

CITY OF ATWATER
COMMUNITY DEVELOPMENT AND RESOURCES
COMMISSION
AGENDA

August 15, 2018

CALL TO ORDER: (Council Chambers)



6:00 PM

PLEDGE OF ALLEGIANCE TO THE FLAG:

INVOCATION:

ROLL CALL:

Dash____, **Daugherty**____, **McWatters** ____ , **Murphy III**____, **Pinto**____,

Warchol____, **Brice**____

SUBSEQUENT NEED ITEMS: (The Recording Secretary shall announce any requests for items requiring immediate action subsequent to the posting of the agenda. Subsequent need items require a two-thirds vote of the members of the Commission present at the meeting.)

APPROVAL OF AGENDA AS POSTED OR AMENDED: (This is the time for the Commission to remove items from the agenda or to change the order of the agenda.)

COMMENTS FROM THE PUBLIC:

NOTICE TO THE PUBLIC

At this time any person may comment on any item which is not on the agenda, that is within the jurisdiction of the Community Development and Resources Commission. Please state your name for the record. Action will not be taken on an item that is not on the agenda. If it requires action, it will be referred to staff and/or placed on a future agenda.

To comment on an item that is **on** the agenda, please wait until the item is read for consideration; please limit comments to a maximum of three (3) minutes.

Civility is expected from members of the public during the meeting. For more efficient use of time, disruptive behavior will not be tolerated. While you may not agree with what an individual is saying, please treat everyone with courtesy and respect.

APPROVAL OF MINUTES:

1. **Meeting of June 20, 2018**

Recommendation: Motion to approve minutes as listed.

2. **Meeting of July 18, 2018**

Recommendation: Motion to approve minutes as listed.

PETITIONS AND COMMUNICATIONS:

3. **Yosemite Church Atwater request for co-sponsorship by the City of Atwater for a Movie in the Park event to be held on September 29, 2018 at Ralston Park from 7:30 PM to 10:00 PM.**

Recommendation: Motion to approve request from Yosemite Church as presented.

4. **Matthew Karres representative for Weight Watchers request for Community Center fee reduction.**

Recommendation: Motion regarding fee reduction.

PUBLIC HEARINGS:

5. **CDRC Resolution No. 054-18 CUP No. 552-18 This project seeks approval to operate a welding and fabrication shop at 610 Rail Road Ave. The property is designated as Business Park by the City General Plan and Business Park (BP) by The City Zoning Map. Merced County Assessor's Parcel No.: 001-160-024**

Recommendation: Opening the Public Hearing and taking any testimony given; and

Motion to adopt Resolution 054-18 approving Conditional Use Permit No. 552-18; or

Motion to approve recommendation as presented.

6. **Resolution No. 060-18 Site Plan No. 712-18: Staff has received a Site Plan application requesting approval to construct one light industrial building at 1715 Sycamore Ave. The property is designated as Business Park by the City General Plan and Business Park (BP) by the City Zoning Map. Merced County Assessor's Parcel No.: 001-146-003**

Recommendation: Opening the Public Hearing and taking any testimony given; and

Motion to adopt Resolution No. 060-18, approving Site Plan No. 712-18;
or

Motion to approve recommendation as presented.

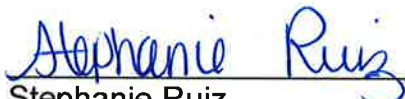
REPORTS AND PRESENTATIONS FROM STAFF: None

COMMISSIONER MATTERS:

ADJOURNMENT:

CERTIFICATION:

I, Stephanie Ruiz, do hereby certify that a copy of the foregoing Agenda was posted at City Hall a minimum of 72 hours prior to the meeting.



Stephanie Ruiz
Building Permit Technician

SB 343 NOTICE

In accordance with California Government Code Section 54957.5, any writing or document that is a public record, relates to an open session agenda item and is distributed less than 72 hours prior to a regular meeting will be made available for public inspection in the office of the City Clerk at City Hall during normal business hours at 750 Bellevue Road.

If, however, the document or writing is not distributed until the regular meeting to which it relates, then the document or writing will be made available to the public at the location of the meeting, as listed on this agenda at 750 Bellevue Road.



In compliance with the Federal Americans with Disabilities Act of 1990, upon request, the agenda can be provided in an alternative format to accommodate special needs. If you require special accommodations to participate in a City Council, Commission, or Committee meeting due to a disability, please contact the City Clerk's Office a minimum of three (3) business days in advance of the meeting at 357-6205. You may also send the request by email to lasmussen@atwater.org.



1



July 24, 2018

City of Atwater
Attn: City Council Members
750 Bellevue Road
Atwater, CA 95301

Dear Atwater City Council;

Yosemite Church Atwater would like to partner with the City of Atwater in providing an opportunity for a Movie in the Park event. As you are aware many other cities provide these as an outreach to the community. We believe that these events provide a chance for people to come together and get to know each other a little more along with stimulating unity in community.

In the spirit of unity in community we are proposing that we; Yosemite Church Atwater and the City of Atwater partner in this event. Yosemite Church has the ability to provide the necessary screen, projector, sound equipment, movie and licensing for the event. We would ask that the City provide any necessary support required through its internal departments.

Promotion would be done as Yosemite Church Atwater and the City of Atwater Present "a Movie in the Park Night". The date planned for the event is Sept. 29th, at Ralston Park. Approximate start time of the movie would be at dusk, about 7:30 p.m. and end at around 9:45 p.m. The planned movie is the newly released Incredibles 2.

We look forward to yet another opportunity to work with and support the City of Atwater and hope that the City Council would find favor with this proposal. We look forward to your participation.

Sincerely,

Don Borgwardt,
Campus Director
Yosemite Church Atwater

"Meeting people where they are and loving them to where Christ wants them to be"



2

July 11, 2018

City of Atwater
750 Bellevue Road
Atwater, CA 95301

Dear City Council Members,

My name is Matthew Karres. I'm representing Central California's territory of the most successful weight loss company in the world, **Weight Watchers**. We have meetings throughout the world and we would like to use your Community Center to begin one in Atwater. After meeting with Sandy Rahn, Recreation Supervisor, the Jessie Frago meeting room is ideal. Atwater residents will flourish in this inviting & comfortable space. From there, great things shall happen. Ms Rahn informed me that Weight Watchers has previously met at the **Community Center** in the past, so we already know it will be a good fit.

However, this letter's purpose is not strictly introductory. I'm requesting your consideration to **reduce the hourly rental fee of \$55 to \$30-\$35 per hour**. The weekly investment of \$110 is over what is affordable to our small group. We are not funded nationally and while we are well known, the facility is paid for by the local members.

We would like to use the room for 2 hours a week on Thursday mornings. We would also like to do our own set up of the chairs. I will personally make sure everything is put back in place after each meeting.

Any willingness to be flexible in the rental rate would be most appreciated. We look forward to bringing much more than weight loss to members. A return of health & their quality of life.

All the best,

Matthew Karres

Matthew Karres
702-279-0339
happymilk1@aol.com



3



**COMMUNITY DEVELOPMENT
AND RESOURCES
COMMISSION
AGENDA REPORT**

COMMISSIONERS

Gary Brice, Chair
Ron Daugherty Linda Dash
Mary McWatters Jim Murphy, III
Manuel Pinto Fred Warchol

MEETING DATE: August 15, 2018

TO: Chair and Commissioners

FROM: Greg Thompson, Senior Planner

SUBJECT: Recommendation to open the hearing and obtain testimony from the public, and make an Environmental Determination and adopt Resolution No. CDRC 054-18 approving Conditional Use Permit No. 552-18 (Morabilt Trailers)

RECOMMENDED COMMISSION ACTION:

It is recommended that Commission:

1. Open the public hearing and take any testimony from the public; and
2. Make the determination that the project is categorically exempt under the California Environmental Quality ACT (CEQA) guideline section: 15301 "Existing Facilities" exemption; and
3. Adopt Resolution No. CDRC 054-18 approving Conditional Use Permit No. 552-18

I. BACKGROUND:

A Conditional Use Permit Application has been submitted by Michael Mora proposing to establish a welding and fabrication shop.

II. ANALYSIS:

Site Location: The subject property is located on the south side of Railroad Ave at the intersection of Railroad Ave and High St. The site is located within a Business Park (B-P) Zone District and has a General Plan land use designation of Business Park. The applicant will be required to conduct all business indoors, no welding or fabrication will be allowed to

take place within the parking lot area. The applicant will also be required to store all equipment belonging to the business indoors.

Description of surrounding uses: The areas immediately adjacent to the subject property are all Business Park: South, East, West, and North with similar uses in the immediate vicinity of the property. All of the anticipated uses for the project are consistent with uses described within the Atwater Municipal Code and designated zoning.


III. PUBLIC PARTICIPATION:

The Public Hearing notice was adequately noticed and advertised.

IV. STEPS FOLLOWING APPROVAL:

Following adoption of Resolution No. CDRC 054-18 approving CUP No. 552-18 the Recording Secretary will record the CUP and Resolution with the Merced County Recorders office.

Submitted by: _____
Greg Thompson, Senior Planner

Approved by:  _____
Lori Waterman, Interim City Manager

Attachments:
1. Resolution



COMMUNITY DEVELOPMENT AND RESOURCES COMMISSION OF THE CITY OF ATWATER

RESOLUTION NO. CDRC 054-18

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AND RESOURCE COMMISSION OF THE CITY OF ATWATER APPROVING CONDITIONAL USE PERMIT 552-18

WHEREAS; the Community Development and Resource Commission of the City of Atwater reviewed Conditional Use Permit No. 552-18 as submitted by Michael Mora, requesting to establish a welding and fabrication facility located at 610 Railroad Ave.

WHEREAS; said application was reviewed by the Community Development and Resource Commission of the City of Atwater on August 15, 2018; and,

WHEREAS; this project is not subject to review under the provisions of the California Environmental Quality Act (CEQA); and,

WHEREAS; () person(s) spoke in favor of the amendment, () person(s) spoke in opposition of the amendment, and () written comment(s) have been received either in opposition or in favor of the project; and,

WHEREAS; the site can accommodate the proposed use and not have a detrimental effect on the health, safety, and welfare of the neighborhood nor have any adverse effect on the community; and,

WHEREAS; the Community Development and Resource Commission finds that the following findings can be made for this amended Site Plan:

1. That this application proposes to operate a welding and fabrication shop in an existing facility.
2. That the site is located in a Business Park (B-P) Zone District. A welding and fabrication shop is permitted in the Business Park Zone District with an approved Conditional Use Permit.
3. That this site is designated by the Atwater General Plan as Business Park.
4. That this use is consistent with the purpose and intent of the Business Park Zone District.

5. That all the mandatory findings set forth in section 17.71.010 of the Atwater Zoning Ordinance can be made.
6. That the public hearing for this application has been adequately noticed and advertised.

NOW THEREFORE BE IT RESOLVED, that the **Community Development and Resource Commission** of the City of Atwater does hereby approve Conditional Use Permit No. 552-18 subject to the following conditions:

1. If any construction is to occur associated with the business the applicant shall submit Tenet Improvement (T.I.) plans to address the changes to the interior of the building. Plans shall be generated by an Architect or Engineer licensed within the State of California.
2. That the project shall comply with the most current California Code of Regulations Title 24, parts 1 through 12, the most current Health and Safety Codes and the most current Fire and Life Safety Codes, all along with the California State Amendments. All building permit applications received by the City of Atwater Building Division on or after January 1, 2015, shall comply with parts 1 through 10 and part 12 of the 2016 edition of the California Code of Regulations Title 24.
3. That there shall be in compliance with the most recent Americans with Disabilities Act (ADA) regulations.
4. That the applicant shall comply with all conditions of the Merced County Division of Environmental Health including the handling of all potentially hazardous material.
5. That the applicant shall comply with all requirements of any State-required licensing.
6. That the applicant shall equip the building with a fire extinguisher. Said fire extinguisher shall have current State Fire Marshall service tags.
7. That the applicant shall store all materials and parts related to the use indoors.
8. That the applicant shall comply with all of the conditions of approval prior to issuance of a Business license.
9. That the Planning Commission shall retain the right to reconsider Conditional Use Permit No. 552-18 at any time.
10. That any violation of the Atwater Municipal Code shall be grounds for revocation of the Conditional Use Permit.

11. That this CUP shall expire in six (6) months from the day of approval if the operation has not started.

12. The applicant or applicant's successor in interest shall indemnify and defend and hold harmless the City of Atwater, its agents, officers and employees from any and all claims, actions, or proceedings against the City of Atwater, its agents, officer and employees to attack, set aside, void or annul any approval by the City of Atwater and its advisory agency appeal board or legislative body concerning this application, which action is brought within applicable statutes of limitation. The City of Atwater shall promptly notify the applicant or applicant's successor in interest of any claim or proceedings and shall cooperate fully in the defense. If the city fails to do so, the applicant or applicants successor in interest shall not thereafter be responsible to defend, indemnify or hold the City harmless. This condition may be placed on any plans or other documents pertaining to this application.

The foregoing resolution is hereby adopted this 15th day of August, 2018.

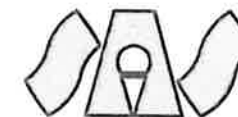
AYES:
NOES:
ABSENT:

APPROVED:

GARY BRICE, CHAIRMAN

ATTEST:

MARK PEREIDA, SECRETARY



**SPUMONI
ARCHITECTURAL
SERVICES**

PO BOX 81
LE GRAND, CA 95333-0081
TELEPHONE (209) 389-4518
E-MAIL spumoniarchitect@att.net

MICHAEL JAMES MORONI
ARCHITECT C-17,339

CONSULTANT

CONDITIONAL USE
PERMIT APPLICATION
FOR:

**MORABILT
TRAILERS**
(209) 564-1457

APN 003-160-024-000
640 RAILROAD AVENUE
ATWATER,
CALIFORNIA
95301

MARK	DATE	DESCRIPTION
SD	08/01/17	CONDITIONAL USE PERMIT

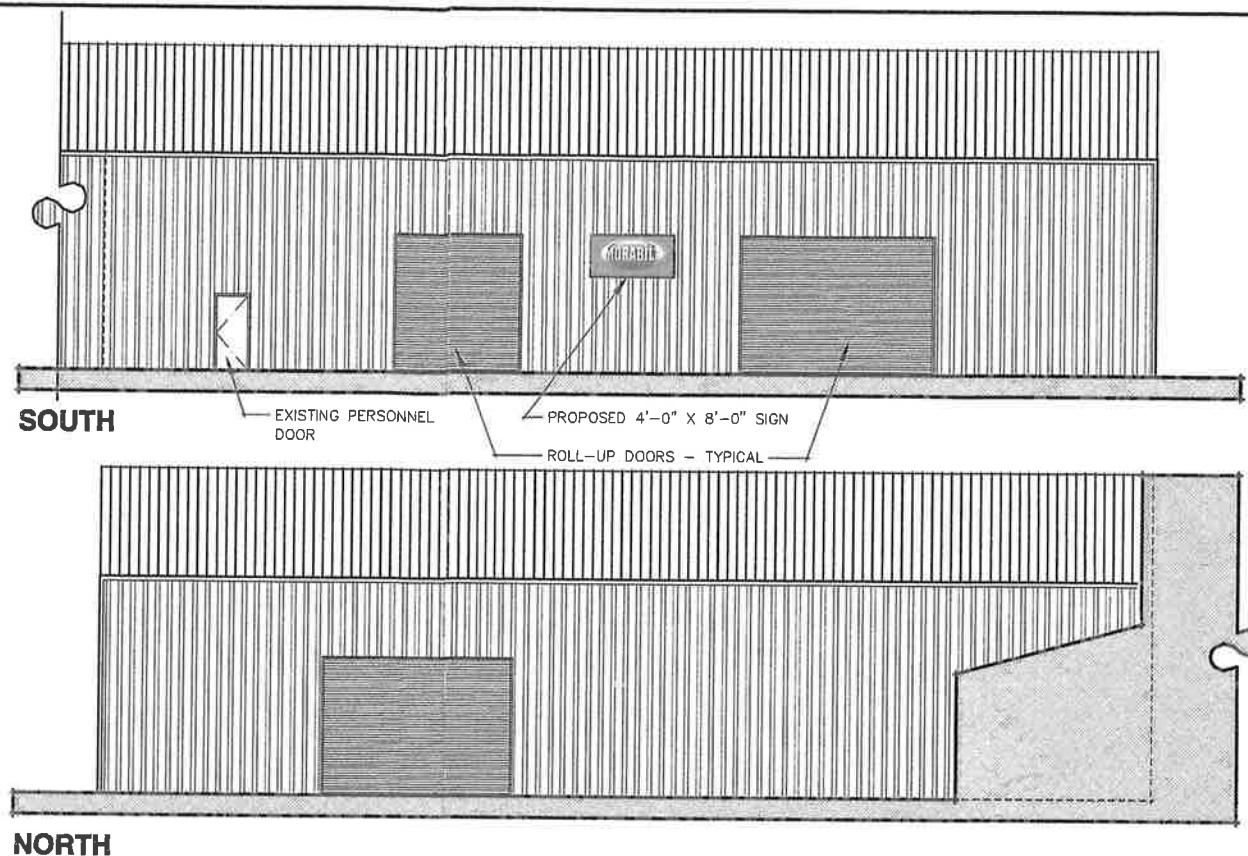
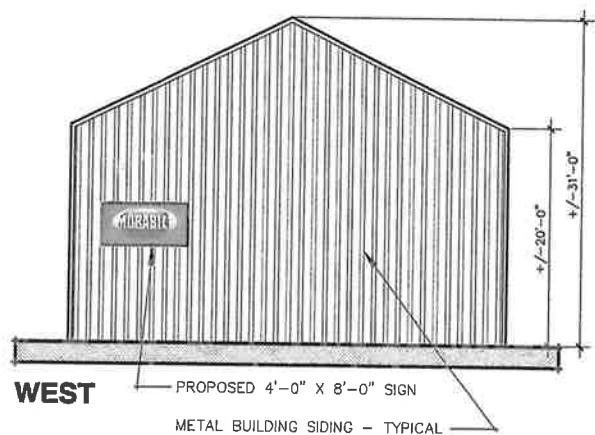
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17005
CAD DRAWING FILE:
17005 A-101.AEC
DRAWN BY:
MJM
CHECKED BY:
MJM
CHECK AND VERIFY ALL DIMENSIONS BEFORE
PROCEEDING WITH THE WORK.
REPORT DISCREPANCIES TO THE ARCHITECT.
THE DRAWINGS, IDEAS, AND DESIGN
REPRESENTED ON THIS SHEET ARE THE
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CONDITIONAL
USE PERMIT
DRAWINGS

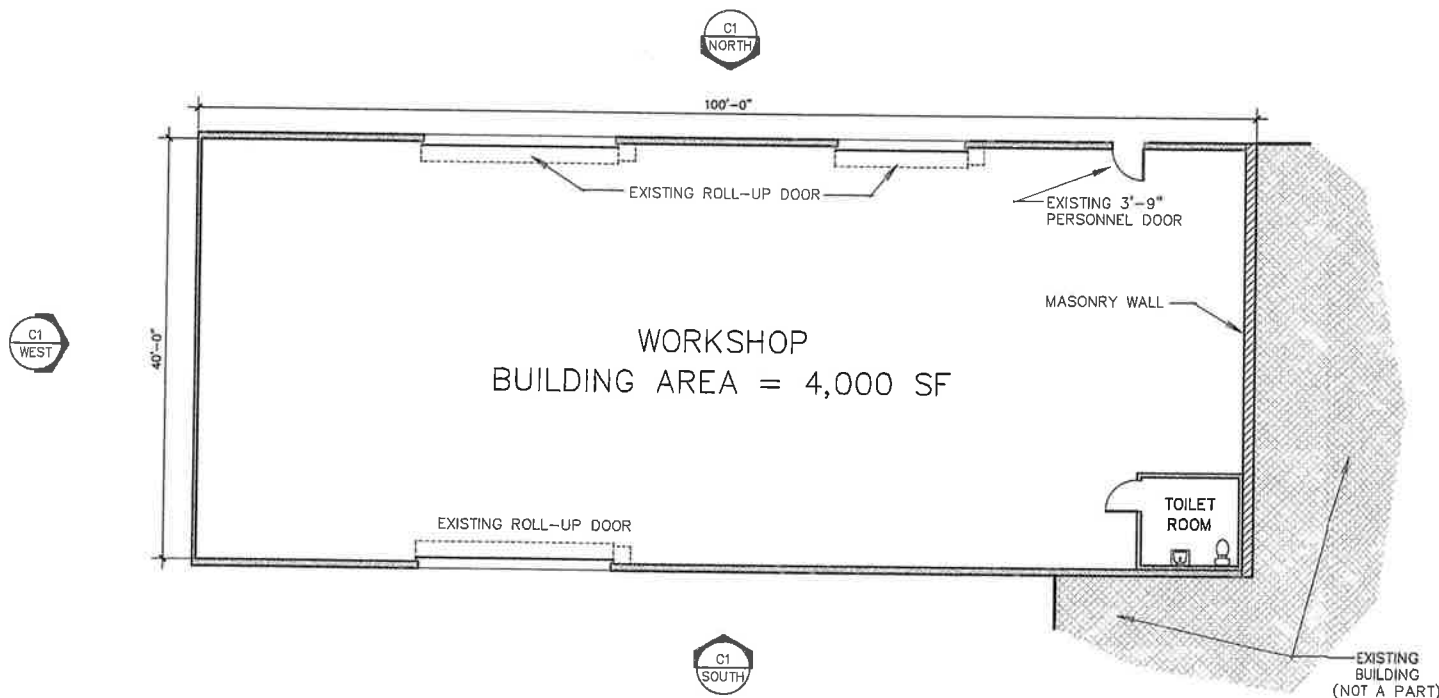
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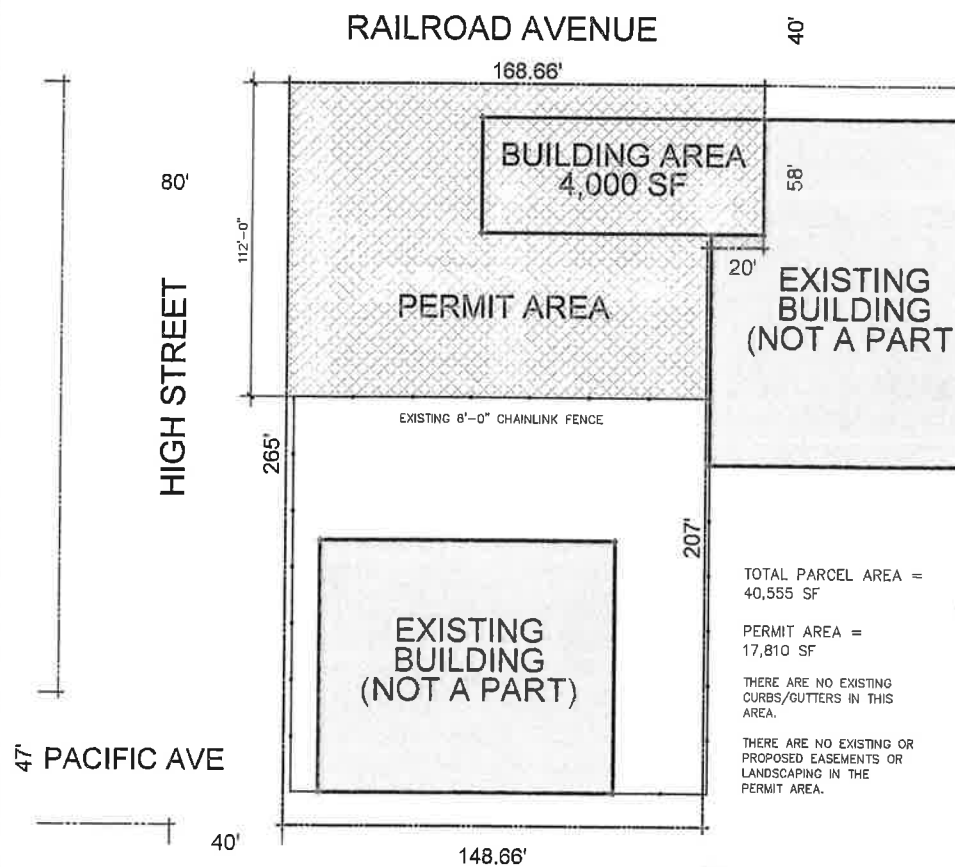
SHEET 01 OF 01



C1 EXTERIOR ELEVATIONS
1/8"=1'-0"



A1 EXISTING FLOOR PLAN
1/8"=1'-0"



A4 EXISTING SITE PLAN
1"=30'-0"



TOTAL PARCEL AREA =
40,555 SF
PERMIT AREA =
17,810 SF
THERE ARE NO EXISTING
CURBS/GUTTERS IN THIS
AREA.
THERE ARE NO EXISTING OR
PROPOSED EASEMENTS OR
LANDSCAPING IN THE
PERMIT AREA.

PLT DATE/TIME: 6/17/2017 11:56:4M
PATH NAME: A:\17005_ADRG_BLT_TRAILERS\17005 A-101.AEC
PLOT SCALE: 1/8"



4



**COMMUNITY DEVELOPMENT
AND RESOURCES
COMMISSION
AGENDA REPORT**

COMMISSIONERS

Gary Brice, Chair
Ron Daugherty Linda Dash
Mary McWatters Jim Murphy, III
Manuel Pinto Fred Warchol

MEETING DATE: August 15, 2018

TO: Chair and Commissioners

FROM: Greg Thompson, Senior Planner

SUBJECT: Recommendation to open the hearing, obtain testimony from the public, and make an Environmental Determination and adopt Community Resolution No. 060-18 approving Site Plan No. 712-18 (APN 001-146-003)

RECOMMENDED COMMISSION ACTION:

It is recommended that Commission:

1. Open the public hearing and take any testimony from the public; and
2. Make the determination that the project is categorically exempt under the California Environmental Quality Act (CEQA) guideline section: 15303(c) "New Construction" exemption; and
3. Adopt Resolution No. CDRC 060-18 approving Site Plan No. 712-18

I. BACKGROUND:

Staff has received a Site Plan application from Jacob Harvey, representing the Sycamore Industries LLC., proposing to construct one light industrial building.

Currently this site is surrounded by the following uses: to the north the property is bordered by the city's stormwater detention basin, the south of the property is bordered by Hwy 99, the west of the property is bordered by Oroweat Baking and R&R Cycles, and to the east the property is bordered by a vacant lot.

The site is currently vacant. The applicant is proposing new construction at 1715 Sycamore Ave. No previous approvals have been reviewed for this site and the owner has recently purchased the property.

II. ANALYSIS:

Site Location: The project site is located within a Business Park (B-P) Zoning district and has a General Plan land use designation of Business Park This site is approximately .35+/- acres in area and is known as Merced County Assessor's Parcel No. 001-146-003

Applicant is proposing to construct one 3,200 square foot light industrial building. Applicant has provided 8 onsite parking stalls which meet the required amount of parking for the site, (one stall per 400 square feet of building floor area- $3,200/400=8$). Applicant will be required to provide 10% of the available on-site space to meet the city of Atwater's landscaping policy

All parcels located at 1715 Sycamore Ave. are required to keep all of their storm drainage onsite. Applicant has provided an area(s) to store their storm drainage; calculations for the storm drainage retention area(s) will be reviewed and approved with submittal of on-site construction drawings.

Description of surrounding uses: The areas immediately adjacent to the subject property are all Commercial: South, East, West, and North with similar uses in the immediate vicinity of the property. All of the anticipated uses for the project are consistent with uses described within the Atwater Municipal Code and designated zoning.

III. PUBLIC PARTICIPATION:


The Public Hearing notice was adequately noticed and advertised.

This project qualifies for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guideline Section 15303(c).

IV. STEPS FOLLOWING APPROVAL:

Following adoption of Resolution No. CDRC 060-18 approving Site Plan No. 712-18 the Recording Secretary will record the CUP and Resolution with the Merced County Recorders office.

Submitted by: _____
Greg Thompson, Senior Planner

Approved by:  _____
Lori Waterman, Interim City Manager

Attachments:

1. Resolution



**COMMUNITY DEVELOPMENT
AND RESOURCES COMMISSION
OF THE CITY OF ATWATER**

RESOLUTION NO. CDRC 060-18

A RESOLUTION OF THE COMMUNITY DEVELOPMENT AND RESOURCES COMMISSION OF THE CITY OF ATWATER DETERMINING THAT THE PROJECT IS CATEGORICALLY EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINE SECTION 15303 (C) "New Construction exemption" and approval of Site Plan No. 712-18

WHEREAS, the Community Development and Resources Commission of the City of Atwater reviewed Site Plan No. 712-18, as submitted by K-12 Sycamore Industries LLC, on behalf of Cory Britton and Thomas Hogan; and,

WHEREAS, said application was reviewed by the Community Development and Resources Commission of the City of Atwater on Wednesday, August 15, 2018; and,

WHEREAS, the Community Development and Resources Commission held a duly noticed public hearing as required by laws to consider all of the information presented by staff, information from the project proponent, and public testimony presented in writing and at the meeting; and,

WHEREAS, ___ person(s) spoke in favor of the project, ___ person(s) spoke in opposition of the project and ___ written comment(s) have been submitted either in opposition or in favor of the project; and,

WHEREAS, the site can accommodate the aforesaid use and proposed structure and not have a detrimental effect on the health, safety, and welfare of the neighborhood nor have an adverse effect on the community; and,

WHEREAS this project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15303(c); and,

WHEREAS, the Community Development and Resources Commission finds that the following findings can be made for this site and architectural plan:

1. That the site is located within a Business Park (B-P) Zone District.
2. That the site is designated as Business Park by the Atwater General Plan.
3. That this use is considered a Site Plan and with the conditions set forth by this resolution will meet the intent of the Planned Development Zone District.
4. That this project is consistent with all elements of the Atwater General Plan.
5. That all the mandatory findings set forth in Section 17.38.010 of the Atwater Zoning Ordinance can be made.
6. That this project qualifies for a categorical exemption from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guideline Section 15303(c)

WHEREAS, subject to the conditions identified below, the use is in conformance with the codes and standards of the City of Atwater; and,

NOW, THEREFORE, BE IT RESOLVED, that the Community Development and Resources Commission of the City of Atwater does hereby approve Site Plan No. 712-18 subject to the following conditions:

1. That the Community Development and Resources Commission shall retain the right to reconsider Site Plan No. 712-18 at anytime.
2. That this Site Plan shall expire in six (6) months from the day of approval if the business has not started. A six month extension may be granted by the Community Development and Resources Commission.
3. The applicant or applicant's successor in interest shall indemnify and defend and hold harmless the City of Atwater, its agents, officers and employees from any and all claims, actions or proceedings against the City of Atwater, its agents, officers and employees to attack, set aside, void or annul any approval by the City of Atwater and its advisory agency appeal board or legislative body concerning this advisory agency appeal board or legislative body concerning this application, which action is brought within applicable statutes of limitation. The City of Atwater shall promptly notify the applicant or applicant's successor in interest of any claim or proceedings and shall cooperate fully in the defense. If the City fails to do so, the applicant or applicant's successor in interest shall not thereafter be responsible to defend, indemnify or hold the City harmless. This condition may be placed on any plans or other documents pertaining to this application.

The foregoing resolution is hereby adopted this 15th day of August, 2018.

AYES:

NOES:

ABSENT:

APPROVED:

GARY BRICE, CHAIRMAN

ATTEST:

MARK PEREIDA, SECRETARY

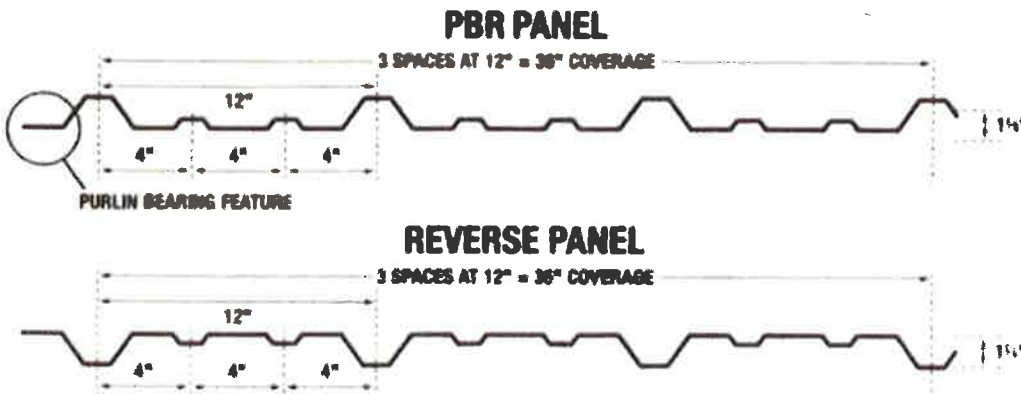
Superior coatings coupled with reliable product engineering provide excellence in building system construction solutions.

Ceram-A-Star®1050 Panel Colors

The next generation silicone-polyester Cool Chemistry® coating system is here! Engineered by Akzo Nobel Coatings Inc.* to provide a 40-year film integrity warranty against peeling, flaking or loss of adhesion, these coatings also offer high solar reflectivity in medium and dark colors. The CERAM-A-STAR1050 coatings dramatically reduce energy consumption and associated costs especially in hot, sunny climates.

CERAM-A-STAR1050 outperforms similar coatings based on real-world exposure testing in South Florida. Its use of proprietary resin technology and ceramic pigments provide exceptional exterior durability as well as energy savings. It is available in a full spectrum of colors with a 30-year performance warranty covering chalking and fading. Coatings accommodate "cool" technology and "green building" compliance.

* Akzo Nobel Coatings Inc. produces coatings recognized as the highest quality in the industry. Adhering to tight quality control procedures, they meet and exceed specifications and standards set forth by the American Society for Testing and Material (ASTM) and ISO 9001 certification.



26 Gauge Stock Colors with Trim Available in all Colors
Standing seam available in two colors - White and Galvalume®

Actual color may vary slightly from color samples shown. If color choice is critical, request a color sample. Because of changing trends in color popularity, the colors illustrated are subject to change without notice.

POLAR WHITE TSR 0.64



PEARL GRAY TSR 0.37



SLATE GRAY TSR 0.25



BURNISHED SLATE TSR 0.32



BRITE RED TSR 0.34



RUSTIC RED TSR 0.27



SAHARA TAN TSR 0.51



LIGHTSTONE TSR 0.40



COLONY GREEN TSR 0.35



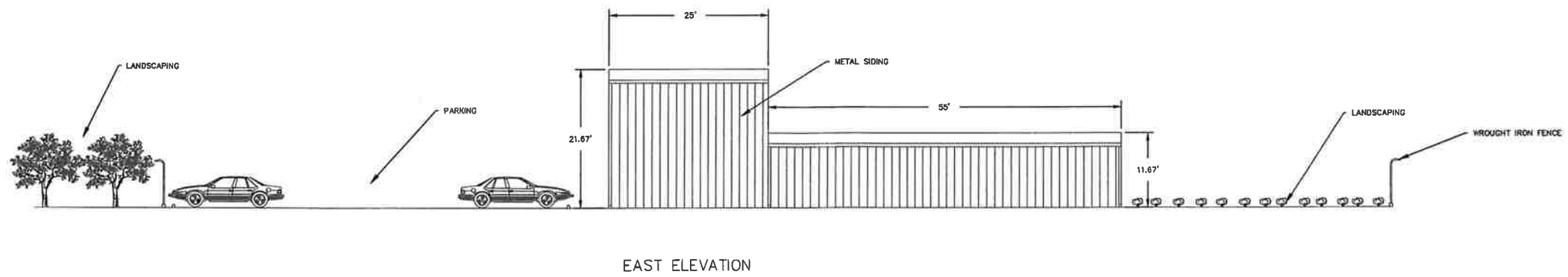
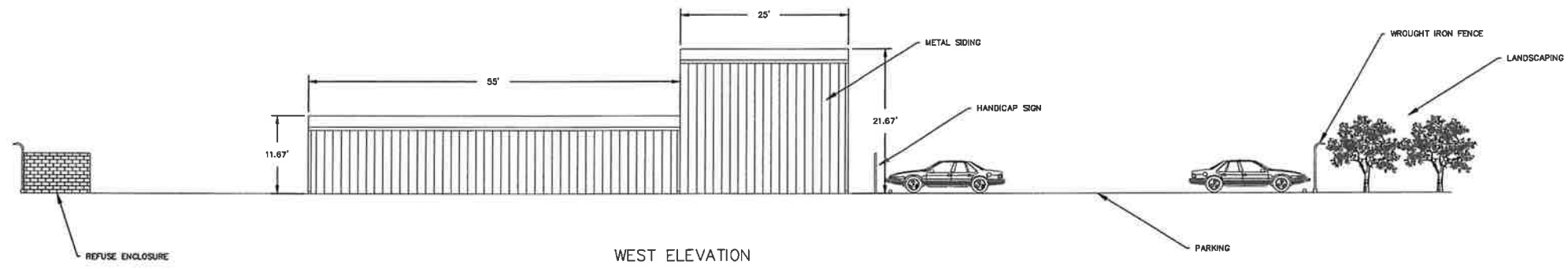
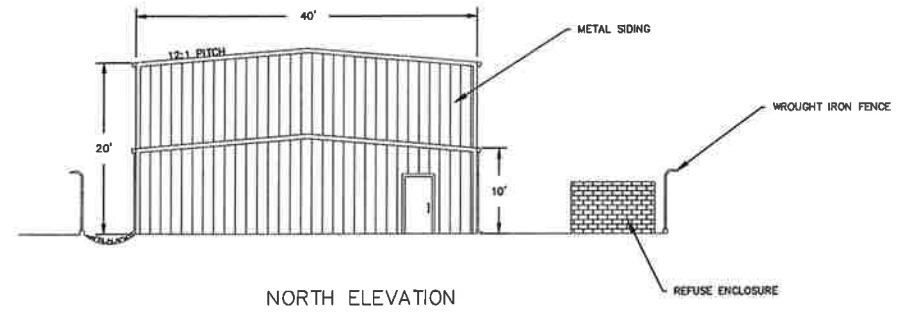
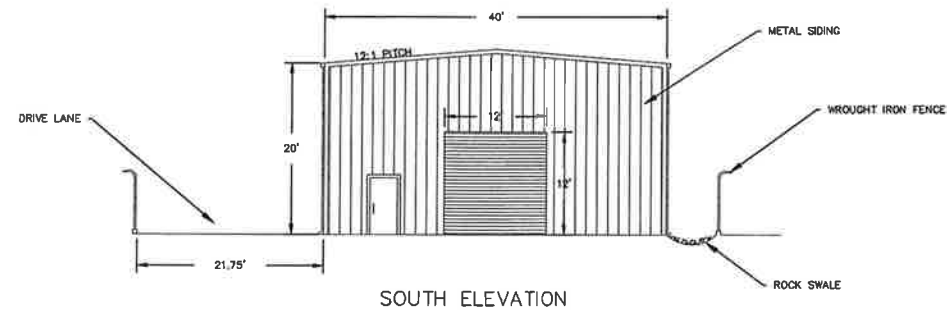
FERN GREEN TSR 0.30



HAWAIIAN BLUE TSR 0.33



GALLERY BLUE TSR 0.25



REV #	DATE	APPROVED	REVISIONS DESCRIPTION

GK Giuliani & Kull, Inc.
Engineers • Planners • Surveyors

440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
(209) 847-8726 Fax (209) 847-7323
Auburn • San Jose • Oakdale



ELEVATIONS

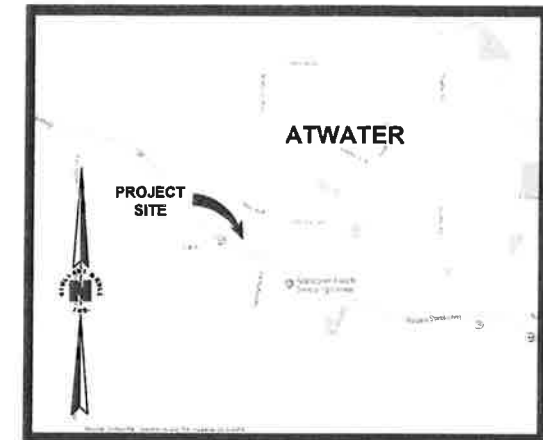
INDUSTRIAL BUILDING
1715 SYCAMORE AVENUE
ATWATER, CALIFORNIA

SCALE	1"=10'
DRAWN BY	JAH
DESIGNED BY	JAH
CHECKED BY	WFK
DATE	7/18/18

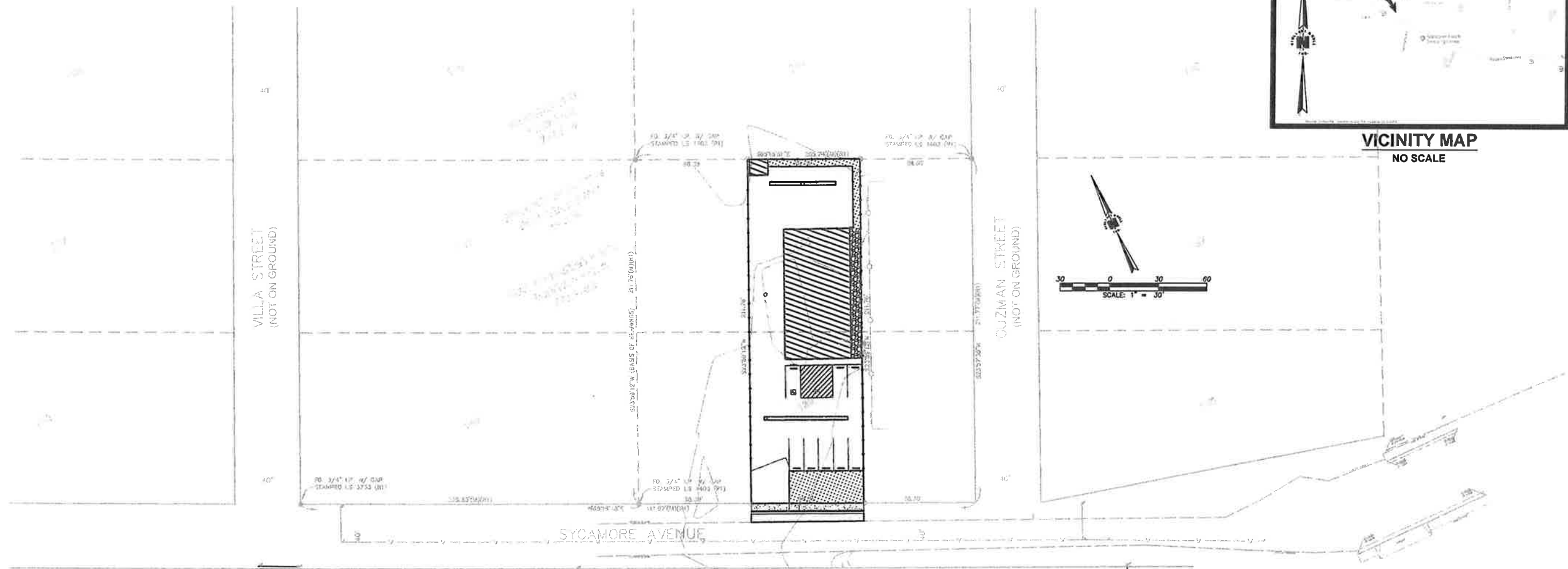
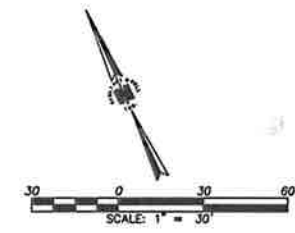
SHEET
C-08
OF 8
JOB NO.
18151

INDUSTRIAL BUILDING 1715 SYCAMORE AVENUE

ATWATER, CALIFORNIA



VICINITY MAP
NO SCALE



ABBREVIATIONS

@	AT	HORIZ	HORIZONTAL	SNS	STREET NAME SIGN
AB	AGGREGATE BASE	MAX	MAXIMUM	STA	STATION
AC	ASPHALT CONCRETE	MH	MAN HOLE	STD	STANDARD
BDRY	BOUNDARY	MIN	MINIMUM	SW	SIDEWALK
C & G	CURB AND GUTTER	N	NORTH	SS	SEWER SERVICE
c or CL	CENTERLINE	NTS	NOT TO SCALE	S	SEWER
CO	CLEAN OUT	OG	ORIGINAL GROUND / GRADE	TEMP	TEMPORARY
CONC	CONCRETE	P	PAVEMENT	TG	TOP OF GRATE
DET	DETAIL	PP	POWER POLE	THRU	THROUGH
DIA	DIAMETER	t or PL	PROPERTY LINE	TOW	TOP OF WALL
DW	DRIVEWAY	PT	POINT		
D OR SD	STORM DRAIN	PUE	PUBLIC UTILITY EASEMENT		
ELEV	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE		
EP	EDGE OF PAVEMENT	R	RADIUS		
ESMT	EASEMENT	RCP	REINFORCED CONCRETE PIPE (SPUN)		
EX OR EXIST	EXISTING	RET	RETURN		
FG	FINISH GRADE	R.O.W.	RIGHT OF WAY		
FH	FIRE HYDRANT	RT	RIGHT		
f or FL	FLOW LINE	SCH	SCHEDULE		
GB	GRADE BREAK	SHT	SHEET		
		SNS	STREET NAME SIGN		
		STA	STATION		

CONTACTS

CIVIL ENGINEER GIULIANI & KULL, INC. CONTACT: JACOB HARVEY, P.E. 440 S. YOSEMITE AVENUE, SUITE A OAKDALE, CA 95361 PHONE: (209) 847-8726 EXT. 207	OWNER SYCAMORE INDUSTRIES LLC 2800 STANDIFORD AVENUE, SUITE 16B, NO 133 MODESTO, CALIFORNIA 95350 PHONE: 209-604-5280
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LEGEND

EXISTING	PROPOSED
EX PIPE	PROPOSED SD PIPE
EX CURB	PROPOSED SS PIPE
EX CONTOUR	PROPOSED DEMOLITION
EX R.O.W. / PROPERTY LINE	PROPOSED ASPHALT
EX LOT PROPERTY LINE	CONCRETE
EX 10' & 25' P.U.E.	PROPOSED BUILDING
EX SPOT ELEVATION	

SHEET INDEX

SHT #	SHEET DESCRIPTION
C-01	COVER SHEET
C-02	GENERAL NOTES
C-03	TOPOGRAPHY & DEMOLITION PLAN
C-04	SITE PLAN
C-05	GRADING & UTILITY PLAN
C-06	CONSTRUCTION DETAILS
C-07	EROSION CONTROL PLAN
C-08	ELEVATIONS

WDID NO: EXEMPT



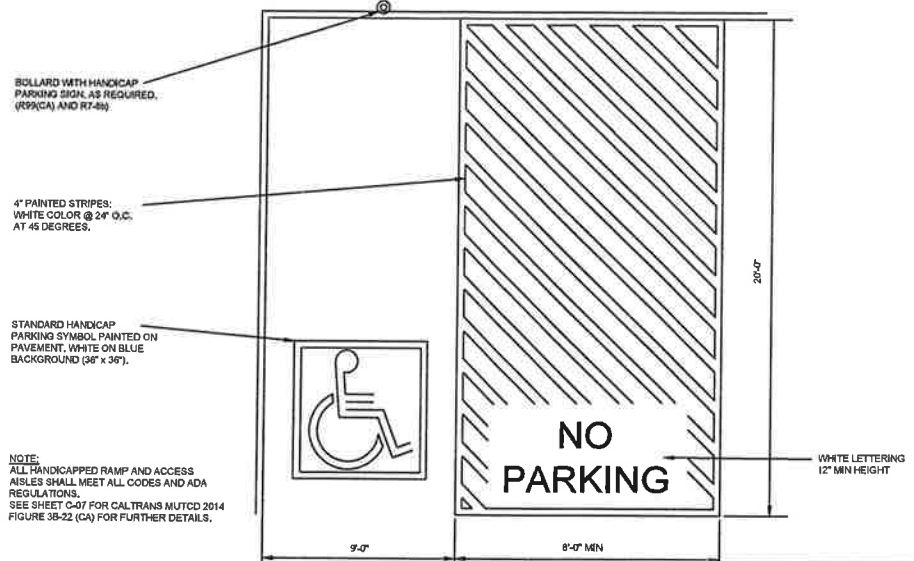
REV #	DESCRIPTION	DATE	APPROVED

GK Giuliani & Kull, Inc.
 Engineers • Planners • Surveyors
 440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361
 (209) 847-8726 Fax (209) 847-7323
 Auburn • San Jose • Oakdale



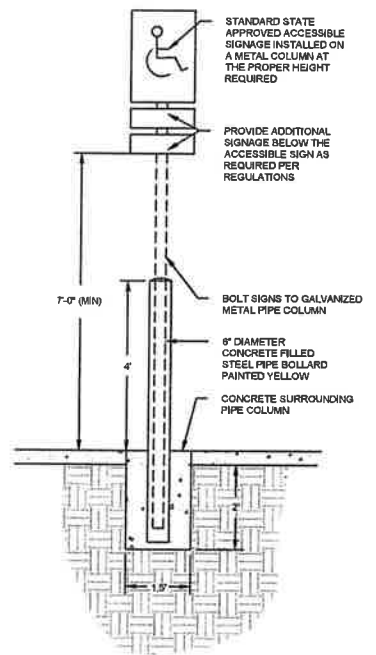
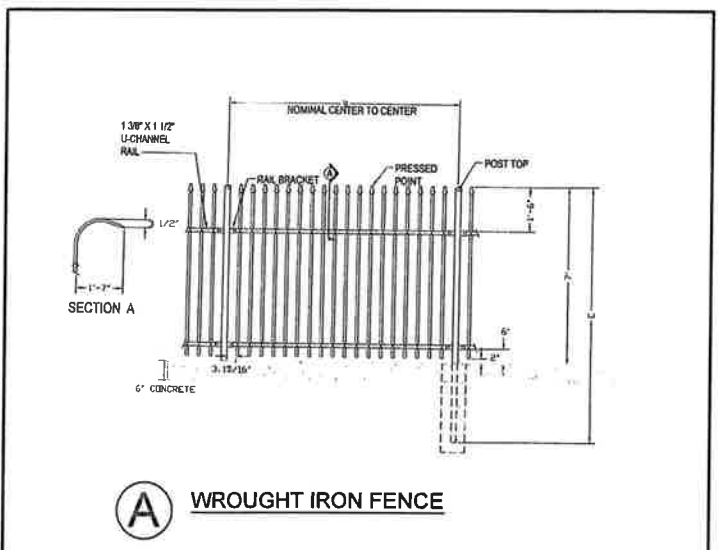
COVER SHEET
 INDUSTRIAL BUILDING
 1715 SYCAMORE AVENUE
 ATWATER, CALIFORNIA

SCALE	1"=30'
DRAWN BY	JAH
DESIGNED BY	JAH
CHECKED BY	WFK
DATE	7/18/18
SHEET	C-01
OF	8
JOB NO.	18151



ON-SITE STRIPING LEGEND	
TRAFFIC STRIPING	SURFACES SHOULD BE CLEAN, DRY, TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT WHITE TM5494
CURB STRIPING	SURFACES SHOULD BE CLEAN, DRY, TOP COAT SHERWIN WILLIAMS - PRO PARK TRAFFIC MARKING PAINT RED 6503
ADA STRIPING	SURFACES SHOULD BE CLEAN, DRY, TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE

NOTE:
IF, DURING DEMOLITION OR CONSTRUCTION ACTIVITIES, EXISTING CURB AND GUTTER IS DAMAGED AT ANY LOCATION ON SITE, IT SHALL BE REMOVED AND REPLACED.



ACCESSIBLE PARKING SIGN & BOLLARD
SCALE: NTS



R99 (CA) SIGN

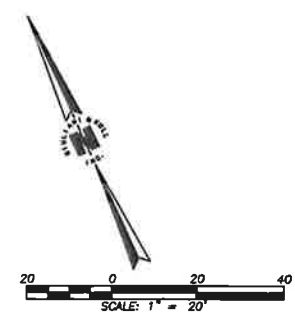
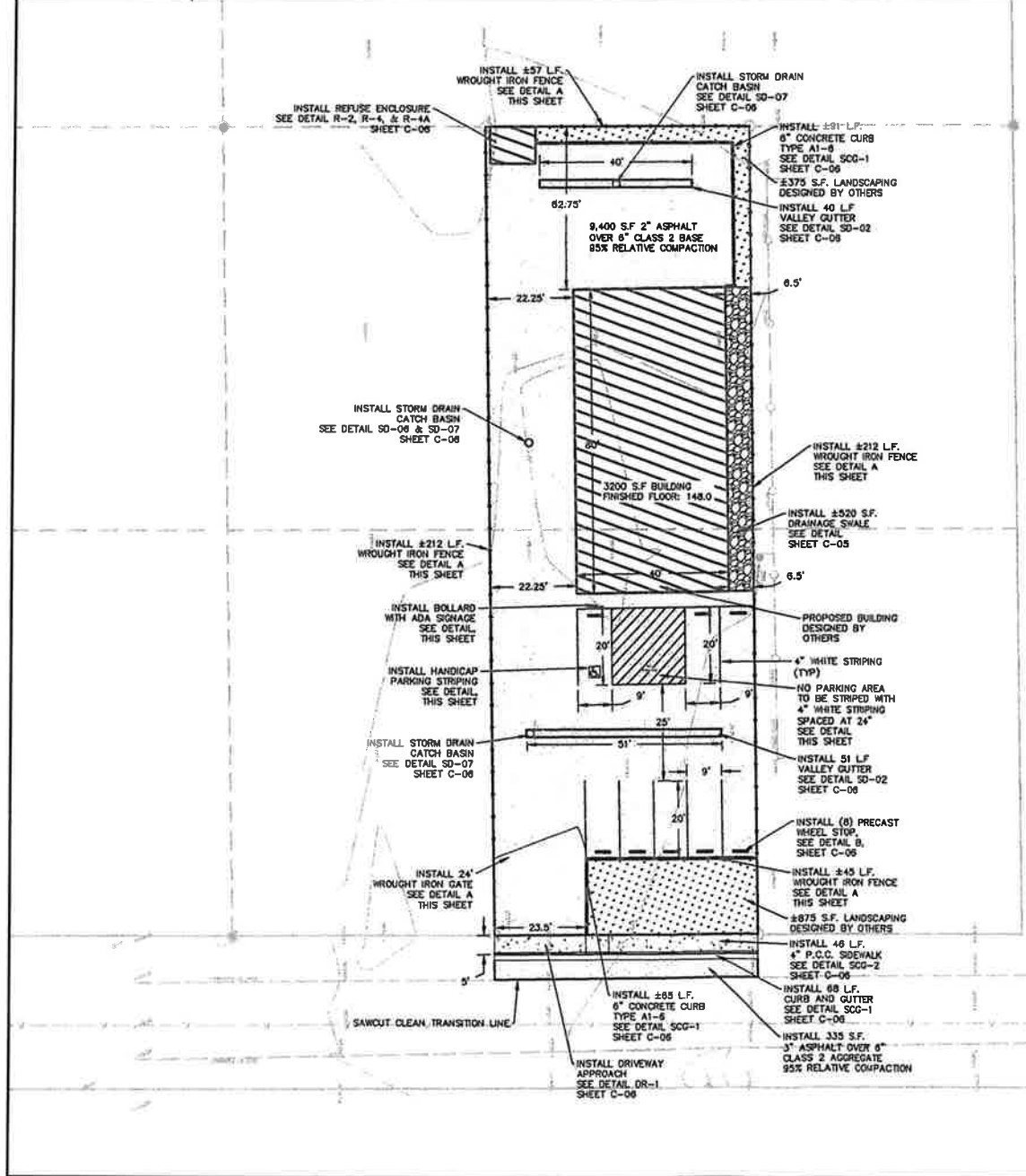


R99B(CA) SIGN



R7-2b SIGN

SITE ACCESSIBILITY NOTES:
INCLUDED WITHIN THE SCOPE OF THIS PROJECT IS ALL NECESSARY WORK TO BRING THE SITE UP TO CURRENT ACCESSIBILITY REQUIREMENTS. AS SUCH, ALL NEWLY CONSTRUCTED FACILITIES SHALL MEET ALL CURRENT FEDERAL AND STATE REQUIREMENTS FOR ACCESSIBLE FACILITIES INCLUDING 2010 CBC, 11B 208, 11B 216, 11B 902, AND 11B 703.
NEW STRIPING AND SIGNAGE SHALL BE INSTALLED PER PLAN, WITH ATTENTION GIVEN TO PROPER MATERIALS, AND CONFORMING TO THE CITY OF SAN JOSE, STATE OF CALIFORNIA, AND FEDERAL STANDARDS AND SPECS.



STRUCTURAL SECTION LEGEND

- VALLEY GUTTER CONCRETE (7,500 PSI @ 28 DAYS)
4" PORTLAND CEMENT CONCRETE
NATIVE SOIL (95% COMPACTION).
- PAVED AREA
2" ASPHALT CONCRETE
6" CLASS 2 BASE ROCK (95% COMPACTION).
- ROCK SWALE AREA
2 1/2" ROUND RIVER ROCK
NATIVE SOIL (95% COMPACTION).



REV#	DATE	DESCRIPTION

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(209) 847-8726 Fax (209) 847-7323
Auburn • San Jose • Oakdale



SITE PLAN

INDUSTRIAL BUILDING
1715 SYCAMORE AVENUE
ATWATER, CALIFORNIA

SCALE	1"=20'
DRAWN BY	JAH
DESIGNED BY	JAH
CHECKED BY	VFK
DATE	7/18/18

SHEET
C-04
OF 8
JOB NO.
18151