



Referral Early Consultation

Date: September 28, 2020
To: Distribution List (See Attachment A)
From: Emily Basnight, Assistant Planner, Planning and Community Development
Subject: VARIANCE APPLICATION NO. PLN2020-0082 – GREWAL – D & G GROUP
Respond By: October 12, 2020

******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: Harman Grewal dba D&G Group, LLC.
Project Location: 1212 Joyce Avenue, just east of State Route 99 off ramp, between State Route 99 and Herndon Road in the Ceres area.
APN: 038-044-017
Williamson Act Contract: N/A
General Plan: Commercial
Current Zoning: C-1 (Neighborhood Commercial)

Project Description: Request for a variance to the development standards of the C-1 (Neighborhood Commercial) zoning district for the development of a gas station, car wash, convenience store, and drive-thru restaurant, totaling 6,830± square-feet of building space, on a 1.16 acre parcel in the C-1 (Neighborhood Commercial) zoning district. §21.52.040(E) of the County Code requires an eight foot-high masonry wall be constructed along the property line where commercially zoned property abuts a residential zoning district. The project site abuts an R-1 (Single-Family Residential) zoning district to the east, separated by a 20 foot-wide alley. The applicant is proposing to place the masonry wall along the opposite side of the alley way in-lieu of placing it directly on the property line. If the subject request is approved, the applicant proposes to concrete the existing alley way to be utilized as a public alley way for secondary access to the project site. Primary access for the project site will be taken off County-maintained Joyce Avenue. The project site is located in the LAFCO adopted Sphere of Influence for the City of Ceres. The City of Modesto will serve the site with public water and the City of Ceres for public sewer. The

development of a gas station, car wash, convenience store and drive-thru restaurant is considered a permitted use in the C-1 zoning district. A request for the variance to the development standard is the only item to be considered.

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



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

VARIANCE APPLICATION NO. PLN2020-0082 – GREWAL – D & G GROUP

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)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: CERES		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 5: DEMARTINI
X	FIRE PROTECTION DIST: INDUSTRIAL	X	STAN COUNTY COUNSEL
	GSA:	X	StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
	RAILROAD:		US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: MODESTO UNION		USDA NRCS
	SCHOOL DIST 2:		WATER DIST:
	WORKFORCE DEVELOPMENT		
X	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: VARIANCE APPLICATION NO. PLN2020-0082 – GREWAL – D & G GROUP

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

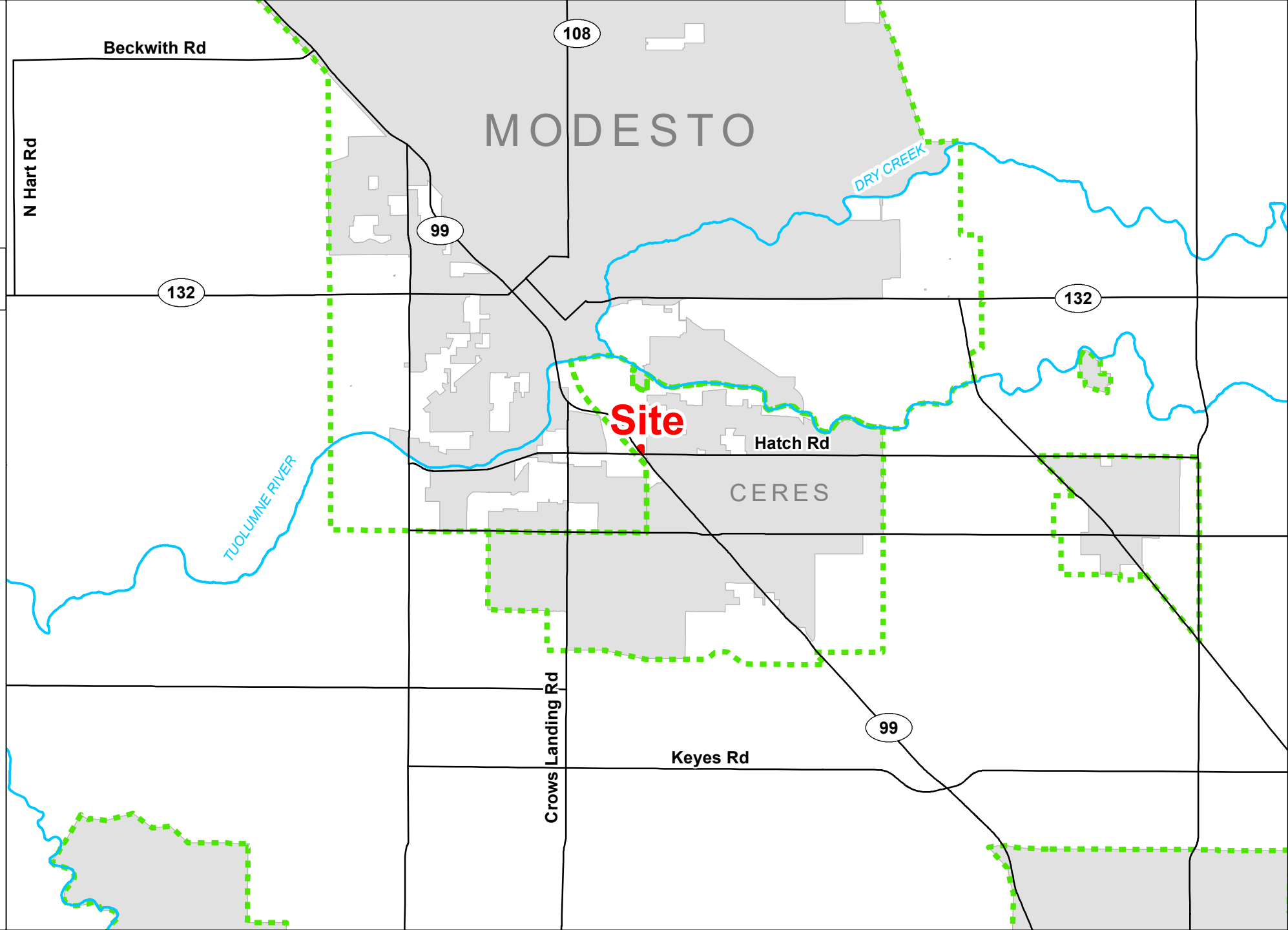
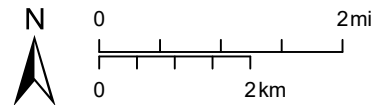
GREWAL D&G GROUP

VA
PLN2020-0082

AREA MAP

LEGEND

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









GREWAL D&G GROUP





VA
PLN2020-0082

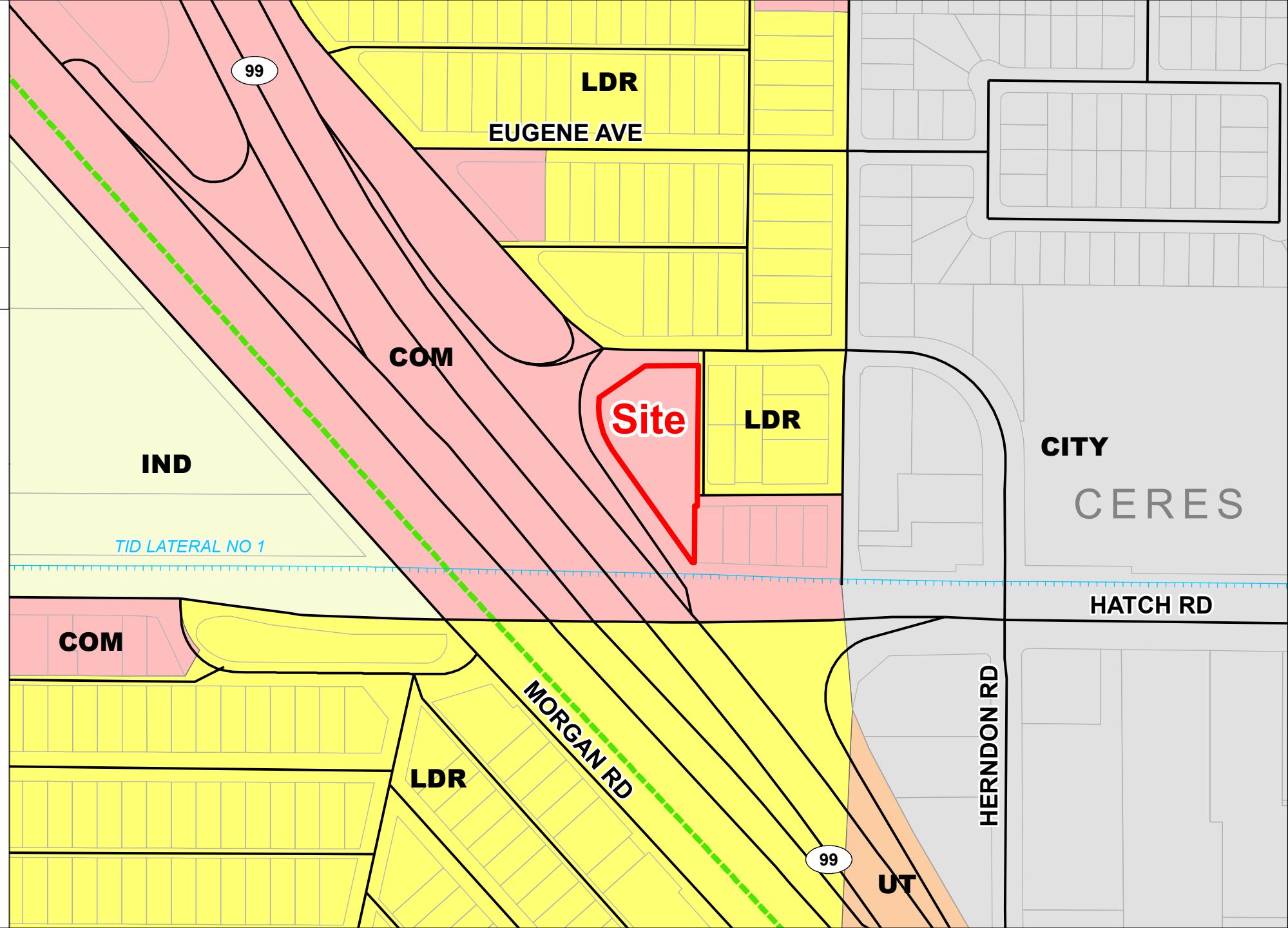
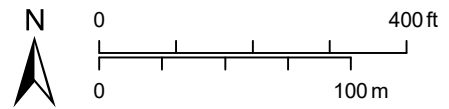
GENERAL PLAN MAP

LEGEND

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

General Plan

-  Commercial
-  Low Density Residential
-  Urban Transition
-  Industrial






GREWAL D&G GROUP








VA
PLN2020-0082

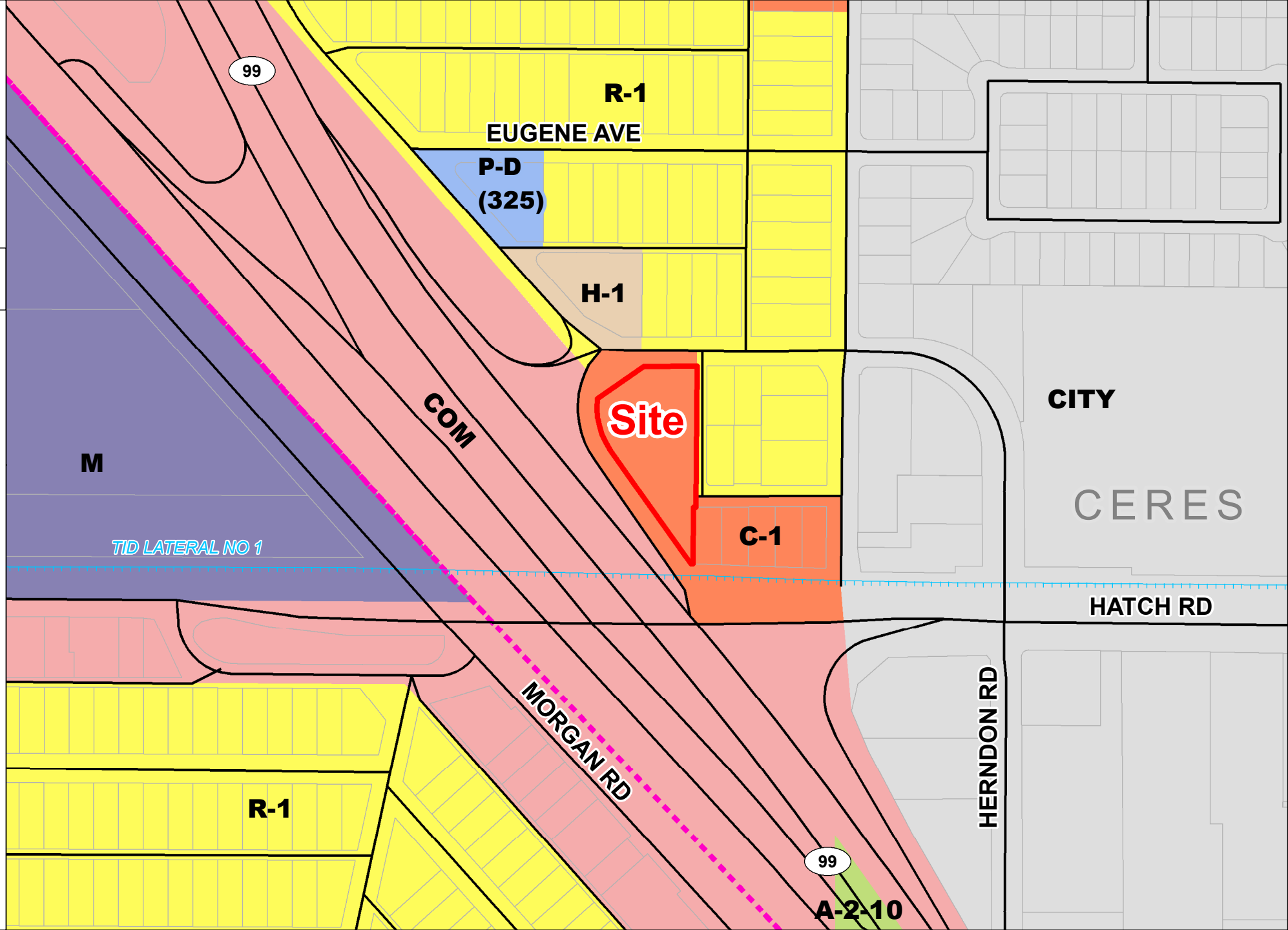
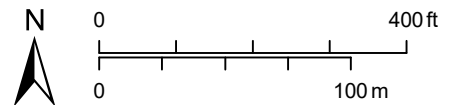
ZONING MAP

LEGEND

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

Zoning Designation

-  Single Family Residential
-  Planned Development
-  General Commercial
-  Highway Frontage
-  Neighborhood Commercial
-  Industrial
-  General Agriculture 10 Acre









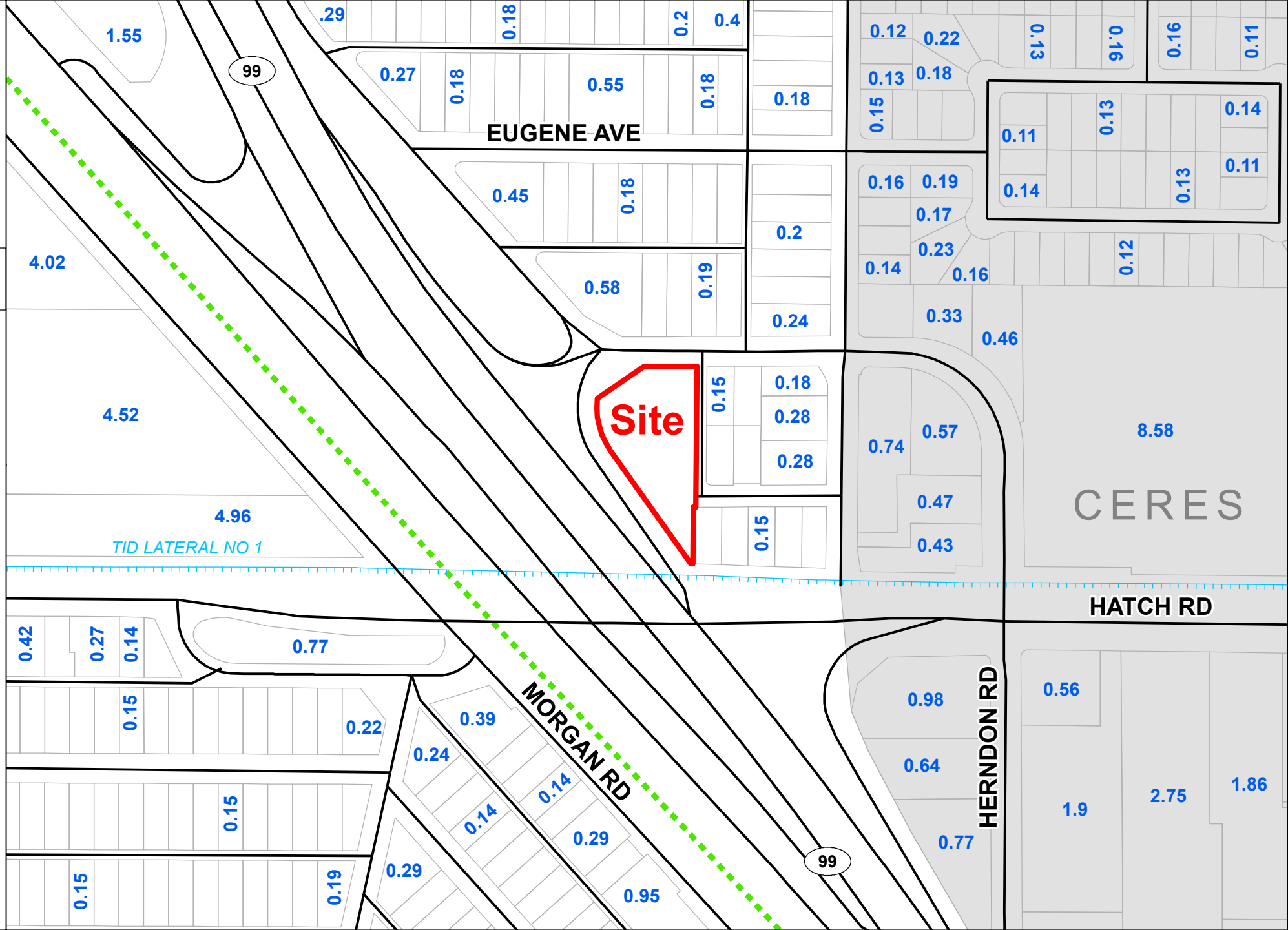
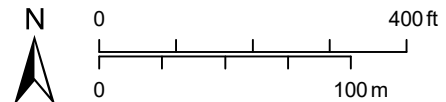
GREWAL D&G GROUP

VA
PLN2020-0082

ACREAGE MAP

LEGEND

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







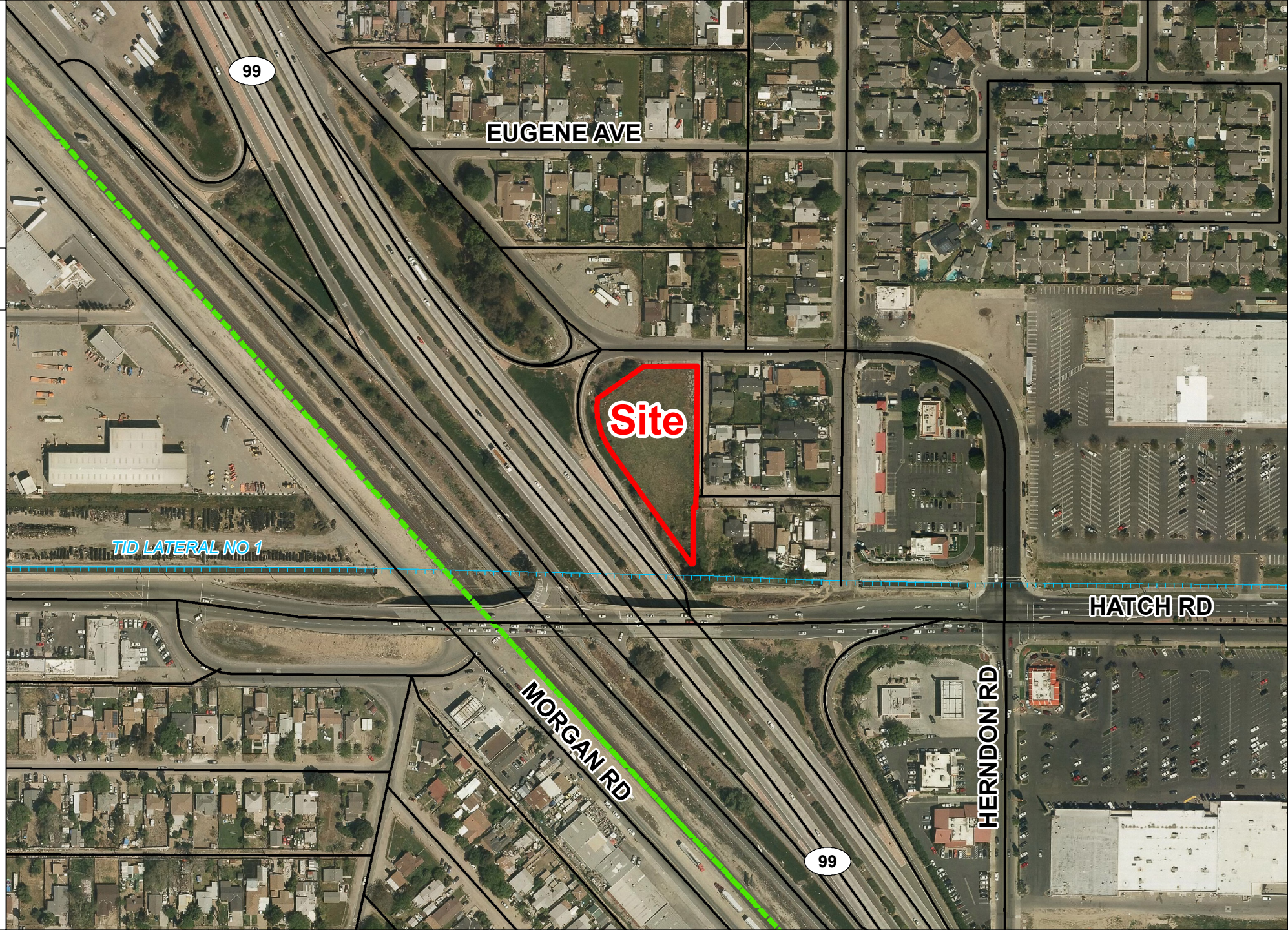
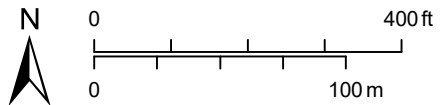
GREWAL D&G GROUP

VA
PLN2020-0082

2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal





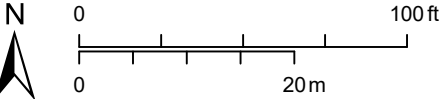
GREWAL D&G GROUP

VA
PLN2020-0082

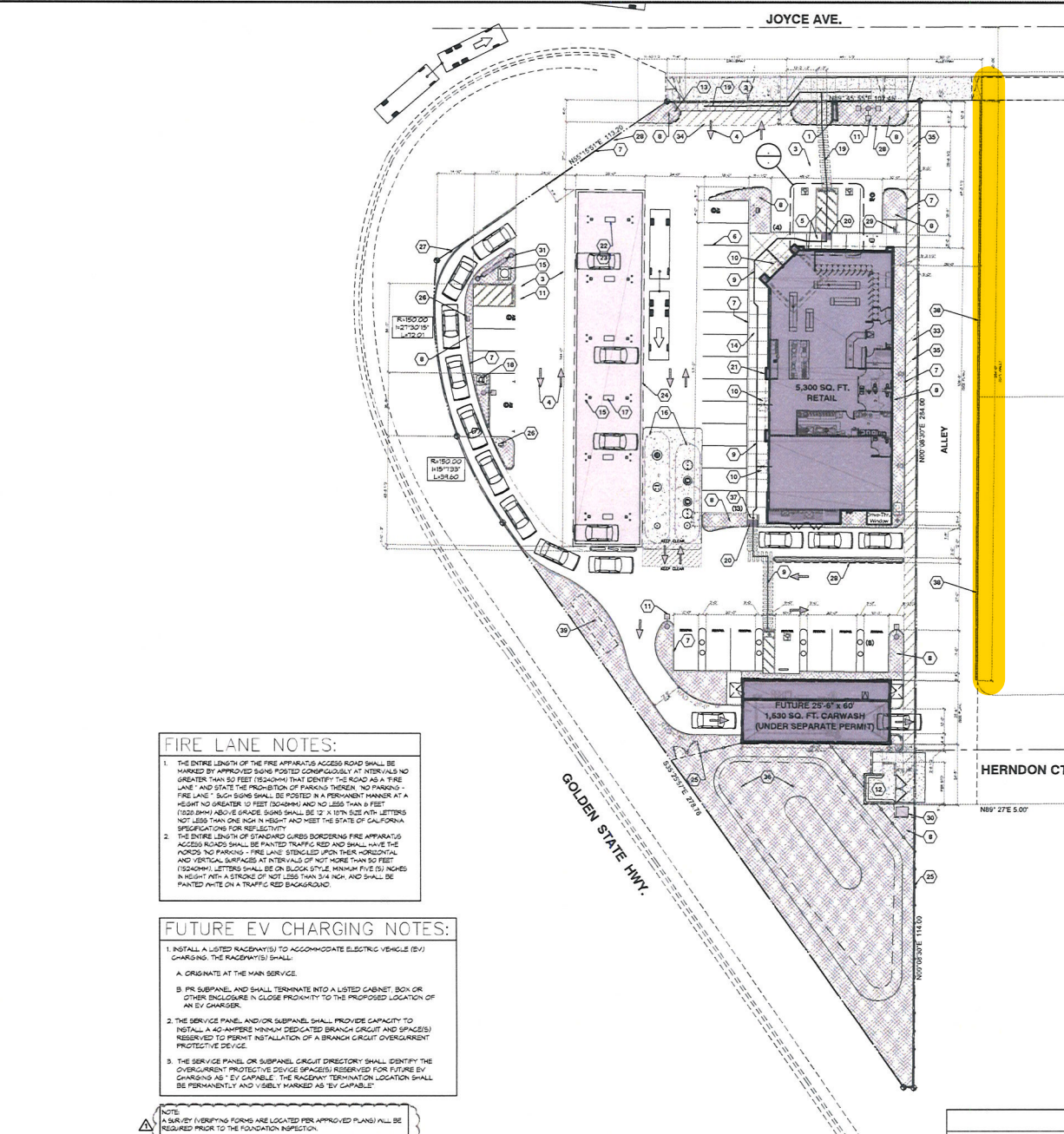
2017 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road



ALL DESIGN, ENGINEERING, ARCHITECTURAL AND LANDSCAPE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF CVEAS. ANY REUSE OR REPRODUCTION OF ANY PART OF THESE PLANS OR SPECIFICATIONS WITHOUT THE WRITTEN PERMISSION OF CVEAS IS STRICTLY PROHIBITED. THE USER OF THESE PLANS OR SPECIFICATIONS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. CVEAS DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THESE PLANS OR SPECIFICATIONS. CVEAS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS OR SPECIFICATIONS. APPROVED DATE: 02-19-2020



FIRE LANE NOTES:

- THE ENTIRE LENGTH OF THE FIRE APPARATUS ACCESS ROAD SHALL BE MARKED BY APPROVED SIGNS POSTED CONSECUTIVELY AT INTERVALS NO GREATER THAN 50 FEET (EACHWAY) THAT IDENTIFY THE ROAD AS A FIRE LANE AND STATE THE PROHIBITION OF PARKING THEREIN. NO PARKING - FIRE LANE - SIGNS SHALL BE POSTED IN A PERMANENT MANNER AT A HEIGHT NO GREATER THAN 10 FEET (EACHWAY) AND NO LESS THAN 6 FEET (EACHWAY) ABOVE GRADE. SIGNS SHALL BE 12" X 18" IN SIZE WITH LETTERS NOT LESS THAN ONE INCH IN HEIGHT AND MEET THE STATE OF CALIFORNIA SPECIFICATIONS FOR REFLECTIVITY.
- THE ENTIRE LENGTH OF STANDED CURB BORDERS BORDERING FIRE APPARATUS ACCESS ROADS SHALL BE PAINTED TRAFFIC RED AND SHALL HAVE THE WORDS "NO PARKING - FIRE LANE" STENCILED UPON THEIR HORIZONTAL AND VERTICAL SURFACES AT INTERVALS OF NOT MORE THAN 50 FEET (EACHWAY). LETTERS SHALL BE ON BLOCK STYLE MINIMUM FIVE (5) INCHES IN HEIGHT WITH A STROKE OF NOT LESS THAN 3/4 INCH, AND SHALL BE PAINTED WHITE ON A TRAFFIC RED BACKGROUND.

FUTURE EV CHARGING NOTES:

- INSTALL A LISTED RACKWAY(S) TO ACCOMMODATE ELECTRIC VEHICLE (EV) CHARGING. THE RACKWAY(S) SHALL:
 - ORIGINATE AT THE MAIN SERVICE.
 - BE SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER.
- THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEGRADED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.
- THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS "EV CAPABLE." THE RACKWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE."

NOTE:
A SURVEY (VERIFYING FORMS ARE LOCATED PER APPROVED PLANS) WILL BE REQUIRED PRIOR TO THE FOUNDATION INFLECTION.

- KEYED NOTES**
- POLE MOUNTED PRICE SIGNAGE, SEPARATE PERMIT.
 - CONCRETE DRIVE APPROACH.
 - ASPHALT CONCRETE PAVING.
 - WHITE PAINTED DIRECTIONAL ARROW, SEE 17A1.2.
 - ACCESSIBLE PARKING STALL, SIGNAGE, STRIPING AND RAMP.
 - 2" FUDGE PAINTED STRIPE (TRAFFIC WHITE) PER CITY SITS, TYP.
 - 4" CONCRETE CURB, SEE 8/A1.2.
 - LANDSCAPE AREA.
 - ACCESSIBLE PATH OF TRAVEL ROUTES SHALL HAVE A 5% MAX. SLOPE IN DIRECTION OF TRAVEL, 2% MAX. GROSS SLOPE AND THERE SHALL BE NO VERTICAL OFFSET GREATER THAN 1/2" ALONG THE ENTIRE PATH OF THE TRAVEL FROM THE PUBLIC WAY / ACCESSIBLE PARKING STALL TO THE BUILDING OR RESTROOMS.
 - 5' X 8' CONCRETE LANDINGS, MAX SLOPE TO BE 1:40 FOR 5'-0" MIN. IV. MANEUVERING CLEARANCE EXTENDED 24" MIN. PAST THE STRIKE EDGE. REMAINERS MAY BE UP TO 5/8" SLOPE MAX. GENERAL CONTRACTOR TO VERIFY IN FIELD.
 - SITE LIGHT, SEE ELECTRICAL SITE PLAN.
 - TRASH ENCLOSURE PER CITY STANDARDS, CAL-GREEN CODE 5.410.1, AND 13/A1.2.
 - TOP-WAY SIGNAGE AT SITE ENTRY, SEE 4/A1.2.
 - CONCRETE FLATWORK, PROVIDE CONTROL JOINTS AS SHOWN, SEE 13/A1.2.
 - CONCRETE FILLED, 6" DIA. STEEL BOLLARD, SEE 16/A1.2.
 - BELOW GROUND FUEL TANK, OWNER TO SPECIFY.
 - GAS PUMP BY OTHERS, PROVIDE DISPENSER OPERATING INSTRUCTIONS ON ALL DISPENSERS AND "WARNING" SIGNS "NO SMOKING, SHUT OFF MOTOR".
 - SELF SERVICE COMPRESSED AIR/WATER, BY OTHERS.
 - ACCESSIBLE ROUTE TO PUBLIC WAY.
 - TRUNCATED DORIES, SEE 7/A1.2.
 - EMERGENCY PUMP SHUT OFF SWITCH.
 - 2A 200C PORTABLE FIRE EXTINGUISHER.
 - EMERGENCY PROCEDURES SIGN.
 - GAS CANOPY ABOVE, BY OTHERS.
 - 4'-0" H. CHAIN LINK FENCING AND SERVICE GATE, SEE GRADING PLAN, SHEET 1 / 10.
 - FUTURE ELECTRIC VEHICLE FAST DC "SUPER" CHARGING STATION.
 - NEW IRRIGATION WATER METER IV BACKFLOW PREVENTION.
 - DASHED LINE INDICATES PAINTED CURB, SEE FIRE LANE NOTES SECTION.
 - SHORT-DURATION TERM BIKE PARKING IV MIN. (1) TYP. BIKE CAPACITY RACK, SEE CAL-GREEN 5.109.4.1.1, 5.109.4.1.2 & 5.109.4.1.5.
 - ELECTRICAL TRANSFORMER.
 - 95'-0" HIGH POLE SIGN, FUTURE 100'-0" HIGH POLE SIGN, OWNER SEPARATE PERMIT.
 - 500 GAL. VERTICAL PROPANE TANK ON CONCRETE PAD.
 - HATCHED AREA INDICATES 5'-0" ALLEY DEDICATION.
 - HATCHED AREA INDICATES 10'-0" IRREVOCABLE OFFER BY SEPARATE DOCUMENT.
 - 5'-0" ALLEY DEDICATION BY SEPARATE DOCUMENT.
 - DRAINAGE BASIN, SEE GRADING PLAN SHEET 1 / 10.
 - ACCESSIBLE CONCRETE RAMP, PER CITY STD.
 - (N) 4'-0" H. CMU BLOCK WALL, REFER TO DETAIL.
 - CARWASH RECYV. TANKS (NO MAX. FROM "BUCTION LINES").

PARKING SUMMARY

STALL TYPE	QUANTITY
STANDARD - 18'-0" X 9'-0"	17
ACCESSIBLE - 18'-0" X 9'-0"	2
CLEAN AIR/VEY CHARGING - 18'-0" X 9'-0"	4
AIR/WATER - 18'-0" X 9'-0"	1
BIKE - 18'-0" X 9'-0"	12
VACUUM - 18'-0" X 9'-0"	7 (0 in accessible)
TOTAL	43

TABLE 5106.5.3.3

TOTAL NUMBER OF ACTUAL PARKING SPACES	NUMBER OF REQUIRED EV CHARGING SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
201 AND OVER	6% OF TOTAL

SITE PLAN
SCALE: 1" = 20'

CVEAS
CENTRAL VALLEY
ENGINEERING & SURVEYING, INC.
209 LOGAN ST. TEL: (925) 951-0100
WILMA, CA 94592 FAX: (925) 951-0105
WWW.CVEAS.COM Email: info@CVEAS.COM

PROJECT:
CONVENIENCE STORE/GAS STATION
1212 JOYCE AVE.
MODESTO, CA., 95351-4606
A.P.N.: 038-044-017-000

PROFESSIONAL SEAL:
DANIEL A. LEE
REGISTERED PROFESSIONAL ENGINEER
CIVIL
STATE OF CALIFORNIA

Revisions:

Revisions	Date
△ BLDN 2020-0229	02-19-2020
△ BLDN 2020-0229	02-20-2020

SITE PLAN

CVEAS Job #: 9304
Current Release Date: 02-04-2020
Planning Submittal No.:
Plan Check Submittal No.:
Drawn By: MEDE/PM
Checked By: RL
Scale: AS NOTED

A11



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354

Planning Phone: (209) 525-6330 Fax: (209) 525-5911

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

APPLICATION QUESTIONNAIRE

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

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

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

PROJECT INFORMATION

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

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

SEE ATTACHED OPERATIONAL STATEMENT

PROJECT SITE INFORMATION

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

ASSESSOR'S PARCEL NUMBER(S): Book 038 Page 440 Parcel 017

Additional parcel numbers: _____
Project Site Address
or Physical Location: 1212 JOYCE AVE AND 1214 JOYCE AVENUE

Property Area: Acres: 1.20 or Square feet: _____

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

ZONING NEIGHBORHOOD COMMERCIAL, PROPERTY IS VACANT

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)

PM 132

Existing General Plan & Zoning: ZONING NEIGHBORHOOD COMMERCIAL, GENERAL PLAN COMMERCIAL

Proposed General Plan & Zoning: ZONING NEIGHBORHOOD COMMERCIAL, GENERAL PLAN COMMERCIAL
(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: SINGLE FAMILY RESIDENTIAL

West: STATE ROUTE 99

North: SINGLE FAMILY RESIDENTIAL

South: STATE ROUTE 99

WILLIAMSON ACT CONTRACT:

Yes No

Is the property currently under a Williamson Act Contract?

Contract Number: _____

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

Date Filed: _____

Yes No

Do you propose to cancel any portion of the Contract?

Yes No

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

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

SITE CHARACTERISTICS: (Check one or more)

Flat

Rolling

Steep

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

Field crops

Orchard

Pasture/Grassland

Scattered trees

Shrubs

Woodland

River/Riparian

Other

Explain Other: VACANT

Yes No

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

GRADING:

Yes No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) CUT 1460 CY, FILL 91 CY

1.2 ACRES TO BE DISTURBED

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) DRAINAGE WILL BE DIRECTED TO ONSITE STOMR DRAIN SYSTEM AND DISCHARGED

TO ONSITE PONDING BASIN

Yes No

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

Yes No

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

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

STRUCTURES:

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

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

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

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

PROJECT SITE COVERAGE:

Existing Building Coverage: 0 Sq. Ft. Landscaped Area: _____ Sq. Ft.

Proposed Building Coverage: 5300 Sq. Ft. Paved Surface Area: _____ Sq. Ft.

BUILDING CHARACTERISTICS:

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

5,300 sf building, 4032 sf fueling island canopy, 12 fueling positions/pumps, 1,530 sf carwash tunnel

Number of floors for each building: one floor

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 31'

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) fueling island canopy 22'

carwash 17'

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

Sewer*: CITY OF CERES

Telephone: AT&T

Gas/Propane: PG&E

Water**: CITY OF MODESTO

Irrigation: NA

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

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

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

NONE

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

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

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

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

AFFORDABLE HOUSING/SENIOR:

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

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

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

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

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

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

Square footage of each existing or proposed building(s): 5,300 proposed building with 3695 sf retail, and 1605 sf restaurant, 1530 sf carwash building

Type of use(s): GAS/FUELING STATION, RETAIL/CONVIENENCE MARKET, RESTAURANT WITH DRIVE THRU

Days and hours of operation: SEE OPERATIONAL STATEMENT

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: NA

Occupancy/capacity of building: CONVEINENCE STORE - M, GAS CANOPY - U, CAR WASH - U

Number of employees: (Maximum Shift): 10 (Minimum Shift): 2

Estimated number of daily customers/visitors on site at peak time: 1100

Other occupants: _____

Estimated number of truck deliveries/loadings per day: 2

Estimated hours of truck deliveries/loadings per day: 1

Estimated percentage of traffic to be generated by trucks: 1%

Estimated number of railroad deliveries/loadings per day: 0

Square footage of:

Office area: 80 SF

Warehouse area: 0

Sales area: 2974 SF

Storage area: 420 SF

Loading area: 0

Manufacturing area: 0

Other: (explain type of area) RESTROOMS 221 SF

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

ROAD AND ACCESS INFORMATION:

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

JOYCE AVENUE AND HERNDON COURT ALLEY

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) PRIVATE ONSITE STORM DRAIN AND PONDING BASIN

If direct discharge is proposed, what specific waterway are you proposing to discharge to? NONE

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.

INLET CONTROL, ROLLED EROSION FABRIC, SILT FENCE, FIBER ROLLS, WATER TRUCK, STREET SWEEPING,
CONSTRUCTION ENTRANCE

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)

Variance Findings

1. *That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of this Chapter will deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.*

The parcel is bounded by State Route 99 on the west and south. The parcel is approximately 1.20 acres in size, and has an oddly triangular shape. The unique location, size and shape of the property significantly limits and constrains the development of the property. Installation of the block wall along the west of the Herndon Court alley as required by the County will impact the building footing, pedestrian accessibility and utility services to the development. In order to ensure the feasibility and economic viability of the proposed development, it is necessary for a variance to the municipal code to allow the construction and placement of the block wall along the east side of the Herndon Court Alley within APNs 038-440-05 and 08. The owner and applicant D&G Group, has received authorization from the property owners of APNs 038-440-05 and 08, to construct and install an 8' high CMU block wall along the east side of the Herndon Court Alley, refer to attached signed letters from the property owners.

The existing wood fence along the east side of the Herndon Court alley is old and dilapidated, and is in need of repairs. The purpose and intent of the block wall is to provide a visual screen between the single family residences to the proposed commercial development, and also provide sound attenuation from the proposed commercial development. The block wall being installed wall along the east side of the Herndon Court alley will provide the visual screening and improve the visual appearance with a newly constructed block wall which will replace the existing wood fence. In addition, the 8' CMU block wall will provide sound attenuation as intended.

2. *That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner and will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.*

The unique location, size and shape of the property significantly limits and constrains the development of the property. Installation of the block wall along the west of the Herndon Court alley as required by the County will impact the building footing, pedestrian accessibility and utility services to the development. In order to ensure the feasibility and economic viability of the proposed development, it is necessary for a variance to the municipal code to allow the construction and placement of the block wall along the east side of the Herndon Court Alley. The granting of the variance is due to the unique location, size and shape of the property, and does not constitute a special privilege inconsistent with similarly zoned parcels

3. *That the granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.*

The unique location, size and shape of the property significantly limits and constrains the development of the property. Installation of the block wall along the west of the Herndon Court alley as required by the County will impact the building footing, pedestrian accessibility and utility services to the development. In order to ensure the feasibility and economic viability of the proposed development, it is necessary for a variance to the municipal code to allow the construction and placement of the block wall along the east side of the Herndon Court Alley.

The existing wood fence along the east side of the Herndon Court alley is old and dilapidated, and is in need of repairs. The purpose and intent of the block wall is to provide a visual screen between the single family residences to the proposed commercial development, and also provide sound attenuation from the proposed commercial development. The block wall being installed wall along the east side of the Herndon Court alley will provide the visual screening and improve the visual appearance with a newly constructed block wall which will replace the existing wood fence. In addition, the 8' CMU block wall will provide sound attenuation as intended.

Therefore, granting of the variance, under these circumstances, will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under these circumstances, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.

Operational Statement

To Whom It May Concern:

Joyce Gas Station and convenience market, is being submitted by Ken Vang, Vang Inc Consulting Engineers, on behalf of D & G Group. This proposed project is located at 1212 and 1214 Joyce Avenue Modesto, CA 95351, further identified as APN number 038-440-017. The property was previously rezoned to Neighborhood Commercial (C-1) and subdivided by PM 132.

The project proposes to construct a 3,695 sf convenience market and gas station with 12 fueling pumps. The project also proposes to construct a 1,605 sf restaurant with drive thru and 1 automated car wash tunnel, on approximately 1.20 acres.

The project is within the boundaries of Stanislaus County, and also within the sphere of influence of City of Ceres. The property is currently vacant. The project site is zoned Neighborhood Commercial (C-1), with a General Plan Land Use Designation of Commercial. The C-1 district is intended for commercial development that primarily serves local needs such as convenience shopping and offices. The proposed landuses conforms to the C-1 zone district by constructing convenience shopping, retail, and restaurant uses. The proposed project implements the proposed uses and intended by the General Plan.

The proposed project consists of:

- 3,695 sf Convenience store.
- Gas station with 12 fueling positions.
- 1,605 sf restaurant with drive thru.
- Automated car wash with one tunnel.
- Air/water dispensary.
- 27 parking stalls with 2 EV charging stall.

The site will have the required vehicular parking stalls, including ADA stalls, fueling positions, landscaping and irrigation.

The hours of operation are as follows:

Convenience Store:	(Sunday thru Thursday) 5:00 AM to 12:00 AM. (Friday & Saturday) 5:00 AM to 1:00 AM.
Restaurant:	6:00 AM to 10:00 PM
Carwash:	24 hours (Automated Point of Sales at pumps and carwash)
Gas Station:	24 hours (Automated Point of Sales at pumps)

The convenience market proposes to sell beer and wine. Which requires Type 20 license. The sale of alcoholic beverages will occur between the hours of 6:00 AM to 12:00 AM, except Fridays and Saturdays will be 6:00 AM to 1:00 AM.

It is anticipated that the project will have approximately 600 visitors per day, with an additional 500 customers per day purchasing gas. The site will have 7 to 10 employees, and approximately 10 service deliveries per week.

Sewer services will be provided by the City of Ceres. Water services will be provided by the City of Modesto. Solid waste services will be provided by private vendor for this area. Storm drainage service is provided by the projects private onsite ponding basin. Electric and natural gas services will be PG&E. Telephone services will be provided by AT&T, and fiber/internet will be provided by Comcast.

Security and lighting for the site is provided through a combination of wall-packs and pole-mounted lighting. The building will be equipped with comprehensive internal and external video surveillance/security cameras.

The adjacent easterly parcels are single family residential land uses. The parcels on the north side of Joyce Avenue are single family residential land uses. To the south and west is State Route 99. The project will add convenience and necessary services that are not available in this area.

The projects construction activities may generate temporary noise and dust, which will be mitigated by implementing dust control measures onsite and Construction activities will occur within daytime hours as allowed by the municipal code.

There are no foreseeable effects or impacts to the neighbors from the operation of the project site.