

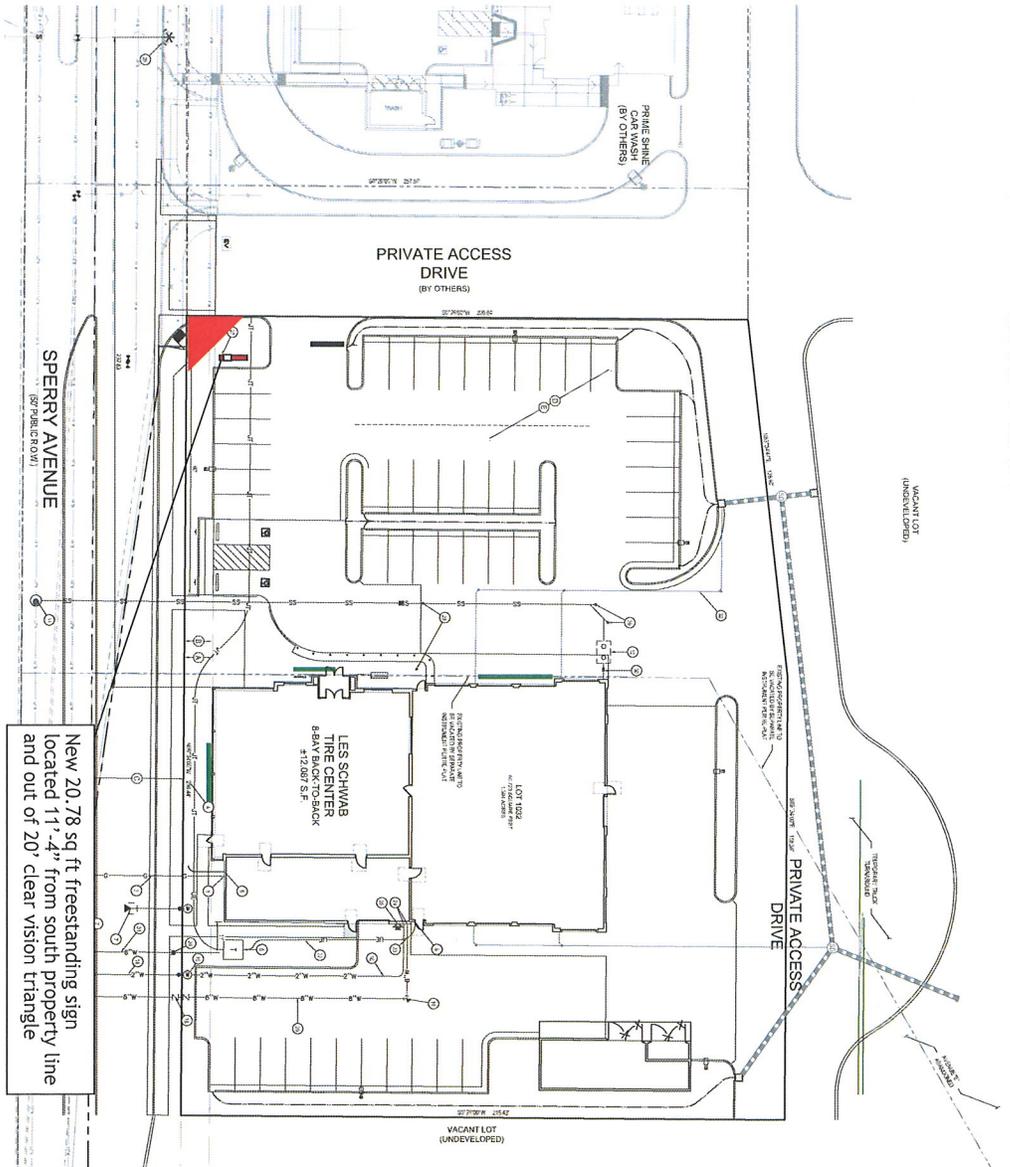
SITE PLAN

Allowed Signage - Max 150 sq ft
 Primary - 1 sq ft per ft frontage = 140 sq ft
 Secondary - .5 per ft frontage = 42

Proposed Signage

- A Freestanding Sign - 20.78
 - Wall Signs
 - B West Elevation (Logo) = 45.22 sq ft
 - C West Elevation (Alignment Brakes Shocks) = 40 sq ft
 - D South Elevation (Les Schwab Tire Center) = 33.75 sq ft
- Total = 139.75 sq ft

Location: Patterson, CA
 Proj Mgr: Galloway
 File Name: LSTC CA PattersonSite
 Scale: 1/64" = 1'
 Dwg By: Darryl Cox
 Date: 3/18/16
 Rev: 11/6/15
 Rev: 3/30/16



New 20.78 sq ft freestanding sign located 11'-4" from south property line and out of 20' clear vision triangle

1605 NE Forbes Rd.
 Bend, Oregon 97709



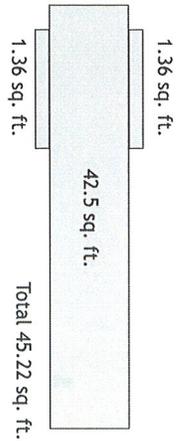
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Concept Elevations

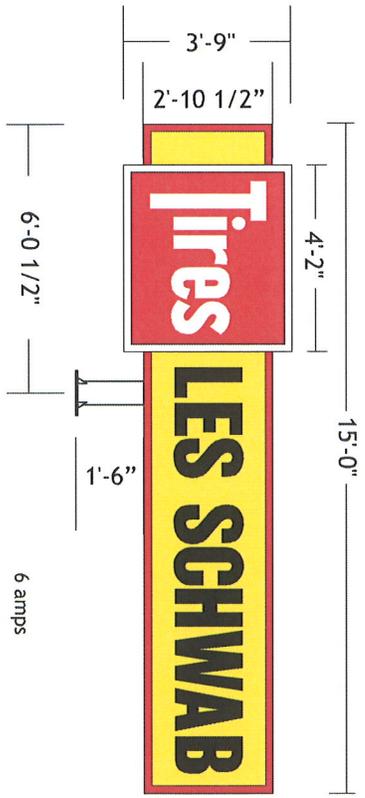
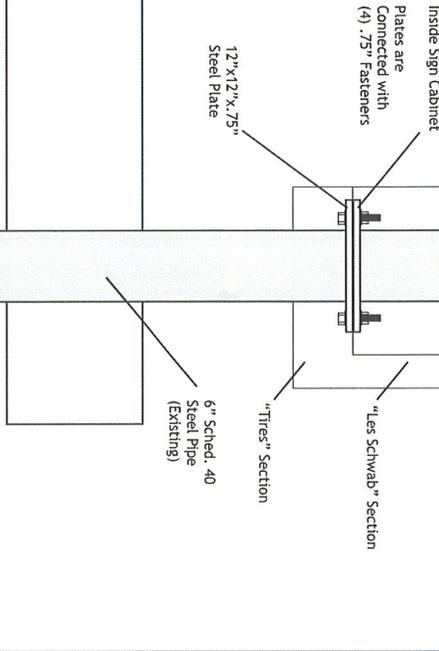


WEST ELEVATION - SCALE: 1/32" = 1'-0"



Total 45.22 sq. ft.

Sign Cabinet Attachment Detail



6 amps

Calculations:
 Allowed Signage - Max 150 sq ft
 (Primary - 1 sq ft per ft frontage = 140 sq ft + Secondary - .5 per ft frontage = 42)
 Proposed Signage - 45.22sf

ELECTRICAL CABINET DETAIL		COLOR SPECIFICATION	
ITEM	SUBSTRATE		
Cabinet	Steel	LS Red	
Faces	3/16" acrylic	Acrylite 432 Yellow / White	
Copy	Vinyl	3M High Performance Black	
		3M Cardinal 230-53	

Location: LSTC CA Patterson
 1234 Main St
 Proj Mgr: Galloway
 File Name: LSTC CA PattersonElevs
 Scale: 1/4" = 1'
 Dwg By: Darryl Cox
 Date: 3/18/16
 Rev: Rev

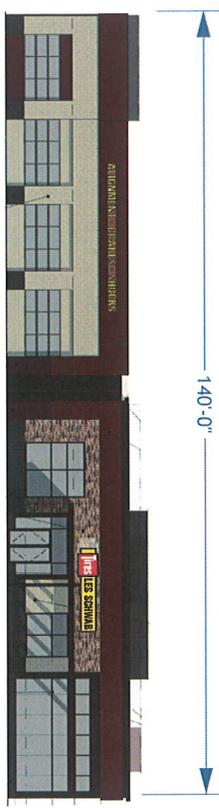
1605 NE Forbes Rd.
 Bend, Oregon 97709



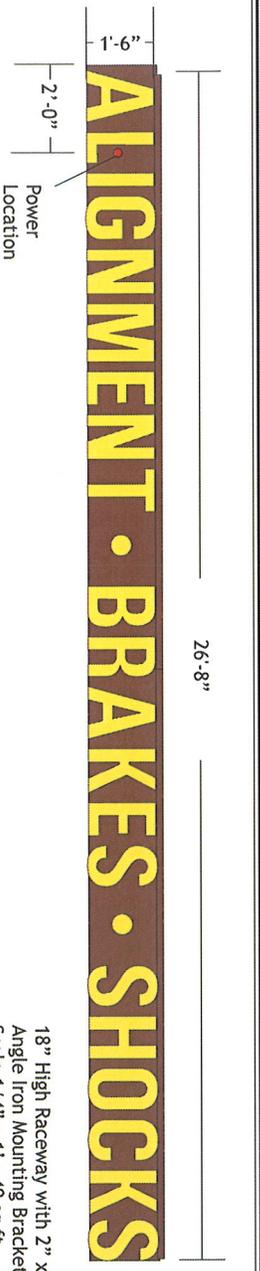
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Concept Elevations



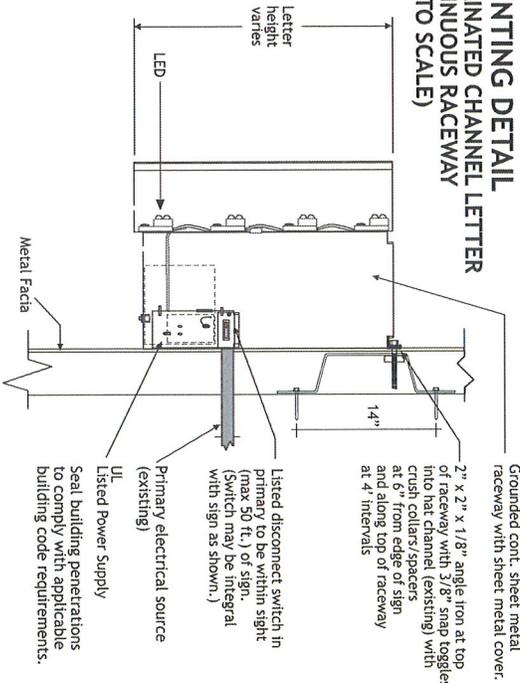
WEST ELEVATION - SCALE: 1/32" = 1'-0"



18" High Raceway with 2" x 2" Angle Iron Mounting Bracket
 Scale 1/4" = 1' - 40 sq ft
 2 amps

side view

MOUNTING DETAIL
ILLUMINATED CHANNEL LETTER
CONTINUOUS RACEWAY
(NOT TO SCALE)



Grounded cont. sheet metal raceway with sheet metal cover.
 2" x 2" x 1/8" angle iron at top of raceway with 3/8" snap toggles into hat channel (existing) with crush collars/spacers at 6" from edge of sign and along top of raceway at 4' intervals
 14"
 Listed disconnect switch in primary to be within sight (max 50 ft.) of sign. (Switch may be integral with sign as shown.)
 Primary electrical source (existing)
 Listed Power Supply
 Seal building penetrations to comply with applicable building code requirements.
 Metal Face
 LED
 Letter height varies

Calculations:

Allowed Signage - Max 150 sq ft
 (Primary - 1 sq ft per ft frontage = 140 sq ft + Secondary - .5 per ft frontage = 42)
 Proposed Signage - 40sf

18" INDIVIDUAL CHANNEL LETTERS

ITEM	SUBSTRATE	COLOR
Returns	.040 aluminum	Black
Trimcap	1"	Black
Faces	3/16" Acrylic	Acrylite 432-2 Yellow
Illumination	LED	White
Raceway	24 gauge galv. shtrntl.	MP 15967 Colonial Red

Location: LSTC CA Patterson
 1234 Main St
 Proj Mgr: Galloway
 File Name: LSTC CA PattersonElevs
 Scale: 1/4" = 1'

Dwg By: Darryl Cox
 Date: 3/18/16
 Rev.

1605 NE Forbes Rd.
 Bend, Oregon 97709



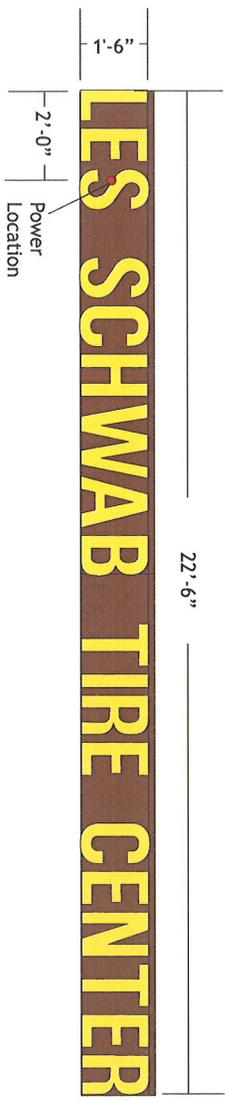
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Concept Elevations



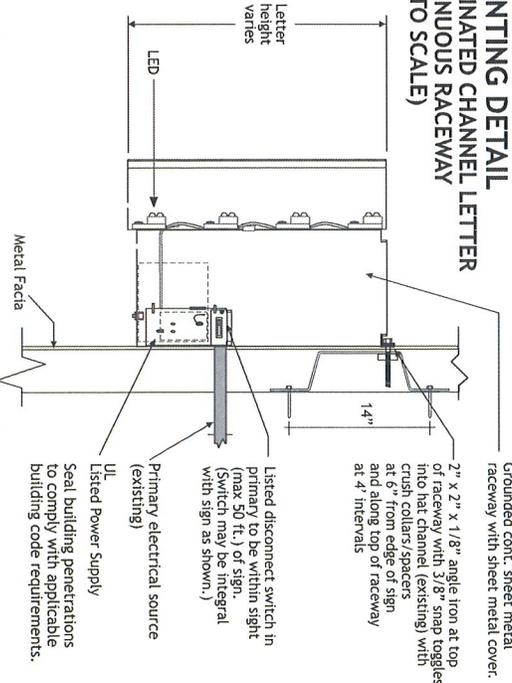
SOUTH ELEVATION - SCALE: 1/32" = 1'-0"



18" High Raceway with 2" x 2" Angle Iron Mounting Bracket
Scale 1/4" = 1' - 33.75 sq ft
2 amps

side view

**MOUNTING DETAIL
ILLUMINATED CHANNEL LETTER
CONTINUOUS RACEWAY
(NOT TO SCALE)**



Calculations:
Allowed Signage - Max 150 sq ft
(Primary -1 sq ft per ft frontage = 140 sq ft + Secondary - .5 per ft frontage = 42)
Proposed Signage - 33.75sf

ITEM	SUBSTRATE	COLOR
18" INDIVIDUAL CHANNEL LETTERS		
Returns	.040 aluminum	Black
Trinacap	1"	Black
Faces	3/16" Acrylic	Acrylite 432-2 Yellow
Illumination	LED	White
Raceway	24 gauge galv. shtmtl.	MP 15967 Colonial Red

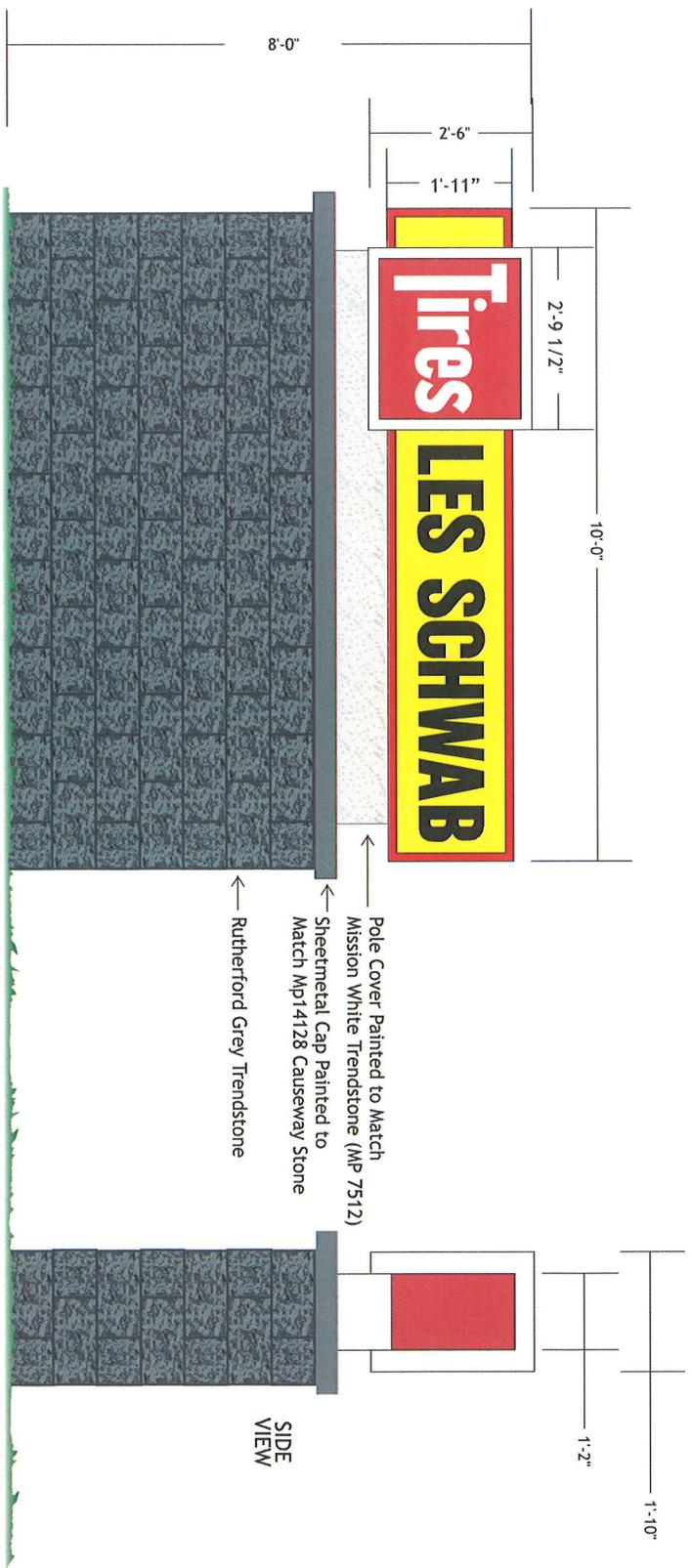
Location:	LSTC CA Patterson 1234 Main St
Proj Mgr:	Galloway
File Name:	LSTC CA PattersonElevs
Scale:	1/4" = 1'
Dwg By:	Darryl Cox
Date:	3/18/16
Rev:	

1605 NE Forbes Rd.
Bend, Oregon 97709



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3 Amps

Calculations:
Proposed Signage - 20.78 sq ft



.81 sq. ft.	
19.16 sq. ft.	
.81 sq. ft.	Total 20.78 sq. ft.

NOTE:
APPROVED FOOTING DETAIL FROM SIGN PERMIT. MUST BE POSTED AND FOOTING INSPECTED BY BLDG OFFICIAL BEFORE CONCRETE IS POURED

MONUMENT SIGN SPECIFICATIONS			
ITEM	SUBSTRATE	COLOR SPECIFICATION	
Cabinet	Aluminum	Nason Red 70437 / SP 202 White	
Pole Cover	Aluminum	MP 7512	
Cap	Aluminum	MP14128 Causeway Stone	
Faces	Lexan	White	
Base	Match Bldg	Rutherford Grey Trendstone	
Copy	Vinyl	3M High Performance Black 3M Cardinal 230-53 3M Yellow 230-015	

Location: Patterson, CA
 Prof Mgr: Galloway
 File Name: LSTCCAPattersonMonu
 Scale: 1/64" = 1'
 Dwg By: Darryl Cox
 Date: 3/18/16
 Rev: 11/6/15
 Rev:

1605 NE Forbes Rd.
Bend, Oregon 97709



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May 16, 2016

Department of Planning And Community Development
City of Patterson
1 Plaza, PO Box 667
Patterson, Ca 95363

RE: Lot Line Adjustment Application– The Mahaffey Family Limited Partnership, a California Limited Partnership- Findings

This project is a lot line adjustment between Assessor's Parcel #048-047-021 (17.05 acres net±) owned by The Mahaffey Family Limited Partnership, a California Limited Partnership and Parcel #048-047-023 (2.52 acres net±) owned by The Mahaffey Family Limited Partnership, a California Limited Partnership.

The Mahaffey Family Limited Partnership, a California Limited Partnership would like to sell a portion of Assessors Parcels #048-047-021 & 048-047-023. The lot line adjustment will reconfigure the parcels to accommodate the buyer's needs.

Findings:

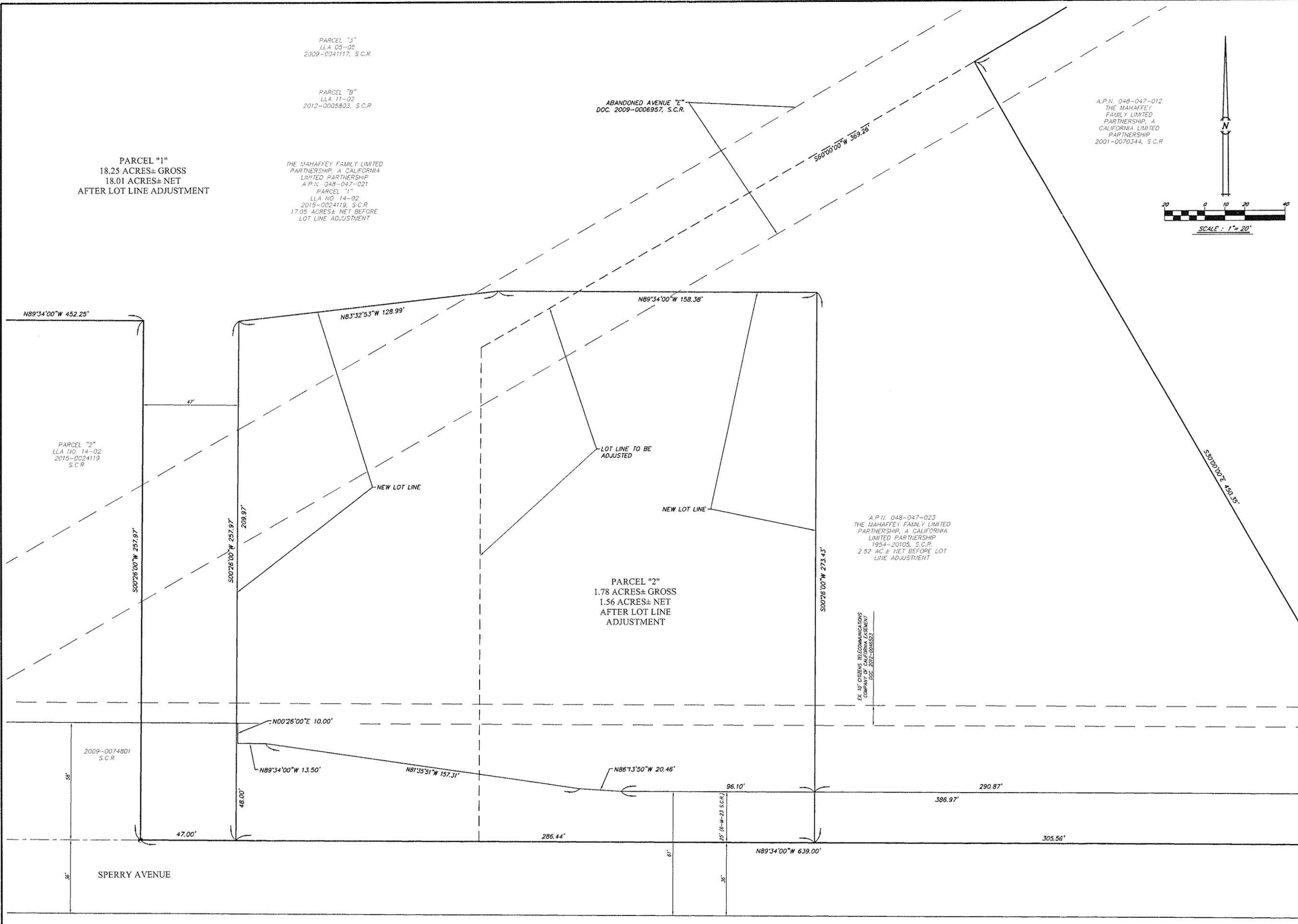
- (A) The proposed adjustment will not adversely affect the use of property in the vicinity or conflict with covenants, restrictions or improvements required by a subdivision or which the subject parcels may be a part.
- (B) All parcels affected thereby after the adjustment shall meet minimum zoning area requirements applicable to the parcels. The lot line adjustment will not result in the creation of lots without adequate access to publicly dedicated streets.
- (C) The parcels affected by the lot line adjustment will remain in such size, shape and configuration as to be consistent with good land use practices.
- (D) The lot line adjustment is consistent with the provisions of the California Subdivision Map Act and the California Professional Land Surveyors' Act.
- (E) The proposed lot line adjustment will not conflict with easements acquired by the public at large for access through or use of the subject property, or necessary irrigation easements.

In conclusion, this lot line adjustment is consistent with the City of Patterson's General Plan, zoning, and the character of commercial development in the area.

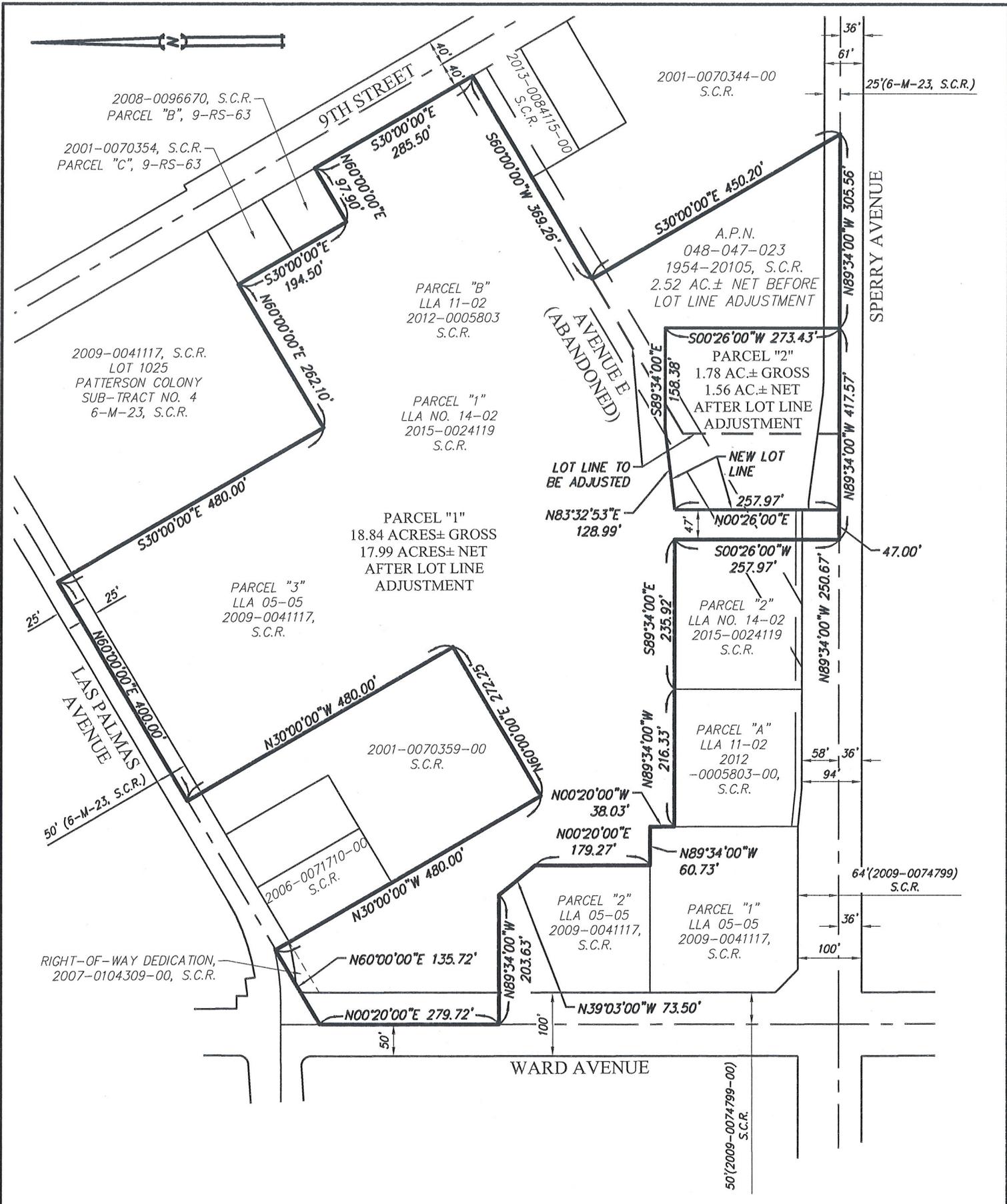
Sincerely,


Kevin Genasci, PLS
Hawkins and Associates Engineering

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5/17/16



RODRICK H. HAWKINS R.C.E. 30188 CRODIE E. LINDSAY R.C.E. 31900, P.L.S. 4709 KEVIN J. GENASCI P.L.S. 8660	SYM. DATE DESCRIPTION OF REVISION APPD.
BY: RCS CHK: KJG DATE: MAY 2016	HAWKINS & ASSOCIATES ENGINEERING, INC. 436 MITCHELL ROAD MODESTO, CA. 95354 PH: (209) 575 - 4295 FX: (209) 578 - 4295
LOT LINE ADJUSTMENT A.P.N. 048-047-021 & 023	
THE MAHAFFEY FAMILY LIMITED PARTNERSHIP 736 WEST LAS PALMAS AVENUE PATTERSON, CALIFORNIA	
DATE:	SHEET 2 OF 2



HAWKINS & ASSOCIATES
ENGINEERING, INC.
 436 MITCHELL ROAD
 MODESTO, CA. 95354
 PH: (209) 575 - 4295
 FX: (209) 578 - 4295

EXHIBIT "B"
LOT LINE ADJUSTMENT
A.P.N. 048-047-021 & 023
CITY OF PATTERSON, CALIFORNIA

BY: <u>RCS</u>	1 OF 1
CHK: <u>KJG</u>	
DATE: <u>05/2016</u>	
SCALE: <u>1"=200'</u>	
JOB #: <u>3216.01</u>	
FILE: <u>SUR/LLA</u>	



March 24, 2016

Joel Andrews, City Planner
City of Patterson
1 Plaza
PO Box 667
Patterson, CA 95363

Re: Les Schwab Tire Center Noise Information

Dear Joel,

The proposed Les Schwab Tire Center will be located on the north side of Sperry Avenue, approximately 800 ft east of Ward Avenue in Patterson, California. The project proposes an 8-bay back to back (4 bays in each direction) tire store which provides tire sales and service, wheel, brake, shock and alignment work. The project site is currently undeveloped. The nearest noise-sensitive land use is a single family residential development beyond Sperry Avenue at the south end of the property. North and east of the property are vacant parcels which are anticipated to be developed as a master planned commercial development. There is proposed carwash to the immediate west with an existing Walgreens store beyond.

The existing noise conditions at the proposed project site consist primarily of traffic on Sperry Avenue and noise from the surrounding commercial uses. Measured ambient noise levels were not available, but the Brown Buntin Associates General Plan update noise study Table 5.8-2 identifies the DNL average sound level at a typical building setback for Sperry Avenue as 61.4 dBA. Ambient noise levels from the existing adjacent Walgreens was also not available, but noise emissions from drive-thru vehicle idling and speaker use would be approximately 50 dBA at a distance of 50 feet from the drive thru. Previous noise data may be available for these uses per previously completed environmental reviews.

The proposed Les Schwab Tire Center is not anticipated to produce audible awareness which exceeds City of Patterson exterior residential noise standards due to a variety of design factors, namely the masonry block construction and orientation of bays. It should be noted that City of Patterson municipal code §6.44 (Noise Control) does not contain quantified allowable exterior sound levels. The Brown Buntin Associates General Plan update noise study Table HS-1 identifies the daytime allowable exterior noise level for non-transportation sources at noise sensitive uses to be 50 dBA.

Noise produced by the store will be associated with short-term construction noise and long-term operational noise. Short-term construction noise associated with the proposed project will occur during established construction hours. Storage areas and haul roads will be designated in locations removed from sensitive receptors. Noisy operations will be scheduled concurrently to lessen time of impact. Construction will be limited to established construction hours to reduce impacts during time sensitive time periods, and noisy equipment will be operated only when necessary and switched off when not in use to minimize noise impacts.

Operational noises are related to use of air impact wrenches, tire breakers, car doors slamming, people talking, and equipment falling on the floor. Noise impacts of importance for discussion

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Joel Andrews
LSTC CA Patterson
March 24, 2016

are associated with air impact wrenches and tire breakers, which will be limited per their restricted internal building use and the purposeful positioning of the service bays (east and west away from residences). This requires sound exiting the bays to have to bend around two corners of the building or vertically over the roof to reach neighboring parcels thus significantly decreasing the amount of noise leaving the site.

Per studies previously completed for multiple LSTC stores, the ½" air wrenches which are used in the "quick change" bays typically produce a sound level of approximately 61 dB at a distance of 100 feet from the entrance of the tire change bays. The average duration of use is 15 seconds per wheel. In addition, each wheel involves two actions (on/off) for a total of 120 seconds (2 min) of noise per vehicle serviced. Per data obtained from existing LSTC stores, peak hour operations for a store with 6 bays is 12 vehicles per hour, which results in a maximum amount of time of noise associated with air wrenches of 24 minutes/hour.

Per studies previously completed for multiple LSTC stores, noise due to the tire breaker reaches <1 second maximum noise level of 62 dBA at 100 feet from the entrance of the tire change bays. The tire breaker is located in the center of the service bays. It is assumed that within the quick change bays, tire breakers will be used for ½ of each of the total operations described for air impact wrenches, due to the fact that the tire breaker is used only once for each vehicle. The result is a maximum amount of time of noise associated with air wrenches of 12 minutes/hour for peak hour operations.

The predicted noise levels due to air wrenches, tire breakers and all other noise sources do not account for any shielding due to the building facades, directionality from noise sources located within bays, vegetation, or intervening topography. Because the proposed worst-case operational noise level of 62 dBA at 100 lf from the bays would satisfy the exterior noise level standards of the City of Patterson and generate noise levels at sensitive uses below the existing ambient noise levels in the project vicinity, no noise impacts are expected for this aspect of the project and no additional consideration of noise mitigation measures should be warranted.

Sincerely,
GALLOWAY

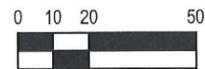
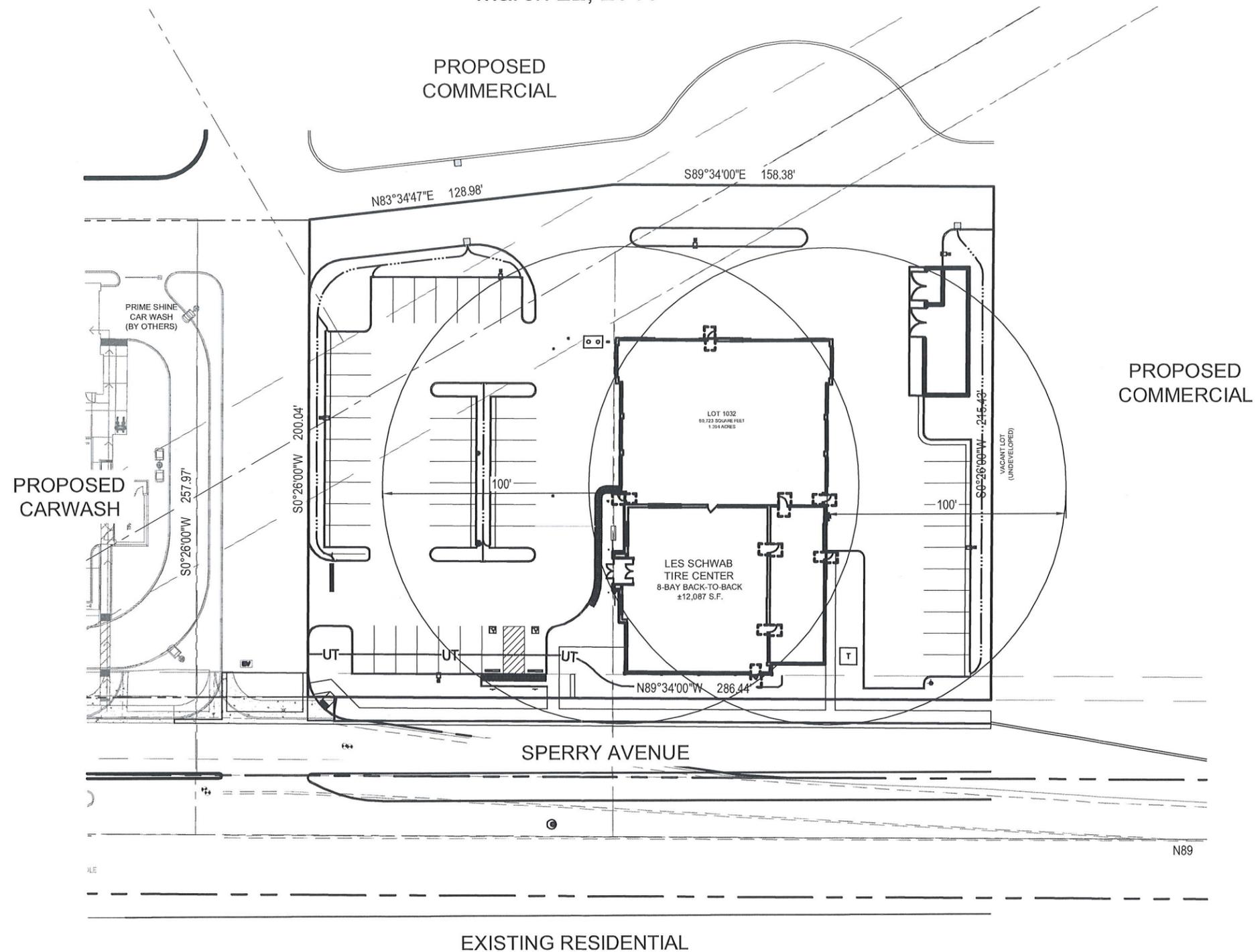


Terra J. Mortensen, PE
Site Development Coordinator
terramortensen@gallowayUS.com

LES SCHWAB TIRE COMPANY

CITY OF PATTERSON, CALIFORNIA

March 22, 2016



SCALE: 1"=50'

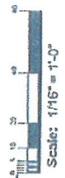
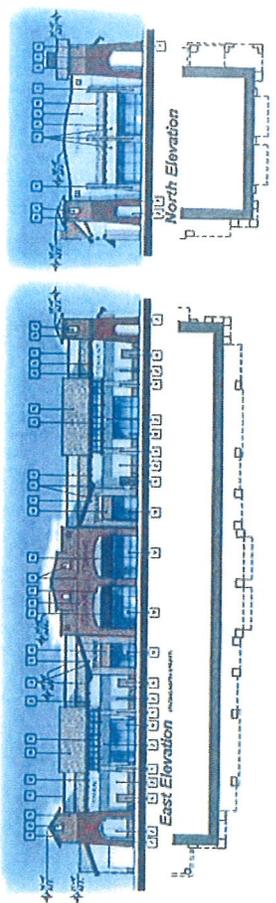
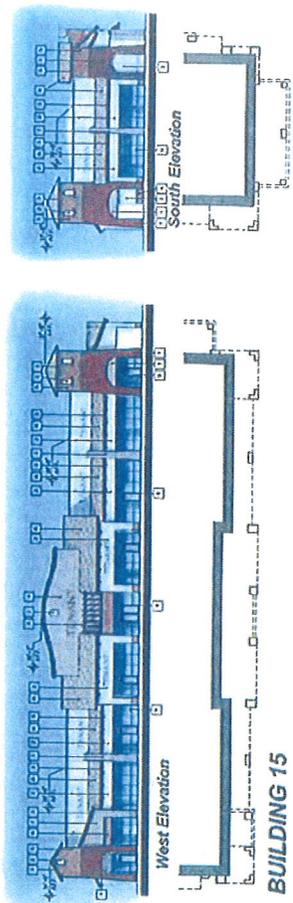
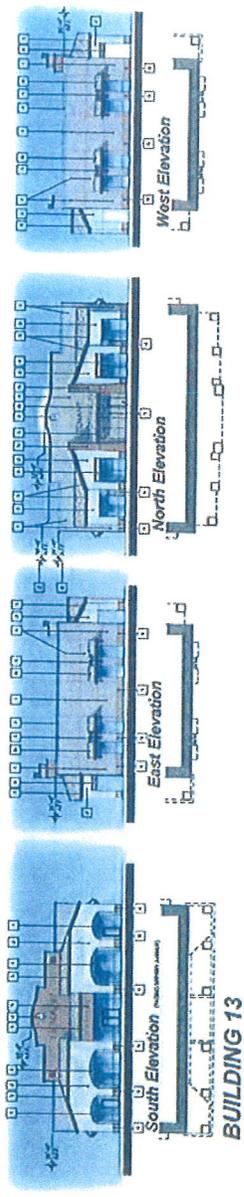
Galloway
Planning, Architecture, Engineering
550 W. Alhambra Ave., Suite 104
Fresno, CA 93711
559.721.5030 O
www.gallowayUS.com
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Project Statistics

BUILDING AREA	AREA
BUILDING 1	7,200
BUILDING 2	7,800
BUILDING 3	8,100
BUILDING 4	8,500
BUILDING 5	8,900
BUILDING 6	9,300
BUILDING 7	9,700
BUILDING 8	10,100
BUILDING 9	10,500
BUILDING 10	10,900
BUILDING 11	11,300
BUILDING 12	11,700
BUILDING 13	12,100
BUILDING 14	12,500
BUILDING 15	12,900
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BUILDING 19	14,500
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BUILDING 23	16,100
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BUILDING 26	17,300
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BUILDING 28	18,100
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BUILDING 298	126,100
BUILDING 299	126,500
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BUILDING 301	127,300
BUILDING 302	127,700
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BUILDING 446	185,300
BUILDING 447	185,700
BUILDING 448	186,100
BUILDING 449	186,500
BUILDING 450	186,900
BUILDING 451	187,300
BUILDING 452	187,70

Material	Manufacturer	Style/Color
1	General Products "Tough Weather Products"	404222-2 Cedar Sable
2	General Products "Tough Weather Products"	404222-4 Sperry
3	General Products "Tough Weather Products"	404222-5 Gray Cedar
4	General Products "Tough Weather Products"	404222-6 Green
5	General Products "Tough Weather Products"	404222-7 Maple King
6	General Products "Tough Weather Products"	404222-8 Black
7	General Products "Tough Weather Products"	404222-9 Red Cedar
8	General Products "Tough Weather Products"	404222-10 Orange
9	General Products "Tough Weather Products"	404222-11 Dove
10	General Products "Tough Weather Products"	404222-12 Dove



Mahaffey Property
 10000 S. Sperry Road
 Patterson, California

Elevations
 Conceptual

ELV.3C

Prepared by: **Robert B. Baker**
 Date: **11/11/2011**
 Project: **10000 S. Sperry Road**
 Location: **Patterson, CA**

Mahaffey Property ■ Ward Avenue & Sperry Road
 Patterson, California



May 6, 2016

City of Patterson
Community Development Department
Attn: Lisa Ochoa
P.O. Box 667
Patterson CA 95363

RE: Les Schwab Tire Center Project

Dear Ms. Ochoa:

The Turlock Irrigation District (District) acknowledges the opportunity to review and comment on the referenced project. District standards require development occurring within the District's boundary that impacts irrigation and electric facilities, to meet the District's requirements.

The District has no comments concerning irrigation facilities on the above referenced project as it is not within the District's irrigation service area.

A 10-foot Public Utility Easement must be dedicated along all street frontages.

The owner/developer must apply for a facility change for any pole or electrical facility relocation. Facility changes are performed at developer's expense.

If you have any questions concerning irrigation system requirements, please contact me at (209) 883-8367. Questions regarding electric utility requirements should be directed to David Porath at (209) 883-8659.

Sincerely,

A handwritten signature in black ink, appearing to read 'Todd Troglin', is written over a white background.

Todd Troglin
Supervising Engineering Technician, Civil
CF: 2016029

RECEIVED
5/12/16
an

Central Valley Regional Water Quality Control Board

18 May 2016

Joel Andrews
City of Patterson
PO Box 667
Patterson, CA 95363

CERTIFIED MAIL
91 7199 9991 7035 8421 3100

COMMENTS TO REQUEST FOR REVIEW FOR THE NEGATIVE DECLARATION, LES SCHWAB TIRE CENTER PROJECT, SCH# 2016042071, STANISLAUS COUNTY

Pursuant to the State Clearinghouse's 26 April 2016 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Negative Declaration* for the Les Schwab Tire Center Project, located in Stanislaus County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the

USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/.

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:

http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Caltrans Phase I MS4 Permit, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/caltrans.shtml.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml.

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements – Discharges to Waters of the State

If USACOE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board’s Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/for_growers/apply_coalition_group/index.shtml or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

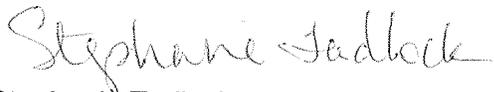
For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

If you have questions regarding these comments, please contact me at (916) 464-4644 or Stephanie.Tadlock@waterboards.ca.gov.



Stephanie Tadlock
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento



May 20, 2016

Lisa Ochoa
City of Patterson
Community Development Department
Planning Division
1 Plaza
Patterson, CA 95363

Project: Initial Study / Negative Declaration #16-01 for Les Schwab Tire Center

District CEQA Reference No: 20160284

Dear Ms. Ochoa:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the project referenced above consisting of a 12,000 square feet Les Schwab Tire Center, located east of Ward Avenue and north of Sperry Avenue, in Patterson, CA. The District offers the following comments:

1. Based on information provided to the District, project specific emissions of criteria pollutants are not expected to exceed District significance thresholds of 10 tons/year NOX, 10 ton/year ROG, and 15 tons/year PM10. Therefore, the District concludes that project specific criteria pollutant emissions would have no significant adverse impact on air quality.
2. Based on information provided to the District, the proposed project would equal or exceed 2,000 square feet of commercial space. Therefore, the District concludes that the proposed project is subject to District Rule 9510 (Indirect Source Review).

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval, and to pay any applicable off-site mitigation fees. If approval of the subject project constitutes the last discretionary approval by your agency, the District recommends that demonstration of compliance with District Rule 9510,

RECEIVED

MAY 23 2016

Seyed Sadredin
Executive Director/Air Pollution Control Officer

CDD / PLANNING DIVISION
BY: *[Signature]*
Northern Region
1400 Enterprise Way
Modesto, CA 95356-8718
Tel: (209) 557-6400 FAX: (209) 557-6475

Central Region (Main Office)
1990 E. Gettysburg Avenue
Fresno, CA 93726-0244
Tel: (559) 230-6000 FAX: (559) 230-6061

Southern Region
34946 Flyover Court
Bakersfield, CA 93308-9725
Tel: 661-392-5500 FAX: 661-392-5585

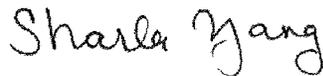
including payment of all applicable fees be made a condition of project approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

3. The proposed project may be subject to District Rules and Regulations, including: Regulation VIII (Fugitive PM10 Prohibitions), Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants). The above list of rules is neither exhaustive nor exclusive. To identify other District rules or regulations that apply to this project or to obtain information about District permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance Office at (559) 230-5888. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm.
4. The District recommends that a copy of the District's comments be provided to the project proponent.

If you have any questions or require further information, please call Sharla Yang at (559) 230-5934.

Sincerely,

Arnaud Marjollet
Director of Permit Services



For Brian Clements
Program Manager

AM: sy

City of Patterson
Community Development Department
P.O. Box 667
Patterson, CA 95363

Dear Ma'am or Sir,

I have reviewed the proposed heavy automotive (Les Schwab Tire Center) use for the site on a portion of APN 048-047-020 and 048-047-013. The noisy tire center does not belong so close to a residential area. This type of heavy automotive should be near the highway and or on highway 33.

Sincerely,



George G. Mac Master
210 South 9th Street, Patterson CA 95363

RECEIVED

MAY 24 2016

CDD / PLANNING DIVISION

BY: 

City of Patterson
Community Development Department
P.O. Box 667
Patterson, CA 95363

Dear Ma'am or Sir,

After reviewing the proposed heavy automotive Les Schwab Tire Center on a portion of the property on Sperry Avenue, I have many concerns;

Will there be truck traffic?

What will the noisy tire center do to offset the disturbance so close to a residential area?

Will the public be allowed to review the environmental study before the City give approval?

This type of heavy automotive should away from residential areas!

Sincerely,



Christine Korth

RECEIVED

MAY 24 2016

CDD / PLANNING DIVISION
BY: _____

RECEIVED

MAY 24 2016

CDD / PLANNING DIVISION
BY: _____

**PUBLIC NOTICE
THE CITY OF PATTERSON PLANNING COMMISSION
REGULAR MEETING**

NOTICE IS HEREBY GIVEN that the City of Patterson Planning Commission will hold a Regular Meeting on **Thursday, June 9, 2016, at 7:00 p.m.**, in the City Council Chambers located at 1 Plaza, Patterson, to consider the following:

Public Hearing: **Les Schwab Tire Center – Architectural & Site Plan Review #16-03, Conditional Use Permit #16-04, Lot Line Adjustment #16-01, Negative Declaration #16-01, APN #'s 048-047-021, 048-047-023**

Application for an architectural and site plan review and conditional use permit for the construction and operation of a service center for vehicle tires, wheels, shocks, brakes, batteries, and alignment, located on the north side of Sperry Avenue approximately 750 feet east of Ward Avenue. The building consists of a 12,000 square foot building, with approximately 4,400 sq. ft. allocated to retail and office uses, and the remainder allocated to eight service bays and storage. A 1,300 sq. ft. mezzanine is also included for storage. The project would be located on a 1.4 acre site with 50 parking spaces, including two accessible parking spaces. Access would be provided at a shared driveway to the west of the project site. The project is located in a Planned Development zone with a General Commercial General Plan designation. A draft negative declaration will be considered noting that the project will not have a significant impact on the environment under the California Environmental Quality Act. A lot line adjustment associated with this project will also be considered, which would move a line between APN 048-047-021 (a 17.05 acre lot and APN 048-047-023 (a 2.52 acre lot) to create a 1.56 acre lot to accommodate the project and an 18.01 acre lot.

At the above noted time and place, testimony from interested persons will be heard by the Planning Commission and duly considered prior to making a recommendation. Any material submitted to the Planning Commission for consideration (photographs, petitions, letters, etc.) will be retained by the City and cannot be returned.

If a challenge to the above application is made in court, persons may be limited to raising only those issues they or someone else raised at the Public Hearing.

Denise Melo, Planning Technician II
Community Development Department

