



Referral Early Consultation

Date: December 30, 2022

To: Distribution List (See Attachment A)

From: Teresa McDonald, Associate Planner
Planning and Community Development

Subject: STAFF APPROVAL PERMIT APPLICATION NO. PLN2022-0121 – G&C AUTO BODY

Respond By: January 16, 2023

******PLEASE REVIEW REFERRAL PROCESS POLICY******

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

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

These comments will assist our Department in preparing the conditions for a Staff Approval. Therefore, please list any conditions that you wish to have included 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: Tom Wilson on behalf of G&C Auto Body

Project Location: 229 Bangs Avenue, between Spyres Way and McHenry Avenue (State Route 108), in the Modesto area.

APN: 046-011-022

Williamson Act Contract: N/A

General Plan: Planned Industrial

Current Zoning: Planned Industrial (P-I) (2)

Project Description: Request to construct a 5,000± square-foot addition consisting of additional garage space, two paint spray booths, and an exterior car wash space, to an existing 8,625± square-foot building, to be utilized by an auto body repair business, on a 0.95± acre parcel within the Planned Industrial (P-I) (2) zoning district. The site’s P-I (2) zoning was approved by the Stanislaus County Board of Supervisors on September 13, 1989 under Rezone Application No. 89-06 – S.D.S Associates, to allow development of the site for auto related businesses and uses consistent with those permitted in the Planned Industrial (P-I) zoning district. The existing 8,625± square-foot building, currently being utilized by an auto repair business, is comprised of a lobby and reception area, two offices, breakroom, storage, restroom, and auto repair garage. Exterior lighting is affixed to the building and additional matching lighting will be added with the addition. There is currently one sign affixed to the building, which will be refaced, and one 4-foot by 6-foot monument sign is proposed to be added along Bangs Avenue, which will require approval by the City of Modesto per

the adopted development standards. The site currently consists of 15 exterior paved parking spaces and existing landscaping that is located along the Bangs Avenue frontage and along the eastern property line. The remaining balance of the property is paved but unmarked. As part of this request, the business will stripe an additional 14 exterior paved parking spaces for a total of 29 exterior spaces.

The proposed auto body repair business will have a total of 18 employees on a maximum shift, one less than the previous operation, with hours of operation from 7:30 a.m. to 5:00 p.m. daily. Six customers are expected per day, with a maximum of three on-site at one time. Vehicles will be dropped off and picked up by the customers, by appointment only. With the expansion, the building will have the capacity to park up to 23 vehicles inside at one time. The applicant only anticipates a maximum of 23 vehicles to be on-site for repairs at one time, which will be stored indoors, outside of the normal hours of operation. Garages and repair shops require one parking space for every 300 square feet of gross floor area. As spaces inside a garage may be counted toward meeting the requirement, the proposed project meets this standard of 46 total spaces. The site is currently served by an existing septic system and is served by City of Modesto for water service. The site has direct access to County-maintained Bangs Avenue and is located within the Local Agency Formation Commission's (LAFCO) adopted Sphere of Influence (SOI) for the City of Modesto.

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

STAFF APPROVAL PERMIT APPLICATION NO. PLN2022-0121 – G&C AUTO BODY

Attachment A

Distribution List

X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO BUILDING PERMITS DIVISION
X	CITY OF: MODESTO	X	STAN CO DER
X	FIRE PROTECTION DIST: SALIDA	X	STAN CO PUBLIC WORKS
	WATER DIST:	X	STANISLAUS FIRE PREVENTION BUREAU

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

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

FROM: _____

SUBJECT: STAFF APPROVAL PERMIT APPLICATION NO. PLN2022-0121 – G&C AUTO BODY

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

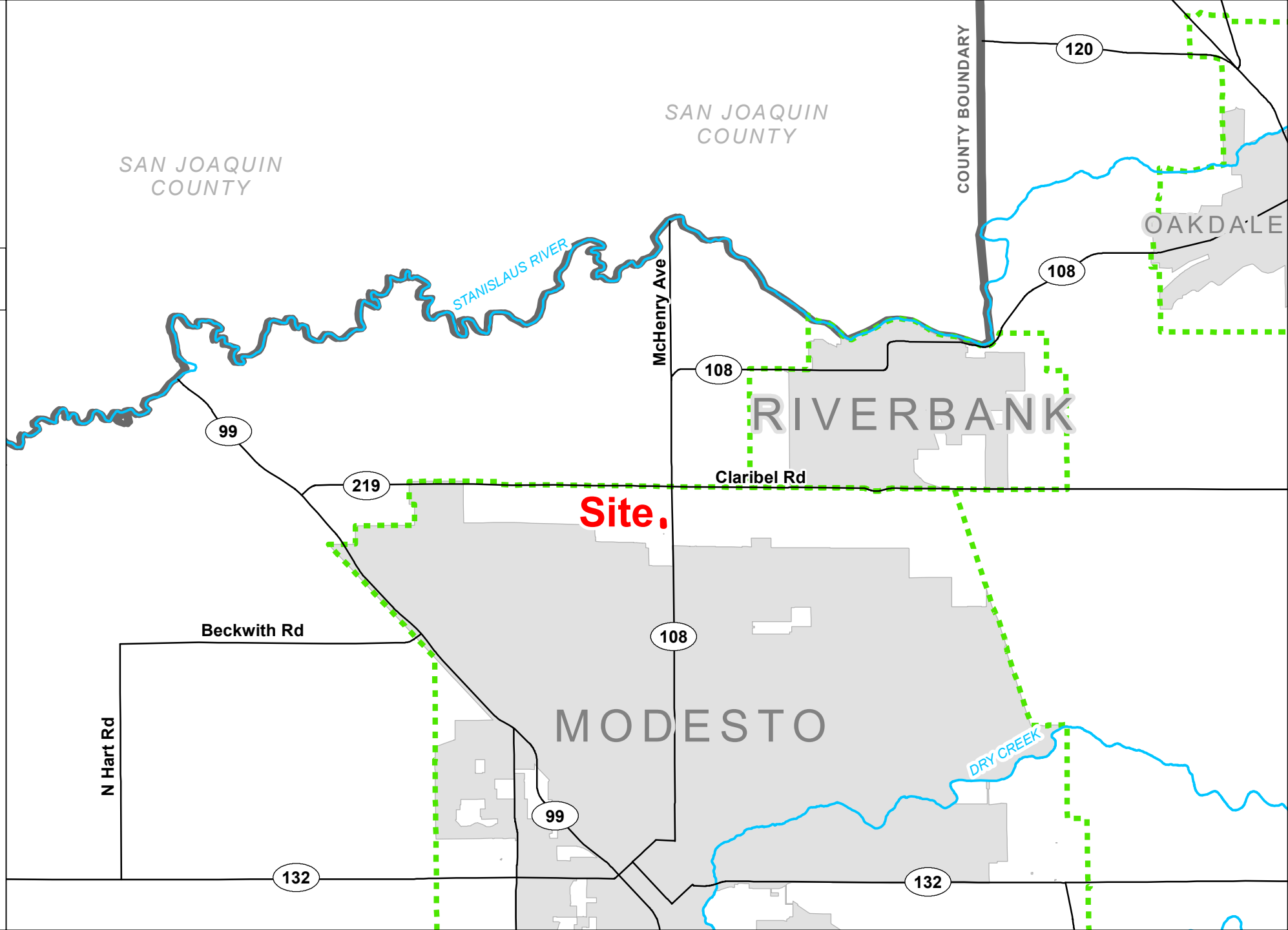
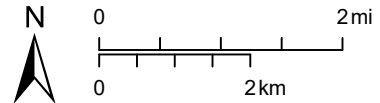
TOM WILSON

SAA PLN2022-0121

AREA MAP

LEGEND

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




TOM WILSON




SAA PLN2022-0121

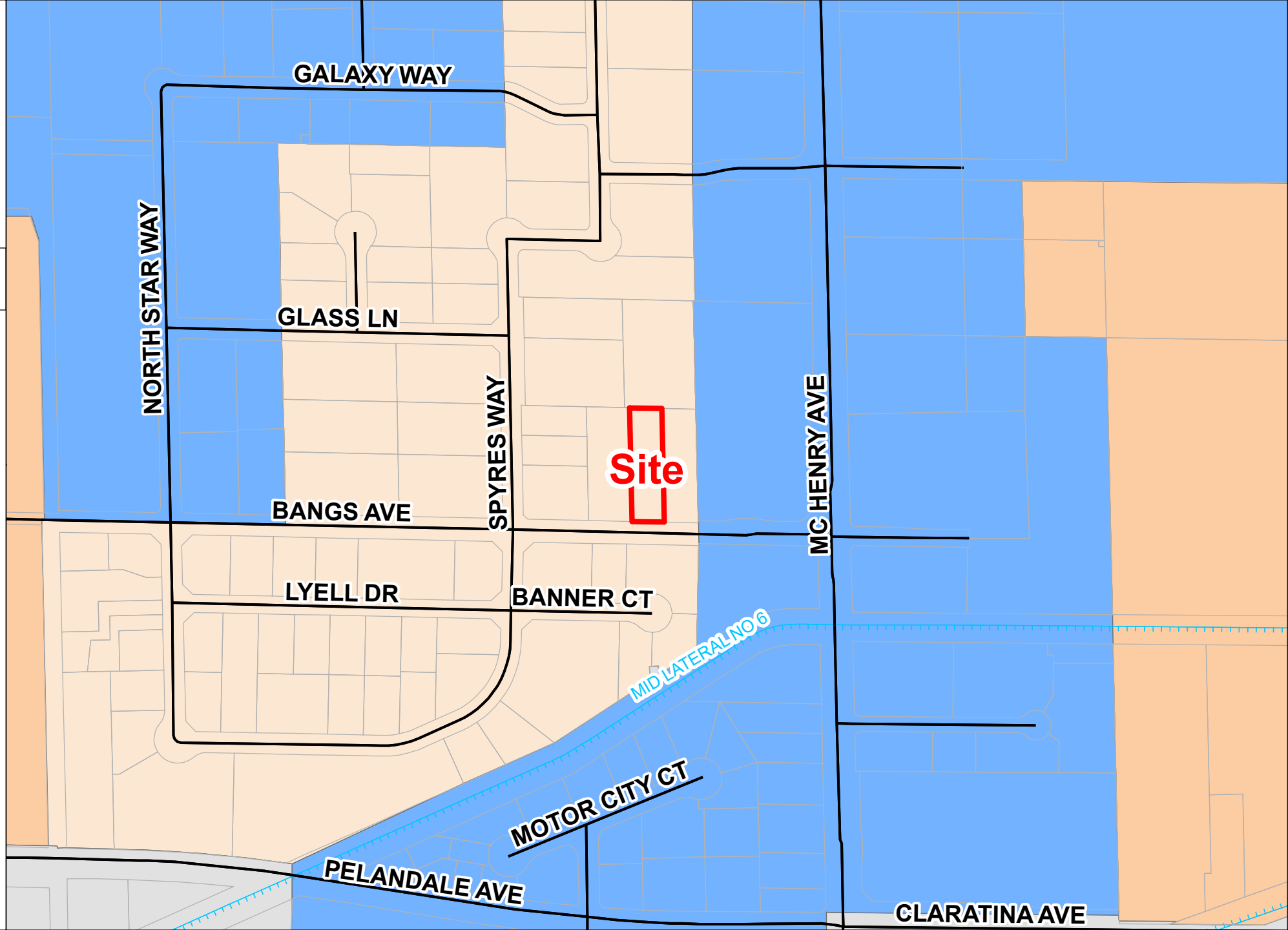
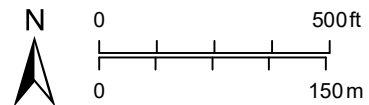
GENERAL PLAN MAP

LEGEND

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

General Plan

-  Planned Development
-  Planned Industrial
-  Urban Transition



TOM WILSON

SAA PLN2022-0121

ZONING MAP

LEGEND

 Project Site


 City of

 Parcel

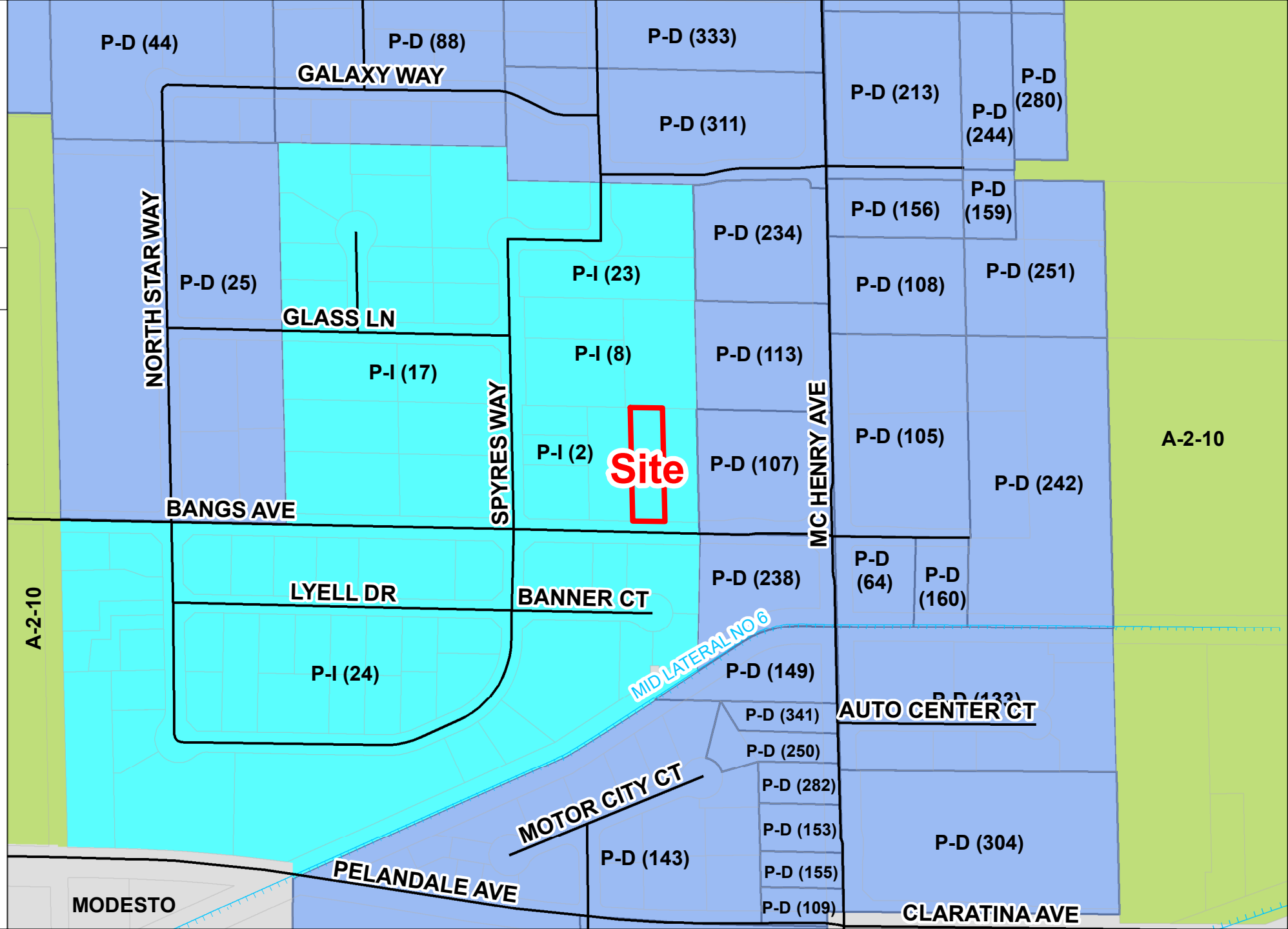
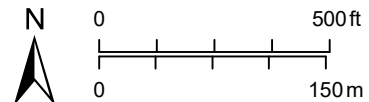
 Road  Canal

Zoning Designation

 General Agriculture 10 Acre

 Planned Industrial

 Planned Development







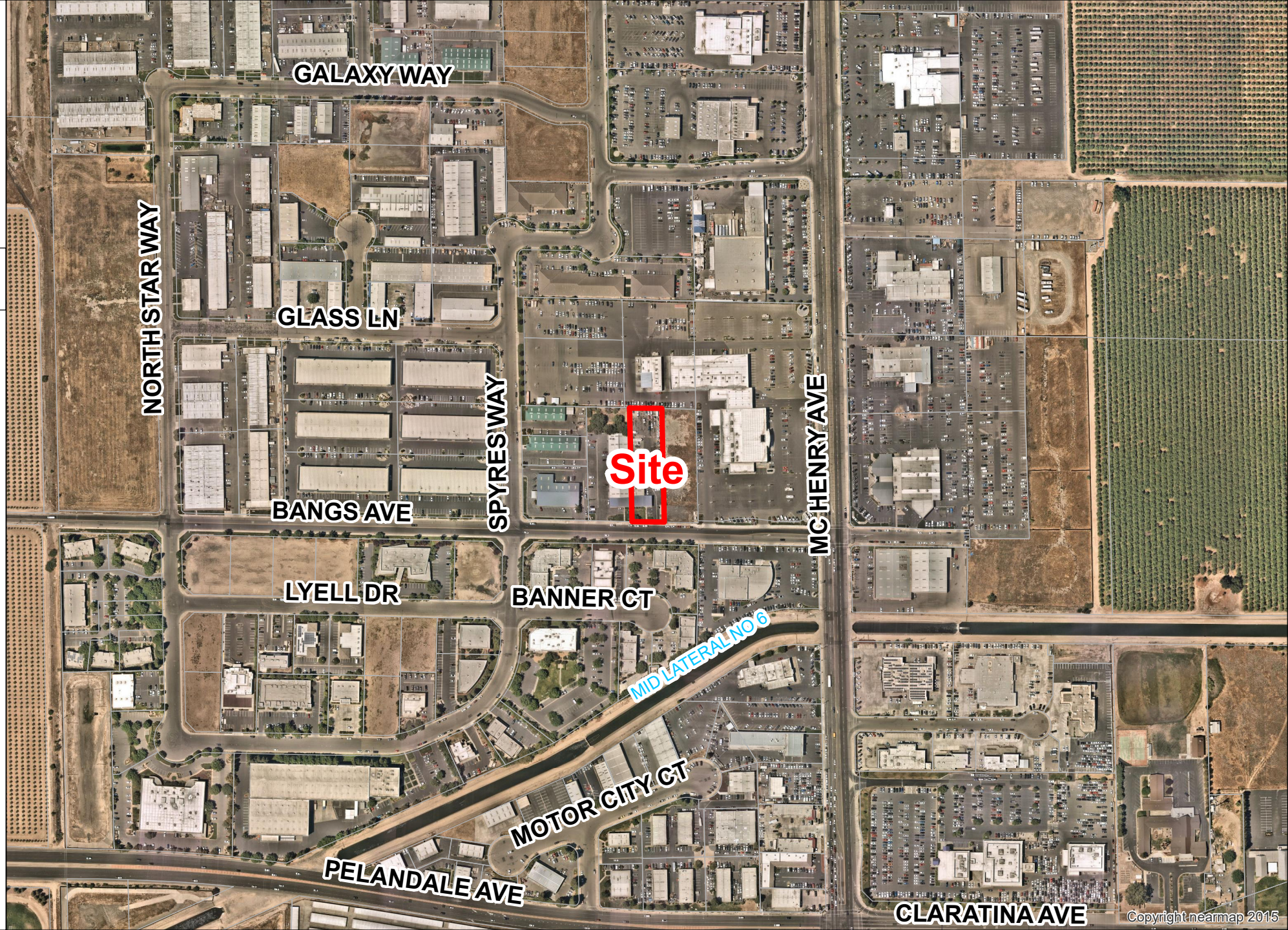
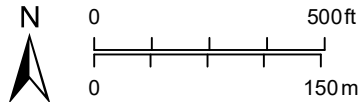
TOM WILSON

SAA
PLN2022-0121

2022 AERIAL AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  Canal



TOM WILSON

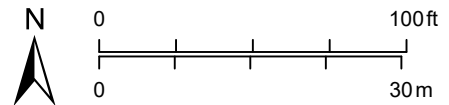
**SAA
PLN2022-0121**

2022 AERIAL SITE MAP

LEGEND

 Project Site

 Road








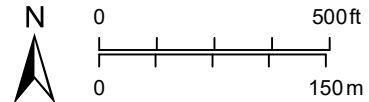
TOM WILSON

SAA PLN2022-0121

ACREAGE MAP

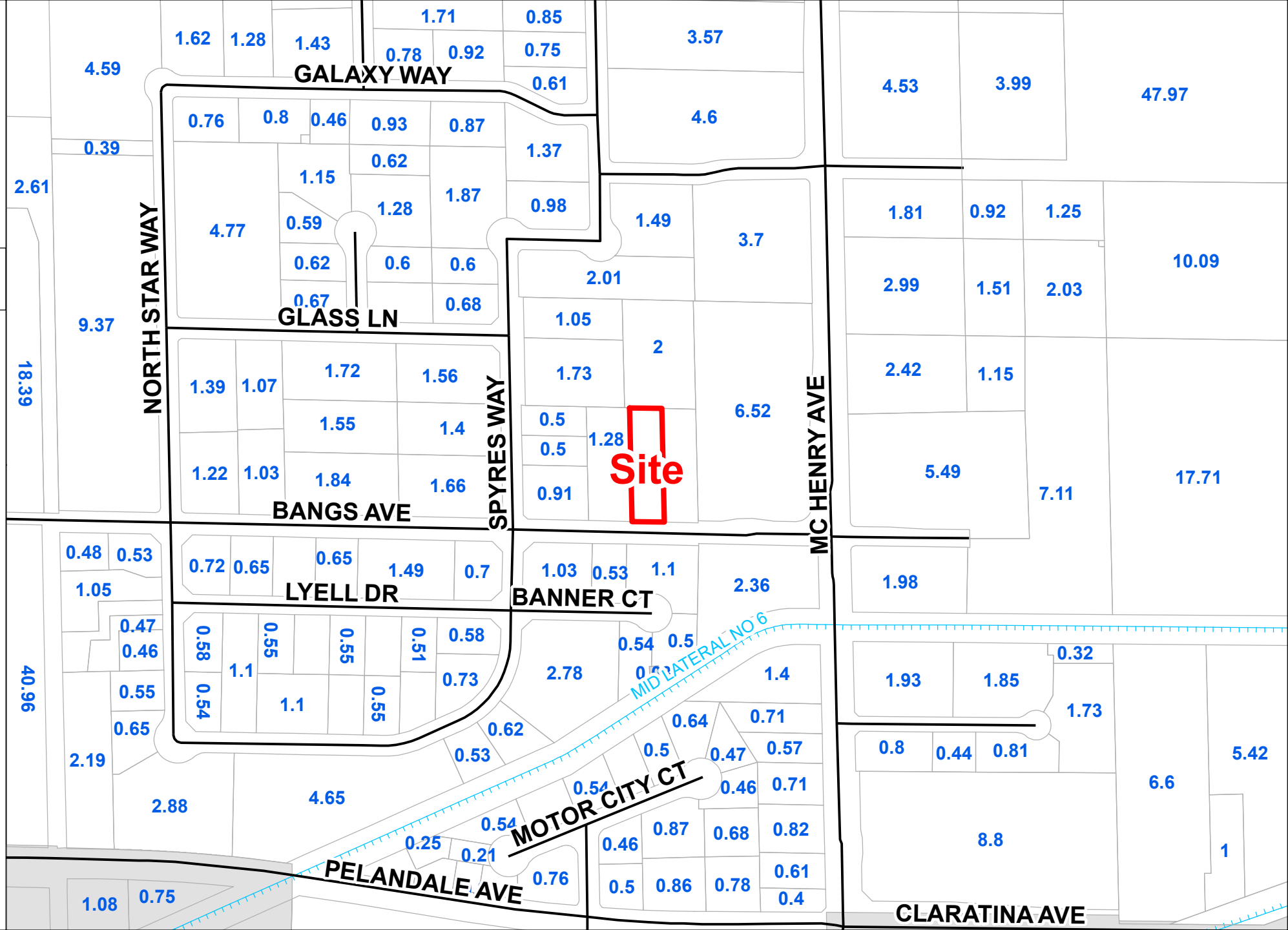
LEGEND

-  Project Site
-  Parcel/Acres
-  Road
-  Canal
-  City of Modesto



Source: Planning Department GIS

Date: 11/2/2022



NEW ADDITION
229 BANGS AVE.
MODESTO CA



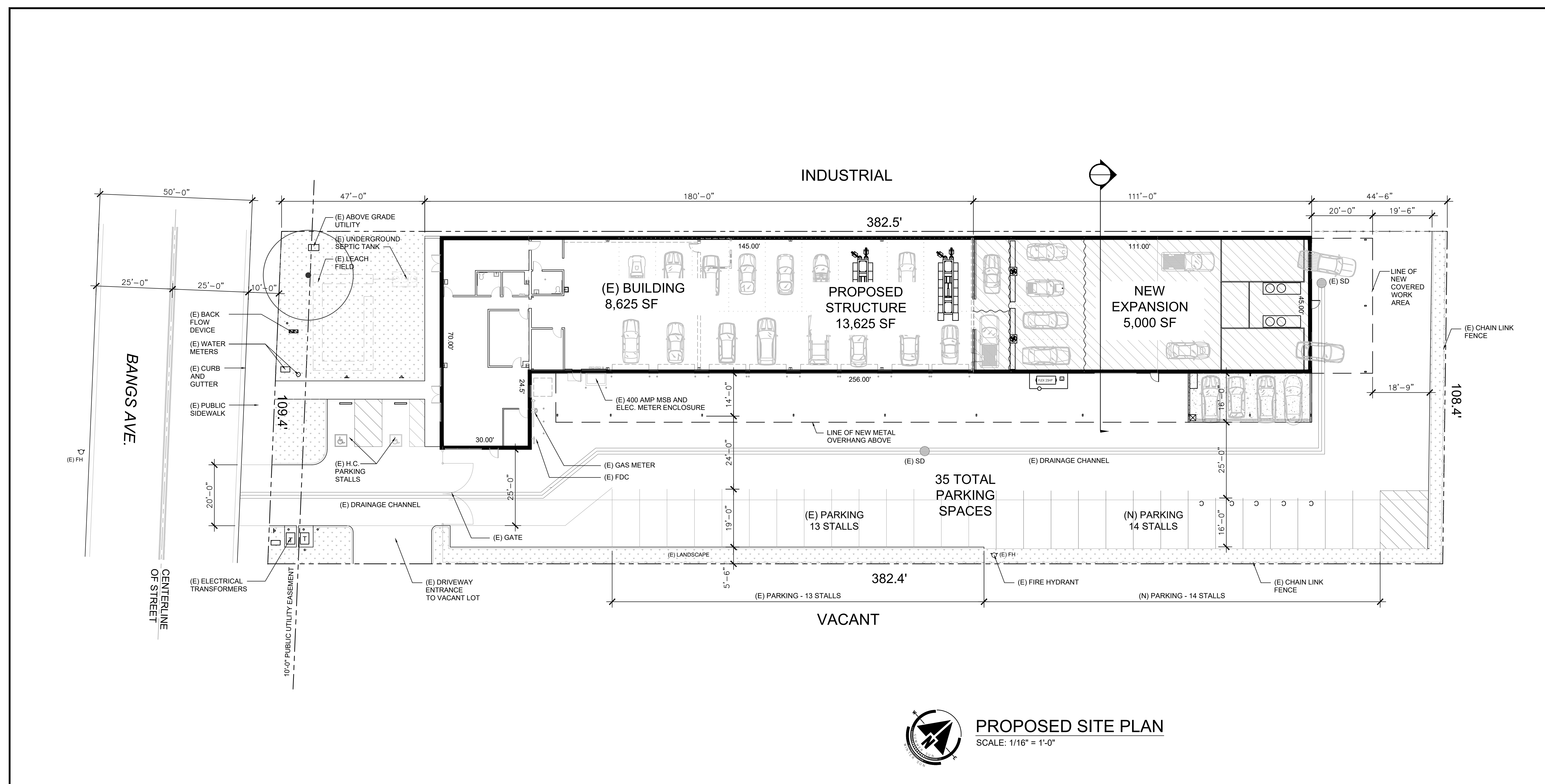
DATE: 09-27-2022

REV. NO.	REV. DATE

PROPOSED
SITE PLAN

X-06

JOB NO.: GNC10



PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

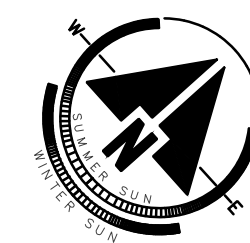
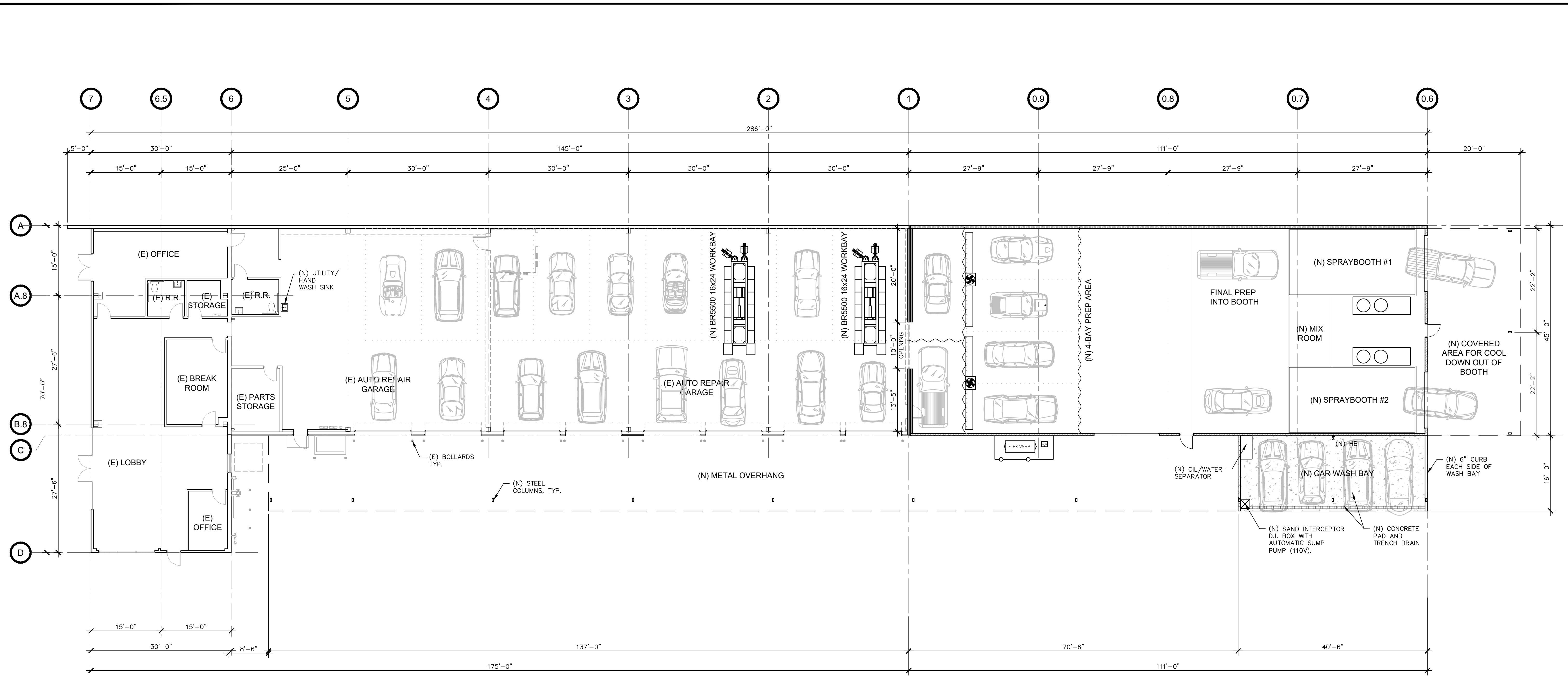
SITE DATA

<p>APN: 046-011-022 SITE AREA: ±41,382 SF (± 95 ACRE) ZONING: PLANNED INDUSTRIAL</p> <p>CONSTRUCTION TYPE: IIA FIRE SPRINKLERS: YES OCCUPANCY GROUP: F</p> <p>BUILDING AREA EXISTING: 8,625 S.F. PROPOSED: 5,000 S.F. (EXPANSION) TOTAL BUILDING AREA: 13,625 S.F.</p> <p>(E) BUILDING COVERAGE: 20% (70% MAX PI ZONING) PROPOSED BUILDING COVERAGE: 33% (>70% PI ZONING COMPLIES)</p> <p>(E) LANDSCAPE AREA CHANGE: ±3,640 S.F. (COMPLIES - NO CHANGE) 5% MIN PI ZONING</p>	<p>PARKING REQUIRED (PER SCZ SEC 21.76.050): (1 SPACE/300 SF G.F.A., 13,625 S.F./300 S.F. = 45, PLUS (10) INTERIOR GARAGE SPACES)</p> <p>PARKING PROVIDED: (E) STANDARD SPACES: 13 SPACES (E) H.C. SPACES: 2 SPACES (N) STANDARD SPACES: 9 SPACES (N) COMPACT SPACES: 5 SPACES</p> <p>INTERIOR SPACES: 6 SPACES</p> <p>TOTAL PARKING PROVIDED= 35 SPACES</p>		
---	--	--	--

PLOTTED: 10/17/2022 1:25 PM F:\TWA\Tom Wilson Architect\Shared - Documents\Projects\TWA Projects\GNC10 - G and C Auto Body\GNC10 (Modesto)\Drawings\X-dwg\GNC10_X-06 (Proposed Site Plan).dwg by Umjaja

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. RE-USE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS REMAINS WITH TOM WILSON ARCHITECT, INC. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTES FRAUD. ENFORCE OF THESE RESTRICTIONS.

PLOTTED: 10/17/2022 1:38 PM F:\TWA\Tom Wilson Architect\Shared - Documents\Projects\TWA Projects\GNC - G and C Auto Body\GNC10 (Modesto)\Drawings\X-dwg\GNC10_X-07 (Proposed Floor Plan).dwg by Umojo



PROPOSED FLOOR PLAN
SCALE: 3/32" = 1'-0"



TOM WILSON ARCHITECT, INC.
5055 Business Center Drive
Suite 108 PMB 344
Fairfield, CA 94534
Tel: (707) 747-1231
www.tw-architects.com

NEW ADDITION
229 BANGS AVE.
MODESTO CA



SHEET NOTES

GENERAL NOTES

LEGEND

- ===== EXISTING WALL TO REMAIN
- ===== NEW 2HR RATED CMU WALL
- ===== NEW EXTERIOR WALL
- ===== NEW 2X DOUBLE STUD WALL

DATE: 10-13-2022

REV. NO. REV. DATE

REV. NO.	REV. DATE

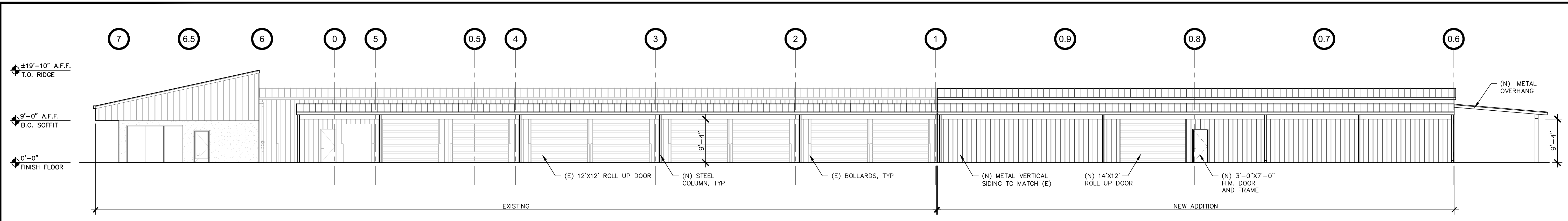
PROPOSED FLOOR PLAN

X-07

JOB NO.: GNC10

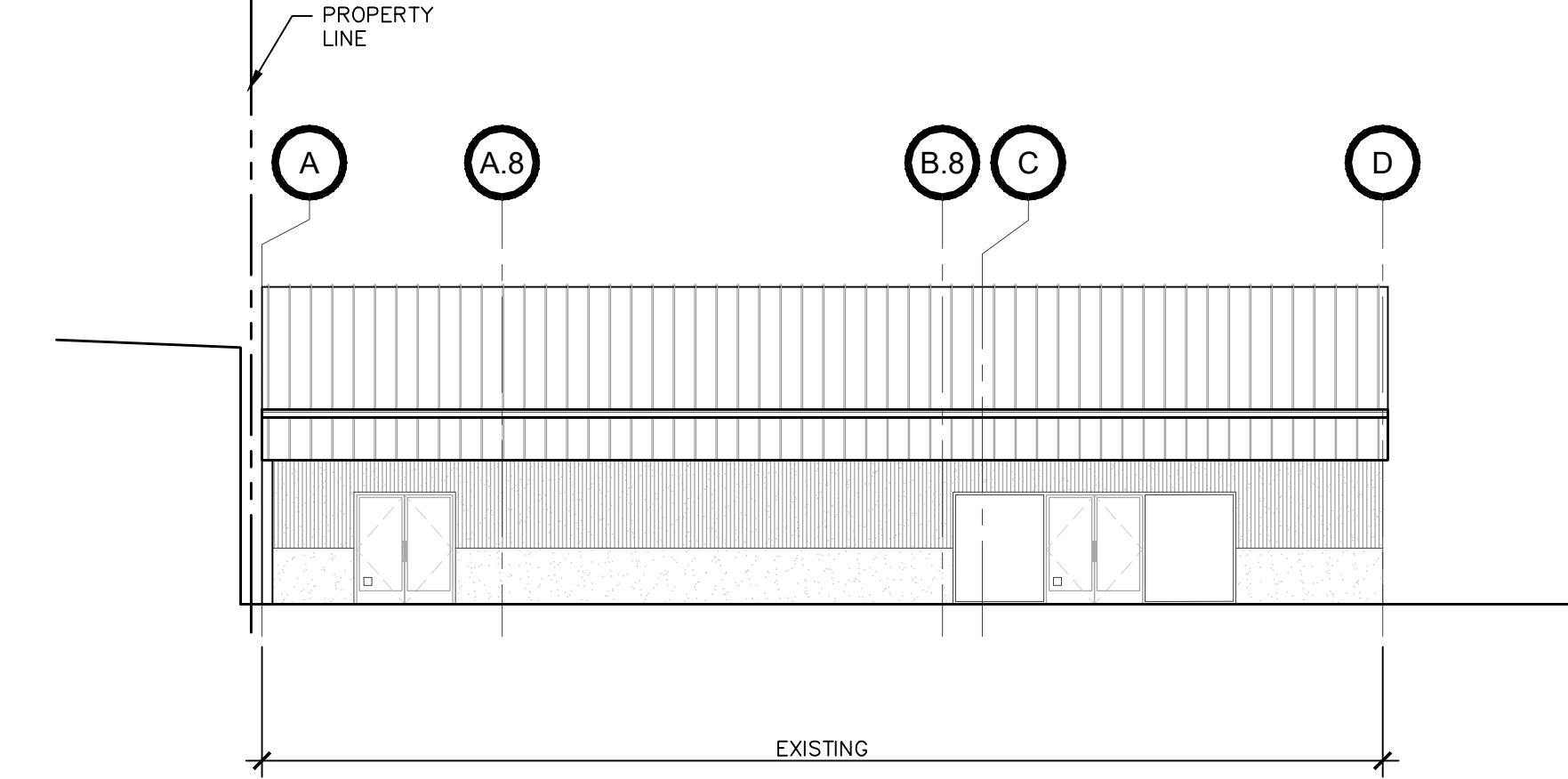
COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. RE-USE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGN IDEAS AND INFORMATION REMAINS WITH TOM WILSON ARCHITECT, INC. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE FRAMA FACE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

PLOTTED: 10/17/2022 1:22 PM F:\TWA\Tom Wilson Architect\Shared - Documents\Projects\TWA Projects\GNC - G and C Auto Body\GNC10 (Modesto)\Drawings\X-dwg\GNC10_X-08 (Proposed Exterior Elevations).dwg by Umoja



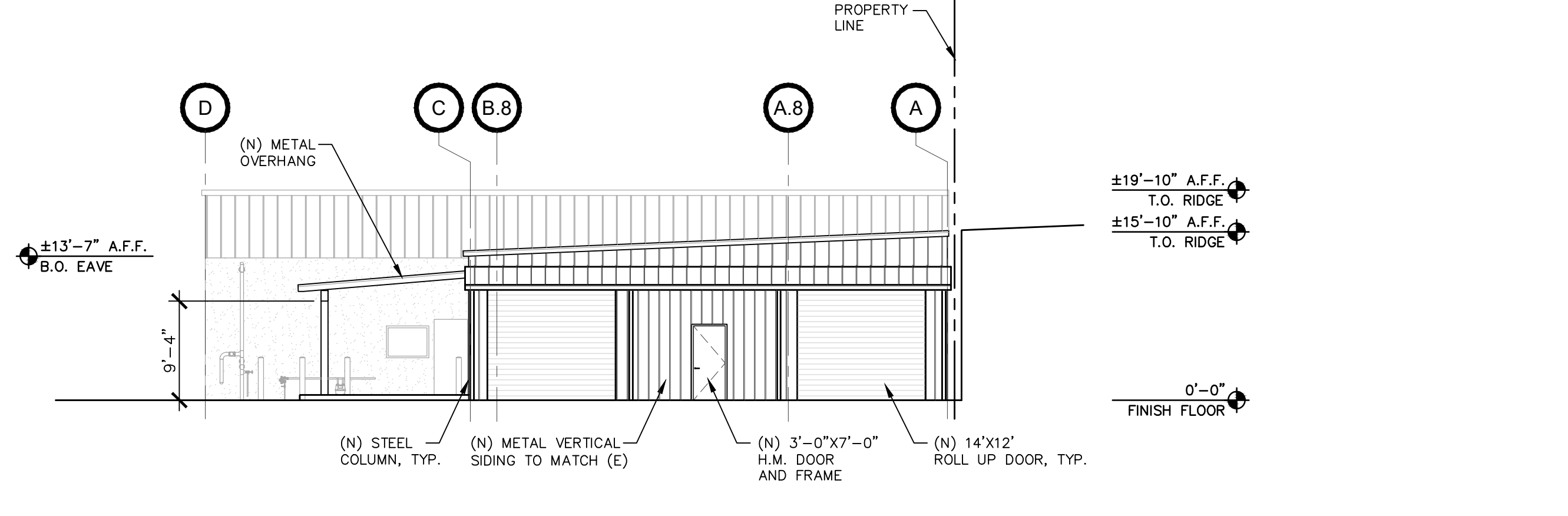
PROPOSED EXTERIOR ELEVATION - SOUTH SIDE

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



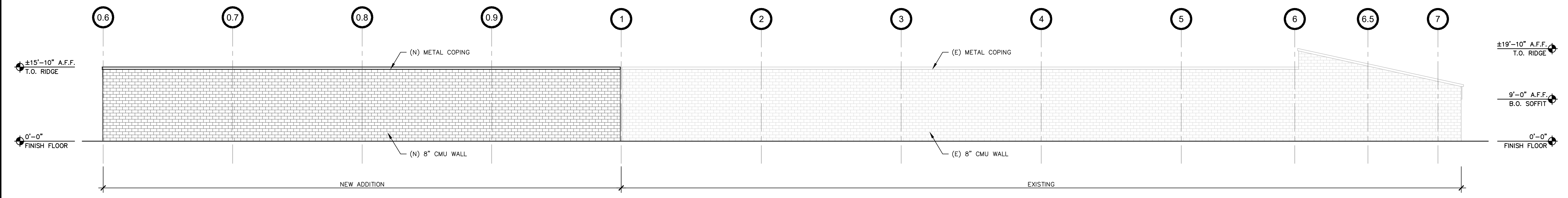
PROPOSED EXTERIOR ELEVATION - WEST SIDE

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



PROPOSED EXTERIOR ELEVATION - EAST SIDE

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



PROPOSED EXTERIOR ELEVATION - NORTH SIDE

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

TWA
ARCHITECT

TOM WILSON ARCHITECT, INC.
5055 Business Center Drive
Suite 108 PMB 344
Fairfield, CA 94534
Tel: (707) 747-1231
www.tw-architects.com

NEW ADDITION
229 BANGS AVE.
MODESTO CA

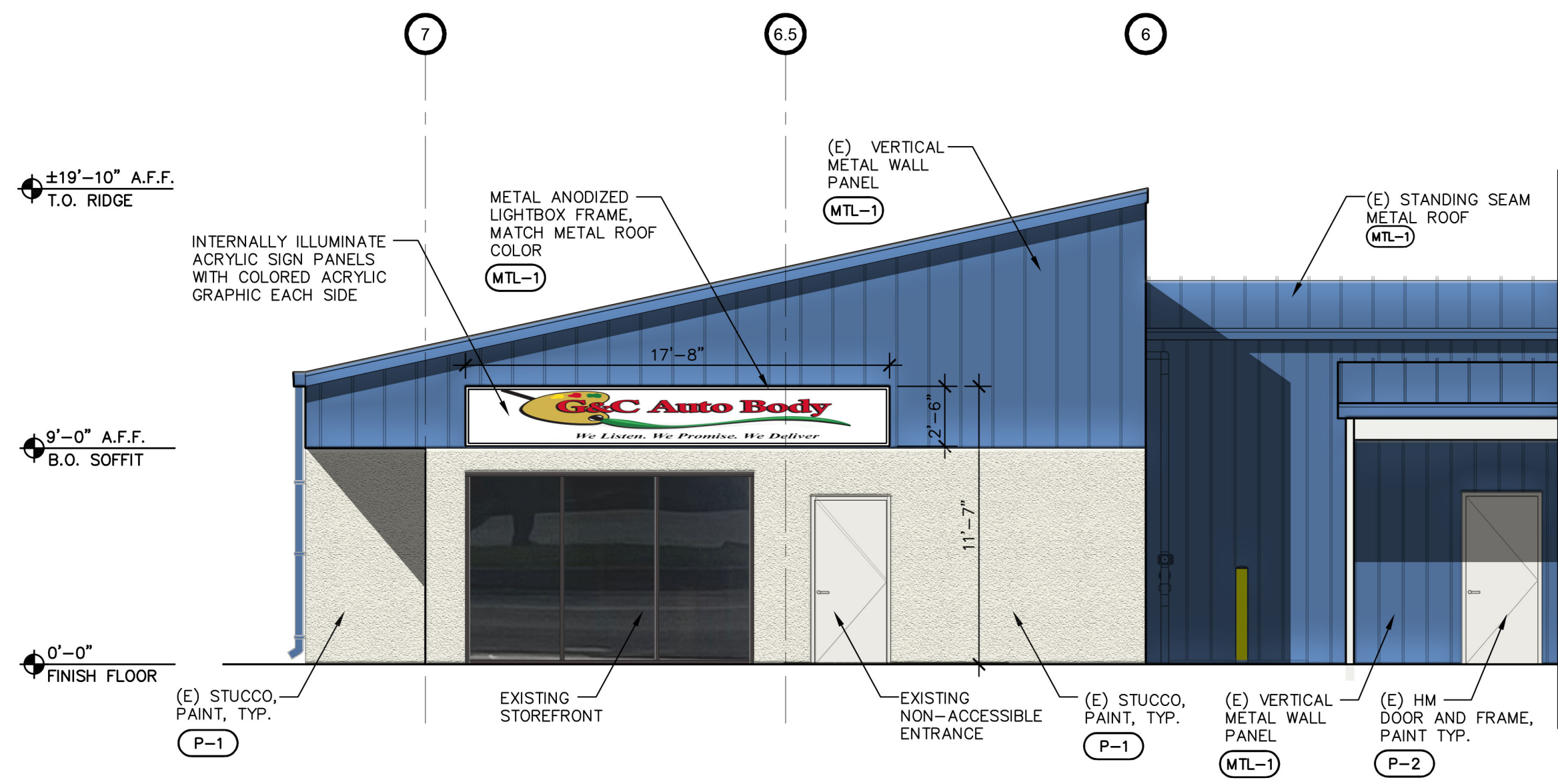


SHEET NOTES		GENERAL NOTES		LEGEND	DATE: 10-07-2022										
				<table border="1"> <tr> <th>REV. NO.</th> <th>REV. DATE</th> </tr> <tr> <td>▲</td> <td></td> </tr> <tr> <td>▲</td> <td></td> </tr> <tr> <td>▲</td> <td></td> </tr> <tr> <td>▲</td> <td></td> </tr> </table>	REV. NO.	REV. DATE	▲		▲		▲		▲		
REV. NO.	REV. DATE														
▲															
▲															
▲															
▲															
				PROPOSED EXTERIOR ELEVATIONS											
				X-08											
				JOB NO.: GNC10											

COPYRIGHT NOTICE: USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL PROJECT SITE FOR WHICH THEY WERE INTENDED. RE-USE OR REPRODUCTION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO DRAWINGS AND SPECIFICATIONS INCLUDING ALL DESIGNS, IDEAS AND INFORMATION REMAINS WITH TOM WILSON ARCHITECT, INC. USUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS CONSTITUTE FIRM FACE ENDORSE OF THE ACCEPTANCE OF THESE REVISIONS.

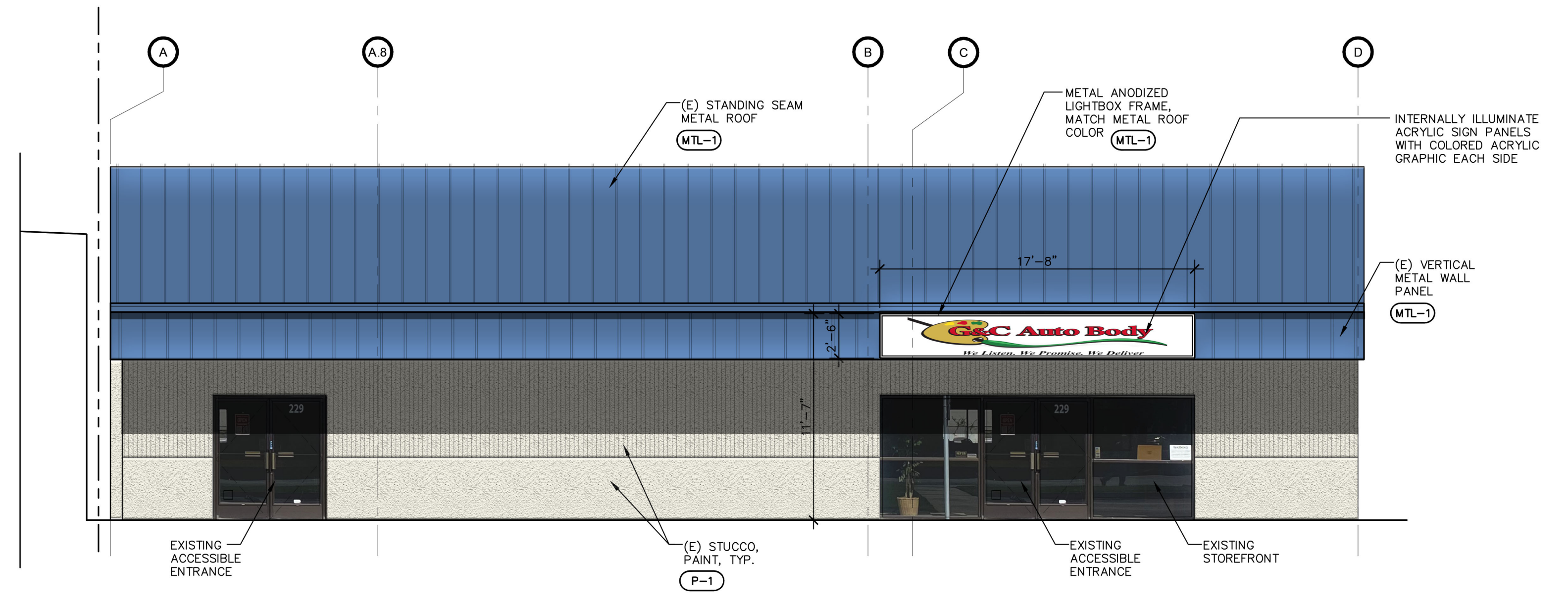


G & C AUTO BODY
 BUILDING ADDITION
 229 BANGS AVENUE
 MODESTO, CA 95350



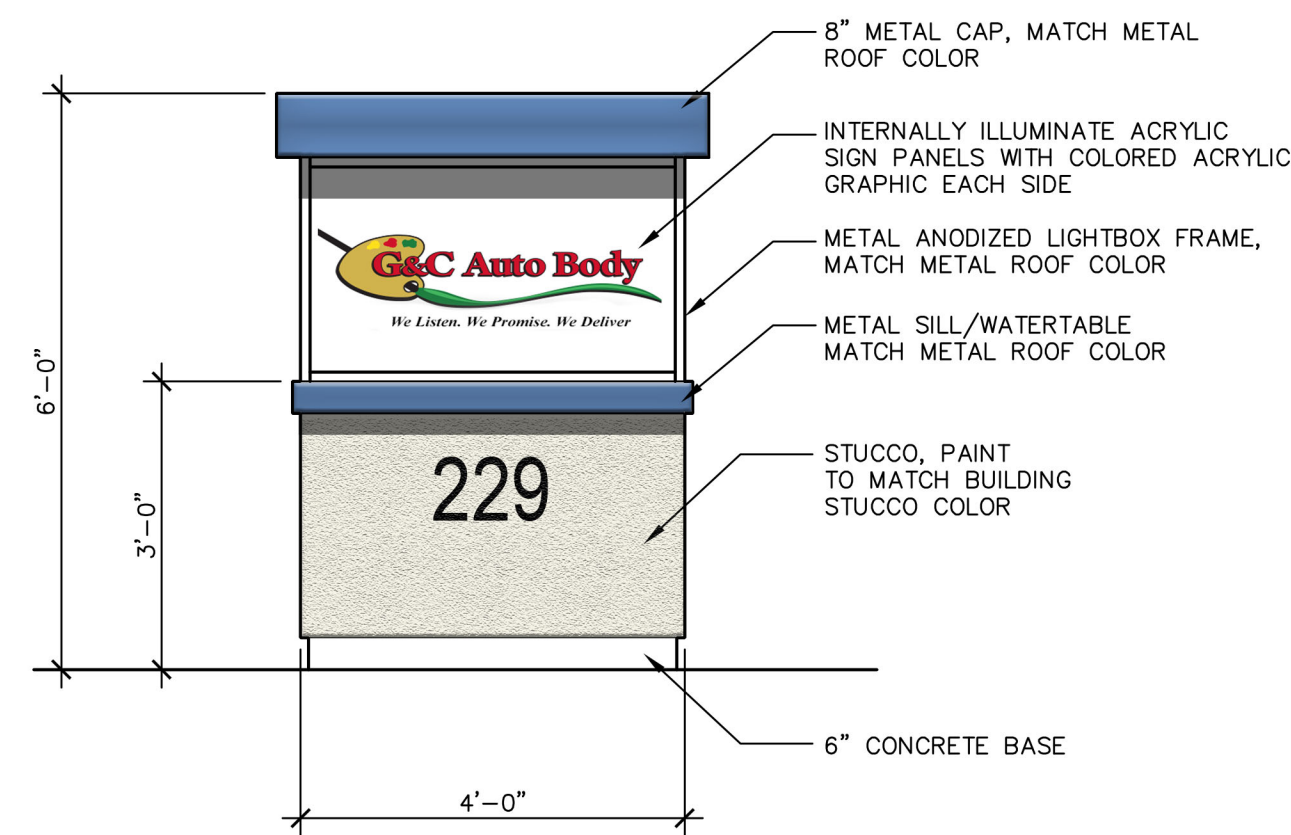
PROPOSED SIGN LOCATION - SOUTH SIDE EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED SIGN LOCATION - WEST SIDE EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



PROPOSED MONUMENT SIGN ELEVATION

SCALE: 1/2" = 1'-0"

SHEET NOTES	EXTERIOR FINISH SCHEDULE			SIGN CALCULATIONS		LEGEND								
	SYM	MATERIAL	MANUFACTURER / COLOR	SIGN REQUIREMENTS PER CITY OF MODESTO ZONING CODE: TABLE 6.1-2		DATE: 11-17-2022 REV. NO. 								
	(MTL-1)	METAL (WALL PANEL, ROOFING, GUTTER)	AEP SPAN "BLUE" - COLOR MATCH EXISTING	MAX. WALL SIGN AREA :	2 S.F. PER L.F. OF STREET FRONTAGE NO HIGHER THAT BUILDING RIDGELINE				SIGN ELEVATIONS <hr/> SN-1					
	(P-1)	PAINT (ROLL UP DOORS AND STUCCO)	SHERWIN WILLIAMS, LIGHT GRAY - COLOR MATCH EXISTING	MAX. HEIGHT :								JOB NO.: GNC10		
	(P-2)	PAINT (DOOR FRAMES)	SHERWIN WILLIAMS, BLUE - COLOR MATCH MTL-1	MAX. FREE STANDING SIGN AREA:	48 S.F. + 4 S.F. FOR STREET ADDRESS MAX. HEIGHT: 8'									
				FRONT (WEST ELEVATION)	ALLOWED: PROPOSED:	140 S.F. (70 L.F. X 2 S.F.) 44 S.F. COMPLIES								
				SIDE (SOUTH) ELEVATION)	ALLOWED: PROPOSED:	285 L.F. X 2 S.F. = 570 S.F. 44 S.F. COMPLIES								
				PROPOSED MONUMENT :	SIGN AREA	24 S.F. (4'-6')								
				PROPOSED MONUMENT :	SIGN HEIGHT	6' HIGH								