

In-person participation by the public will be permitted. In addition, remote public participation is available in the following ways:

1. *Livestream online at www.atwater.org (Please be advised that there is a broadcasting delay. If you would like to participate in public comment, please use the option below).*
2. *Submit a written public comment prior to the meeting: Public comments submitted to planning@atwater.org by 4:00 p.m. on the day of the meeting will be distributed to the Planning Commission and made part of the official minutes but will not be read out loud during the meeting.*

Assistance will be provided to those requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons requesting accommodation should contact the City in advance of the meeting, and as soon as possible, at (209) 812-1031.

CITY OF ATWATER

PLANNING COMMISSION

AGENDA

Council Chambers
750 Bellevue Road
Atwater, CA 95301

November 20, 2024

CALL TO ORDER:

6:00 PM



INVOCATION:

Invocation by Police Chaplain McClellan

PLEDGE OF ALLEGIANCE TO THE FLAG:

ROLL CALL:

Kadach____, Mokha____, Sanchez-Garcia____, Sanders____, Borgwardt____

SUBSEQUENT NEED ITEMS: (The Planning 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 AS AMENDED: (This is the time for the Commission to remove items from the agenda or to change the order of the agenda.)

Staff's Recommendation: Motion to approve agenda as posted or as amended.

MINUTES:

1. October 16, 2024 – Regular Meeting

Staff's Recommendation: Approval of minutes as listed.

PETITIONS AND COMMUNICATIONS:

None

PUBLIC HEARINGS:

2. **Public Hearing to consider adopting a resolution approving Conditional Use Permit No. 24-22-0100 and Site Plan No. 24-22-0200, located at 1883 Sycamore Avenue, Atwater (APN 001-146-011).**
(Applicant: BK Industries Inc.)

Staff's Recommendation: Open the public hearing and receive any testimony given;

Close the public hearing;

Make a finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15303, Class 3 “New Construction or Conversion of Small Structures;” and adopt Resolution No. 0255-24 approving Conditional Use Permit No. 24-22-0100, and Site Plan No. 24-22-0200 located at 1883 Sycamore Avenue, Atwater (APN: 001-146-011)

3. **Public Hearing to consider adopting a resolution approving Conditional Use Permit No. 24-24-0100 and Site Plan No. 24-24-0200 for a mini storage, located at Bell Avenue, Truckee Drive, and Shasta Drive, Atwater (APN: 001-134-012).**

(Applicant: Patrick Corrigan)

Staff's Recommendation: Open the public hearing and receive any testimony given;

Close the public hearing;

Make a finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15332, Class 32 “In-Fill Development Projects”, and adopt Resolution No. 0257-24 approving Conditional Use Permit No. 24-24-0100 and Site Plan No. 24-24-0200 for a mini storage located at Bell Avenue, Truckee Drive, and Shasta Drive, Atwater (APN: 001-134-012).

REPORTS AND PRESENTATION FROM STAFF:

4. Deputy City Manager / Community Development Director Verbal Updates

COMMENTS FROM THE PUBLIC:

NOTICE TO THE PUBLIC

At this time any person may comment on any item which is not on the agenda. You may state your name and address for the record; however, it is not required. 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. Please limit comments to a maximum of three (3) minutes.

COMMISSIONER MATTERS:

ADJOURNMENT:

CERTIFICATION:

I, Kayla Rashad, Planning Commission Recording Secretary, do hereby certify that a copy of the foregoing Agenda was posted at City Hall a minimum of 72 hours prior to the meeting.



Kayla Rashad,
Planning Commission Recording Secretary

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 Community Development Department 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 Planning Commission meeting due to a disability, please contact the Planning Commission Secretary a minimum of three (3) business days in advance of the meeting at planning@atwater.org or (209) 812-1031. You may also send the request by email to



CITY OF ATWATER

PLANNING COMMISSION

ACTION MINUTES

October 16, 2024

REGULAR SESSION: (Council Chambers)

The Planning Commission of the City of Atwater met in Regular Session this date at 6:04 PM in the City Council Chambers located at the Atwater Civic Center, 750 Bellevue Road, Atwater, California;

INVOCATION:

Invocation by Chaplain Mead

PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge of Allegiance was led by Chair Borgwardt

At 6:08pm a recess was called.

The meeting resumed at 6:13pm.

ROLL CALL:

Present: *Planning Commission Members Mokha, Sanders, and Chair Borgwardt.*
Absent: *Planning Commission Members Kadach and Sanchez-Garcia*
Staff Present: *Chief Salvador, Deputy City Manager Thompson, Lieutenant Novetzke, Recording Secretary Rashad .*

SUBSEQUENT NEED ITEMS:

None

APPROVAL OF AGENDA AS POSTED OR AS AMENDED:

MOTION: Planning Commission Member Sanders moved to approve the agenda. The motion was seconded by Planning Commission Member Mokha and the vote was: Ayes: Planning Commission Members Sanders, Mokha and Borgwardt; Noes: None; Absent: Planning Commission Members Kadach and Sanchez-Garcia. The motion passed.

APPROVAL OF MINUTES:

a) August 21, 2024 – Regular Meeting

MOTION: Planning Commission Member Sanders moved to approve the minutes. The motion was seconded by Planning Commission Member Mokha and the vote was: Ayes: Planning Commission Members Sanders, Mokha and Borgwardt; Noes: None; Absent: Planning Commission Members Kadach and Sanchez-Garcia. The motion passed.

PETITIONS AND COMMUNICATIONS:

None.

PUBLIC HEARINGS:

Public Hearing to consider adopting a resolution approving Conditional Use Permit No. 24-22-0100 and Site Plan No. 24-22-0200, located at 1883 Sycamore Avenue, Atwater (APN 001-146-011).

(Applicant: BK Industries Inc.)

Deputy City Manager Thompson requested to continue the item to the November 20th Planning Commission hearing per the applicant, to allow staff and the applicant to resolve technical issues.

Chair Borgwardt opened the public hearing.

Nereida Jantz came forward to speak in favor of the project.

Daron Jantz came forward to speak in favor of the project.

No one else came forward to speak.

Chair Borgwardt closed the public hearing.

Public Hearing to consider adopting a resolution recommending City Council adopt a Zoning Ordinance Text Amendment amending Chapter 17.16 "Low Density Residential Districts" of the Atwater Municipal Code to add "R-1-5" (5,000 square foot lots) as a single-family residential district under the Low-Density Residential Zone.

(Applicant: City of Atwater)

Deputy City Manager Thompson provided background on this project.

Chair Borgwardt opened the public hearing.

No one else came forward to speak.

Chair Borgwardt closed the public hearing.

MOTION: Planning Commission Member Mokha moved to make a finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15061(b)(3), "Review for Exemption", under the common sense exemption, and adopt Resolution No. 0256-24 Recommending the City Council Adopt Zoning Ordinance Text Amendment No. 24-23-0100 Amending Chapter 17.16: "Low Density Residential Districts" of the Atwater Municipal Code, to add "R-1-5" (5,000 square foot lots) as a Single Family Residential district. The motion was seconded by Planning Commission Member Sanders and the vote was: Ayes: Planning Commission Members Mokha, Sanders and Borgwardt; Noes: None; Absent: Planning Commission Members Kadach and Sanchez-Garcia. The motion passed.

Public Hearing to consider adopting a resolution recommending the City Council of Atwater approve an Amendment to Update the Improvement Standards and Specifications of the City of Atwater

(Applicant: City of Atwater)

Deputy City Manager Thompson provided background on this project.

Chair Borgwardt opened the public hearing.

No one else came forward to speak.

Chair Borgwardt closed the public hearing.

MOTION: Planning Commission Member Sanders moved to adopt Resolution No. 0258-24 making a recommendation to the City Council of Atwater to approve an amendment and update to the Improvement Standards and Specifications of the City of Atwater by repealing the current city standards listed here: DR-1, SCG-1, SCG-2, SCG-4, SCG-5, ST-3 and replacing them with the attached improvement standards. Adopt standard details ST-8, ST-9. Repeal standard details D-1, D-5.

The motion was seconded by Planning Commission Member Mokha and the vote was: Ayes: Planning Commission Members Sanders, Mokha and Borgwardt; Noes: None; Absent: Planning Commission Members Kadach and Sanchez-Garcia. The motion passed.

Public Hearing to make a finding that the proposed shade structure for Veterans Memorial Park in Atwater, CA (APN: 005-070-001), conforms with the City's policies, codes, and guidelines for government buildings pursuant to the Atwater Municipal Code 17.12.060.

(Applicant: City of Atwater)

This item was withdrawn.

Public Hearing to consider adopting a resolution recommending City Council adopt a Zoning Ordinance Text Amendment amending Chapter 17.28 "Accessory Dwelling Units" of the Atwater Municipal Code to comply with recent changes in State law; and finding the action to be statutorily exempt from CEQA under section 21080.17 of the Public Resources Code.

(Applicant: City of Atwater)

Deputy City Manager Thompson provided background on this project.

Chair Borgwardt opened the public hearing.

No one came forward to speak.

Chair Borgwardt closed the public hearing.

MOTION: Planning Commission Member Mokha moved to Make a finding that the project is statutorily exempt from review under the California Environmental Quality Act ("CEQA") under Public Resources Code section 21080.17; and adopt Resolution No. 0259-24 Recommending the City Council Adopt Zoning Ordinance Text Amendment No. 24-28-0100 amending Chapter 17.28 "Accessory Dwelling Units" of the Atwater Municipal Code to comply with recent changes in State law. The motion was seconded by Planning Commission Member Sanders and the vote was: Ayes: Planning Commission Members Mokha, Sanders and Borgwardt; Noes: None; Absent: Planning Commission Members Kadach and Sanchez-Garcia. The motion passed.

REPORTS AND PRESENTATIONS FROM STAFF:

Deputy City Manager / Community Development Director Updates.

None.

COMMENTS FROM THE PUBLIC:

Chair Borgwardt opened the public comment.

Notice to the public was read.

No one came forward to speak.

Chair Borgwardt closed the public comment.

COMMISSIONER MATTERS:

Chair Borgwardt requested a future discussion regarding “Economic Development” specific to the City of Atwater.

Chair Borgwardt requested clarification and review of the City’s signage ordinance.

ADJOURNMENT:

Chair Borgwardt adjourned the meeting at 6:46 PM.

Don Borgwardt, Chair

By: Kayla Rashad
Recording Secretary



PLANNING COMMISSION AGENDA REPORT

PLANNING COMMISSION

Jagandeep Mokha

Donald Borgwardt Ileisha Sanders

Harold Kadach Mayra Sanchez-Garcia

MEETING DATE: October 16, 2024

TO: Chair and Commissioners

FROM: Scott Ruffalo, Planning Technician

SUBJECT: Public hearing to consider adopting a resolution approving Conditional Use Permit No. 24-22-0100 and Site Plan No. 24-22-0200 located at 1883 Sycamore Avenue in Atwater (APN: 001-146-011).

RECOMMENDED COMMISSION ACTION:

It is recommended that Planning Commission:

1. Open the public hearing and receive any testimony from the public; and,
2. Make a finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15303, Class 3 "New Construction or Conversion of Small Structures;" and,
3. Adopt Resolution No. 0255-24 approving Conditional Use Permit No. 24-22-0100, and Site Plan No. 24-22-0200 located at 1883 Sycamore Avenue, Atwater (APN: 001-146-011)

I. BACKGROUND:

The subject property is located at 1883 Sycamore Avenue, Atwater APN 001-146-011. The freestanding two-sided digital billboard will be constructed on the southwest portion of a 1.2-acre vacant lot. The proposed request for the freestanding two-sided digital billboard is intended to help support the newly established development in the area and potentially provide other advertising opportunities for businesses within the Atwater community.

II. ANALYSIS:

The applicant, BK Industries, Inc is requesting to construct a freestanding two-sided digital billboard located at 1883 Sycamore Avenue, Atwater (APN: 001-146-011). The electronic message board, including supporting structure, will be approximately forty-nine feet and in height have an envelope of 1,000 square feet and consist of one pillar. The electronic message board will be constructed of metal and have two sides with each side containing an electronic message board 37 feet and 6-inches from the finished ground surface and no higher than 49 feet. The two electronic message boards will each contain a display of approximately 380 square feet per side (760 square feet total). The sign structure will sit one pillar located approximately 24 feet 2-inches from the property line on Sycamore Avenue and 23 feet from the westerly portion property line along the Parriera Drain. The general character and aesthetic of the structure will be metal construction with a natural quartzite wall tile at the base of the structure. The electronic message boards will be used to provide advertising opportunities for the local business market as well as provide a place for creating awareness for community events.

The project is located at 1883 Sycamore Avenue, APN 001-146-011 (see Figure 1). The subject property is zoned B-P (Business Park) has a Land Use Designation of Business Park per the Atwater General Plan. Per the Atwater Municipal Code (AMC) 17.69.240, businesses located within 300 feet of the Freeway 99 right-of-way may have one freestanding sign up to 50 feet in height measured from the finished grade to the top of the sign and may exceed 250 square feet in area subject to the approval of a conditional use permit.

1. The Electronic Message Board is consistent with Sections 17.69.500(A), 17.69.240, 17.69.050(Q) and 17.69.120(H) of this Code.
2. The orientation of the face of the Electronic Message Board is not detrimental to the character of development in the immediate neighborhood and does not pose a safety risk to motorists or pedestrians.
3. The Electronic Message Board is consistent with the City's General Plan, the City's Zoning Code, City Municipal Code and all other applicable codes and regulations.

AMC 17.69.500(A) provides guidelines for several different types of signage such as monument signs, Freestanding Reader Board, Electronic Message Boards, and freestanding signs to name a few for example. The majority of the municipal code that provides guidance regarding the Freestanding Electric Message board will be located in 17.69.500 (A)(2) which is identified above and AMC 17.69.500(A)(5). AMC 17.69.500(A)(5) states all monument signs, freestanding signs, and directional signs shall be placed within the landscaped area to be equipped with a seven-day automatic irrigation system which is one of the conditions required by the applicant.

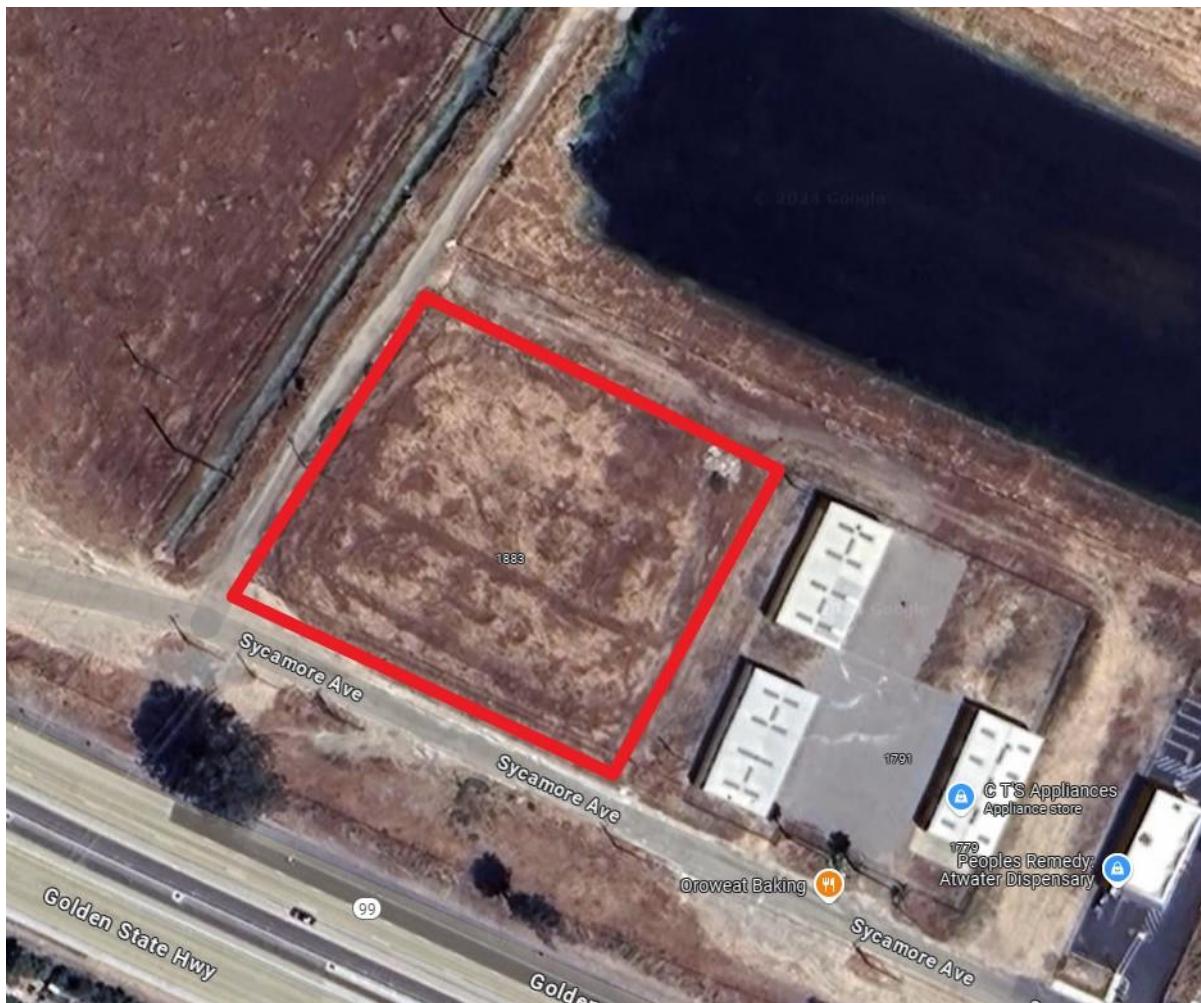
AMC 17.69.240 provides guidelines to freestanding signs within freeway corridors. For purposes of this specific request, AMC 17.69.240 provides the provision for free standing signs to exceed 250 square feet in advertising space with the approval of a conditional use permit if within 300 feet of the State Route 99 right-of-way. The proposed sign is confirmed to meet that requirement and as designed is subject to approval by the Planning Commission.

17.69.050 defines Electronic Message an Board, which states “A sign capable of displaying words, symbols, figures, or images that can be electronically or mechanically changed by remote or automatic means. The duration of a message shall be displayed for a period of no less than 20 of seconds. The transition from one message to another shall be instantaneous as perceived from the human eye and each electronic message board shall be complete in itself and shall not continue by fading, scrolling, or other manner to a subsequent message. No electronic message board shall display animated messages, including flashing, blinking, fading, rolling, dissolving, or any other effect that gives the appearance of movement. No electronic message board shall include or emit an audio message, which is also included as part of the conditions of approval and as a result the project meets the requirements outlined in item number one of section.

A ground lease or sufficient instrument, such as a rental agreement must be obtained prior to construction.

With the approval of the Conditional Use Permit the project will be consistent with the zoning ordinance and general plan with the adoption of Resolution No. 255-24.

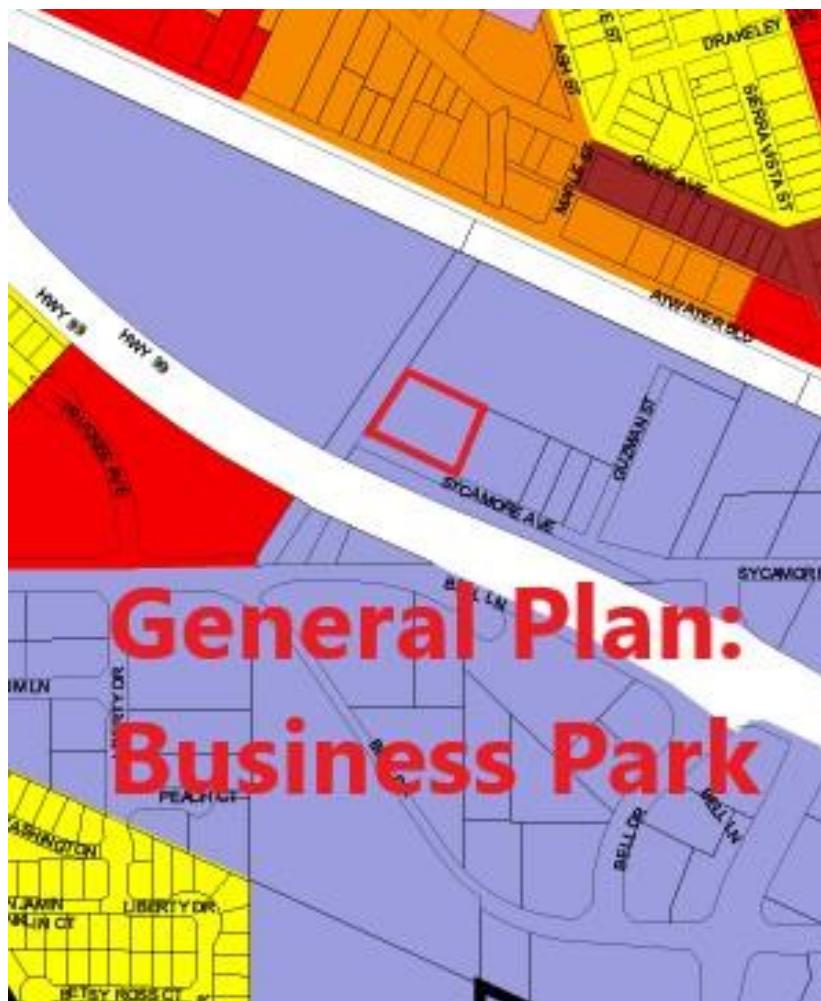
Figure 1



Description of Surrounding Uses: The parcels immediately to the north of the subject property include drainage basin. The parcels to the east include vacant shell buildings. West of the subject property is currently vacant property and the parcels to the south of the subject property is CALTRANS right-of-way (See Figure 1).

Land Use Designation: The project site has a land use designation of B-P, Business Park District Overlay (Mixed Use District). This designation is intended to accommodate a wide range of business uses and may include manufacturing operations within completely enclosed buildings, associated offices, trade schools, and supporting childcare and retail activities. The applicant is requesting a conditional use permit to allow a freestanding two-sided digital billboard to support newly established development in the area and potentially provide other advertising opportunities for businesses within the Atwater community. The Project is consistent with the land use designation.

Figure 2



Zoning: The subject property is zoned Business Park (B-P) (See Figure 3). The purpose of the B-P zone is to provide a location for Mixed Uses necessary within the City, but not suited to other commercial districts. Development of a light industrial facility is allowed through approval of a site plan review but associated signage under this zoning designation must be approved by the Planning Commission under a Conditional Use Permit Application.

Figure 3



III. FISCAL IMPACTS:

No negative fiscal impacts are anticipated with the approval of this project. This item has been reviewed by the Finance Department.

IV. LEGAL REVIEW:

This item has been reviewed by the City Attorney.

V. EXISTING POLICY:

None

VI. INTERDEPARTMENTAL COORDINATION:

The Planning Commission could affirm the staff's recommendation or make another recommendation consistent with the Atwater Municipal Code.

VII. PUBLIC PARTICIPATION:

The public will have an opportunity to provide comments on this item prior to Planning Commission action. The public will have the opportunity to provide comments on this item prior to Planning Commission action.

VIII. ENVIRONMENTAL REVIEW:

Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt under guideline section 15303, Class 3 "New Construction or Conversion of Small Structures.

Class 3 consists of construction and location of limited numbers of new, small facilities or structures.

IX. STEPS FOLLOWING APPROVAL:

Following adoption of Resolution No. 0255-24, Conditional Use Permit No. 24-22-0100 and Site Plan No. 24-22-0200 and a five-day appeal period, the signed resolutions will be given to the applicant.

Prepared by: Scott Ruffalo, Planning Technician

Submitted by: _____

Greg Thompson, Deputy City Manager / Community Development
Director

Attachments:

1. Resolution No 0255-24
2. City of Atwater Uniform Development Application
3. Operational Statement
4. Site Plan
5. Elevation



PLANNING COMMISSION OF THE CITY OF ATWATER

RESOLUTION NO. 0255-24

**A RESOLUTION OF THE PLANNING
COMMISSION OF THE CITY OF ATWATER
APPROVING CONDITIONAL USE PERMIT NO.
24-22-0100 AND SITE PLAN NO. 24-22-0200,
LOCATED AT 1883 AT SYCAMORE AVENUE IN
ATWATER (APN: 001-146-011).**

WHEREAS, the applicant proposed to operate a two sided digital billboard; and,

WHEREAS, said application was reviewed by the Planning Commission of the City of Atwater on November 20, 2024; and,

WHEREAS, this location is currently zoned Business Park and has a land use designation of Business Park; and,

WHEREAS, the proposed Conditional Use Permit No. 24-22-0100 and Site Plan 24-22-0200 would 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 Planning Commission finds that the following findings can be made for Conditional Use Permit No. 24-22-0100 and Site Plan 24-22-0200.

1. The project is consistent with the City's General Plan and Zoning Ordinance.
2. That the project is exempt under CEQA guideline 15303, Class "3 "New Construction or Conversion of Small Structures.
3. That the public hearing for this application has been adequately noticed and advertised.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Atwater does hereby approve Conditional Use Permit No. 24-22-0100 and Site Plan 24-22-0200 subject to the following conditions:

1. The permit application and as per Atwater Municipal Code Title 15, all plan submittals shall reflect the latest Building Codes and Appendices as adopted. Materials such as Designed Plans, Project Specifications, Structural Calculations, Energy Calculations, Soils Report, California Green Code Documents, and Special Inspection form (filled out by project designer), and any other applicable documents shall be included in plan submittal.
2. Plan submittals shall be submitted using the city's digital on-line permitting system, CloudPermit. If the project is submitted via hard copy plans, please send Five (5) sets of plans including the calculations and any supporting materials three (3) sets of Energy, Structural, Soils Report, California Green Code Documents, Special Inspection form, and any other applicable calculations/specifications or documents
3. The deposit amount for plan check fees will be calculated by staff after receipt of a complete Building Permit Application and must be paid prior to processing the plans for review.
4. Building plans shall reflect the most recent California Building Codes (Title 24) which consist of the Building Code volume 1 & 2.
5. Building Permit cards and city approved plans and calculations shall always be kept on the construction site. No inspection shall be conducted without these documents.
6. The construction site shall have an address clearly posted at the front of the property to provide easy recognition for both building inspectors and emergency services.
7. All Conditions of Approval for this project shall be written by the project developer on all building permit plan check sets submitted for review and approval. These Conditions of Approval shall be on, at all times, all grading and construction plans kept on the project site. It is the responsibility of the project developer to ensure that the project contractor is aware of, and abides by, all Conditions of Approval. Prior approval from the Community Development Director must be received before any changes are constituted in site design, grading, building design, building colors or materials, etc.

CALTRANS

8. All off-premises commercial advertising displays visible from the National Highway System are subject to the provisions of the California Outdoor Advertising Act (Bus. & Prof. Code Section 5200 et. seq.) and must obtain an ODA Permit from the Office of Encroachment and Outdoor Advertising Permits (OEOAP) prior to placement.

ENGINEERING

9. All improvements, public and private, shall be designed and constructed in accordance with the most recent edition of the City of Atwater Improvement Standards and Specifications and the most recent edition of the Caltrans Standard Plans and Specifications, all applicable federal, state, and local ordinances, standards, and requirements. Should a conflict arise, the governing specification shall be determined by the City Engineer.
10. The applicant shall secure and comply with all applicable federal, state and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
11. An encroachment permit shall be required for any construction including utility connections to be done in the public right of way or in public easements. The encroachment permit shall be obtained prior to the start of said work. The permit fees shall be determined per the current adopted Miscellaneous Fee Schedule.
12. The developer shall coordinate all grading and improvements with adjacent property owners to the satisfaction of the City if required due to an encroachment. Any grading or drainage onto adjacent properties shall require written approval of those property owners affected, with said approval provided to the City Engineer.
13. All broken, cracked or otherwise damaged public improvements within the course of construction, such as curb, gutter, and sidewalk, shall be saw cut, removed and replaced in accordance with applicable city standards to the satisfaction of the City Engineer.
14. For the proposed on-site improvements, the developer shall cause Improvement Plans to be prepared. The plans shall be prepared by a Licensed Civil Engineer or under his/her direction. The plans shall be prepared on 24" X 36" plan sheets and to a reasonable scale. The plans shall be in a format to be approved by the City Engineer and shall show all the proposed grading and on-site and off-site improvements for the proposed development. The title of the plan shall be shown at the top of Sheet No. 1. Sheets shall be numbered in consecutive order. An index showing the sheets contained within and as a part of the Site Improvement Plan shall be shown on Sheet 1.
15. Prior to occupancy, the developer shall supply the City with both hardcopy and electronic (Adobe PDF and AutoCAD file formats) showing plans that reflect the project as it was built (As-Builts or Record Drawings) to the satisfaction of the City Engineer. Improvement Plans hardcopy shall be on 4-mil minimum thickness translucent mylar film.

16. All utility trenches or excavations shall be excavated, backfilled, and compacted in accordance with applicable City Standards and with any conditions for paving structural sections included within this resolution.
17. The applicant shall abandon and remove from the site any existing irrigation lines and other structures found. Lines shall be plugged at the property line with concrete.
18. Should the project exceed an addition of 5,000 square feet of impervious area, the Developer shall provide for a drainage system capable of handling and disposing of all surface water originating within the Development. Said drainage system shall include any easements and structures required by the City Engineer to properly handle the drainage and shall be designed so as to prevent ponding of surface water that would create a public health hazard or nuisance.
19. Developer shall comply with Chapter 13.22 of the Atwater Municipal Code "Storm Water Management and Discharge Control" and with the City of Atwater Post Construction Standards Plan.
20. If the project exceeds an addition of 2,500 square feet of impervious area, the developer shall process a Post-Construction Stormwater BMP Operation and Maintenance Plan for review and approval to the satisfaction of the City Engineer. The applicant shall comply with the provisions of the City of Atwater Post-Construction Standards Plan.
21. If a Post-Construction Plan is required, the owner shall execute any agreements identified in the Post-Construction Standards Plan that pertain to the transfer of ownership and/or long-term maintenance of stormwater treatment or hydrograph modification BMPs to the satisfaction of the City Engineer and the Director of the Community Development Department.
22. The developer shall properly abandon or relocate any utilities conflicting with the proposed improvements as necessary or required.
23. All underground utilities shall be installed in conformance with existing City policy including without limitation the City of Atwater Subdivision and Zoning Ordinances.
24. The installation (if required) of all gas, electric, sewer, and water lines and any other below-surface utilities is to take place before the construction of any concrete curbs, gutters, sidewalks, and the surfacing of streets.
25. Applicant shall comply with all requirements of the San Joaquin Valley Air Pollution Control District (SJVAPCD).
26. The project shall be in compliance with the most recent Americans with Disabilities Act (ADA) regulations, if applicable.

27. Sight distance requirements at all street intersections shall conform to City Standards.
28. The applicant shall submit a geotechnical report together with improvement plans to the City Engineer for review and approval. The report shall include the information and be in the form as required by the City Engineer and all applicable codes. This report shall remain valid for use in future projects on this site for three years, with the approval of the chief building official.

PLANNING

29. The duration of a message shall be displayed for a period of no less than 20 seconds.
30. The transition from one message to another shall be instantaneous as perceived from the human eye and each electronic message board message shall be complete and shall not continue by fading, scrolling, or other manner to a subsequent message.
31. No electronic message board shall display animated messages, including flashing, blinking, fading, rolling, dissolving, or any other effect that gives the appearance of movement.
32. No electronic message board shall include or emit an audio message.
33. The Planning Commission shall retain the right to reconsider Conditional Use Permit No. 24-22-0100 and Site Plan No. 24-22-0200.
34. The applicant shall comply with all local, state and federal regulations.
35. This approval is dependent upon and limited to the proposals and plans contained, supporting documents submitted, presentations made to staff, and Planning Commission as affirmed to by the applicant. Any variation from these plans, proposals, supporting documents, or presentations is subject to review and approval prior to implementation.
36. The Applicant must provide a Commercial Conditional Use Permit General Plan Update Fee in accordance with the Miscellaneous Fee Schedule.
37. 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 application, which action is brought within applicable statutes of limitations. 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 20th day of November, 2024.

AYES:

NOES:

ABSENT:

APPROVED:

**DON BORGWARDT,
CHAIRPERSON**

ATTEST:

**GREG THOMPSON,
DEPUTY CITY MANAGER /
COMMUNITY DEVELOPMENT DIRECTOR**



City of Atwater

Uniform Development Application

750 Bellevue road

PL90-295-24

CUPN 24-22-0100

SP PN 24-22-0200

Phone: (209) 357-6342/357-6349

Fax: (209) 357-6348

APPLICATION FORM

Please indicate the types of application requested

- Administrative Application
- Amend Planned Development
- Amend Conditional Use Permit
- Application for Appeal
- Architectural Review
- Certificate of Compliance

- Conditional Use Permit
- Development Agreement
- General Plan Amendment
- Lot Line Adjustment
- Lot Merger
- Site Plan
- Tentative Map
- Time Extension
- Variance
- Zone Change
- Zoning Text Amendment
- Other

Describe Proposed Project:

Two Sided Digital Billboard

APPLICANT: BK Industries Inc

PHONE NO: 209-631-4247

ADDRESS OF APPLICANT: 221 Business Parkway

EMAIL: brad@bkindustriesinc.com

PROPERTY OWNER: LR-K holdings LLC

PHONE NO: 209-631-4247

ADDRESS OF PROPERTY OWNER: 221 Business Parkway Atwater

ASSESSOR'S PARCEL NUMBER: 001-146-011

Address/General Location of Property: 1883 Sycamore Ave.

EXISTING ZONING OF PROPERTY: Business Park

GENERAL PLAN DESIGNATION OF PROPERTY: Industrial

Indemnity Statement

To the fullest extent permitted by law, Developer, and Developer's successor in interest, shall defend, indemnify, and hold harmless City, and its agents, elected and appointed officials, officers, employees, consultants, and volunteers (collectively, "City's Agents") from any and all liability arising out of a claim, action, or proceeding against City, or City's Agents, to attack, set aside, void, or annul an approval concerning the project, the Development Agreement, the Conditional Use Permit, or Subsequent City Approvals. Failure by Developer to indemnify City, when required by

this condition of approval, the Development Agreement, and the Indemnification Agreement, shall constitute a material breach of the Development Agreement, the Conditional Use Permit, and Subsequent City Approvals, which shall entitle City to all remedies available under law, including, but not limited to, specific performance and damages. Failure to indemnify shall constitute grounds upon which City may rescind its approval of any applicable Conditional Use Permit. Developer's failure to indemnify City shall be a waiver by Developer of any right to proceed with the project, or any portion thereof, and a waiver of Developer's right to file a claim, action, or proceeding against City, or City's Agents, based on City's rescission or revocation of any Conditional Use Permit, Subsequent City Approvals, or City's failure to defend any claim, action, or proceeding based on Developer's failure to indemnify City. This condition may be placed on any plans or other documents pertaining to this application.

I have read, agree and accept the City Indemnity agreement

Signed: 
Applicant Date: 8-16-24
BK Industries Inc.

There are no deed restrictions on this land that would prohibit this type of use or development. I (we) LR-12 Holdings LLC depose and say that I am the property owner involved in this application and the forgoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed: 
PROPERTY OWNER DATE:
LR-12 Holdings LLC 8-16-24

PROPERTY OWNER DATE:

CITY OF ATWATER UNIFORM DEVELOPMENT APPLICATION CHECKLIST

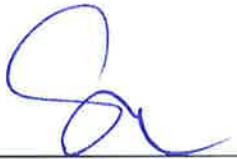
PROJECT APPLICATION: ALL ITEMS ON THE CHECKLIST MUST BE SUBMITTED WITH YOUR APPLICATION AND ALL MAPS PROPERLY FOLDED OTHERWISE IT WILL NOT BE ACCEPTED!

- One (1) completed copy of the combined Development Application form.
- Appropriate Schedule Fees (make checks payable to the City of Atwater).
- One (1) completed and signed copy of Agreement to Pay Processing Costs. (Attached)
- Ten (10) 36x24-inch site plans and five (5) 11x17 reduction of the site plan (See site plan requirements). Be prepared to submit and electronic copy of the site plan.
- Ten (10) 36x24-inch site plans and five (5) 11x17 reduction of the elevation drawings and copies of site plan (See site plan requirements). Be prepared to submit and electronic copy of the site plan.
- Ten (10) 36x24-inch site plans and five (5) 11x17 reduction of the floor plans and copies of site plan (See site plan requirements). Be prepared to submit and electronic copy of the site plan.
- Copies of the Tentative Parcel Map/Tentative Subdivision Map and will require to contain the information outlined in the Atwater Municipal Code Chapter 16 Section 16.20.020 attached to this form (See tentative map requirements).
- A letter signed by the property owner authorizing representation by a person or agency other than him/herself
- Legal description of the entire project site in a metes and bounds format.
- Preliminary title report, chain of title guarantee or equivalent documentation not older than (6) months which shows any and all easements affecting the project site.
- Ten (10) 18x24-inch site plans and five (5) 8-1/2x11 identifying the proposed Lot Line Adjustment, Parcel merger or Parcel Unmerge, and all existing features, including but not limited to easements, utilities, and structures.
- Vicinity Map
- Identification of existing and proposed lot area(s).

Project Checklist Continued

Hazardous Waste and Substances Site List Disclosure form completed and signed. The California Government Code requires that applicants for all development projects, excluding building permits, must check the Comprehensive Hazardous Waste and Substances Statement list to determine if the site of the proposed project is on the list. This is to be completed as part of the application materials, The Purpose of this is to provide information to be verified and used in the environmental Review of the project.

Operational Statement, which should be printed on its own sheet of paper and have the following information: Nature of the proposal including all types of uses-sales, processing, manufacturing etc, detail existing, proposed, and future operations, brief summary of operation hours to include peak hours, estimated number of personal during peak hours, vicinity map with highlighted truck routes, proposed method of waste removal and disposal (show on plot plan trash receptacle), how is the proposed project consistent with nearby uses, uses of all structures, size of buildings.

Staff Initials 

Date received 8-19-2024

Site Plan Checklist

- Address and County Assessor's Parcel Number.
- Name, address and telephone number of applicant, architect and/or engineer.
- Summary legend describing project information including zoning and lot size. For new construction provide summary of units permitted and proposed building coverage permitted and proposed off-street parking permitted and proposed, unit square footage breakdown.
- Vicinity Map (showing property location to major roads and major landmarks).
- Scale of plot plan, north arrow, existing property lines and dimensions.
- Names and full widths of all adjacent streets and alleys (indicate location of any medians and curb cuts).
- Show location of existing and proposed structures and walls (identify existing as a dashed line and proposed as a solid line).
- Label the use of all existing and proposed structures and areas
- Indicate setbacks, yard areas, distances between structures (setbacks to be measured from ultimate property lines if dedication is required).
- Show square footage of the structure(s) and percentage of structure coverage in relationship to the entire lot.
- Show location and dimensions of adjacent street rights-of-way, property lines, building setback lines, sidewalks and easements.
- Show off-street parking. Designate open parking, carports, and garages, include dimensions of parking stalls, maneuvering areas, driveways, specify paving materials; identify all curbing and wheel stops.
- Show loading areas, including dimensions and screening
- Show location of trash enclosures and indicate materials.
- Show location and size of all existing proposed signs, walls, and fences.
- Indicate existing and proposed landscape areas. Preliminary landscaping should include trees and major planting areas (specific materials, sizes, and numbers will be required on detail plans following Planning Commission or City Council approval).
- Show proposed exterior lighting

Site Plan Checklist Continued

- Show location and general dimensions of any existing irrigation facilities, natural drainage ways and storm drainage facilities on the site, including any proposed modifications.
- Show size and species of all trees 6 inches and greater in diameter at 3 feet. Indicate whether to be removed or retained.
- Show location of curb cuts on neighboring properties; and, in commercial and industrial zones, within 300 feet of adjacent properties and properties across the street.
- Location of buildings on adjacent properties (sides and rear) within 25 feet of the project site.
- Include development-phasing schedule (if proposed and/or applicable), including those portions of the project included in each phase, and estimated start and completion dates.
- Include a table of impervious areas showing pre and post development values.



City of Atwater

HAZARDOUS WASTE AND SUBSTANCE STATEMENT

Phone: (209) 357-6342/357-6349

Fax: (209) 357-6348

This is to determine if the proposed project or any alternatives to the proposed project in this application are on the lists compiled to Section 65962.5 of the Government Code. The applicant is required to submit a signed statement, which contains the following information:

NAME OF OWNER: LR-K Holdings LLC

ADDRESS: 221 Business Parkway Atwater, Ca 95301

NAME OF APPLICANT: BK Industries Inc

ADDRESS: 221 Business Parkway Atwater, Ca. 95301

ADDRESS OF SITE: 1883 Sycamore Ave. Atwater, Ca 95301

APN: 001-146-011

LOCAL AGENCY: COUNTY OF MERCED

NOT ON LIST

SPECIFY LIST

REGULATORY IDENTIFICATION NO: _____

Pursuant to section 65962.5 of the Government Code

DATE OF LIST: _____

APPLICANT SIGNATURE: _____

Date 8-6-24

City of Atwater Processing Agreement

This an agreement for payment of costs for the city of Atwater application processing

To be completed by applicant:

This agreement is by and between the City of Atwater, California, hereafter "City," and ~~8x Industries Inc.~~ hereinafter "applicant". This is a legally binding agreement. You should ensure to read all provisions of this agreement.

1. Applicant agrees to pay all personnel and related direct, indirect, overhead and overtime costs incurred by City employees and consultants (including engineers, attorneys and other professionals) incurred by City for review and processing the subject application, even if the application is withdrawn in writing, not approved, approved subject to conditions or modified upon approval. Applicant agrees that it shall pay any and all costs related to the subject application that the City would not have incurred but for the application. City's indirect and overhead costs will be applied to the time of City employees and consultants. All personnel and related direct, indirect, overhead and overtime rates for City employees and consultants shall be calculated annually by the City manager.
2. Applicant agrees to make an initial deposit in the amount of \$ 2,000 at the time this agreement is signed, and subsequent deposits within 30 days of the date requested by the City in writing. The city will not pay interest on deposits. Applicant agrees that it knowingly and voluntarily waives, extends and continues each of the time limits imposed by California Government Code Section 65943 for the determination of a development application's completeness and the time limits imposed by California Government Code Sections 65950, 65950.1, 65951, and 65952 for the approval or disapproval of development permits for as many days as the applicant delays making a subsequent deposit from the date of written notice requesting such additional deposit until the deposit is received by City, not to exceed 90 days. Failure to make any subsequent deposits may result in denial of an application for development project or in the decision by the City to postpone action on the application.
3. If Applicant does not deposit such requested deposits or make payments on outstanding invoices within thirty (30 days after the date of the deposit request or invoice, City staff may cease work on the project until the required deposit or payment is made, subject to any other provisions of law.
4. Deposits shall be applied toward the City's costs in reviewing and processing the application. City will send monthly statements indicating the charges against the initial deposit and any subsequent deposits. The City may elect to send statements less frequently than monthly, if there is only limited monthly activity on the project.

5. In the event that the accumulated periodic charges exceed the initial deposit and any subsequent deposits previously received by City, City will invoice Applicant for the amount outstanding and may require an additional deposit. Applicant will pay any and all amounts exceeding the initial and subsequent deposits within thirty (30) days of the date of the invoice and shall make any additional deposit required by the City.
6. City statements and invoices shall provide summary information indicating the cost for employees and independent contractors, including direct and indirect charges. Original invoices from independent contractors (except attorney/client invoices) shall be available upon request by Applicant, at Applicants additional cost.
7. Applicant shall pay interest on all costs unpaid 30 days after the date of any invoice at the maximum legal rate, and the City is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts.
8. Applicant and owner of property, if not the same, agree to and authorize City to place lien on the property subject to this application for any and all delinquent fees, Th City shall remove such a lien once the Applicant has paid all delinquent fees. For purposes of this section, an invoice amount shall become delinquent when unpaid for 30 days after the date of the invoice.
9. Any refund of amounts deposited shall be made in the name of the Applicant, to the address noted above in Section 2. Invoices are due and payable within 30 days.
10. Applicant further agrees that no building permits, Certificate of Occupancy and/or subdivision Acceptance for the project will be issued until all costs for review and processing are paid.
11. Applicant shall provide written notice to the City if any of the above information changes.
12. This Agreement shall only be executed by an authorized representative of the Applicant. The person executing this Agreement represents that he/she has the express authority to enter into agreements on behalf of the Applicant.
13. This Agreement is not assignable without written consent by the City of Atwater. The City of Atwater will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.

Applicant: BK Industries Inc. Date: 08-06-2024

Print Name and Title: BK Industries Inc. /BRAID KESSLER

Owner: LR-K Holdings LLC Date: 08-06-2024

Print Name and Title: BRAID KESSLER OWNER

City of Atwater

By: SCOTT RUFFO Date: 8-19-2024

Print Name and Title: Scott Ruffo, Planning Technician



**COMMUNITY DEVELOPMENT
EXISTING SITE CONDITIONS**
750 Bellevue road

Phone: (209) 357-6342/357-6349

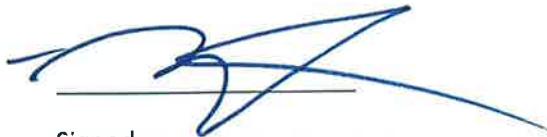
Fax: (209) 357-6348

Application: BK Industries Inc.

APN: 001-146-011

As Property Owner, I hereby acknowledge grading, land clearing, construction or any action that would alter the existing condition of the project site until approval of the final application is granted by the City of Atwater. I understand that alteration of the project site prior to approval will impact the City of Atwater's ability to review the project and could result in higher prices and require additional mitigation measures/conditions of approval to be applied or result in the denial of the application.

My agent/applicant has been instructed the importance of maintaining the current condition of the project site. The exception to the above-mentioned statement is an approval by the Planning department upon a written request.

A handwritten signature in blue ink, appearing to read "B. J. [Signature]".

Signed

08-06-2024

Date

City of Atwater
750 Bellevue Rd.
Atwater, CA 95301

Tuesday, August 6, 2024

Attention: Planning Department: Scott Ruffalo
RE: Digital Billboard at 1883 Sycamore Ave.

Operational Statement

I, Brad Kessler, the president of BK Industries Inc. & LR-K Holding LLC, am the owner of the vacant property located at: 001-146-011. This property is currently zoned (BP) which allows for this proposed digital billboard.

I am proposing to construct a two sided digital billboard on 1883 Sycamore Ave. This billboard will provide the same cohesive design similar to the 6 Acres Digital Billboard which ties together nicely for this corridor of Atwater.

The hours of operation of this digital billboard will be 24 hours a day and 7 days a week. We plan for our digital billboard to be the same size as the 3 existing billboards within the area. Our double sided structure will offer advertising space on both Northbound Hwy 99 and Southbound Hwy 99.

Attached:

- The proposed design drawings
- Aerial view pictures of existing property

This project will not interfere with any of the activities/businesses within the area. This digital billboard will cultivate more jobs and revenue for the community of Atwater.

Thank you for your consideration

Brad Kessler



GENERAL NOTES:
This building complies with TITLE 24 and the following model codes:
2022 California Building Codes (CBC)
2022 California Plumbing Codes (CPC)
2022 California Mechanical Codes
2022 California Fire Codes (CFC)
2022 California Electrical Codes
2022 California Energy Code
2022 California Green Building Code

SCOPE OF WORK:

- PROPOSED STEEL STRUCTURE FOR A NEW DIGITAL BILLBOARD
- ELECTRICAL SERVICE
- DIGITAL BILLBOARDS SCREENS INSTALLATION BY OTHERS

BUILDING MATERIALS

1. FOOTING: CONCRETE PIER FOOTING
2. STEEL STRUCTURE GRADE 500

SUMMARY LEGEND:
BK INC. PROPOSES TO BUILD A TOWER TO SUPPORT A ELECTRONIC BILLBOARD LOCATED AT THE CITY OF ATWATER, AT THE BUSINESS PARK ZONING, 1883 SYCAMORE AVE. ATWATER, CA 95301. APN 001-146-011-00, CREATING AN EASEMENT OF 20 FEET WIDE BY 50 FEET LONG, AREA OF 1,000 SQUARE FEET ADDRESSED JUST FOR THE BILLBOARD PURPOSE.
BK INC. WILL RESPONSIBLE OF THE MAINTENANCE OF THIS SITE AND BILLBOARD SYSTEM.

OCCUPANCY & BUILDING SUMMARY:
OCCUPANCY GROUPS: U
TYPE CONSTRUCTION: II-B
SPINLERS: N/A
STORIES: 1
AREA OF WORK: 1000 SF

DESIGN CRITERIA:
2022 CALIFORNIA BUILDING CODE
WIND: 95 MPH 3 sec GUST, EXPOSURE CATEGORY C, RISK CATEGORY II
SEISMIC: $S_0 = 0.86$, $S_1 = 0.242$, $S_2 = 0.520$, $S_{d1} = 0.295$, RISK CATEGORY II, SITE CLASS D, SEISMIC DESIGN CATEGORY D, $C_0 = 0.451$, $C_2, s_{d2} = 0.322$
LIVE LOAD: 20 psf ROOF LIVE LOAD (REDUCIBLE)

SPECIAL INSPECTION REQUIRED:

YES	NO	INSPECT BOLTS TO BE INSTALLED IN CONCRETE PRIOR TO AND DURING POURING CONCRETE. ALL ALLOWABLE LOADS HAVE BEEN INCREASED PER THE CBC 1704.1.5
X		SHOP AND FIELD STRUCTURAL WELDING CBC 1704.3.1
X		INSPECTION OF HIGH-STRENGTH BOLTING: a. Bearing-type connections. b. Threaded connections. c. Expansion connections. PER CBC 1704.3.3
X		CONCRETE CONSTRUCTION REQUIREMENTS PER CBC 1705.3

ALL INSPECTIONS REQUIRED BY NRCS WILL BE DONE BY:
NATS
NORTH AMERICAN TECHNICAL SERVICES
4713 ENTERPRISE WAY #4
MODESTO, CA 95356
JUSTIN HASLEY AWS#0004191

CONDITIONS:
THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL DIMENSIONS, GRADES AND OTHER, JOB SITE CONDITIONS AND SHALL REPORT ANY DISCREPANCIES TO THE DESIGNER OR ENGINEER FOR CLARIFICATION PRIOR TO COMMENCING WORK.

CONCRETE:
1. 1904.1 Structural Concrete
Structural concrete shall conform to the durability requirements of ACI 318.2.
2. ALL PLACEMENT OF CONCRETE SHALL MEET REQUIREMENTS OF THE CURRENT CBC.
3. ALL SURFACES TO RECEIVE CONCRETE SHALL BE WATERED DOWN 24 HOURS IN ADVANCE OF POURING CONCRETE.
4. ALL CONCRETE SURFACES SHALL BE PROTECTED AND CURED IN ACCORDANCE WITH ACCEPTED BUILDING PRACTICES.
5. WHERE AREA CONCRETE SLAB EXCEEDS 500 SQUARE FEET, PROVIDE EXPANSION CONTROL JOINTS, ONLY ON NEW CONSTRUCTIONS.

SPECIFICATIONS:

CONCRETE: 3000 PSI AT 28 DAYS, TYPE II PCC.
REINFORCING: 1901.2 Plain and Reinforced Concrete
Structural concrete shall be designed and constructed in accordance with the requirements of this chapter and ACI 318 as amended in Section 1905 of this code.
STRUCTURAL STEEL: CBC 2022 Section 2205 Structural Steel
2205.1 General. The design, fabrication and erection of structural steel elements in buildings, structures and portions thereof shall be in accordance with AISC 360.

CONCRETE NOTE: Concrete above 2500 psi required special inspection. See Special Inspection Form Attached: Table 1705.3 - Concrete Construction Item "F".

List soil parameter capacities for Passive and Bearing Pressure:
- 2000 psf Vertical Pressure
- Lateral Bearing Pressure Value Taken as per Table 1808.2 is 150 psf/ft below natural grade.
- Lateral Force resisting System used for design: Modification Factor R=3.5 Used for Seismic Load Generation
- Lateral Force Resisting System Used for design is Steel Ordinary Moment Frame.

CONSTRUCTION MUST MEET ALL LOCAL, STATE AND FEDERAL DEPARTMENT REGULATIONS.

INDEX

S.1 TITLE SHEET - PROJECT DATA - VICINITY MAP - CODE - FOUNDATION - BILLBOARD SCREEN SPEC.

- S.1.2 STRUCTURAL GENERAL NOTES
- S.2 SITE PLAN
- S.3 BILLBOARD DESIGN
- S.4 "ATWATER" SIGN FRAME DETAIL
- S.5 CONCRETE MASONRY WALL DETAILS



1. VICINITY MAP

NTS

JOB SITE

Malibu Honey
Ledger Panel 6 in. x 6 in. Textured Quartzite Wall Tile

Specifications

Dimensions	Approximate Tile Size 6x6
Product Thickness (mm)	12.7 mm = 0.5 in.
Product Width (in.)	6 in
Suggested Grout Line Size	No Grout Required
Details	
Application Location	Wall
Color Family	Gold
Color/Finish	Malibu Honey
Commercial / Residential	Commercial / Residential
DCOF Rating	Not Tested
Edge Type	Flat
Flooring Look	Stone Look
Indoor/Outdoor	Indoor, Outdoor
Mosaic Pattern	Geometric
Product Height (in.)	6
Tile Features	Sakrete Stone Veneer Mortar
Use Mortar	

SYCAMORE AVE, DIGITAL BILLBOARD

PROJECT ADDRESS:
1883 SYCAMORE AVE.
ATWATER, CA 95301
APN 001-146-011

PROPERTY OWNER & BUILDING PERMIT APPLICANT:
LR-K HOLDINGS LLC
BRAD KESSLER, PRESIDENT
221 BUSINESS PARKWAY
ATWATER, CA 95301
209.631.4247

All aVISION LED sign come with: - 8GB Internal Storage - Dedicated Laptop - Core i5-8300U 2.4GHz, 8GB DDR4 SDRAM, 256GB SSD Solid State, WiFi and Ethernet Network Connectivity, Windows 10 Pro pre-configured for connection to your LED sign. Optimized settings and content including Clip Art Images and Animation Templates. Content Creation software comes preloaded for easy-to-use designing on advertising slides.
On-Board Controller On-Board High Speed Processor All Solid state Components, 1.5 GHz eight core processor Supports up to 1080p video hardware decoding playback 2 GB operating memory 8 GB on-board internal storage space with 4 GB available for users Controller offers 650,000 pixel loading capacity, synchronous or asynchronous playing mode, powerful playback capability, omnidirectional control plan, dual-Wi-Fi mode, supports 4K module (not included), redundant backup, and redundant backup
Wireless High performance high data rate Dual Polarization long range Antenna featuring the latest Wireless N specification for worry free communication with our tech dept. Coverage area: line of site coverage at speeds up to 15 mbps.
ADW Software comes Pre-Loaded With Our Content Creation Software That Will Work In Conjunction With The Sign Performance Software. This Software Will Allow You To Edit Movies, Pictures And Group Them Together For A Dynamic Screen Presentation. Comes With 5000 Fonts 800 Still And 1800 Video Backgrounds + 2000 Clip Art Images Allowing For Immediate Content Creation.
Installation Brackets Installation brackets 3" x 3" x 1/4" angle iron are pre-mounted to rear of sign for easy installation
Warranty 3 Year Parts Warranty
Tech Support Lifetime Tech Support Our technicians are available 24/7 to solve any technical issues that may arise
Aaron Goodwin www.aarongoodwin.com Toll Free: 877-532-5593 ext#3 Direct: 209-631-4055 Fax: 209-644-0332

BILLBOARD SCREEN SPEC.

REVISION DATE	BY

CONSULTANT ENGINEER:

JON D. CAMPIONICA, P.E.
Structural Design & Civil Engineering
LIC. 61969
2613 Turner Rd.
Ceres, CA 95307
(209) 484-9782
jon@dcampengineering.com

SYCAMORE AVE. DIGITAL BILLBOARD

TITLE SHEET PROJECT DATA VICINITY MAP BILLBOARD SPEC.

PROJECT ADDRESS:
1883 Sycamore Ave.
Atwater, CA 95301
APN 001-146-011

OWNER:
LR-K HOLDING LLC
221 BUSINESS PARKWAY
ATWATER, CA 95301

CONTRACTOR:
BK INDUSTRIES, INC.
221 BUSINESS PARKWAY
ATWATER, CA 95301
(209) 631-4247

DIGITAL DRAFTING TECHNOLOGY SERVICES, LLC.
E. EDUARDO MORAN
3933 SHADY OAK CT
TURLOCK, CA 95382
(209) 620-2208
ARCHDRAFTING2005@YAHOO.COM

THESE DOCUMENTS ARE PROPERTY OF DIGITAL DRAFTING TECHNOLOGY SERVICES, LLC, AND ARE NOT TO BE REPRODUCED, CHANGED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF DIGITAL DRAFTING TECHNOLOGY SERVICES, LLC.

PRINTED DATE : 07-29-2024

DATE : 06-01-2024

SCALE : As Shown

DRAWN : E.E. MORAN

JOB : 2023-228

SHEET #:

S.1
OF SHEETS

General	Foundation (cont'd.)	Wood	Anchors for concrete and Masonry	Light Gage Steel Framing Members	REVISION DATE	BY															
<p>A. Construction: All work shall be performed in accordance with the applicable provisions of the California Building Code (CBC) 2022 Edition, or the current and applicable International Building Code. The contractor shall be responsible for maintaining the job site in a safe condition and employing OSHA approved construction practices performed in a workmanlike manner. Contractor shall be solely responsible for the design of shoring, formwork and all other temporary construction structures. Care must be taken during construction not to exceed the design live load capacity of the structure (see loading values below). Construction materials shall be spread out to avoid overloading individual members. Periodic jobsite visits by the Owner and/or Engineer do not constitute review or approval of construction techniques but are intended solely for the purpose of checking general compliance of the work with the project construction documents.</p> <p>B. The Drawings: These drawings shall be read and coordinated with all other contract drawings including vendor drawings and subcontractor shop drawings. Specific dimensions, details and notes shall take precedence over General Notes, typical details, minimum code values or scaled information on plans or sections. Items not specifically detailed shall generally follow other similar details. Discrepancies, conflicts and/or unclear conditions shall be brought to the attention of the Owner and/or Engineer immediately.</p> <p>C. Shop Drawing Review: Review of shop drawings by the Owner and/or Engineer is for general compliance with the information given in the contract documents. The Contractor will remain responsible for errors of detailing, fabrication, and for the correct fitting of all structural members including coordination with other trades. Any proposed detail change shall be clearly identified on the shop drawings with appropriate supporting documentation included for proper evaluation of the change.</p> <p>D. Design Loads: Structural design is based on the 2022 Edition of the California Building Code utilizing the following basic load values:</p> <p>Live Loads: Roof Live Load = 20 psf (reducible)</p> <p>Seismic: Soil Site Class = D Importance Factor = 1.0 Seismic Design Category = D Ss = 0.727, S1 = 0.281, Sds = 0.590, Sd1 = 0.393 Cs = 0.219, Cg (ASD) = 0.157</p> <p>Wind: 95 mph, 3-sec. Gust Wind Speed Exposure Category = C</p> <p>Special Inspection: Structural testing and inspection of work performed under this contract shall be performed in accordance with CBC Chapter 17. Special Inspection shall be provided for the following types of work:</p> <p>1. Concrete: The structural design of this project is based on concrete having a compressive strength (fc) of 2500 psi and therefore, special inspection is not required. (Test specimens shall be taken and full time inspection provided, for the placement of all (Type A) concrete (see Concrete Notes). Reinforcing steel shall be inspected prior to concrete placement.)</p> <p>2. Bolts Installed in Concrete: Full time inspection required when stress increases permitted by CBC Section 1905.5 are utilized. See structural calculations.</p> <p>3. Prestressing Tendons: Full time inspection required during stressing and grouting of prestressing tendons.</p> <p>4. Structural Welding: Full time inspection shall be provided during all field welding operations. Periodic inspection procedures may be used for all welding produced in an approved fabricator's shop, metal deck welding, welded studs and light gage metal framing performed in the field. Final pass inspection shall be provided for all fillet welds 5/16" or smaller. Full time inspection shall be provided for all welding performed in a non-approved fabrication shop and welding of reinforcing steel.</p> <p>5. High Strength Bolts: Periodic special inspection shall be provided for all high strength bolts (designated HSBW on the drawings).</p> <p>6. Structural Masonry: Provide periodic special inspection of all masonry work during grouting operations, the taking of test samples and prisms, the start of CMU lay-up, the placement of reinforcing and the completed grout space and wall cleanouts per CBC Section 1705.4.</p> <p>Footnote: Special inspection is also required for Reinforcing Gypsum Concrete; Insulating Concrete Fill; Spray Applied Fire Proofing; Piers, Drilled Piers and Caissons; Shotcrete; Special Grading; Smoke Control System and Special Cases.</p> <p>Foundation</p> <p>A. Design Values: Foundation design values are based on the soil design values given in the report by N.A.T.S. (Report #23-263G, dated 5/5/2023) and are as follows:</p> <p>Allowable Soil Bearing Pressure 2000 psf Lateral Bearing Pressure 100 psf/ft Lateral Sliding Resistance Coefficient 0.25 Active Soil Pressure 130 psf</p> <p>B. Site Preparation: 1. Slabs on grade: Minimum site preparation under slabs on grade shall consist of scarifying and recompacting the top 12 inches of surface soils within, and to a minimum of 5 feet beyond the proposed building area.) The minimum compaction for these areas is 90%.</p> <p>2. Footings: The bottoms of all footings shall be founded in undisturbed native soil or approved Engineered Fill having a minimum compaction value of 95%. All footings shall be inspected by the Project Engineer, or a Soils Engineer of his choice, prior to placement of any concrete.</p> <p>3. AC Paved Areas: The top 12 inches of subgrade in all areas to be paved shall be compacted to 95%. Scarify and recompact existing site soils when present compaction is below 95%.</p> <p>4. Other Areas: All other areas of the site requiring fill or scarification shall be recompacted to 90%.</p> <p>5. Engineered Fill: Any fill soil required to bring the site up to grade should consist of a granular, non-expansive soil approved by the Owner and/or Geotechnical engineer. Engineered Fill shall be placed in thin horizontal layers, a maximum of 6 inches in loose thickness, and compacted to the minimum values noted above. All areas to receive fill shall be prepared by stripping all vegetation from the surface, benching or regarding the area to a maximum 1:10 horizontal surface and scarifying the top 8 inches prior to placing Engineered Fill. If any soft or loose pockets of soil are found in the stripping or scarifying process, these soils should be over excavated and recompacted to the requirements for Engineered Fill.</p> <p>C. Compaction & Testing:</p> <p>1. Compaction percentage shall be the maximum dry density as determined by the ASTM D-1557 test procedure.</p> <p>D. Compaction & Testing:</p> <p>2. The placement of all Engineered Fill shall be inspected, (supervised), and the compaction tested, by North American Technical Service. The testing agency will be hired by the Owner and all initial compaction testing will be paid by the owner. Any retesting of failed compaction tests will be billed to the Contractor.</p> <p>3. Copies of the compaction reports will be supplied to Building Department or Building Inspector at or prior to the foundation inspection.</p> <p>E. Concrete:</p> <p>A. General: All concrete work shall be performed in accordance with the latest edition of the ACI Manual of Concrete Practice and the C.B.C.</p> <p>B. Reinforcing Materials:</p> <p>1. Deformed ASTM A615, Grade 60 2. Welded Wire Fabric, ASTM A185</p> <p>C. Concrete Strength: Footings and slabs on grade.</p> <table border="1"> <thead> <tr> <th>psi</th> <th>2500 Days</th> <th>3000 Days</th> <th>Min. Cem.</th> <th>Max. W/C Ratio</th> <th>Max. Agg.</th> <th>Max. Slump</th> </tr> </thead> <tbody> <tr> <td>2500</td> <td>5.3</td> <td>6.0</td> <td>5.3</td> <td>0.50</td> <td>3 1/4"</td> <td>4"</td> </tr> <tr> <td>3000</td> <td>6.0</td> <td>6.0</td> <td>5.2</td> <td>0.52</td> <td>1"</td> <td>4"</td> </tr> </tbody> </table> <p>D. Admixtures: Only as approved by the Engineer.</p> <p>E. Welding: All welding of reinforcing steel should be avoided but where absolutely necessary welding shall be with low hydrogen electrodes in strict accordance with the latest recommendations of the American Welding Society (AWS D1.4).</p> <p>F. Lap Splices: Minimum 30 bar diameters or 1'-6" (whichever is greater) and offset on the drawings.</p> <p>G. Cover to bars: Unless otherwise shown or noted, cover to reinforcing bars shall be as stated in ACI318 Section 7.7 and modified by C.B.C. Section 1905.</p> <p>H. Concrete Curing: Keep concrete slabs continuously wet for 7 days or use membrane curing as approved by the Engineer.</p> <p>I. Form Removal: Side forms of footings and slabs on grade, minimum 2 days.</p> <p>J. Vibration: Vibrate all concrete in place with a mechanical vibrator used by experienced personnel.</p> <p>K. Testing: When requested by the owner, testing of concrete strength shall be in accordance with ACI 301, Chapter 16.</p> <p>Masonry</p> <p>A. Materials:</p> <ul style="list-style-type: none"> 1. Portland Cement: ASTM C150 Type I or II, low alkali. 2. Aggregate: Mortar Sand – ASTM C144; Grout Sand – ASTM C404. 3. Hydrated Lime: ASTM C207, Type S. 4. Admixtures: Only as approved by the Engineer. 5. Concrete Block Masonry Units: Grade A units in accordance with ASTM C90 Grade S-3 with maximum .06% linear shrinkage when tested in accordance with the Standard Test Method. 6. Hollow Concrete Masonry Units: ASTM C90, Type I, Grade N Nominal face dimensions: 8 inches high and 16 inches long. Maximum linear drying shrinkage shall not exceed .08% when tested in accordance with ASTM C426. Submit samples of all masonry units used for approval. 7. Reinforcing materials: ASTM A615 Grade 40 deformed bars. <p>B. Mortar:</p> <ul style="list-style-type: none"> 1. Strength: Type S. 2. Composition: 1 part Portland Cement, 1/2 part maximum lime putty or hydrated lime, damp loose sand not less than 2 1/4" nor more than 3 times the sum of the cement and lime used. <p>C. Grout:</p> <ul style="list-style-type: none"> 1. Strength: 1250 psi @ 7 days and 2000 psi @ 28 days. 2. Minimum 6 sacks cement/yard. 3. Use standard low lift grouting procedures. Grout all cells solid. 4. Concrete block masonry units shall be dry and clean before grouting operation. <p>D. Toolled Joints:</p> <ul style="list-style-type: none"> 1. Exposed joints – Toolled slightly concave. 2. Unexposed joints – Toolled flush. 3. Use running bond pattern throughout. <p>E. Quality Control and Testing:</p> <ul style="list-style-type: none"> 1. Inspection: All masonry construction shall have full time inspection by a qualified masonry inspector. 2. Submittals: Submit material samples, certificates and test reports as required by the project specifications. <p>Structural Steel</p> <p>A. General: All work shall be performed in accordance with the latest provisions of the CBC, AISC Specifications, AWS Standard Code D1.1, and ASTM Standards noted below. Field verify dimensions prior to fabrication.</p> <p>B. Materials:</p> <ul style="list-style-type: none"> 1. Structural steel wide flange members: ASTM A572. 2. All other structural steel shapes, plates and bars: ASTM A36. 3. Structural tubing: ASTM A50, Grade B. 4. Structural Pipe: ASTM A53, Grade B. 5. High Strength Bolts and Nuts: ASTM A325-N (where indicated on the drawings H.S.M.B.). 6. Bolts, Nuts and Washers: ASTM A307 (typical unless H.S.M.B. is noted). 7. Welding Materials: AWS D1.1 with E70XX electrodes – type as required for materials being welded. 8. Expansion Bolts: "Hilti" Kwik Bolt, or approved system. 9. Epoxy Anchors: "Hilti" HIT Fastening System, installed per manufacturer's specifications, based on the materials being connected to. <p>C. Fabrication:</p> <ul style="list-style-type: none"> 1. All welding to be performed by certified welders. 2. Shop fabricate to the greatest extent possible. 3. Shop prime all steel members except those specified to be galvanized. Do not prime those surfaces to be welded or imbedded in concrete. 4. Field prime and paint all field welded surfaces. <p>D. Shop Drawings:</p> <ul style="list-style-type: none"> 1. Submit shop drawings for all structural steel members to the Engineer for review. <p>E. Testing and Inspection:</p> <ul style="list-style-type: none"> 1. All high strength bolted connections. All connections are bearing type connections unless noted otherwise and are to be tightened using the "turn of the nut method". 2. All field welding and shop welding not done in an I.C.C. approved fabrication shop. 3. Final pass inspection is required on all fillet welds 5/16" or less in size. 4. All epoxy anchor installations. <p>Wood</p> <p>A. Materials: Unless noted otherwise all solid sawn lumber shall be grade marked by an ICC approved agency, be free-of-heart-center (FOHC) where noted and meet the following minimum grades:</p> <ul style="list-style-type: none"> 1. All studs, plates and sills in plywood shear walls and bearing walls: DF#2. 2. All exterior bearing interior partition walls: DF construction or stud grade. 3. All 2x and 4x structural framing members: DF#1, FOHC. 4. All 4x and 6x posts and columns: DF#1, FOHC. 5. All other 6x (or larger) framing members: DF#1, FOHC. 6. Foundation lumber: Pressure treated DF#2 or foundation grade redwood. 7. Plywood: Each panel shall be identified with the grade trademark of the APA. <p>B. Glued Laminated Beams: All glued laminated beams shall be fabricated and inspected in conformance with CBC Chapter 23 and AIC.</p> <ul style="list-style-type: none"> 1. Combination Symbol: 24F-V8 for all continuous members 24F-V4 for simple span members 2. Minimum Stresses: Bending – 2400 psi tension face 1200 compression face Comp. perp. to grain = 560 psi Horiz. Shear = 165 psi Modulus of Elasticity = 1800 ksi 3. Appearance: Architectural grade for exposed members Interior grade for all non exposed members 4. Species: All DF members 5. Camber: As noted on drawings. 6. Inspection certificates: Provide AIC certificate of inspection (or equivalent) for each lot of beams, fabricated or delivered together, to the engineer prior to erection. <p>C. Installation</p> <ul style="list-style-type: none"> 1. Cast-In-Place Bolts: Use templates to locate bolts accurately and securely in place. 2. Drilled-In Anchors: <ul style="list-style-type: none"> A. Drill holes with rotary impact hammer drills using carbide-tipped bits and core drills using diamond core bits. Drill bits shall be of diameters as specified by the anchor manufacturer. Unless otherwise shown on the Drawings, all holes shall be drilled perpendicular to the concrete surface. i. Cored Holes: Where anchors are to be installed in cored holes, use core bits with matched tolerances as specified by the manufacturer. Hilti H1-150 and Hilti H2 shall not be installed in cored holes. ii. Embedded Items: Identify position of reinforcing steel and other embedded items prior to drilling holes for anchors. Exercise care in coring or drilling to avoid damaging existing reinforcing or embedded items. Notify the Engineer if reinforcing steel or other embedded items are encountered during drilling. Take precautions necessary to avoid damaging prestressing tendons, electrical and telecommunication conduits and gas lines. iii. Metal Studs: Unless otherwise specified, do not drill holes in concrete or masonry until concrete, mortar, or grout has achieved full design strength. 3. Provide insulation equal to that specified elsewhere in double jamb studs and double header members, which are not accessible to the insulation contractor. 4. Axially Loaded Studs <ul style="list-style-type: none"> a. Studs shall have full bearing against inside track web (1/16" max. gap), prior to stud and track attachment. b. Splices in axially loaded studs shall not be permitted. 5. Fasteners <ul style="list-style-type: none"> a. Fastening of components shall be made with self tapping screws or welding of sufficient size to insure the strength of the connection. b. Welds to be performed by qualified welders in accordance with Section 6 of the American Welding Society's "Structural Welding Code – Sheet Metal" (AWS D1.3-81). All welds shall be touched up with zinc paint. <p>D. Fabrication</p> <ul style="list-style-type: none"> 1. Framing components @ 2400 Days shall be preassembled into panels prior to erecting. Prefabricated panels shall be square, with components attached in a manner as to prevent rocking. 2. All framing components shall be cut squarely for attachment to perpendicular members, or as required for an angular fit against abutting members. Members shall be held positively in place until properly fastened. 3. Provide insulation equal to that specified elsewhere in double jamb studs and double header members, which are not accessible to the insulation contractor. 4. Axially Loaded Studs <ul style="list-style-type: none"> a. Studs shall have full bearing against inside track web (1/16" max. gap), prior to stud and track attachment. b. Splices in axially loaded studs shall not be permitted. 5. Erection <ul style="list-style-type: none"> 1. Walls: <ul style="list-style-type: none"> a. Erect framing and panels plumb, level and square in strict accordance with approved shop drawings. b. Handling and lifting of prefabricated panels shall be done as to not cause distortion in any member. c. Track shall be securely anchored to the supporting structure as shown on the erection drawings. Concrete end walls shall be tested after full compressive strength has been achieved. d. All track butt joints, abutting pieces of track shall be securely anchored to a common structural element, or they shall be butt welded or spliced together. e. Studs shall be plumbed, aligned and securely attached to the flange or webs of both upper and lower tracks. f. Jack studs or cripples shall be installed below windows, doorways, window and door heads, at free standing stud walls and elsewhere to furnish support and shall be securely attached to supporting members. g. Wall stud bridging shall be attached in a manner to prevent stud rotation. Bridging rows shall be spaced according to SSMA recommendations. h. Framed wall openings shall include headers and supporting studs as shown on the plans. i. Temporary bracing shall be provided until erection is completed. j. Provide stud walls at locations indicated on plans as "shear walls" for frame stability and lateral load resistance. k. Provision for structure vertical movement shall be provided where indicated on plans using a vertical slide clip or other means in accordance with SSMA recommendations. 2. Steel joists: <ul style="list-style-type: none"> a. Joists shall be located directly over bearing studs or a load distribution member shall be provided at the top track. b. Provide stiffeners at reaction points where indicated on plans. c. Joist bridging shall be provided as shown on plans. d. End blocking shall be provided where joist ends are not otherwise restrained from rotation. 3. Steel Trusses: <ul style="list-style-type: none"> a. Trusses shall be located directly over bearing studs or a load distribution member shall be provided at the top track. b. The truss shall be laterally supported at all panel points and as shown on plans. c. Required X-bracing, as indicated on plans, shall be installed immediately after erection of the roof trusses. <p>Anchors for concrete and Masonry</p> <p>A. General:</p> <ul style="list-style-type: none"> 1. Install all specified anchors per manufacturer's specifications. 2. All concrete and masonry anchors other than cast in place anchor bolts shall be specified as Simpson anchors. See drawings for size and type of anchors. 3. Any substitution of anchors other than those specified on the drawings shall be approved in writing by the Engineer. <p>B. Materials</p> <ul style="list-style-type: none"> 1. Bolts and Studs: ASTM A307; ASTM A449 where "high strength" is indicated on the drawings. 2. Carbon and Alloy Steel Washers: ASTM A563. 3. Carbon Steel Washers: ASTM F436. 4. Carbon Steel Threaded Rod: ASTM A36; or ASTM A193 Grade B7. 5. Wedge Anchors: ASTM A510; or ASTM A108. 6. Stainless Steel Bolts, Hex Cap Screws and Studs: ASTM F593. 7. Stainless Steel Nuts: ASTM F594. 8. Zinc Plating: ASTM B633. 9. Hot-Dip Galvanizing: ASTM A153. 10. Reinforcing Dowels: ASTM A615. <p>Light Gage Steel Framing Members</p> <p>C. Materials</p> <ul style="list-style-type: none"> 1. Galvanized Material: <ul style="list-style-type: none"> a. All galvanized studs and joists shall be formed from shapes that corresponds to the minimum requirements of 2016 A.I.S.I. standards. b. All galvanized studs, joists track, bridging and accessories shall be formed with steel having a galvanized coating meeting the requirements of ASTM A653. 2. Properties: <ul style="list-style-type: none"> a. The physical and structural properties listed by the Steel Stud Manufacturer's Association and their member companies shall be considered the minimum permitted for all framing members. b. All light gage steel studs, track, joists, trusses, bridging and related accessories shall be formed from steel having fy = 33,000 psi, unless otherwise noted on drawings or calculations. 3. Substitutions <ul style="list-style-type: none"> a. Any substitutions must be approved in writing by the Engineer of Record. <p>D. Fabrication</p> <ul style="list-style-type: none"> 1. Framing components @ 2400 Days shall be preassembled into panels prior to erecting. Prefabricated panels shall be square, with components attached in a manner as to prevent rocking. 2. All framing components shall be cut squarely for attachment to perpendicular members, or as required for an angular fit against abutting members. Members shall be held positively in place until properly fastened. 3. Provide insulation equal to that specified elsewhere in double jamb studs and double header members, which are not accessible to the insulation contractor. 4. Axially Loaded Studs <ul style="list-style-type: none"> a. Studs shall have full bearing against inside track web (1/16" max. gap), prior to stud and track attachment. b. Splices in axially loaded studs shall not be permitted. 5. Erection <ul style="list-style-type: none"> 1. Walls: <ul style="list-style-type: none"> a. Erect framing and panels plumb, level and square in strict accordance with approved shop drawings. b. Handling and lifting of prefabricated panels shall be done as to not cause distortion in any member. c. Track shall be securely anchored to the supporting structure as shown on the erection drawings. Concrete end walls shall be tested after full compressive strength has been achieved. d. All track butt joints, abutting pieces of track shall be securely anchored to a common structural element, or they shall be butt welded or spliced together. e. Studs shall be plumbed, aligned and securely attached to the flange or webs of both upper and lower tracks. f. Jack studs or cripples shall be installed below windows, doorways, window and door heads, at free standing stud walls and elsewhere to furnish support and shall be securely attached to supporting members. g. Wall stud bridging shall be attached in a manner to prevent stud rotation. Bridging rows shall be spaced according to SSMA recommendations. h. Framed wall openings shall include headers and supporting studs as shown on the plans. i. Temporary bracing shall be provided until erection is completed. j. Provide stud walls at locations indicated on plans as "shear walls" for frame stability and lateral load resistance. k. Provision for structure vertical movement shall be provided where indicated on plans using a vertical slide clip or other means in accordance with SSMA recommendations. 2. Steel joists: <ul style="list-style-type: none"> a. Joists shall be located directly over bearing studs or a load distribution member shall be provided at the top track. b. Provide stiffeners at reaction points where indicated on plans. c. Joist bridging shall be provided as shown on plans. d. End blocking shall be provided where joist ends are not otherwise restrained from rotation. 3. Steel Trusses: <ul style="list-style-type: none"> a. Trusses shall be located directly over bearing studs or a load distribution member shall be provided at the top track. b. The truss shall be laterally supported at all panel points and as shown on plans. c. Required X-bracing, as indicated on plans, shall be installed immediately after erection of the roof trusses. <p>SYCAMORE AVE. DIGITAL BILLBOARD</p> <p>STRUCTURAL GENERAL NOTES</p> <p>PROJECT ADDRESS: 1883 Sycamore Ave. Atwater, CA 95301 APN 001-146-011</p> <p>OWNER: LR-K HOLDING LLC 221 BUSINESS PARKWAY ATWATER, CA 95301</p> <p>CONTRACTOR: BK INDUSTRIES, INC. 221 BUSINESS PARKWAY ATWATER, CA 95301 (209) 631-4247</p> <p>DIGITAL DRAFTING TECHNOLOGY SERVICES, LLC E. EDUARDO MORAN 3933 SHADY OAK CT TURLOCK, CA 95382 (209) 620-2208 ARCHDRAFTING2005@YAHOO.COM</p> <p>THESE DOCUMENTS ARE PROPERTY OF DIGITAL DRAFTING TECHNOLOGY SERVICES, LLC. THEY ARE NOT TO BE REPRODUCED, CHANGED OR COPIED WITHOUT THE EXPRESSED WRITTEN CONSENT OF DIGITAL DRAFTING TECHNOLOGY SERVICES, LLC.</p> <p>PRINTED DATE: 07-29-2024 DATE: 06-01-2024 SCALE: As Shown DRAWN: E.E. MORAN JOB: 2023-228 SHEET #: S.1.2 OF SHEETS: 1</p>	psi	2500 Days	3000 Days	Min. Cem.	Max. W/C Ratio	Max. Agg.	Max. Slump	2500	5.3	6.0	5.3	0.50	3 1/4"	4"	3000	6.0	6.0	5.2	0.52	1"	4"
psi	2500 Days	3000 Days	Min. Cem.	Max. W/C Ratio	Max. Agg.	Max. Slump															
2500	5.3	6.0	5.3	0.50	3 1/4"	4"															
3000	6.0	6.0	5.2	0.52	1"	4"															

REVISION DATE	BY

CONSULTANT ENGINEER:

KEY NOTES

- 1 PROPOSED DOUBLE ELECTRONIC BILLBOARD SIGN
- 2 EASEMENT PROPERTY LINE
- 3 PROVIDE Rain Forest "Rainforest Large Creek Stone River Rock" OVER DOUBLE LAYER OF LANDSCAPE FABRIC.
- 4 CONCRETE CURB BY OTHERS
- 5 TRASH ENCLOSURE BY OTHERS
- 6 LANDSCAPE BY OTHERS
- 7 CONCRETE SIDEWALK BY OTHERS

JON D. CAMPIDONICA, P.E.
Structural Design & Civil Engineering
LIC. #14693
2613 Turner Rd.
Ceres, CA 95307
(209) 484-9782
jon@jdcampengineering.com

SYCAMORE AVE.
DIGITAL BILLBOARD

SITE PLAN

PROJECT ADDRESS:
1883 Sycamore Ave.
Atwater, CA 95301
APN 001-146-011

OWNER:
LR-K HOLDING LLC
221 BUSINESS PARKWAY
ATWATER, CA 95301

CONTRACTOR:
BK INDUSTRIES, INC.
221 BUSINESS PARKWAY
ATWATER, CA 95301
(209) 631-4247

DIGITAL DRAFTING TECHNOLOGY
SERVICES, LLC.
E. EDUARDO MORAN
3933 SHADY OAK CT
TURLOCK, CA. 95382
(209) 620-2208

ARCHDRAFTING2005@YAHOO.COM
THESE DOCUMENTS ARE PROPERTY OF DIGITAL
DRAFTING TECHNOLOGY SERVICES, LLC. AND ARE NOT
TO BE REPRODUCED, CHANGED OR COPIED WITHOUT
THE EXPRESSED WRITTEN CONSENT OF DIGITAL
DRAFTING TECHNOLOGY SERVICES, LLC.

PRINTED DATE : 07-29-2024

DATE : 06-01-2024

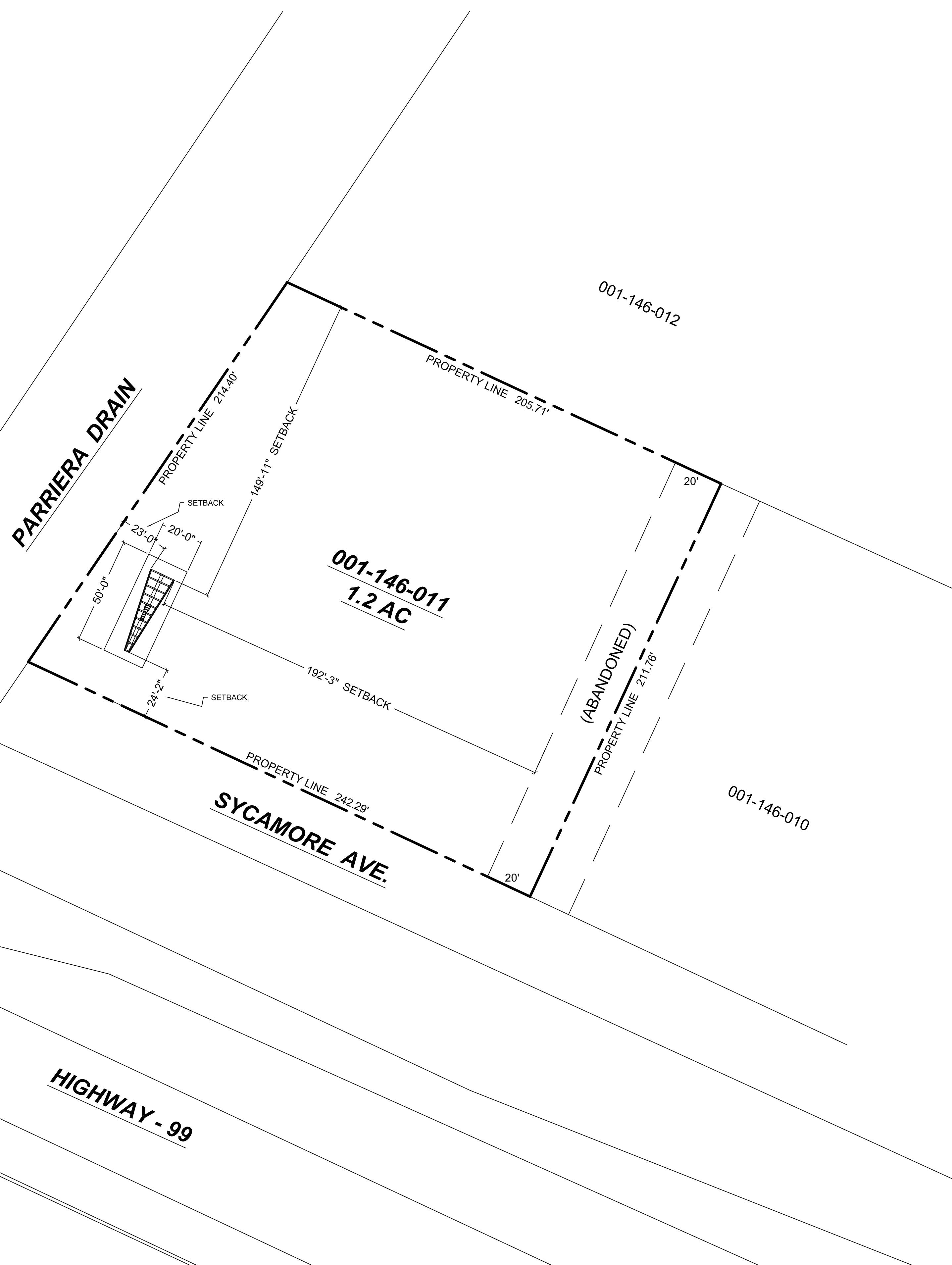
SCALE : As Shown

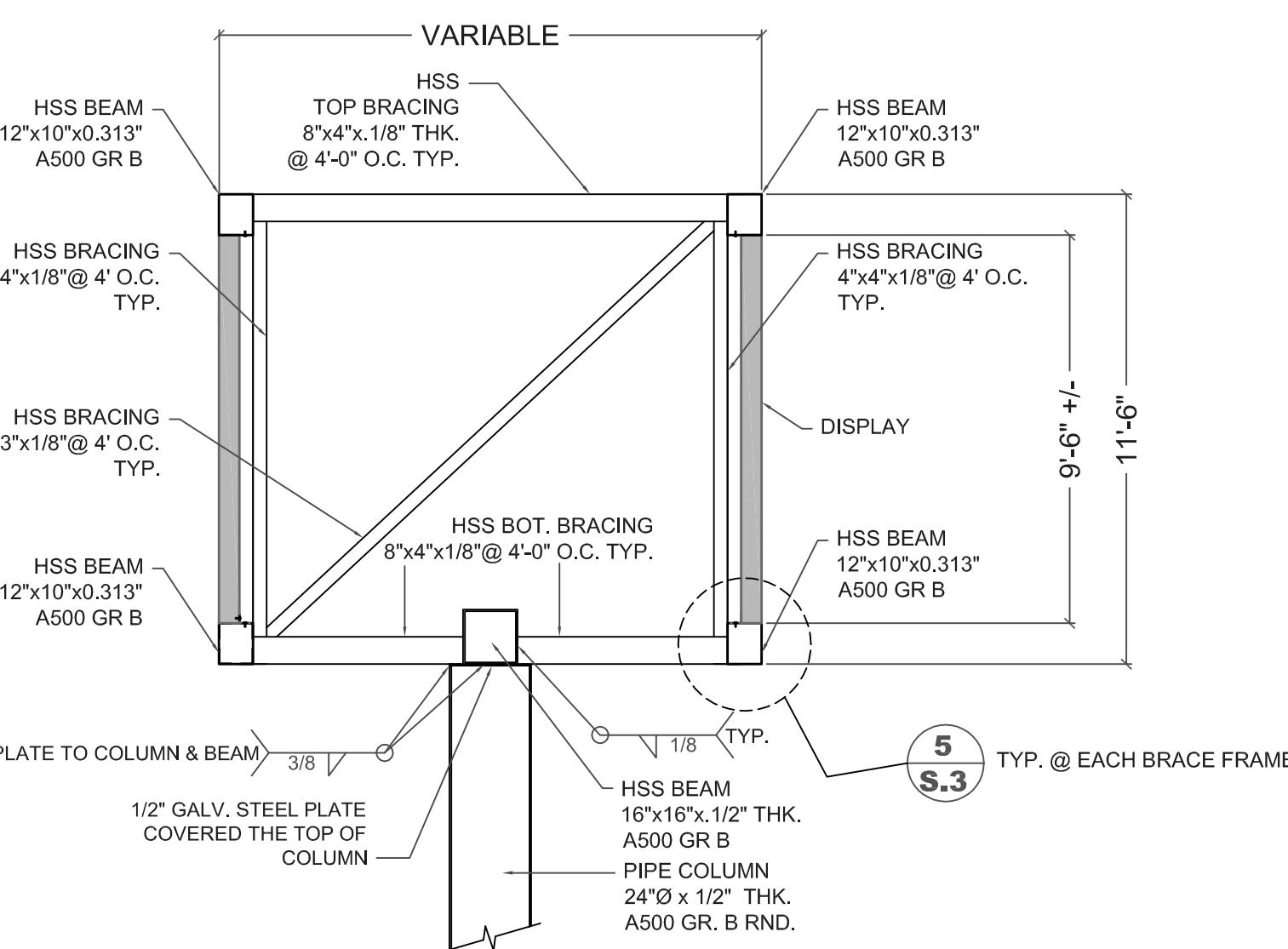
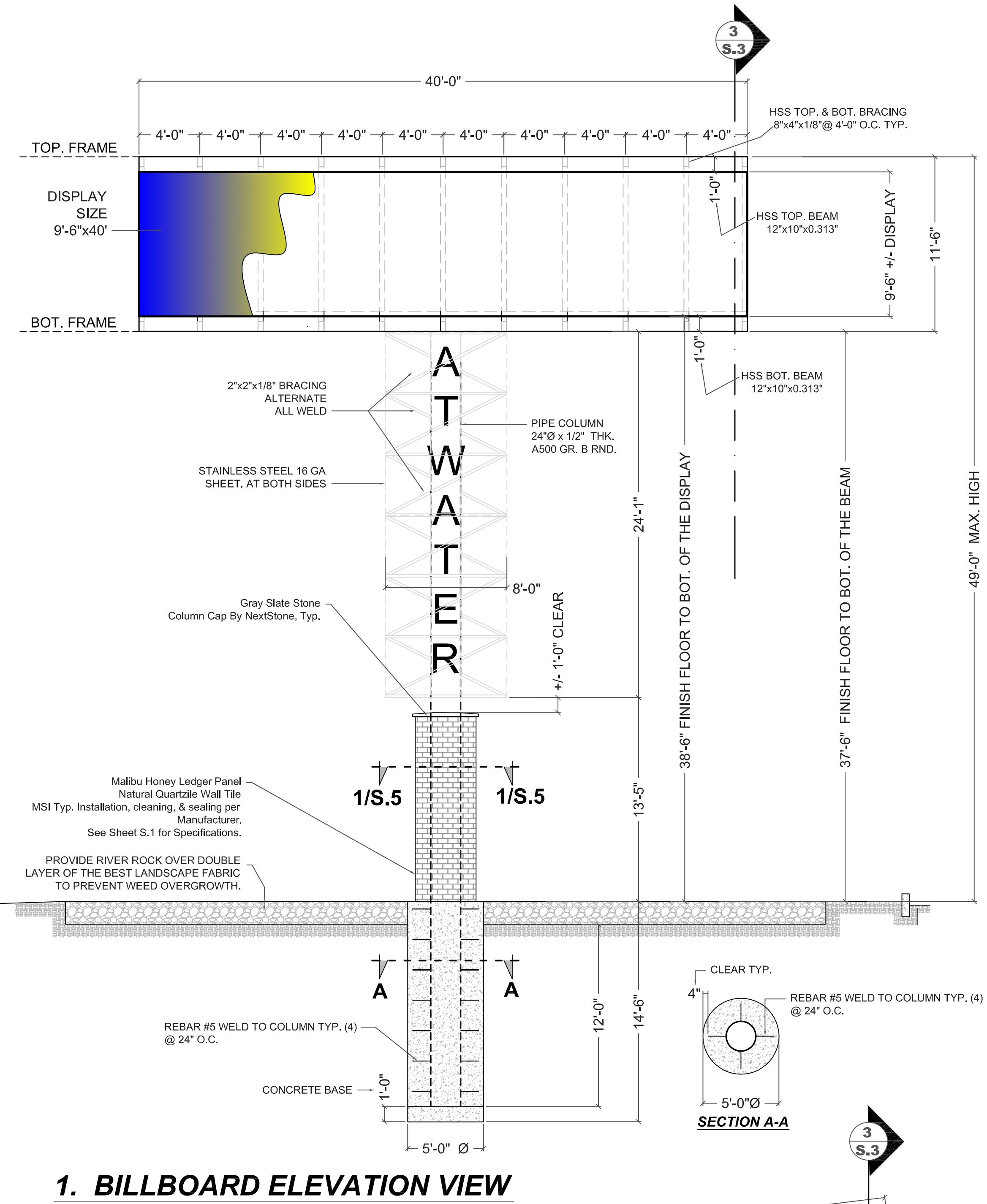
DRAWN : E.E. MORAN

JOB : 2023-228

SHEET #: S.2

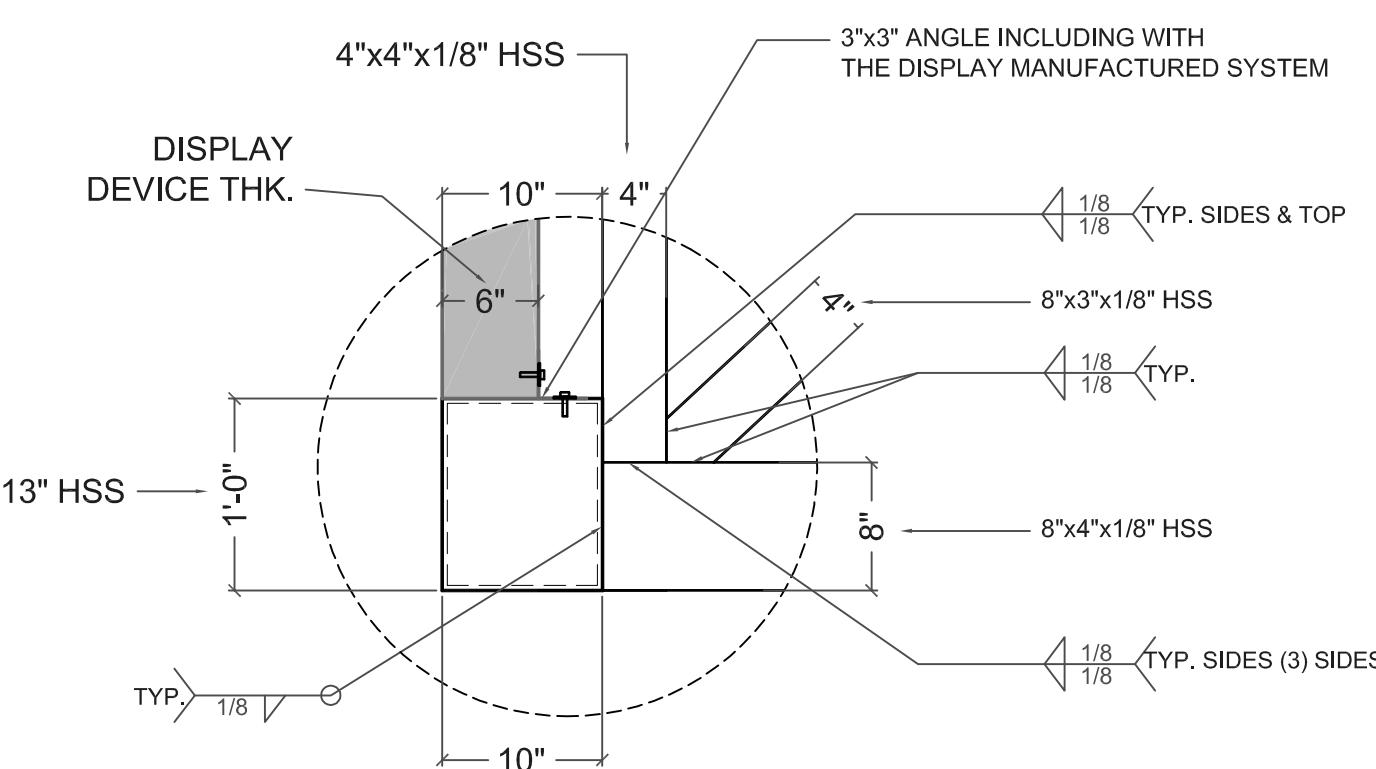
OF SHEETS





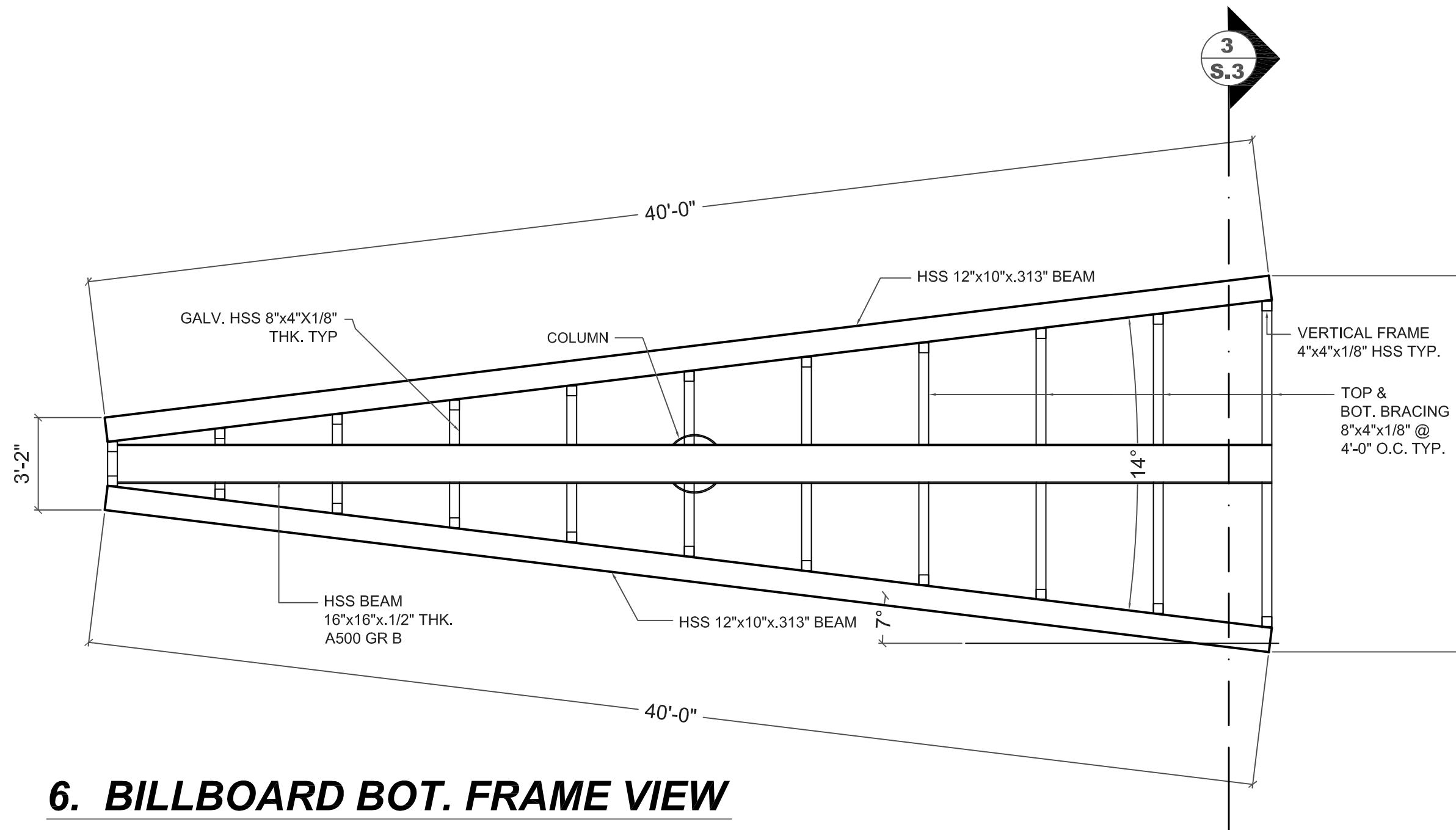
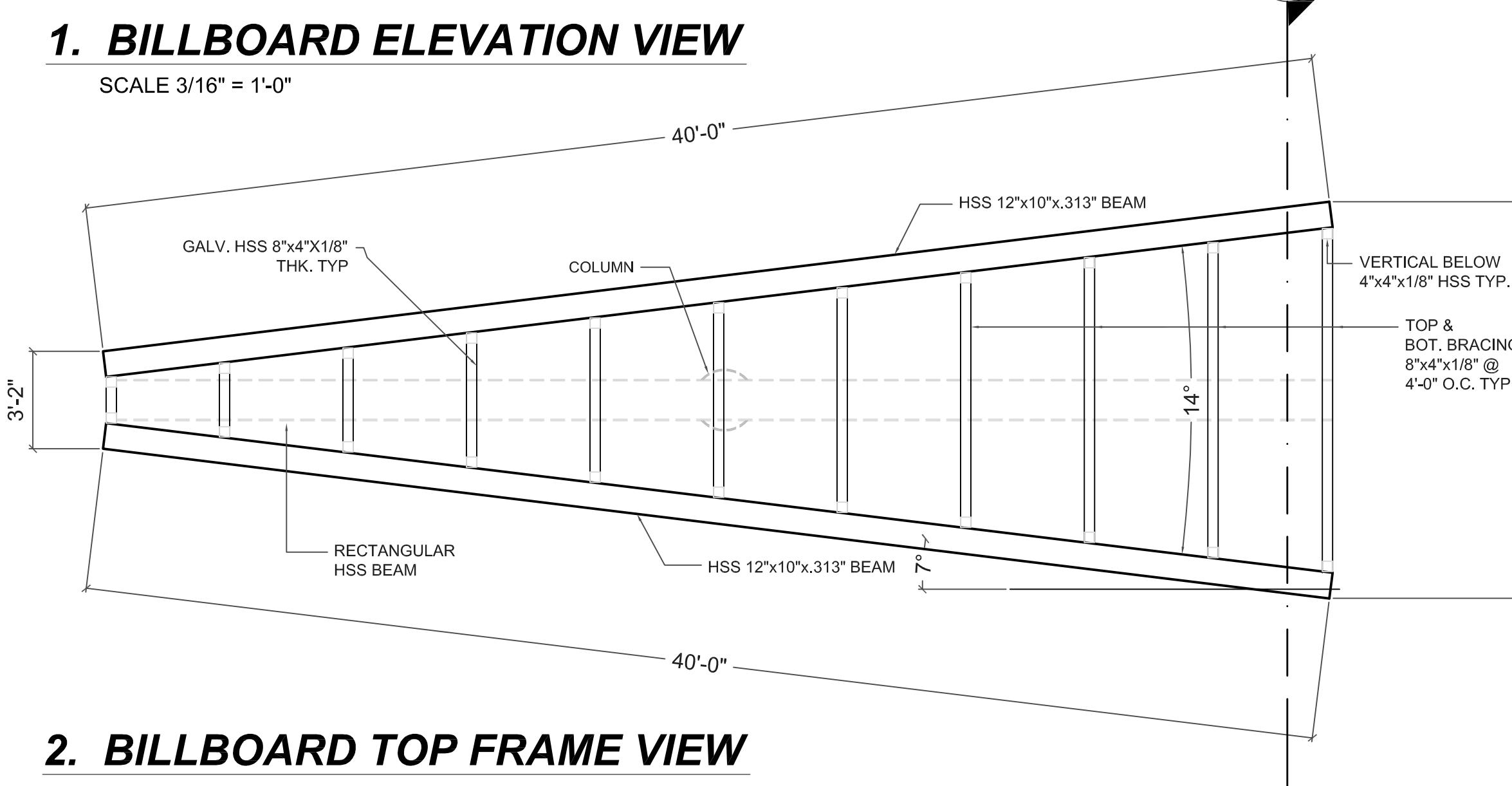
3. FRAME VIEW

SCALE 1/4" = 1'-0"



5. FRAME CONNECTION DETAIL TYP.

SCALE 1" = 1'-0"



JON D. CAMPIDONICA, P.E.
Structural Design & Civil Engineering
LIC. 61969
2613 Turner Rd.
Ceres, CA 95307
(209) 484-9782
jon@jdcampengineering.com

**SYCAMORE AVE.
DIGITAL BILLBOARD**

**ONE POLE
BILLBOARD**

PROJECT ADDRESS:
1883 Sycamore Ave.
Atwater, CA 95301
APN 001-146-011

OWNER:
LR-K HOLDING LLC
221 BUSINESS PARKWAY
ATWATER, CA 95301

CONTRACTOR:
BK INDUSTRIES, INC.
221 BUSINESS PARKWAY
ATWATER, CA 95301
(209) 631-4247

**DIGITAL DRAFTING TECHNOLOGY
SERVICES, LLC.**
E. EDUARDO MORAN
3933 SHADY OAK CT
TURLOCK, CA 95382
(209) 620-2208
ARCHDRAFTING2005@YAHOO.COM

THESE DOCUMENTS ARE PROPERTY OF DIGITAL
DRAFTING TECHNOLOGY SERVICES, LLC, AND ARE NOT
TO BE COPIED, REPRODUCED, OR USED IN WHOLE OR
IN PART, WITHOUT THE EXPRESSED WRITTEN CONSENT OF DIGITAL
DRAFTING TECHNOLOGY SERVICES, LLC.

PRINTED DATE : 07-29-2024

DATE : 06-01-2024

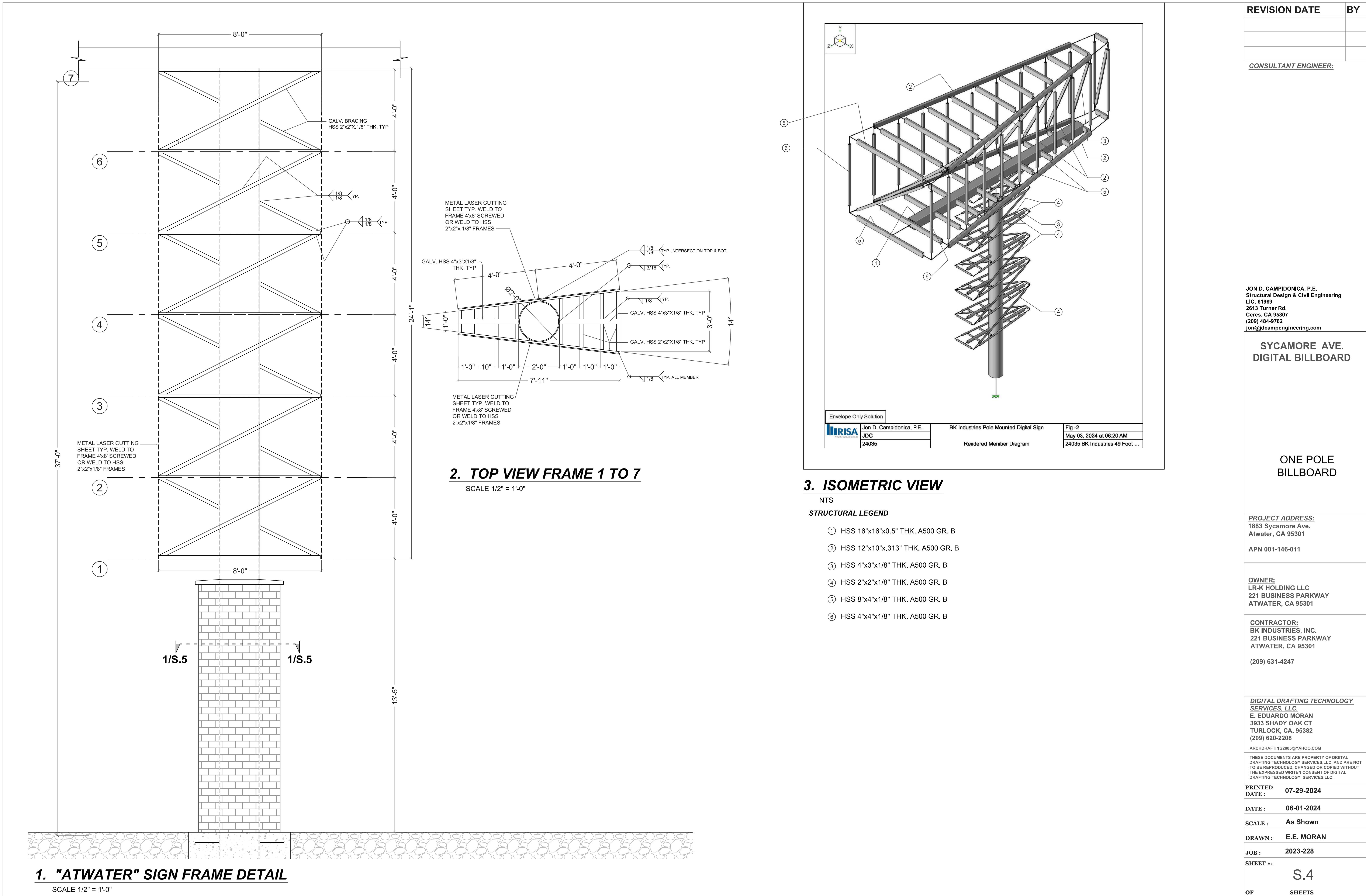
SCALE : As Shown

DRAWN : E.E. MORAN

JOB : 2023-228

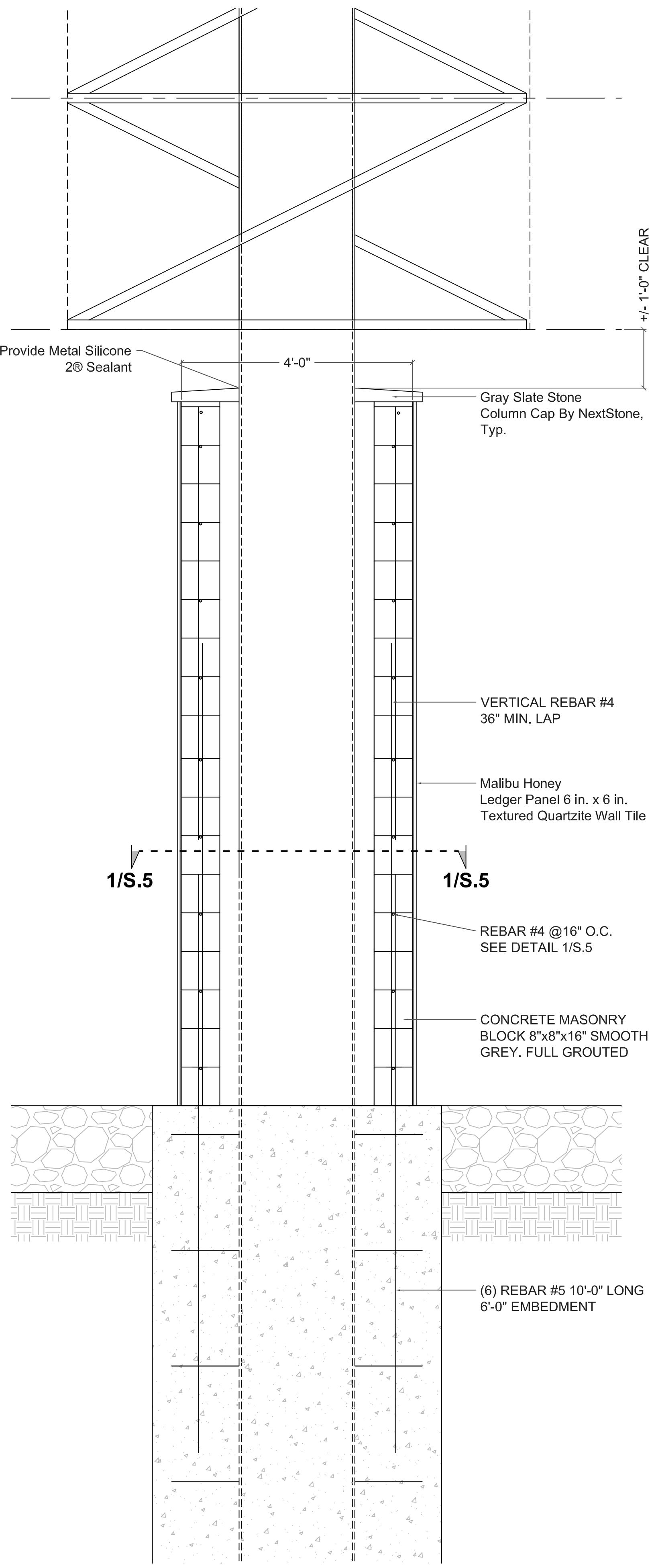
SHEET # : S.3

OF SHEETS



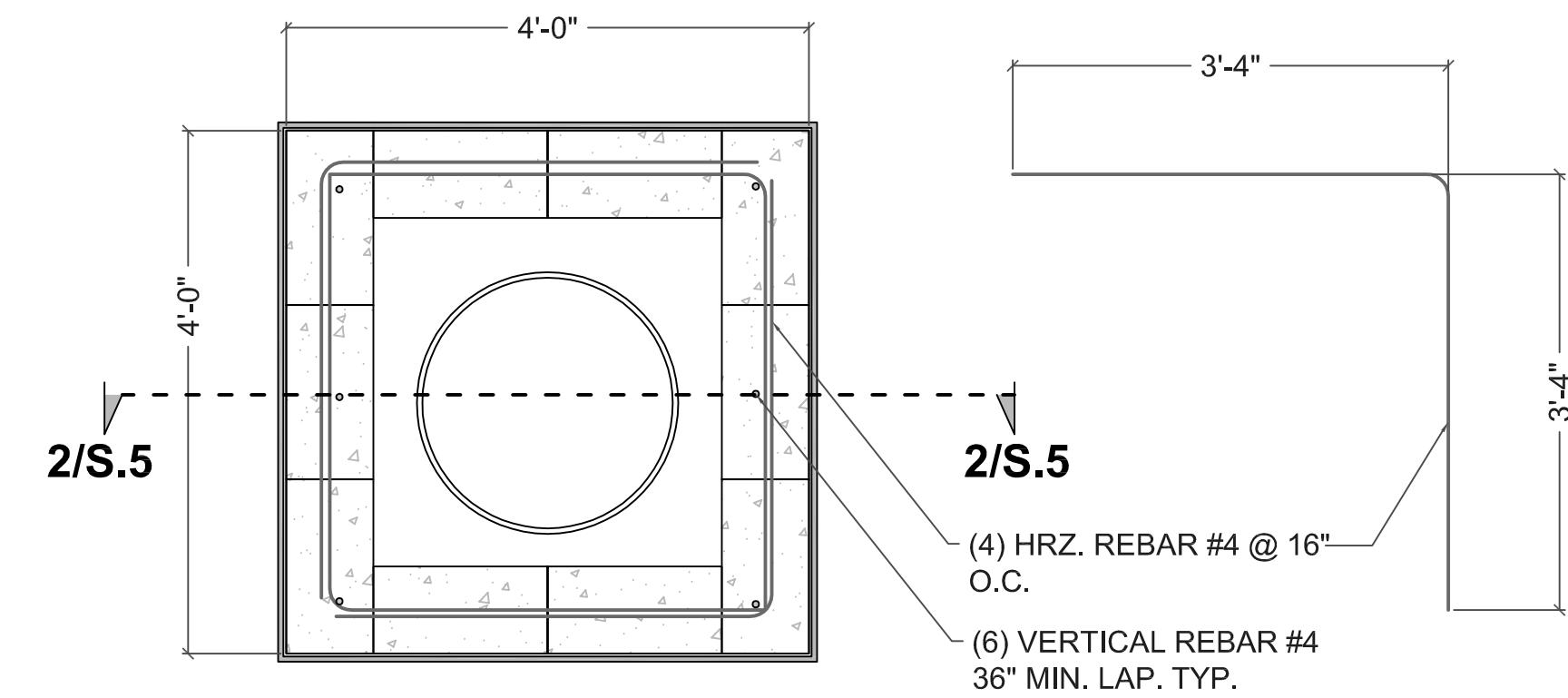
REVISION DATE BY

CONSULTANT ENGINEER:



2. CONCRETE MASONRY WALL

SCALE 3/4" = 1'-0"



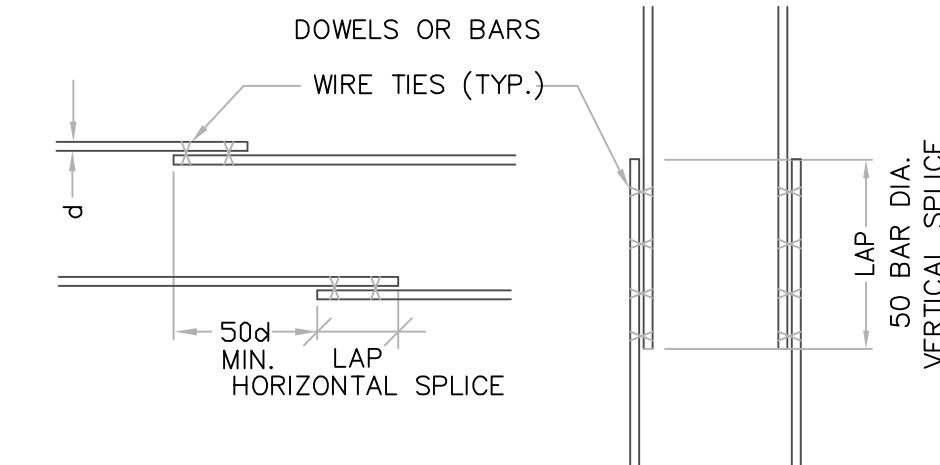
1. CONCRETE MASONRY WALL

SCALE 3/4" = 1'-0"

BARS OTHER THAN STIRRUPS, TIES, HOOPS & CROSS-TIES				
BAR SIZE	"D"	180° "L"	135° "L"	90° "L"
#3	2 1/4	2 1/2	—	4 1/2
#4	3	2 1/2	—	6
#5	3 3/4	2 1/2	—	7 1/2
#6	4 1/2	3	—	9
#7	5 1/4	3 1/2	—	10 1/2
#8	6	4	—	12
#9	9 1/2	4 1/2	—	13 1/2
#10	10 3/4	5 1/4	—	15 1/4
#11	12	5 3/4	—	17
#14	18 1/4	7	—	21
#18	24	9	—	27

STIRRUPS, TIES, HOOPS & CROSS-TIES				
BAR SIZE	1 1/2	—	4	4
#3	1 1/2	—	4	4
#4	2	—	4	4
#5	2 1/2 (1)	—	4	4
#6	4 1/2	—	4 1/2	9
#7	5 1/4	—	5 1/4	10 1/2
#8	6	—	6	12

(1) USER 3 3/4" IN CONC. BLK. CONSTRUCTION

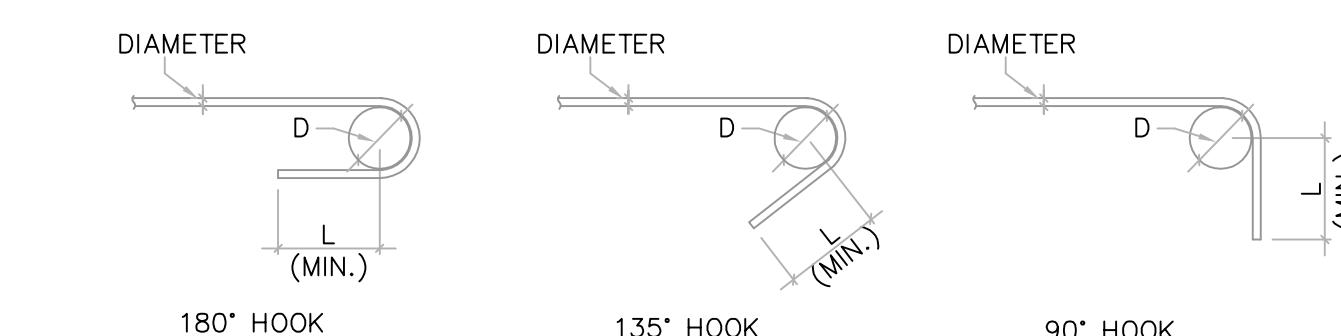


NOTES:

- ALL VERTICAL REINFORCING FOR COLUMNS, PIERS, AND WALLS SHALL BE DOWLED AS SHOWN EXCEPT SPECIFIC DETAILS ON DRAWINGS SHALL GOVERN IN CASES OF CONFLICT.
- DOWELS SHALL BE THE SAME GRADE, SIZE AND NUMBER AS VERTICAL REINFORCING.

3. REBAR LAP TYP.

NTS



LEGEND FOR REINF. BENDS (NOT SHOWN TO SCALE)	
	INDICATES 90° BEND IN PLANE OF DRAWING
	INDICATES 90° BEND PERPENDICULAR TO PLAN OF DRAWING
	INDICATES 135° BEND IN PLANE OF DRAWING
	INDICATES 180° BEND IN PLANE OF DRAWING
	INDICATES 135° OR 180° BEND PERPENDICULAR TO PLAN OF DRAWING
	INDICATES OFFSET IN PLANE OF DRAWING

REINFORCING BAR BENDS & HOOKS

4. STANDARD REBAR LAP & BEND

JON D. CAMPIDONICA, P.E.
Structural Design & Civil Engineering
LIC. 61969
2613 Turner Rd.
Ceres, CA 95307
(209) 484-9782
jon@dcampengineering.com

SYCAMORE AVE.
DIGITAL BILLBOARD

ONE POLE
BILLBOARD

PROJECT ADDRESS:
1883 Sycamore Ave.
Atwater, CA 95301

APN 001-146-011

OWNER:
LR-K HOLDING LLC
221 BUSINESS PARKWAY
ATWATER, CA 95301

CONTRACTOR:
BK INDUSTRIES, INC.
221 BUSINESS PARKWAY
ATWATER, CA 95301
(209) 631-4247

DIGITAL DRAFTING TECHNOLOGY
SERVICES, LLC.
E. EDUARDO MORAN
3933 SHADY OAK CT
TURLOCK, CA. 95382
(209) 620-2209
ARCHDRRAFTING2005@YAHOO.COM

THESE DOCUMENTS ARE PROPERTY OF DIGITAL
DRAFTING TECHNOLOGY SERVICES, LLC, AND ARE NOT
TO BE REPRODUCED, CHANGED OR COPIED WITHOUT
THE EXPRESSED WRITTEN CONSENT OF DIGITAL
DRAFTING TECHNOLOGY SERVICES, LLC.

PRINTED DATE : 07-29-2024

DATE : 06-01-2024

SCALE : As Shown

DRAWN : E.E. MORAN

JOB : 2023-228

SHEET #: S.5

OF SHEETS



PLANNING COMMISSION AGENDA REPORT

PLANNING COMMISSION

Jagandeep Mokha

Donald Borgwardt Ileisha Sanders

Harold Kadach Mayra Sanchez-Garcia

MEETING DATE: November 20, 2024

TO: **Chair and Commissioners**

FROM: **Scott Ruffalo, Planning Technician**

SUBJECT: **Public hearing to consider adopting a Resolution approving Conditional Use Permit No. 24-24-0100 and Site Plan No. 24-24-0200 for mini storage located at Bell Drive between Truckee Drive and Shasta Drive in Atwater (APN: 001-134-012).**

RECOMMENDED COMMISSION ACTION:

It is recommended that Planning Commission:

1. Open the public hearing and receive any testimony from the public; and,
2. Make a finding that the project is categorically exempt under California Environmental Quality Act (CEQA) guideline section 15332, Class 32 "in-fill development;" and,
3. Adopt Resolution No. 0257-24 approving Conditional Use Permit No. 24-22-0100, and Site Plan No. 24-24-0200 located at Bell Drive between Truckee Drive and Shasta Drive in Atwater (APN: 001-134-012).

I. BACKGROUND:

The subject property is located at Bell Drive, Atwater APN 001-134-012. The applicant intends to construct a mini storage complex with an office and managers unit on a 5.5-acre vacant lot. The proposed request for mini storage is intended to help support the newly established development in the Atwater community.

II. ANALYSIS:

The applicant, Patrick Corrigan, is requesting to construct a mini storage complex located at Bell Drive between Truckee Drive and Shasta Drive in Atwater (APN: 001-134-012). The mini storage will be constructed on a vacant 5.5-acre lot. The mini storage complex will consist of 610 units within 11 buildings. The units will vary in sizes ranging from 5 ft.

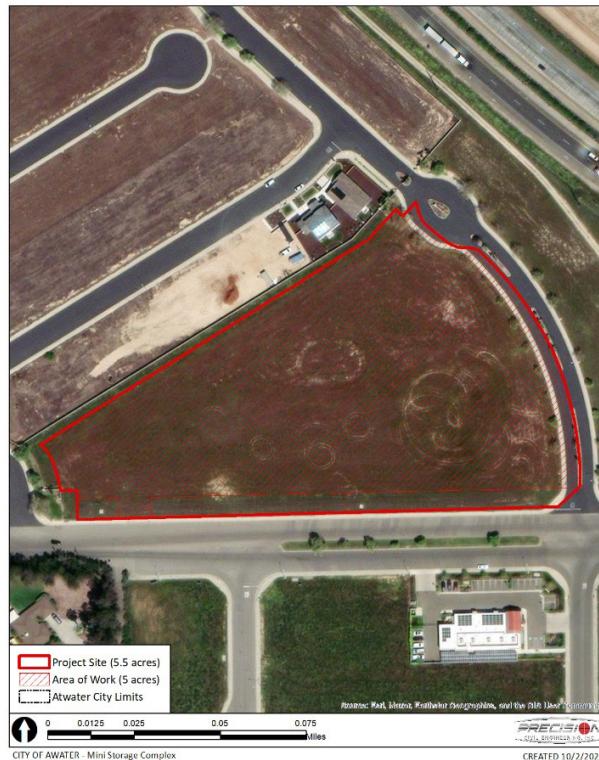
x 10 ft. to 15 ft. x 30 ft. In addition to the storage units, there will be a two (2)-story office building with a garage and living quarters, totaling 1,800 square feet, within the “Area of Work”. Five (5) parking spaces and site improvements including paved drive aisles, curb, gutter, sidewalk, lighting, trash enclosure, and landscape areas, are also proposed.

The project is located at Bell Drive between Truckee Drive and Shasta Drive in Atwater APN: 001-134-012 (see Figure 1). The subject property is zoned B-P (Business Park) which has a Land Use Designation of Commercial. Per the Atwater Municipal Code (AMC) 17.49.030, any size of mini-warehouse development requires a use permit.

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare, or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

With the approval of the Conditional Use Permit the project will be consistent with the zoning ordinance and general plan with the adoption of Resolution No. 257-24.

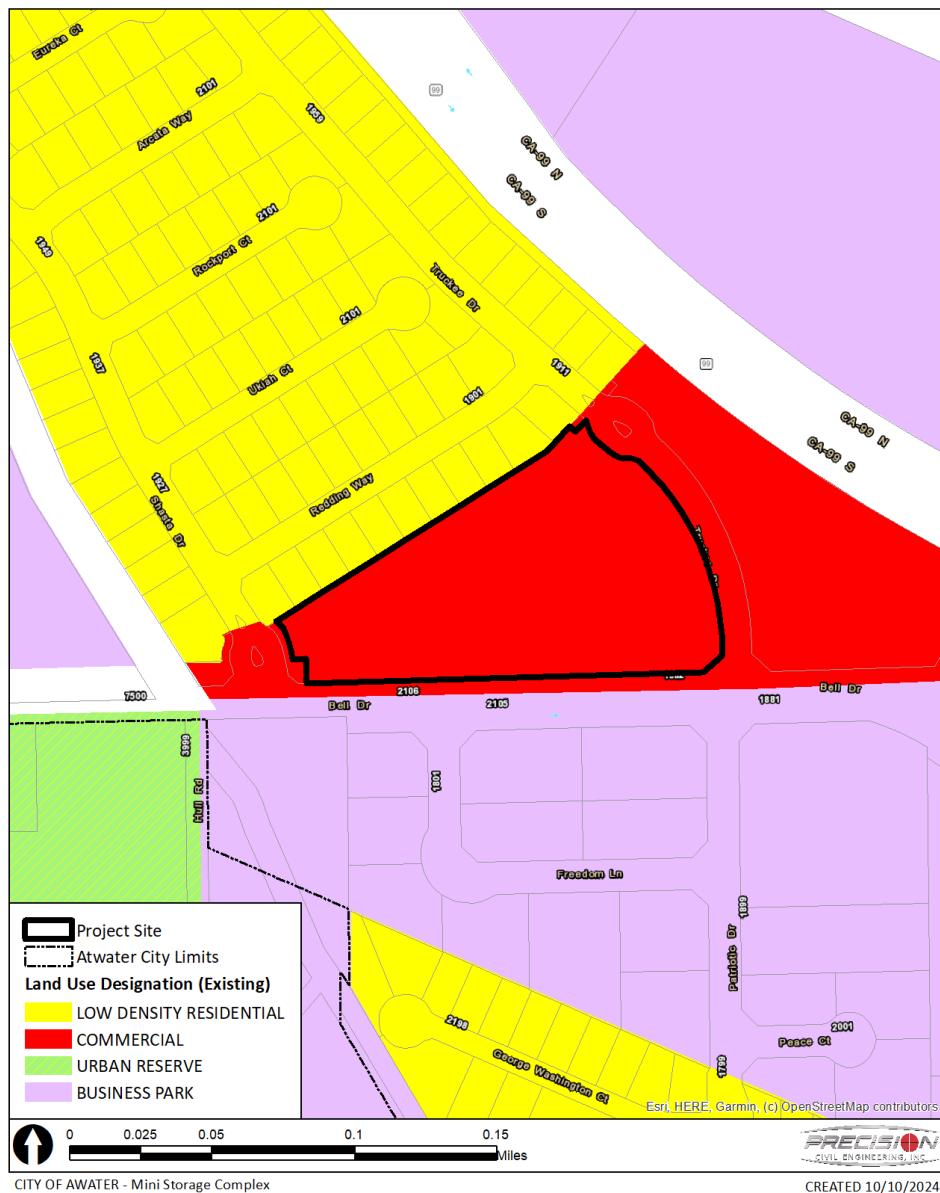
Figure 1



Description of Surrounding Uses: The parcels immediately to the north of the subject property is Planned Development (PD-26). The parcels to the east, west, and south are Business Park (B-P).

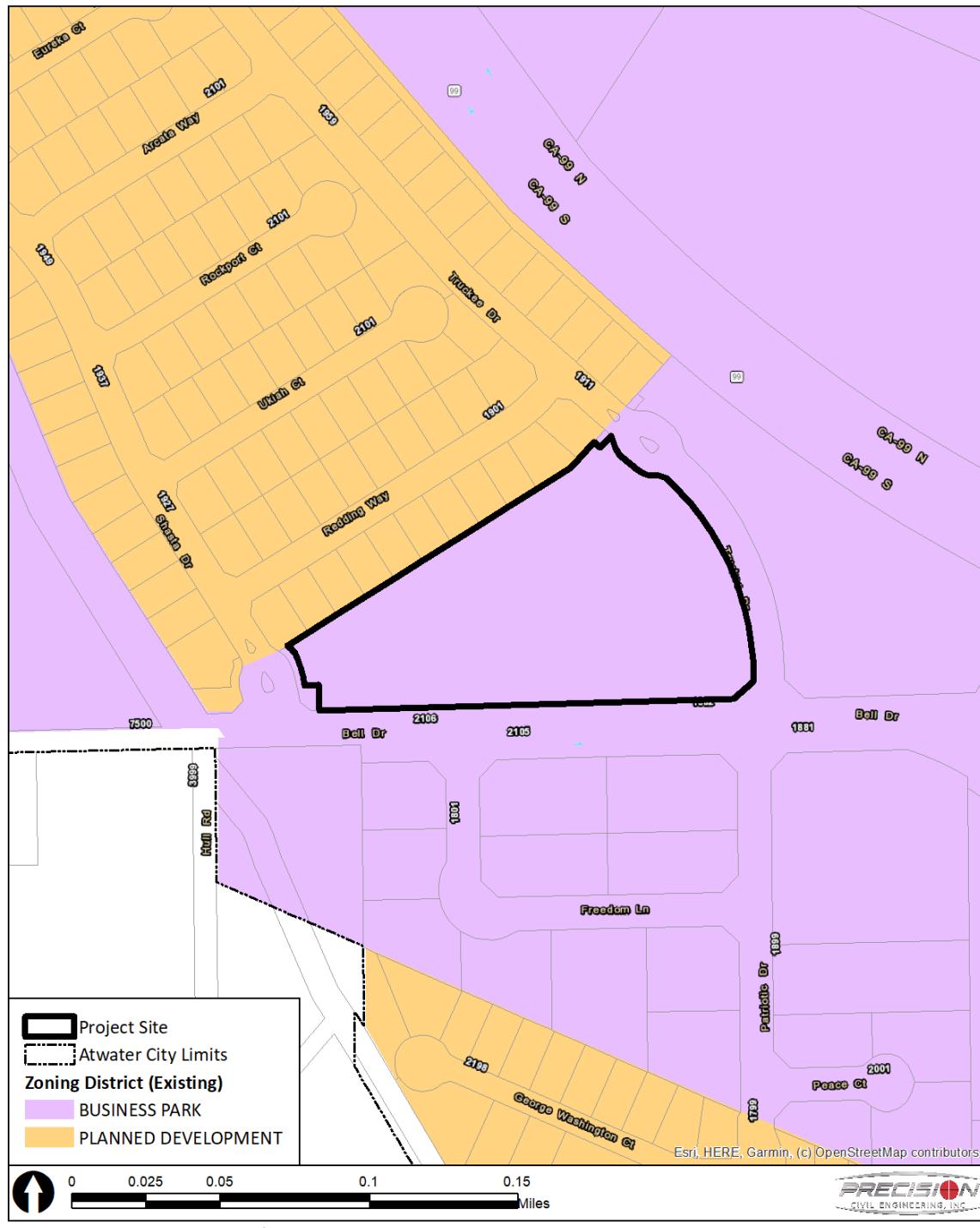
Land Use Designation: The project site has a land use designation of B-P, Business Park District Overlay (Mixed Use District). This designation is intended to accommodate a wide range of business uses and may include manufacturing operations within completely enclosed buildings, associated offices, trade schools, and supporting childcare and retail activities. The applicant is requesting a conditional use permit to construct 610 mini storage units to support newly established development in the area. The Project is consistent with the land use designation.

Figure 2



Zoning: The subject property is zoned Business Park (B-P) (See Figure 3). The purpose of the B-P zone is to provide a location for Mixed Uses necessary within the City, but not suited to other commercial districts.

Figure 3:



III. FISCAL IMPACTS:

No negative fiscal impacts are anticipated with the approval of this project. This item has been reviewed by the Finance Department.

IV. LEGAL REVIEW:

This item has been reviewed by the City Attorney.

V. EXISTING POLICY:

None

VI. INTERDEPARTMENTAL COORDINATION:

The Planning Commission could affirm the staff's recommendation or make another recommendation consistent with the Atwater Municipal Code.

VII. PUBLIC PARTICIPATION:

The public will have an opportunity to provide comments on this item prior to Planning Commission action. The public will have the opportunity to provide comments on this item prior to Planning Commission action.

VIII. ENVIRONMENTAL REVIEW:

Pursuant to the California Environmental Quality Act (CEQA), the project is categorically exempt under guideline section 15332, Class 32 “in-fill development.”

IX. STEPS FOLLOWING APPROVAL:

Following adoption of Resolution No. 0257-24, Conditional Use Permit No. 24-24-0100 and Site Plan No. 24-24-0200 and a five-day appeal period, the signed resolutions will be given to the applicant.

Prepared by: Scott Ruffalo, Planning Technician

Submitted by:

Greg Thompson, Deputy City Manager / Community Development
Director

Attachments:

1. Resolution No. 0257-24
2. City of Atwater Uniform Development Application
3. Operational Statement
4. Site Plan
5. Elevation
6. Mini Storage Categorical Exemption



PLANNING COMMISSION OF THE CITY OF ATWATER

RESOLUTION NO. PC 0257-24

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ATWATER APPROVING CONDITIONAL USE PERMIT NO. 24-24-0100 AND SITE PLAN NO. 24-24-0200 FOR MINI STORAGE LOCATED AT BELL AVENUE BETWEEN TRUCKEE DRIVE AND SHASTA DRIVE IN ATWATER (APN: 001-134-012).

WHEREAS, the Planning Commission held a duly noticed public hearing as required by law on November 20, 2024; and,

WHEREAS, the proposed project parcel is zoned B-P Business Park District Overlay, which zone allows the same conditional uses as prescribed in Zones C-O to M-2 inclusive when reviewed and granted by the Planning Commission; and

WHEREAS, Chapter 17.49 of the Atwater Municipal Code provides for mini-warehouse developments with a Use Permit in the industrial, highway related, general commercial, planned development mixed use, and residential transition zones; and

WHEREAS, this proposed project complies with the development standards for mini warehouses as prescribed in Section 17.49.060 of the Atwater Municipal Code; and

WHEREAS, the accessory uses proposed by the project, consisting of an office and a manager's residential unit, comply with Section 17.49.040 of the Atwater Municipal Code and said accessory uses provide for meeting the City's requirement for a full-time live-in manager; and

WHEREAS, the proposed Conditional Use Permit No. 24-24-0100 and Site Plan 24-24-0200 will not have a detrimental effect on the health, safety, and welfare of the neighborhood, nor have any adverse effect on the community; and,

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred; and,

WHEREAS, the Planning Commission finds that the following findings can be made for Conditional Use Permit No. 24-24-0100 and Site Plan 24-24-0200.

1. The proposed Conditional Use Permit No. 24-24-0100 and Site Plan 24-24-0200 is consistent with the Atwater General Plan.
2. That the project is categorically exempt from CEQA under guideline 15332, Class 32, "in-fill development".
3. The public hearing for this application has been adequately noticed and advertised.

NOW THEREFORE BE IT RESOLVED, that the Planning Commission of the City of Atwater does hereby approve Conditional Use Permit No. 24-24-0100 and Site Plan 24-24-0200 subject to the following conditions:

BUILDING / FIRE

1. Apply for a permit application in person or online via CloudPermit.
2. Permit application and as per Atwater Municipal Code Title 15 all plan submittals shall reflect the latest Building Codes and Appendices as adopted. Materials such as Designed Plans, Project Specifications, Structural Calculations, Energy Calculations, Soils Report, California Green Code Documents, and Special Inspection form (filled out by project designer), and any other applicable documents shall be included in plan submittal.
3. Plan submittals shall be submitted using the city's digital on-line permitting system CloudPermit. If project is submitted via hard copy plans, please send Five (5) sets of plans including the calculations and any supporting materials three (3) sets of Energy, Structural, Soils Report, California Green Code Documents, Special Inspection form, and any other applicable calculations/specifications or documents.
4. All Conditions of Approval for this project shall be written by the project developer on all building permit plan check sets submitted for review and approval. These Conditions of Approval shall be on, at all times, all grading and construction plans kept on project site. It is the responsibility of the project developer to ensure that the project contractor is aware of and abides by. All Conditions of Approval. Prior approval from the Community Development Director must be received before any changes are made to site design, grading, building design, building colors or materials.
5. The deposit amount for plan check fees will be calculated by staff after receipt of a complete Building Permit Application and must be paid prior to processing the plans for review.

6. Building Plans shall reflect the most recent California Building Codes (Title 24) which consist of the Building Code volumes 1 & 2.
7. Building Permit cards and city approved plans and calculations shall always be kept on the construction site. No inspection shall be conducted without these documents.
8. The construction site shall have an address clearly posted at the front of property to provide easy recognition for both building inspectors and emergency services.
9. No sitework is to start until fees are paid and Building Permit is issued. Failure to adhere to this requirement will result in a STOP WORK ORDER being issued.
10. All fire related designs shall comply with the 2022 Fire Code as adopted by the City of Atwater including Appendices C, D, I and J.
11. A Fire Sprinkler system designed by a licensed fire sprinkler design engineer shall be installed in any structure with a floor area over 5,000 square feet as per Atwater Municipal Code 8.40.010.
12. Any static hydro flow testing shall be scheduled through the Fire Marshal's office prior to plan submittal.
13. All Fire Apparatus access roads shall be designed, constructed, and maintained to support the loads of fire apparatus weighing up to 75,000 lbs. All apparatus roads shall be constructed with all-weather surfaces such as asphalt, concrete, or other approved driving surfaces.
14. A Knox Box shall be installed at the entry area, within six feet of the entry door and at a height of six feet from the ground, or as otherwise specified by the Fire Marshal. A click-to- Enter system will be installed on the main entry gate for Fire and Law Enforcement access.
15. Address numbers shall be not less than 18" inches high and 2" inches wide, contrasting with the building color scheme and easily visible from the frontage road.
16. The main double detector check valve assembly for the Fire Department Connection (FDC)to the sprinkler system shall be painted Fire Red and clearly labeled for its intended use.
17. Each storage space shall be clearly marked by numbers that are not less than six inches high and one inch wide, contrasting with the building color scheme.

18. Any exterior door leading to an interior electrical panel, fire alarm equipment, or fire sprinkler standpipe shall be clearly labeled with all-weather signage consisting of Fire Red letting not less than 4" four inches high on a white background.

POLICE / CODE ENFORCEMENT

19. All outdoor electricity plugs, and water valves must be properly secured to prevent theft of utilities and materials.

20. Adequate lighting must be provided to deter unwanted access or camping on the property.

21. All vehicles must be stored, parked, or placed only on paved surfaces.

22. External storage (i.e. sea vans, storage containers, or intermodal containers) shall not be allowed on the property.

23. All signs must comply with Atwater Municipal Code Chapter 17.69. "Feather flags" and "A-frame" signs are not permitted.

24. Discarded materials, scrap, or salvaged materials may not be stored or kept outside of the building in public view.

25. Any additions or improvements to external lighting, after approval, must comply with Atwater Municipal Code Section 8.32.030(M).

26. The applicant is responsible for the abatement of all graffiti on the exterior of the building.

27. The applicant is responsible for all Commercial Blight Prevention requirements per Atwater Municipal Code Chapter 8.18.

ENGINEERING / PUBLIC WORKS

28. For the proposed on-site improvements and off-site improvements, the developer shall cause Improvements Plans to be prepared. The plans shall be prepared by a Licensed Civil Engineer or under his/her direction. The plans shall be prepared on 24" X 36" plan sheets and to a reasonable scale. The plans shall be in a format to be approved by the City Engineer and shall show all the proposed grading and on-site and off-site improvements for the proposed development. The title of the plan shall be shown at the top of Sheet No.1. Sheets shall be numbered in consecutive order. An index showing the sheets contained within

and as a part of the Site Improvements Plan shall be shown on Sheet 1.

29. Developer shall show on revised site plan the following: amounts of impervious and pervious areas, the area designated for storm water retention, proposed street lighting, and proposed landscape areas.

30. An encroachment permit shall be required for any construction to be done in the public right of way, in easements, or on lands to be dedicated to the City of Atwater upon completion of the improvements. The encroachment permit shall be obtained prior to the start of said work. The permit fees shall be determined per the current adopted fee schedule.

31. All improvements, public and private, shall be designed and constructed in accordance with the most recent edition of the Standard Plans and Specifications, all applicable state and local ordinances, standards and requirements. Should a conflict arise, the governing specification shall be determined by the City Engineer.

32. Hydrologic and hydraulic calculations for determining the storm system design, with hydraulic grade line, water surface profile, and adequate field survey cross section data, shall be provided satisfactory to the City Engineer. Development shall retain/detain the 100-year 24-hr storm event.

33. Developer shall comply with Chapter 13.22 of the Atwater Municipal Code "Storm Water Management and Discharge Control" and with the City of Atwater Post Construction Standards Plan.

34. The developer shall process a Post-Construction Stormwater BMP Operation and Maintenance Plan for review and approval to the satisfaction of the City Engineer.

35. The Owner shall execute any agreements identified in the Post-Construction Standards Plan that pertain to the transfer of ownership and/or long-term maintenance of stormwater treatment or hydrograph modification.

36. The developer shall install a reduced pressure principle backflow device for potable water and an approved backflow device for irrigation water. Individual services are to be provided for potable water and landscaping purposes. The services shall be metered; a Sensus "Flex-Net" radio read meter shall be used. Service shall include a backflow prevention device enclosure, mounted on a concrete pad. The RPP device shall include unions on both riser pipes for easier maintenance. RPP devices shall be shown on the Site Improvement Plan including, brand names and types. Individual services shall be required for irrigation, fire, and potable water.

37. All portions of roadway and sidewalk disturbed by installation of utilities (gas,

electric, sewer, water, communications, etc.) shall be restored to the satisfaction of the city Engineer.

38. Prior to submitting a building/encroachment permit, the applicant shall submit a geotechnical engineering report (soils report) to the City Engineer for review and approval. The report shall include the information and be in the form as required by the City Engineer and all applicable codes.
39. 6-inch (6") high Portland Cement Concrete curbing shall be provided between all paved areas and landscaped areas. In addition, curbing between the length of any parking space and a landscaped area shall include a 12" wide "courtesy curb." Curb cuts shall be allowed for LID drainage designs.
40. Any water wells found during construction shall be destroyed in accordance with approved City Standards and the requirements of any well destruction permit issued by the County of Merced.
41. Any septic systems found during construction shall be destroyed in accordance with the approved City Standards and Merced County Environmental Health requirements.
42. All broken, cracked or otherwise damaged public improvements, such as curb, gutter, and sidewalk, shall be saw cut, removed and replaced in accordance with applicable City Standards to the satisfaction of the City Engineer.
43. For projects located within the Merced Irrigation District Drainage Improvement District No. 1 (MIDDID No. 1), the property owner will be required to enter into a "Storm Drainage Agreement" with the MIDDID No. 1, paying an annual maintenance fee and any connection fees as established by the MIDDID No. 1 Board of Directors and as collected by the MIDDID No. 1 and on the Merced County Tax Rolls
44. Applicant must ensure there is plenty of room for garbage truck access to and leaving the trash enclosure. Applicant shall ensure there is sufficient clearance for vehicular access to the trash enclosure.

MERCED IRRIGATION DISTRICT

45. MID operates and maintains the Bloss Lateral "A" pipeline assembly located within a 40-foot wide, 1,052-foot-long fee strip paralleling Bell Drive as described in that certain deed recorded October 24, 1924, in Volume 124, Official Records, Page 25, Merced County Records.
46. If storm water runoff is to be discharged from the site into any MID facility through a new or existing drainage system the property owner would be required to enter into a subdivision drainage agreement with the MID, paying all

applicable fees.

47. The property owner shall execute an appropriate encroachment agreement for all work over or under any MID facilities, including bridges, utilities, driveways and pipelines and pay all associated MID fees.
48. Pending MID Board of Directors approval, MID may sell its 40-foot-wide fee strip to developer based on the County Assessor's assessed value. In exchange, developer will grant a new, appropriate width exclusive easement to MID to accommodate the Bloss Lateral "A" pipeline.
49. A signature block to be provided for MID on all Improvement Plans.
50. MID reserves the right for further comment as unforeseen circumstances may arise.

PLANNING

51. All off-premise commercial advertising displays visible from the National Highway System are subject to the provisions of the California Outdoor Advertising Act (Bus. & Prof. Code Section 5200 et. seq.) and must obtain an ODA Permit from the Office of Encroachment and Outdoor Advertising Permits (OEOAP) prior to placement.
52. Developer shall limit hours of construction and construction related duties to 6:00 AM – 5:00 PM Monday thru Friday. With no construction allowed on the weekends.
53. Developer should seek to utilize the cleanest (air quality) available for off-road construction equipment.
54. Applicant shall comply with all the conditions of approval prior to issuance of a business license.
55. Applicant shall comply with all Commercial and Industrial Design Guidelines.
56. All signs shall be erected in compliance with the adopted Atwater Municipal Code Section. 17.69 standards.
57. The Planning Commission shall retain the right to reconsider Conditional Use Permit No. 24-24-0100, and Site Plan 24-24-0200 at any time.
58. This approval is contingent upon and limited to the proposals and plans contained, supporting documents submitted, presentations made to staff, and Planning Commission as affirmed to by the applicant. Any variation from these plans, proposals, supporting documents, or presentations is made void subject

to this approval and is subject to reapplication.

59. Applicant must pay a one-time Commercial Conditional Use Permit General Plan Update Fee in accordance with the Miscellaneous Fee Schedule.

60. Applicant must pay an annual Conditional Use Permit Monitoring fee in accordance with the Miscellaneous Fee Schedule.

61. 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 application, which action is brought within applicable statutes of limitations. 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 20th day of November, 2024.

AYES:

NOES:

ABSENT:

APPROVED:

**DON BORGWARDT,
CHAIR**

ATTEST:

**GREG THOMPSON,
DEPUTY CITY MANAGER /
COMMUNITY DEVELOPMENT DIRECTOR**



#1401

City of Atwater

Uniform Development Application

750 Bellevue road

RECEIVED
AUG 30 2024

BY: *Patricia Lopez*

Phone: (209) 357-6342/357-6349

Fax: (209) 357-6348

APPLICATION FORM

Please indicate the types of application requested

<input type="checkbox"/> Administrative Application	<input checked="" type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Tentative Map
<input type="checkbox"/> Amend Planned Development	<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Time Extension
<input type="checkbox"/> Amend Conditional Use Permit	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Variance
<input type="checkbox"/> Application for Appeal	<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Zone Change
<input type="checkbox"/> Architectural Review	<input type="checkbox"/> Lot Merger	<input type="checkbox"/> Zoning Text Amendment
<input type="checkbox"/> Certificate of Compliance	<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Other

Traffic + Initial Study

RSO 257-24

CUP 24-24-0100, SP 24-24-0200

Describe Proposed Project:

A new self storage facility with office and managers unit

APPLICANT: Patrick Corrigan

PHONE NO: 831.277.2778

ADDRESS OF APPLICANT: 1010 Cass St. Monterey Ca. 93940

EMAIL: pat@corriganbuilders.co

PROPERTY OWNER: Golden State Realty Assoc. PHONE NO (209) 201-5839

ADDRESS OF PROPERTY OWNER: 3319 m st Merced, CA 95348

ASSESSOR'S PARCEL NUMBER: 001-134-012

Address/General Location of Property: Bell Ave between Truckee and Shasta

EXISTING ZONING OF PROPERTY: B-P Business Park

GENERAL PLAN DESIGNATION OF PROPERTY:

Indemnity Statement

To the fullest extent permitted by law, Developer, and Developer's successor in interest, shall defend, indemnify, and hold harmless City, and its agents, elected and appointed officials, officers, employees, consultants, and volunteers (collectively, "City's Agents") from any and all liability arising out of a claim, action, or proceeding against City, or City's Agents, to attack, set aside, void, or annul an approval concerning the project, the Development Agreement, the Conditional Use Permit, or Subsequent City Approvals. Failure by Developer to indemnify City, when required by

this condition of approval, the Development Agreement, and the Indemnification Agreement, shall constitute a material breach of the Development Agreement, the Conditional Use Permit, and Subsequent City Approvals, which shall entitle City to all remedies available under law, including, but not limited to, specific performance and damages. Failure to indemnify shall constitute grounds upon which City may rescind its approval of any applicable Conditional Use Permit. Developer's failure to indemnify City shall be a waiver by Developer of any right to proceed with the project, or any portion thereof, and a waiver of Developer's right to file a claim, action, or proceeding against City, or City's Agents, based on City's rescission or revocation of any Conditional Use Permit, Subsequent City Approvals, or City's failure to defend any claim, action, or proceeding based on Developer's failure to indemnify City. This condition may be placed on any plans or other documents pertaining to this application.

I have read, agree and accept the City Indemnity agreement

Signed: Pat G
Applicant Date:
Pat Corrigan 8-30-24

There are no deed restrictions on this land that would prohibit this type of use or development. I (we) Moe Jaword depose and say that I am the property owner involved in this application and the forgoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Signed: H 8/27/2024

PROPERTY OWNER DATE:

PROPERTY OWNER DATE:

Project Checklist Continued

Hazardous Waste and Substances Site List Disclosure form completed and signed. The California Government Code requires that applicants for all development projects, excluding building permits, must check the Comprehensive Hazardous Waste and Substances Statement list to determine if the site of the proposed project is on the list. This is to be completed as part of the application materials, The Purpose of this is to provide information to be verified and used in the environmental Review of the project.

Operational Statement, which should be printed on its own sheet of paper and have the following information: Nature of the proposal including all types of uses-sales, processing, manufacturing etc, detail existing, proposed, and future operations, brief summary of operation hours to include peak hours, estimated number of personal during peak hours, vicinity map with highlighted truck routes, proposed method of waste removal and disposal (show on plot plan trash receptacle), how is the proposed project consistent with nearby uses, uses of all structures, size of buildings.

Staff Initials



Date received





City of Atwater

HAZARDOUS WASTE AND SUBSTANCE STATEMENT

Phone: (209) 357-6342/357-6349

Fax: (209) 357-6348

This is to determine if the proposed project or any alternatives to the proposed project in this application are on the lists compiled to Section 65962.5 of the Government Code. The applicant is required to submit a signed statement, which contains the following information:

NAME OF OWNER: Golden State Realty Assoc.

ADDRESS: 3319 M St. Merced, CA 95348

NAME OF APPLICANT: Patrick Corrigan

ADDRESS: 1010 Cass St. Suite B-4, Monterey Ca. 93940

ADDRESS OF SITE: 001-134-012 - (Bell Rd. No address)
(has been assigned)

APN: 001-134-012

LOCAL AGENCY: COUNTY OF MERCED

NOT ON LIST

SPECIFY LIST

REGULATORY IDENTIFICATION NO: _____

Pursuant to section 65962.5 of the Government Code

DATE OF LIST: _____

APPLICANT SIGNATURE:  Date _____

City of Atwater Processing Agreement

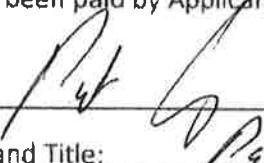
This an agreement for payment of costs for the city of Atwater application processing

To be completed by applicant:

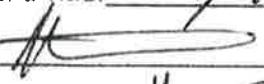
This agreement is by and between the City of Atwater, California, hereafter "City," and Pat Corrigan hereinafter "applicant". This is a legally binding agreement. You should ensure to read all provisions of this agreement.

1. Applicant agrees to pay all personnel and related direct, indirect, overhead and overtime costs incurred by City employees and consultants (including engineers, attorneys and other professionals) incurred by City for review and processing the subject application, even if the application is withdrawn in writing, not approved, approved subject to conditions or modified upon approval. Applicant agrees that it shall pay any and all costs related to the subject application that the City would not have incurred but for the application. City's indirect and overhead costs will be applied to the time of City employees and consultants. All personnel and related direct, indirect, overhead and overtime rates for City employees and consultants shall be calculated annually by the City manager.
2. Applicant agrees to make an initial deposit in the amount of \$ 2000 at the time this agreement is signed, and subsequent deposits within 30 days of the date requested by the City in writing. The city will not pay interest on deposits. Applicant agrees that it knowingly and voluntarily waives, extends and continues each of the time limits imposed by California Government Code Section 65943 for the determination of a development application's completeness and the time limits imposed by California Government Code Sections 65950, 65950.1, 65951, and 65952 for the approval or disapproval of development permits for as many days as the applicant delays making a subsequent deposit from the date of written notice requesting such additional deposit until the deposit is received by City, not to exceed 90 days. Failure to make any subsequent deposits may result in denial of an application for development project or in the decision by the City to postpone action on the application.
3. If Applicant does not deposit such requested deposits or make payments on outstanding invoices within thirty (30 days after the date of the deposit request or invoice, City staff may cease work on the project until the required deposit or payment is made, subject to any other provisions of law.
4. Deposits shall be applied toward the City's costs in reviewing and processing the application. City will send monthly statements indicating the charges against the initial deposit and any subsequent deposits. The City may elect to send statements less frequently than monthly, if there is only limited monthly activity on the project.

5. In the event that the accumulated periodic charges exceed the initial deposit and any subsequent deposits previously received by City, City will invoice Applicant for the amount outstanding and may require an additional deposit. Applicant will pay any and all amounts exceeding the initial and subsequent deposits within thirty (30) days of the date of the invoice and shall make any additional deposit required by the City.
6. City statements and invoices shall provide summary information indicating the cost for employees and independent contractors, including direct and indirect charges. Original invoices from independent contractors (except attorney/client invoices) shall be available upon request by Applicant, at Applicants additional cost.
7. Applicant shall pay interest on all costs unpaid 30 days after the date of any invoice at the maximum legal rate, and the City is entitled to recover its costs, including attorney's fees, in collecting unpaid accounts.
8. Applicant and owner of property, if not the same, agree to and authorize City to place lien on the property subject to this application for any and all delinquent fees, Th City shall remove such a lien once the Applicant has paid all delinquent fees. For purposes of this section, an invoice amount shall become delinquent when unpaid for 30 days after the date of the invoice.
9. Any refund of amounts deposited shall be made in the name of the Applicant, to the address noted above in Section 2. Invoices are due and payable within 30 days.
10. Applicant further agrees that no building permits, Certificate of Occupancy and/or subdivision Acceptance for the project will be issued until all costs for review and processing are paid.
11. Applicant shall provide written notice to the City if any of the above information changes.
12. This Agreement shall only be executed by an authorized representative of the Applicant. The person executing this Agreement represents that he/she has the express authority to enter into agreements on behalf of the Applicant.
13. This Agreement is not assignable without written consent by the City of Atwater. The City of Atwater will not consent to assignment of this Agreement until all outstanding costs have been paid by Applicant.

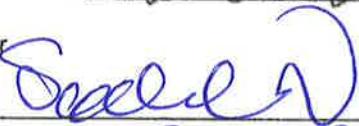
Applicant:  Date: 8-30-24

Print Name and Title: Pet Corrigan CEO

Owner:  Date: 8/27/2024

Print Name and Title: Hoc Tawel

City of Atwater

By:  Date: 10-32-2024

Print Name and Title: Scott Ruzzo, Planning Technician



**COMMUNITY DEVELOPMENT
EXISTING SITE CONDITIONS**
750 Bellevue road

Phone: (209) 357-6342/357-6349

Fax: (209) 357-6348

Application: _____

APN: 001-134-012

As Property Owner, I hereby acknowledge grading, land clearing, construction or any action that would alter the existing condition of the project site until approval of the final application is granted by the City of Atwater. I understand that alteration of the project site prior to approval will impact the City of Atwater's ability to review the project and could result in higher prices and require additional mitigation measures/conditions of approval to be applied or result in the denial of the application.

My agent/applicant has been instructed the importance of maintaining the current condition of the project site. The exception to the above-mentioned statement is an approval by the Planning department upon a written request.

Rutledge
Signed

9-23-14

Date

CITY OF ATWATER COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
ENVIRONMENTAL INFORMATION FORM

(This form to be completed by Applicant and returned with all Land Use Applications. Please note that additional environmental information may be requested as necessary. Use additional sheets as necessary.)

GENERAL PROJECT INFORMATION (Please type or print legibly in ink)

1. Name, Address, telephone number, and email address of land owner/applicant:

Patrick Corrigan 831-277-7748
1010 Cass St. Suite B-4, Monterey, Ca. 93940

2. Name, Address, telephone number, and email address of applicant if other than land owner:

same as above

3. Address/General location and APN of the project:

No address has been assigned. It is on
Bell Rd. APN 001-134-012

4. Existing zoning:

5. Land use designation within the current General Plan:

6. Proposed change in use and project for the proposed application (Please provide an Operational Statement for the proposed project and/or business activity):

7. Indicate the type of Permit(s) Application(s) to which this form pertains:

Building permit

8. List any other agencies and related permits or approvals that will be required for the project:

9. List all adjacent uses to the project/property location:

North: residential subdivision

South: professional offices - commercial

East: current commercial

West: Ag property

PROJECT DESCRIPTION (Attached additional Sheets as Necessary)

10. Project Area: 5 acres Parcel Size: 5.7 acres

11. Proposed Structures (New and Existing) 8 buildings totaling
79,975 sq ft. of min. storage
800 sq ft. office and living unit

12. Percentage of lot coverage (before and after any construction generated from the project): before 0 coverage. After construction, 79,975 sq ft.

13. Number of required off-street parking spaces (Including Accessable):

14. School district(s) that serve the project area:

N/A

15. Describe the landscaping improvements for the proposed project (please include all compliance with State mandated water conservation requirements):

I have not done a landscape plan.
I am waiting to have entitlements

16. If the proposed project is to be a phased development, please described incremental phasing and implementation of improvements. (Use additional sheets if necessary): N/A

17. If the proposed project will represent a change to any resource of cultural significance as defined in Public Resources Code section 21074 (Tribal Cultural Resource) Please provide a copy of your consultation letter and the name and address of the consulting authority:

None

18. List any and all hazardous or toxic materials, chemicals, pesticides, flammable liquids, or other similar products used as a part of the day to day operations of the project and all storage methods. (Please note that the use and storage of certain materials will require filing of a Hazardous Materials Business Plan and Spill Prevention Containment and Countermeasure Plan as may be determined. Applicants are encouraged to consult with the Merced County Environmental Health Division and local Fire Department as Administrators of said plans.)

No hazardous or toxic materials will
be used or stored on site.

PROJECT DESCRIPTION CONT.

Please indicate below the response that most applies to the described project. Should the answer indicated differ from the information provided in the General Project Information shown above or from information already obtained from the offices of the City of Atwater, the applicant(s) will be required to provide evidence or documentation to support the answers shown. (Please attach additional sheets as may be necessary)

	Yes	Maybe	No
27. Change to existing features of any vegetation, lakes, streams, rivers, hills, or substantial alteration of ground contours.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
28. Any change in quantity, direction of flow of groundwater.	—	—	—
29. Change in quality or alteration of drainage patterns to any lake, stream, Natural or man-made water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
30. Change in absorption rates, drainage patterns, or the rate or amount of surface runoff.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
31. Discharge into any surface water, or any alteration of surface water quality, i.e., temperature, dissolved oxygen, turbidity, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
32. Change in amount of surface water in any water body.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
33. Change in scenic views of vistas from existing residential areas, public lands or roads.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
34. Change in pattern, scale or character of the general area of the project.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
35. Will the project affect existing housing or create a demand for additional housing.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
36. Will the project result in a substantial alteration of the present or planned land use of the area.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
37. Will significant amounts of solid waste (garbage, spoils, manure) or litter be generated as a result of the project.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

19. Described the estimated consumption of water, the estimated sewage generation, and the estimated amount of storm water run-off during a 10-year, 24-hour, storm event.
Water: _____ Gallons per day; Sewage: _____ Gallons per day; Storm water: *(will be supplied by engineer)*

20. Provide a description of the proposed water delivery system(s) including any on-site treatment necessary for the proposed project. (Include water use and management in the Operational Statement for the Project.): *No treatment necessary - domestic water + sewer*

21. Provide a description of the proposed sanitary sewer system(s) including any on-site treatment necessary for the proposed project. (Include any capture and waste water treatment needs in the Operational Statement for the Project.): *N/A*

22. Provide a "Can-and-will" serve letter for the project for any/all outside agencies or service districts that are anticipated to serve the project including any discharge agreement that may be necessary from the offices of The Merced Irrigation District.
(Attach as necessary)

23. Provide any necessary percolation tests as may be necessary as determined by the City Engineer or building division. *in process, waiting for soils report*

24. Please provide the estimated amount of solid waste (garbage, spoils, or animal waste/manure) generated from the project site and methods of disposal:
minimal - One bathroom - normal office use

25. Describe any earthwork (grading) that will be necessary for the project including all work associated with access roads or improvements located on adjacent lands or City owned/managed improvements. (please also list dust control methods and any compliance or permits necessary for the local Air Pollution Control District.): *Access road already complete. Sidewalks are already in. Straw mulch and water truck to provide*

26. Provide the estimated amount of traffic and nominate the roads impacted, which would be a result from the project. Roads impacted:
Bell Road
Average Daily Trips: *6 trips per day, (very minimal)*

PROJECT DESCRIPTION CONT.

	Yes	Maybe	No
38. Will substantial air emissions or deterioration of ambient air quality be a result of the project.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
39. Will there be a change in dust, ash, smoke, fumes, or odors in the vicinity.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
40. Creation of objectionable odors.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
41. Change in existing noise or vibration levels in the vicinity, or exposure of people to major noise sources.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
42. Will the project produce new light or glare.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
43. Site on filled land or on a slope of 10 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
44. Substantial disruptions, displacements, compaction or over covering of soil.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
45. Any uses of disposable or potential hazardous materials, toxic substances, flammables or explosives.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
46. Substantial change in demand for municipal services such as police, fire, water, waste water treatment, City maintenance, etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
47. Substantial increase in demand on fossil fuel consumption.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
48. Relationship to larger project(s) or planning areas.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
49. Impacts to plant or animal species or any species as may be State or Federally listed as a sensitive or endangered species.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
50. Impacts to areas designated for use by agriculture.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

PROJECT DESCRIPTION CONT.

GENERAL ENVIRONMENTAL SETTING: Please provide a brief description of any special environmental conditions present on the project site and include photographs depicting the site and the surrounding area: none

CERTIFICATION

I hereby certify that I/We are the legal owners of the property and project shown and described herein and that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.



Dated: 9-23-24

(Original signature required)

LIST OF ATTACHMENTS

1. (_____)
2. (_____)
3. (_____)
4. (_____)
5. (_____)
6. (_____)
7. (_____)
8. (_____)
9. (_____)
10. (_____)

Operational Statement

Hi Scott,

The min storage will be open seven (7) days a week. The office hours will be from 8:00 to 5:00. There will be two employees. Gate hours will be from 7:00 AM to 7:00 PM.

I hope this answers your questions for an operational statement.

Regards,

Pat Corrigan

PROJECT DATA

OWNER PATRICK CORRIGAN
1010 CASS ST. SUITE B4
MONTEREY, CA 93940 831.277.7798

LEGAL APN: 001-134-012

SCOPE OF WORK (N) MINI STORAGE COMPLEX

LOT SIZE 5.66 AC or 246549.6 SF

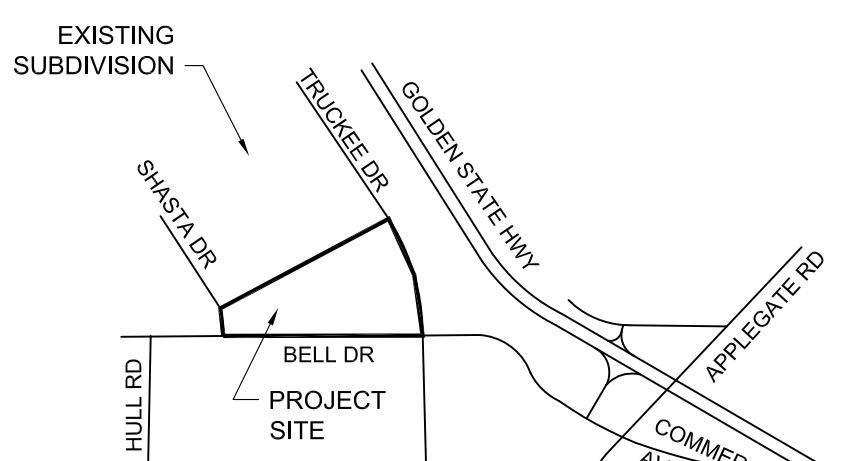
ZONING B-P BUSINESS PARK

PARKING 5 STALLS

OCCUPANCY S1, B, R1

TYPE OF CONSTRUCTION

STORAGE BLDG IIB SPRINKLERED
OFFICE/MGRS UNIT VB NON-SPRINKLERED



VICINITY
MAP NO SCALE

SITE DRAINAGE NOTE

ALL THE SITE STORM RUN-OFF WILL BE RETAINED ON SITE. NO STORM WATERS WILL LEAVE THE PARCEL. ALL RETAINED STORM DRAINAGE WILL BE COLLECTED AND CONVEYED TO THE PROPOSED UNDERGROUND STORAGE SYSTEM AND PERCOLATED INTO THE NATURAL SOIL. THE PERCOLATION SYSTEM WILL BE A PROPRIETARY WITH CASQA CERTIFICATION AND ENGINEERED SPECIALLY FOR THE PROJECT SITE.

BLDG DATA

A	7000 SF
B	12720 SF
C	5190 SF
D	9150 SF
E	12450 SF
F	9900 SF
G	5700 SF
H	10200 SF
I	6060 SF
J	11850 SF
K	6450 SF
STORAGE	96670 SF
OFF/MGRS	900 SF (900 SF @ SECOND FLOOR)
TOTAL SITE COVERAGE	97570 SF or 39.6 %

SHASTA DR

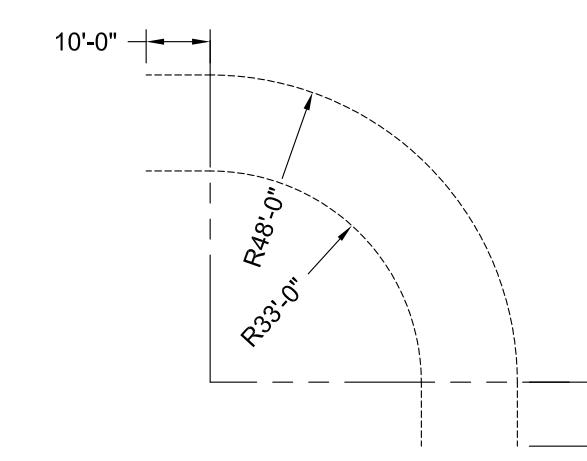
SITE
PLAN

1" = 40'

LANDSCPING
36315 SF or 14.7%

0 40 80

B E L L D R



FIRE TRUCK
TURNING RADIUS

↑ DIRECTION OF TRAVEL

A NEW STORAGE FACILITY for
PAT CORRIGAN
BELL DRIVE
ATWATER, CA

DATE: 9/24/24
SCALE: AS NOTED
DRAWN: GD
SHEET
A1
OF SHEETS

REVISIONS
11/13/24
BY
GD
LICENSING BOARD OF VINCENT
ARCHITECT STATE OF CALIFORNIA
No.C1091
P.O. BOX 3074
MONTEREY, CA 93942
TELE: 831.293.4830

REVISIONS
BY
DATE: 9/10/24
SCALE: AS NOTED
DRAWN: GD
SHEET A1.1
OF SHEETS

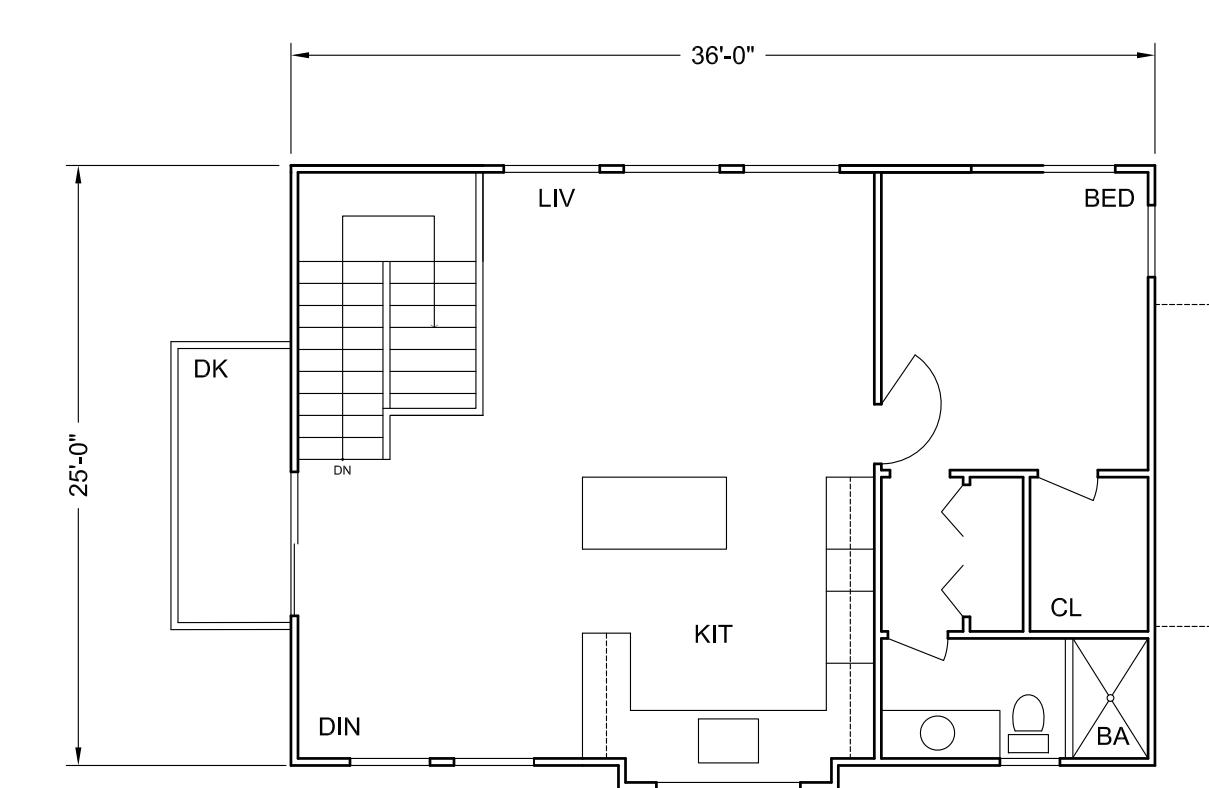
ARCHITECT © VINCENT CALLEGARI
LICENSING # 01874
STATE OF CALIFORNIA
No.C1091

OFFICE BLDG

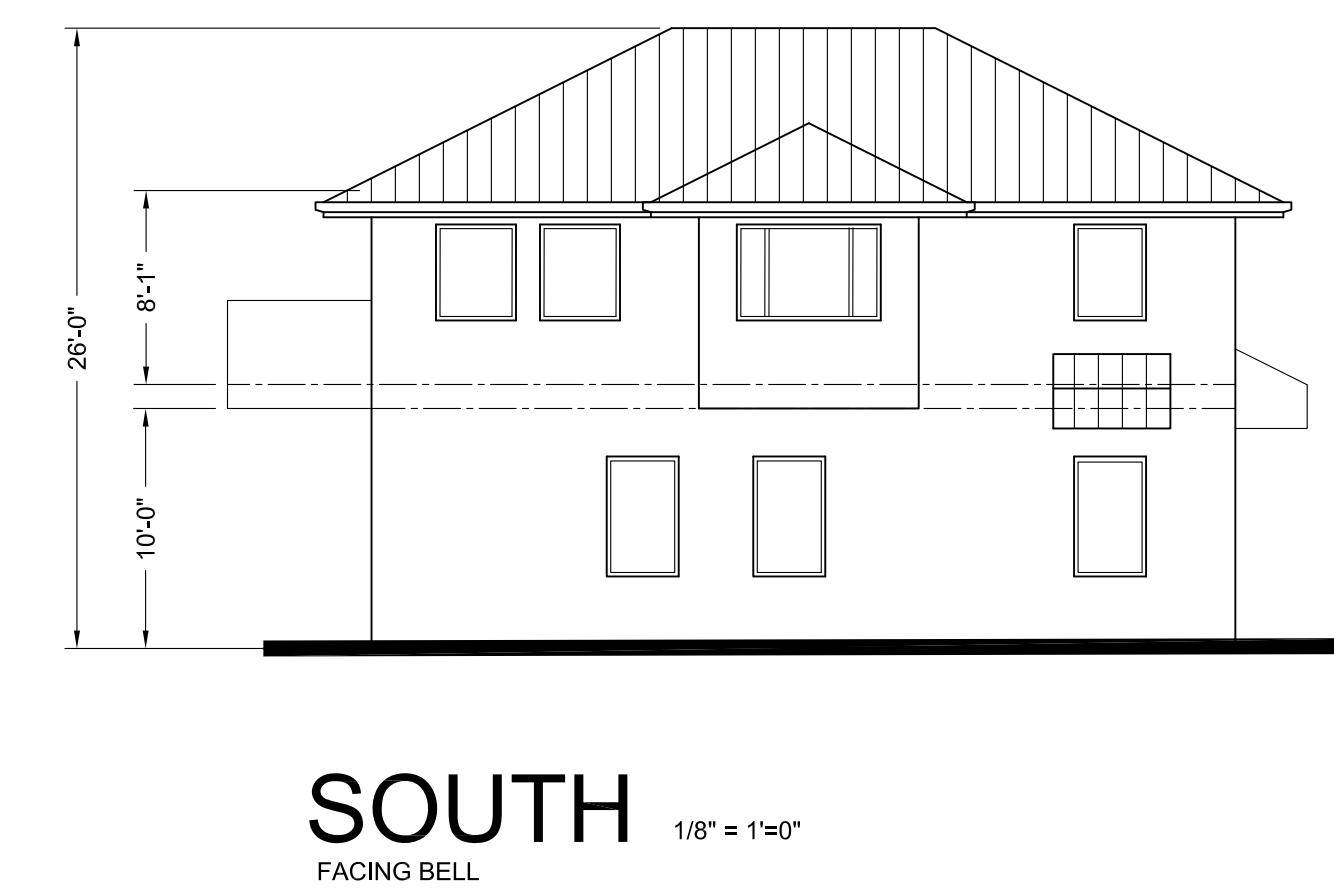
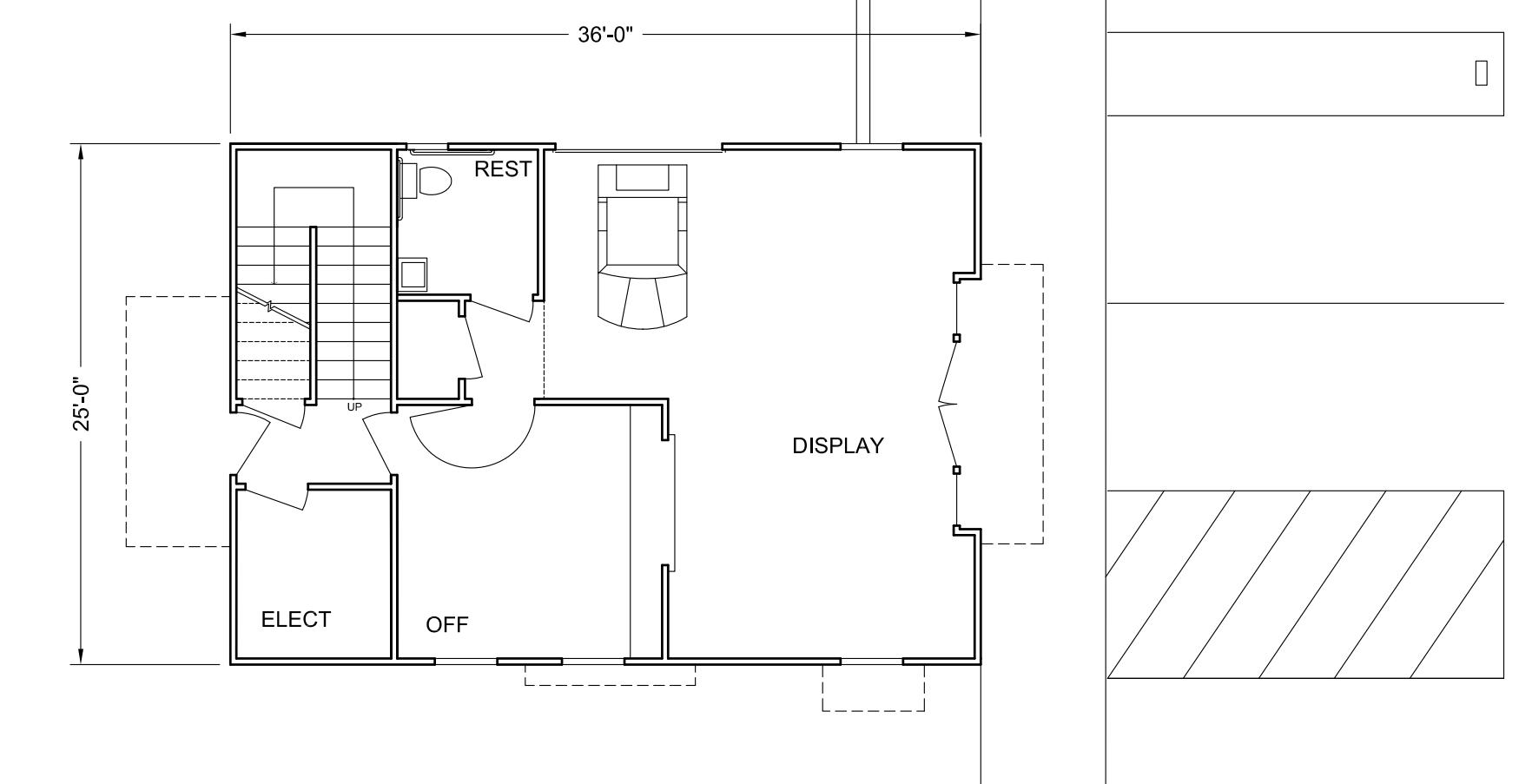
A NEW STORAGE FACILITY for
PAT CORRIGAN
BELL DRIVE ATWATER, CA

OFFICE BLDG

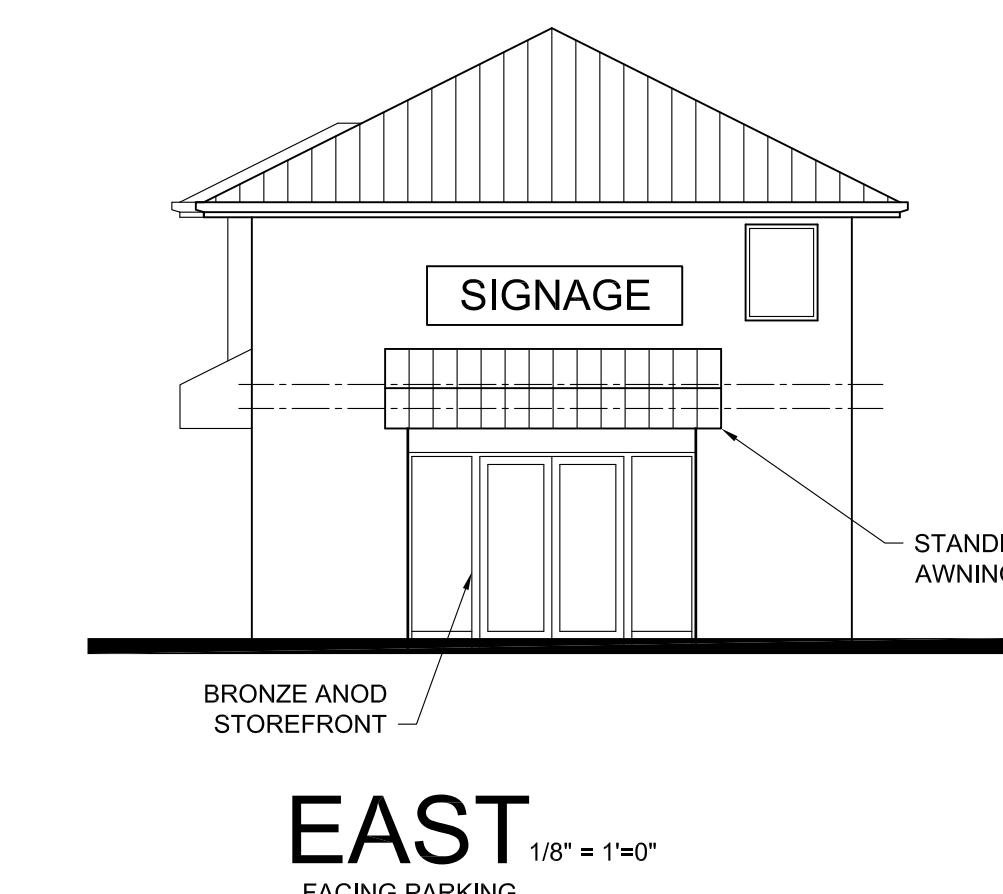
2ND FLOOR $1/8'' = 1'0''$



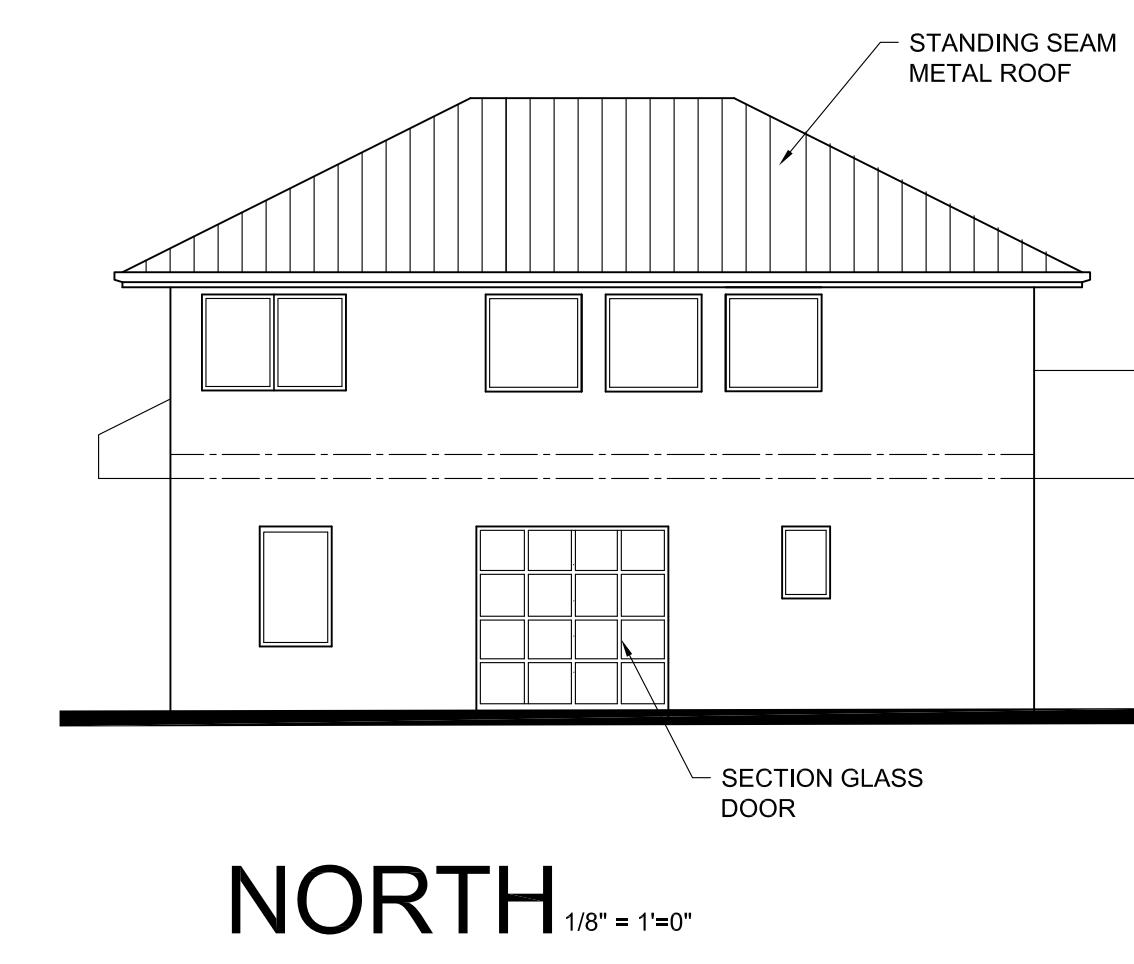
1ST FLOOR $1/8'' = 1'0''$



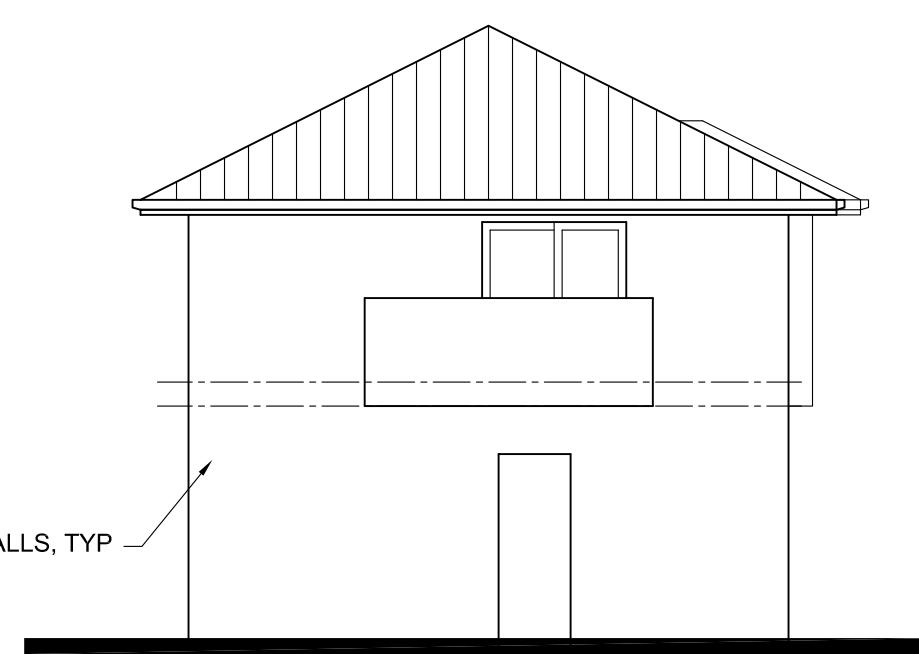
SOUTH $1/8'' = 1'0''$
FACING BELL



EAST $1/8'' = 1'0''$
FACING PARKING



NORTH $1/8'' = 1'0''$
FACING BELL

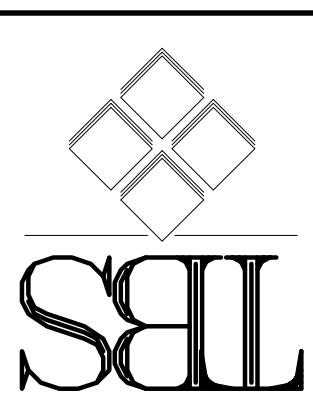


WEST $1/8'' = 1'0''$
FACING BELL

REVISION	by

TRACTIONE BUILDING SYSTEMS, Inc.
PROPOSED MINI-STORAGE SYSTEM for:
PATRICK CORRIGAN
ATWATER, CA

This drawing and all parts
thereof is the exclusive property of
Tractione Building Systems, Inc. 34
Midway Road, Sun Prairie, 608/837-7299
(800/356-5824 (Local 608/837-7299))
and may not be reproduced in whole
or part without written permission.



SITE PLAN

Sheet Description

Sheet Title

Date 9/26/24

Drawn by MGU

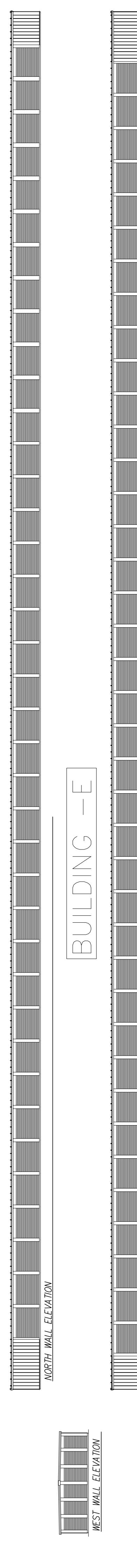
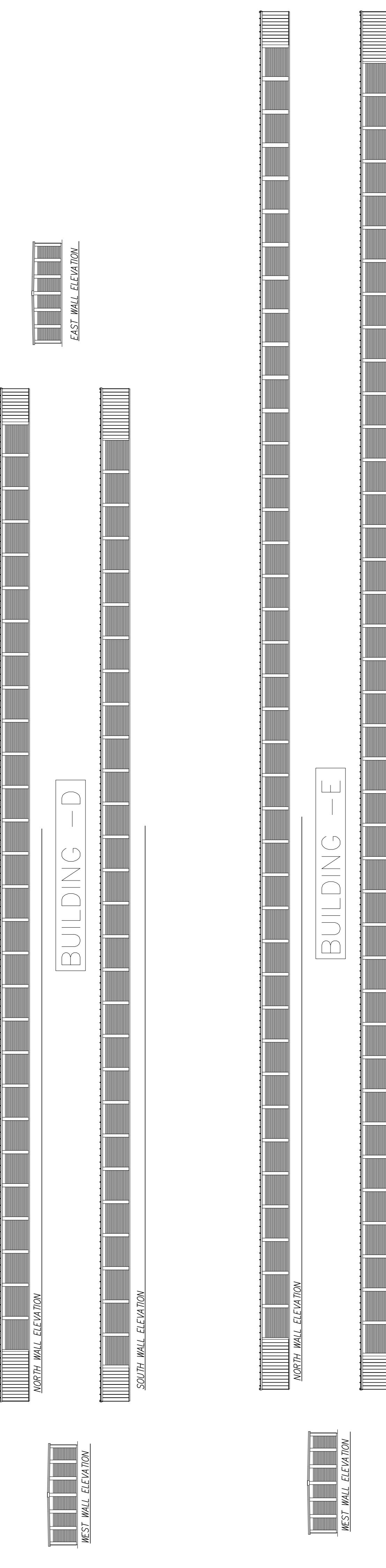
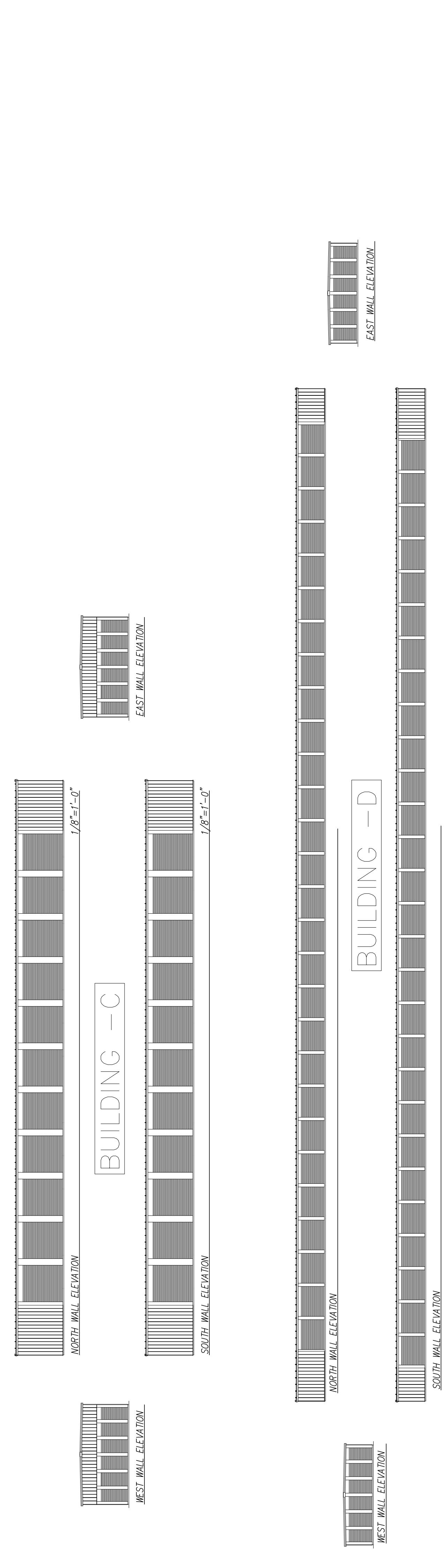
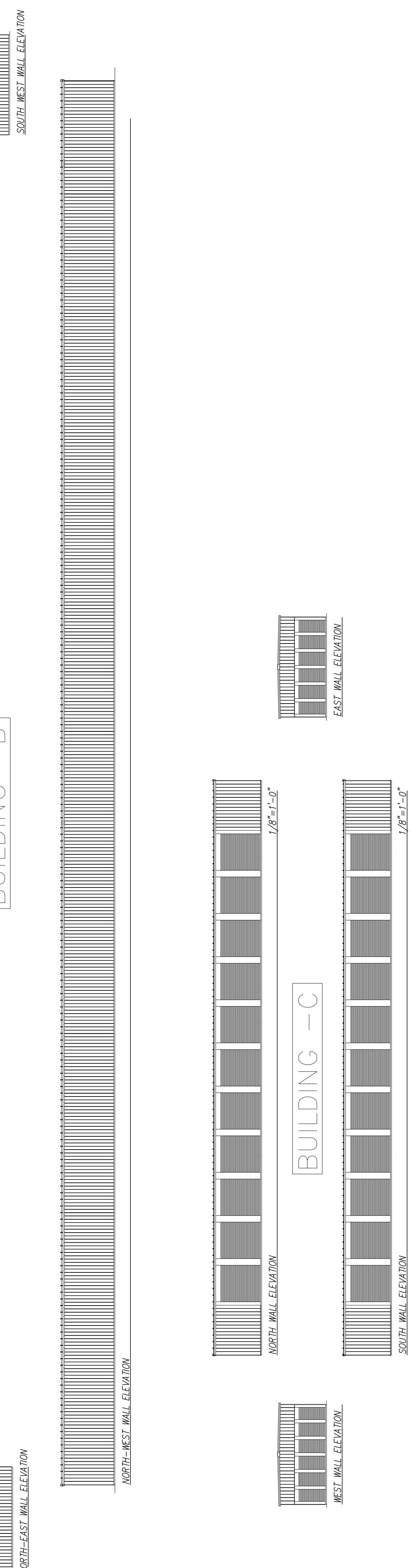
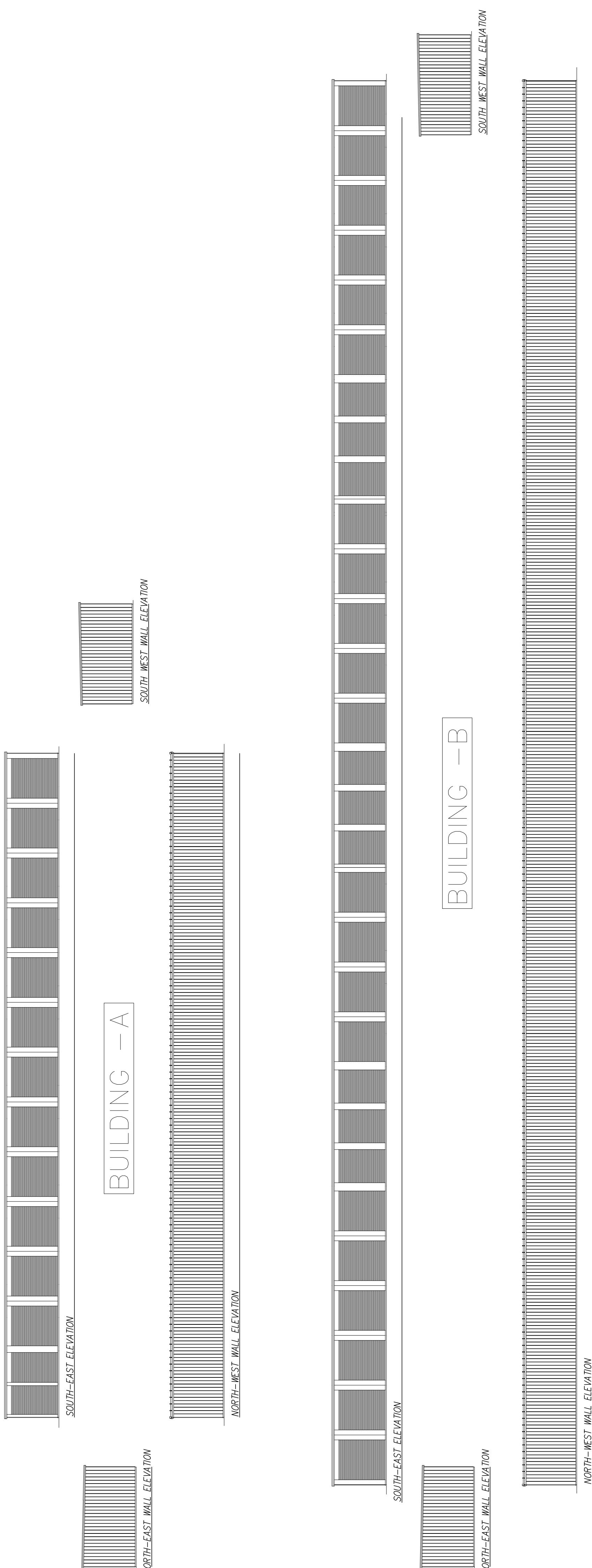
Checked by

Scope 1" = 20'-0"

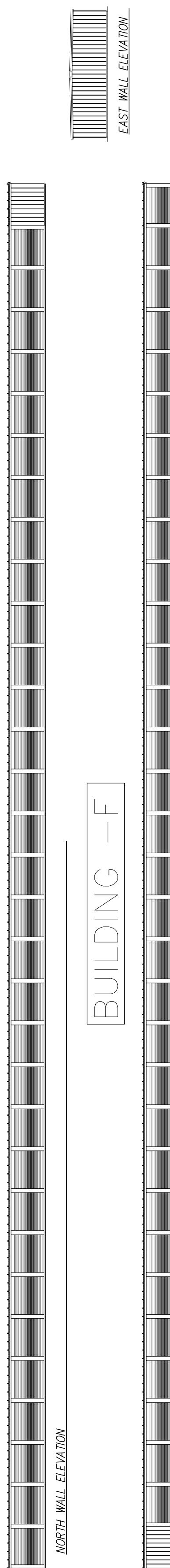
Plan No. 60432

Sheet No.

SITE



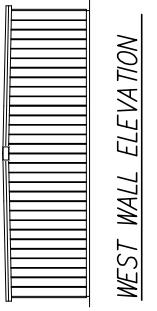
REVISION	by



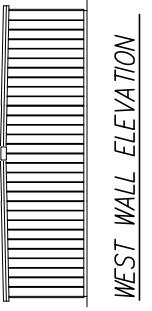
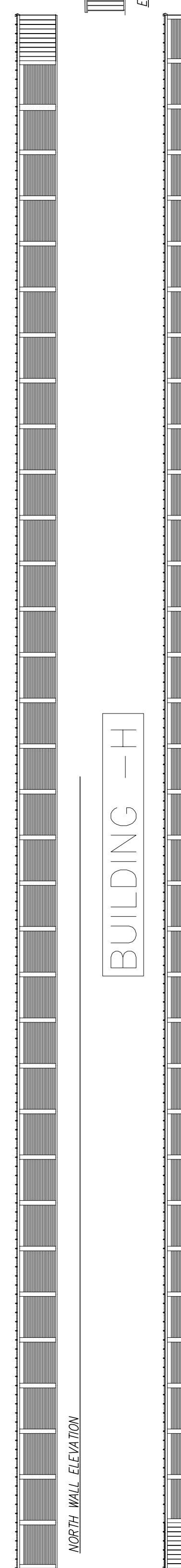
BUILDING - F



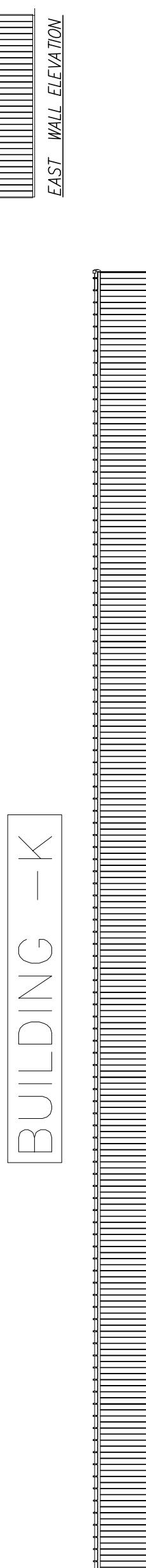
BUILDING - G



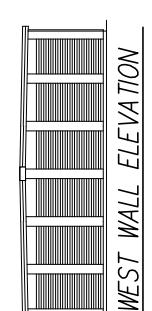
BUILDING - H



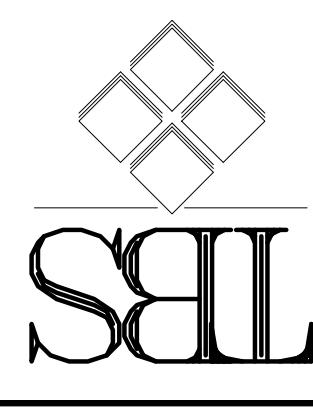
BUILDING - J



BUILDING - K



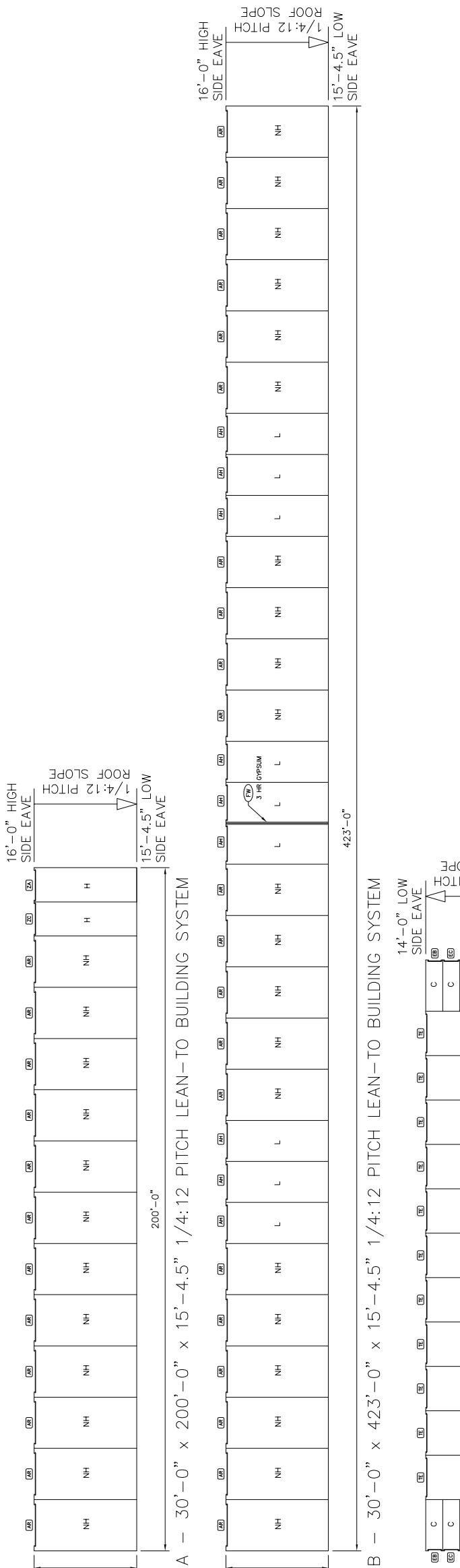
BUILDING - L



TRACTE BUILDING SYSTEMS, INC.
THIS DRAWING AND ALL PORTIONS
HEREOF IS THE EXCLUSIVE PROPERTY OF
TRACTE BUILDING SYSTEMS, INC., 341
WISCONSIN ROAD, SUN PRAirie, WISCONSIN
53590-5844 (Local 608/837-7299)
AND MAY NOT BE REPRODUCED IN WHOLE
OR PART WITHOUT WRITTEN PERMISSION.

PROPOSED MINI-STORAGE SYSTEM FOR:
PATRICK CORRIGAN
ATWATER, CA

SITE PLAN
Sheet No. 9
Date 9/26/24
Drawing No. MGU
Checked by
Scale 1" = 20'-0"
Plan No. 60432
Sheet No. SITE



UNIT MIX

LABEL	UNIT	SIZE #	UNITS %	SQ. FEET
B	5' x 10'	36	7.0	1800
C	5' x 15'	24	4.7	1800
D	10' x 10'	17	3.3	850
E	10' x 15'	130	25.4	19500
F	10' x 20'	87	17.0	17400
G	10' x 25'	57	11.1	17100
H	10' x 30'	9	1.8	3240
L	12' x 30'	11	2.1	4290
LH	13' x 30'	37	7.2	16650
TOTAL		512	100	95580

Denotes Handicap / Wheelchair Accessible Units



Job Description:

PAGE # 1 of 3

Proposed Storage System for:
PATRICK CORRIGAN

ATWATER, CA

Phase

Plan # 60432
Floor Plan

DOOR SCHEDULE					
QTY	CODE	TYPE	SIZE	ROUGH OPENING (REF.)	DESCRIPTION
9	AH	ROLL-UP	10'-0" x 14'-0"	10'-0" x 14'-0"	MANUF. TRAC-RITE/seq
33	AR	ROLL-UP	12'-0" x 14'-0"	12'-0" x 14'-0"	TRAC-RITE/seq
16	DB	ROLL-UP	3'-8" x 7'-0"	3'-8" x 7'-0"	TRAC-RITE/seq
32	DC	ROLL-UP	4'-0" x 7'-0"	4'-0" x 7'-0"	TRAC-RITE/seq
2	DC	ROLL-UP	8'-0" x 7'-0"	8'-0" x 7'-0"	TRAC-RITE/seq
26	DE	ROLL-UP	8'-8" x 7'-0"	8'-8" x 7'-0"	TRAC-RITE/seq
310	DF	ROLL-UP	9'-0" x 7'-0"	9'-0" x 7'-0"	TRAC-RITE/seq
4	EB	ROLL-UP	3'-8" x 8'-0"	3'-8" x 8'-0"	TRAC-RITE/seq
8	EC	ROLL-UP	4'-0" x 8'-0"	4'-0" x 8'-0"	TRAC-RITE/seq
2	EEF	ROLL-UP	8'-8" x 7'-0"	8'-8" x 7'-0"	TRAC-RITE/seq
53	EFF	ROLL-UP	9'-0" x 8'-0"	9'-0" x 8'-0"	TRAC-RITE/seq
4	HF	ROLL-UP	2'-0" x 8'-0"	2'-0" x 8'-0"	TRAC-RITE/seq
22	IE	ROLL-UP	11'-0" x 12'-0"	11'-0" x 12'-0"	TRAC-RITE/seq
1	ZA	ROLL-UP	8'-8" x 14'-0"	8'-8" x 14'-0"	TRAC-RITE/seq
1	ZC	ROLL-UP	9'-0" x 14'-0"	9'-0" x 14'-0"	TRAC-RITE/seq

ROLL-UP DOORS MEET ASTM E330

RO AND DOOR SIZES MAY VARY DUE TO ENGINEERING ISSUES.

Revision:

By:

.....

TRACITE BUILDING SYSTEMS, Inc.
This drawing and all parts thereof
is the exclusive property of
Tracite Building Systems, Inc.
314 Wilburn Road, Sun Prairie, Wisconsin
(800)356-5824) (Local 608/837-7899)
and may not be reproduced in whole
or part without written permission.

Sheet Title

Floor Plan

Phase

Plan #

60432

Floor Plan

Page #

1 of 3

**CITY OF ATWATER
CATEGORICAL EXEMPTION
ENVIRONMENTAL ASSESSMENT FOR
RESOLUTION NO. 0257-24**

THE PROJECT DESCRIBED HEREIN IS DETERMINED TO BE CATEGORICALLY EXEMPT
FROM THE PREPARATION OF THE ENVIRONMENTAL DOCUMENTS PURSUANT TO
ARTICLE 19 OF THE STATE CEQA GUIDELINES¹

PROJECT TITLE: Mini Storage Complex (Resolution No. 0257-24)

APPLICANT: Corrigan Builders
Attn: Patrick Corrigan
Monterey, CA, 93940
(831) 277-7798

PROJECT LOCATION: The Project site is in Atwater, California on the northwest corner of Bell Drive and Truckee Drive (**Figure 1** and **Figure 2**). The site is situated in southwest corner of the city, adjacent southwest of State Route 99. The Project site consists of one (1) parcel that is approximately 5.5 acres in size. The site is identified by Merced County Assessor as Assessor's Parcel Number (APN) 001-134-012.

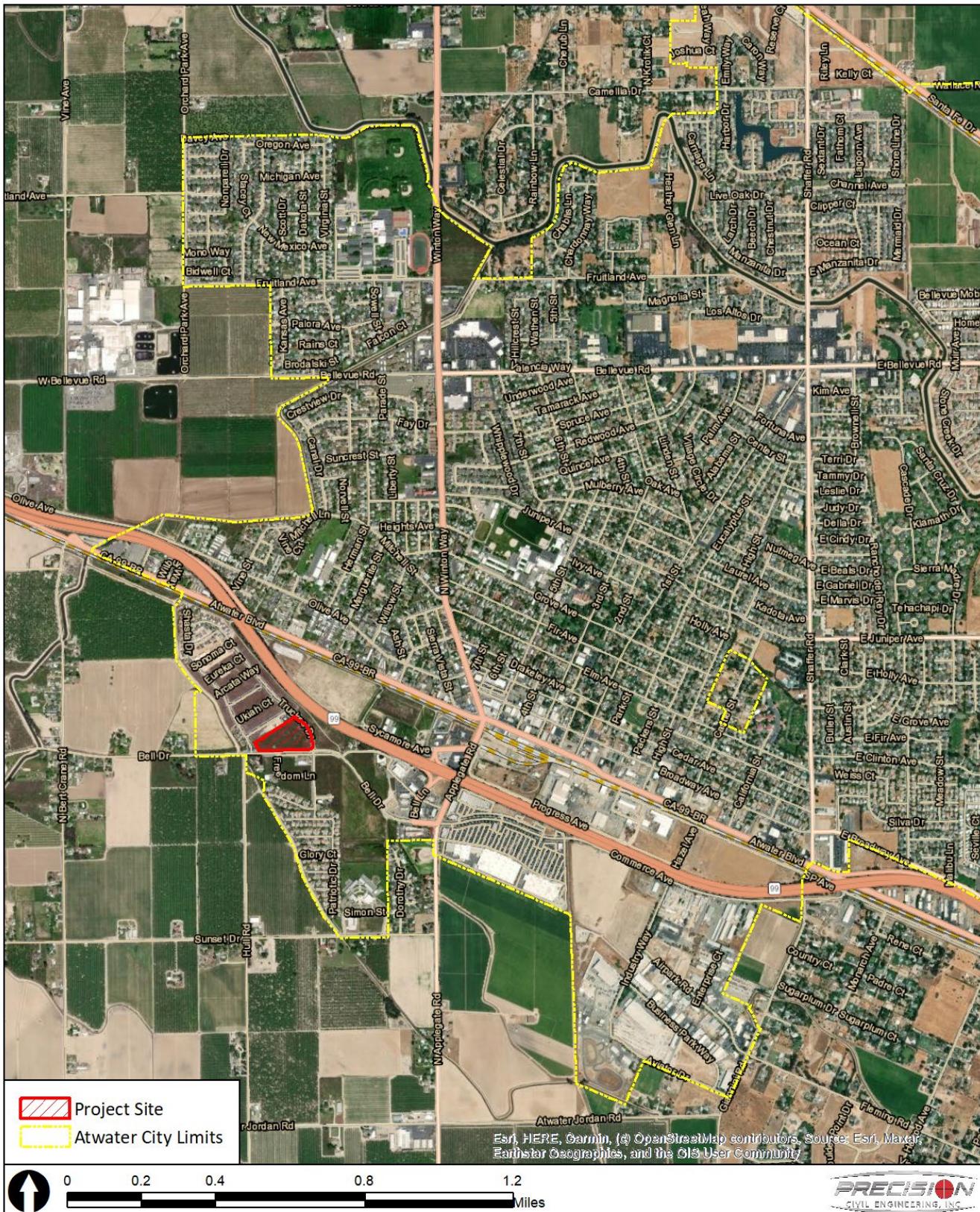
GENERAL PLAN DESIGNATION: Commercial (**Figure 3**)

ZONING: B-P Business Park Zone District (**Figure 4**)

PROJECT DESCRIPTION: The Project site includes a 20-feet-wide Merced Irrigation District (MID) pipeline easement and a 10-feet-wide public utility easement (PUE) along Bell Drive, where no work would be performed. As such, the proposed "Area of Work" is confined to the rest of the Project site, which is approximately 5 acres in size. (**Figure 5**)

Conditional Use Permit (CUP), filed by Corrigan Builders, proposes 610 mini storage units within 11 buildings, totaling 95,970 square feet, and a two (2)-story office building with a garage and living quarters, totaling 1,800 square feet, within the "Area of Work". Five (5) parking spaces and site improvements including paved drive aisles, curb, gutter, sidewalk, lighting, trash enclosure, and landscape areas, are also proposed. Once (1) point of access to the site is provided on Bell Drive. (**Figure 6**)

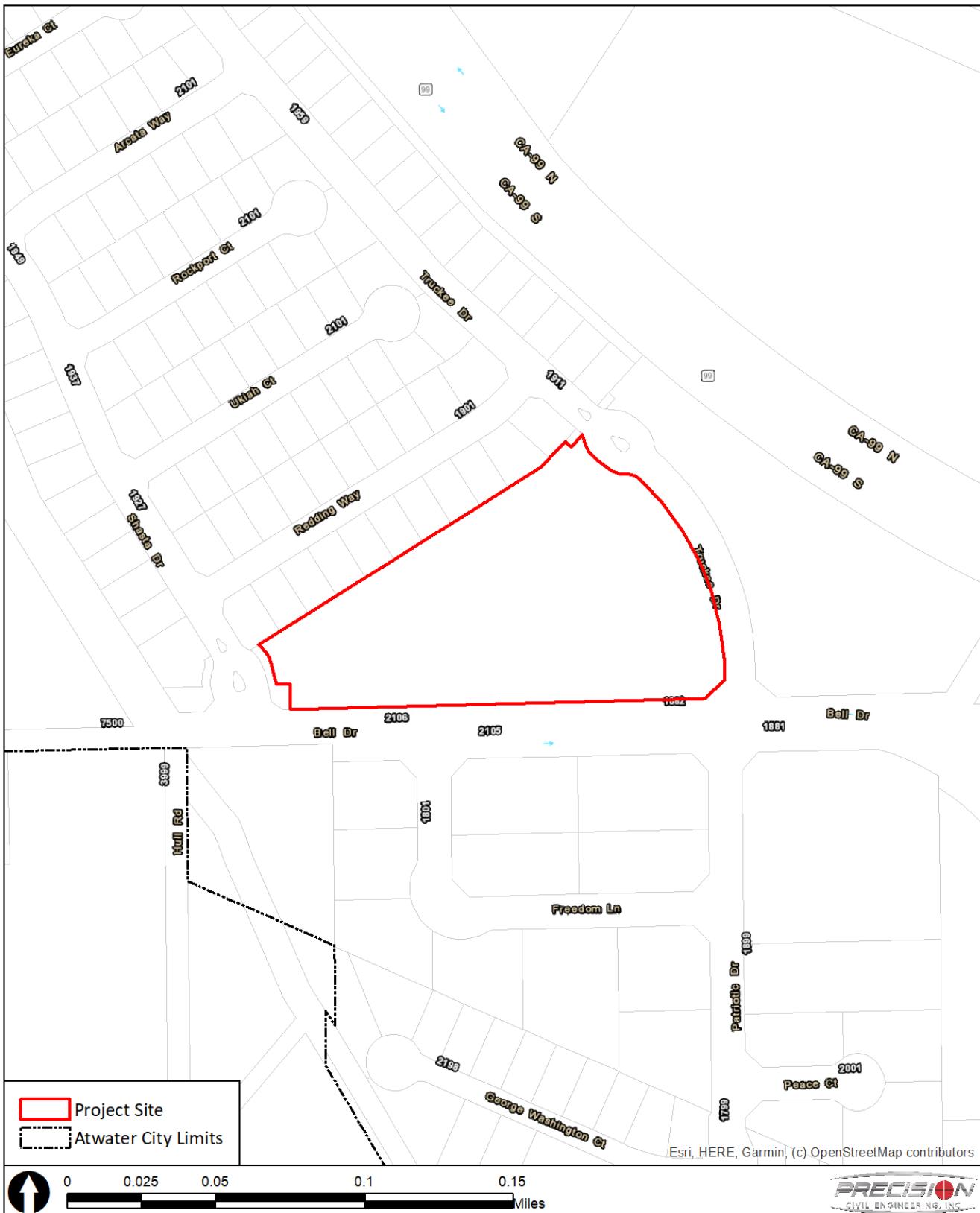
¹ Public Resources Code 210000-21189 and California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000-15387 available from <http://leginfo.ca.gov> and <http://ccr.oal.ca.gov>



CITY OF ATWATER - Mini Storage Complex

CREATED 10/2/2024

Figure 1 Project Regional Location



CITY OF ATWATER - Mini Storage Complex

CREATED 10/2/2024

Figure 2 Project Vicinity Map

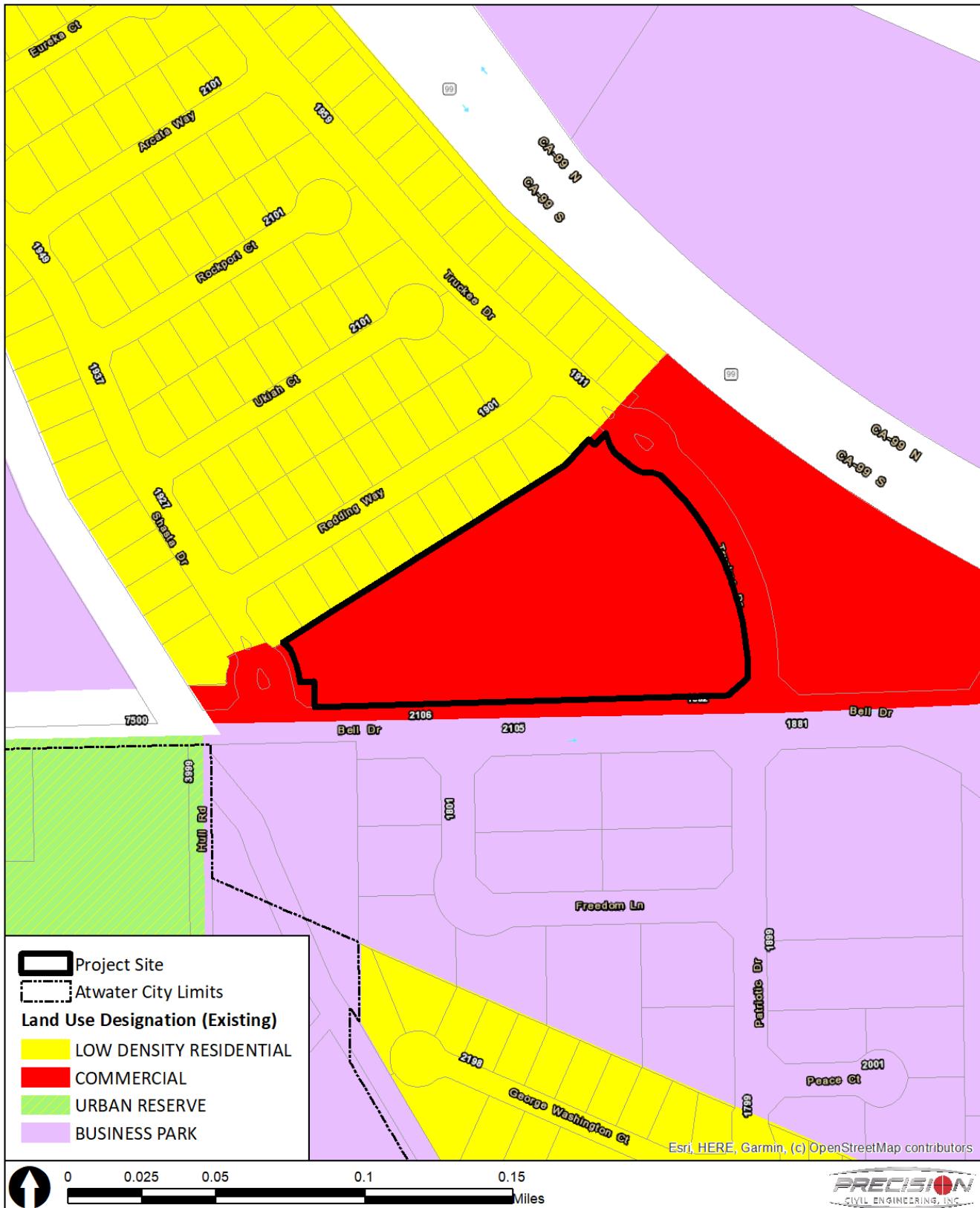
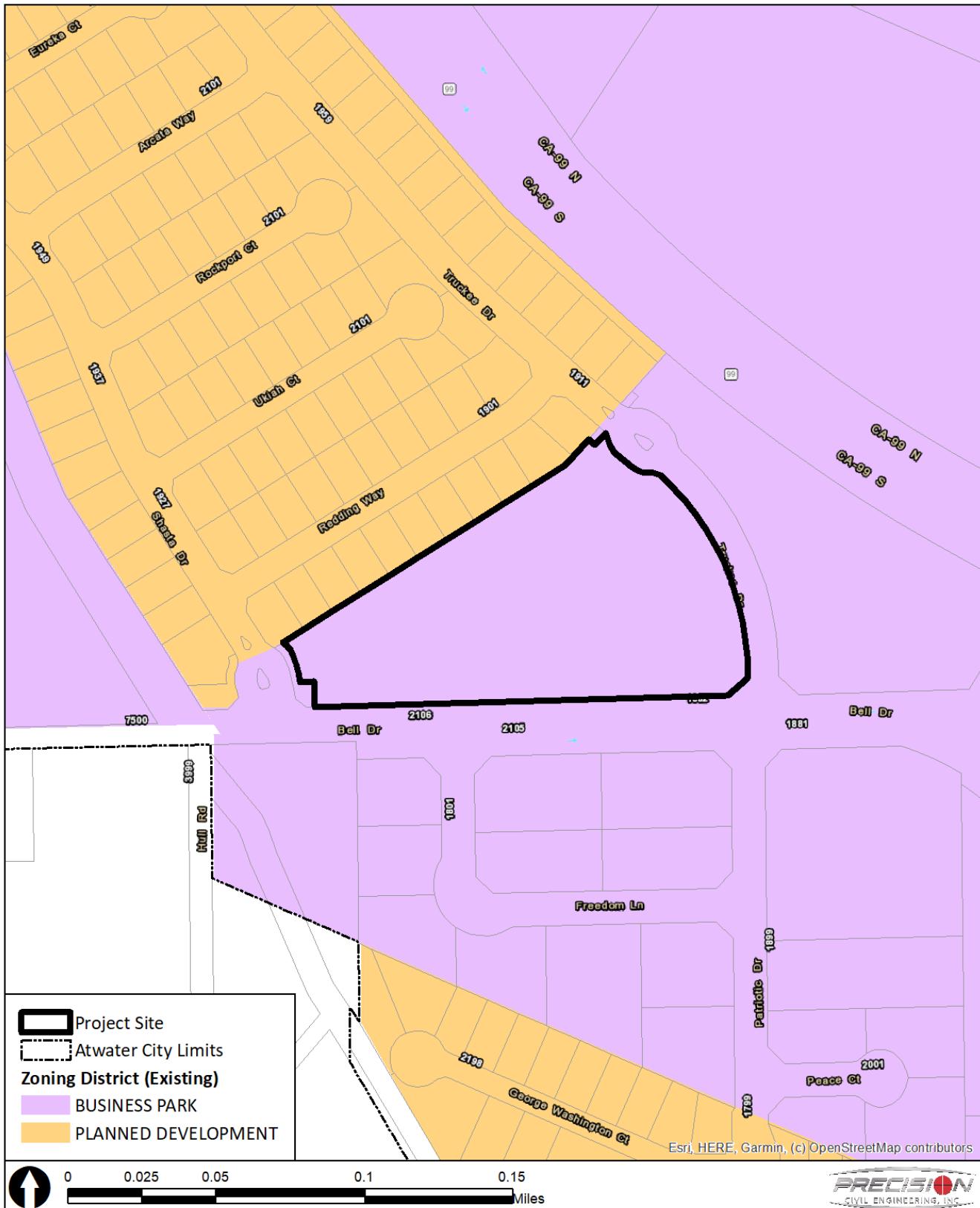


Figure 3 General Plan Land Use Designation Map (Existing)



CITY OF ATWATER - Mini Storage Complex

CREATED 10/10/2024

Figure 4 Zoning Map (Existing)

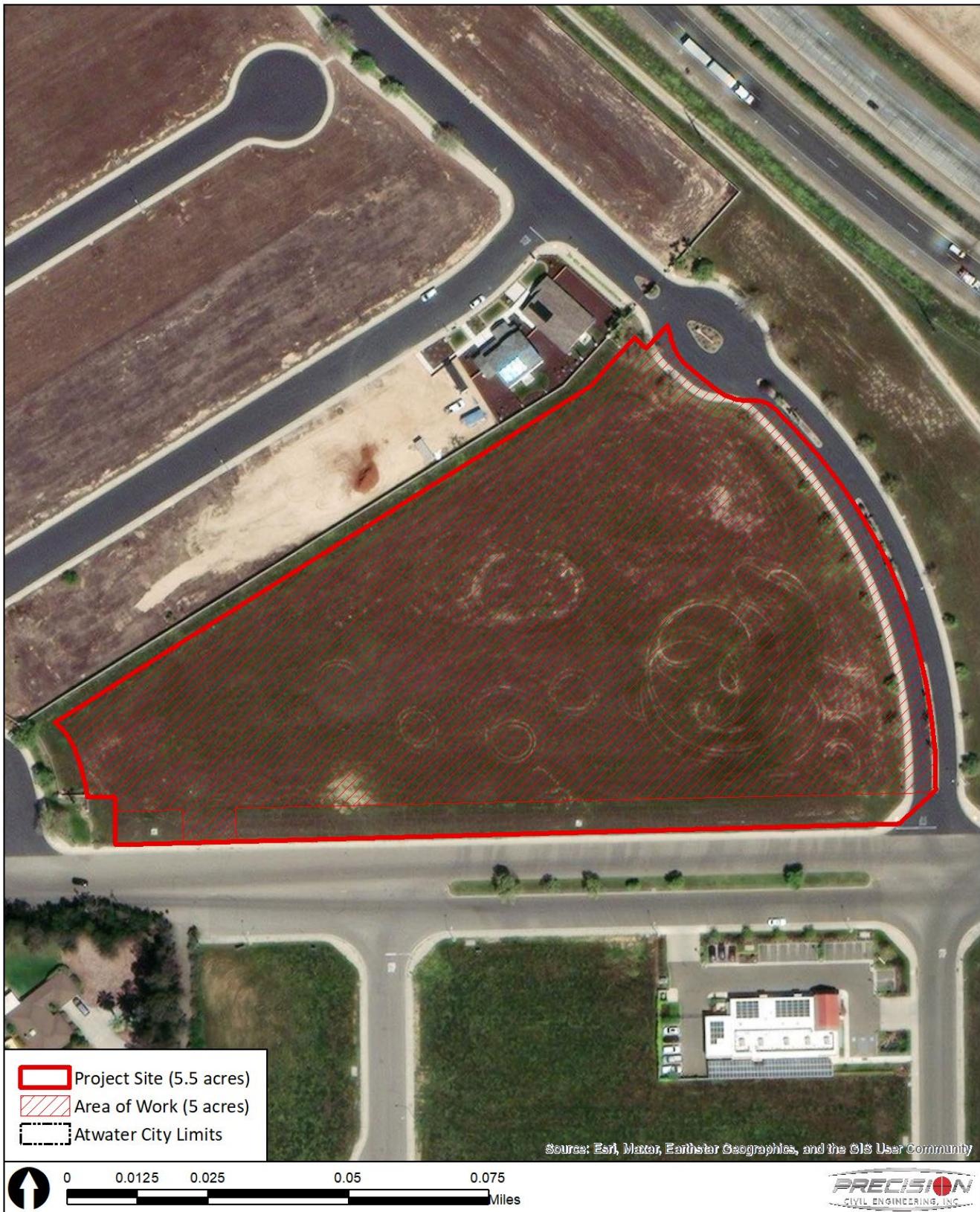


Figure 5 Project Site Aerial and “Area of Work”

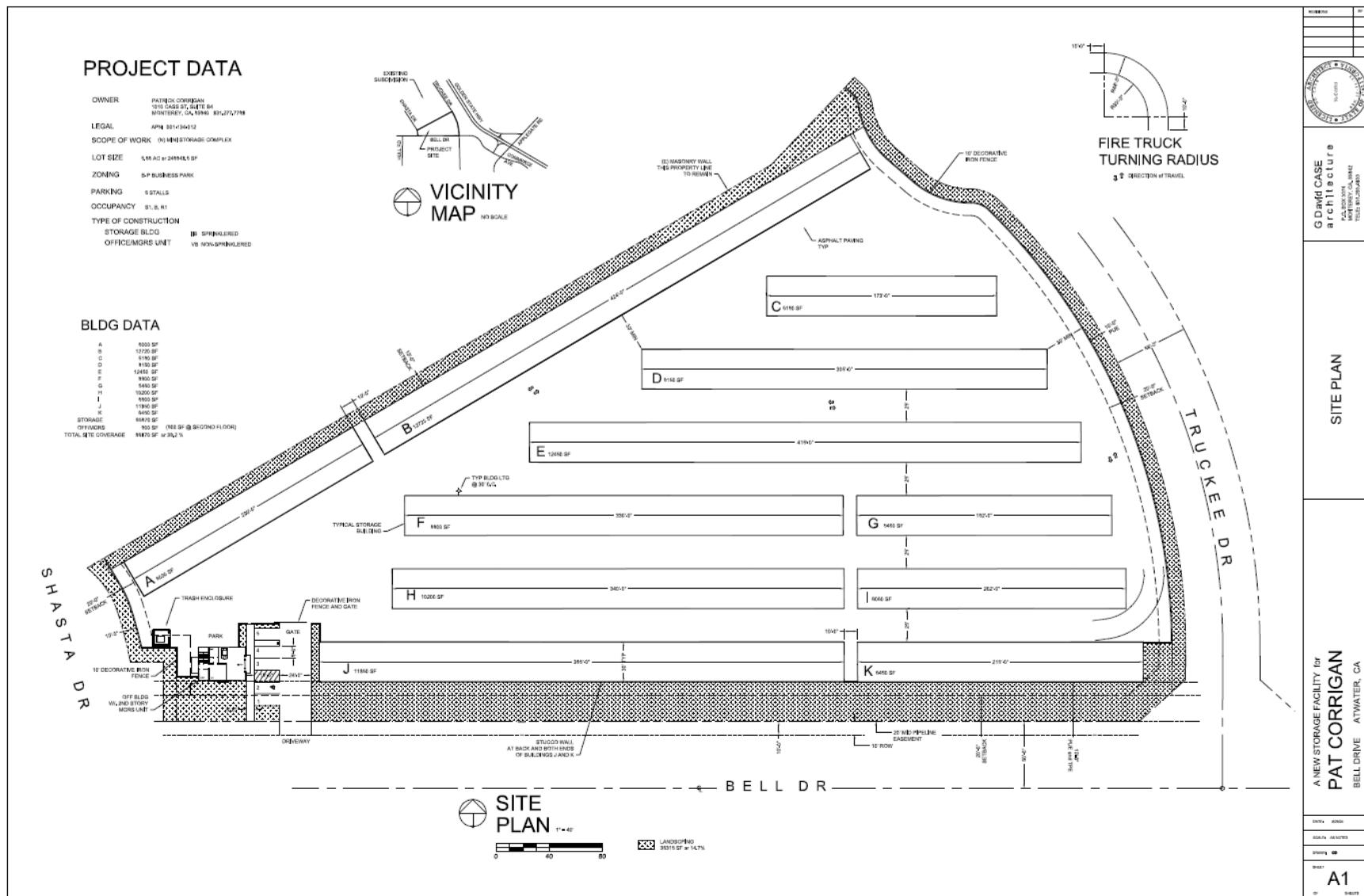


Figure 6 Project Site Plan

This project is exempt under Section 15332 / Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

Under Section 15332/ Class 32, the Project is exempt from CEQA requirements. Section 15332/Class 32 consists of projects characterized as in-fill development meeting conditions described below.

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare, or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- e) The site can be adequately served by all required utilities and public services.

The following is an analysis of how the Project meets all conditions required to be exempt under Section 15332/ Class 32 of the CEQA Guidelines.

- a) **The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.** The Project site has a General Plan Land Use Designation of Commercial (**Figure 3**), which is intended to provide for a wide range of commercial activities ranging from regional commercial facilities to general neighborhood commercial uses. The General Plan specifies that commercial uses may include retail to service, and entertainment uses.

The applicable General Plan policy for commercial is Policy LU-2.2., which states that the City shall “encourage design of large-scale commercial, industrial, and business park projects that are oriented to a human scale.” In particular, the City has identified an Atwater Redevelopment Area, which the Redevelopment Agency (a separate entity from the City) is tasked with finding and retaining local business. The Project is located within this targeted Redevelopment Project Area and proposes a use – enclosed mini-storage complex – that is consistent with the Commercial Land Use Designation. Therefore, the Project is consistent with the applicable land use designation and policies.

The Project site is within the B-P – Business Park Zone District. According to the City of Atwater Municipal Code *Chapter 17.39 – B-P, Business Park District Overlay (Mixed Use District)*, the B-P Zone District is established to be consistent with the General Plan Land Use Element and encourage a mixture of commercial and industrial development. The objectives of the B-P Zone District are to provide an attractively designed business park that allows mixed commercial and industrial uses made compatible through promotion of architectural elements and to ensure that developments are visually organized, clear, and coherent.

Permitted uses in the C-O – Office Commercial, C-T – Thoroughfare Commercial, C-G – General Commercial, M-1 – Light Industrial, and M-2 – Industrial District are permitted in the B-P Zone District as long as such uses have no adverse environmental impact upon surrounding uses. Pursuant to *Chapter 17.40.020*, warehouses are permitted in the M-1 base zone. Administrative and executive offices are also permitted as an accessory use. Based on the Site Plan (**Figure 6**), the Project meets and/or exceeds the applicable zoning regulations for the M-1 Zone District and use-specific standards outlined in *Chapter 17.49 – Mini-Warehouses*; however, staff will review details during the conditional use permit process to ensure compliance with applicable development standards and design criteria included but not limited to setbacks, height, landscaping, parking, etc. For these reasons, it can be determined that the Project is consistent with the applicable zoning designation and regulations.

- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.** The Project site consists of one (1) parcel with an “Area of Work” that is approximately 5 acres in an urbanized area that is within the Atwater city limits, generally located adjacent to State Route 99, in the northeast corner of Bell Drive and Truckee Drive. Surrounding existing uses, structures, and infrastructure include residential (north), vacant land (east), residential (west), and services and vacant land (south). Existing uses within the broader Project vicinity (i.e., within $\frac{1}{2}$ -mile radius of the site) comprise of a mix of commercial, services, and residential uses. There are several vacant parcels within the Project vicinity, which are mostly planned for business park, commercial, and industrial uses within the Redevelopment Area. As such, the Project’s “Area of Work” occurs within city limits on a site that is no more than five (5) acres and is substantially surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare, or threatened species.** The Project site is currently vacant with off-site improvements (i.e, curb, gutter, sidewalk) along Bell Drive and Trucker Drive. The site has been highly disturbed as it is frequently disked and graded.

According to the California Natural Diversity Database (CNDDB), special-status species that have occurred within five (5) miles of the Project site include tricolored blackbird, San Joaquin kit fox, Swainson’s hawk, burrowing owl, vernal pool fairy shrimp, northwestern pond turtle, ferruginous hawk, California linderiella, succulent owl's-clover, and California tiger salamander.²

Table 1 provides an analysis of essential habitats and the potential for the existence of the special-status species to exist on the Project site. There are eleven (11) trees along the eastern boundary of the Project site. There are no existing shrubs or water features on site.

² California Department of Fish and Wildlife. California Natural Diversity Database - Rarefind. Assessed October 10, 2024, <https://apps.wildlife.ca.gov/rarefind/view/RareFind.aspx>

Table 1. Essential Habitats and Potential Existence of Special-Status Species on Site

Special-Status Species	General Habitat	Micro Habitat	Assessment
Swainson's hawk	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees.	Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.	The Project site is vacant with scant vegetation and surrounded by existing commercial and residential development (north, west, south) and graded vacant land (south, east). The site does not contain any riparian areas, savannahs, or grasslands. As such, the site does not provide suitable habitat.
Tricolored blackbird	Highly colonial species, most numerous in Central Valley and vicinity. Largely endemic to California.	Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.	The site does not provide open water. As such, the site does not provide suitable habitat.
San Joaquin kit fox	Annual grasslands or grassy open stages with scattered shrubby vegetation.	Needs loose-textured sandy soils for burrowing, and suitable prey base.	The San Joaquin kit fox occurrence was found along the city's irrigation canal approximately 1.75 miles north of the Project site. The Project site does not include grasslands or grassy open stages due to frequent disking and grading. In addition, the site is surrounded by existing development. As such, the site does not provide suitable habitat.
northwestern pond turtle	Associated with aquatic habitat with muddy bottoms.	Needs basking sites.	The Project site and vicinity do not provide ponds, marshes, rivers, streams and irrigation ditches. As such, the site does not provide suitable habitat.
burrowing owl	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation.	Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.	The Project site has been highly disturbed as it is frequently disked and graded. In addition, the site is surrounded by existing development. As such, the site does not provide suitable habitat.
vernal pool fairy shrimp	Endemic to the grasslands of the Central Valley, Central Coast mountains, and South Coast mountains, in astatic rain-filled pools.	Inhabit small, clear-water sandstone-depression pools and grassed swale, earth slump, or basalt-flow depression pools.	The site does not provide open water. As such, the site does not provide suitable habitat.
ferruginous hawk	Open grasslands, sagebrush flats, desert scrub, low foothills and fringes of pinyon and juniper habitats.	Eats mostly lagomorphs, ground squirrels, and mice. Population trends may follow lagomorph population cycles	The Project site does not include grasslands due to frequent disking and grading. In addition, the site is surrounded by existing development. As such, the site does not provide suitable habitat.
California linderiella	Seasonal pools in unplowed grasslands with old alluvial soils underlain by hardpan	Water in the pools has very low alkalinity, conductivity, and total dissolved solids.	The site does not provide open water. As such, the site does not provide suitable habitat.

	or in sandstone depressions.		
succulent owl's-clover	Vernal pools.	Moist places, often in acidic soils. 20-705 m.	The site does not provide open water. As such, the site does not provide suitable habitat.
California tiger salamander	Lives in vacant or mammal-occupied burrows throughout most of the year; in grassland, savanna, or open woodland habitats.	Need underground refuges, especially ground squirrel burrows, and vernal pools or other seasonal water sources for breeding.	The Project site does not include grasslands due to frequent disking and grading. The site does not provide open water. As such, the site does not provide suitable habitat.

In addition, the site is surrounded by existing residential and commercial uses. Consequently, the site and surrounding area are highly disturbed and lack vegetation and water features that would otherwise provide habitat for special status species. Thus, the Project site has no value as a habitat for endangered, rare, or threatened species and no impact would occur as a result of the Project.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

i. **Traffic.** Senate Bill (SB) 743 requires that relevant CEQA analysis of transportation impacts can be conducted using a metric known as vehicle miles traveled (VMT) instead of Level of Service (LOS). VMT measures how much actual automobile travel (additional miles driven) a proposed project would create on California roads. If the project adds excessive automobile travel onto roads, then the project may cause a significant transportation impact.

The State CEQA Guidelines were amended to implement SB 743, by adding Section 15064.3. Among its provisions, *Section 15064.3* confirms that, except with respect to transportation projects, a project's effect on automobile delay shall not constitute a significant environmental impact. Therefore, LOS measures of impacts on traffic facilities are no longer relevant CEQA criteria for transportation impacts.

CEQA Guidelines Section 15064.3(b)(4) states that "*[a] lead agency has discretion to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate VMT and any revision to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section.*" Below is a discussion of the threshold and analysis used to analyze VMT impacts from the proposed Project.

In 2022, the Merced County Association of Governments (MCAG) prepared and adopted VMT Thresholds and Guidelines (Guidelines) for the seven (7) jurisdictions in Merced County, including City of Atwater. The Guidelines were prepared and adopted consistent with the requirements of CEQA Guidelines Sections 15064.3 and 15064.7. The December 2018 Technical Advisory on Evaluating Transportation Impacts in CEQA (Technical Advisory) published by the Governor's Office of Planning and Research (OPR), was utilized as a reference and guidance document in the preparation of the VMT thresholds specified in MCAG's Guidelines.

MCAG's Guidelines adopted a screening standard and criteria that can be used to screen out qualified projects that meet the adopted criteria from needing to prepare a detailed VMT analysis. Guidelines Section 3.1 regarding Development Projects states that if a project is consistent with the jurisdiction's General Plan, it may be successfully screened if the project generates fewer than 1,000 average daily trips (ADT). Guidelines Section 3.1.1 establishes VMT screening thresholds for land uses based on 1,000 ADT threshold.

The Project's anticipated trip generation was estimated using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. The applicable land use is Mini-Warehouse (ITE Code 151) and Small Office Building (ITE 712). As shown in **Table 2**, the Project is anticipated to generate a total of 165 ADT, which is less than the 1,000 ADT Threshold. Since this is less than the 1,000 ADT threshold, the Project can be presumed to be less than significant and may be screened out of SB 743-related VMT analysis requirements. Therefore, the Project is consistent with CEQA Guidelines Section 15064.3(b) and a less than significant impact would occur.

Table 2. Trip Generation for the Proposed Project

Land Use (ITE Code)	Unit of Measurement	Project Size (in thousands)	Daily		A.M. Peak Hour		P.M. Peak Hour	
			Rate	Total	Trip Rate	Total	Trip Rate	Total
Mini-Warehouse (151)	1,000 SF	95.97	1.45	139.16	0.09	8.64	0.15	14.40
Small Office Building (712)	1,000 SF	1.8	14.39	25.90	1.67	3	2.16	3.9
Total	-	-	-	165.06	-	11.64	-	18.3

ii. **Noise.** Although the Project would result in increased ambient noise level at the Project site, compliance with the General Plan and Municipal Code requirements would result in the Project's compliance with applicable standards. Two (2) noise generating sources of the Project would include construction (short-term, temporary) and operational (long-term) noise, each described below. Overall, the Project would result in a less than significant impact in regard to noise as discussed below.

Construction would result in short-term noise impacts. Temporary construction noise impacts from construction activities would be generated from the use of construction equipment for grading the site and building the proposed structures. Construction would not include equipment such as piledriving that would cause significant noise impacts. Further, Project construction is not expected to result in a significant impact because the noise would be generated during daylight hours and not during evening or more noise-sensitive time periods; and the increase in noise would cease upon completion of the Project. Section 8.44.050 of the AMC regulates permissible hours of construction between the hours of 7:00 am and 7:00 pm, Monday through Friday, and 9:00 am and 5:00 pm, Saturdays and Sundays. For these reasons, the Project would have a less than significant impact in regard to construction noise impacts.

In terms of operational noise, the Project would consist of a mini storage complex in an enclosed building. Since the Project proposes a mini storage, operational noise sources would be minimal, generally comprising of vehicle noise (i.e., engine idling and closing/opening doors) and moving items to and from the vehicles. This is consistent with the General Plan's vision of business park uses being "quiet and require infrequent use of large trucks for pickup or delivery of parts of products." Further, the Project would be required to comply with the AMC requirements specified in Section 8.44.040 which regulates specific prohibited noises. For these reasons, the Project would have a less than significant impact in regard to noise impacts from operations.

- iii. **Air Quality.** The Project would not have any significant effects relating to air quality pursuant to the San Joaquin Valley Air Pollution Control District (SJVAPCD) Small Project Analysis Level (SPAL) based on pre-quantified emissions and determined values related to project type, size, and number of vehicle trips. According to the SPAL, projects that fit specified descriptions are deemed to have a less than significant impact on air quality and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes. Based on the Project description, the applicable land use type for the proposed project is an Unrefrigerated Warehouse-No Rail. The corresponding threshold for this land use is shown in **Table 3**. Overall, the Proposed project is under the SPAL thresholds, and the Project would have a less than significant impact on air quality and is excluded from quantifying criterial pollutant emissions for CEQA purposes.

Table 3. SPAL Thresholds for Applicable Use

Land Use Type: Unrefrigerated Warehouse- No Rail	Size (sq feet)	Average Daily One-Way Trips for all fleet types (except HHDT)	Average Daily One-Way for HHDT Trips only (50 mile trip length)
SPAL Thresholds	190,000	140	15
Proposed Project	95,970	139.16	0
Below Threshold?		Yes	Yes

* ITE Trip Generation Manual 11th Edition is used to estimate the Average Daily Trips (ADTs) for the Proposed Project. See Table 1.

iv. **Water Quality.** The Project site is an infill site within Atwater city limits. Development of the Project would require connections to existing utilities including water and stormwater systems. Since the site is greater than one (1) acre in size, development would require the preparation of a Stormwater Pollution Prevention Plan (SWPPP) with Best Management Practices (BMPs) to minimize the potential for the Project to violate water discharge requirements or otherwise substantially degrade surface or groundwater quality. Future runoff resulting from the development of the site would be managed by the Storm Water Management Group in compliance with the State Water Resources Control Board General Permit in accordance with the Federal Clean Water Act. The Project would also be subject to compliance with Chapter 13.22 of AMC which contains the City's storm water management and discharge control regulations and approved grading and drainage plans. Compliance with existing regulations would reduce potential impacts related to water quality and waste discharge to less than significant levels.

e) The site can be adequately served by all required utilities and public services.

- i. **Utilities and Service Systems.** Since the Project site is an infill site within the Atwater city limits, there is existing utility infrastructure including water, sewer, stormwater, natural gas, electricity, and telecommunication services to which the Project would connect and may be subject to fees to be provided such services. Through the conditional use permit process, the Project will be reviewed and conditioned to ensure the Project site is developed in accordance with applicable regulations including the permitted density, intensity, and massing development standards. Consequently, the Project would be consistent with the planned land use previously accounted for in the Atwater General Plan and subsequent utility master plans. For these reasons, it can be determined that the Project would not require or result in the relocation or construction of new or expanded facilities and thus, can be adequately served by all required utilities and service systems.
- ii. **Public Service.** The Project is located within Atwater city limits and thus, would be subject to fees for the construction, acquisition, and improvements for public services including fire protection, police protection, schools, parks and recreation. The Project would have a less than significant impact on public services for the following reasons:
 - a. **Fire Protection.** The Project site is within the city limits and would be served by the Atwater Fire Department (AFD). There is one (1) fire station within a three (3)-mile radius of the Project, located at 699 Broadway Ave, Atwater, CA 95301. The Project's proximity to an existing station would support adequate service ratios, response times, and other performance objectives for fire protection services. In addition, the Project would be reviewed and conditioned by the AFD for requirements related to water supply, fire hydrants, and fire apparatus access. Lastly, the Project would be subject to the Public Facilities Improvement Fee pursuant to AMC Chapter 3.50 for construction and acquisition costs for improvements to fire department facilities. For these reasons, it can be determined that the Project would not result in the need for

new or altered facilities and as a result, a less than significant impact would occur.

- b. Police Protection. The Project site is within city limits and therefore would be served by the Atwater Police Department (APD). There is one (1) police station within a three (3)-mile radius of the Project, located at 750 Bellevue Road, Atwater, CA 95301. The Project's proximity to an existing station would support adequate service ratios, response times, and other performance objectives for police protection services. In addition, the Project would be reviewed and conditioned by the APD for requirements related to crime protection. Lastly, future development would be subject to the Public Facilities Improvement Fee pursuant to AMC Chapter 3.50 for construction and acquisition costs for improvements to police department facilities. For these reasons, it can be determined that the Project would not result in the need for new or altered facilities and as a result, a less than significant impact would occur.
- c. Schools. The Project proposes a storage use and would not result in a net increase in the area's population. Thus, because of the nature of the Project (i.e., non-residential), there would be no increased demand for schools as a result of the Project. As such, it can be determined that the Project would not result in the need for new or altered facilities and as a result, and no impact would occur because of the Project.
- d. Parks. Parks and recreational facilities are typically impacted by an increase in use from proposed residential development. The Project proposes a storage use that would not result in a net increase in the area population. Thus, because of the nature of the Project (i.e., non-residential), there would be no increased demand for park and recreational facilities that would impact the City's service standard. Therefore, no impact would occur as a result of the Project.

Based on the analysis contained above, none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, *Section 15300.2* apply to this Project as analyzed in the following:

- a) *Location. Classes 3,4,5,6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, Class 3 is considered to apply to all instances, except where the Project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

Classes 3 (New Construction or Conversion of Small Structures), 4 (Minor Alterations to Land), 5 (Minor Alterations in Land Use Limitations), 6 (Information Collection), and 11 (Accessory Structures) are not applicable to the proposed Project, therefore such location considerations are not applicable.

- b) *Cumulative Impact. All exemptions for this class are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is*

significant. (“Cumulative Impact” is defined as the condition under which “two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts,” pursuant to CEQA Guidelines Section 15355)

The Project proposes a use that is consistent with and permitted by the Atwater General Plan and AMC. Adherence to the applicable policies and regulation would ensure that implementation of successive projects of the same type in the same place, over time would not constitute a significant, cumulative impact.

- c) *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

Based on the analysis provided above, the Project is not expected to have a significant effect on the environment due to unusual circumstances. The Project proposed is on an infill site within an urbanized area and there are no unusual circumstances with regard to the site, its location, or surroundings. The proposed mini storage is a use that is permitted within the planned land use designation and zone district. Since, the Project’s surrounding area are largely developed and the proposed use is permitted, and is easily accommodated on the site, there is no reasonable possibility that the activity would have a significant effect on the environment due to unusual circumstances.

- d) *Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources within a highway officially designated as a state scenic highway.*

According to the California State Scenic Highway System Map, the Project is not located near a state-designated scenic highway. Therefore, the Project would not damage scenic resources within the state scenic highway.

- e) *Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. The Project is not located on a site that is included in any list compiled pursuant to Section 65962.5 of the Government Code.*

A search of the California Department of Toxic Substance Control’s EnviroStor database³ and the State Water Resources Control Board’s GeoTracker database⁴ reveal no hazardous material release sites on the Project site. Thus, no impact would occur.

³ California Department of Toxic Substances Control. Envirostor. Accessed October 9, 2024, <https://www.envirostor.dtsc.ca.gov/public/>

⁴ California State Water Resources Control Board. GeoTracker. Accessed October 9, 2024, <https://geotracker.waterboards.ca.gov/>

f) *Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

According to the Atwater General Plan, there are no local, state, or federal designated historical resources on the Project site or within the Project vicinity (i.e., ½-mile radius).

Overall, the Project is consistent with the applicable general plan designation and policies as well as the applicable zoning designation and regulations. The Project occurs within city limits on a site less than five (5) acres in size within an urbanized area. The highly disturbed site within an urbanized area has no value as habitat for endangered, rare, or threatened species. Further, the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality and can be adequately served by all required utilities and public services. As such, the proposed Project is not expected to have a significant effect on the environment. Accordingly, a categorical exemption, as noted above, has been prepared for the Project.

Date: October 11, 2024

Prepared By: Precision Civil Engineering

Submitted by:



Greg Thompson,
Deputy City Manager / Community
Development Director
City of Atwater
(209) 357-6342