Referral
Early Consultation

Date: June 30, 2022
To: Distribution List (See Attachment A)
From: Jeremy Ballard, Associate Planner, Planning and Community Development
Subject: PARCEL MAP APPLICATION NO. PLN2022-0052 – MOTOR CITY COURT
Respond By: July 15, 2022

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

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

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

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

Applicant: Dennis Wilson, Horizon Consulting
Project Location: 308 and 312 Motor City Court, between Bangs and Pelandale Avenues, west of State Route 108 (McHenry Avenue), in the Modesto area.
APN: 046-008-023
Williamson Act Contract: N/A
General Plan: Planned Development
Current Zoning: Planned Development (P-D) (143)

Project Description: Request to subdivide a .87-acre parcel, into two parcels of 17,639 and 20,321 square feet each in size, in the Planned Development (P-D) (143) zoning district. The existing site has already been developed with a 4,700 and 5,264 square-foot warehouse, respectively. If approved, Proposed Parcel one will include the 4,700 square-foot warehouse that is currently occupied by an automobile customization business, and Proposed Parcel 2 will include the 5,264 square-foot warehouse that is currently occupied by an automotive repair business. Both resulting parcels will be served by the City of Modesto for public water services and have developed individual septic systems, which will remain within the proposed parcel boundaries. Each proposed parcel has been developed with 14 on-site parking stalls. Although both proposed parcels front on County-maintained Motor City Court, the existing driveway for both buildings will be located on adjacent APN: 046-008-018. However, the existing .87-acre parcel was developed with reciprocal access and storm drain easements serving between adjoining parcels within the same business.
park, which will remain unaltered and provide access to the resulting parcels. No physical changes are proposed to each building or resulting parcel.

Full document with attachments available for viewing at: http://www.stancounty.com/planning/pl/act-projects.shtm
**PARCEL MAP APPLICATION NO. PLN2022-0052 – MOTOR CITY COURT**

**Attachment A**

**Distribution List**

| CA DEPT OF CONSERVATION Land Resources / Mine Reclamation | STAN CO ALUC |
| CA DEPT OF FISH & WILDLIFE | STAN CO ANIMAL SERVICES |
| CA DEPT OF FORESTRY (CAL FIRE) | STAN CO BUILDING PERMITS DIVISION |
| CA DEPT OF TRANSPORTATION DIST 10 | STAN CO CEO |
| CA OPR STATE CLEARINGHOUSE | STAN CO CSA |
| CA RWQCB CENTRAL VALLEY REGION | STAN CO DER |
| CA STATE LANDS COMMISSION | STAN CO ERC |
| CEMETERY DISTRICT | STAN CO FARM BUREAU |
| CENTRAL VALLEY FLOOD PROTECTION | STAN CO HAZARDOUS MATERIALS |
| CITY OF: MODESTO | STAN CO PARKS & RECREATION |
| COMMUNITY SERVICES DIST: | STAN CO PUBLIC WORKS |
| COOPERATIVE EXTENSION | STAN CO RISK MANAGEMENT |
| COUNTY OF: | STAN CO SHERIFF |
| DER GROUNDWATER RESOURCES DIVISION | STAN CO SUPERVISOR DIST 4: GREWAL |
| FIRE PROTECTION DIST: SALIDA | STAN COUNTY COUNSEL |
| GSA: | StanCOG |
| HOSPITAL DIST: | STANISLAUS FIRE PREVENTION BUREAU |
| IRRIGATION DIST: MID | STANISLAUS LAFCO |
| MOSQUITO DIST: EASTSIDE | STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10 |
| MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES | SURROUNDING LAND OWNERS |
| MUNICIPAL ADVISORY COUNCIL: | INTERESTED PARTIES |
| PACIFIC GAS & ELECTRIC | TELEPHONE COMPANY: AT&T |
| POSTMASTER: | TRIBAL CONTACTS (CA Government Code §§65352.3) |
| RAILROAD: | US ARMY CORPS OF ENGINEERS |
| SAN JOAQUIN VALLEY APCD | US FISH & WILDLIFE |
| SCHOOL DIST 1: SYLVAN | US MILITARY (SB 1462) (7 agencies) |
| SCHOOL DIST 2: MODESTO UNION | USDA NRCS |
| WORKFORCE DEVELOPMENT | |
| STAN CO AG COMMISSIONER | |
| TUOLUMNE RIVER TRUST | |
STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

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

FROM: ____________________________________________________________________________

SUBJECT: PARCEL MAP APPLICATION NO. PLN2022-0052 – MOTOR CITY COURT

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
APPLICATION QUESTIONNAIRE

Please Check all applicable boxes
APPLICATION FOR:
Staff is available to assist you with determining which applications are necessary

☐ General Plan Amendment  ☐ Subdivision Map
☐ Rezone  ☐ Parcel Map
☐ Use Permit  ☐ Exception
☐ Variance  ☐ Williamson Act Cancellation
☐ Historic Site Permit  ☐ Other ________________

PLANNING STAFF USE ONLY:
Application No(s): _______ _______ _______
Date: ____________
S _______ T _______ R _______
GP Designation: _______________________
Zoning: _______________________________
Fee: _________________________________
Receipt No. ___________________________
Received By: __________________________
Notes: _______________________________

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

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

PROJECT INFORMATION

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

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

This parcel map application will separate the 2 existing buildings that are currently locavted on Parcel "C" of 41 PM 47
PROJECT SITE INFORMATION

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

ASSessor’S PARCEL NUMBER(S): Book 046 Page 008 Parcel 023

Additional parcel numbers: ________________________________________________________________

Project Site Address or Physical Location: 308 & 312 Motor City Court, Modesto, CA 95356

Property Area: Acres: 0.87 or Square feet: 37,960

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

Current Use: 2 existing commercial office and shop buildings

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

41PM47

Existing General Plan & Zoning: Commercial / Industrial / PD143

Proposed General Plan & Zoning: ___________________________________________________________
(if applicable)

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

East: Commercial / Industrial buildings

West: Motor City Court

North: Commercial / Industrial buildings

South: Commercial / Industrial buildings

WILLIAMSON ACT CONTRACT:

Yes ☐ No ☒ Is the property currently under a Williamson Act Contract?

Contract Number: __________________________________________________

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

Date Filed: ____________________________________________________________
Do you propose to cancel any portion of the Contract?

Yes □ No □

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

Yes □ No □

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

________________________________________________________

SITE CHARACTERISTICS: (Check one or more) Flat □ Rolling □ Steep □

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

Field crops □ Orchard □ Pasture/Grassland □ Scattered trees □

Shrubs □ Woodland □ River/Riparian □ Other □

Explain Other: On site landscaping

Yes □ No □

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

Yes □ No □

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

STREAMS, LAKES, & PONDS:

Yes □ No □

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

Yes □ No □

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

Yes □ No □

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

Yes □ No □

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

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

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

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

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

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

________________________________________________________________________

PROJECT SITE COVERAGE:

Existing Building Coverage: 10,600 Sq. Ft. Landscaped Area: 750 Sq. Ft.


BUILDING CHARACTERISTICS:

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

Number of floors for each building: One floor

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 18'

phonewithMike

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) Electrolizers: 20'

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

________________________________________________________________________

UTILITIES AND IRRIGATION FACILITIES:

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

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

Electrical: MID  Sewer*: Septic system now, Dry sewer ext

Telephone: AT&T  Gas/Propane: PG&E

Water**: City of Modesto  Irrigation:
*Please Note: A “will serve” letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

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

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

No special or unique sewage wastes will be generated by this development.

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

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

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

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

AFFORDABLE HOUSING/SENIOR:

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

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

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

Net Density per Acre: ____________________ Gross Density per Acre: ____________________

(complete if applicable) Single Family Two Family Duplex Multi-Family Apartments Multi-Family Condominium/ Townhouse

Number of Units: ____________ ____________ ____________ ____________ ____________

Acreage: ____________ ____________ ____________ ____________ ____________

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

Square footage of each existing or proposed building(s): 308 Motor City Court : 5600 sq. ft. 312 Motor

City Court : 5000 sq. ft.

Type of use(s): Automotive / Commercial
Days and hours of operation: **Monday - Saturday, 7am - 6pm**

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: **N/A**

Occupancy/capacity of building: **Offices: 1200 - 1500 sq. ft., Remainder Shop & Storage**

Number of employees: (Maximum Shift): **6 - 8** (Minimum Shift): **3 - 4**

Estimated number of daily customers/visitors on site at peak time: **4 - 6**

Other occupants: 

Estimated number of truck deliveries/loadings per day: **3 per day**

Estimated hours of truck deliveries/loadings per day: **9am - 4pm**

Estimated percentage of traffic to be generated by trucks: **2%**

Estimated number of railroad deliveries/loadings per day: **N/A**

Square footage of:

- **Office area:** **1200 - 1500**
- **Warehouse area:** **3000 - 4000**
- **Sales area:**
- **Storage area:** **300 - 400**
- **Loading area:** **300**
- **Manufacturing area:**
- **Other:** (explain type of area) 

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

__________________________

__________________________

__________________________

__________________________

ROAD AND ACCESS INFORMATION:

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

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

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

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

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

STORM DRAINAGE:

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

☐ Other: (please explain) ______________________________

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

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

EROSION CONTROL:

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

N/A

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

ADDITIONAL INFORMATION:

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

See attached pre-lim and 41PM47 for location of Pedestrian and Vehicular easements