



## Referral Early Consultation

**Date:** September 1, 2015  
**To:** Distribution List (See Attachment A)  
**From:** Jeremy Ballard, Assistant Planner, Planning and Community Development  
**Subject:** REZONE AND PARCEL MAP APPLICATION NO. PLN2015-0027 – VALLEY BMW/KIA  
**Respond By:** September 19, 2015

---

**\*\*\*\*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 **September 19, 2015**.

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

---

**Applicant:** B.E. Fitzpatrick  
**Project Location:** 4761 McHenry Avenue, between Claribel Road and East Bangs Avenue, north of the City of Modesto.  
**APN:** 046-010-020  
**Williamson Act Contract:** None  
**General Plan:** Planned Industrial (PI)  
**Current Zoning:** A-2-10 (General Agriculture)

**Project Description:** This is a request to rezone a 9± acre parcel to Planned Development (PD) for the purpose of developing two separate car dealerships. Once rezoned, the project site will be subdivided to create a total of five parcels, three on the west side of Spyres Way. The proposed project will also extend Spyres Way to the existing parcels northern border. Proposed parcel “1” will construct a 16,000 square foot commercial building for a KIA dealership and proposed parcel “2” will construct a 27,000 square foot commercial building for the relocation of Valley BMW. The

**buildings will both be 25 feet in height. The proposed dealerships will be operated 7 days a week ranging from 7am – 9pm on Monday through Saturday and 9am – 7pm on Sundays. The applicant anticipates a maximum of 30 employees for the BMW dealership and 20 employees for the KIA dealership. Each dealership will contain an office area, sales, storage, and service departments. The project site lies within the City of Modesto's Sphere of Influence.**

**Full document with attachments available for viewing at:**

**<http://www.stancounty.com/planning/pl/act-projects.shtm>**

C:\Documents and Settings\REINC\Desktop\EC Test.doc

**REZONE AND PARCEL MAP APPLICATION NO. PLN2015-0027 – VALLEY BMW/KIA**

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: MODESTO		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES/SANITARY DIST	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: SALIDA FIRE	X	STAN CO SUPERVISOR DIST 4: MONTEITH
	HOSPITAL DIST:	X	STAN COUNTY COUNSEL
	IRRIGATION DIST:	X	StanCOG
X	MOSQUITO DIST: EASTSIDE	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: ATT
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: UNION PACIFIC		TUOLUMNE RIVER TRUST
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: SYLVAN UNION		US FISH & WILDLIFE
X	SCHOOL DIST 2: MODESTO UNION	X	US MILITARY (SB 1462) (5 agencies)
x	STAN ALLIANCE	X	USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:

**STANISLAUS COUNTY  
CEQA REFERRAL RESPONSE FORM**

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT:** REZONE AND PARCEL MAP APPLICATION NO. PLN2015-0027 – VALLEY BMW/KIA

Based on this agencies 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.

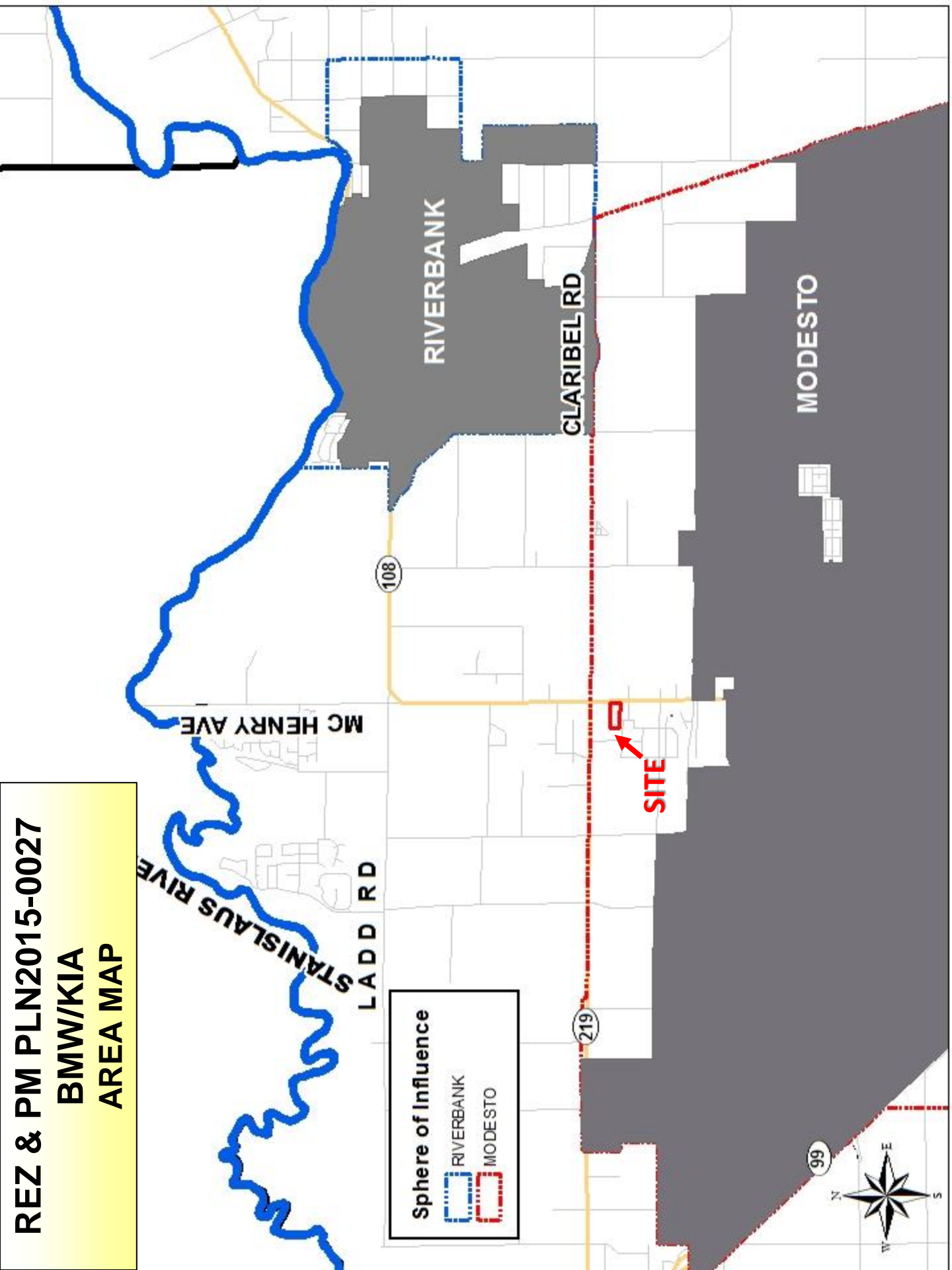
In addition, our agency has the following comments (attach additional sheets if necessary).

\_\_\_\_\_  
\_\_\_\_\_

Response prepared by:

\_\_\_\_\_  
Name Title Date

**REZ & PM PLN2015-0027  
BMW/KIA  
AREA MAP**

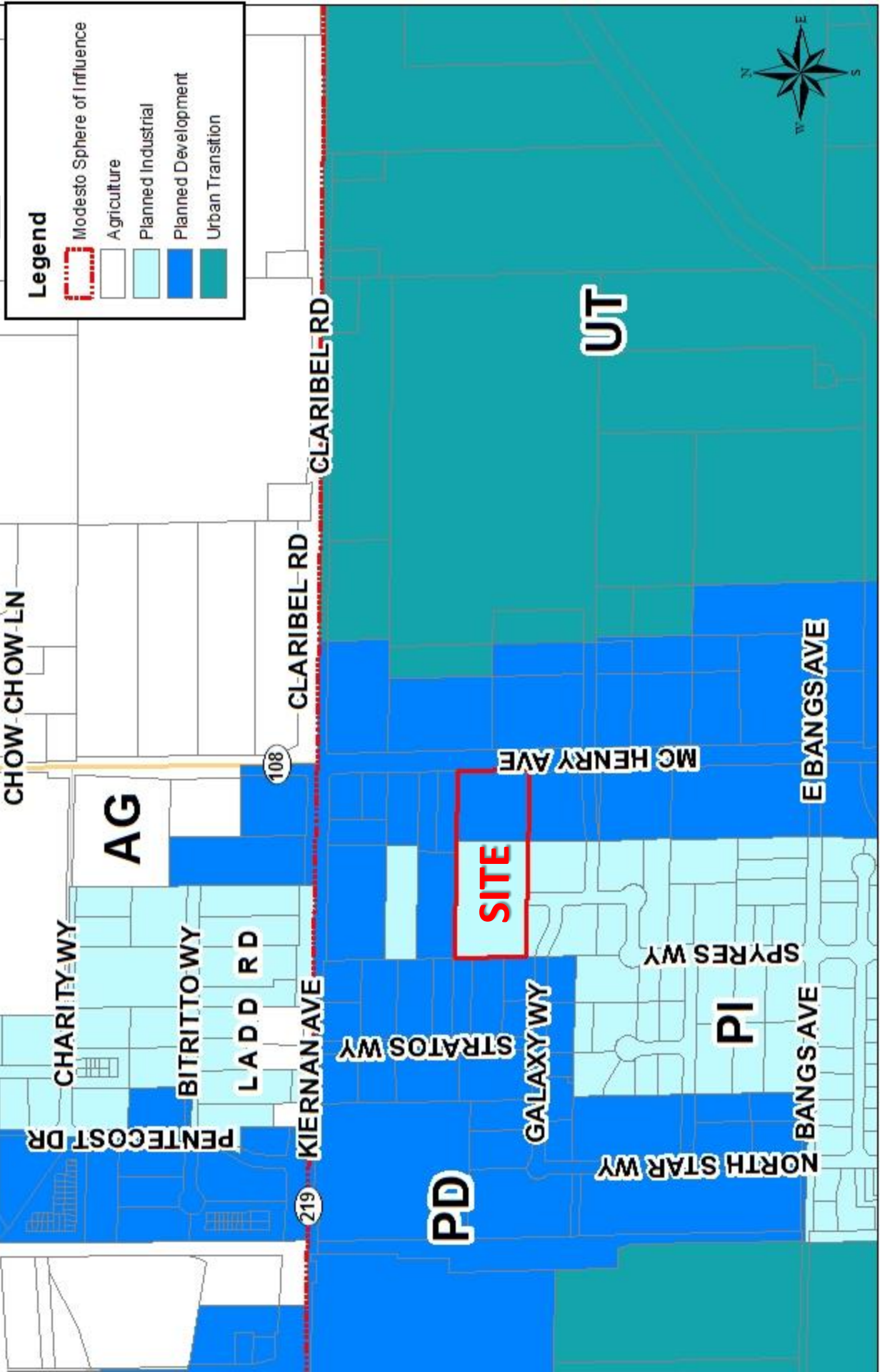


**Sphere of Influence**

RIVERBANK  
MODESTO



**REZ & PM PLN2015-0027  
BMW/KIA  
GENERAL PLAN MAP**

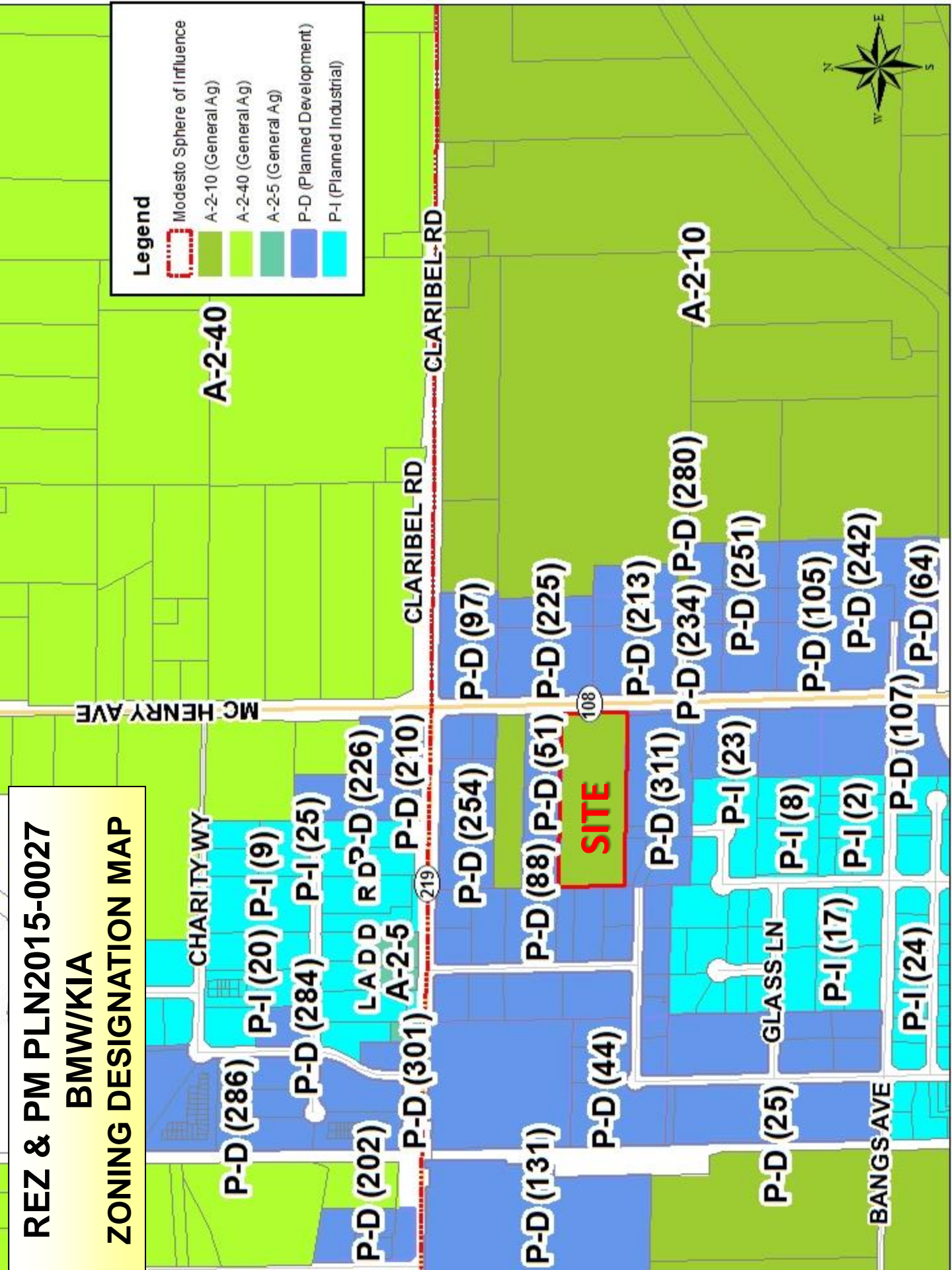




**REZ & PM PLN2015-0027  
BMW/KIA  
ZONING DESIGNATION MAP**

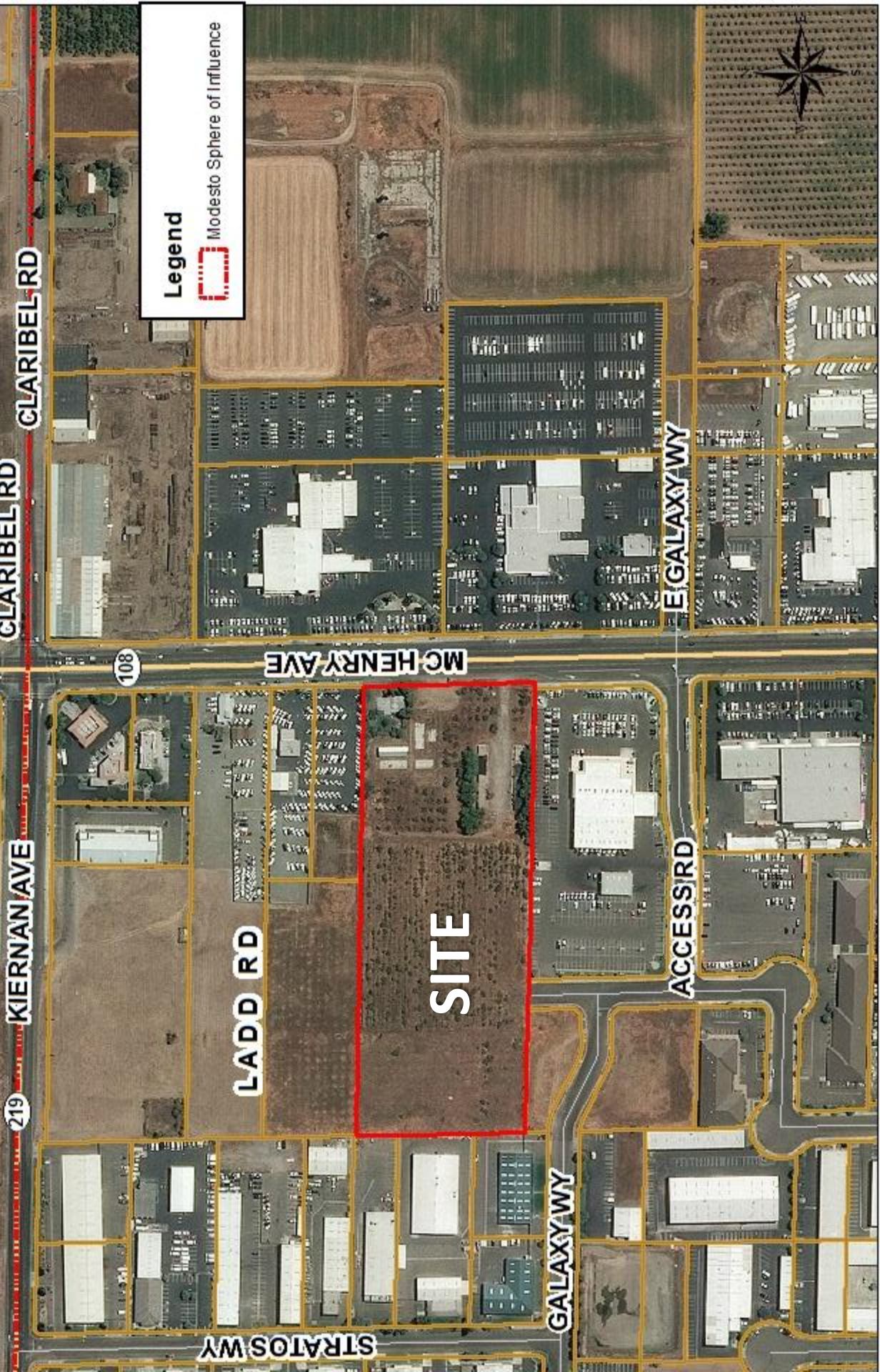
**Legend**

- Modesto Sphere of Influence
- A-2-10 (General Ag)
- A-2-40 (General Ag)
- A-2-5 (General Ag)
- P-D (Planned Development)
- P-I (Planned Industrial)





**REZ & PM PLN2015-0027  
BMW/KIA  
2013 COUNTY AERIAL MAP**



**CLARIBEL RD**

**KIERNAN AVE**

**108**

**STRATOS WY**

**LADD RD**

**MC HENRY AVE**

**SITE**

**ACCESS RD**

**E GALAXY WY**

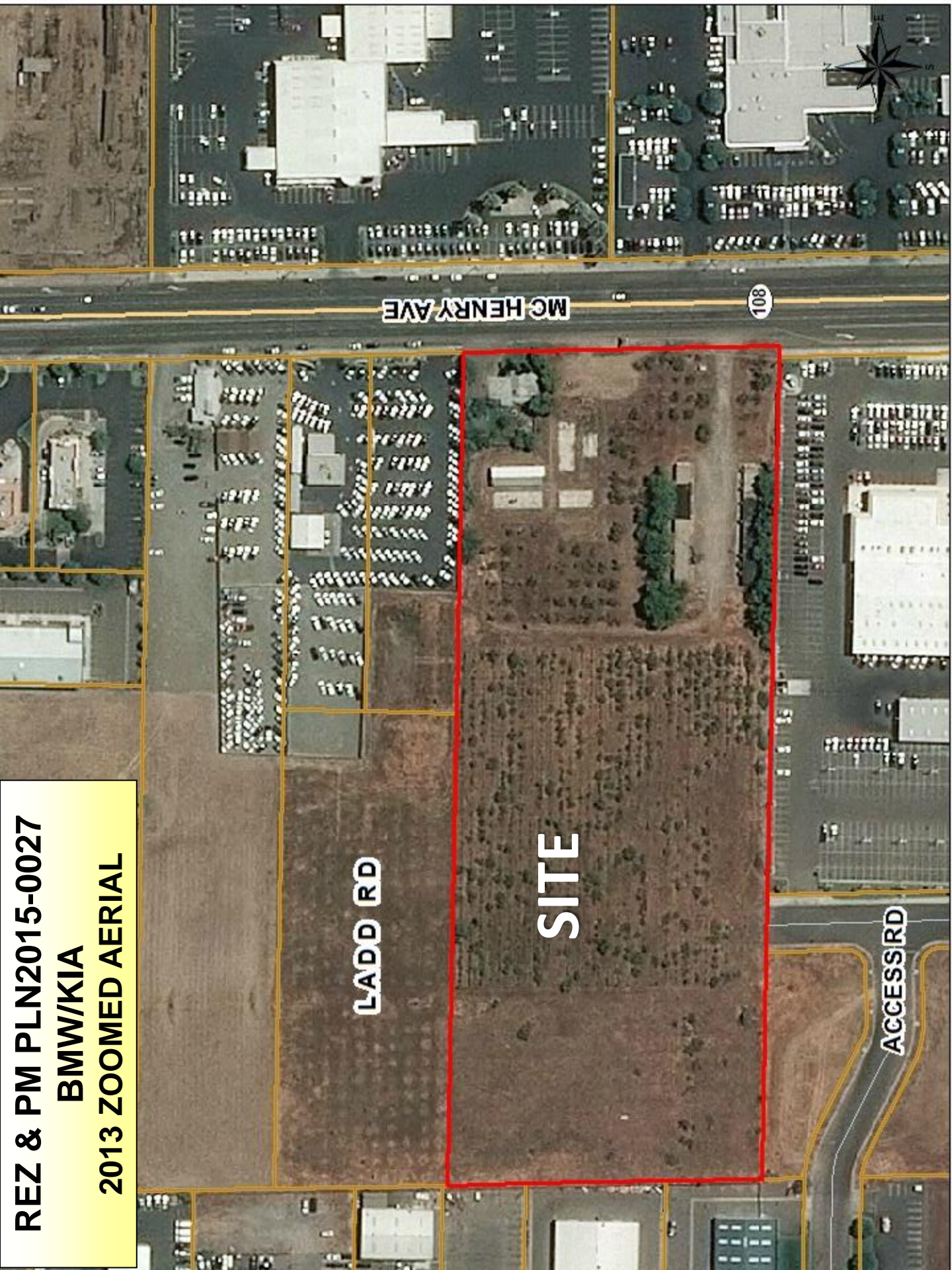
**GALAXY WY**

**Legend**  
Modesto Sphere of Influence





**REZ & PM PLN2015-0027  
BMW/KIA  
2013 ZOOMED AERIAL**



**LADD RD**

**SITE**

**MC HENRY AVE**

**108**

**ACCESS RD**





# REZ & PM PLN2015-0027 BMW/KIA SITE PLAN



**PREPARED BY:**  
MORRIS INC.  
CONSTRUCTION

NO.	REVISIONS	DATE	APPROVED

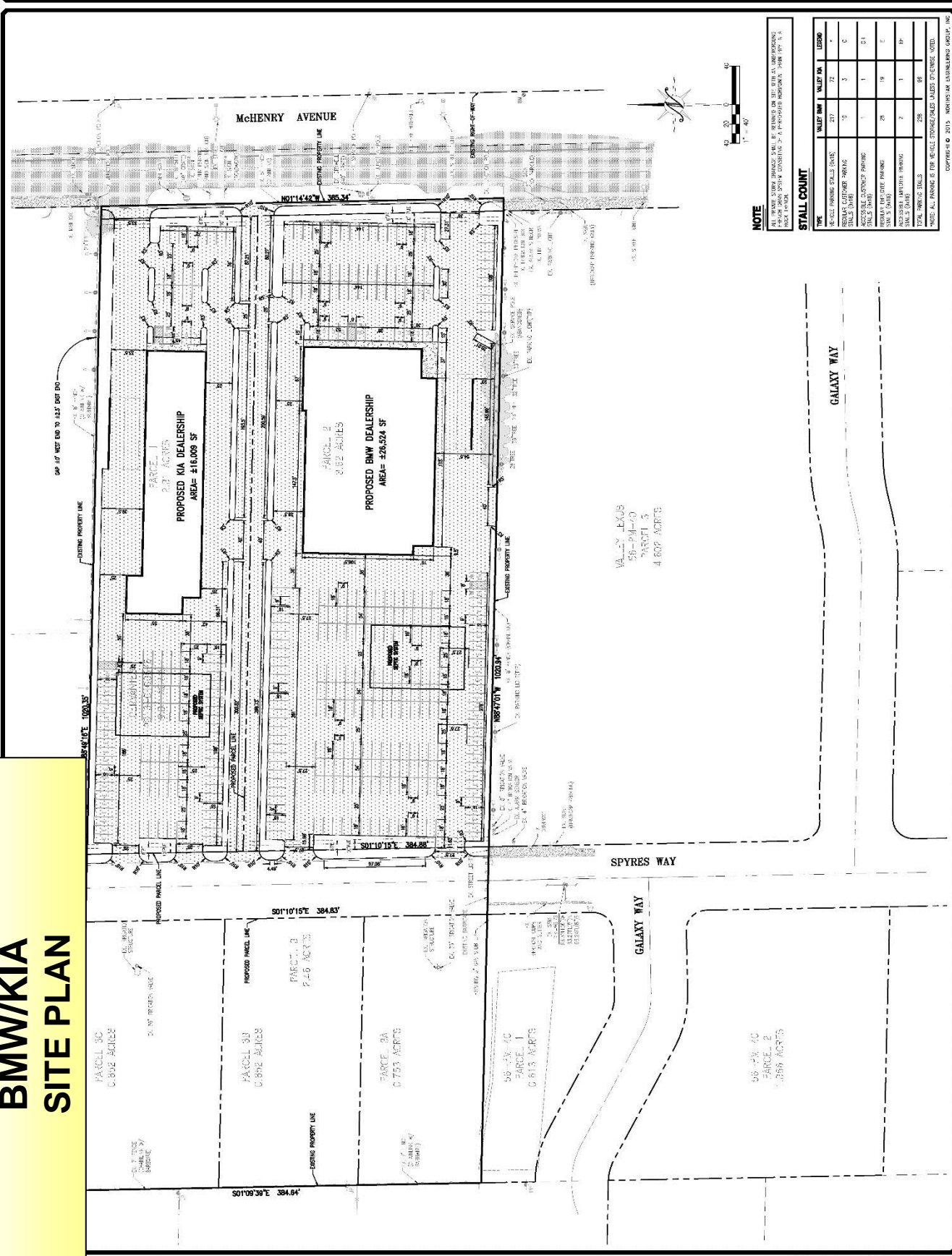
**CIVIL IMPROVEMENT PLANS FOR  
VALLEY BMW AND KIA  
SITE LAYOUT PLAN**

MODesto, CALIFORNIA

**Engineer's Stamp, Inc.**  
1000 S. ...  
Modesto, CA 95354  
(209) 544-2525  
www.Engineer'sStamp.com

**PROJECT:**  
VALLEY BMW AND KIA  
PROJECT NO. 2015-0027  
SHEET NO. C1.1

**C1.1**



**NOTE**

ALL SHALL BE SUBJECT TO THE CITY OF MODesto'S DEVELOPMENT DEPARTMENT'S REVIEW AND APPROVAL. THE CITY OF MODesto'S DEVELOPMENT DEPARTMENT SHALL BE THE FINAL AUTHORITY ON ALL MATTERS.

**STALL COUNT**

TYPE	VALLEY BMW	VALLEY KIA	TOTAL
REGULAR PARKING STALLS (14'x20')	17	72	89
HANDICAP PARKING STALLS (14'x20')	1	1	2
TOTAL	18	73	91



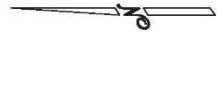
COPYRIGHT © 2015, MORRIS INC. ENGINEERING GROUP, INC.

# REZ & PM PLN2015-0027 BMW/KIA TENTATIVE PARCEL MAP

## VESTING TENTATIVE PARCEL MAP

BEING A PORTION OF THE NORTHEAST QUARTER SECTION 5, TOWNSHIP 3 SOUTH, RANGE 9 EAST, STANISLAUS COUNTY, CALIFORNIA  
MARCH, 2015

**NORTHSTAR ENGINEERING GROUP, INC.**  
620 12th Street, Modesto, CA 95354  
(209) 524-3525



SCALE: 1" = 80'

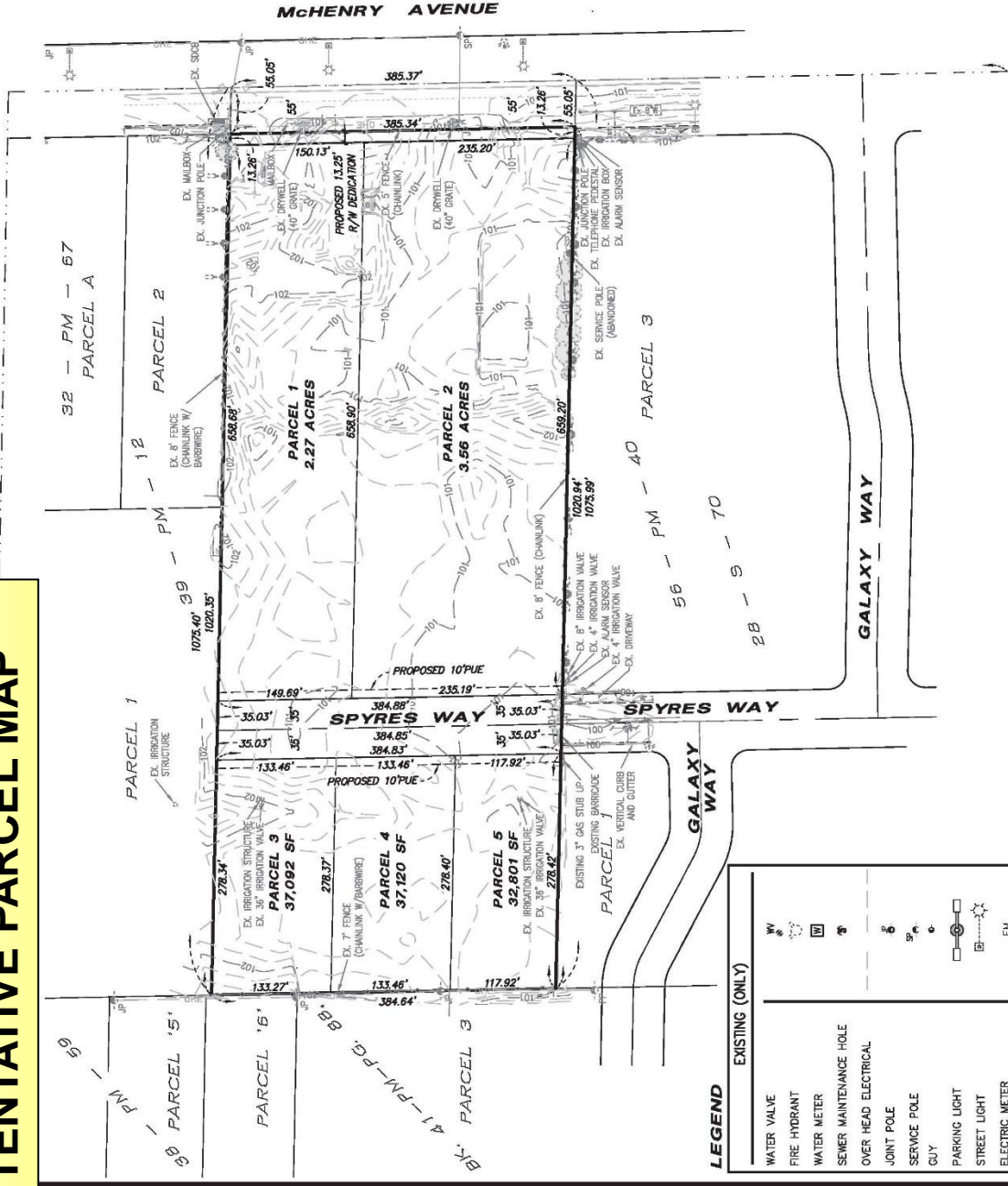
**OWNER:**  
DAVID AND VIRGINIA CERVANTES  
4761 McHENRY AVENUE  
MODESTO, CA 95306-9612

**APPLICANT:**  
HORIZON CONSULTING  
1000 S. G STREET  
P.O. BOX 11409  
MODESTO, CA 95333  
(209) 491-7620

**SURVEYOR:**  
NORTHSTAR ENGINEERING GROUP  
620 12th STREET  
MODESTO, CA 95354  
(209) 524-3525

**NOTES:**  
SITE ADDRESS: 4761 McHENRY AVENUE, MODESTO, CA 95354  
APR: 046-010-020  
EXISTING ZONING: A-2-10  
WATER TABLE: ELEVATION 103.4± PER CALIFORNIA DEPARTMENT OF RESOURCES STATE WELL # 0350924001M

SOIL TYPES: (bbs://webdbsurveys.usda.gov/soil/massachusetts) H1A HANCOCK SANDY LOAM, 0 TO 3 PERCENT SLOPES 5.2 53.2% T1A TUNJANG LOAMY SAND, 0 TO 3 PERCENT SLOPES 4.6 46.8%



**LEGEND**

EXISTING (ONLY)	
WATER VALVE	WV
FIRE HYDRANT	WV
WATER METER	WV
SEWER MAINTENANCE HOLE	WV
OVER HEAD ELECTRICAL	WV
JOINT POLE	WV
SERVICE POLE	WV
CUT	WV
PARKING LIGHT	WV
STREET LIGHT	WV
ELECTRIC METER	WV
STORM DRAIN CATCH BASIN	WV
SIGN	WV

3/26/2015 8:28 AM

k:\14-1474\_volley.dwg & sub\log\plan\14-1474.dwg



# REZ & PM PLN2015-0027 BMW/KIA LANDSCAPE PLAN

PROPOSED KIA DEALERSHIP

PROPOSED BMW DEALERSHIP

PROPOSED PARCEL LINE

### LANDSCAPE PLANTING LEGEND

SYMBOL	SIZE	WATER USE	DESCRIPTION
⊕	1 GAL	Low	LANTANA montealegrei 'Trailing Lavender', Lavender Lantana.
⊙	5 GAL	Low	DIESEL HEDGES, Lemon Drops, Hybrid Forsyth Lily.
⊖	5 GAL	Low	CALLISTEMON verticillatus Little John, Dwarf Bottle Brush.
⊗	5 GAL	Low	RHAPLODIS Indica 'Sulphur', Indian Hawthorn.
⊘	1 GAL	Low	ACHELLA 'Moonshine', Varieg. Plant '24" in center in triangular pattern to fill designated areas.
⊙	15 GAL	Low	LAGERSTROEMIA 'Tuscans', standard tree form. Pink Citrus Myrtle Tree.
⊙	15 GAL	Low	LAGERSTROEMIA 'Muskegeter', Lavender Grape Myrtle Tree, White Trunk Form.
⊙	15 GAL	Low	LAURUS nobilis 'Santogis', Bay Tree.
⊙	15 GAL	Low	PISTACIA chinensis 'Kahn Dawsey', Chinese Pistache Tree.

David Roper Associates  
Landscape Architecture  
10000 W. 10th Ave., Suite 100  
Denver, CO 80202  
303.751.1111

B.E. Fitzpatrick Development  
Proposed BMW & KIA Dealerships

DATE: 08/11/15  
SCALE: AS SHOWN  
SHEET: 2 OF 2  
PROJECT: L200

LANDSCAPE PLANTING PLAN

LANDSCAPE PLANTING PLAN  
SITE PLAN  
1"=20'-0"

SEE LANDSCAPE PLANTING LEGEND ON PLAN SHEET L200.

NOT FOR CONSTRUCTION



# APPLICATION QUESTIONNAIRE

<p><b>Please Check all applicable boxes</b>  <b>APPLICATION FOR:</b>  <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 checked="" type="checkbox"/> Rezone  <input type="checkbox"/> Use Permit  <input type="checkbox"/> Variance  <input type="checkbox"/> Historic Site Permit         </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Subdivision Map  <input checked="" 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 checked="" type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____	<p><b>PLANNING STAFF USE ONLY:</b>          Application No(s): <u>REZ+PM PLU 2015-0027</u>          Date: <u>3-12-15</u>          S <u>5</u> T <u>3</u> R <u>9</u>          GP Designation: <u>PI</u>          Zoning: <u>A-2-10</u>          Fee: <u>54156</u>          Receipt No. <u>525965</u>          Received By: <u>Tuzi Vukobratovic</u>          Notes: _____</p>
<input type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input checked="" 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).*

**This is a request for 2 New Car Dealerships on North McHenry Avenue. The current owner of the BMW Dealership, Ed Fitzpatrick wishes to relocate his existing facility at the southwest corner of Bangs and McHenry. A second dealership, Kia, will be located to the North of the BMW site, to be developed at a later date. A Parcel Map application will accompany the PD app and create 3 separate parcels on the west side of Spyres Way to provide auto related uses, which are unknown at this time.**

# 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 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 046 Page 010 Parcel 020

Additional parcel numbers:  
Project Site Address  
or Physical Location:

4761 McHenry Avenue, Modesto, Ca. 96356

West side of McHenry Avenue, midway between Bangs and Kiern

Property Area: Acres: 9.01 or Square feet: 392,476

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

Single family homesite and rental apartments.

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)

N / A

Existing General Plan & Zoning: PD / PI

Proposed General Plan & Zoning: PD  
(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: New and Used Car Dealerships (American Chevrolet and Mistlin Honda)

West: Mixed Light industrial / Office / Warehouses

North: Used Car Sales / Vacant Land (Roberts Auto Sales)

South: New and Used Car Dealership and Vacant Land (Valley Lexus)

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: \_\_\_\_\_

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.) **Entire site will be graded to accomodate the dealerships and the extension of Spyres Way.**

**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: 2000 Sq. Ft.                      Landscaped Area: 13,000 Sq. Ft.  
 Proposed Building Coverage: 43,000 Sq. Ft.                      Paved Surface Area: 232,310 Sq. Ft.

**BUILDING CHARACTERISTICS:**

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) **BMW (27,000)**  
**KIA (16,000)**

Number of floors for each building: **One floor**

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) **25'**

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) **20' tall electroliers**

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) **Concrete and Asphalt**

**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 Tanks**  
 Telephone: **AT&T**                      Gas/Propane: **PG&E**  
 Water\*\*: **City of Modesto**                      Irrigation: **Sprinklered**

\*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. A dry sewer system will be constructed and eventually connected to the City of Modesto system when a trunk line is extended easterly in Bangs Avenue from Carver Road.**

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): **BMW (27,000 sq. ft.) KIA (16,000 sq. ft.)**

Type of use(s): **New car dealerships.**



Days and hours of operation: Seven days a week, Monday-Saturday, 7am-9pm; Sunday, 9am-7pm

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

**NIA**

Occupancy/capacity of building: BMW (40+/-) KIA (25+/-)

Number of employees: (Maximum Shift): BMW (30) KIA (20) (Minimum Shift): BMW (15) KIA (10)

Estimated number of daily customers/visitors on site at peak time: BMW (35) KIA (20)

Other occupants: NIA

Estimated number of truck deliveries/loadings per day: BMW (2) KIA (1)

Estimated hours of truck deliveries/loadings per day: BMW (9am and 1pm) KIA (10am)

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

Estimated number of railroad deliveries/loadings per day: NIA

Square footage of:

Office area: BMW (2000) KIA (1500)

Service Dept.

Warehouse area: BMW (15,000) KIA (8000)

Sales area: BMW (8000) KIA (5000)

Storage area: BMW (2000) KIA (1500)

Loading area: NIA

Manufacturing area: NIA

Other: (explain type of area) \_\_\_\_\_

Yes  No

Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

All Haz-Met liquids used on-site will conform to Prop. 65 requirements.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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)

Spyres Way, Bangs Avenue and McHenry Avenue.

\_\_\_\_\_  
\_\_\_\_\_

- 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) **Underground piping for storm water storage per current standards.**

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.

**The contractor will file an NPDES proposal and a SWPP document.**

---

**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)

---



---



---



---



---



---



---



---



## DEVELOPMENT SCHEDULE

PHASE ONE / VALLEY BMW: Constuction to begin on or before October 1, 2017

PHASE TWO / VALLEY KIA (Or dealership to be named at a later date): Construction to begin on or before October 1, 2018

**Dennis E. Wilson**

Land Planning and  
Zoning Consultant

P.O. Box 1448  
Modesto, California  
95353

phone 209.491.7620  
fax 209.491.7626

e-mail: [dwilson@arrival.net](mailto:dwilson@arrival.net)





## CENTRAL CALIFORNIA INFORMATION CENTER

### *California Historical Resources Information System*

Department of Anthropology – California State University, Stanislaus

One University Circle, Turlock, California 95382

(209) 667-3307 - FAX (209) 667-3324

---

*Alpine, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus & Tuolumne Counties*

**Date:** 3/16/2015

**Records Search File #:** 9265N

**Project:** APN 046-010-020

McHenry Avenue Rezone

Application, Westside of McHenry

between Bangs and Kiernan

Avenues, Modesto

Dennis E. Wilson  
Horizon Consulting Services  
P.O. Box 1448  
Modesto, CA 95353

Dear Mr. Wilson:

We have conducted a records search as per your request for the above-referenced project area located on the Riverbank USGS 7.5-minute quadrangle map in Stanislaus County.

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the *California Inventory of Historic Resources* (1976), the *California Historical Landmarks* (1990), and the California Points of Historical Interest listing (May 1992 and updates), the Directory of Properties in the Historic Property Data File (HPDF) and the Archaeological Determinations of Eligibility (ADOE) (Office of Historic Preservation current electronic files dated 03-20-2014), the *Survey of Surveys* (1989), the Caltrans State and Local Bridges Inventory, GLO Plats, and other pertinent historic data available at the CCIC for each specific county.

The following details the results of the records search:

**Prehistoric or historic archaeological resources within the project area:**

(1) None formally reported to the Information Center.

(2) The GLO Plat for T3S R9E, Sheet #44-186 (dated 1853-1854) shows the portion of the project area within the NE ¼ of Section 5 divided into an 80-acre parcel.

(3) The Official Map of the County of Stanislaus, California shows the landowner in the year 1906 as "Bangs".

**Prehistoric or historic archaeological resources within the immediate vicinity of the project area:** None formally reported to the Information Center.

**Resources that are known to have value to local cultural groups:** None have been formally reported to the Information Center.

**Previous investigations within the project area:** None have been formally reported to the Information Center.

**Previous investigations within the immediate vicinity of the project area:** For your information, the extreme eastern edge of the project area along McHenry Avenue has been subject to cultural resources investigations, as referenced below:

**CCIC Report #ST-03697**

California Department of Transportation

1999 Negative Archaeological Survey Report, 10-STA-219, P.M. 0.1/4.9. Caltrans, Sacramento.

**Recommendations/Comments:** Based on existing data in our files the project area has a low sensitivity for the possible discovery of historical resources. We make no recommendations for further study at this time. However, please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the project area has not been subject to previous cultural resources investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

We do advise you that in accordance with State law, if any historical resources are discovered during project-related activities, all work is to stop and the lead agency and a qualified professional are to be consulted to determine the importance and appropriate treatment of the find. If Native American remains are found the County Coroner and the Native American Heritage Commission, Sacramento (916-373-3710) are to be notified immediately for recommended procedures.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Please sign and return the attached **Access Agreement Short Form**.

**Note:** Billing will be transmitted separately via email ([msr270@csustan.edu](mailto:msr270@csustan.edu)) by our Financial Services office (\$150.00), payable within 60 days of receipt of the invoice.

Sincerely,



E. A. Greathouse, Coordinator  
Central California Information Center  
California Historical Resources Information System