moving trucks ranging from 10-feet to 26-feet as well as trailers and towing equipment. Construction is proposed to begin by April 2026 in one phase.

The facility proposes to be open seven days per week year-round with hours of operation consisting of 7:00 a.m. to 7:00 p.m. Monday through Thursday and Saturdays, 7:00 a.m. to 8:00 p.m. on Fridays, and 9:00 a.m. to 5:00 p.m. on Sundays. A maximum of 15 employees on a peak shift and 10 employees on a minimum shift are proposed, with 10 customers at peak times anticipated. Up to four truck deliveries/loadings are proposed per-day. The overall daily vehicle trips are proposed to be 31 daily trips, and 53 daily weekend trips. Wall-mounted signage is proposed on the buildings.

The facility has an existing 35-foot-wide driveway onto Kiernan Avenue (State Route 219) and proposes to install a second driveway, 40-foot-wide, along the SR-219 frontage. If accepted by Caltrans, both driveways along SR-219 will be limited to right-in, right-out movements. Additionally, the facility proposes to take access off SR-108 via a single 40-foot-wide driveway. There are several existing easements on the property, including a 30-foot by 22-foot public utility easement and 25-foot-wide reciprocal access and well easement that are proposed to be relocated or vacated. There is an additional easement on APN 046-010-024 for the purposes of providing well, public utility access, and reciprocal access from the existing driveway on SR-219 to the adjoining parcels to the east, currently developed with a flooring sales business, gas station and a fast-food restaurant. This easement is proposed to be maintained to provide access between the adjoining developments. A 10-foot-wide Modesto Irrigation District (MID) irrigation easement runs along the northern and western property lines of the project site leading to a storm drainage basin at the southwest corner of APN 046-010-024.

The facility proposes to utilize the existing on-site basin to handle stormwater runoff. The project will be required to connect to be served by City of Modesto for water service, and to be served by an on-site wastewater treatment system but connect to City of Modesto's sewer dry-lines until such a time that they become available.

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



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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

**REZONE APPLICATION NO. PLN2023-0093 – U-HAUL**

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		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: MODESTO		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	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: SALIDA	X	STAN CO SUPERVISOR DIST 4:
X	GSA: Stanislaus & Tuolumne Rivers Groundwater Basin Assoc.	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:	X	StanCOG
X	IRRIGATION DIST: MODESTO	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: EASTSIDE	X	STANISLAUS LAFCO
	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
	RAILROAD:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: MODESTO CITY SCHOOLS	X	US FISH & WILDLIFE
X	SCHOOL DIST 2: SYLVAN UNION		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		

**STANISLAUS COUNTY  
CEQA REFERRAL RESPONSE FORM**

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT: REZONE APPLICATION NO. PLN2023-0093 – U-HAUL**

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

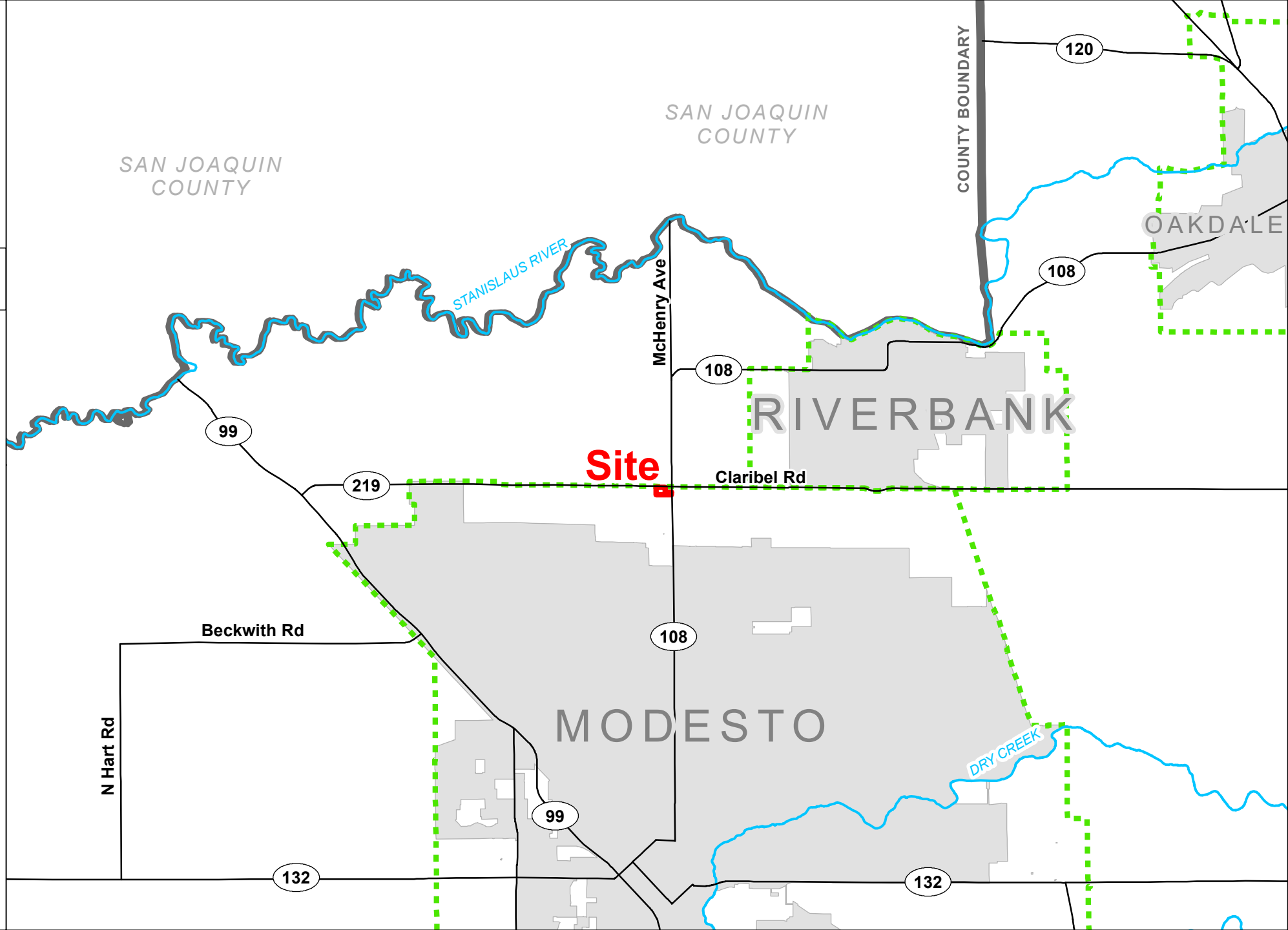
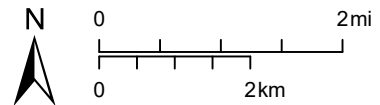


**U-HAUL**  
**REZ**  
**PLN2023-0093**

*AREA MAP*

LEGEND




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





**U-HAUL**  
**REZ**  
**PLN2023-0093**

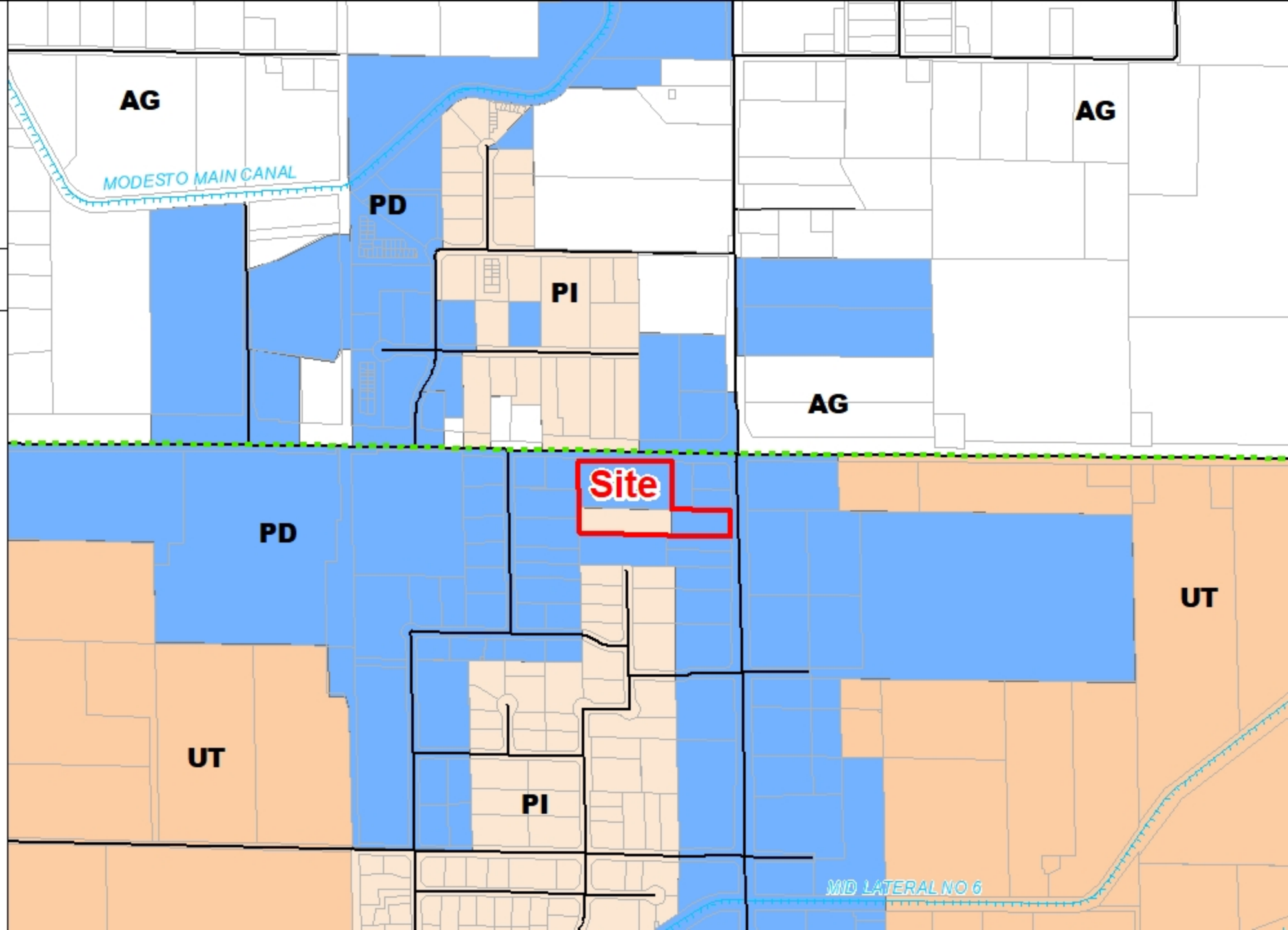
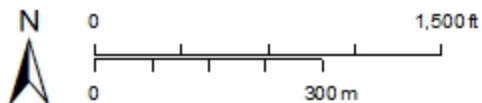
*GENERAL PLAN MAP*

LEGEND

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

**General Plan**

-  Agriculture
-  Planned Development
-  Planned Industrial
-  Urban Transition



# U-HAUL REZ PLN2023-0093

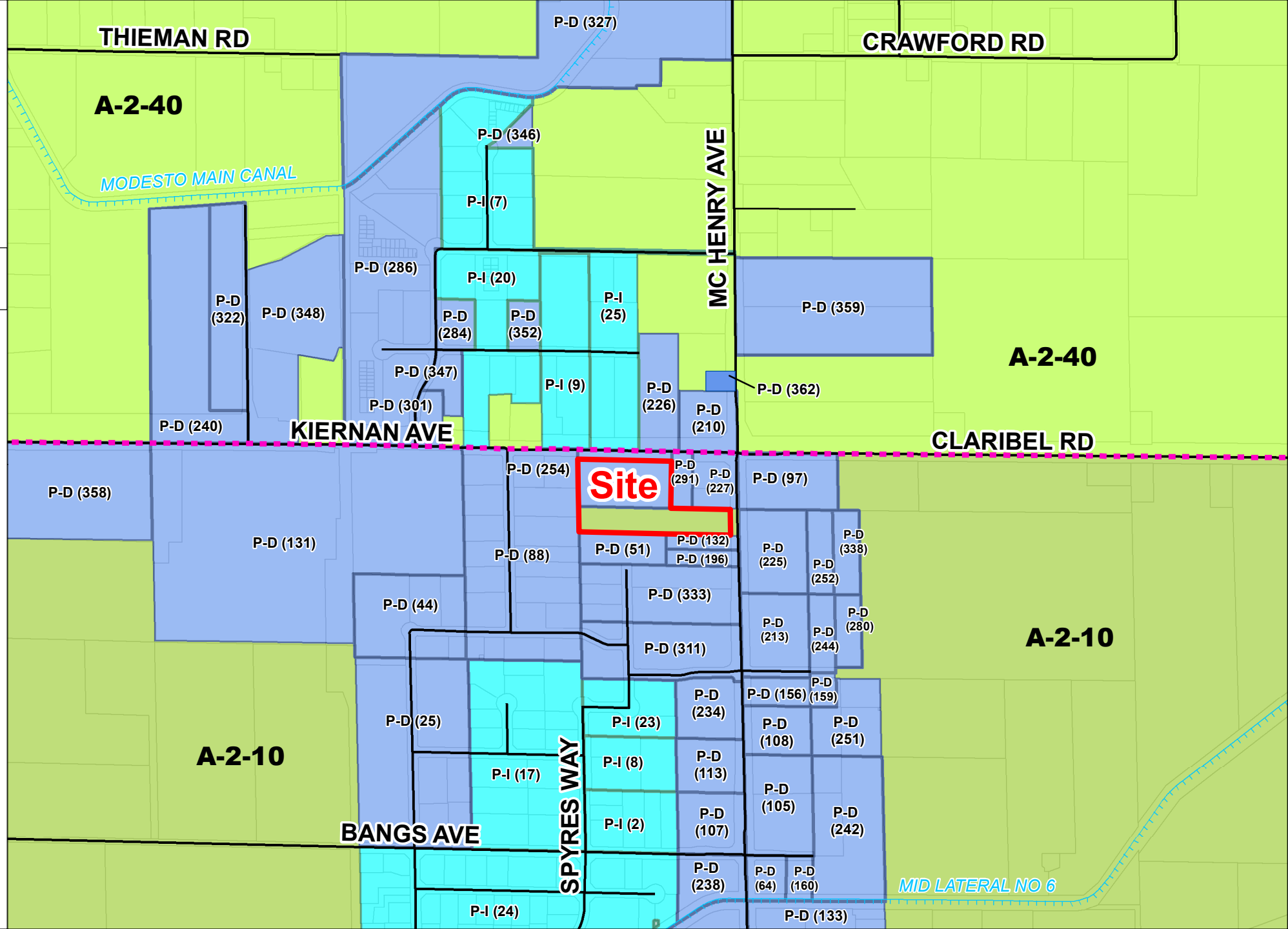
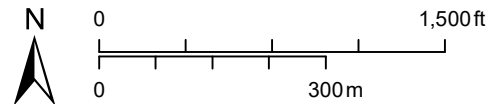
## ZONING MAP

### LEGEND

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

### Zoning Designation

- General Agriculture 10 Acre
- General Agriculture 40 Acre
- Planned Development
- Planned Industrial







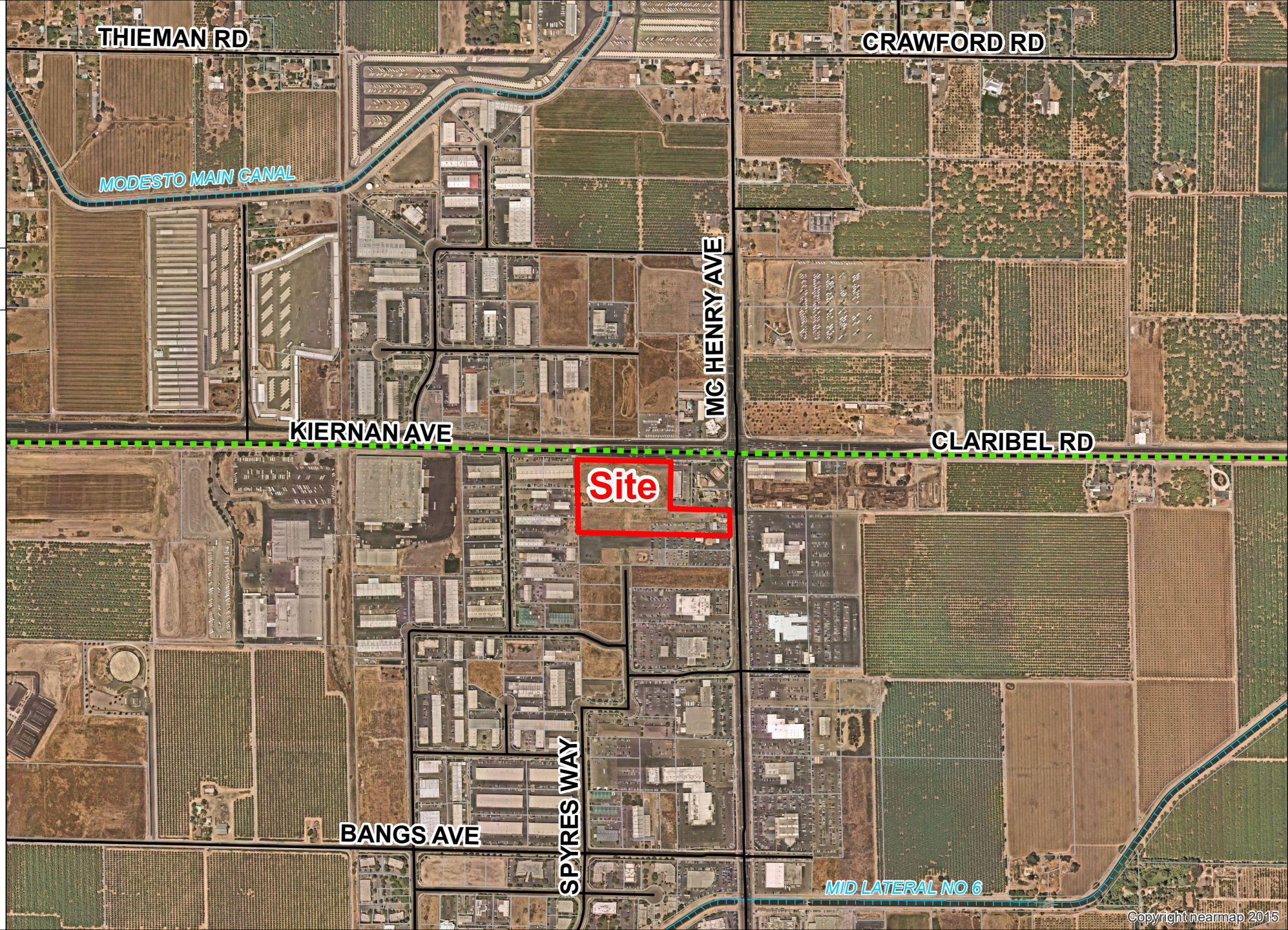
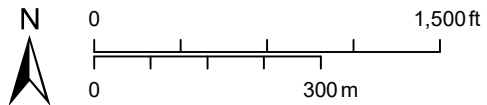


# U-HAUL REZ PLN2023-0093

## 2023 AERIAL AREA MAP

### LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal







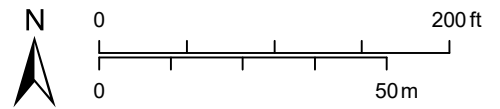
U-HAUL

REZ  
PLN2023-0093

2023 AERIAL SITE MAP

LEGEND

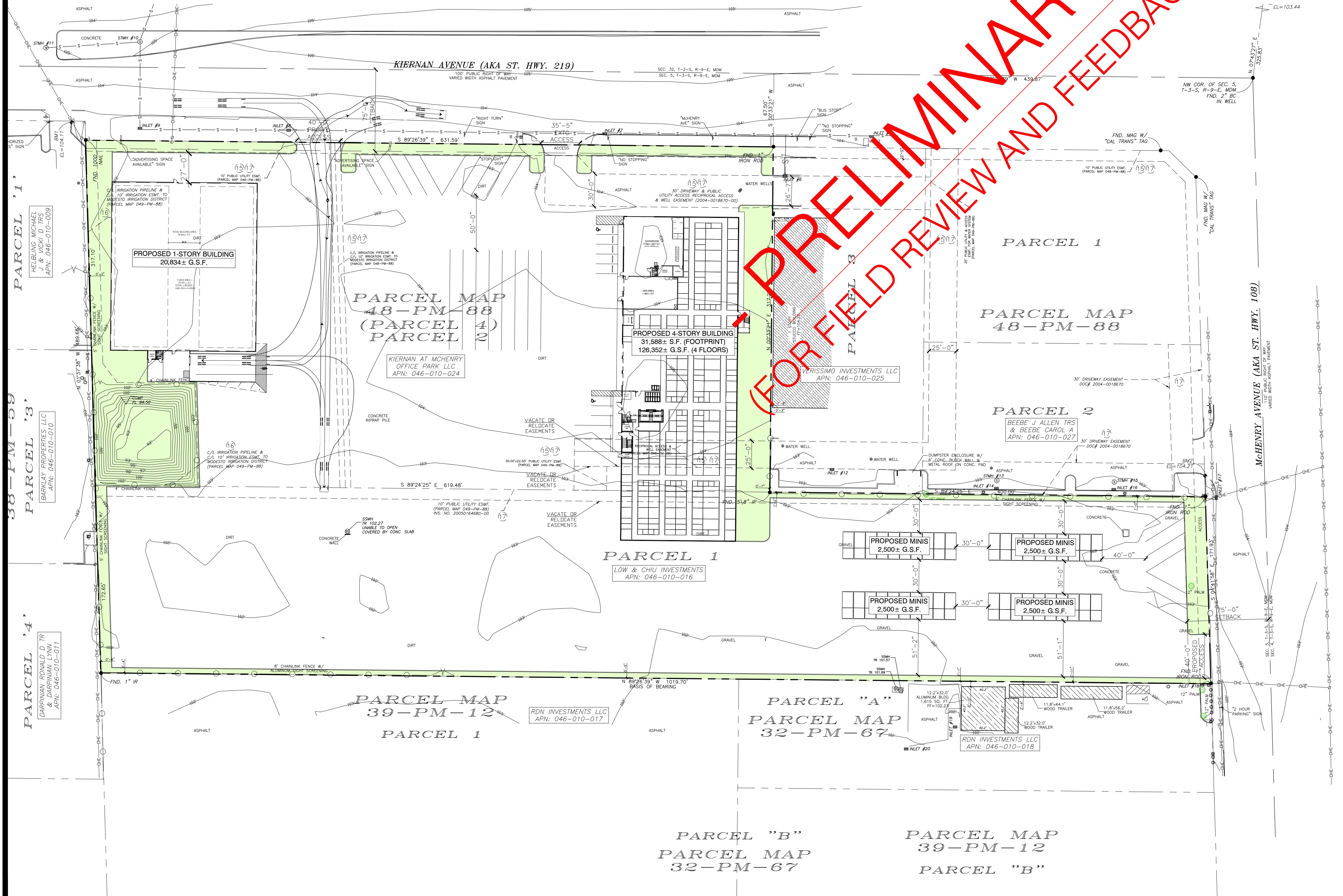
-  Project Site
-  Road





LOCKER SIZE	INTERIOR								EXTERIOR MINIS			GRAND TOTAL									
	1st Flr	SQ. FT.	%	2nd Flr	SQ. FT.	%	3rd Flr	SQ. FT.	%	4th Flr	SQ. FT.	%	TOTAL	SQ. FT.	%	QTY	SQ. FT.	%			
5 x 5	35	875	5%	40	1000	5%	42	1050	5%	40	1000	5%	157	3925	5%	0	0	0%	157	3925	4%
5 x 8	0	0	0%	0	0	0%	1	40	0%	0	0	0%	1	40	0%	0	0	0%	1	40	0%
5 x 10	86	4300	25%	121	6050	27%	121	6050	27%	121	6050	27%	449	22,450	26%	0	0	0%	449	22,450	24%
7 x 8	0	0	0%	0	0	0%	1	56	0%	0	0	0%	1	56	0%	0	0	0%	1	56	0%
7 x 10	3	210	1%	4	280	1%	3	210	1%	4	280	1%	14	980	1%	0	0	0%	14	980	1%
10 x 8	0	0	0%	2	160	1%	3	240	1%	1	80	0%	6	480	1%	0	0	0%	6	480	1%
10 x 10	83	8300	48%	102	11,200	45%	100	10,000	45%	103	10,300	45%	388	38,800	46%	40	4000	40%	428	42,800	45%
10 x 15	23	3450	20%	33	4,950	22%	33	4,950	22%	33	4,950	22%	122	18,300	22%	40	6000	60%	162	24,300	26%
<b>TOTAL</b>	<b>230</b>	<b>17,135</b>	<b>100%</b>	<b>302</b>	<b>22,640</b>	<b>100%</b>	<b>304</b>	<b>22,596</b>	<b>100%</b>	<b>302</b>	<b>22,660</b>	<b>100%</b>	<b>1138</b>	<b>85,031</b>	<b>100%</b>	<b>80</b>	<b>10,000</b>	<b>100%</b>	<b>1,218</b>	<b>95,031</b>	<b>100%</b>

U-BOX AREA = 20,431 ± S.F.  
TOTAL U-BOXES = 1,620 (324 x 5-HIGH)



SITE PLAN

SCALE: 1" = 50'-0"

SITE SCALE: NTS

ZONING INFORMATION

**PROJECT NAME:** U-HAUL MOVING & STORAGE OF MODESTO  
**MUNICIPALITY:** STANISLAUS COUNTY  
**PROJECT ADDRESS:** KIERNAN AVENUE & MCHENRY AVENUE, MODESTO, CA  
**APN / ACRE / AREA:** PARCEL 1: 046-010-024 (4.55 AC), PARCEL 2: 046-010-016 (4.02 AC)  
**CURRENT ZONE:** PARCEL 1: PD-254 (PLANNED DEVELOPMENT), PARCEL 2: A-2-10 (AGRICULTURE DISTRICT)  
**REZONE:** PD (PLANNED DEVELOPMENT)  
**ADJACENT ZONING:** N: PD, S: PD, E: PD, W: PD, X:  
**USES:** SELF-STORAGE, TRUCK & TRAILER SHARING AND RELATED RETAIL SALES

BULK REQUIREMENTS - (BASED ON C-2 ZONE)

**SETBACKS:**  
**MAJOR STREET:** 75 FT (MIN) FROM CENTERLINE OR 15 FT (MIN) FROM PLANNED STREET LINE WHICHEVER IS GREATER  
**MINOR STREET:** 45 FT (MIN) FROM CENTERLINE OR 15 FT (MIN) FROM PLANNED STREET LINE WHICHEVER IS GREATER  
**SIDE YARD:** NONE, 5 FT (MIN) NEXT TO RESIDENTIAL  
**REAR YARD:** NONE, 5 FT (MIN) NEXT TO RESIDENTIAL  
**FAR:** NONE  
**LOT COVERAGE:** NONE  
**HEIGHT LIMIT:** 75 FT (MAX)

**PARKING:**  
**GENERAL RETAIL = 1 SP/ 300 GFA**  
**WAREHOUSE = 1SP/ EACH EMPLOYEE ON MAX SHIFT + 3 SPACES**

**LANDSCAPE:**  
**FRONT YARD: 3% OF TOTAL LOT AREA**  
**TOTAL SITE: 10% OF TOTAL SITE AREA 11% PROPOSED**

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	07/20/23	MM	MOVED U-BOX BUILDING
2	07/24/23	MM	ADDED NOTE TO VACATE EASEMENT
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS:  
NOT FOR CONSTRUCTION.  
FOR INFORMATION ONLY.

ARCHITECT LOGO:

**AMERCO REAL ESTATE COMPANY**

CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004  
P: (602) 263-6502

**SITE ADDRESS:**  
U-HAUL OF MODESTO  
KIERNAN AVE & MCHENRY AVE  
MODESTO, CA 95356

**SHEET CONTENTS:**  
PROPOSED  
SITE PLAN

710086

DRAWN: MM  
CHECKED: NH  
DATE: 07/12/2023  
SP1

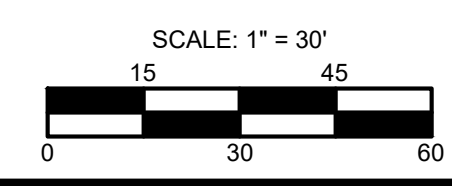
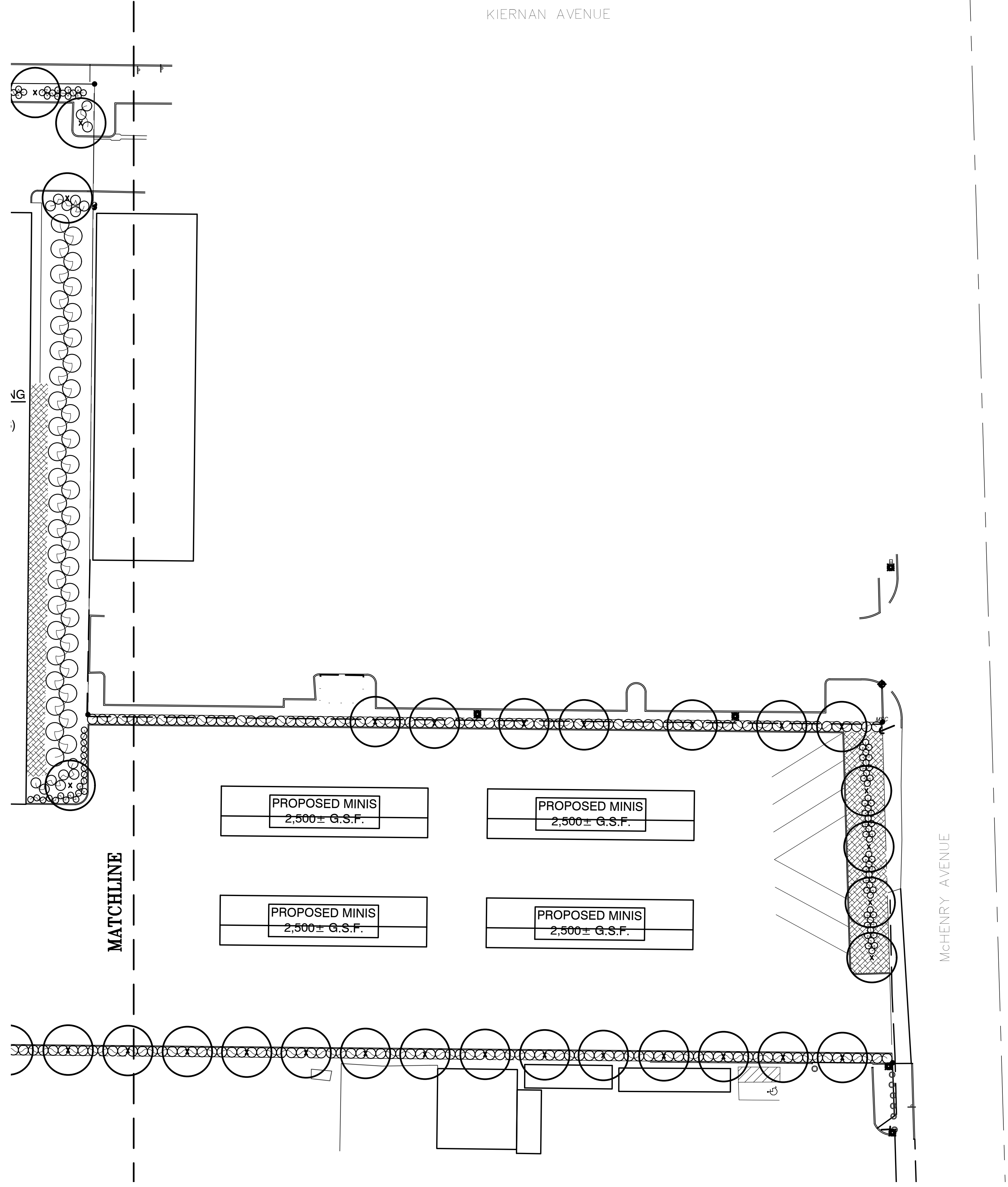
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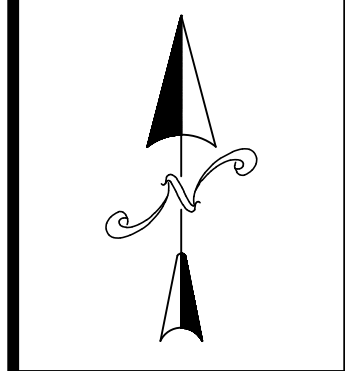


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REVISIONS	BY
9/27/23	JW

**UTOPIAN**  
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 2029 Paloma Avenue  
 Stockton, CA 95209  
 (209) 954-9045 Office  
 www.utopianlandscapes.net



**AMERCO**  
 REAL ESTATE  
 PHOENIX, AZ  
 CLIENT

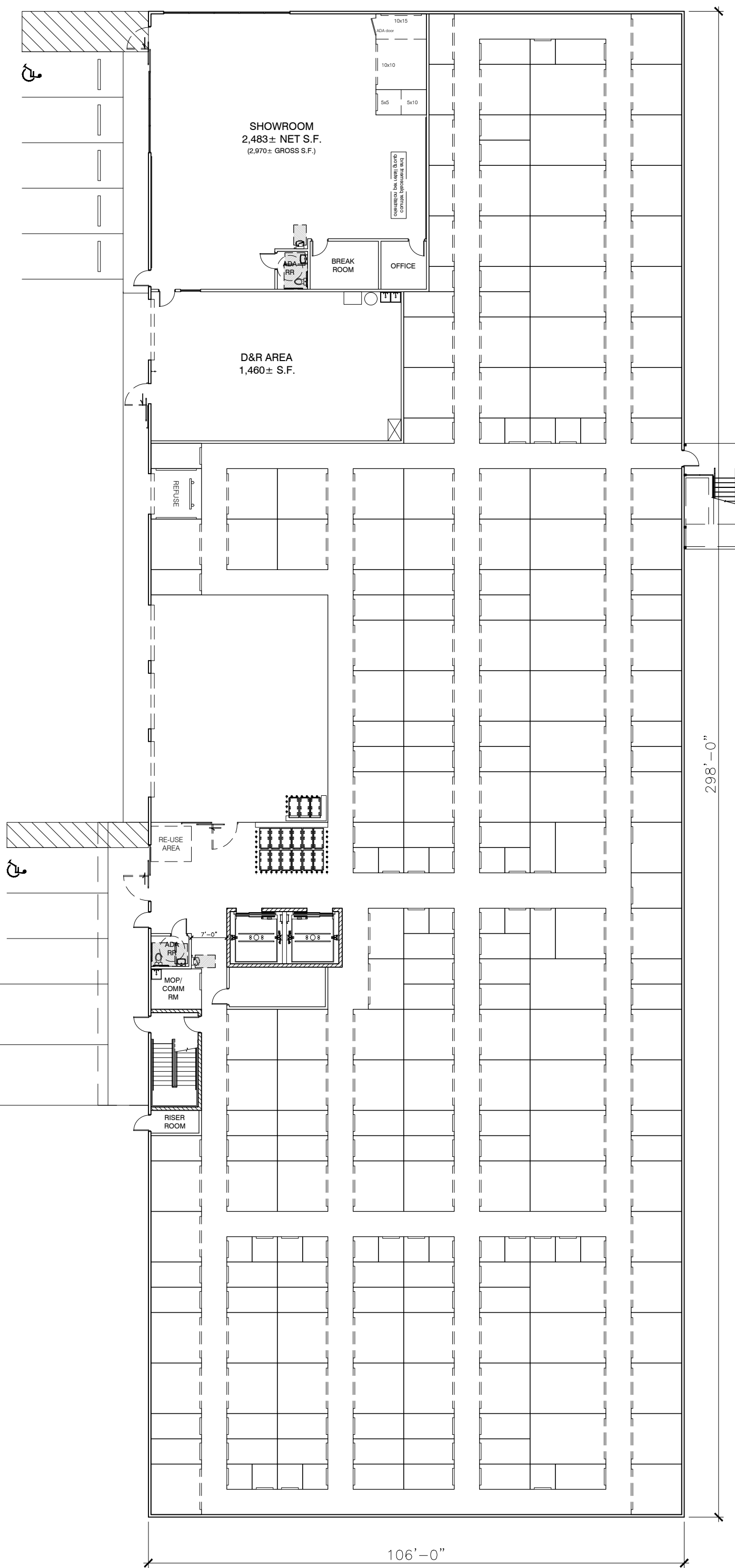
**CONCEPTUAL**  
**LANDSCAPE**  
**PLAN**  
 SHEET TITLE

**U-HAUL OF**  
**MODESTO**  
**KIERNAN & MCHENRY**  
**MODESTO, CA**  
 PROJECT  
 DATE 7/17/23  
 SCALE 1"=30'  
 DRAWN JW  
 SHEET **L2**  
 OF 2 SHEETS

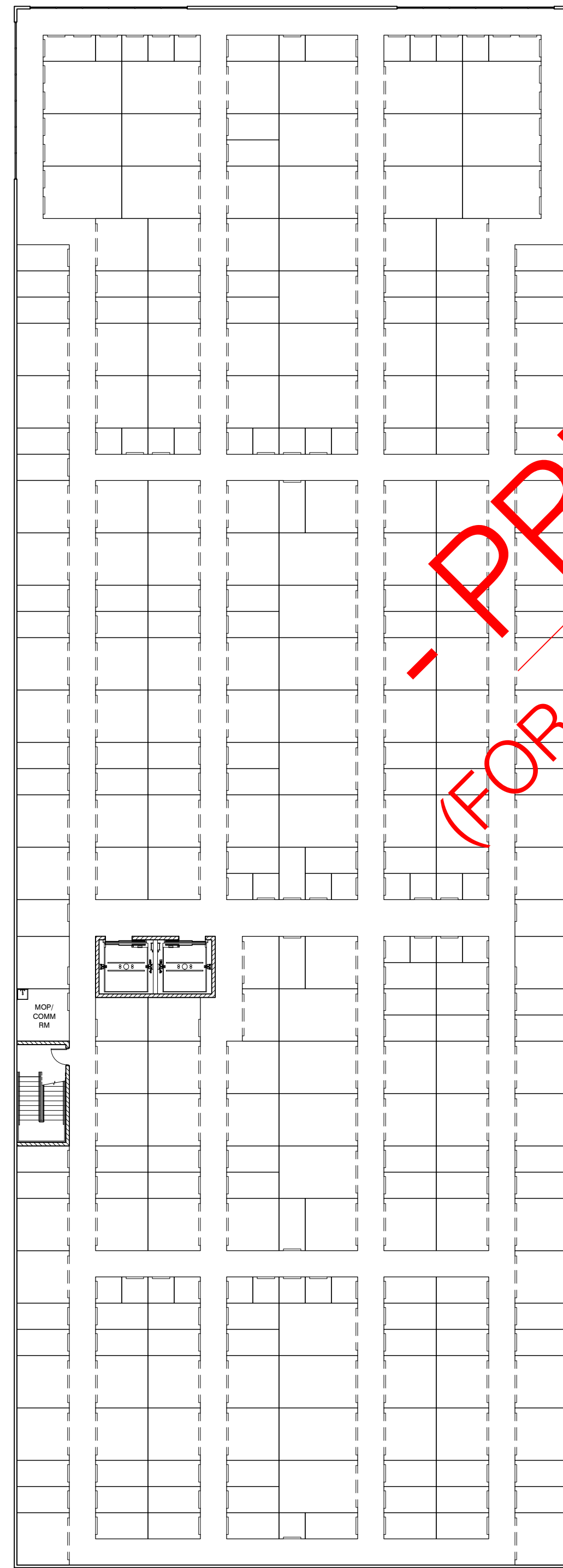


PROPOSED MIX																					
LOCKER SIZE	INTERIOR												EXTERIOR MINIS			GRAND TOTAL					
	1st Flr	SQ. FT.	%	2nd Flr	SQ. FT.	%	3rd Flr	SQ. FT.	%	4th Flr	SQ. FT.	%	TOTAL	SQ. FT.	%	QTY	SQ. FT.	%			
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7 x 8	0	0	0%	0	0	0%	1	56	0%	0	0	0%	1	56	0%	0	0	0%	1	56	0%
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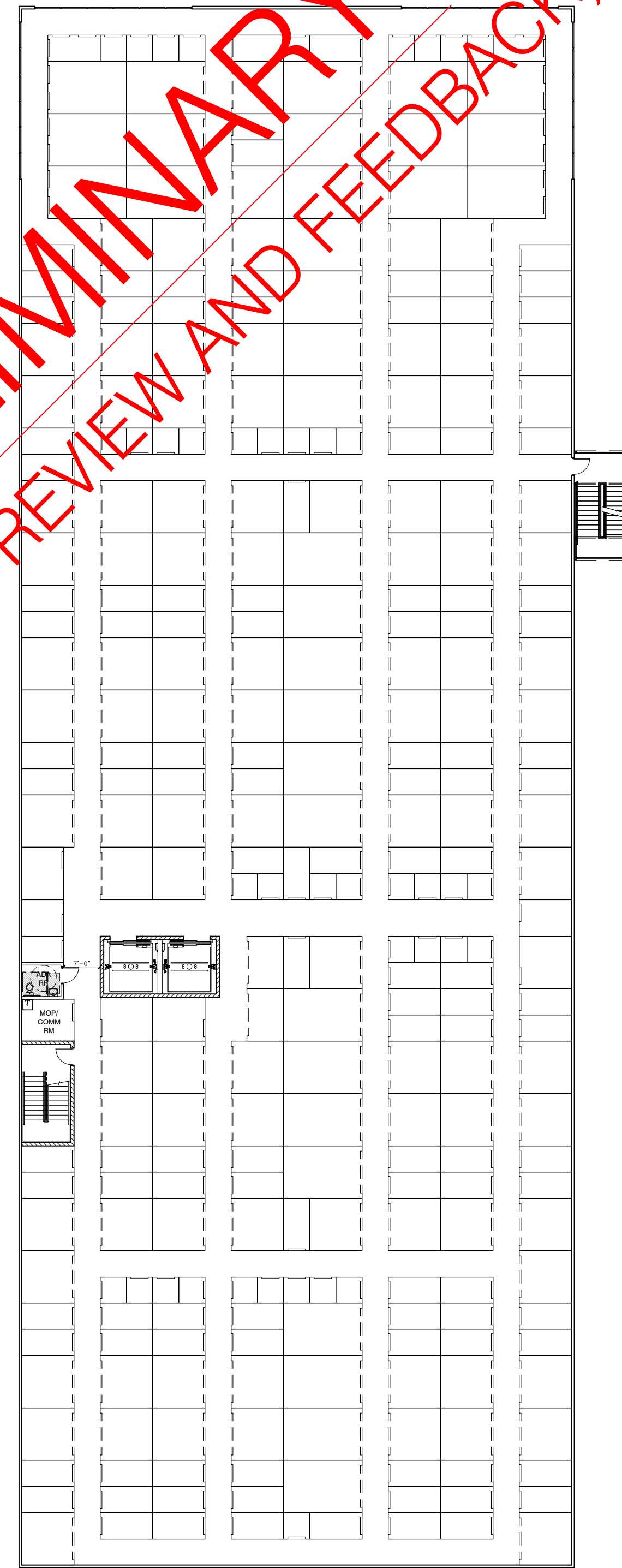
U-BOX AREA = 20,431 ± S.F.  
 TOTAL U-BOXES = 1,620 (324 x 5-HIGH)



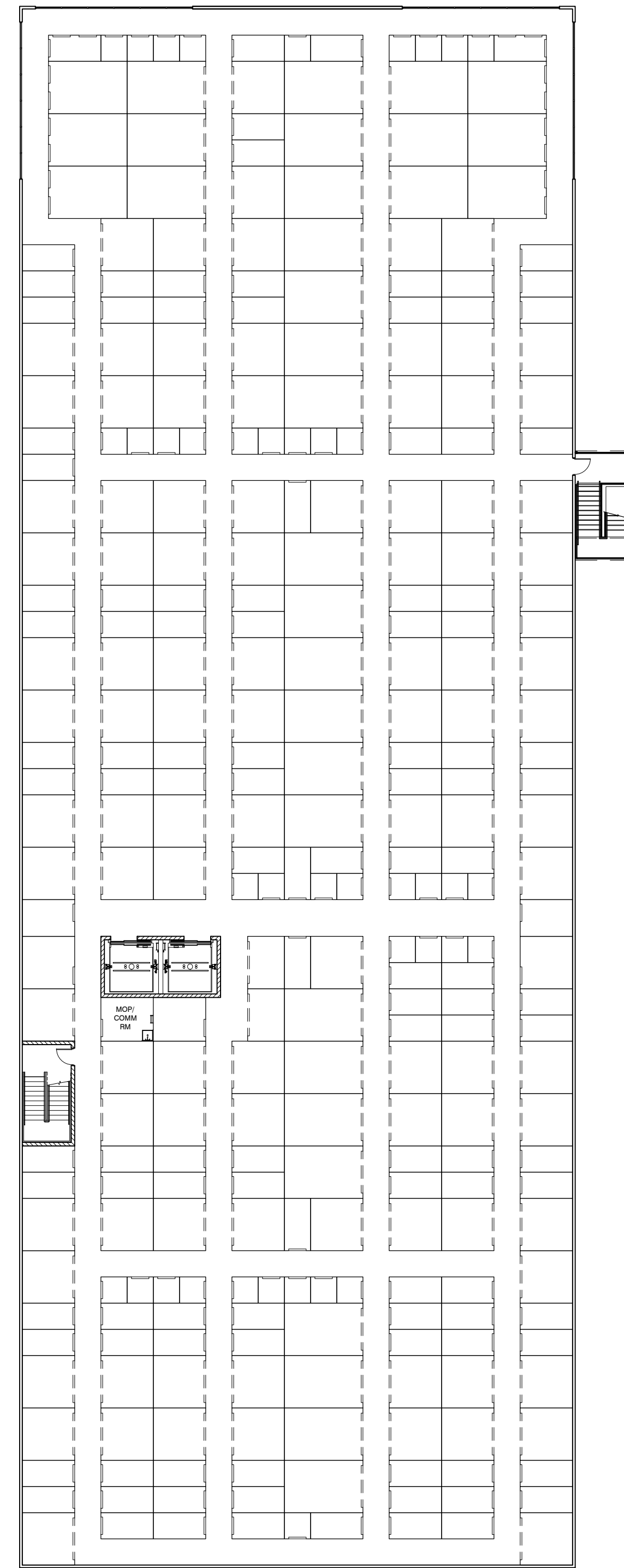
1ST FLOOR



2ND FLOOR



3RD FLOOR



4TH FLOOR

**PRELIMINARY**  
 (FOR FIELD REVIEW AND FEEDBACK)

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS:  
 NOT FOR CONSTRUCTION,  
 FOR INFORMATION ONLY

ARCHITECT LOGO:

**AMERCO**  
 REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT  
 2727 NORTH CENTRAL AVENUE  
 PHOENIX, ARIZONA 85004  
 P: (602) 263-6502

SITE ADDRESS:  
 U-HAUL OF MODESTO  
 KIERNAN AVE & MCHENRY AVE  
 MODESTO, CA 95356

SHEET CONTENTS:  
 PROPOSED  
 FLOOR PLAN

710086

DRAWN: MM  
 CHECKED: MM  
 DATE: 07/12/2023

710086\_A1A.DWG

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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
Form Available Online: http://www.stancounty.com/planning/applications.shtm

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- General Plan Amendment
Rezone
Use Permit
Variance
Historic Site Permit
Subdivision Map
Parcel Map
Exception
Williamson Act Cancellation
Other Planned Developer

PLANNING STAFF USE ONLY:

Application No(s): REZ PIN 2023-0093
Date: 8/2/23
S 5 T 3 R 9
GP Designation: PD/PI
Zoning: PD(254)/A-2-10
Fee: \$12,162
Receipt No. 573185/573186
Received By: KA
Notes:

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).

see attached narrative



# PROJECT SITE INFORMATION

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

ASSESSOR'S PARCEL NUMBER(S): Book 48 Page 88 Parcel 046-010-016

Additional parcel numbers: 046-010-024

Project Site Address  
or Physical Location: \_\_\_\_\_

Property Area: Acres: +/- 8.5 ac or Square feet: +/- 373,309 sf

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

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)  
unknown

Existing General Plan & Zoning: Planned Industrial / General AG

Proposed General Plan & Zoning: Planned Development  
(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: Planned Development

West: Planned Development

North: Planned Development

South: Planned Development

## 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: native weeds, bushes, small trees

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.) Full Parcel

**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: 0 Sq. Ft.                      Landscaped Area: +/-33,425 Sq. Ft.  
 Proposed Building Coverage: +/-78,108 Sq. Ft.                      Paved Surface Area: +/-261,776 Sq. Ft.

**BUILDING CHARACTERISTICS:**

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

Bldg A = +/-39,038 sf (footprint) , Bldg B = +/- 21,570 sf, Mini-storage = 7 x 2500 sf = 17,500 sf

Number of floors for each building: Bldg A = 3 floors (117,114 gsf), Bldg B = 1 floor, Mini-storage = 1 floor

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

Bldg A = +/- 48 ft, Bldg B = +/- 45 ft, Mini-storage = +/- 12 ft

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

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

**UTILITIES AND IRRIGATION FACILITIES:**

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

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

Electrical: <u>Modesto Irrigation District</u>	Sewer*: <u>Septic Required</u>
Telephone: <u>TBD</u>	Gas/Propane: <u>N/A</u>
Water**: <u>City of Modesto</u>	Irrigation: <u>Modesto Irrigation District</u>

**\*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:)

Not Applicable

**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: Not Applicable 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): New Bldg A: +/-39,038 sf footprint(3 stories +/-117,114 gfa)

New Bldg B= +/-21,570 sf (one story), Mini-Storage = +/-17,500 sf (7 each @ 2,500 sf)

Type of use(s): Self Storage, Truck & Trailer Sharing Services and Related Retail Sales

Days and hours of operation: 7 Days a week, 7am- 7pm Mon-Thurs & Sat, Friday 7am-8pm and Sunday 9am-5pm

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: \_\_\_\_\_  
12 months a year, 7 Days a week, 7am- 7pm Mon-Thurs & Sat, Friday 7am-8pm and Sunday 9am-5pm,

Occupancy/capacity of building: Construction: Type II B Occupancy: S-1 and M

Number of employees: (Maximum Shift): 10-15 full & part-time employees (Minimum Shift): 10

Estimated number of daily customers/visitors on site at peak time: 5-10

Other occupants: None

Estimated number of truck deliveries/loadings per day: 3-4/day

Estimated hours of truck deliveries/loadings per day: 9:00 am - 5:00 pm

Estimated percentage of traffic to be generated by trucks: TBD

Estimated number of railroad deliveries/loadings per day: Not Applicable

Square footage of:

Office area: N/A

Warehouse area: N/A

Sales area: Showroom (+/-2,943 gfa)

Storage area: Bldg A: +/-117,114 gfa, Bldg B: +/-21,570sf

Loading area: N/A

Manufacturing area: \_\_\_\_\_

Other: (explain type of area) Mini-storage: +/-17,500 sf

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ROAD AND ACCESS INFORMATION:**

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

Kiernan Avenue (State Hwy 219) and McHenry Avenue

\_\_\_\_\_  
\_\_\_\_\_

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.

Erosion Control plans will be designed to meet City or County Code requirements \_\_\_\_\_

**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)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





2727 North Central Avenue, 5-N • Phoenix, Arizona 85004  
Phone: 602.263.6555 • Fax: 602.277.5824 •

## **Narrative Project Summary**

### **Purpose:**

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the Stanislaus County's participation and counseling in regards to a rezone for the property located at the SEC Kiernan Avenue and McHenry Avenue in Modesto, CA. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed +/- 8.5-acre property is located at the SEC Kiernan Avenue and McHenry Avenue in Modesto (APN: 046-010-024 and 046-010-016). U-Haul is proposing the development of a new U-Haul Moving and Storage Store. Our uses consist of a three-story indoor self-storage (117,114 gsf), a one-story storage (21,570 gsf), seven exterior access minis (2,500 sf each), U-Haul truck and trailer sharing, and related retail sales. This infill development will allow U-Haul to better serve the storage needs of the community and activate a property that is currently vacant.

The property is currently zoned PD (Planned Development) and A-2 (Agriculture). The use of self-storage requires a rezone to PD (Planned Development). U-Haul is proposing to apply for the permit to allow this use.

Custom site design for every U-Haul store assures that the facility complements the community it serves. Adherence to community objectives is key in order to ensure each U-Haul store is both a neighborhood asset and an economic success.

U-Haul is more of a commercial type of use that serves residential communities within a 3-5-mile radius. We feel the U-Haul would be an appropriate use for the property and there are proven benefits for allowing self-storage facilities in communities:

- Self-storage facilities are quiet
- They provide an excellent buffer between zones
- They create very little traffic
- They have little impact on utilities
- They have no impact on schools
- They provide a good tax revenue
- They provide a community service

U-Haul Moving and Storage is a convenience business. Our philosophy is to place U-Haul stores in high growth residential areas, where we fill a need for our products and

services. Customers are made aware of the U-Haul store, primarily via drive-by awareness, much like that of a convenience store, restaurant, or hardware store. Attractive imaging and brand name recognition bring in area residents — by our measures, those who live within a four-mile radius of the center.

### **The U-Haul Store:**

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time. Families will generally arrive in their own automobiles, enter the showroom, and may choose from a variety of products and services offered there. When situated near public transit, approximately 50% of those families utilize alternative transportation to access U-Haul equipment and services.

- Families typically use U-Haul Self-Storage rooms to store furniture, household goods, sporting equipment, or holiday decorations. During transition periods between moves, moving to a smaller home, combining households, or clearing away clutter to prepare a home for sale, storage customers will typically rent a room for a period of two months to one year.
- U-Haul stores also provide truck and trailer sharing for household moving, either in-town or across country.
- Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape and sustainable packing materials.
- Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.
- Moving and storage are synergistic businesses. Over half of our storage customers tell us they used U-Haul storage because of a household move. Customers will typically use U-Haul equipment or their personal vehicle to approach the loading area and enter the building through the singular customer access. All new U-Haul stores are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior.

### **Significant Policies:**

- Hours of Operation:

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.

- All U-Haul storage customers are issued a card-swipe style identification card that must be used to gain access to their room. This is but one of many security policies which protect the customer's belongings and decrease the ability of unauthorized access to the facility.
- It is against policy for a business to be operated from a U-Haul storage room.
- Customers and community residents who wish to use the on-site dumpsters for disposing of refuse must gain permission to do so and are assessed an additional fee.
- Items that may not be stored include chemicals, flammables, and paints.
- U-Haul stores are protected by video surveillance.
- U-Haul stores are non-smoking facilities.
- U-Haul will provide added services and assistance to our customers with disabilities.

**Tentative Schedule:**

The proposed development schedule is contingent upon the rezone approval which will take approximately six to nine months for an estimated completion date of April 2024. Once the rezone gets approved, we anticipate completing the building permits by January 2025 and construction by April 2026. This is a tentative schedule.

**Buffer and Setbacks:**

The site plan complies with the buffer and setback requirements for a parcel that does not adjoin an agriculture district. (Refer to site plan for more information).

**Parking Analysis:**

The site plan parking analysis accounts for all proposed buildings per *Stanislaus County Chapter 21.7-off street parking* requirements. (Refer to site plan for more information).

**Landscape and Tree Plan:**

We have submitted a landscape plan that is in conformance with *Stanislaus County Chapter 21.102-Landscape* requirements. (Refer to site plan for more information).

**Traffic Study:**

- U-Haul stores generate less vehicular traffic volume while still embodying an active-use site. Truck and trailer sharing, and self-storage all represent dynamic transitions from one customer to another. DIY moving customers are presented with opportunities to utilize equipment and storage on a temporary basis, supporting a shared-economy, an effective economic model and an environmentally-sound way to conduct business.

<b>USE COMPARISON</b>					
Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
<b>U-Haul Center</b>	<b>80,000 sq ft</b>	<b>31 trips</b>	<b>53 trips</b>	<b>7 am - 7 pm 12 hours</b>	<b>7</b>

U-Haul looks forward to working with the Stanislaus County as you consider the rezone application we are currently submitting.

Sincerely,

AMERCO Real Estate  
2727 N Central Avenue  
Phoenix, AZ 85004



## 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



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

**Date:** 7/28/2023

**Records Search File #:** 12610N

**Project:** Rezone Application, Stanislaus County

APN 046-010-024 & 046-010-016, NE ¼

Section 5, T3S R9E

Zulema Longoria, Planner  
AMERCO Real Estate Company  
2727 N. Central Avenue  
Phoenix, AZ 85004  
602-263-6502

[zulema\\_longoria@uhaul.com](mailto:zulema_longoria@uhaul.com)

Dear Ms. Longoria:

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on the Riverbank 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 Resources Directory (ARD)  
*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 prehistoric or historic archaeological resources formally reported to the Information Center.
- There is one formally recorded 1920s Craftsman-style house with a detached garage at 4843 McHenry Avenue (P-50-002261) (CCaIC Report ST-05502). When this resource was recorded it was being used as the office and out-buildings for Roberts Auto Sales.

The resource has a National Register of Historic Places (NRHP) status rating of “6Z”- found ineligible for the NRHP, the California Register of Historical Resources, and for local listing through survey evaluation.

- The General Land Office survey plat for T3S R9E (dated 1854) shows the NE ¼ of Section 5 divided into two parcels, 80 acres on the south and 83.81 acres on the north.
- The Official Map of the County of Stanislaus, California (1906) shows the historic landowner at that time as “D. T. Bangs”.
- The 1916 edition of the Riverbank USGS map shows the alignment of McHenry Ave.
- The 1953 edition of the Riverbank USGS quadrangle shows buildings, and orchard and the alignment of McHenry and Kiernan avenues.
- The 1969 edition of the Riverbank USGS quadrangle references additional buildings within the project area.

**Prehistoric or historic resources within the immediate vicinity of the project area:** None have been formally reported, but we caution that prehistoric and historic archaeological resources have been found in subsurface context elsewhere with the City of Modesto.

**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:** No project-specific survey has been conducted, but six reports document larger investigations that included the project area:

Sharp, J., K. Hovey, and L. Nishimura (Caltrans District 10)

1999 *Department of Transportation Negative Archaeological Survey Report, 10-STA-219, P.M. 0.1/4.9.*

**CCaIC Report ST-03697**

Sharp, J. (California Department of Transportation)

2000 *Department of Transportation Negative Archaeological Survey Report- First Supplemental Survey, 10-STA-219, P.M. 0.1/4.9, EA 0A8700, Widening of Route 219.*

**CCaIC Report ST-04054**

Leach-Palm, L., P. Mikkelsen, J. King, J. Hatch, and B. Larson (Far Western Anthropological Research Group, Inc.; for Caltrans District 10)

2004 *Cultural Resources Inventory of Caltrans District 10 Rural Conventional Highways; Volume 1: Summary of Methods and Findings.*

**CCaIC Report ST-05498**

Rosenthal, J. S. and J. Meyer (Far Western Anthropological Research Group, Inc.; for Caltrans District 10)

2004 *Cultural Resources Inventory of Caltrans District 10 Rural Conventional Highways; Volume III: Geoarchaeological Study.*

**CCaIC Report ST-05501**

Leach-Palm, L., J. King, J. Hatch, and B. Larson (Far Western Anthropological Group, Inc. et al.; for Caltrans District 10)

2004 *Cultural Resources Inventory of Caltrans District 10 Rural Conventional Highways; Volume II G: Stanislaus County.*

**CCaIC Report ST-05502**

Waechter, S. and M. Bunse (Far Western A.R.G, Inc.& JRP Historical Consulting; for Circle Point and Stanislaus Council of Governments)

2007 *North County Corridor Environmental Constraints Analysis: Cultural Resources.*

**CCaIC Report ST-07244**

#### **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.

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