

# STANISLAUS COUNTY PLANNING COMMISSION

May 19, 2022

## STAFF REPORT

### USE PERMIT APPLICATION NO. PLN2022-0011 AMERICAN CHEVROLET

**REQUEST: REQUEST TO CONSTRUCT A 1,200 SQUARE-FOOT STORAGE BUILDING ACCESSORY TO AN EXISTING CAR DEALERSHIP ON AN 8.51± ACRE PARCEL. THE DEALERSHIP IS LOCATED WITHIN THE PLANNED DEVELOPMENT (P-D) (213), P-D (244), AND P-D (280) ZONING DISTRICTS.**

#### APPLICATION INFORMATION

Applicant:	David Halvorson, American Chevrolet
Property owner:	David P. and Patricia M. Halvorson Trust
Agent:	Tom Consentino, Huff Metal Buildings Inc.
Location:	4742 McHenry Avenue (State Route 108), between Claribel Road and East Galaxy Way, in the Modesto area.
Section, Township, Range:	4-3-9
Supervisory District:	Four (Supervisor Grewal)
Assessor's Parcel:	082-006-053 & 082-006-073
Referrals:	See Exhibit E Environmental Review Referrals
Area of Parcel(s):	8.51± acres
Water Supply:	City of Modesto
Sewage Disposal:	Private septic system
General Plan Designation:	Planned Development
Community Plan Designation:	N/A
Existing Zoning:	Planned Development (P-D) (213), P-D (244), & P-D (280)
Sphere of Influence:	Modesto
Williamson Act Contract No.:	N/A
Environmental Review:	CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures)
Present Land Use:	Car dealership
Surrounding Land Use:	Car dealerships to the north, south, and west across McHenry Avenue; an orchard to the east; and the City of Modesto to the south.

#### RECOMMENDATION

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

## **PROJECT DESCRIPTION**

The project is a request to construct a 1,200 square-foot storage building accessory to an existing car dealership on an 8.51± acre parcel. The dealership is located within the Planned Development (P-D) (213), P-D (244), and P-D (280) zoning districts. The proposed storage building will be utilized to store miscellaneous parts for the dealership and will be located on the dealership's existing parking lot.

P-D (213) was approved by the Board of Supervisors on May 10, 1994 under Rezone No. 93-09 – Lynn and Carole Stinson, allowing the western 5± acres of the site to be developed as a car dealership. Subsequently, P-D (244) and P-D (280) were approved by the Board of Supervisors on April 18, 2000 and April 15, 2003 respectively, under General Plan Amendment and Rezone No. 2000-03 – American Chevrolet-GEO and General Plan Amendment No. 2002-05 and Rezone No. 2002-14 – American Chevrolet, to allow the remainder of the site to be utilized as a parking lot for overstock storage associated with the car dealership. The existing operation includes the retail and commercial sales of new and used vehicles, a service, detailing, and parts department, electric vehicle charging area, offices, showroom, and café accessory to the dealership. The hours of operation vary between the different departments, but none operate outside of 7:30 a.m. to 9:00 p.m., Monday through Sunday, with 90 total estimated employees. While P-D (213) allowed the construction of the existing dealership, the permitted uses of P-D (244) and P-D (280) were limited to parking. Accordingly, a Use Permit is required to amend the development plan to allow a structure to be constructed within the P-D (244) and P-D (280) zoning districts.

The proposed metal storage building is 19± feet in height, with one-man door facing to the north and two roll up doors facing towards the west, and an open floor plan inside the structure. The request will not impact the existing parking, drive aisles, add any additional services, intensify existing uses, or amend the number of employees or hours of operation. A photometric light plan, along with light design and shielding, will be required to prevent light spill and trespass for the lighting affixed to the proposed building in accordance with the development standards for P-D (213), P-D (244), and P-D (280).

## **SITE DESCRIPTION**

The 8.51± acre project site is located at 4742 McHenry Avenue (State Route 108), between Claribel Road and East Galaxy Way, in the Modesto area. The site is currently improved with an existing car dealership with structures totaling approximately 38,909± square feet of building space, a paved parking lot with light poles and 483 parking spaces, a monument sign, and landscaping along the road frontage. The site has access to Caltrans-maintained McHenry Avenue (State Route 108) and County-maintained East Galaxy Way and is served by the City of Modesto for water and private septic for sewer. Although the dealership is covered by three different zoning districts, and two Assessor Parcel Numbers (APNs), they make up one legal parcel which functions as one business (see Exhibit B-6 - *Maps, Site Plan, and Elevations*). The building is proposed to be located partially in zoning district P-D (213) and partially in zoning district P-D (244), which crosses APN 082-006-053 and 082-006-073. However, no merger is required as the site is one legal parcel.

Car dealerships are located directly to the north, south, and west across McHenry Avenue. An orchard is located on the adjacent parcel to the east and the city of Modesto is located to the south of the project site. The site is located within the City of Modesto's Local Agency Formation Commission (LAFCO) adopted Sphere of Influence (SOI).

## **ISSUES**

No issues have been identified as a part of this request. Standard conditions of approval have been added to the project (see Exhibit C - *Conditions of Approval*).

## **GENERAL PLAN CONSISTENCY**

Consistency with the goals, objectives, and policies of the various elements of the Stanislaus County General Plan must be evaluated when processing all discretionary project requests. The project site's General Plan designation of Planned Development is intended for areas appropriate for land which, because of demonstrably unique characteristics, may be suitable for a variety of uses without detrimental effect on surrounding properties. The existing P-D zoning districts are consistent with the General Plan designation of Planned Development.

The Stanislaus County General Plan Sphere of Influence policy states that development, other than agricultural uses and churches, which requires discretionary approval from incorporated cities, shall be referred to the city for preliminary approval. The project shall not be approved by the County unless written communication is received from the city memorializing their approval. If approved by the city, the city should specify what development standards are necessary to ensure that development will comply with city development standards. Approval from a city does not preclude the County's decision-making bodies from exercising discretion, and it may either approve or deny the project. The project site lies within the LAFCO adopted SOI for the City of Modesto. The project was referred to the City of Modesto, who responded with no comments.

To minimize conflicts between agriculture operations and non-agricultural operations, Buffer and Setback Guidelines (Appendix A of the Agricultural Element) have been adopted. The purpose of these guidelines is to protect the long-term health of local agriculture by minimizing conflicts resulting from normal agricultural practices as a consequence of new or expanding uses approved in or adjacent to the General Agriculture (A-2) zoning district.

Appendix A of these guidelines states that all projects shall incorporate a minimum 150 foot-wide buffer setback, or a 300-foot-wide buffer setback for people intensive outdoor activities, such as athletic fields; parking lots are a permitted use within the buffer area. No agricultural buffer is required on the western, northern, and southern property lines as the surrounding parcels are developed with car dealerships and are zoned Planned Development (P-D). The adjacent parcel to the east is zoned A-2 and is developed with an orchard. The proposed project meets the agricultural buffer to the east, as the proposed building is located 300 feet from the eastern property line.

Staff believes that the proposed project is consistent with the General Plan policies discussed above. The project site is already developed with an existing car dealership, which is considered to be consistent with the Planned Development land use designation.

## **ZONING ORDINANCE CONSISTENCY**

The site is currently zoned Planned Development (P-D) (213), P-D (244), and P-D (280). As P-D (244) and P-D (280) did not include a request for any structures, a Use Permit is required to amend the development plan in accordance with Chapter 21.40.080(B) of the Zoning Ordinance to allow for development of the proposed building.

In order to approve a use permit, the Planning Commission shall make a finding that:

- The establishment, maintenance, and operation of the proposed use or building applied for is consistent with the General Plan and will not, under the circumstances of the particular case, be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

If this request is approved, development standards for P-D (213), P-D (244), and P-D (280) will remain in effect on the current project; however, any proposed development will be subject to compliance with the Conditions of Approval of this Use Permit. If a conflict arises between the Development Standards and the Conditions of Approval, the Conditions of this Use Permit shall prevail.

This project will maintain zoning consistency by adhering to the approved P-D (213), P-D (244), and P-D (280) Development Standards as well as the Conditions of Approval incorporated into this Use Permit. Thus, staff believes the proposed project is consistent with the P-D (213), P-D (244), and P-D (280) zoning districts.

### **ENVIRONMENTAL REVIEW**

Pursuant to the California Environmental Quality Act (CEQA), the proposed project was circulated to interested parties and responsible agencies for review and comment and no significant issues were raised (see Exhibit E - *Environmental Review Referrals*). Staff has prepared a Notice of Exemption for the project, which declares that the project is exempt from CEQA on the basis of CEQA Guideline Section 15303 - New Construction or Conversion of Small Structures (see Exhibit D - *Notice of Exemption*). The CEQA Guidelines provide that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed project consists of a small accessory structure to be built on an existing parking lot. Conditions of approval reflecting referral responses have been placed on the project (see Exhibit C - *Conditions of Approval*).

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Contact Person: Teresa McDonald, Associate Planner, (209) 525-6330

#### Attachments:

- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps, Site Plan, and Elevations
- Exhibit C - Conditions of Approval
- Exhibit D - Notice of Exemption
- Exhibit E - Environmental Review Referrals








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

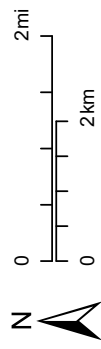
1. Find that the project is exempt pursuant to CEQA Guidelines Section 15303 (New Construction or Conversion of Small Structures), by finding that on the basis of the whole record, including any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the categorical exemption reflects Stanislaus County's independent judgment and analysis.
2. Order the filing of a Notice of Exemption with the Stanislaus County Clerk-Recorder's Office pursuant to CEQA Guidelines Section 15062.
3. Find That:
  - a. The establishment, maintenance, and operation of the proposed use or building applied for is consistent with the General Plan and will not, under the circumstances of the particular case, be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use and that it will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
4. Approve Use Permit Application No. PLN2022-0011 – American Chevrolet, subject to the attached Conditions of Approval.

# AMERICAN CHEVROLET UP PLN2022-0011

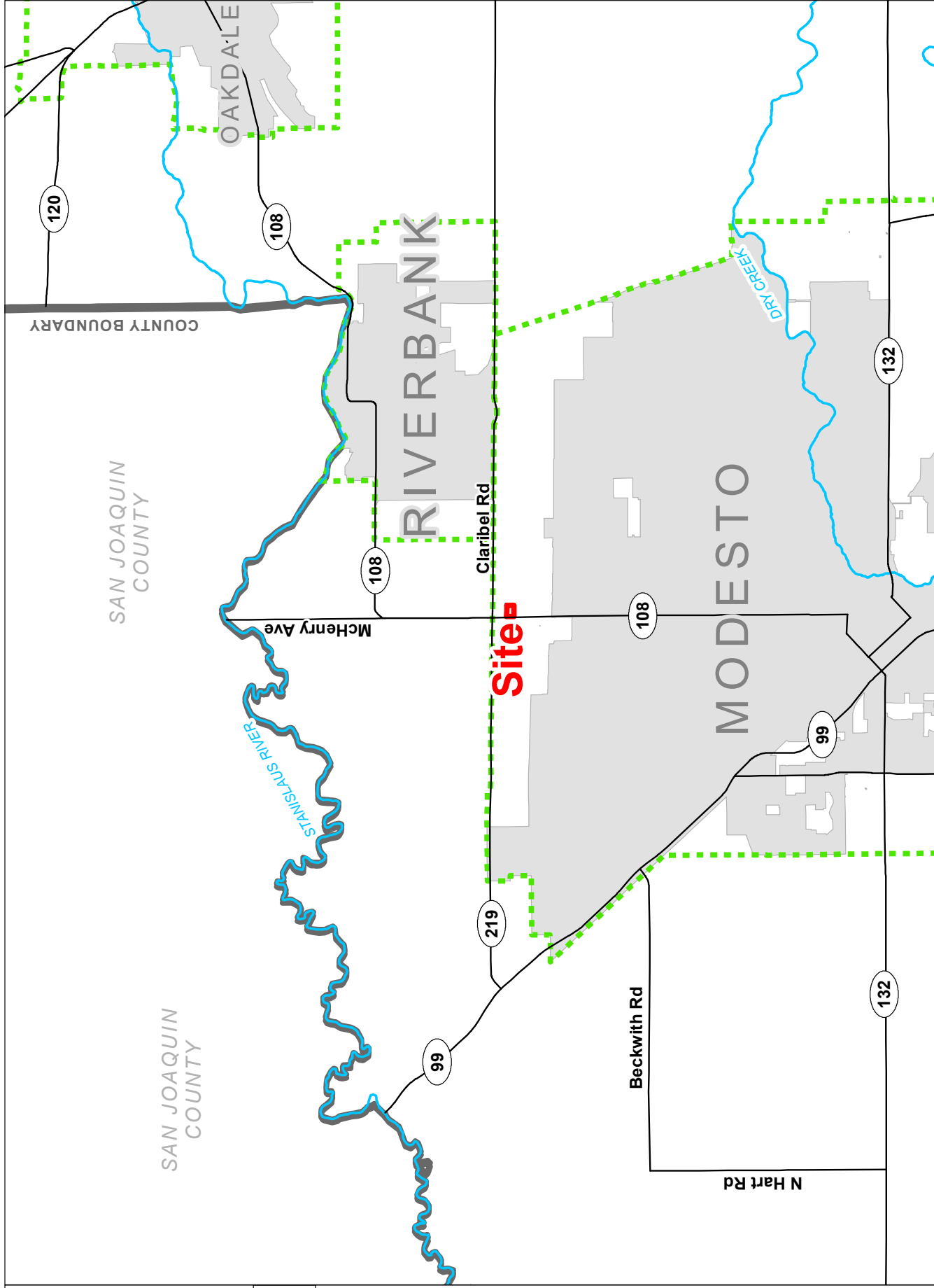
## AREA MAP

### LEGEND

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



Source: Planning Department GIS Date: 4/28/2022




# AMERICAN CHEVROLET

UP

PLN2022-0011

## GENERAL PLAN MAP

### LEGEND

 Project Site

 Sphere of Influence


 Parcel

 Road

 Canal

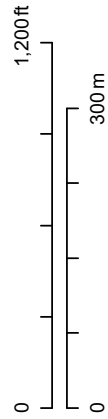
### General Plan

 Agriculture

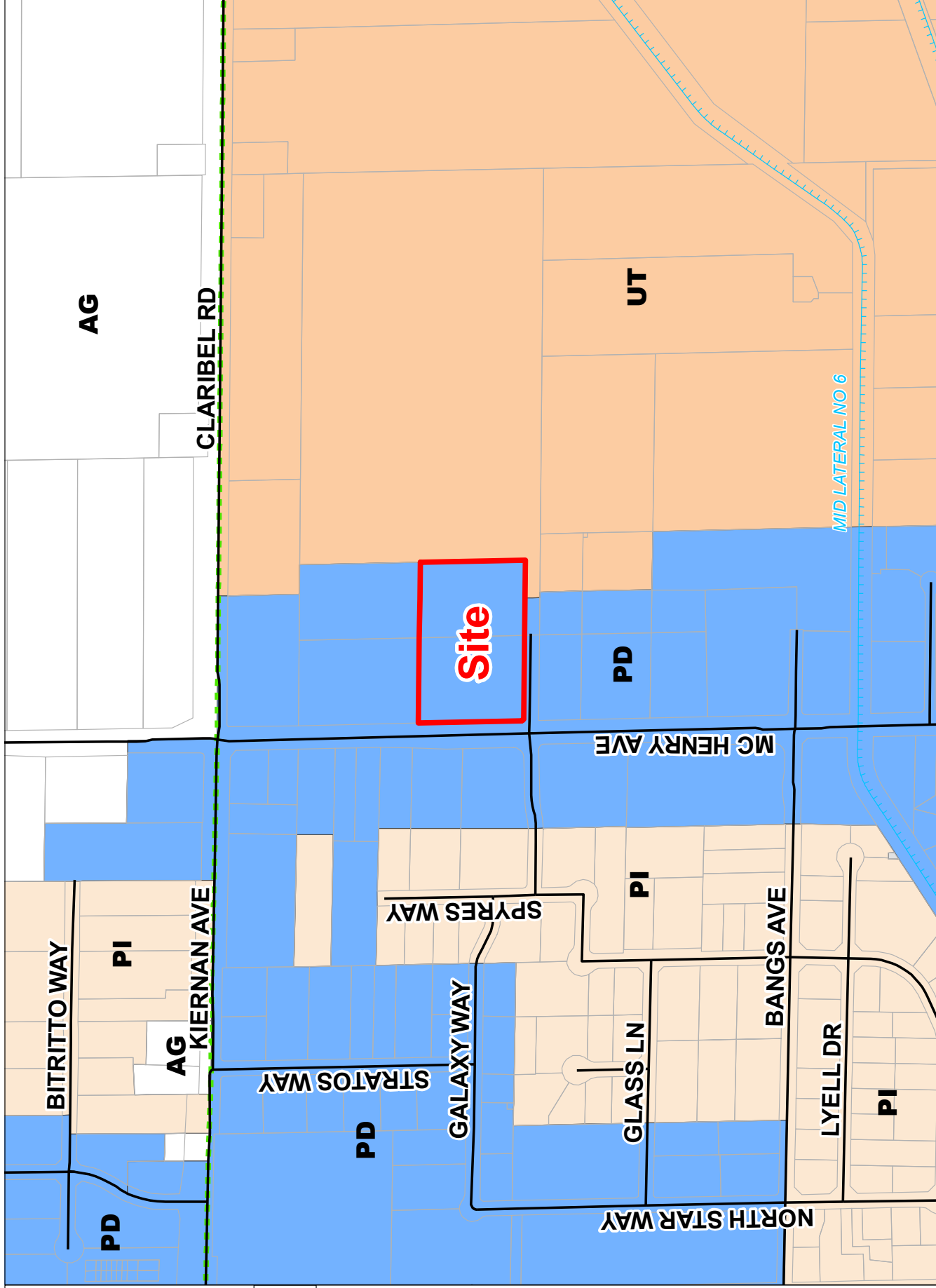
 Urban Transition

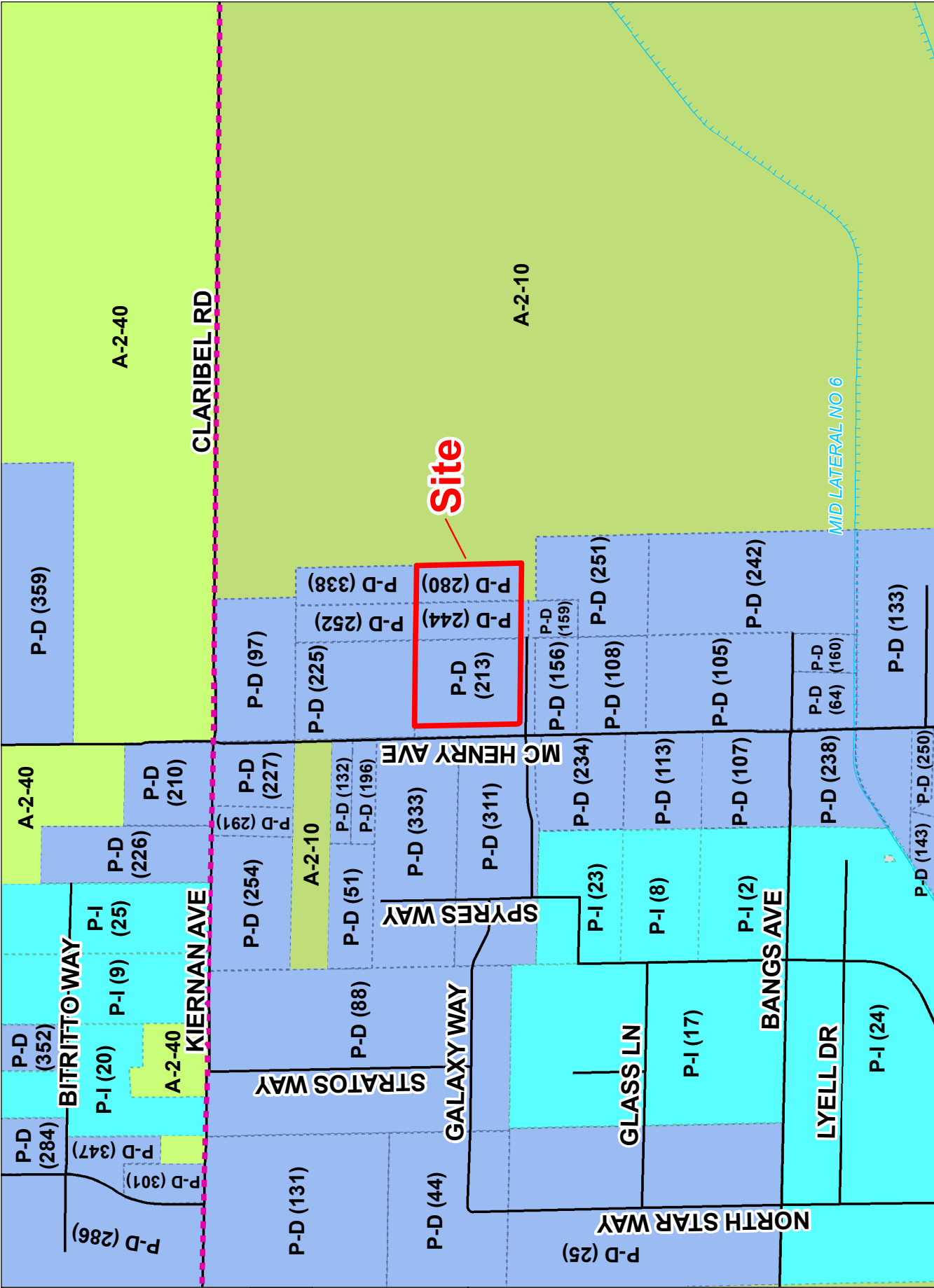
 Planned Development

 Planned Industrial



Source: Planning Department GIS Date: 4/28/2022















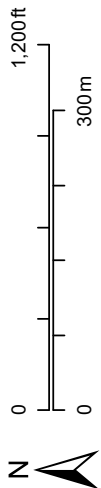
**AMERICAN CHEVROLET**

**UP  
PLN2022-0011**

**ZONING MAP**

**LEGEND**

-  Project Site
-  Sphere of Influence
-  City of Modesto
-  Parcel
-  Road
-  Canal
- Zoning Designation**
-  General Agriculture 10 Acre
-  General Agriculture 40 Acre
-  Planned Development
-  Planned Industrial



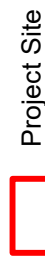
Source: Planning Department GIS Date: 4/28/2022



# AMERICAN CHEVROLET UP PLN2022-0011

## 2021 AERIAL AREA MAP

### LEGEND



Project Site



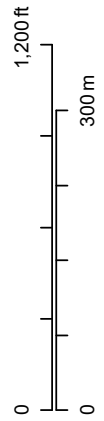
Sphere of Influence



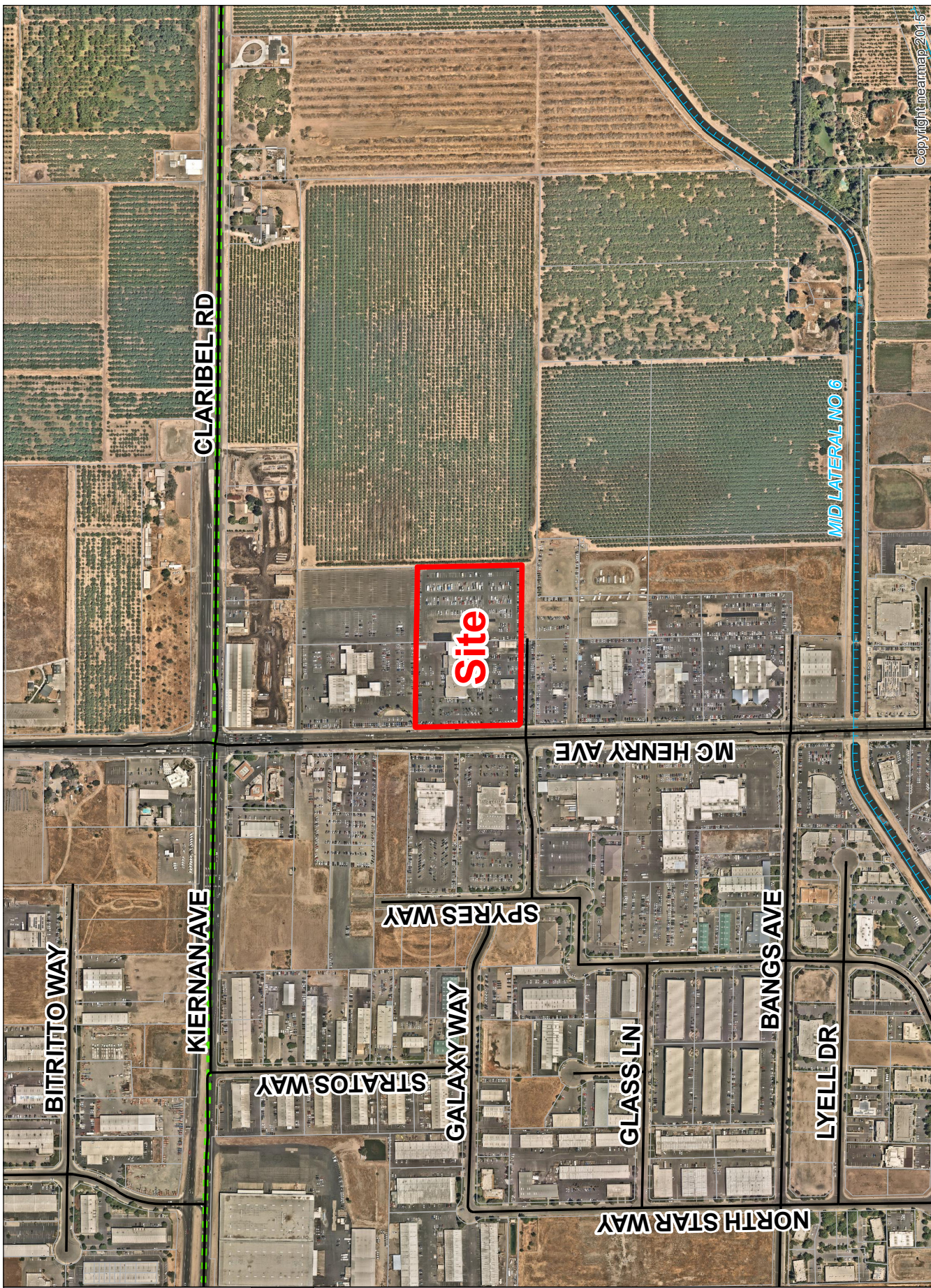
Road



Canal



Source: Planning Department GIS Date: 4/28/2022






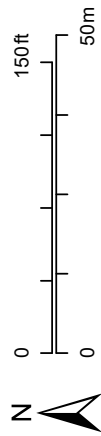
# AMERICAN CHEVROLET UP PLN2022-0011

## 2021 AERIAL SITE MAP

### LEGEND

 Project Site

 Road



Source: Planning Department GIS Date: 4/28/2022

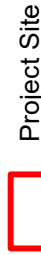




# AMERICAN CHEVROLET UP PLN2022-0011

## ACREAGE MAP

### LEGEND



Project Site



Sphere of Influence



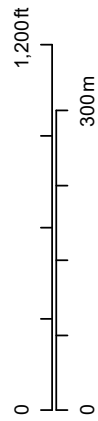
Parcel/Acres



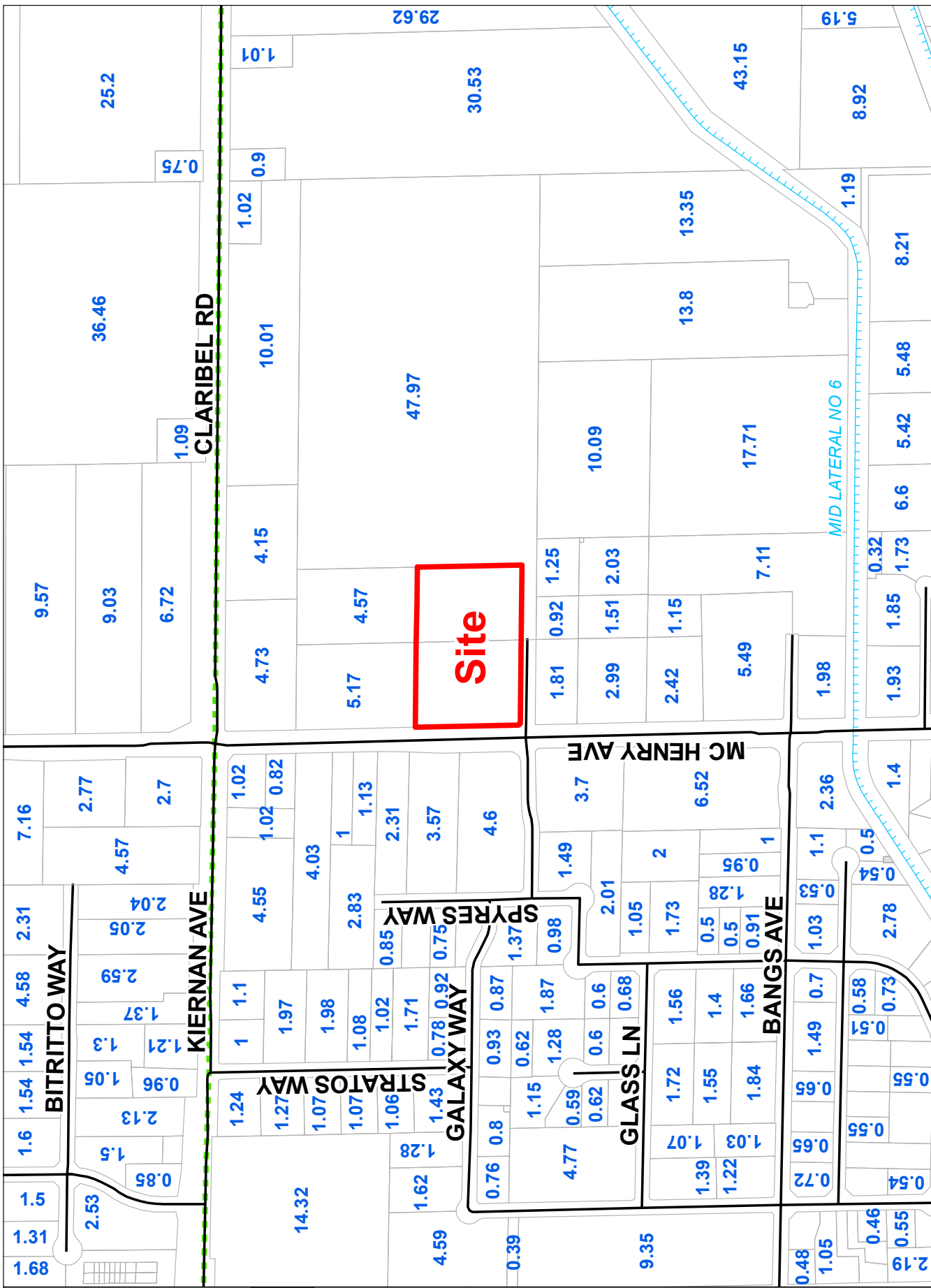
Road



Canal



Source: Planning Department GIS Date: 4/28/2022




# AMERICAN CHEVROLET

UP

PLN2022-0011

## 2021 AERIAL SITE MAP


### LEGEND


 Project Site

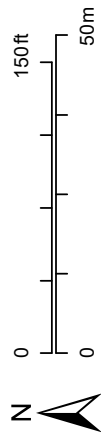
 Parcel

 Road

### Zoning Designation

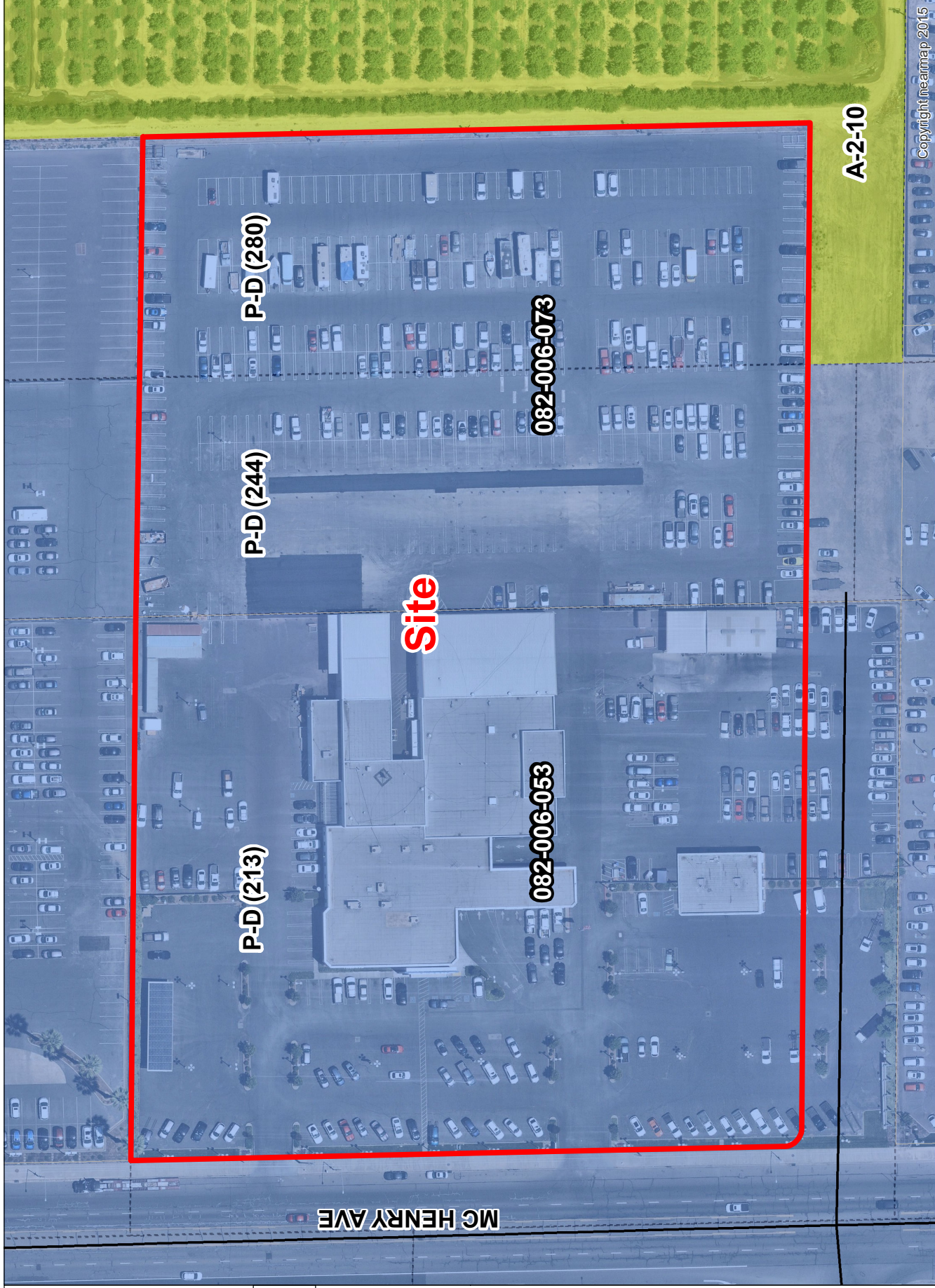
 General Agriculture 40 Acre

 Planned Development



Source: Planning Department GIS

Date: 5/9/2022



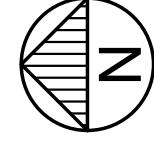
Copyright: Ineasmap 2015



# AMERICAN CHEVROLET

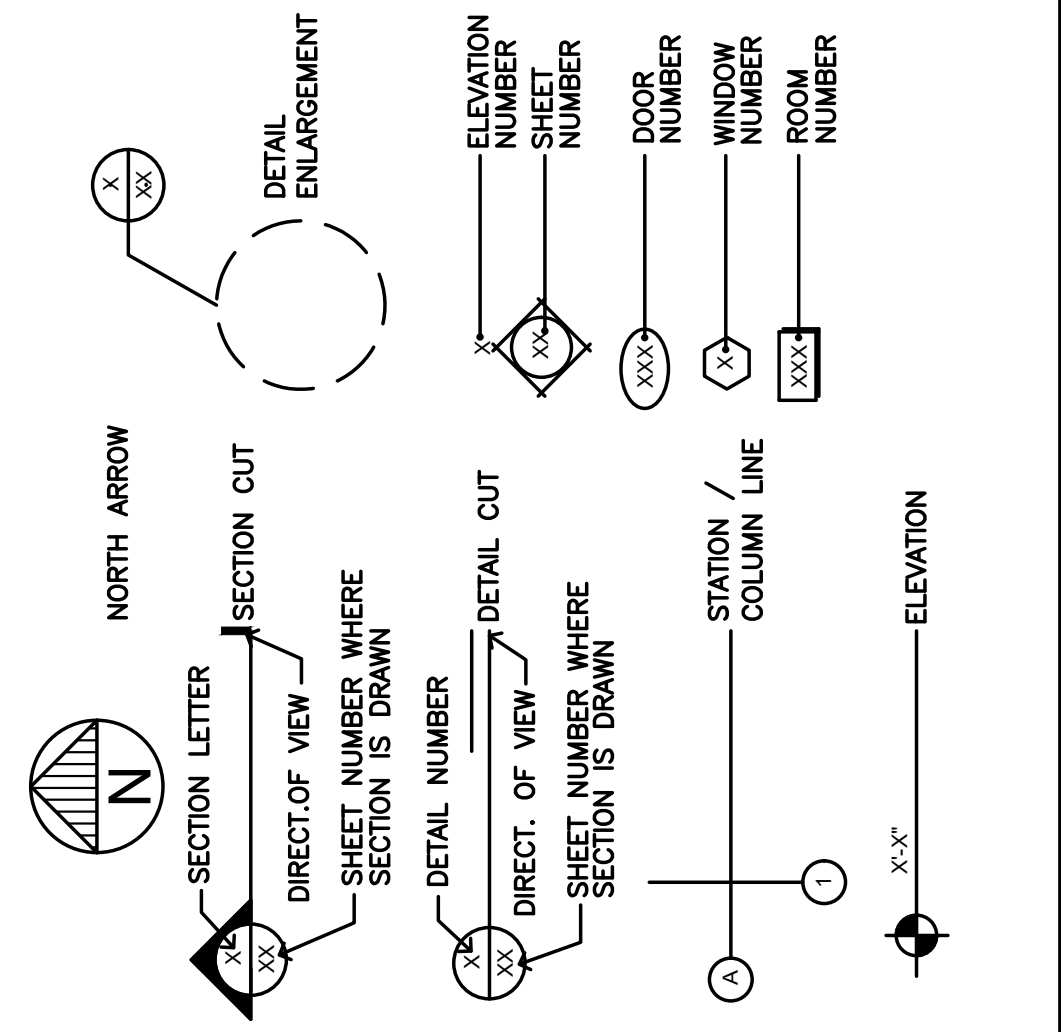
## STORAGE BUILDING

4742 McHENRY AVE.  
MODESTO, CA 95356



AGG	INT	AGG	INT
A/C	INTR	INTERCOM	INT
AL	JT	AIR CONDITIONER	INTERIOR
AB	LAB	ALUMINUM	JOINT
ABV	LAV	ANCHOR BOLT	LAGBOLT
BLK'G	LT	ABOVE	LIGHT
BD	MAX	BLACKING BOARD	MAXIMUM
BUR	MIN	BUILT UP ROOFING	MINIMUM
CB	NCS	CATCH BASIN	NOT IN CONTRACT
CCJ	O/	CONCRETE COLD JOINT	NOT TO SCALE
CJ	OBS	COLD JOINT	OBSCURE
CFCI	OC	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	ON CENTER
CLG	OFCI	CEILING	OWNER FURNISHED CONTRACTOR INSTALLED
COL	OFOI	COLUMN	OWNER FURNISHED CONTRACTOR INSTALLED
CONC	OH	CONCRETE	OWNER INSTALLED
CMU	OH	CONCRETE MASONRY UNIT	OVERHEAD
CONT	PL	CONTINUOUS OR CONTINUE	PAVEMENT
DET	PL	DETAIL	PLATE
DIAG	PLN	DIAGONAL	PLAN
DS	PLYD	DOWN SPOUT	PLYWOOD
DWS	PT	DRAWINGS	PRESSURE TREATED
DA	R4D	DIAMETER	RADIUS
EJ	RD	EXPANSION JOINT COVER	ROOF DRAIN
ELECT	RFG	ELECTRICAL	ROOFING
ELEV	RM	ELEVATION	ROOM
EQ	SCH	EQUAL	SCHEDULE
(E)	SHT	EXISTING	SHEET
EXH	SIM	EXHAUST	SIMILAR
EXT	SPEC	EXTERIOR	SPECIFICATION
FOS	SO	FACE OF STUD	SQUARE
FLOR	STD	FLOOR FINISH(ED)	STANDARD
FIN	STOR	FLOOR FINISH(ED)	STORAGE
FLR	SYS	FLOOR	SYSTEM
FD	TEL	FLOOR DRAIN	TELEPHONE
FDG	THK	FOOTING	THICK
FND	T&G	FOUNDATION	TONGUE & GROOVE
GA	T.O.PR.	GALVANIZED	TOP OF PARAPET
GALV	TYR	GALVANIZED	TYPICAL
GL	UNL	GLASS OR GLAZING	UNLESS OTHERWISE NOTED
GTP	VAC	Gypsum DRY WALL	VACUUM
HDR	VAC	HEADER	VACUUM (WALL OUTLET)
HVAC	WC	HEATING / VENTILATION/ AIR CONDITIONING	WATER CLOSET
HT	WD	HEIGHT	WOOD
HORIZ	W/O	HORIZONTAL	WITHOUT
HB	WP	HOSE BIBB	WEATHER OR WATER PROOF

### ABBREVIATIONS



### SYMBOL LEGEND

- #### GENERAL PROJECT NOTES:
- ON-SITE VERIFICATION OF ALL DIMENSIONS AND DETAILS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CORRECTIONS PRIOR TO COMMENCING THE AFFECTED WORK. THE RESPONSIBILITY FOR WORK COMPLETED WITHOUT PROPER NOTIFICATION SHALL BE BORN BY THE INDIVIDUAL CONTRACTOR INVOLVED. CONTRACTOR AND SUB-CONTRACTOR SHALL HAVE A WORKING KNOWLEDGE OF ALL CODES APPLICABLE TO THIS PROJECT. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH THESE SPECIFICATIONS AND ALL APPLICABLE LOCAL, STATE AND FEDERAL ORDINANCES, PERMITS AND REGULATIONS. HAND-CAPED AND COMPLY WITH ALL STATE, LOCAL CODES AND ORDINANCES IN EFFECT AT THE TIME OF CONSTRUCTION.
  - THE PROJECT SHALL COMPLY WITH FOLLOWING CODES:  
A- 2019 CALIFORNIA BUILDING CODE, C.B.C.  
B- 2019 CALIFORNIA ELECTRICAL CODE, C.E.C.  
C- 2019 CALIFORNIA PLUMBING CODE, C.P.C.  
D- 2019 CALIFORNIA FIRE CODE, C.F.C.  
E- 2019 CALIFORNIA GREEN CODE, C.G.C.  
F- 2019 CALIFORNIA GREEN CODE, C.G.C.  
G- 2019 CALIFORNIA BUILDING STANDARDS, CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 COR AS AMENDED AND ADOPTED BY THE COUNTY OF STANISLAUS.  
H- 2019 CALIFORNIA BUILDING STANDARDS, CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 COR AS AMENDED AND ADOPTED BY THE COUNTY OF STANISLAUS.  
I- 2106 CALIFORNIA BUILDING CODE & ALL APPLICABLE COUNTY OF STANISLAUS CODES & ORDINANCES.
  - CONTRACTOR TO PROVIDE TEMPORARY CONSTRUCTION FENCING AROUND SITE AND TRAFFIC CONTROL SIGNS AS NEEDED, TO SECURE BUILDING AGAINST VANDALISM AND MAINTAIN PUBLIC SAFETY.
  - ANY CHANGE ORDERS MUST BE APPROVED IN WRITING BY THE ENGINEER AND THEN BY THE OWNER, PRIOR TO BEGINNING.
  - A REGULAR SCHEDULE OF PROJECT MEETINGS WILL BE ESTABLISHED DURING THE COURSE OF CONSTRUCTION. THE ENGINEER, OWNER, CONTRACTOR AND MAJOR SUB-CONTRACTORS WILL MEET MONTHLY OR AS SCHEDULED FOR PROJECT CLARIFICATIONS.
  - PRIOR TO BEGINNING THE WORK, A PRE-CONSTRUCTION MEETING WILL BE HELD. THE ENGINEER, OWNER, CONTRACTOR AND MAJOR SUB-CONTRACTORS WILL ATTEND TO DISCUSS RELEVANT CONSTRUCTION ISSUES.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING ALL INSPECTIONS AND ANY MATERIAL TESTING REQUIRED.
  - GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ENCROACHMENT PERMITS AND CITY FEES FOR CONSTRUCTION ITEMS INCURRED AFTER THE BUILDING PERMIT HAS BEEN PROCURED, EXCLUDING ITEMS RELATED TO LANDSCAPING AND IRRIGATION.
  - COMMERCIAL-INDUSTRIAL BACKFLOW PREVENTION DEVICES ARE EXISTING AND TO REMAIN. DOMESTIC AND LANDSCAPING: REDUCE PRESSURE PRINCIPLE; INSTALL 12" MIN. ABOVE GROUND. HOME BIBS: VACUUM BREAKER; INSTALL 6" MIN. ABOVE HIGHEST OUTLET.
  - ADA SIGNAGE SHALL BE PROVIDED AT ALL ENTRANCES TO THE PARKING LOT, AT ALL HANDICAPPED PARKING STALLS, AT ALL PRIMARY ENTRANCES TO THE BUILDING, AND AT EXISTING AND NEW RESTROOMS.
  - ALL PARTS OF CONSTRUCTION AND THE PATH OF TRAVEL TO THE AREAS DESIGNATED OR REQUIRED TO BE ACCESSIBLE, SHALL COMPLETELY CONFORM TO THE CURRENT TITLE 24 ACCESSIBILITY STANDARDS.

- #### FOOTING PREPARATION
- ALL EXCAVATIONS, PREPARATION FOR SUB-ON-GRADE, DEPTH OF FOOTING, DEPTH OF BACKFILL, ETC. SHALL CONFORM WITH CHAPTER 1804.2 AND C.B.C. APPENDIX 106.1. ALL EXCAVATIONS SHALL BE PROTECTED WITH A MINIMUM OF 12" OF GRANULAR FILL TO CLASS "D", SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT ALLOWABLE SOIL BEARING PRESSURE IS TO BE 1500 LBS/SF, MIN OF 12" DEEP FOOTING INTO NATURAL GRADE OR 90% REL. COMPACTED GRADE.
- #### FIRE DEPARTMENT NOTES:
- PROVIDE APPROVED STREET ADDRESS (SUITE NUMBER POSITIONED SUCH AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET) NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND WITH A MIN. OF 10" HIGH CHARACTER WITH 3/4" STROKE. PER C.E.C. 505, PROVIDE 6"-8" HIGH CHARACTER WITH 3/4" STROKE BUILDING DESIGNATORS LETTER AT EACH BUILDING.
  - PROVIDE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-40-BC & SHALL BE PROVIDED SUCH THAT NO POINT IN THE BUILDING IS FURTHER THAN 75' TRAVEL DISTANCE TO AN EXTINGUISHER. EXTINGUISHERS SHALL BE MOUNTED ON THE WALL OR IN CABINETS, SUCH THAT THE TOP OF THE EXTINGUISHER IS NO MORE THAN 4' ABOVE FLOOR LEVEL. FIRE EXTINGUISHER TO BE SECURED WITHIN 10 TO 15 FEET OF TANK IN A CABINET PROTECTED FROM THE WEATHER.
  - PROVIDE A KNOX BOX AND SHALL BE MOUNTED APPROXIMATELY 7' ABOVE FINISH GRADE, TO THE RIGHT OF MAIN ENTRANCE OF THE BUILDING. INSTALLATION SHALL BE APPROVED BY FIRE MARSHAL.
  - THERE IS NO HIGH-PILE STORAGE AT THIS BUILDING.
  - WHEN MANUALLY OPERATED GATES CROSS FIRE ACCESS LANES, OR PREVENT ACCESS TO BUILDING, A KNOX PADLOCK OR KNOX KEY BOX SHALL BE INSTALLED AT ACCESS GATE. ELECTRICALLY OPERATED GATES THAT CROSS FIRE ACCESS LANES SHALL BE REQUIRED TO BE EQUIPPED WITH OPTICOM TYPE STROBE LIGHT SYSTEM OR KNOX KEY SWITCH USED BY THE STANISLAUS CONSOLIDATED FIRE PROTECTION DISTRICT.

- #### GENERAL CONSTRUCTION NOTES:
- WHERE NEW WORK TIES INTO EXISTING CONTRACTOR SHALL PATCH AND REPAIR EXISTING. PATCHING SHALL BE DONE IN A NEAT AND CRAFTSMAN LIKE MANNER SO THAT NEW BUILDS WITH A SMOOTH AND LEVEL SURFACE INTO ADJACENT WORK.
  - WHEN INSTALLING DRILLED-IN ANCHORS AND/OR POWDER DRIVEN PINS IN EXISTING NON-PRESTRESSED REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS.
  - BEST TRADE PRACTICE BE DONE IN A NEAT AND WORKMAN LIKE MANNER ACCORDING TO THE PIPING, ETC., SHALL BE PLUMB, LEVEL, SQUARE OR CENTERED ETC., EQUIPMENT TO BE INSTALLED IN STRICT COMPLIANCE WITH MANUFACTURERS' RECOMMENDATIONS.
  - ALL EXISTING CONDITIONS NOT SHOWN OR INDICATED ON THESE PLANS ARE TO REMAIN UNCHANGED. FIELD VERIFY EXISTING CONDITIONS AND ALL DIMENSIONS. ANY DISCREPANCY BETWEEN DRAWINGS AND ACTUAL WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR CORRECTION PRIOR TO COMMENCING WITH THE WORK.
  - ALIGNMENT TAKE PRECEDENT OVER DIMENSIONS. VERIFY ALL DIMENSIONS AND CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP AND REMOVING FROM THE JOB SITE ALL TRASH AND DEBRIS IMMEDIATELY UPON COMPLETION OF HIS DAILY WORK.
  - CONSTRUCTION SHALL COMPLY WITH APPLICABLE EDITION OF CALIFORNIA BUILDING CODE, ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, ORDINANCES, LAWS, REGULATIONS AND PROTECTIVE COVENANTS GOVERNING THE WORK. IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
  - CONTRACTOR AND HIS OR HER SUB-CONTRACTOR TO HAVE WORKING KNOWLEDGE OF ALL CODES APPLICABLE TO THEIR WORK.
  - COORDINATE ALL WORK AND CONSTRUCTION SCHEDULING WITH OWNER.
  - THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE BARRICADES, PROTECTIVE COVERINGS, WARNING SIGNS, ETC. TO PREVENT ANY HARM TO WORKERS, EMPLOYEES AND/OR THE GENERAL PUBLIC.
  - GENERAL CONTRACTOR SHALL MAKE AVAILABLE COMPLETE SETS OF CONSTRUCTION DOCUMENTS TO HIS OR HER SUB-CONTRACTORS FOR REVIEW. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THE COMPLETE SETS AND COORDINATING ITEMS WHICH PERTAIN TO HIS OR HER WORK WITH OTHER TRADES PRIOR TO COMMENCING WITH THE WORK.
  - IT IS NOT INTENDED THAT THE CONTRACT DOCUMENTS INCLUDE EACH AND EVERY SUBSYSTEM AND SUB-COMPONENT NECESSARY TO FULLY AND PROPERLY COMPLETE THE WORK. SUBSYSTEMS, SUB-COMPONENTS OR DETAILS REQUIRED OR NORMALLY INCLUDED AS TRADE PRACTICE MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN. NEVERTHELESS, CONTRACTOR SHALL BE RESPONSIBLE FOR EACH ELEMENT OF THE WORK.
  - ALL NEW WALL FINISHES, (COVERINGS AND PAINTS) SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS.
  - ALL INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR BARRIERS OR BREATHER MEMBRANES, SHALL BE INSTALLED TO THE FULL AND CORRECT MANUFACTURERS' INSTRUCTIONS. CRACK SPACES OR GAPS SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND A SMOKE DENSITY NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH U.B.C. STANDARD NO. 8-1 AND C.B.C. SECTION 707.

- #### SPECIAL INSPECTION PROVISIONS:
- SPECIAL INSPECTION SHALL BE PERFORMED BY A QUALIFIED SPECIAL INSPECTOR RETAINED BY THE OWNER & APPROVED BY THE BUILDING OFFICIAL TO ACT AS A SPECIAL INSPECTOR FOR THE FOLLOWING TYPE OF CONSTRUCTION IN ACCORDANCE WITH C.B.C. SECTION 1704.1, 1705, 1707.
    - OBSERVATION OF SUBGRADE PREPARATION AND FOUNDATION CONSTRUCTION OPERATIONS GEOTECHNICAL ENGINEER, C.B.C. 1704.7 (NOT REQUIRED)
    - PLACEMENT OF CONCRETE REINFORCEMENT, C.B.C. 1704.4 (NOT REQUIRED)
    - CONCRETE PLACEMENT AND STRENGTH TESTING, C.B.C. 1704.4 (NOT REQUIRED)
    - ALL WELDING WITH THE EXCEPTION OF SHOP WELDING DONE IN AN APPROVED FABRICATOR'S SHOP IN ACCORDANCE WITH C.B.C. 1704.3.1 (NOT REQUIRED)
    - SUSPENDED CEILING SYSTEMS AND THEIR ANCHORAGE, C.B.C. 1705.3.4, ITEM 3 (NOT REQUIRED)
    - STRUCTURAL WOOD CONSTRUCTION, C.B.C. 1707.3 (NOT REQUIRED)
    - HIGH-STRENGTH BOLTS, C.B.C. 1704.3.3 (REQUIRED AT STEEL BUILDING FRAME)
    - RED HEAD EPOXY ANCHOR BOLTS, C.B.C. 1704.3.3 (NOT REQUIRED)
    - MECHANICAL (WEDGE) ANCHOR BOLTS, C.B.C. 1704.3.3 (NOT REQUIRED)
  - THE PERMIT APPLICANT SHALL RETAIN THE SERVICES OF A RESPONSIBLE ENGINEER APPROVED BY THE BUILDING OFFICIAL TO ENSURE THAT:
    - ALL ELEMENTS OF CONSTRUCTION WHICH REQUIRE SPECIAL INSPECTION ARE INSPECTED BY QUALIFIED INSPECTOR, AND,
    - ALL CODE DEFICIENCIES DETECTED AND DEVIATIONS FROM APPROVED PLANS ARE BROUGHT TO ATTENTION OF CONTRACTOR, ARCHITECT AND ENGINEER SO THAT REVISED DESIGN CAN BE PREPARED FOR APPROVAL BY BUILDING OFFICIAL AT CONTRACTOR EXPENSE.
    - ALL CORRECTIVE WORK REQUIRED IS COMPLETED IN ACCORDANCE WITH APPROVED PLANS, SPECIFICATIONS & CITY ADOPTED CODES AT NO EXTRA CHARGE TO THE OWNER.
  - A FINAL REPORT, SIGNED BY THE INSPECTOR AND THE RESPONSIBLE ENGINEER

- #### VICINITY MAP
- ACCESSOR PARCEL NO. .... APN 082-006-053  
ZONING ..... C (COMMERCIAL)  
(E) BUILDING USE ..... AUTO DEALERSHIP  
(N) BUILDING ADDITION USE ..... STORAGE  
BUILDING OCCUPANCY TYPE ..... S-1  
CONSTRUCTION TYPE ..... IIB
- PROPOSED BUILDING AREA: = 1,200 S.F.  
(N) STORAGE AREA:  
NO FIRE SPRINKLER SYSTEM AT (N) STORAGE BUILDING
- ALLOWABLE AREA CALC:  
ALLOWABLE BUILDING AREA PER C.B.C. SECTION 506.502:  
A<sub>o</sub> = [A<sub>s</sub> x If] + [A<sub>t</sub> x Is]  
A<sub>s</sub> = 17,500 S.F.  
If = [F/P - 0.25] W/30  
Is = [275/324 - 0.25] 30/30 = 0.60  
F = 275'  
P = 324'  
USE MAX. W=30  
A<sub>o</sub> = [17,500 + [17,500 x 0.6]] + [17,500 x 0.0] = 27,978 S.F.  
27,978 S.F. > 5,537 S.F., THEREFORE OK
- PER TABLE 602 @ S-1  
ALL EXTERIOR WALLS ARE ≥ 10' FROM PROPERTY  
NO FIRE RATING REQUIRED.
- THERE WILL NOT BE ANY HAZARDOUS MATERIAL STORED IN THIS BUILDING. THERE WILL NOT BE ANY HIGH PILE STORAGE IN THIS BUILDING.
- ANY PARTS WITH PLASTICS SHALL BE STORED BELOW 6'

#### BUILDING DATA

NOTE:  
1. NEW PRE-MANUFACTURED STEEL STORAGE BUILDING.

#### SHEET INDEX

SHEET NO.	DESCRIPTION
T-1	TITLE PAGE, GENERAL NOTES & BUILDING DATA
A-1	SITE PLAN
A-2	PROPOSED FLOOR PLAN & ELECTRICAL PLAN
A-3	EXTERIOR ELEVATIONS
A-4	FOUNDATION PLAN & DETAILS
A-5	ROOF PLAN & BUILDING SECTION
EN-1	ENERGY FORMS - TITLE 24
1 THRU 8	STEEL BUILDING PLANS BY OTHERS

#### CONSULTANTS

**BUILDING OWNER:**  
AMERICAN CHEVROLET  
DAVID HALVORSEN  
4742 McHENRY AVE.  
MODESTO, CA. 95356  
(209) 575-1606

**GENERAL CONTRACTOR:**  
HUFF CONSTRUCTION  
4981 SALIDA BLVD.  
SALIDA, CA. 95368  
(209) 545-4408

**FOUNDATION DESIGN ENGINEER:**  
MORAD ENGINEERING  
EDMOND MORAD  
615 13 TH STREET  
MODESTO, CA. 95354  
(209) 550-0570

**STEEL BUILDING ENGINEER:**  
DANIEL GAO  
1700 E. LOUISE AVE.  
LATHROP, CA. 95330  
(209) 963-0910

#### COVER SHEET & GENERAL NOTES

AMERICAN CHEVROLET  
STORAGE BUILDING ADDITION  
4742 McHENRY AVE.  
MODESTO, CA 95356

NO. REVISION & DATE

EDMOND MORAD, P.E.  
CIVIL & MECHANICAL ENGINEERING  
615 13TH STREET, MODESTO, CA 95354  
edmond@moradengineering.com

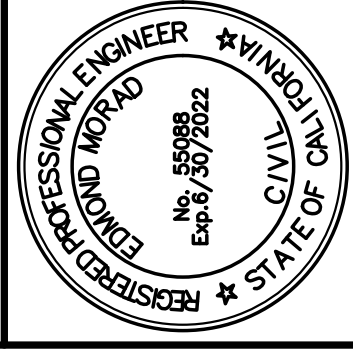
EDMOND MORAD, P.E.  
CIVIL & MECHANICAL ENGINEERING  
615 13TH STREET, MODESTO, CA 95354  
edmond@moradengineering.com

DATE: 07-27-21  
PROJECT MANAGER: EDMOND MORAD, P.E.  
DRAWN BY: R. ORTIZ  
JOB NUMBER:  
SHEET T-1 OF SHEETS

NO.	REVISION	DATE

AMERICAN CHEVROLET  
STORAGE BUILDING ADDITION  
4742 McHENRY AVE.  
MODESTO, CA 95356

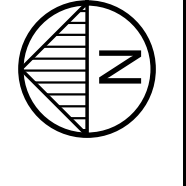
SITE PLAN



**MORAD ENGINEERING**  
EDMOND MORAD, P.E.  
CIVIL & MECHANICAL ENGINEERING  
615 13TH STREET, MODESTO, CA 95354  
TEL: (209) 530-0570  
edmond@moradengineering.com

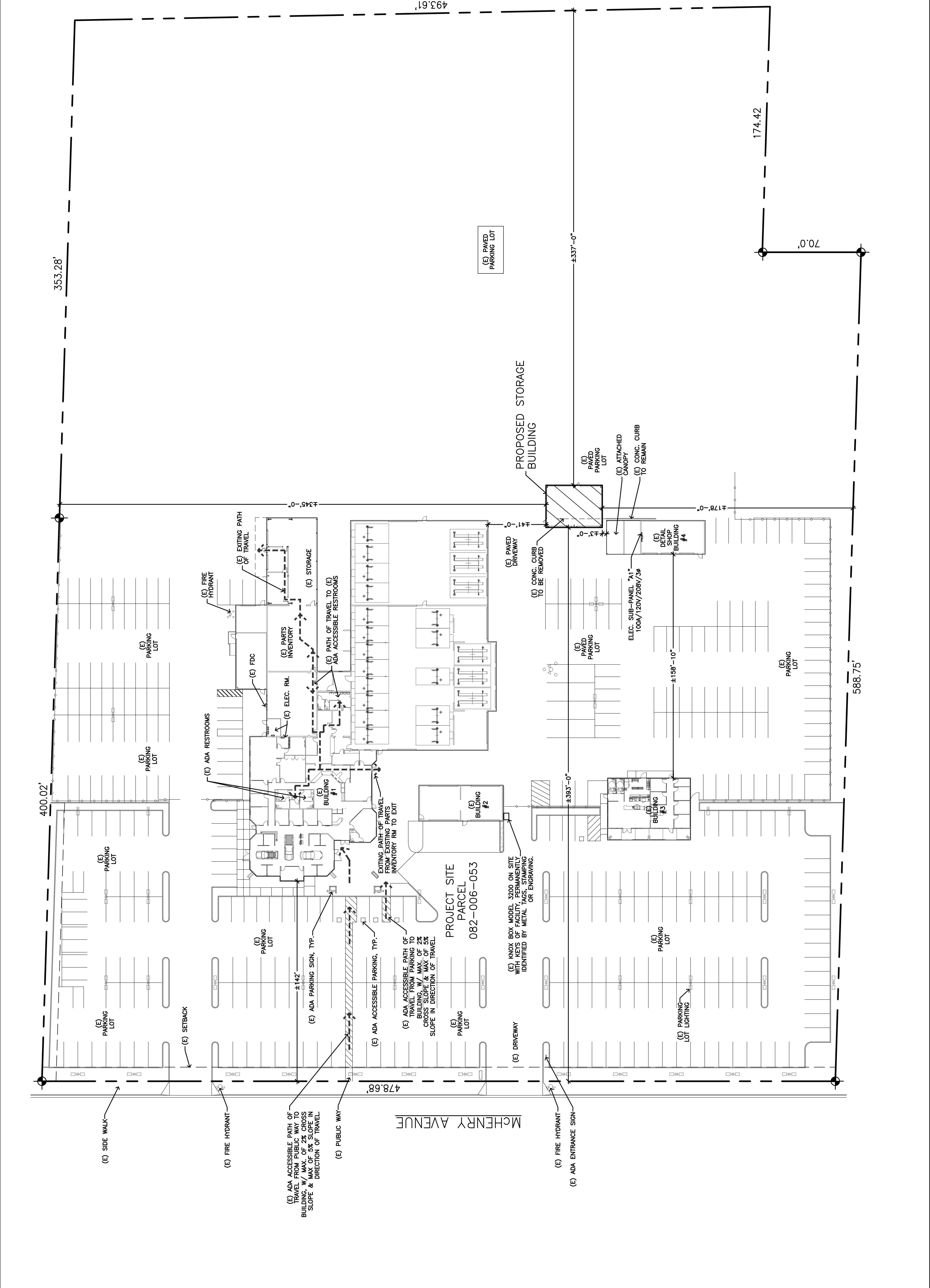
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PROJECT MANAGER: EDMOND MORAD, P.E.  
DRAWN BY: R. ORTIZ  
JOB NUMBER: [Blank]

SHEET A-1  
OF SHEETS



SCALE: 1"=30'-0"  
A

SITE PLAN

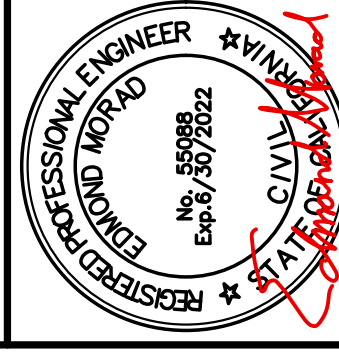




NO.	REVISION	DATE

AMERICAN CHEVROLET  
STORAGE BUILDING  
4742 McHENRY AVE.  
MODESTO, CA 95356

PROPOSED FLOOR PLAN  
ELECTRICAL PLAN



**MORAD ENGINEERING**  
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edmond@moradengineering.com



DATE: 07-27-21  
PROJECT MANAGER: EDMOND MORAD, P.E.  
DRAWN BY: R. ORTIZ  
JOB NUMBER:  
SHEET

A-2

LEGEND

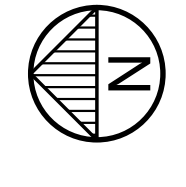
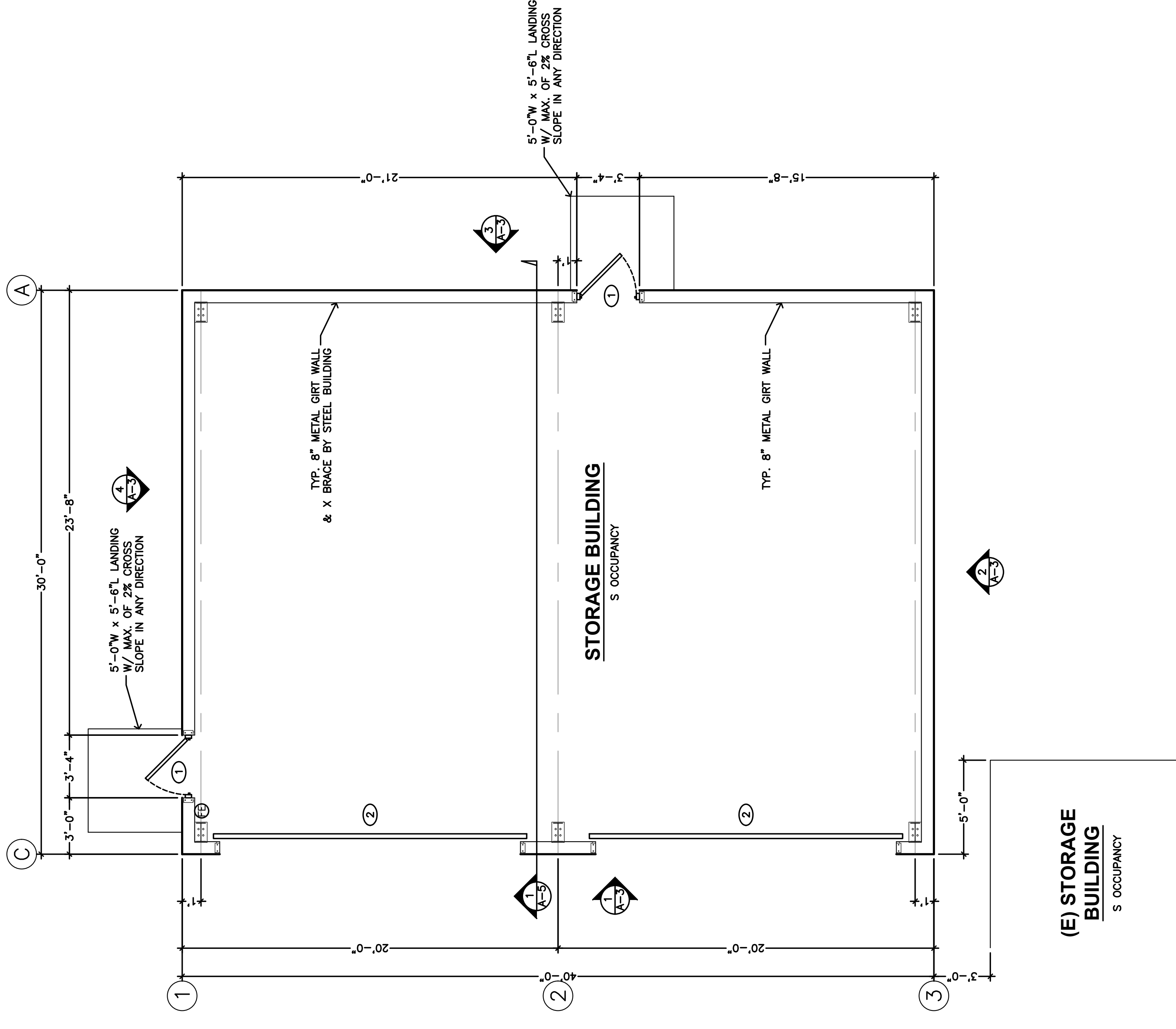
[Symbol]	8" METAL GIRT WALL BY STEEL BUILDING
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NOTE:  
1- SEE METAL BUILDING PLANS FOR FRAMED OPENINGS.  
2- FIRE EXTINGUISHER (E)  
3- SEE ELECTRICAL LIGHTING PLAN FOR EMERGENCY LIGHTING.

DOOR SCHEDULE

SYMBOL	SIZE (WxH)	LOCATION	DESCRIPTION
(1)	3'-0"	EXTERIOR	1. 3/4" THICK HOLLOW METAL DOOR, THUMB LOCK FROM INSIDE, HARDWARE W/ 20GA HOLLOW METAL FRAME, PAINT GRADE, ADA ACCESSIBLE, SELF CLOSURE.
(2)	16'-0" x 4'-0"	EXTERIOR	ROLL-UP DOOR

NOTES:  
1- ALL DOOR HARDWARE SHALL BE BY SCHLAGE OR EQUAL AND SHALL HAVE MIN. OF 3 HINGES, SILENCERS, WALL BUMBERS.



PROPOSED FLOOR PLAN  
SCALE: 1/4"=1'-0"  
SHEET A

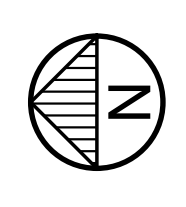
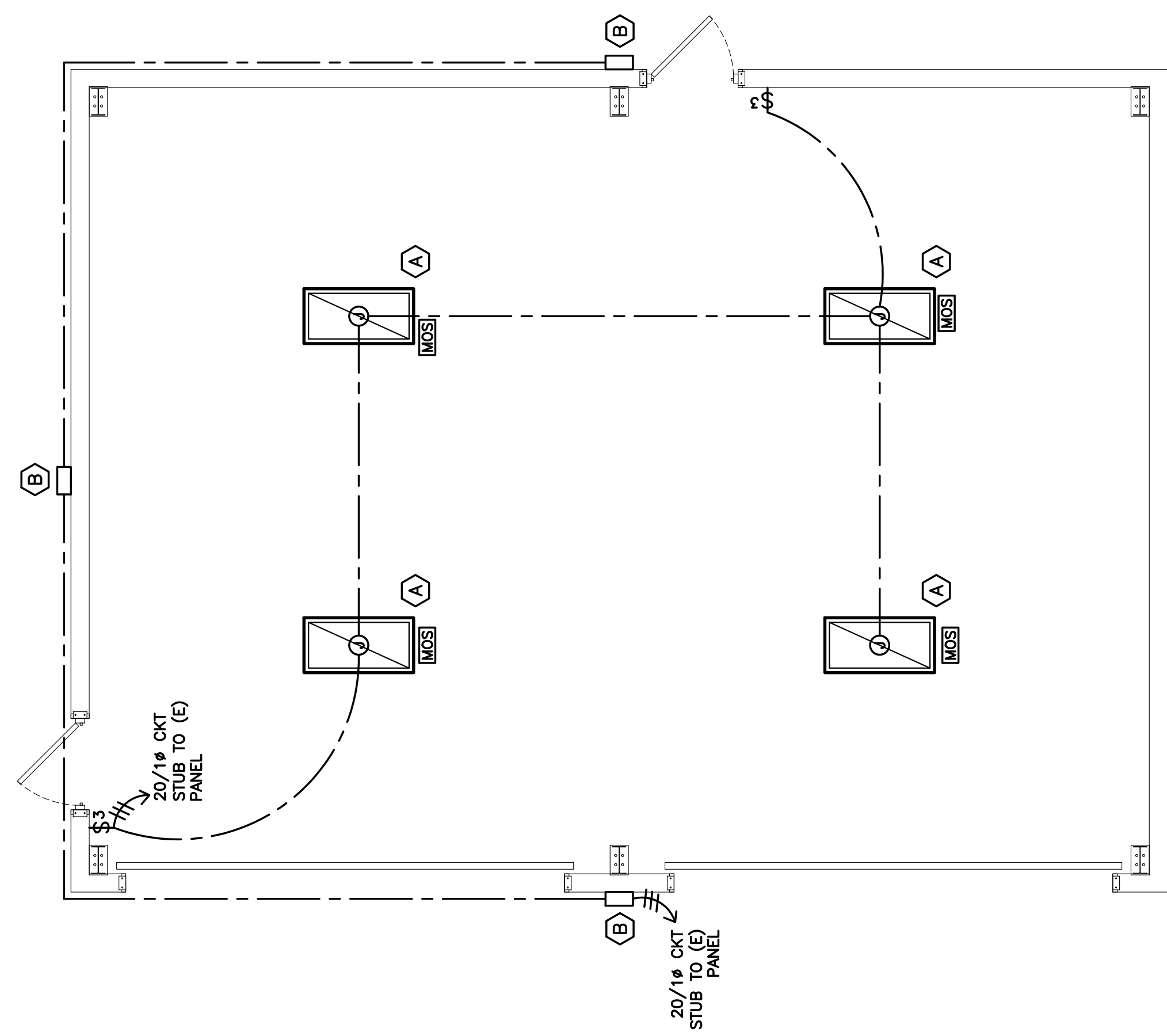
LIGHTING FIXTURE SCHEDULE

TYPE SYMBOL	DESCRIPTION
(A)	2x4 HIGH BAY LUMINAR 4 LAMP 54 WATT LED LAMP FIXTURE, CHAIN SUSPENDED, LA 1-HBN200 SERIES (4) 54 WATT LAMP (216 WATT), W/ INTEGRATED DAY LIGHT SENSOR & MOTION SENSOR
(B)	WALL MOUNTED, 13 WATT LED LIGHT FIXTURE, SELECT LIGHTING WPSLED 13 MW 47
(MOS)	OCCUPANCY SENSOR ECHOFLX MOS-21

NOTES:  
1. ALL LIGHT FIXTURE TYPE SHALL BE APPROVED BY OWNER.  
2. OPTIONAL TO USE EQUAL FIXTURE

**ELECTRICAL NOTES:**

- ALL WIRING SHALL BE 3-12GA THIN CU-W/ 1/2" EMT UNLESS OTHERWISE NOTED.
- ALL ELECTRICAL WIRING AND BONDING SHALL MEET C.E.C. 2019
- ALL RECEPTACLES SHALL BE +15'A.F.F. UNLESS OTHERWISE NOTED. ALL CONTROLS SHALL BE MIN. OF +36" A.F.F. & MAX. OF 48" A.F.F.
- ALL EQUIPMENT GROUNDING SHALL CONFORM TO ARTICLE 250 OF 2019 C.E.C
- PANEL BOARD CIRCUIT BREAKERS USED AS SWITCHES MUST BE APPROVED FOR SUCH DUTY AND BE OF THE "SMD" TYPE PER SECTION 240-83 (d) OF THE C.E.C.
- PROVIDE PART SIZED GREEN GROUND WIRE IN ALL CONDUITS/BRANCH CIRCUIT HOVERINGS.
- PROVIDE PART SIZED GREEN GROUND WIRE THROUGH EXTERIOR WALLS TO BE USED TO MAINTAIN FIRE-SEPARATION RATING, USE 3M FIRE BARRIER ES-185 WRAP/STRIP AT PVC PIPE PENETRATION THRU RATED WALLS, OR EQUAL PRODUCTS.
- UNLESS OTHERWISE NOTED, DIMMER SWITCH TO CONTROL THE LIGHTING FIXTURES IN A ROOM.
- DRAWINGS INDICATE THE LOCATION OF DEVICES, FIXTURES AND EQUIPMENT AND THE CIRCUIT NUMBER AND PANEL DESIGNATION WHICH SUPPLIES THEM. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETELY CONNECTING ALL ELECTRICAL DEVICES TO CIRCUITS INDICATED ON THE DRAWINGS.
- ALL EXTERIOR LIGHTS ARE EXISTING AND ARE CONTROLLED BY PHOTO CELL.
- ALL ELECTRICAL MATERIALS SHALL BE NEW AND LISTED WITH THE UNDERWRITERS' LABORATORIES, INC. SHALL MEET THEIR REQUIREMENTS AND SHALL BEAR THEIR LABEL WHEREVER STANDARDS HAVE BEEN ESTABLISHED LABEL SERVICE IS REGULARLY FURNISHED BY THAT AGENCY.
- ELECTRICAL DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND ALTHOUGH THE SIZE AND LOCATIONS OF EQUIPMENT ARE SHOWN TO SCALE WHEREVER POSSIBLE, CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT AND INSTALLING HIS WORK TO AVOID INTERFERENCE WITH OTHER TRADES.
- ALL LUMINAIRES AND BALLASTS SHALL BE CERTIFIED BY THE MANUFACTURER TO THE CALIFORNIA ENERGY COMMISSION.
- FLASH AND COUNTER FLASH ALL ITEMS PASSING THROUGH THE ROOF.

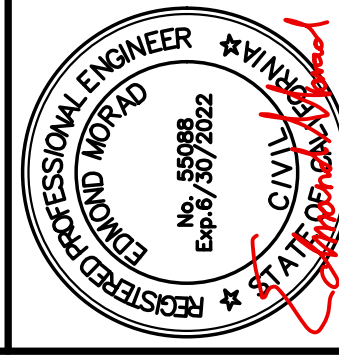


ELECTRICAL LIGHTING PLAN  
SCALE: 1/4"=1'-0"  
SHEET B

NO.	REVISION	DATE

AMERICAN CHEVROLET  
 STORAGE BUILDING  
 4742 McHENRY AVE.  
 MODESTO, CA 95356

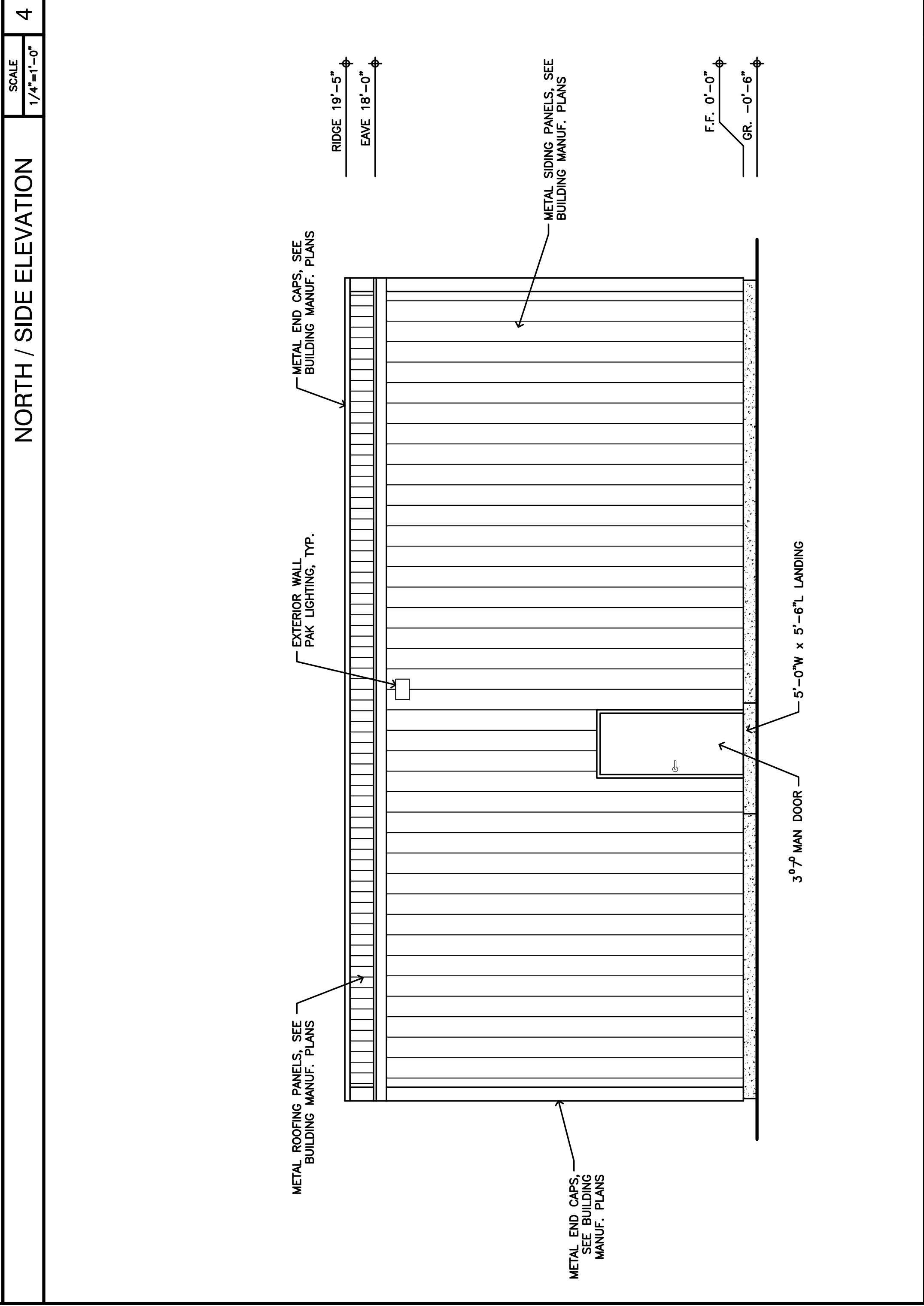
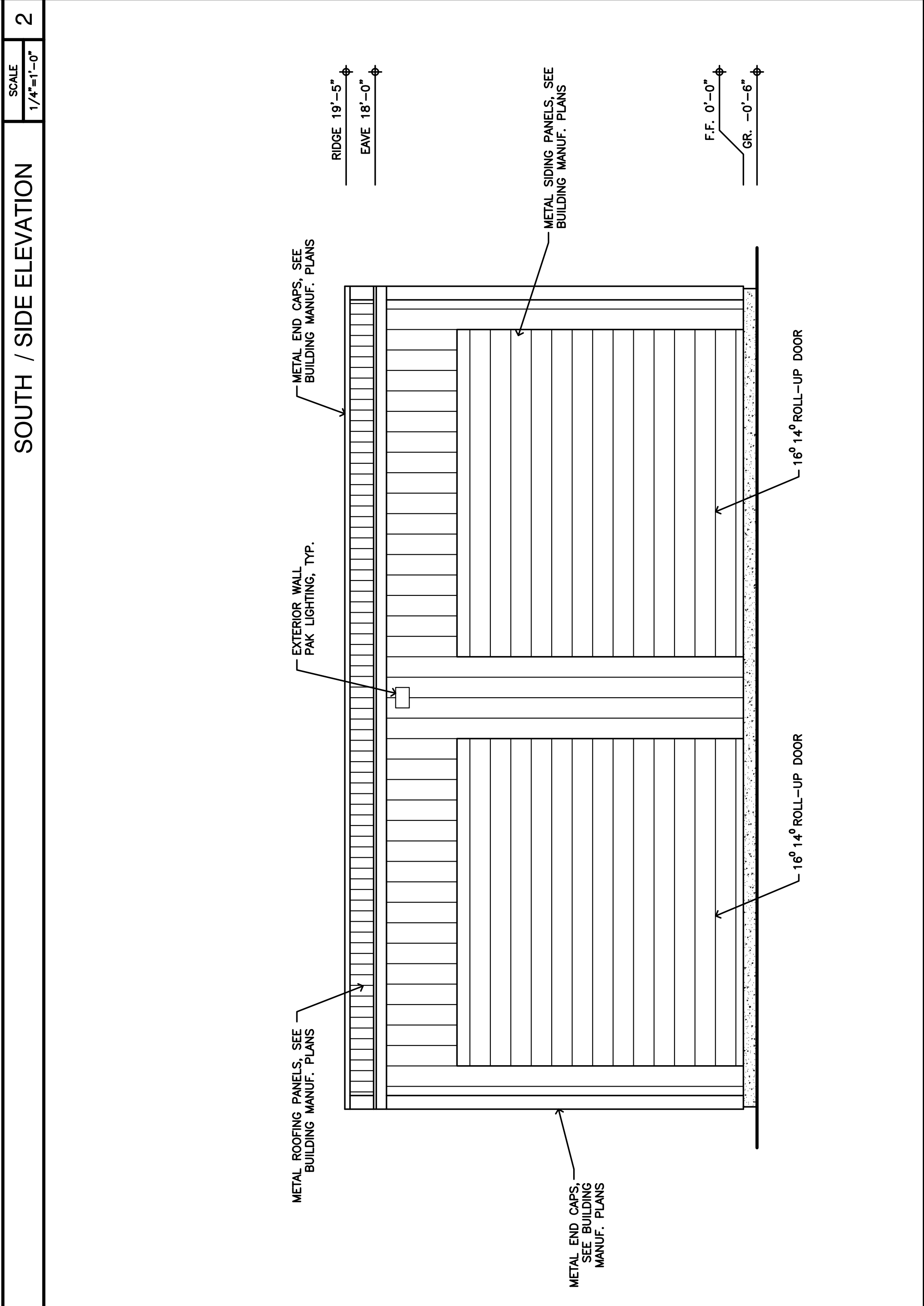
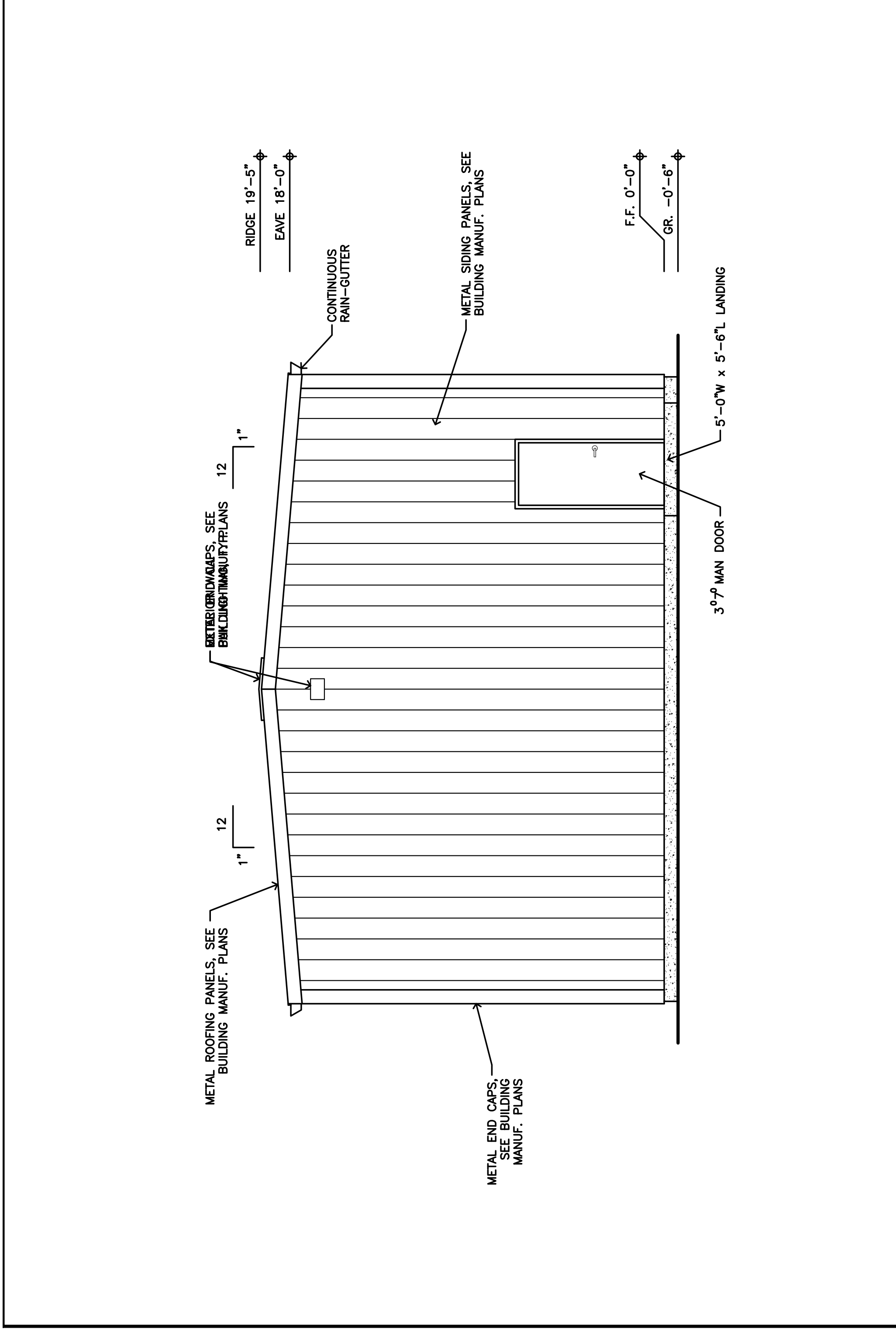
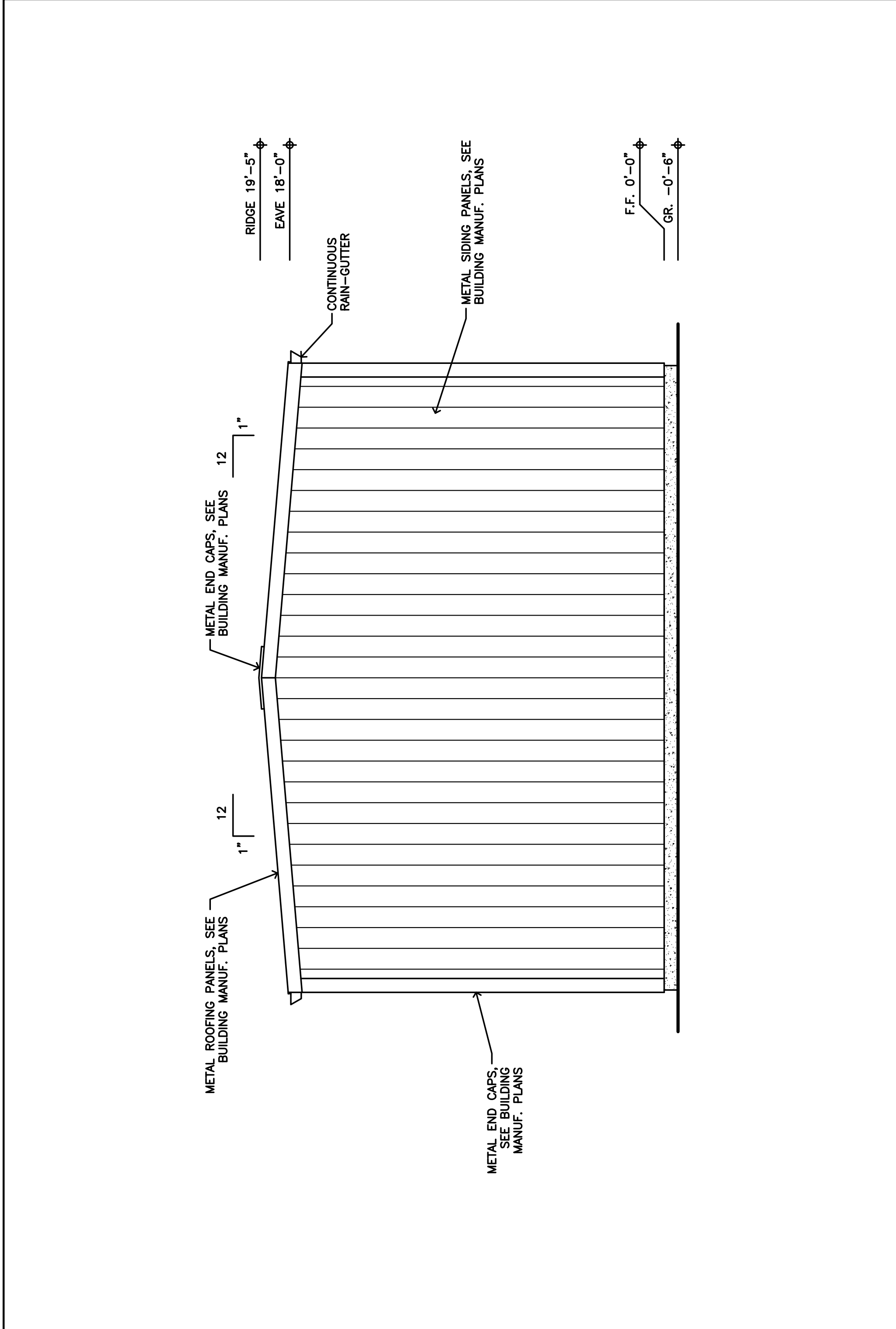
EXTERIOR ELEVATIONS



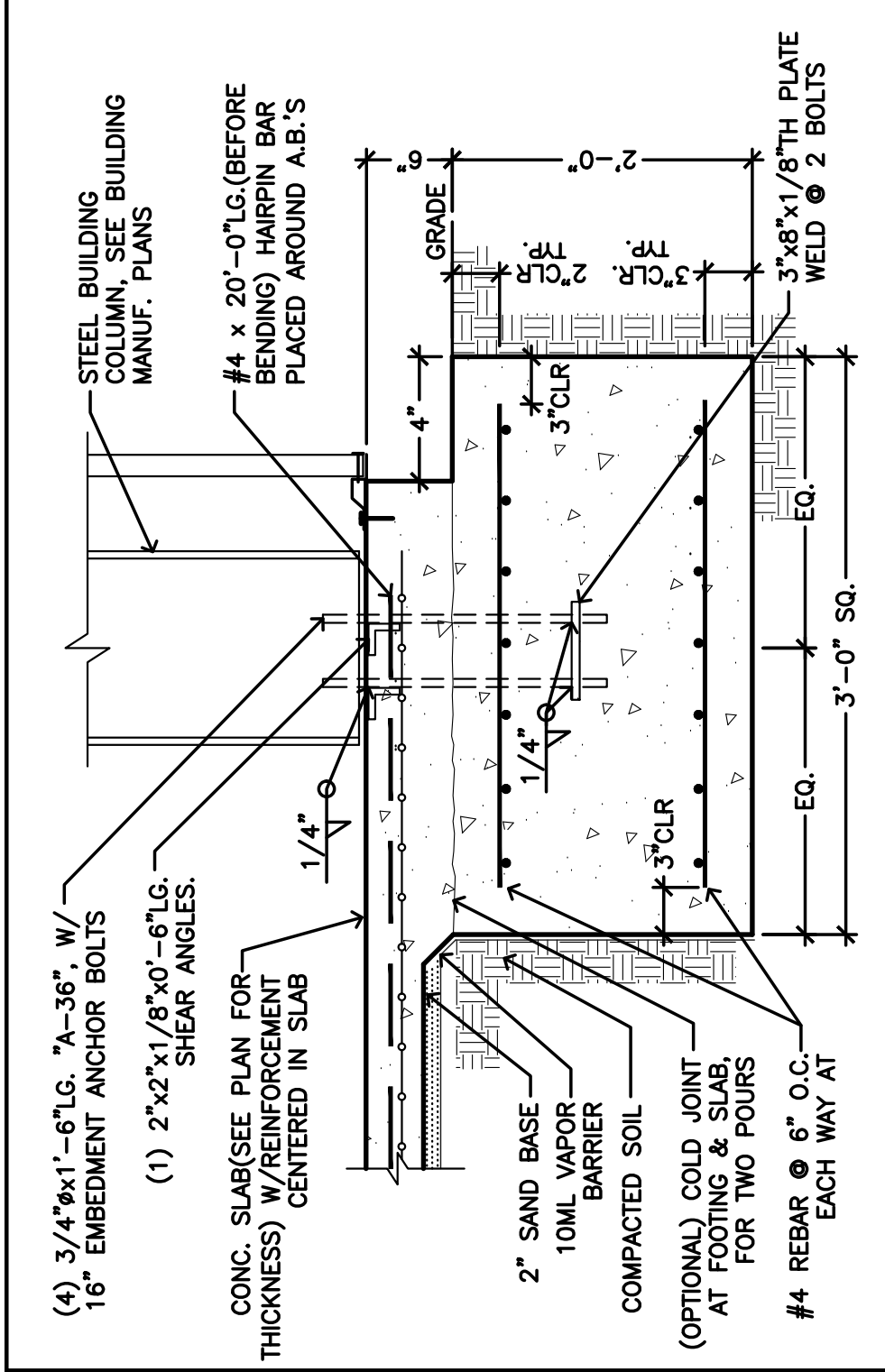
**MORAD ENGINEERING**  
 CIVIL & MECHANICAL ENGINEERING  
 EDMOND MORAD, P.E.  
 R. ORTIZ  
 615 13TH STREET, MODESTO, CA 95354  
 TEL: (209) 530-0570  
 edmond@moradengineering.com

DATE: 07-27-21  
 PROJECT MANAGER: EDMOND MORAD, P.E.  
 DRAWN BY: R. ORTIZ  
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 SHEET:

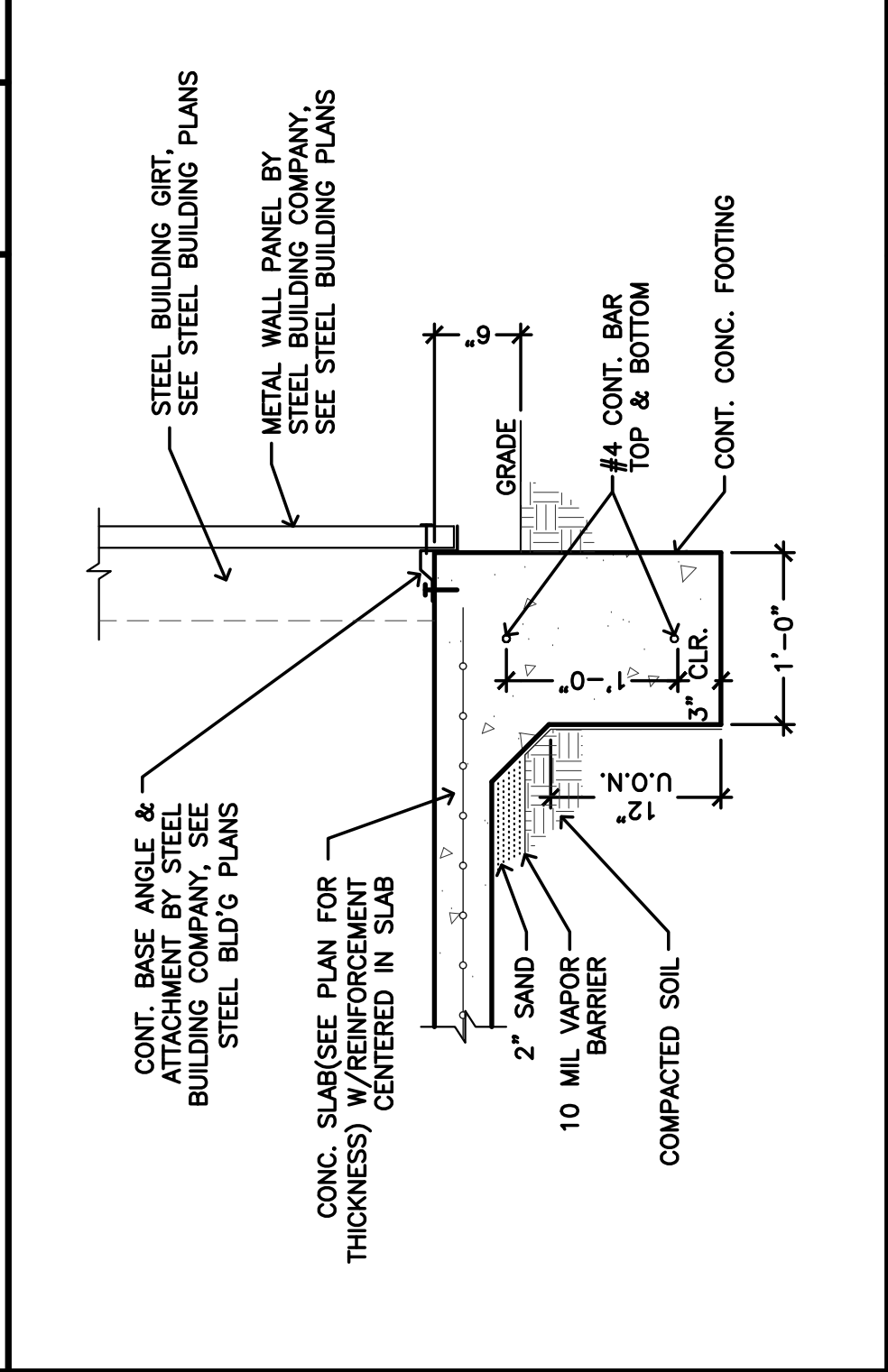
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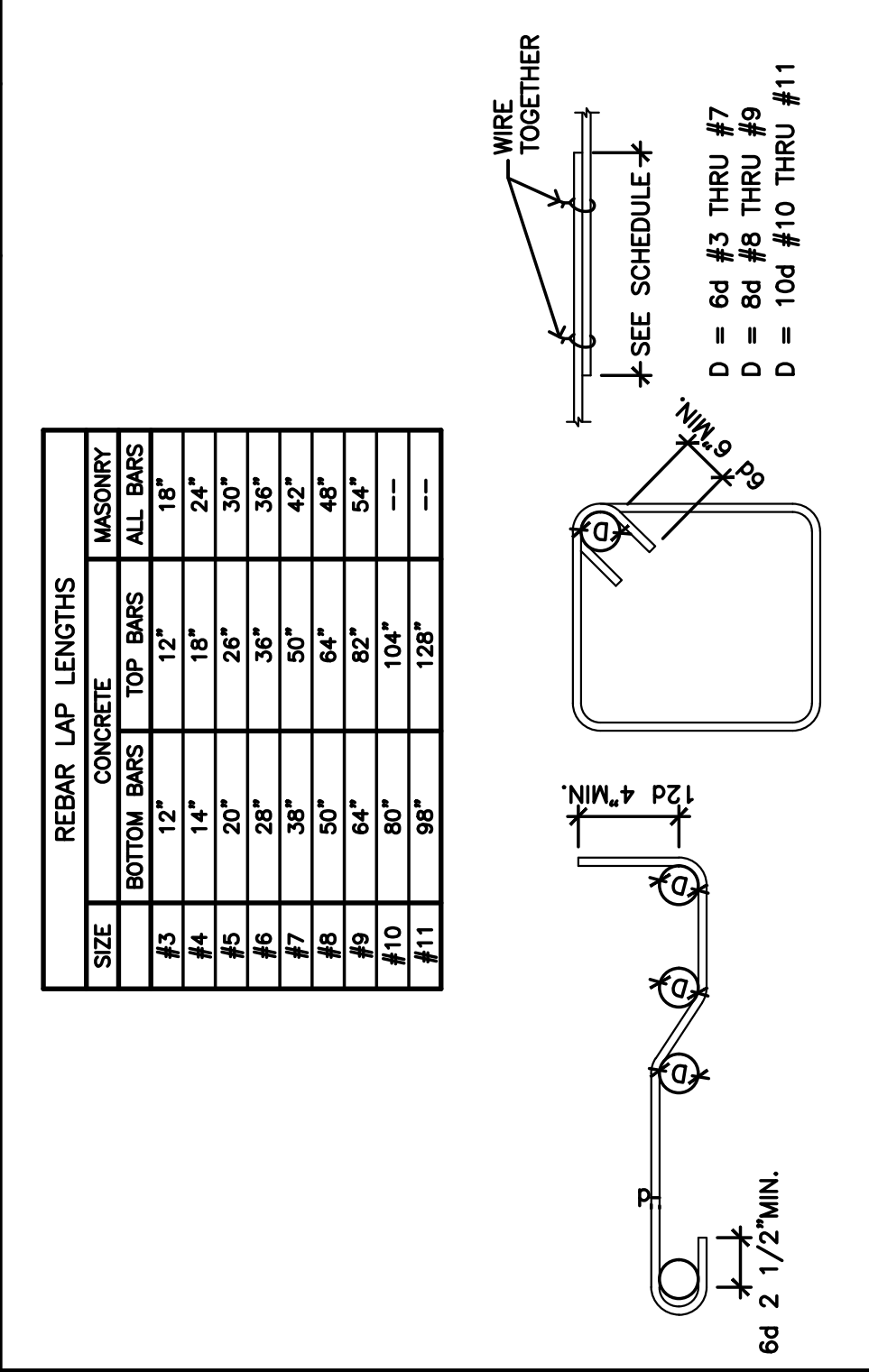




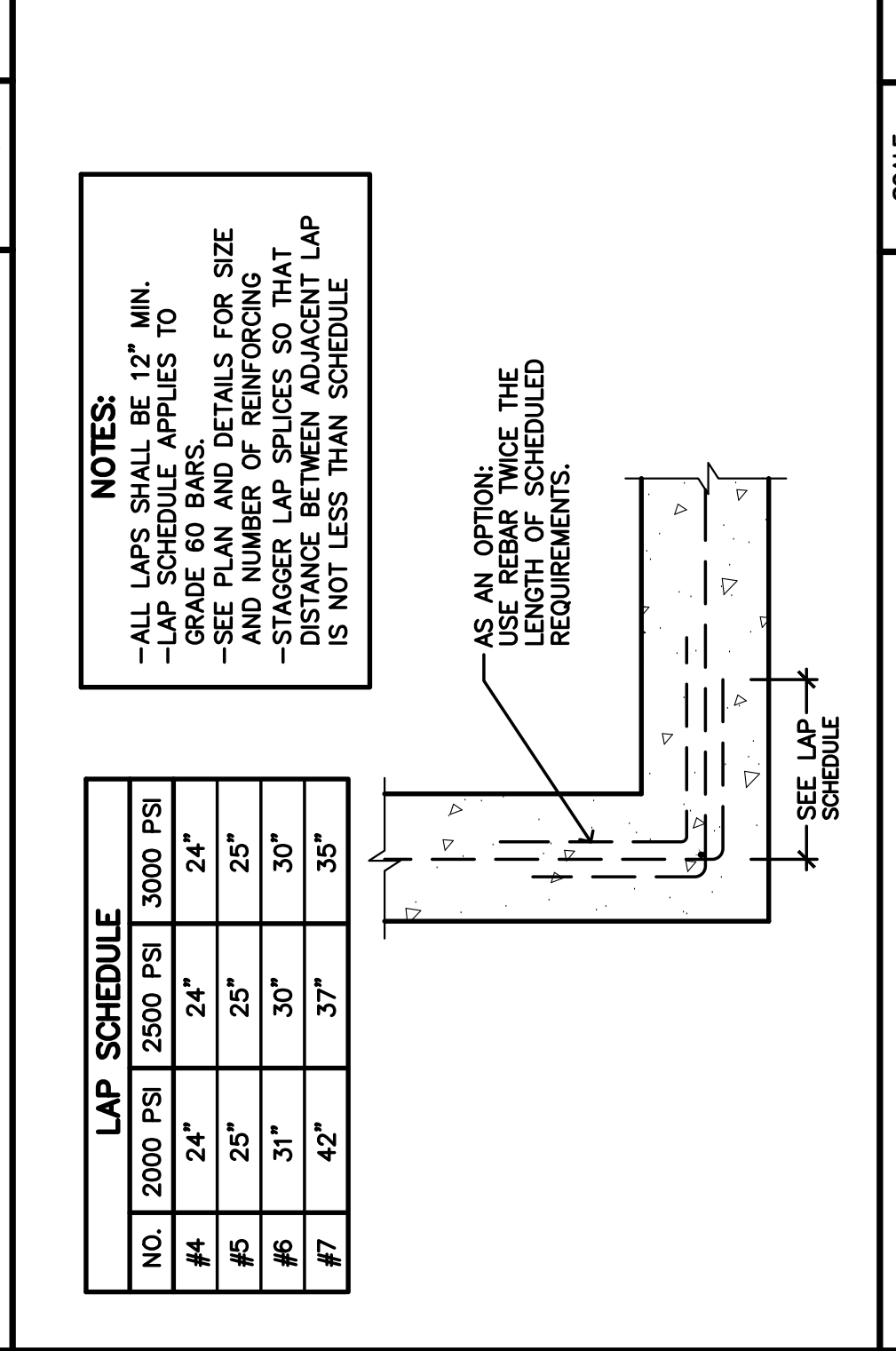
**FOOTING "D" DETAIL**  
SCALE: N.T.S.



**TYP. PERIMETER FOOTING**  
SCALE: N.T.S.



**BAR BEND/LAP DETAIL**  
SCALE: N.T.S.



**TYP FOOTING INTERSECTION**  
SCALE: N.T.S.

**FOOTING PREPARATION**

1- ALL EXCAVATIONS, PREPARATION FOR SLAB-ON-GRADE, DEPTH OF FOOTING, BACK FILL, ETC. SHALL CONFORM WITH CBC CHAPTER 1804.2 AND CBC APPENDIX 1804.2 BUILDING FOUNDATION SHALL CONFORM TO TABLE 1804.2 OF THE 2019 CBC. SOIL TYPE IS CLASS "S" SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND CLAY. MIN. 12" DEEP FOOTING INTO NATURAL GRADE OR 90% REL. COMPACTED GRADE.

**CONCRETE:**

- GENERAL: ALL CONCRETE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE ACI MANUAL OF THE CONCRETE PRACTICE AND THE CBC.
- CONCRETE STRENGTH 2500 PSI @ 28 DAY W/ 3/4" MAX. AGG. W/ 4" MAX. SLUMP.
- ADMITTANCE: ONLY AS APPROVED BY THE ENGINEER.
- WELDING OF INSERTS: ALL WELDING OF REINFORCING STEEL SHALL BE WITH LOW-HYDROGEN ELECTRODES IN ACCORDANCE WITH THE LATEST RECOMMENDATIONS FOR THE AMERICAN WELDING SOCIETY (AWS D1.4 - 79).
- LAP SPLICES: 30 BAR DIAMETERS OR 1'-6", WHICHEVER IS GREATER.
- TESTING: IN ACCORDANCE WITH ACI 301-72, CHAPTER 16.
- VIBRATION: VIBRATE ALL CONCRETE IN PLACE WITH A MECHANICAL VIBRATOR USED BY EXPERIENCED PERSONNEL.
- FORMS: 1- DEFORMED ASTM A615, ASTM A185. 2- WELDED WIRE FABRIC, ASTM A185.
- COVER TO BARS: UNLESS OTHERWISE SHOWN OR NOTED, COVER TO REINFORCING BARS SHALL BE AS STATED PER C.B.C.
- CONCRETE CURING: KEEP CONCRETE CONTINUOUSLY WET FOR 7 DAYS.
- FORM REMOVAL: SIDE FORM 5 OF FOOTING AND SLABS ON GRADE. MINIMUM 24 HRS.

**STRUCTURAL STEEL**

- ALL STRUCTURAL STEEL SHAPES, PLATES AND BARS SHALL CONFORM WITH ASTM A36, PIPE COLUMNS WITH ASTM A53, GRADE B, STRUCTURAL TUBING WITH ASTM A500 GRADE B (Fy = 48 ksi)
- FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST AISC AND AWS SPECIFICATIONS. THIS STRUCTURE MAY NOT BE SELF SUPPORTING AS DEFINED IN THE AISC SPECIFICATIONS. THE ENGINEER'S DESIGNATION BRACKING IS REQUIRED AND IS TO BE PROVIDED BY THE FABRICATOR. CHECK WITH STRUCTURAL ENGINEER. ERECTION PLANS SEQUENCE TO BE SUBMITTED PRIOR TO FABRICATION.
- ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS WITH E70 LH ELECTRODES CONFORMING TO ASTM A233.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SHOP DRAWINGS FOR REVIEW PRIOR TO FABRICATION FOR APPROVAL BY THE ENGINEER.
- ALL FABRICATION AND INSTALLATION SHALL CONFORM TO AISC, AWS AND CBC.

**FOUNDATION DESIGN DATA:**

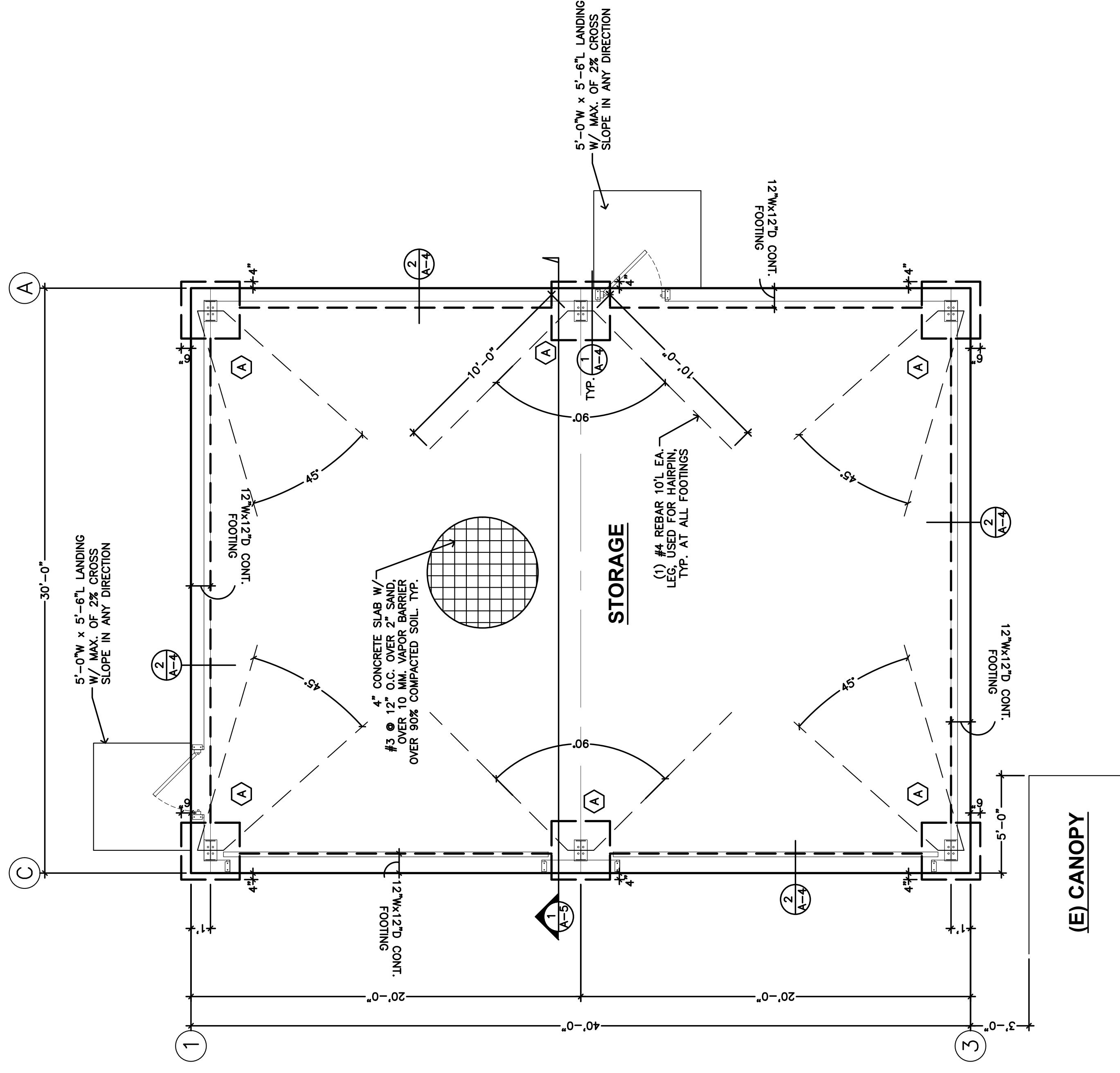
SB = SOIL BEARING PRESSURE  
SB=1,500 PSF FOR DEAD LOAD & LIVE LOAD  
SB=1,500 PSF FOR TOTAL LOAD (DEAD, LIVE, WIND OR SEISMIC)  
MIN. FOOTING DEPTH = 12" BELOW THE LOWEST ADJACENT FINISH GRADE FOR LIGHT FRAME.  
MIN. FOOTING WIDTH = 12" WITH ONE #4 REBAR TOP & ONE AT BOTTOM.  
MOISTURE BARRIER = 10 MIL IMPERMEABLE PLASTIC MEMBRANE.

**FOOTING SCHEDULE**

TYPE	FOOTING SIZE	REINFORCING	HAIR PIN	BOLTS
(A)	3'-0" x 3'-0" x 2'-0" DP	#4 @ 6" O.C. EACH WAY, TAB	1/A-4 (1) #4, 20' (4) 3/4" @ MAIN FRAME	

**SHEET NOTES:**

- VERIFY ALL DIMENSIONS W/ METAL BUILDING MANUF. PLANS PRIOR TO EXCAVATION.
- VERIFY ANCHOR BOLT LOCATION AND NUMBER OF BOLTS W/ METAL BUILDING MANUF. PLANS.
- PROVIDE CONTROL JOINTS AT FRAME GRIDS WITH MAX. 12.5' SQ. SPACING.
- SEE NOTES FOR CONC. MIX FOR 2500 PSI STRENGTH.
- SOIL AT FOOTING & SLAB SHALL BE COMPACTED TO MIN. 90% COMPACTION.

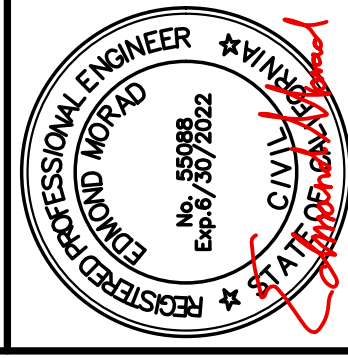


**FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"  
SHEET: A-4

NO.	REVISION & DATE

AMERICAN CHEVROLET  
STORAGE BUILDING  
4742 McHENRY AVE.  
MODESTO, CA 95356

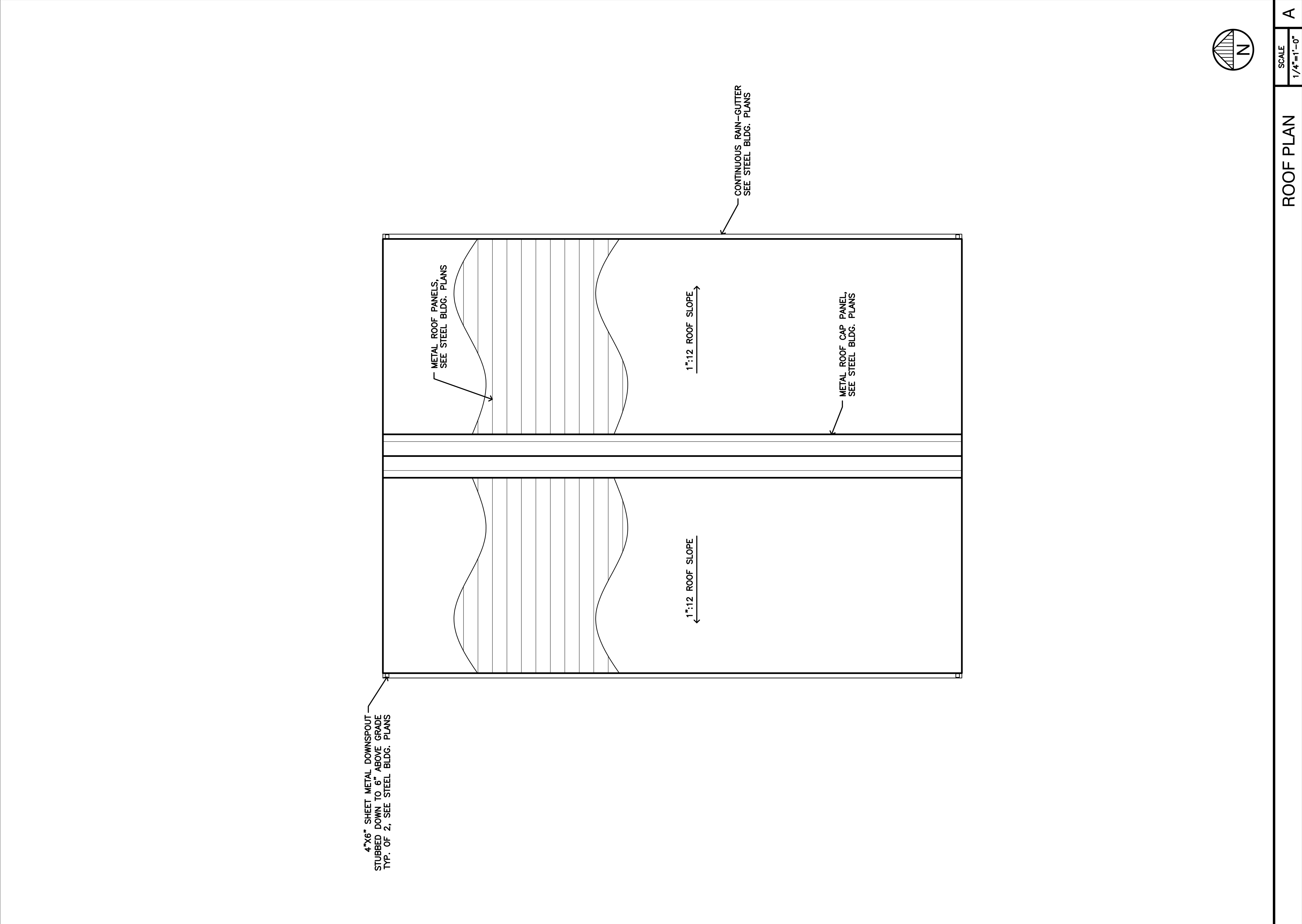
BUILDING SECTION  
ROOF PLAN



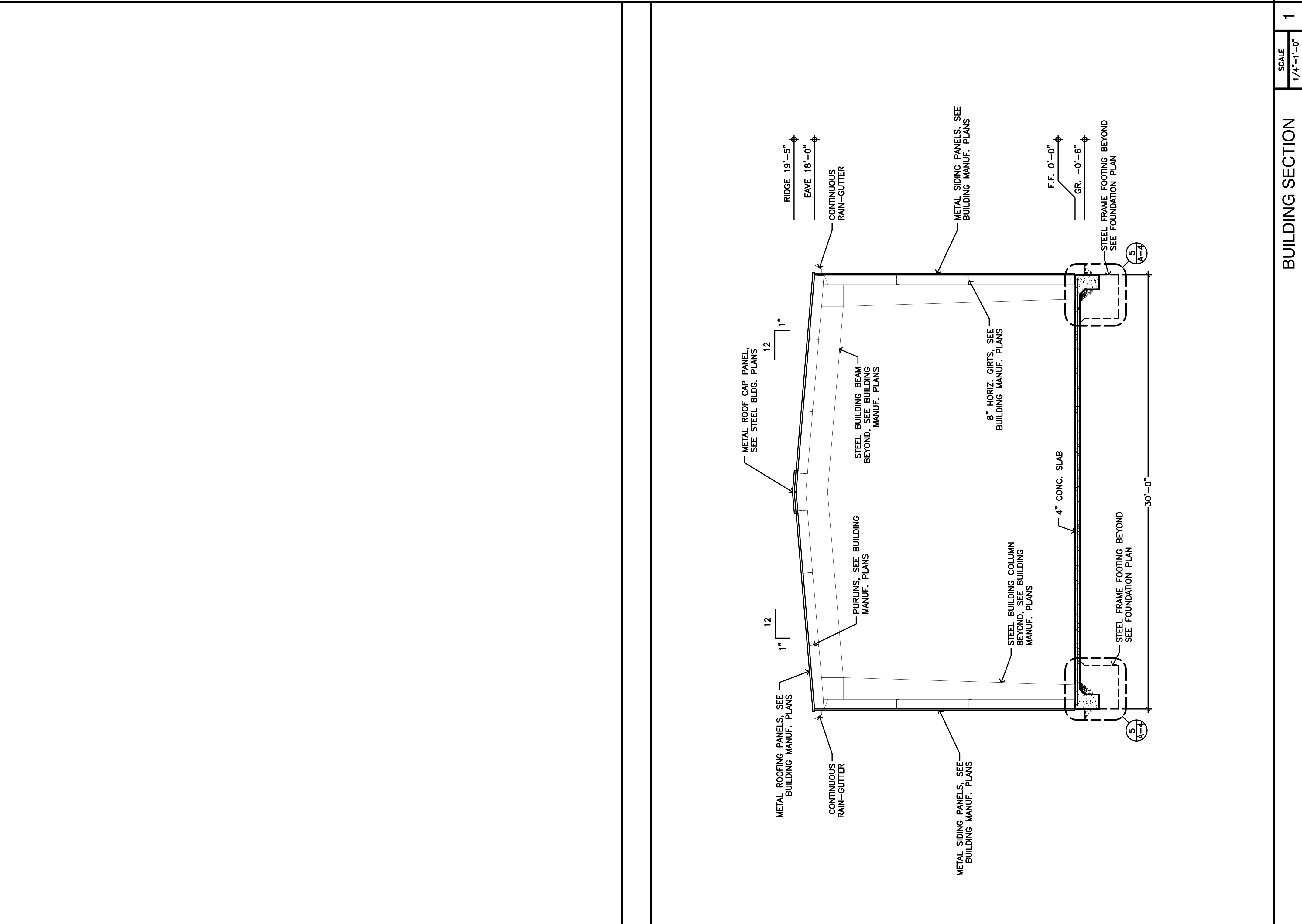
**MORAD ENGINEERING**  
EDMOND MORAD, P.E.  
CIVIL & MECHANICAL ENGINEERING  
615 13TH STREET, MODESTO, CA 95354  
TEL: (209) 530-0570  
edmond@moradengineering.com

DATE: 07-27-21  
PROJECT MANAGER: EDMOND MORAD, P.E.  
DRAWN BY: R. ORTIZ  
JOB NUMBER: [blank]  
SHEET: [blank]

A-5



SCALE: 1/4"=1'-0"  
A



SCALE: 1/4"=1'-0"  
1  
BUILDING SECTION







---

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

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## **CONDITIONS OF APPROVAL**

### **USE PERMIT APPLICATION NO. PLN2022-0011 AMERICAN CHEVROLET**

#### **Department of Planning and Community Development**

1. Use(s) shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors. All development standards adopted for the Planned Development (P-D) (213), P-D (244), and P-D (280) zoning districts shall remain in effect. If a conflict arises between the P-D (213), P-D (244) and P-D (280) Development Standards and these Conditions of Approval, the Conditions of this Use Permit shall prevail.
2. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
3. The applicant/owner is required to defend, indemnify, or hold harmless the County, its officers, and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.
4. Any construction resulting from this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and may be subject to additional regulations/permits, as determined by the SJVAPCD.
5. The Department of Planning and Community Development shall record a Notice of Exemption, and a Notice of Administrative Conditions and Restrictions (NOAC&R) with the County Recorder's Office within 30 days of project approval. The NOAC&R includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map. Prior to filing, within five days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$57.00**, made payable to **Stanislaus County**, for the payment of Clerk-Recorder filing fees.



**Department of Environmental Resources**

6. The applicant should contact the Department of Environmental Resources (DER) regarding appropriate permitting requirements for hazardous materials and/or wastes. Applicant and/or occupants handling hazardous materials or generating hazardous wastes must notify DER relative to the following: (Calif. H&S, Division 20)
  - a. Requirements for registering as a handler of hazardous materials in the County.
  - b. Submittal of hazardous materials business information into the California Electronic Reporting System (CERS) by handlers of materials in excess of 55 gallons, 500 pounds of a hazardous material, or of 200 cubic feet of compressed gas. If Hazardous Materials will be stored in new building, the Hazardous Material inventory site map shall be updated in CERS.
  - c. Generators of hazardous waste must notify the Department relative to the: (1) Quantity of waste generated; and (2) proposed waste disposal practices. Generators of hazardous waste must also use the CERS data base to submit chemical and facility information to the DER.
  - d. Generators of hazardous waste must apply for and maintain an active state or federal EPA ID number from the Department of Toxic Substances Control (DTSC).

**Building Permits Division**

7. Building permits are required and the project must conform with the California Code of Regulations, Title 24.

**Modesto Irrigation District**

8. High voltage is present within and adjacent to the project area. This includes 12,000 volts overhead and underground primary, and overhead and underground secondary facilities. Use extreme caution when operating heavy equipment, using a crane, ladders, scaffolding, handheld tools or any other type of equipment near the existing MID electric lines and cables. Assume all underground and overhead electric facilities are energized.
9. The contractor shall verify actual depth and location of all underground utilities prior to start of construction. Notify "Underground Service Alert" (USA) (Toll Free 800-227-2600) before trenching, grading, excavating, drilling, pipe pushing, tree planting, post-hole digging, etc. USA will notify all utilities to mark the location of their underground facilities.
10. MID requires that any trenching maintain a 1:1 horizontal distance from any existing pole, determined by the depth of the trench. If trenching encroaches on this requirement, the Contractor needs to contact the MID Electric Engineering Department to brace any affected poles during the trenching process. The cost of any required pole bracing will be assumed by the requesting party. Estimates for bracing any existing poles will be supplied upon request.
11. In conjunction with related site improvement requirements, existing overhead and underground electric facilities within or adjacent to the proposed project shall be protected, relocated or removed as required by the District's Electric Engineering Department. Any

relocation or installations shall conform to the District's Electric Service Rules. Customer will be responsible for all MID's cost associated with the development.

**San Joaquin Valley Air Pollution Control District**

12. Prior to issuance of the first building permit, the developer shall be responsible for demonstrating compliance with District Rule 9510 (Indirect Source Review), which is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site fees. The proposed project is subject to District Rule 9510 as it will receive a project-level discretionary approval from a public agency and will equal or exceed 9,000 square feet of space. When subject to the rule, an Air Impact Assessment (AIA) application is required.
13. Prior to the start of construction, the property owner/operator shall contact the District to determine if any Air District permits or if any other District rules or permits are required, including, but not limited to, an Authority to Construct (ATC) for construction or demolition of structures. The project may also be subject to the following District rules: Regulation VIII, (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations), and District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

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*Please note: If Conditions of Approval/Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right-hand corner of the Conditions of Approval/Development Standards; new wording is in **bold**, and deleted wording will have a ~~line through it~~.*

**STANISLAUS COUNTY**  
DEPARTMENT OF PLANNING AND  
COMMUNITY DEVELOPMENT  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, California 95354

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**NOTICE OF EXEMPTION**

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**Project Title:** Use Permit Application No. PLN2022-0011 – American Chevrolet

**Applicant Information:** David Halvorson for American Chevrolet, 4742 McHenry Avenue, Modesto, CA 95356. (209) 575-1606.

**Project Location:** 4742 McHenry Avenue (State Route 108), between Claribel Road and East Galaxy Way, in the Modesto area. Stanislaus County APNS: 082-006-053 & 082-006-073.

**Description of Project:** Request to construct a 1,200 square-foot storage building accessory to an existing car dealership on an 8.51± acre parcel. The dealership is located within the Planned Development (P-D) (213), P-D (244), and P-D (280) zoning districts.

**Name of Agency Approving Project:** Stanislaus County Planning Commission

**Lead Agency Contact Person:** Teresa McDonald, Associate Planner

**Telephone:** (209) 525-6330

**Exempt Status:** (check one)

- Ministerial (Section 21080(b)(1); 15268);
- Declared Emergency (Section 21080(b)(3); 15269(a));
- Emergency Project (Section 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: New Construction or Conversion of Small Structures, Section 15303
- Statutory Exemptions. State code number: \_\_\_\_\_
- Common Sense Exemption. 15061 (b)(3)

**Reasons why project is exempt:** The project is considered exempt per CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures, as the proposed project consists of a small accessory structure to be constructed on top of an existing parking lot.

\_\_\_\_\_  
Dated

\_\_\_\_\_  
Teresa McDonald  
Associate Planner

**SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS**

**PROJECT: USE PERMIT APPLICATION NO. PLN2022-0010 - AMERICAN CHEVROLET**

REFERRED TO:				RESPONDED		RESPONSE			MITIGATION MEASURES		CONDITIONS	
	2 WK	30 DAY	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF FISH & WILDLIFE	X		X		X							
CA DEPT OF TRANSPORTATION DIST 10	X		X		X							
CA OPR STATE CLEARINGHOUSE	X		X		X							
CA RWQCB CENTRAL VALLEY REGION	X		X		X							
COOPERATIVE EXTENSION	X		X		X							
CITY OF: MODESTO	X		X	X				X		X		X
FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED	X		X		X							
GSA: STRGBA	X		X		X							
IRRIGATION DISTRICT: MODESTO	X		X	X				X		X	X	
MOSQUITO DISTRICT: EASTSIDE	X		X		X							
MT VALLEY EMERGENCY MEDICAL	X		X		X							
PACIFIC GAS & ELECTRIC	X		X		X							
SAN JOAQUIN VALLEY APCD	X		X		X							
SCHOOL DISTRICT 1: MODESTO UNION	X		X		X							
SCHOOL DISTRICT 2: SYLVAN UNION	X		X		X							
STAN CO AG COMMISSIONER	X		X		X							
STAN CO BUILDING PERMITS DIVISION	X		X		X							
STAN CO CEO	X		X		X							
STAN CO DER	X		X		X							
STAN CO ERC	X		X	X				X		X		X
STAN CO HAZARDOUS MATERIALS	X		X	X				X		X	X	
STAN CO PUBLIC WORKS	X		X	X				X		X		X
STAN CO SHERIFF	X		X		X							
STAN CO SUPERVISOR DIST 4: GREWAL	X		X		X							
STAN COUNTY COUNSEL	X		X		X							
STANISLAUS FIRE PREVENTION BUREAU	X		X		X							
STANISLAUS LAFCO	X		X		X							
SURROUNDING LAND OWNERS			X		X							
TELEPHONE COMPANY: AT&T	X		X		X							