



CEQA Referral Initial Study And Notice of Intent to Adopt a Negative Declaration

Date: June 19, 2019

To: Distribution List (See Attachment A)

From: Kristin Doud, Senior Planner
Planning and Community Development

Subject: REZONE AND PARCEL MAP APPLICATION NO. PLN2018-0173 – VIG-GOLDEN STATE, LLC.

Comment Period: June 19, 2019 – July 22, 2019

Respond By: July 22, 2019

Public Hearing Date: August 15, 2019

You may have previously received an Early Consultation Notice regarding this project, and your comments, if provided, were incorporated into the Initial Study. Based on all comments received, Stanislaus County anticipates adopting a Negative Declaration for this project. This referral provides notice of a 30-day comment period during which Responsible and Trustee Agencies and other interested parties may provide comments to this Department regarding our proposal to adopt the Negative Declaration.

All applicable project documents are available for review at: Stanislaus County Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, CA 95354. Please provide any additional comments to the above address or call us at (209) 525-6330 if you have any questions. Thank you.

Applicant: Dennis E. Wilson, Horizon Consulting Services

Project Location: 5049 Kiernan Court, north of Highway 99 & Kiernan Interchange, in the Community of Salida.

APN: 136-017-017

Williamson Act Contract: N/A

General Plan: Planned Development (P-D)

Community Plan: Salida – Planned Development

Current Zoning: P-D (319) (Planned Development)

Project Description: Request to rezone a 3.06-acre parcel currently zoned P-D (319), which is expired, to a new P-D (Planned Development) to allow the construction of a 62,185 square-foot hotel and a 15,725 square-foot office/warehouse. A parcel map to create parcels of 2 and 1.06 acres is also included with the request. The hotel, located on Parcel 1, is proposed to be four stories and 51 feet in height with 94 rooms. Hours of operation are seven days a week, 24 hours a day, with six

employees on a maximum shift and a peak daily customer visit of 81. The hotel is designed to allow for extended stays and will include rooms ranging from studios to one-bedroom units, each with a kitchenette. The hotel will also include an enclosed pool area, banquet rooms, meeting areas, and a combination of fitness and laundry room. The hotel proposes to include 99 parking stalls, parking lot lighting, screen landscaping along the rear property line adjacent to single-family residences, and an 8-foot tall block wall against the rear (north) and side (east and west) property lines. Construction is estimated to begin on or before June 1, 2021 and to be completed by June 1, 2022.

The office/warehouse, located on Parcel 2, is proposed to be one story, 22 feet in height, and to be utilized for various light industrial, low people intensive commercial, and office uses. The proposed office/warehouse does not currently have identified tenants, but proposed hours of operation are six days a week, 7 a.m. to 6 p.m., with five employees on a maximum shift and a peak daily customer visit of 10. Construction is estimated to begin on or before June 1, 2022 and to be completed by June 1, 2023.

The project will be served by the City of Modesto for water and Salida Sanitary District for sewer services. The site has access to County-maintained Kiernan Court.

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

REZONE AND PARCEL MAP APPLICATION NO. PLN2018-0173 – VIG-GOLDEN STATE, LLC.

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
	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: MODESTO		STAN CO PARKS & RECREATION
X	SANITARY DIST: SALIDA	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: SALIDA	X	STAN CO SUPERVISOR #3: WITHROW
	HOSPITAL DIST:	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: MODESTO	X	StanCOG
X	MOSQUITO DIST: EASTSIDE	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
X	MUNICIPAL ADVISORY COUNCIL: SALIDA		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	PACIFIC GAS & ELECTRIC	X	SURROUNDING LAND OWNERS
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: UNION PACIFIC		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: SALIDA UNION		US FISH & WILDLIFE
X	SCHOOL DIST 2: MODESTO UNION	X	US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
X	STAN CO AG COMMISSIONER	X	WATER DIST: CITY OF MODESTO (DEL ESTE)
	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: REZONE AND PARCEL MAP APPLICATION NO. PLN2018-0173 – VIG-GOLDEN STATE, LLC.

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.

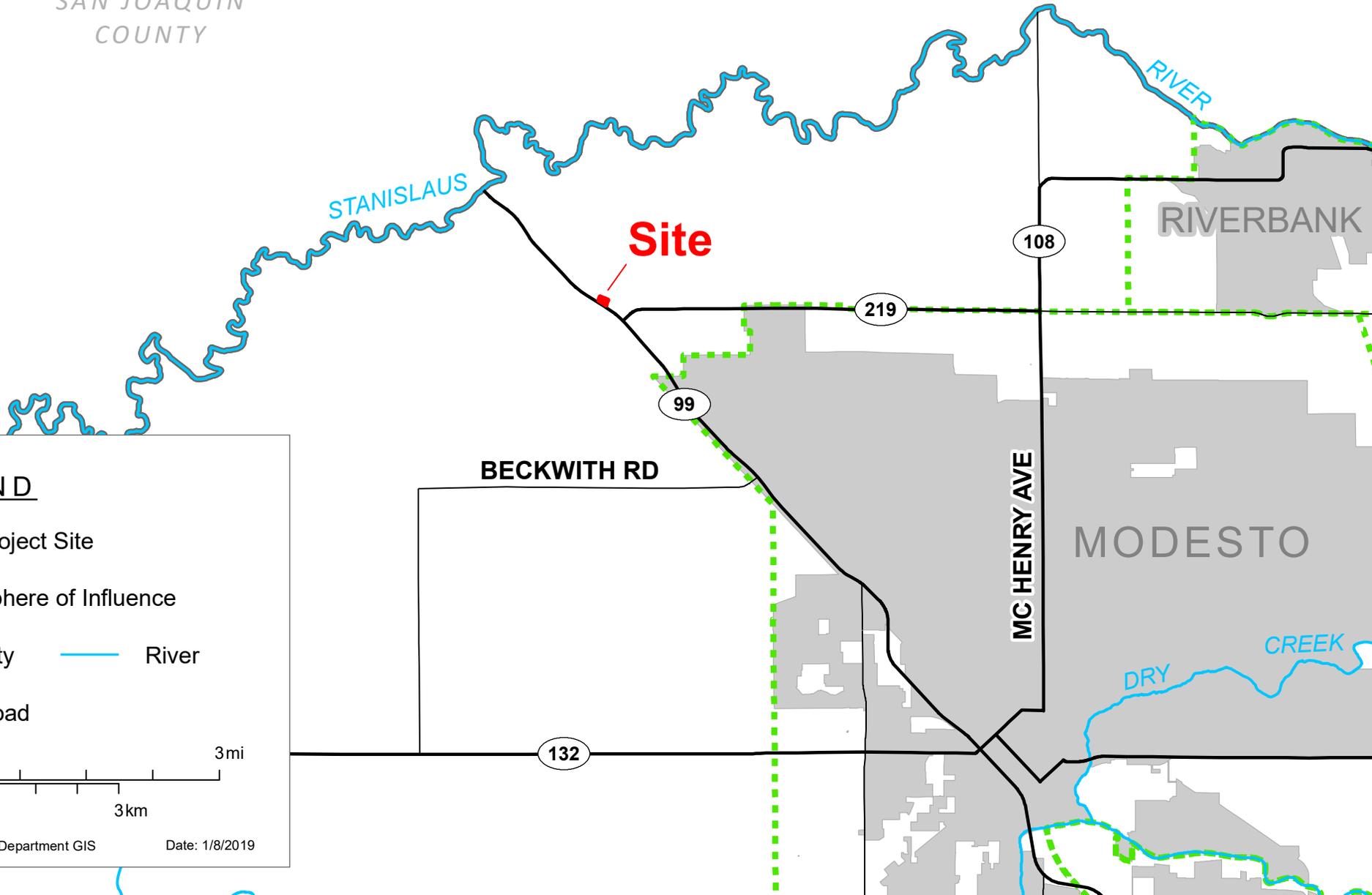
In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name	Title	Date
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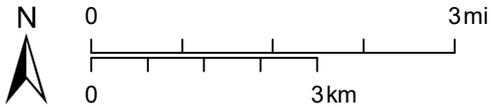
VIG - GOLDEN STATE, LLC REZ PM PLN2018-0173 AREA MAP

SAN JOAQUIN
COUNTY



LEGEND

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



Source: Planning Department GIS

Date: 1/8/2019

**VIG - GOLDEN STATE, LLC
 REZ PM PLN2018-0173
 GENERAL PLAN MAP**

LEGEND

 Project Site

 Parcel

 Road

General Plan

 Commercial

 Highway Commercial/PD

 Industrial

 Residential - Low Density

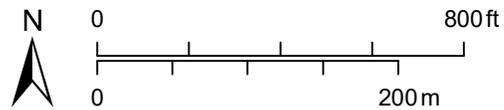
 Residential - Med. Density

 Residential - Med./High Density

 Planned Development (PD)

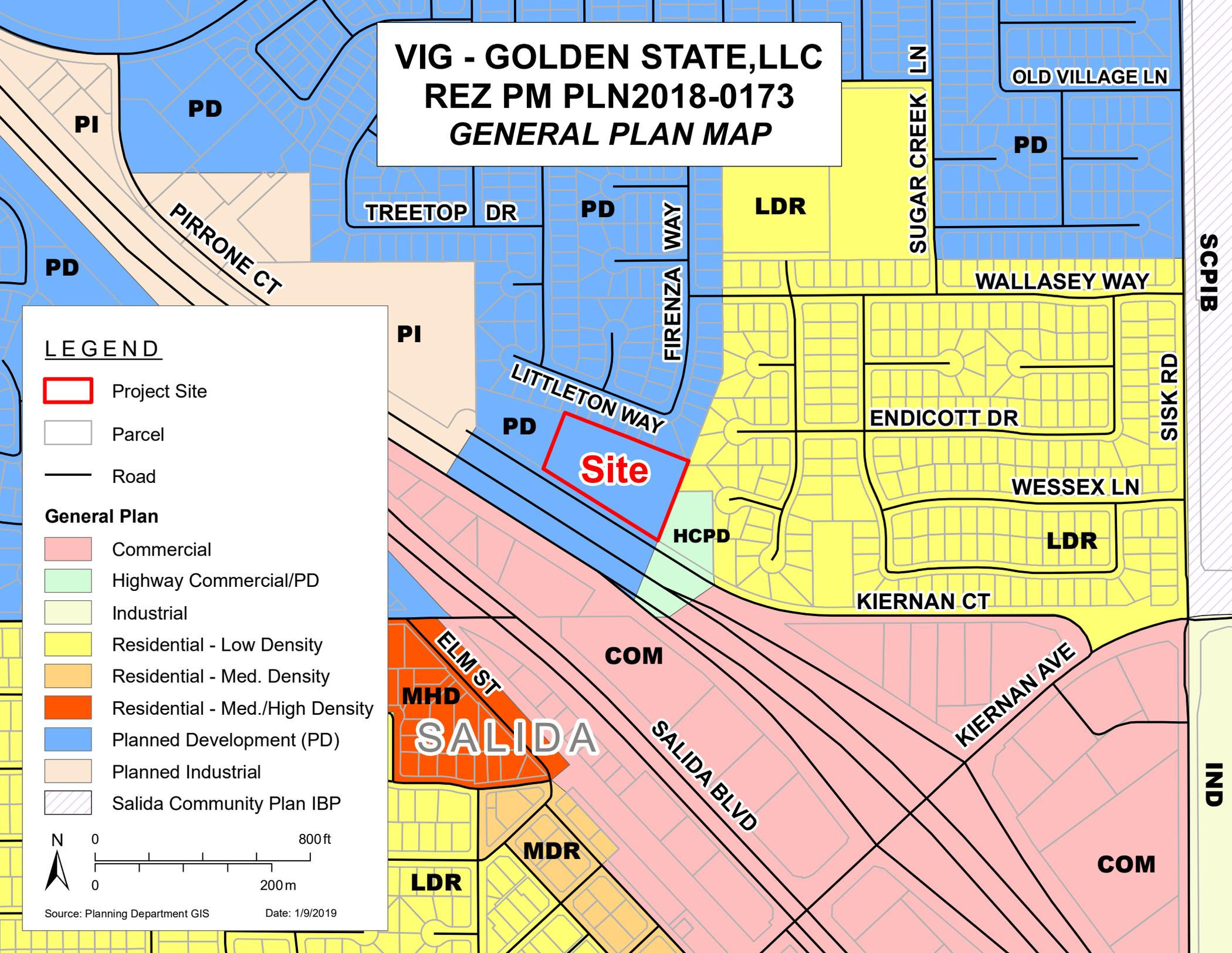
 Planned Industrial

 Salida Community Plan IBP

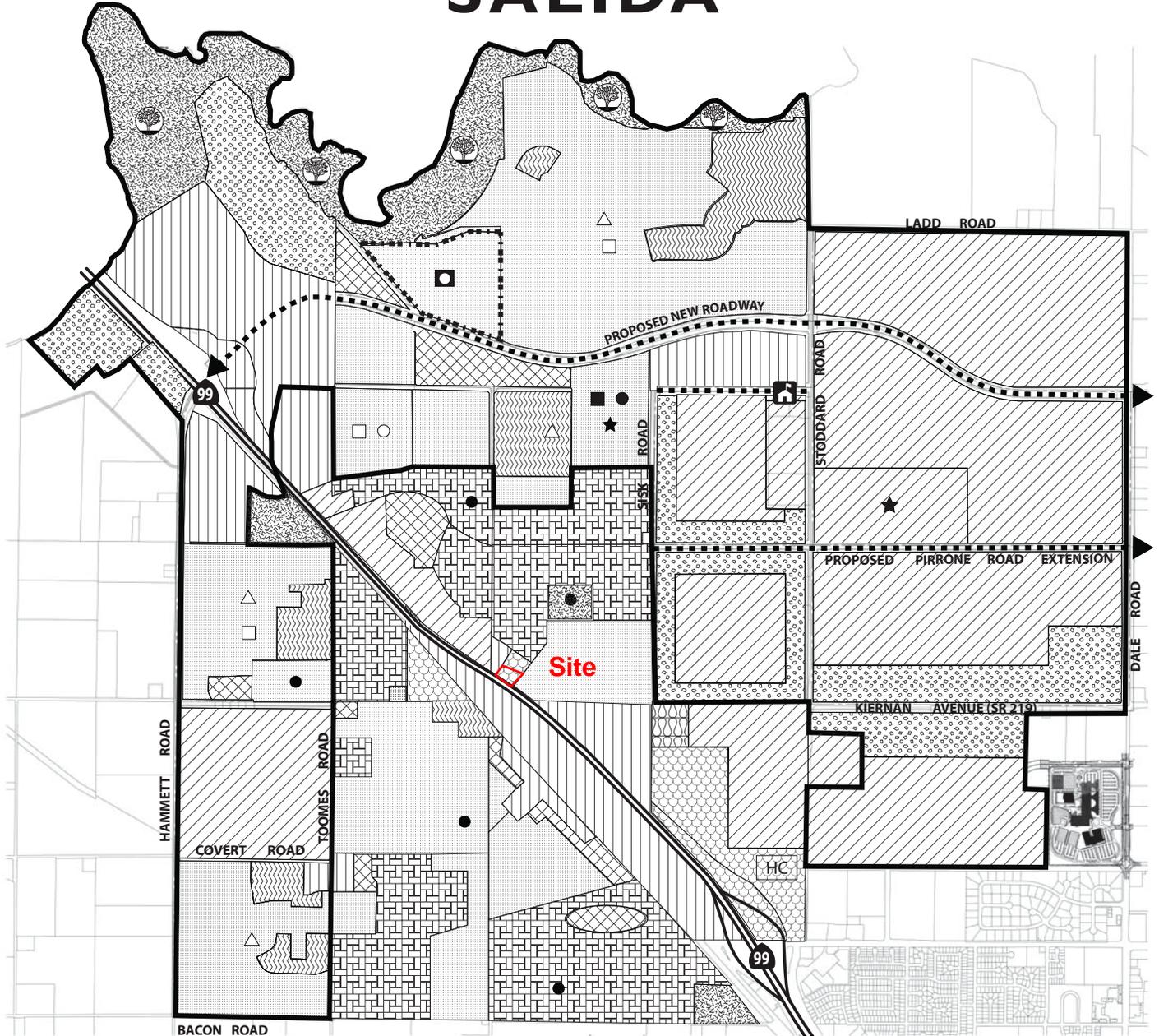


Source: Planning Department GIS

Date: 1/9/2019



SALIDA



LAND USES

-  Low Density Residential
-  Low Density Residential (Within Project Boundary)
-  Medium Density Residential
-  Medium High Density Residential
-  Business Park
-  Commercial
-  Industrial
-  Planned Industrial
-  Planned Development
-  Highway Commercial
-  Agricultural

PARKS AND SCHOOLS

- | Existing | Proposed | |
|---|---|------------------------|
|  |  | Neighborhood Park* |
|  |  | Elementary School* |
|  |  | Middle School* |
|  |  | High School* |
|  |  | Stanislaus River Park* |

PUBLIC FACILITIES

-  New Road
-  Special Treatment Area
-  Amendment Area Boundary
-  Existing Waste Water Treatment Plant*
-  Proposed Fire Station*



COMMUNITY PLAN

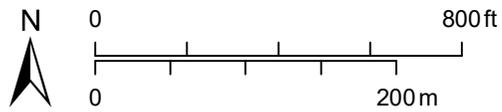
VIG - GOLDEN STATE, LLC REZ PM PLN2018-0173 ZONING MAP

LEGEND

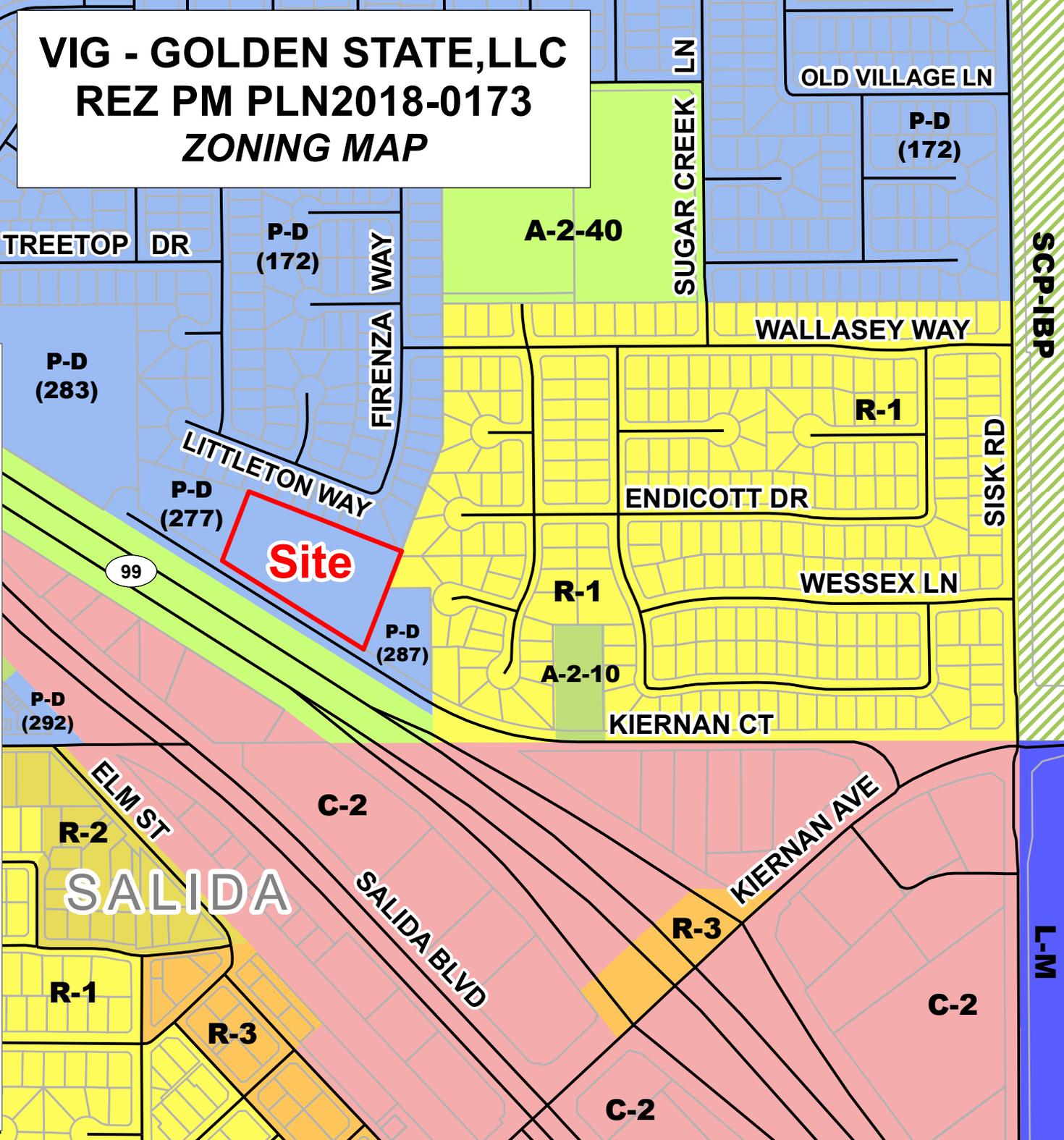
- Project Site
- Parcel
- Road

Zoning Designation

- General Agriculture 10 Acre
- General Agriculture 40 Acre
- General Commercial
- Limited Industrial
- Planned Development
- Planned Industrial
- Single Family Residential
- Medium Density Residential
- Multiple Family
- Salida Community Plan IBP



Source: Planning Department GIS Date: 1/9/2019



**VIG - GOLDEN STATE, LLC
REZ PM PLN2018-0173
2017 AERIAL AREA MAP**



TREETOP DR

PIRRONE CT

FIRENZA WAY

SUGAR CREEK LN

OLD VILLAGE LN

WALLASEY WAY

LITTLETON WAY

ENDICOTT DR

SISK RD

WESSEX LN

Site

99

KIERNAN CT

ELM ST

SALIDA

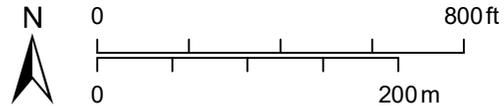
SALIDA BLVD

KIERNAN AVE

LEGEND

 Project Site

 Road



Source: Planning Department GIS

Date: 1/8/2019

**VIG - GOLDEN STATE, LLC
REZ PM PLN2018-0173
2017 AERIAL SITE MAP**

Site

KIERNAN CT

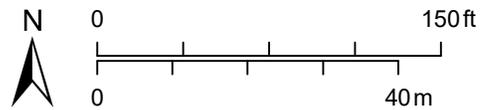
FIRENZA WAY

99

LEGEND

 Project Site

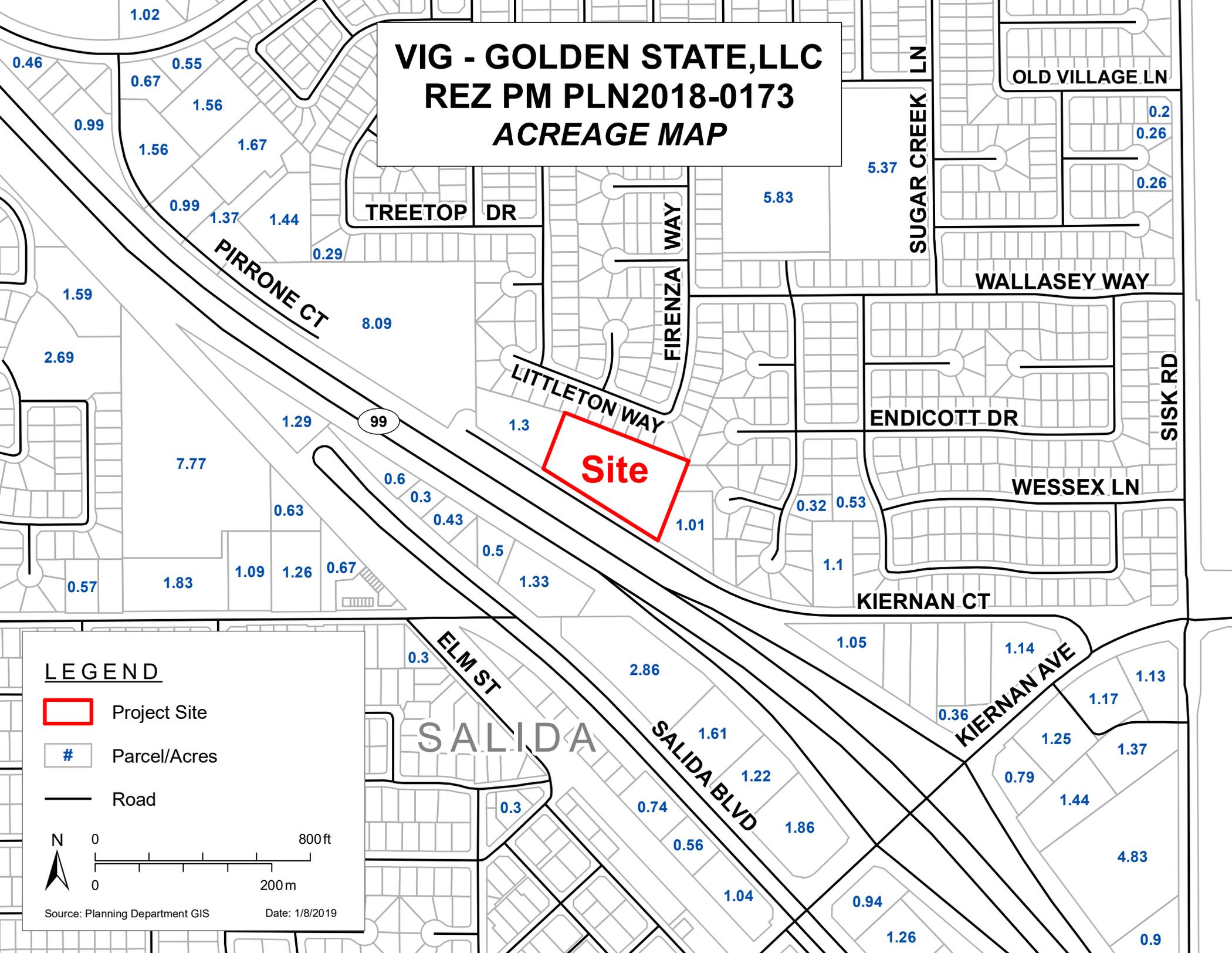
 Road



Source: Planning Department GIS

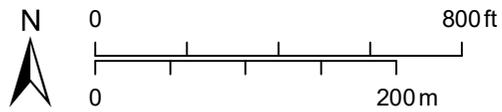
Date: 1/8/2019

VIG - GOLDEN STATE, LLC REZ PM PLN2018-0173 ACREAGE MAP



LEGEND

-  Project Site
-  Parcel/Acres
-  Road



Source: Planning Department GIS

Date: 1/8/2019

0 1/4" 1/2" 1" 2"

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BUILDING DATA:
BUILDING AREA:
 MAIN LEVEL 15,340 SQ.FT.
 2ND LEVEL 15,615 SQ.FT.
 3RD LEVEL 15,615 SQ.FT.
 4TH LEVEL 15,615 SQ.FT.
 TOTAL BUILDING AREA 62,185 SQ.FT.
OUTDOOR POOL 1,081 SQ.FT.
BACK PATIO 335 SQ.FT.
FRONT PATIO 603 SQ.FT.
PROPOSED BUILDING HEIGHT: ± 54'-0"

PARKING ANALYSIS
 REQUIRED: (GUESTROOMS (94) X 1) 94 STALLS
 STAFF: 4
 TOTAL REQUIRED: 98
PROVIDED: 98 STALLS
 STANDARD: 82
 COMPACT: 13
 ACCESSIBLE: 4

SITE DATA:
 SITE AREA: 2 ACRES USED (3.06 AC TOTAL)
 LANDSCAPED AREA: 18% (15,130/81,120=18%, 5% MIN, THEREFORE OK)
 APN: 136-011-011
 ADDRESS: 5041 KIERNAN CT. SALIDA, CA
 CURRENT ZONE: P-D (319)
 JURISDICTION: STANISLAUS COUNTY
 OCCUPANCY TYPE: SERVICE HOSPITALITY
 RI, S2
 CONSTRUCTION TYPE: V-A
 HOME2: 94 ROOMS
 STORIES: 4
 APPLICABLE CODES: 2016 C.B.C., G.P.C., C.M.C., C.E.G., C.F.G., C.B.C. AND ALL APPLICABLE STATE AND LOCAL REQUIREMENTS

GUEST ROOM COUNT BREAKDOWN

	GROUND FLR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
QUEEN STUDIO:	9	16	16	16	57
QUEEN ONE BEDROOM:	2	2	2	2	8
DBL QUEEN STUDIO - ACCESSIBLE:	--	--	1	1	2
QUEEN ONE BEDRM - ACCESSIBLE:	1	1	1	1	4
KING STUDIO:	1	7	7	7	22
KING STUDIO- ACCESSIBLE:	--	1	--	--	1
	13	27	27	27	94

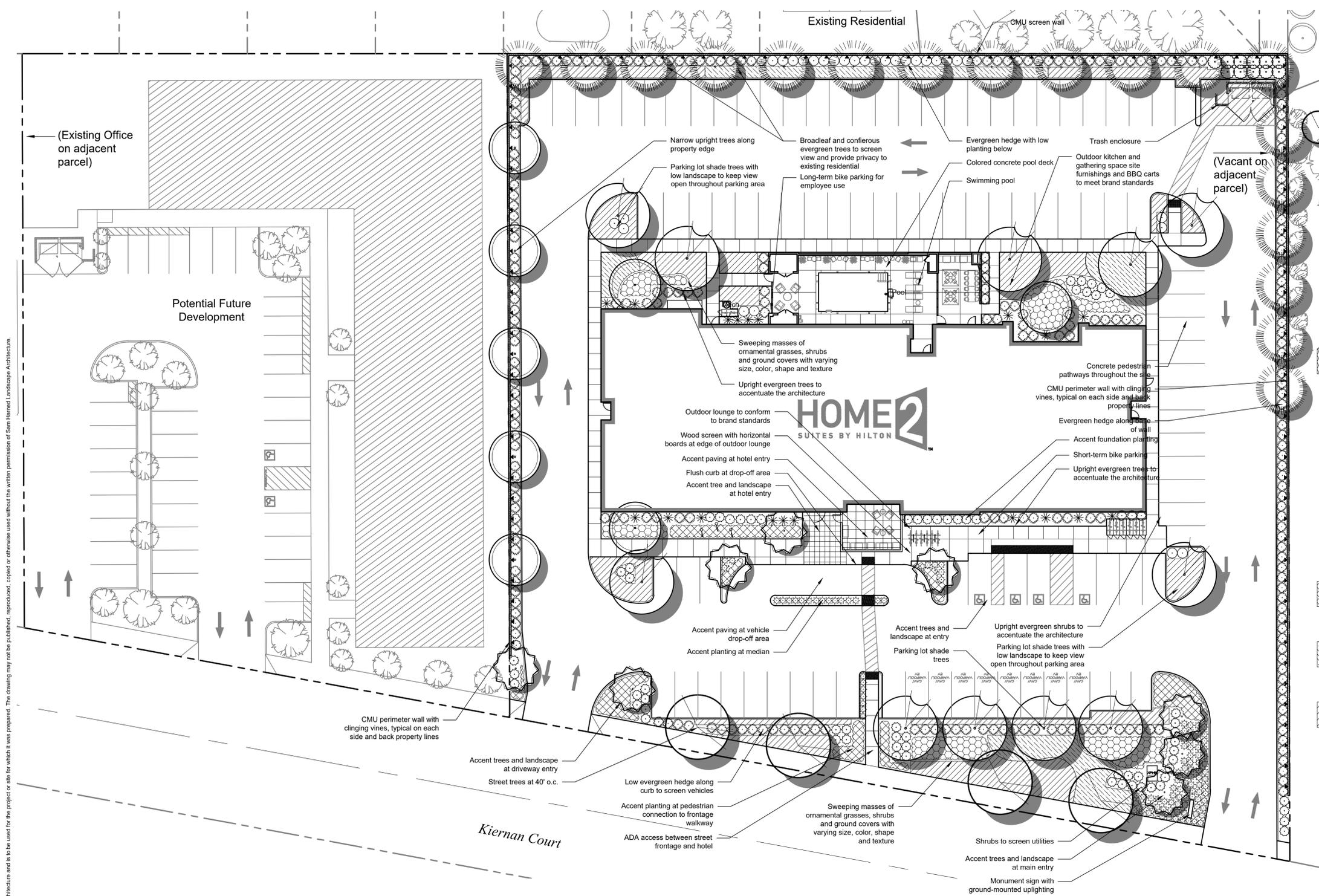
1 SITE PLAN- CONCEPTUAL DESIGN
 1"=30'-0" (12.26.18)



DESIGN DRAWINGS FOR:
HOME2 BY HILTON
 KIERNAN CT.
 SALIDA CALIFORNIA

APN # 136-011-011
 DATE: 12.26.18
 DRAWN: C. GUAJARDO
 CHECKED: D. BURKETT

A001



PRELIMINARY PLANT PALETTE

The Preliminary Plant Palette represents a sampling of the types of plants selected for this project that are suitable for the location and design concept. Plants in the final plan will be selected from this list. Not all plants in the list below will be used and additional plants may be incorporated with the final plans, but the overall design concept represented will be maintained.

- Trees (symbols shown at half scale)**
- Street Trees - 15-gallon**
Quercus coccinea Scarlet Oak
 - Parking Lot Trees - 15-gallon**
Pistacia chinensis 'Keith Davey' Chinese Pistache
 - Upright Accent Trees - 15-gallon**
Brachycton populneus Bottle Tree
Magnolia grandiflora 'Sam Sommer' Southern Magnolia
Podocarpus gracilior Fern Pine
 - Evergreen / Screen Trees - 24" box**
Brachycton populneus Bottle Tree
Geijera parviflora Australian Willow
 - Small Accent Trees - 15-gallon**
Acer palmatum Japanese Maple
Lagerstroemia spp. Crape Myrtle
 - Shrubs and Groundcovers**
 - Upright Evergreen Shrubs - 5-gallon**
Cupressus sempervirens 'Tiny Towers' Italian Cypress (dwarf)
Juniperus scopulorum Juniper
Thuja occidentalis Arborvitae
 - Medium Shrubs/ Screen Hedges - 5-gallon**
Cotoneaster lacteus Cotoneaster
Xylosma congestum 'Compacta' Shiny Xylosma
 - Ornamental Grasses and Grasslike Plants - 5-gallon/1-gallon**
Calamagrostis acutiflora "KF" Feather Reed Grass
Muhlenbergia capillaris Pink Muhly
Muhlenbergia dubia Pink Muhly
Pennisetum alopecuroides Fountain Grass
 - Low Hedges/Shrubs - 5-gallon**
Ligustrum japonicum 'Texanum' Privet
Olea europaea 'Little Ollie' Little Ollie Olive
Rhapiolepis indica India Hawthorn
Rhapiolepis umbellata Yedda Hawthorn
 - Accent/Flowering Shrubs - 5-gallon**
Agave spp. Agave
Berberis thunbergii Japanese Barberry
Cistus purpureus Rockrose
Hemerocallis spp. Evergreen Daylily
Lantana Lantana
Phormium tenax New Zealand Flax
Rosa floribunda Carpet Rose
Salvia spp. Salvia
 - Low Shrubs - 5-gallon**
Diets vegeta Fortnight Lily
Nandina domestica 'Guif Stream' Heavenly Bamboo
Rhapiolepis indica Rhapiolepis
 - Accent Groundcover - 1-gallon**
Dianella revoluta Flax Lily
Hemerocallis Daylily
Liriope muscari Lily Turf
Phormium tenax New Zealand Flax
Teucrium chamaedrys Germander
 - Flowering Groundcover - 1-gallon**
Lantana montevidensis Trailing Lantana
Liriope muscari Lily Turf
Rosa floribunda 'Carpet' Carpet Rose
Teucrium chamaedrys Germander
Trachelospermum jasminoides Star Jasmine
 - Spreading Groundcovers - 1-gallon**
Arctostaphylos spp. Manzanita
Baccharis pilularis spp. Dwarf Coyote Brush
Cotoneaster dammeri 'Lowfast' Bearberry
Juniperus spp. Cotoneaster
Trachelospermum asiaticum Juniper
Asian Jasmine
 - Vines - 5-gallon**
Ficus pumila Creeping Fig
Parthenocissus tricuspidata Boston Ivy
- Mulch**
Mulch to be evenly distributed throughout all planters. Mulch to be sourced from recycled material, shredded or chipped ("Gorilla Hair" is not acceptable), nitrogen stabilized, maximum 3/4", install at min. 3" depth. Provide sample for approval prior to installation.



Project:
HOME 2 SUITES - SALIDA
KIERNAN COURT, SALIDA, CA

Revision:
No. Desc. MM/DD/YY

Date: 05/10/2019
Drawn: RSH
Checked: RSH
Project No.: 18-024
Scale: 1" = 20'-0"

Sheet:
Conceptual Landscape Plan
L-01

PRELIMINARY WELO CALCULATIONS

The calculations provided below are an initial estimate of water usage for the planting and irrigation design being proposed with this plan. Hydrozones are approximated and may change with the final design, but the overall intent will remain and compliance with WELO will be achieved.

Plant Type	Water Use (per WUCOLS)	Type of Irrigation (IE)	Plant Factor	Hydrozone Area (sf)	ETWU (gal.)
Shrubs	Moderate	Drip (0.81)	0.5	3,444 sf	65,508
Shrubs	Low	Drip (0.81)	0.3	12,606 sf	143,867
Total:					209,375

Estimated Total Water Use (ETWU): 209,375 gal.
Maximum Applied Water Allowance (MAWA): 222,554 gal.

SITE CONCEPT NARRATIVE

This site landscape for this project has been designed to provide an aesthetic landscape design that meets the project goals and conforms with the County's landscape guidelines. The planting design provides a clean and open landscape to complement the building architecture, provide clear views through the parking lot, coordinate with the existing nearby landscape, and enhance the street edge.

Plant species have been selected to perform well in this region. Plants selected for this project have a low or medium water use classification, are durable and require low maintenance. The planting design conforms to the County's WELO ordinance.

IRRIGATION DESIGN

The landscape on this site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of the State's Water Efficient Landscape Ordinance (WELO). Equipment includes dedicated irrigation meter, smart controller, weather sensor, and efficient irrigation emitters, nozzles, and other equipment.

LANDSCAPE AREA CALCULATIONS

On-Site Planting Area	16,050 sf (100%)
Moderate water use	3,444 sf (21.5%)
Low water use	12,606 sf (78.5%)
Total Site Area	87,010 sf
Percent of Site as Landscape:	18.4%

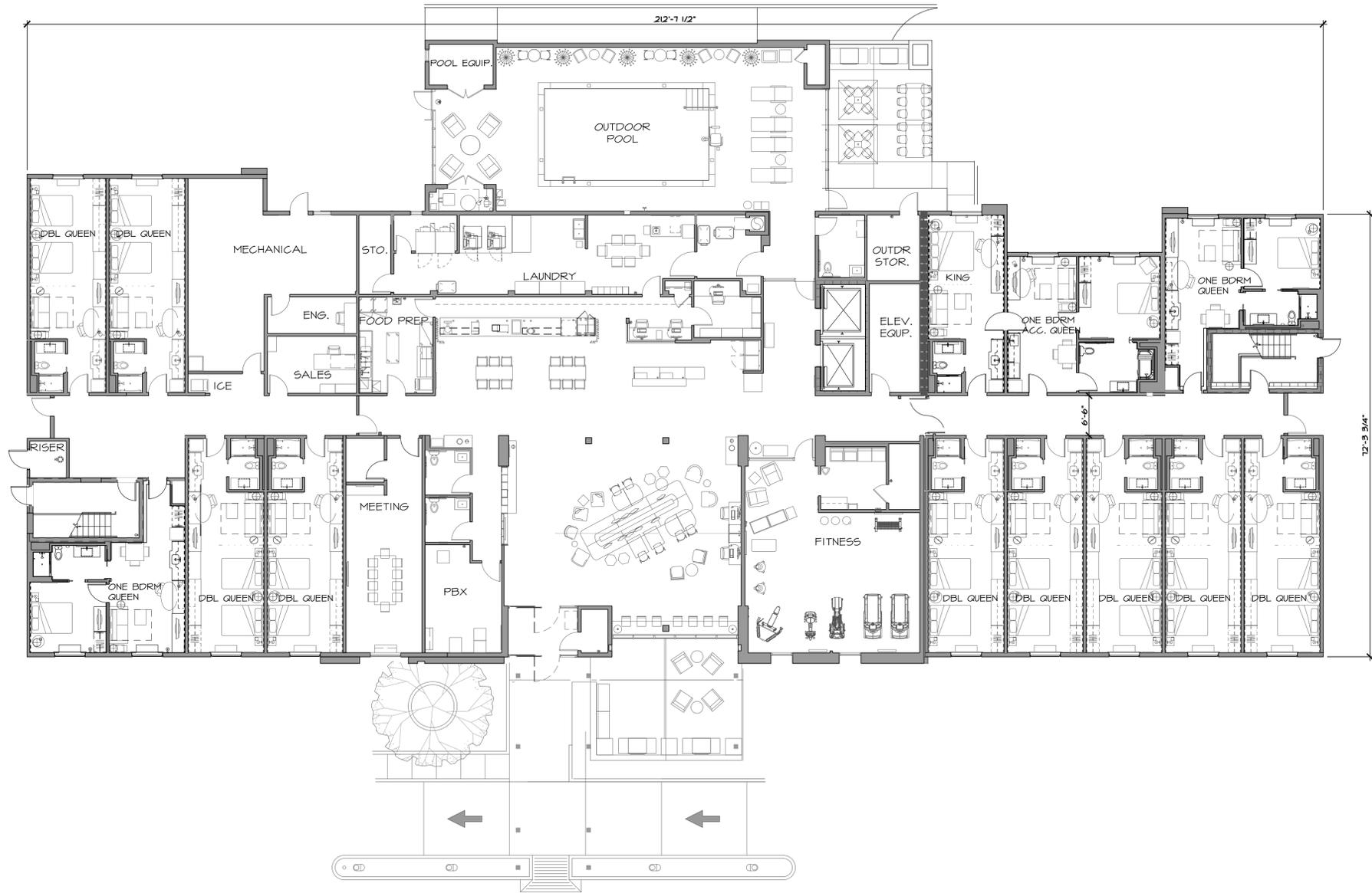


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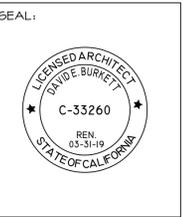
0 1/4" 1/2" 1" 2"

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1 MAIN LEVEL FLOOR PLAN
 SCALE: 3/32"=1'-0"
 15,340 SQ.FT.



DESIGN DRAWINGS FOR:
HOME2 BY HILTON
 KIERNAN CT.
 CALIFORNIA
 SALIDA

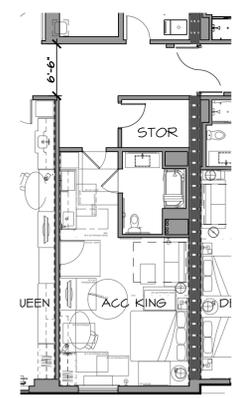
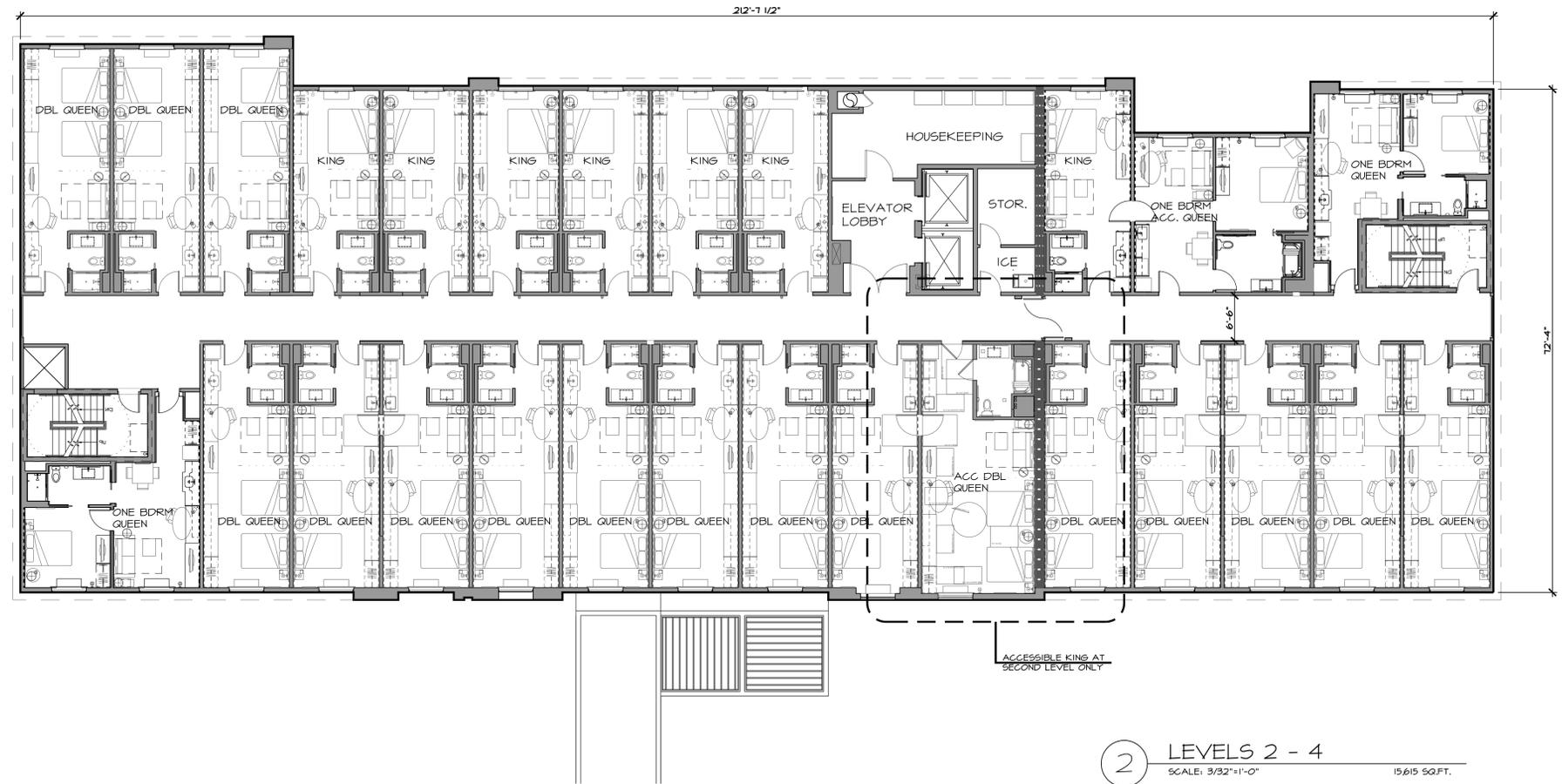
APN # 136-017-017
 DATE: 06.25.18
 DRAWN: C. GUJARDO
 CHECKED: D. BURKETT

A100

0 1/4" = 1' 1/2"

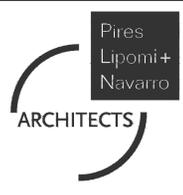
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2 LEVELS 2 - 4
SCALE: 3/32"=1'-0" 15,615 SQ.FT.

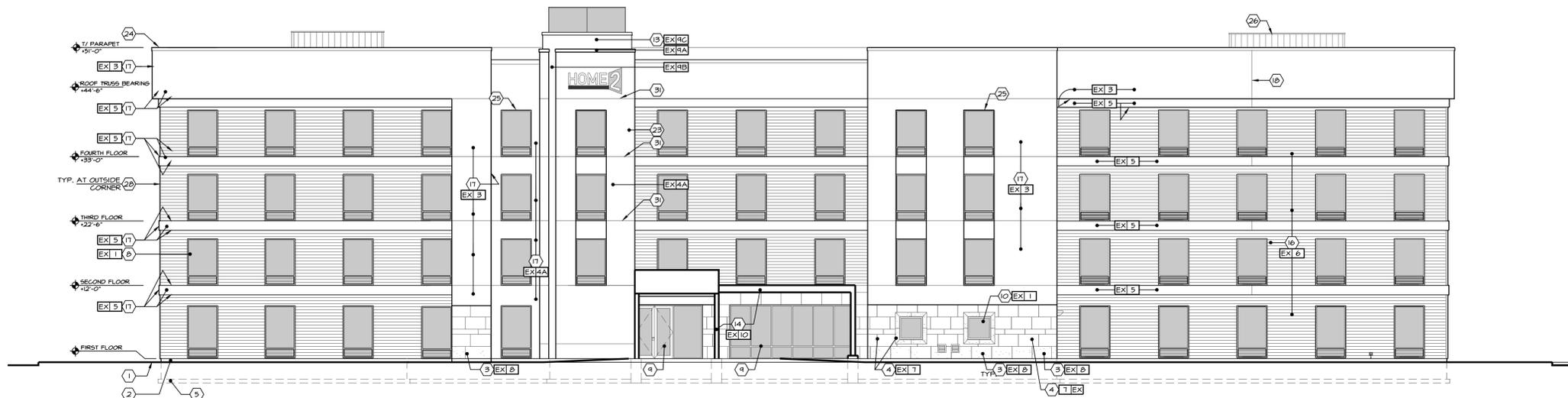
1 SECOND LEVEL ONLY
SCALE: 3/32"=1'-0"



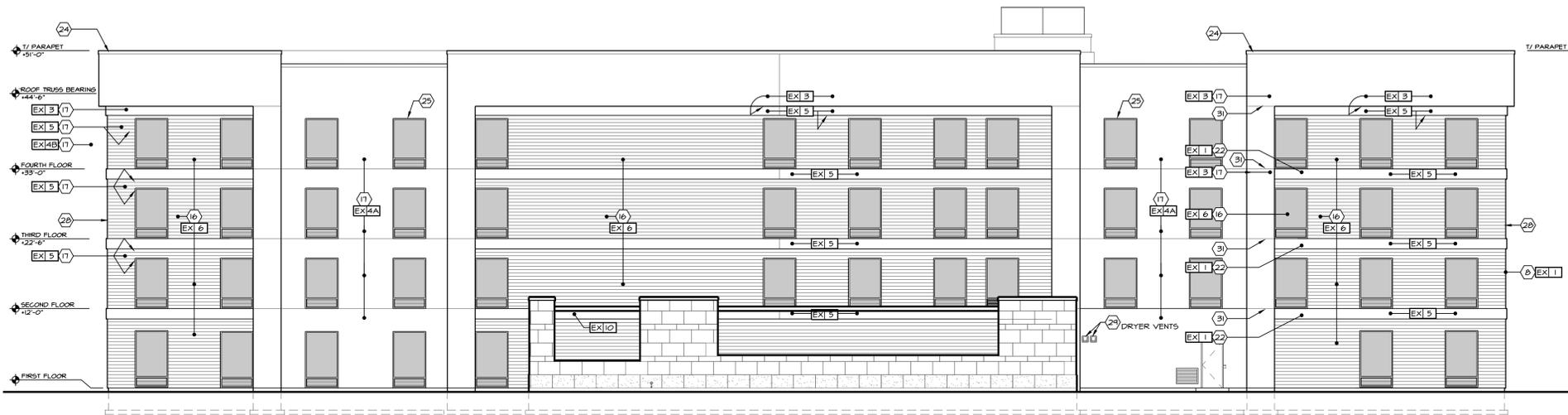
DESIGN DRAWINGS FOR:
HOMER2 BY HILTON
KIERNAN CT.
CALIFORNIA
SALIDA

APN # 136-017-017
DATE: 06.25.18
DRAWN: C. GUJARDO
CHECKED: D. BURKETT

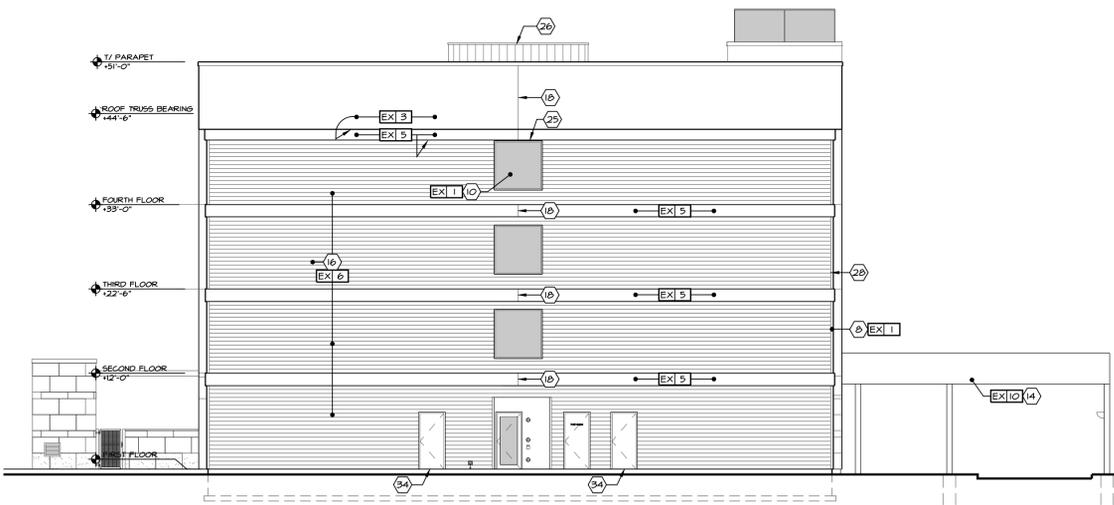
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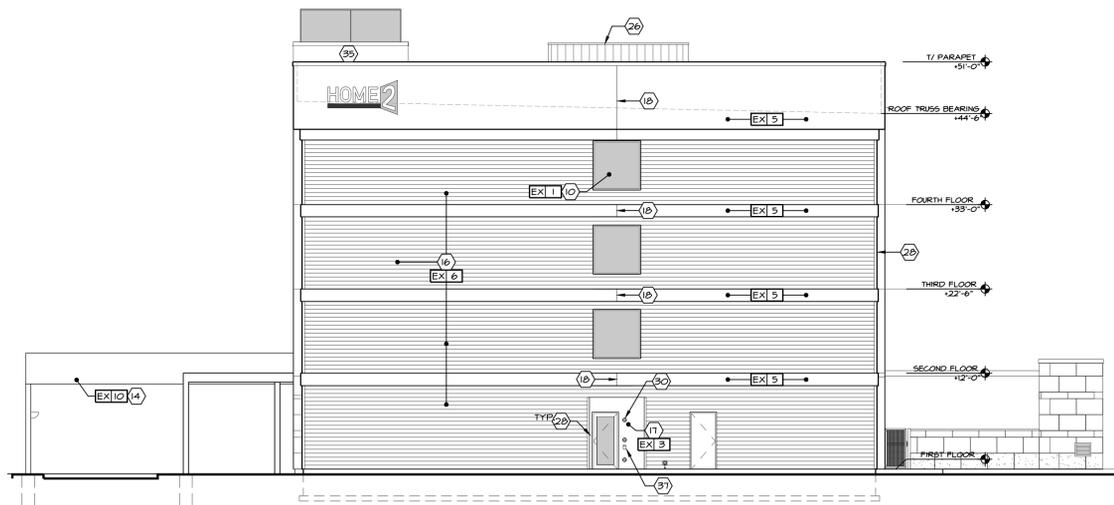
1 SOUTH ELEVATION
SCALE: 3/32"=1'-0"



2 NORTH ELEVATION
SCALE: 3/32"=1'-0"



3 WEST ELEVATION
SCALE: 3/32"=1'-0"



4 EAST ELEVATION
SCALE: 3/32"=1'-0"

- ELEVATION KEYNOTES:
- 1 APPROXIMATE LINE OF GRADE
 - 2 ABOVE GRADE EXPOSED FOUNDATION WALL
 - 3 MASONRY OR TILE - BASE
 - 4 MASONRY OR TILE - FIELD - ASHLAR PATTERN
 - 5 CONCRETE FOOTING AND FOUNDATION WALL AS REQUIRED PER LOCAL FROST DEPTHS
 - 6 OCULUS
 - 7 NOT USED
 - 8 ALUMINUM FIXED WINDOW W/ THERMAL BROKEN FRAME, INSULATED GLAZING WITH INTEGRAL ALUMINUM LOUVER AT PTAC UNITS
 - 9 ALUMINUM STOREFRONT SYSTEM W/ THERMAL BROKEN FRAME AND INSULATED GLAZING
 - 10 ALUMINUM FIXED WINDOW W/ THERMAL BROKEN FRAME AND INSULATED GLAZING
 - 11 EXHAUST, REFER TO MECHANICAL DRAWINGS
 - 12 ALUMINUM SLIDING ENTRY DOOR W/ INSULATED GLAZING
 - 13 BEACON - BEAM - REFER TO A5.02 SECTIONS FOR MORE INFORMATION
 - 14 PAINTED TUBE STEEL CANOPY W/ STAINED WOOD TRELLIS
 - 15 TONGUE & GROOVE WOOD PLANK CEILING, STAINED
 - 16 ENVELOPE - CORE FINISH -REFER TO A5.02
 - 17 ENVELOPE - WRAP FINISH -REFER TO A5.02
 - 18 FINISH CONTROL JOINT
 - 19 OVERFLOW SCUPPER - BASIS OF DESIGN NESCO MFG. INC. - MODEL # 5CT144R -- REFER ALSO TO DETAIL 6J/A6.12
 - 20 TAMPER RESISTANT, RECESSED HOSE BIB - MOUNT TOP AT +12" A.F.F.
 - 21 ENVELOPE - ACCENT FINISH -REFER TO STYLE GUIDE
 - 22 ENVELOPE - ACCENT FINISH -REFER TO STYLE GUIDE
 - 23 SIGNAGE --REFER TO EXTERIOR SIGNAGE SPECIFICATIONS
 - 24 KYNAR FINISH ALUMINUM COPING SYSTEM --COLOR TO MATCH ADJACENT MATERIAL
 - 25 KYNAR FINISH ALUMINUM GRAVEL STOP --COLOR TO MATCH ADJACENT MATERIAL
 - 26 REVIEW ALL VIEWS AROUND PROPERTY BEFORE LOCATING ALL ROOF TOP MECHANICAL UNITS. VERIFY ALL EQUIPMENT IS ADEQUATELY SCREENED
 - 27 NOT USED
 - 28 PAINTED ALUMINUM OUTSIDE CORNER BY FRY REGLET, COLOR TO MATCH ADJACENT ENVELOPE - CORE FINISH
 - 29 EXHAUST VENT -- COLOR TO MATCH ADJACENT MATERIAL
 - 30 LIGHT FIXTURE --REFER TO CEILING PLAN
 - 31 EXPANSION JOINT @ FLOOR LINE W/ BACKER ROD AND SEALANT
 - 32 ALUMINUM LOUVER -- COLOR TO MATCH ADJACENT MATERIAL MATCHING ADJACENT WALL
 - 33 BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION. THESE DIMENSIONS WILL VARY BASED ON FINAL BUILDING CONSTRUCTION. INTERIOR CEILING HEIGHT DIMENSIONS ARE CRITICAL TO MAINTAIN AS MINIMUMS.
 - 34 CONCRETE PAD - REFER TO AREA DEVELOPMENT PLAN
 - 35 ACCESS OPENING INTO BEACON
 - 36 ALUMINUM GUTTER AND DS. COLOR TO MATCH ADJ. MATERIAL
 - 37 ACCESSIBLE KEY CARD READER WIRED TO ELECTRIC STRIKE IN DOOR - TOP OF READER AT 48" MAX. HEIGHT
 - 38 POOL PERIMETER FENCE AS REQUIRED BY CODE W/ 3'-0" GATE
 - 39 PRECAST COPING

FINISH KEY:

EXI 1	ENVELOPE - ACCENT METAL/BAND -REFER TO A5.02
EXI 2	ENVELOPE - CORE DIRECT FINISH -REFER TO A5.02
EXI 3	ENVELOPE - WRAP -REFER TO A5.02
EXI 4A	ENVELOPE - LINK -REFER TO A5.02
EXI 4B	ENVELOPE - KEEP -REFER TO A5.02
EXI 5	ENVELOPE - ACCENT OPTION -REFER TO A5.02
EXI 6	ENVELOPE - CORE -REFER TO A5.02
EXI 7	ENVELOPE - SUPPORT -REFER TO A5.02
EXI 8	ENVELOPE - SUPPORT -REFER TO A5.02
EXI 9A	BEACON - BEAM REVEAL -REFER TO A5.02
EXI 9B	BEACON - BEAM BAND -REFER TO A5.02
EXI 9C	ENVELOPE - BEAM GLASS CROWN -REFER TO A5.02
EXI 10	ENVELOPE - CANOPY -REFER TO A5.02

- GENERAL NOTES:
1. REFER TO HOME 2 SUITES BY HILTON STANDARDS MANUAL GUIDE FOR ADDITIONAL INFORMATION REGARDING EXTERIOR MATERIALS, CONSTRUCTION REQUIREMENTS AND SIGNAGE REQUIREMENTS.
 2. GROUT COLOR TO MATCH EXTERIOR TILE OR MASONRY.
 3. BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION. THESE DIMENSIONS WILL VARY BASED ON FINAL BUILDING CONSTRUCTION. INTERIOR CEILING HEIGHTS ARE CRITICAL TO MAINTAIN AS MINIMUMS.



DESIGN DRAWINGS FOR:
HOME2 BY HILTON
KIERNAN CT.
SALIDA CALIFORNIA

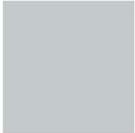
APN # 136-017-017
DATE: 12.26.18
DRAWN: C. GUAJARDO
CHECKED: D. BURKETT

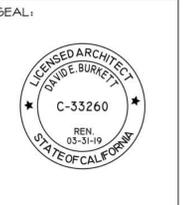
A200



1 SOUTH ELEVATION (FRONT)
SCALE: 3/32"=1'-0"

FINISH LEGEND

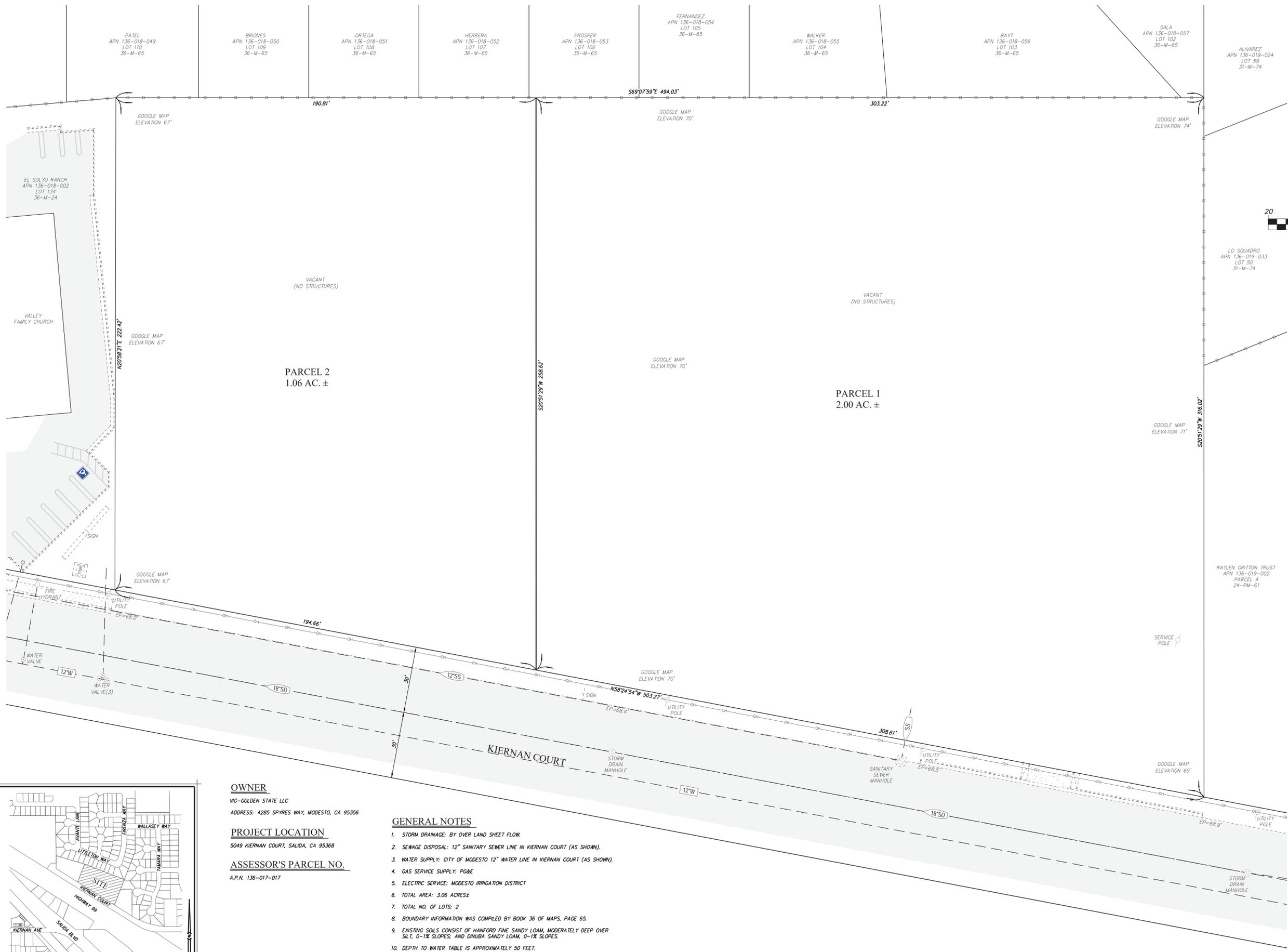
 P-1 EXTERIOR CEMENT PLASTER (BODY) PAINTED BENJAMIN MOORE: SILVER FOX 2108-50	 P-2 EXTERIOR CEMENT PLASTER (TRIM) PAINTED BENJAMIN MOORE: MIDSUMMER NIGHT 2134-20	 P-3 EXTERIOR CEMENT PLASTER (ACCENT BEACON) PAINTED BENJAMIN MOORE: YELLOW FINCH 2024-40	 P-4 EXTERIOR CEMENT PLASTER (ACCENT BAND) PAINTED BENJAMIN MOORE: FLOWER POWER 349	 P-5 PAINT (CANOPY) BENJAMIN MOORE: WHITE DOVE 00-11
 S-1 EXTERIOR SIDING PAINTED BENJAMIN MOORE: SILVER HALF DOLLAR 2121-40	 T-1 EXTERIOR WALL TILE LEVATINA TECHLAM 3+ VULCANO 6A5			



DESIGN DRAWINGS FOR:
HOME2 BY HILTON
 KIERNAN CT.
 CALIFORNIA
 SALIDA

APN # 136-017-017
 DATE: 12.26.18
 DRAWN: C. GUAJARDO
 CHECKED: D. BURKETT

A201



R.C.E. 30188	RODRICK H. HAWKINS
R.C.E. 31900, P.L.S. 4709	CRODIE E. LINDSAY
P.L.S. 8600	KEVIN J. GENASCI
SYM. DATE	DESCRIPTION OF REVISION
APPD.	

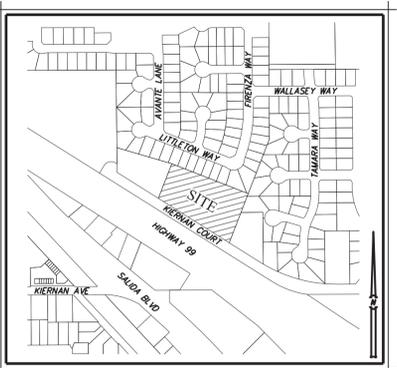


BY: RCS
 CHK: RHH
 DATE: 11/2018

**HAWKINS & ASSOCIATES
 ENGINEERING, INC.**
 436 MITCHELL ROAD
 MODESTO, CA. 95354
 PH: (209) 575 - 4295
 FX: (209) 578 - 4295

**TENTATIVE PARCEL MAP
 VIG-GOLDEN STATE LLC**
 A.P.N. 136-017-017
5049 KIERNAN COURT, SALIDA
 STANISLAUS COUNTY, CALIFORNIA

DATE:
 SHEET
 1
 OF
 1



VICINITY MAP
 NO SCALE

OWNER
 WG-GOLDEN STATE LLC
 ADDRESS: 4285 SPYRES WAY, MODESTO, CA 95356

PROJECT LOCATION
 5049 KIERNAN COURT, SALIDA, CA 95368

ASSESSOR'S PARCEL NO.
 A.P.N. 136-017-017

- GENERAL NOTES**
1. STORM DRAINAGE: BY OVER LAND SHEET FLOW.
 2. SEWAGE DISPOSAL: 12" SANITARY SEWER LINE IN KIERNAN COURT (AS SHOWN).
 3. WATER SUPPLY: CITY OF MODESTO 12" WATER LINE IN KIERNAN COURT (AS SHOWN).
 4. GAS SERVICE SUPPLY: PG&E
 5. ELECTRIC SERVICE: MODESTO IRRIGATION DISTRICT
 6. TOTAL AREA: 3.06 ACRES±
 7. TOTAL NO. OF LOTS: 2
 8. BOUNDARY INFORMATION WAS COMPILED BY BOOK 36 OF MAPS, PAGE 65.
 9. EXISTING SOILS CONSIST OF HANFORD FINE SANDY LOAM, MODERATELY DEEP OVER SILT, 0-1% SLOPES; AND DINUBA SANDY LOAM, 0-1% SLOPES.
 10. DEPTH TO WATER TABLE IS APPROXIMATELY 50 FEET.
 11. EXISTING ZONING IS P-D(319), PLANNED DEVELOPMENT.



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

CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, January 1, 2018

1. **Project title:** Rezone and Parcel Map Application No. PLN2018-0173 – VIG-Golden State, LLC SCH No. 2019029024
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Kristin Doud, Senior Planner
4. **Project location:** 5049 Kiernan Court, north of the Highway 99 and Kiernan Avenue Interchange, in the Community of Salida, west of the City of Modesto. (APN: 136-017-017)
5. **Project sponsor's name and address:** VIG-Golden State, LLC; c/o Craig Lewis
Capital Advisors
1101 Sylvan Avenue, Suite B-28
Modesto, CA 95350
6. **General Plan designation:** Planned Development (P-D)
7. **Zoning:** P-D (319) (Planned Development)
8. **Description of project:**

This is a request to change the zoning designation of a 3.06-acre parcel from expired P-D 319 (Planned Development) to a new planned development to allow the construction of a 62,185 square-foot hotel and a 15,725 square-foot office/warehouse (to be developed in the future). A parcel map is included with the project to create a 2-acre parcel (Parcel 1) and a 1.06-acre parcel (Parcel 2). The project will be served by the City of Modesto for water and Salida Sanitary District for sewer services. The site has access to County-maintained Kiernan Court.

The hotel, located on Parcel 1, is proposed to be four stories and 51 feet in height, with 94 rooms. Hours of operation are seven days a week, 24 hours a day, with six employees on a maximum shift and a peak daily customer visit of 81. The hotel is designed to allow for extended stays and will include rooms ranging from studios to one-bedroom units, each with a kitchenette. The hotel will also include an enclosed pool area, banquet rooms, meeting areas, and a combination fitness and laundry room. The hotel proposes to include 99 parking stalls, parking lot lighting, screen landscaping along the rear property line adjacent to single-family residences, and an 8-foot tall block wall against the rear (north) and side (east and west) property lines. Construction is estimated to begin on or before June 1, 2021 and to be completed by June 1, 2022.

The office/warehouse, located on Parcel 2, is proposed to be one story, 22 feet in height, and to be utilized for various light industrial, low people intensive commercial, and office uses. The proposed office/warehouse does not currently have identified tenants, but proposed hours of operation are six days a week, 7 a.m. to 6 p.m., with five employees on a maximum shift and a peak daily customer visit of 10. Construction is estimated to begin on or before June 1, 2022 and to be completed by June 1, 2023.



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

-
9. **Surrounding land uses and setting:** The site currently is vacant. There are other similar P-I (Planned Industrial) properties in the area, C-2 (General Commercial) uses to the southeast, residences to the east and north and Highway 99 to the west and southwest.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Stanislaus County Department of Public Works
Department of Environmental Resources



ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- Aesthetics
- Agriculture & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation
- Utilities / Service Systems
- Mandatory Findings of Significance
- Wildfire
- Energy

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Prepared By: Kristin Doud

Date: June 19, 2019

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, than the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

- a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 - 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
 - 9) The explanation of each issue should identify:
 - a) the significant criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

ISSUES

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, could the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion: The site itself is not considered to be a scenic resource or unique scenic vista. The site is currently vacant land. The proposed building height for the hotel is consistent with heights permitted in commercial type zones and with the height of the 3-story office building which was previously approved for the site. The project proposes to include parking lot lighting, landscaping along the frontage of Kiernan Court and scattered around the sides of the hotel, screen landscaping along the rear property line adjacent to single-family residences, and an 8-foot tall block wall against the rear (north) and side (east and west) property lines. Two community meetings were held where community member discussed a concern with the hotel providing views into the backyards of the existing residences to the north and northeast of the project site. The landscape plans for the project were amended to include the planting of more mature landscape plants to allow any views of the residences backyards to be fully screened more quickly. Conditions of approval will be applied to the project that require: A photometric lighting plan and landscape plan be submitted to the Planning Department for review and approval; that requires dead or dying plants be replaced; and that nighttime lighting be aimed downward towards the site to prevent glare to adjacent properties. No adverse impacts to the existing visual character of the site or its surroundings are anticipated.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance; the Stanislaus County General Plan; and Support Documentation¹.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Discussion: The project site is not enrolled in a Williamson Act Contract. Surrounding land uses consist of residential uses to the east and north, a vacant parcel proposed to be improved with a hotel and light industrial, low traffic generating commercial warehouse, and Highway 99 to the south. No agricultural property surrounds the site.

The parcel has soils classified by the California Department of Conservation Farmland Mapping and Monitoring Program as Urban and Built-Up Land. The USDA Natural Resources Conservation Service's Eastern Stanislaus County Soil Survey indicates that 2/3rds of the property is made up of Grade 1 Hanford fine (HbpA) and Hanford sandy loam (HdpA), which have a Storie Index Rating ranging between 90-95, and 1/3rd of the property is made up of grade 2 Dinuba sandy loam soils (DrA), which has a Storie Index Rating of 77, which are considered to be prime soils. However, the site is located within an already developed community, is designated in the General Plan as being appropriate for highway commercial planned development uses, and is considered to be infill development.

No impacts to agriculture are anticipated to occur as a result of this project as this site is located in an area already developed with residential and light industrial/commercial uses. The project will not conflict with any agricultural activities in the area and/or lands enrolled in the Williamson Act. This project will have no impact to forest land or timberland.

Mitigation: None.

References: California Department of Conservation Farmland Mapping and Monitoring 2016 Stanislaus County Map; USDA National Resources Conservation District Web Soil Survey and Eastern Stanislaus Soil Survey; Stanislaus County General Plan and Support Documentation¹.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those odors adversely affecting a substantial number of people?			X	

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

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA, which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin. The project will increase traffic in the area and, thereby, impact air quality.

The San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) Analysis indicates that the minimum threshold of significance for commercial projects is 1,673 trips/day and 1,506 trips/day for industrial projects. The project estimates that the hotel will include six employees on a maximum shift, a peak daily customer visit of 81, and an estimated five van/truck trips per day for delivery and distribution of supplies associated with the hotel and food facility. The proposed office/warehouse does not currently have identified tenants but estimates that each leased suite will include five employees on a maximum shift, a peak daily customer visit of 10, and an estimated seven van/truck trips per day for delivery and distribution of supplies associated with the businesses. This is below the District's thresholds of significance for emissions.

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

Construction activities associated with the proposed project would consist of construction of the hotel and 15,000 square foot "L" shaped warehouse. These activities would not require any substantial use of heavy-duty construction equipment and would require little or no demolition or grading as the site is presently unimproved and considered to be topographically flat. Consequently, emissions would be minimal. Furthermore, all construction activities would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less than significant without mitigation.

The project is required to obtain all applicable Air District permits as a condition of approval, and accordingly, the proposed project would be consistent with all applicable air quality plans. The proposed project would not conflict with applicable regional plans or policies adopted by agencies with jurisdiction over the project. Implementation of the proposed project would fall below the SJVAPCD significance thresholds for both short-term construction and long-term operational emissions.

Mitigation: None.

References: San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL); Application information; Stanislaus County General Plan and Support Documentation¹

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Discussion: It does not appear this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. There is no known sensitive or protected species or natural community located on the site. The project is located within the Salida Quad of the California Natural Diversity Database. The project site is located within an already developed community, is designated in the General Plan as being appropriate for planned development uses, and is considered to be infill development.

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

An Early Consultation was referred to the California Department of Fish and Wildlife (formerly the Department of Fish and Game), and no response was received.

Mitigation: None.

References: California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; Stanislaus County General Plan and Support Documentation¹

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?			X	

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion: A records search conducted by the Central California Information Center for the project site indicated that there are no historical, cultural, or archeological resources recorded on-site and that the site has a low sensitivity for the discovery of such resources. It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The project site is located within an already developed community, is designated in the General Plan as being appropriate for planned development uses, and is considered to be infill development. However, standard conditions of approval regarding the discovery of cultural resources during the construction process will be added to the project.

Mitigation: None.

References: Central California Information Center Report for the project site, dated January 24, 2008; Stanislaus County General Plan and Support Documentation¹

VI. ENERGY. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion: The CEQA Guidelines Appendix F states that energy consuming equipment and processes, which will be used during construction or operation, such as energy requirements of the project by fuel type and end use; energy conservation equipment and design features; energy supplies that would serve the project; and total estimated daily vehicle trips to be generated by the project and the additional energy consumed per trip by mode; shall be taken into consideration when evaluating energy impacts. Additionally, the project’s compliance with applicable state or local energy legislation, policies, and standards must be considered.

The project estimates that the hotel will include six employees on a maximum shift, a peak daily customer visit of 81, and an estimated five van/truck trips per day for delivery and distribution of supplies associated with the hotel and food facility. The proposed office/warehouse does not currently have identified tenants but estimates that each leased suite will include five employees on a maximum shift, a peak daily customer visit of 10, and an estimated seven van/truck trips per day for delivery and distribution of supplies associated with the businesses. This is below the District’s thresholds of significance for emissions. All construction is required to comply with Title 24, Green Building Code, which includes energy efficiency requirements.

The project was referred to Modesto Irrigation District who responded with a requirement that the project meet District requirements and submit an application for electrical service to the District for approval.

With existing requirements in place that the project is required to meet, it does not appear this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources.

Mitigation: None.

References: Project referral response received from the Modesto Irrigation District, dated February 21, 2019; California Stanislaus County General Plan EIR.

VII. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion: The USDA Natural Resources Conservation Service’s Eastern Stanislaus County Soil Survey indicates that the property is made up of Hanford fine and sandy loam (HdpA and HbpA) and Dinuba sandy loam soils (DrA). As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F), and a soils test may be required at building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. An Early Consultation referral response received from the Department of Public Works indicated that a grading, drainage, and erosion/sediment control plan for the project will be required, subject to Public Works review and Standards and Specifications. Likewise, any addition or expansion of a septic tank or alternative waste water disposal system would require the approval of the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements.

The project site is not located near an active fault or within a high earthquake zone. Landslides are not likely due to the flat terrain of the area. DER, Public Works, and the Building Permits Division review and approve any building or grading permits to ensure their standards are met. Conditions of approval regarding these standards will be applied to the project and will be triggered when a building permit is requested.

Mitigation: None.

References: Referral response received from the Stanislaus County Department of Public Works dated February 22, 2019; USDA National Resources Conservation District Web Soil Survey; Stanislaus County General Plan and Support Documentation¹

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

Discussion: The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost effective statewide GHG emissions are reduced to 1990 levels by 2020.

The San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) Analysis indicates that the minimum threshold of significance for commercial projects is 1,673 trips/day and 1,506 trips/day for industrial projects. The project estimates that the hotel will include six employees on a maximum shift, a peak daily customer visit of 81, and an estimated five van/truck trips per day for delivery and distribution of supplies associated with the hotel and food facility. The proposed office/warehouse does not currently have identified tenants but estimates that each leased suite will include five employees on a maximum shift, a peak daily customer visit of 10, and an estimated seven van/truck trips per day for delivery and distribution of supplies associated with the businesses. This is below the District's thresholds of significance for emissions. The project will be required to obtain all applicable Air District permits, including an Authority to Construct (ATC) Permit and may be subject to the following District Rules: Regulation VIII, Rule 4102, Rule 4601, Rule 4641, Rule 4002, Rule 4102, Rule 4550, and Rule 4570. Staff will include a condition of approval on the project requiring that the applicant be in compliance with the District's rules and regulations.

Mitigation: None.

References: Application information; and Stanislaus County General Plan and Support Documentation¹

IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

Discussion: The County Department of Environmental Resources is responsible for overseeing hazardous materials and has not indicated any particular concerns in this area. The proposed use is not recognized as a generator and/or consumer of hazardous materials, therefore no significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

The project site is not within the vicinity of any airstrip or wildlands.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹.

X. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
(i) result in substantial erosion or siltation on – or off-site;			X	
(ii) substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
(iv) impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Discussion: Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains. All flood zone requirements will be addressed by the Building Permits Division during the building permit process. The project site will connect to the positive system available on Kiernan Court. However, in compliance with the County’s Storm Water Pollution Prevention program, the first flush of storm water will have to remain on-site and be treated prior to releasing to the positive storm drain system. A Grading and Drainage Plan, as requested by the Department of Public Works, will be included in this project’s conditions of approval. As a result of the development standards required for this project, impacts associated with drainage, water quality, and runoff are expected to have a less than significant impact.

Mitigation: None.

References: Referral response received from the Department of Public Works, dated February 22, 2019; and Stanislaus County General Plan and Support Documentation¹

XI. LAND USE AND PLANNING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Discussion: The proposed project area is located outside the boundaries of the approved Salida “Mello-Roos” General Plan and Community Plan Amendments but is within the same general vicinity. The proposed Hotel and light industrial and low traffic generating warehouse are consistent with the General Plan and Salida Community Plan designation of Planned Development. This project was previously approved under General Plan Amendment No. 20017-08, Rezone no. 2007-11, and Vesting Tentative Parcel Map No. 2007-32 – Kiernan Court for a three-story general office building. No construction was completed, and the Planned Development (319) expired. A new rezone is required to develop the property.

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

Mitigation: None.

References: Referral response from the Department of Public Works, dated February 22, 2019; Stanislaus County General Plan and Support Documentation¹

XII. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion: The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site nor is the project site located in a geological area known to produce resources.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

XII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion: The Stanislaus County General Plan identifies noise levels up to 70 dB Ldn (or CNEL) as the normally acceptable level of noise for commercial uses. The site is next to a state highway which would have some exposure to existing freeway noise. Masonry walls and screening landscaping are proposed to be installed along the property lines bordering residential uses which will help to reduce any noise impacts. On-site grading and construction, resulting from this project, may result in a temporary increase in the area’s ambient noise levels; however, noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise. The site itself is impacted by the noise generated from California Highway 99. The area’s ambient noise level will temporarily increase during grading/construction.

The site is not located within an airport land use plan.

Mitigation: None.

References: Application materials; Stanislaus County General Plan and Support Documentation¹

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

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

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

XV. PUBLIC SERVICES --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project result in the substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Discussion: The County has adopted Public Facilities Fees, as well as Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. All adopted public facility fees will be required to be paid at the time of building permit issuance. A referral response was received from the Salida School District which indicated that they have no objection to the project but that the appropriate school fees shall be paid when the property develops.

This project was circulated to all applicable school, fire, police, irrigation, and public works departments and districts during the Early Consultation referral period, and no concerns were identified with regard to public services. All construction must comply with current adopted fire code, including the payment of a fire service impact mitigation fees, on-site water supply and infrastructure for fire protection, and emergency vehicle access as stated in a response received from the Salida Fire Protection District. A referral response was received from the Modesto Irrigation District indicating that the District’s existing electrical facilities shall be protected and that the District should be contacted for electrical services. As part of the permitting process, the Department of Environmental Resources will require permitting of the food facility and the pool proposed for this project. These responses will be reflected as conditions of approval applied to the project.

Mitigation: None.

References: Project referral response received from the Salida Fire Protection District, dated March 13, 2019; Project referral response received from the Modesto Irrigation District, dated February 21, 2019; Project response received from the Salida Union School District, received February 19, 2019; Project referral response received from the Department of Environmental Resources, dated February 14, 2019; Stanislaus County General Plan and Support Documentation¹

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

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

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹

XVII. TRANSPORTATION-- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Discussion: The project estimates that the hotel will include six employees on a maximum shift, a peak daily customer visit of 81, and an estimated five van/truck trips per day for delivery and distribution of supplies associated with the hotel and food facility. The proposed office/warehouse does not currently have identified tenants but estimates that each leased suite will include five employees on a maximum shift, a peak daily customer visit of 10, and an estimated seven van/truck trips per day for delivery and distribution of supplies associated with the businesses.

This project was referred to the California Department of Transportation (Caltrans), which had no comments regarding the proposed project. It was also referred to the Department of Public Works who responded indicating that street improvements including streetlights, curb, gutter, sidewalk, pavement, pavement striping, and drainage facilities are required to be constructed along Kiernan Court. In addition, the Department of Public Works stated that the project is required to pay all applicable Public Facility Fees and the transportation fees identified in the Salida Planned Development Guidelines, based on the trip ends generated per the implementation guidelines. Payment of these fees will be incorporated into the project as conditions of approval.

Mitigation: None.

References: Referral response from the Department of Public Works dated February 22, 2019; Referral response from Caltrans, dated February 7, 2019; Stanislaus County General Plan and Support Documentation¹.

XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	
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Discussion Limitations on providing services have not been identified. The project will be served by the City of Modesto for water and Salida Sanitary for sewer services. The Department of Public Works responded to a project referral indicating that the site will be required to annex into the Salida Lighting District and will be able to connect to the existing positive storm drainage system on Kiernan Court. However, in compliance with the County’s Storm Water Pollution Prevention program, the first flush of storm water will have to remain on-site and be treated prior to releasing to the positive storm drain system. Conditions of approval will be added to the project to reflect this requirement.

Mitigation: None.

References: Referral response received from the Department of Public Works, dated February 22, 2019; Stanislaus County General Plan and Support Documentation¹

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

Discussion: This project is served by the Salida Fire Protection District. The site is not located in a State Responsibility Area. The site has access to a County-maintained road. The terrain is relatively flat, and it is not located near any bodies of water. Wildfire risk and risks associated with postfire land changes are considered to be less than significant.

Mitigation: None.

References: Application materials; Stanislaus County General Plan Safety Element and Support Documentation¹

XXI. MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	

<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p>			X	
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>			X	

Discussion: Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area. The project site was assumed for development in the General Plan, so the project would not contribute to cumulative effects beyond those already considered in the General Plan EIR.

Mitigation: None.

References: Initial Study; EIR Stanislaus County General Plan and ALUCP, 2016; Stanislaus County General Plan and Support Documentation¹

¹Stanislaus County General Plan and Support Documentation adopted in August 23, 2016, as amended. **Housing Element** adopted on April 5, 2016.



NEGATIVE DECLARATION

NAME OF PROJECT: Rezone & Parcel Map Application No. PLN2018-0173 – VIG – Golden State, LLC.

LOCATION OF PROJECT: 5049 Kiernan Court, north of Highway 99 & Kiernan Interchange, in the Community of Salida. Stanislaus County. APN: 136-017-017.

PROJECT DEVELOPERS: Craig Lewis
Lewis Capital Advisors
1101 Sylvan Avenue, Suite B-28
Modesto, CA 95350

DESCRIPTION OF PROJECT: Request to rezone a 3.06-acre parcel currently zoned P-D (319), which is expired, to a new P-D (Planned Development) to allow the construction of a 62,185 square-foot hotel and a 15,725 square-foot office/warehouse. A parcel map to create parcels of 2 and 1.06 acres is also included with this request.

Based upon the Initial Study, dated **June 19, 2019**, the Environmental Coordinator finds as follows:

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

The Initial Study and other environmental documents are available for public review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California.

Initial Study prepared by: Kristin Doud, Senior Planner

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

PROJECT DESCRIPTION FOR HOME 2 SUITES BY HILTON

This project will develop an innovative 94 room, new concept for Hilton Corporation, extended stay suites style hotel located on 2 acres at 5409 Kiernan Court in Salida, CA. The hotel will be 4 stories in height which is comparable to the previously approved three story general office building. The room sizes will range from studios to one bedroom units, each with a kitchenette. There will be an enclosed pool area, banquet rooms, meeting areas and a combination fitness and laundry room. The superior design will allow an exceptional guest experience, but at a lower operational cost. The number of hotel employees will range from 4-6 depending on the time of day/night. Please see the attached architectural drawings for greater details of the elevations and site plan. The site will be heavily landscaped, particularly along the border with the single family home sites and an 8' high masonry wall will be constructed along that same boundary. All of the rooftop mechanical equipment will be screened and recessed behind a solid 6' high parapet wall. There will be an 80' distance between the hotel structure and the single family residences. The footprint for the hotel has been moved as far forward on the site plan as possible fronting Kiernan Court. This concept has been extremely successful throughout the United States and Canada.

DEVELOPMENT SCHEDULE

**Phase 1: (Parcel One, Home 2 Suites by Hilton)
Construction to begin on or before June 1, 2021
And be completed on or before June 1, 2022.**

**Phase 2: (Parcel 2, Office/Warehouse)
Construction to begin on or before June 1, 2022
And be completed on or before June 1, 2023**

**LIST OF PROPOSED/PERMITTED LOW
TRAFFIC GENERATING USES FOR THE
VIG, LLC- REZONE TO PD ON KIERNAN
COURT IN SALIDA, CA**

- 1. Mail order establishments, storage and service, printing and publishing, book binding and paper sales.**
- 2. Art Galleries**
- 3. Assembly of technical instruments, including computers, business machines and similar mechanical equipment.**
- 4. Compounding and packaging of cosmetics, pharmaceuticals and toiletries.**
- 5. Manufacturing and assembling of jewelry, watches, clocks, precision instruments, bottles and other glass products made from previously prepared materials, electric and electronic instruments and equipment, electric motors, toys, and television or radio studios /stations.**
- 6. Assembling of paper products, pens pencils and artist supplies when such goods are made from previously prepared materials.**
- 7. Assembling of containers from previously prepared materials when such process does not include enameling, lacquering, rubber coating or electrical plating.**
- 8. Printing or publishing.**
- 9. Retail store when contained entirely within a building and is determined to be a low traffic generating use by county planning staff.**
- 10. Personal service establishment.**
- 11. Hotel / motel.**
- 12. Any other low traffic generating use approved by county planning staff.**



Sam Harned
Landscape Architecture

Memorandum

To: Kristin Doud

From: Sam Harned

Project: Home2 Suites Salida

Project #: 18-024

Date: 10 May 2019

RE: Preliminary Landscape Plan incorporating community input

The preliminary landscape plan has been amended to include the input received from the community in attendance at the meeting held March 25, 2019. At that meeting the community acknowledged the screening proposed in the preliminary landscape plan, and requested as immediate screening impact as feasible. The project acknowledges this request and proposes to up-size the container size for the screen trees along the edges of the existing residences; this is reflected on the updated preliminary plan dated 5/10/2019.