



Planning Commission

Staff Report

January 27, 2021

AGENDA ITEM # A

PREPARED BY:
APPROVED BY:

DIANA LOWRANCE, PROJECT PLANNER *DL*
MARK HENDRICKSON, DIRECTOR

MINOR SUBDIVISION APPLICATION No. MS20-022 – AUTOZONE PARTS, INC. - A request to divide a 15.57 acre parcel (with split-zoning) into two parcels, resulting in parcel sizes of: Parcel 1 = 1.00 acre and Parcel 2 = 14.57 acres. Proposed Parcel 1, which is zoned C-2 (General Commercial) will be developed with an store. Proposed Parcel 2 will have split-zoning. The portion of Parcel 2 closest to Winton Way is zoned C-2 (General Commercial) and is undeveloped, while the remainder of Parcel 2 is zoned R-2 (Two-family Residential) and is developed with a mobile home park. The project site is located on the east side of Winton Way, between Almond and Doris Avenues in Winton, also identified as Assessor Parcel Number (APN) 147-200-001. The property is designated Winton Urban Community General Commercial and Medium Density Residential in the General Plan and is zoned C-2 (General Commercial) and R-2 (Two-family Residential). CEQA: Staff recommends that the Planning Commission find the project exempt from environmental review pursuant to Section 15315 of the CEQA Guidelines - "Minor Land Divisions." **DL**

SUPERVISORIAL DISTRICT: 4 – Lloyd Pareira

RECOMMENDATION(S):

- 1) Open/close public hearing;
- 2) Determine the project can be found exempt from environmental review pursuant to Section 15315 – "Minor Land Divisions" of the CEQA Guidelines; and,
- 3) Approve Minor Subdivision Application No. MS20-022 based on the findings included in the staff report and subject to the recommended conditions of approval.

LOCATION MAP:



BACKGROUND:

Site Description

The project site is located on the east side of Winton Way, between Almond and Doris Avenues in Winton, also identified as Assessor Parcel Number (APN) 037-040-003. The property is designated Winton Urban Community General Commercial and Medium Density Residential land use in the General Plan and is zoned C-2 (General Commercial) and R-2 (Two-family Residential). Currently, proposed Parcel 1 and the portion of Parcel 2 (closest to Winton Way) is undeveloped. Parcel 1 will subsequently be developed with an auto parts store. The remainder of Parcel 2 is developed with a 112-unit mobile home park.

Surrounding Uses

	General Plan	Zoning	Current Land Use
On-Site:	General Commercial/Two-family Residential	C-2 & R-2	Undeveloped & Mobile Home Park
North:	Institutional/General Commercial/Industrial	C-1 & M-1	Post Office/Undeveloped Land/Industrial
East:	Low Density Residential	R-1	Orchards
South:	Low Density Residential	C-2 & R-1	Single-Family Home & Orchards
West:	General Commercial/Low Density Residential	R-2 & C-2	Single-Family Homes

Prior Actions/Entitlements

The project site has several previous actions/entitlements, including:

- CUP-475 was approved in 1971 to establish a mobile home park;
- PD2894 was approved in 1980 to divide the property into four parcels; and,
- CUP-3405 was approved in 1989 to establish a 112 Unit Mobile Home Park.

ANALYSIS

Project Description

Minor Subdivision No. MS20-022 is a request to divide an approximate 15.57 acre parcel (with split-zoning) into two parcels, resulting in parcel sizes of: Parcel 1 = 1.00 acre and Parcel 2 = 14.57 acres. Proposed Parcel 1, which is zoned C-2 (General Commercial), will subsequently be developed with an auto parts store. Proposed Parcel 2 will have split-zoning. The portion of Parcel 2 closest to Winton Way is zoned C-2 (General Commercial) and is undeveloped, while the remainder of Parcel 2 is zoned R-2 (Two-family Residential) and is developed with a mobile home park.

Consistency with Adopted Plans and Policies

1. General Plan

The 2030 General Plan provides a set of guiding principles, goals, and policies that communicate the adopted philosophy of the County regarding growth, development and sustainability. These statements, together with adopted diagrams, standards and analysis, provide the context under which specific land use proposals are reviewed. The 2030 General Plan is therefore considered the local "constitution" for planning and development and serves to direct the physical growth and development of the County for the long term.

Land Use Element

The Land Use Element of the 2030 General Plan provides the policy context for Merced County to achieve its vision for both rural and urban land use. Countywide growth and development policies serve to direct urban development to vacant and/or underused land within cities and unincorporated communities (i.e., Urban Communities).

The following land use goals and policies are applicable to the present application:

Goal LU-1

Create a countywide land use pattern that enhances the integrity of both urban and rural areas by focusing urban growth towards existing or suitably located new communities.

Policy LU-1.1: Countywide Development

Direct urban development to areas within adopted urban boundaries of cities, Urban Communities, and Highway Interchange Centers in order to preserve productive agriculture, limit urban sprawl, and protect natural resources.

Goal LU-5.A

Preserve and enhance the character of Merced County by focusing future unincorporated development towards Urban Communities.

Policy LU-5.A.2: Public Sewer and Water

Require all development within Urban Communities to be connected to public sewer and water systems where such systems exist.

Policy LU-5.A.6: Jobs/Housing Balance

Promote a jobs/housing balance by encouraging residential development near employment centers when preparing new or updating existing Community Plans and providing adequate land for employment generating land use.

Minor Subdivision No. MS20-022 will allow for the subdivision and eventual development of an urban infill lot. As such, the project can be found consistent with Goal LU-1 and Policy LU-1.1 of the Land Use Element of the General Plan. Additionally, as Minor Subdivision No. MS20-022 will allow for the creation of a one-acre parcel which will subsequently be developed with a retail use, the project can be considered consistent with Goal LU-5.A and Policy LU-5.A.2 because the applicant received a sewer and water commitment notice from the Winton Water and Sanitary District to allow the project to be connected to public sewer and water. Additionally, the project is consistent with Policy LU-5.A.6 because it will allow for the subsequent development of a retail store that will generate employment.

Goal LU-5.D

Maintain economic vitality and promote the development of commercial uses within Urban Communities that are compatible with surrounding land uses and meet the present and future needs of County residents, workers, and visitors.

Policy LU-5.D.1: Commercial Development

Require new commercial development be designed to minimize the visual impact of parking areas on public roadways and maintain compatibility with surrounding land uses.

Policy LU-5.D.6: Sewer and Water Services Requirement

Require sewer and water services for new commercial development in accordance with the local urban service district standard and the Building Code.

The project site is located within the Urban Community of Winton. As mentioned previously, Minor Subdivision No. MS20-022 will allow for the creation of a separate one-acre parcel which will subsequently be developed with a retail use. This subsequent commercial development will require Site Plan and Design Review. As such, the visual impact of any parking areas will be mitigated by required parking lot landscaping.

2. Merced County Zoning Code (MCZC)

The project site is zoned C-2 (General Commercial) and R-2 (Two-family Residential). The purpose of C-2 zone is to provide areas for a wide variety of retail stores, entertainment establishments, offices, and service businesses that serve unincorporated urban communities or regional markets. The purpose of the R-2 zone is to provide for areas with a full range of urban services for two residential dwellings per parcel in the form of two detached single-family dwellings, duplexes, town houses, and other forms of medium-density residential development, while maintaining a residential character similar to that found in single-family neighborhoods.

Minor Subdivision No. MS20-022 would divide a 15.57 acre parcel (with split-zoning) into two parcels, resulting in parcel sizes of: Parcel 1 = 1.00 acre and Parcel 2 = 14.57 acres. The proposed parcels meet the minimum lot development standards as required by the zone code.

3. Other Adopted Plans and Policies

Winton Community Plan

The proposed minor subdivision may be found consistent with the following goals and policies of the Winton Community Specific Plan (adopted in 1981). More specifically, the project can be found consistent with the following:

***Goal:** Provide for development of the community in an orderly fashion, maintaining a pattern of land uses compatible with surrounding existing uses and the community's development goals.*

***Objective 2.** - "In-fill" existing vacant site within the urbanized portion of the community prior to developing new sites around the perimeter of the community.*

Subdivision Map Act and Title 17

The proposed subdivision may be found consistent with the Subdivision Map Act and Title 17 of the Merced County Code.

California Environmental Quality Act (CEQA)

Staff has determined that the project Minor Subdivision No. MS20-022 can be found exempt from environmental review pursuant to Section 15315 – "Minor Land Divisions" of the CEQA Guidelines. The section states:

Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance

with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

The following findings can be made to support this determination:

1. The project site is located within the Urban Community of Winton.
2. The project site is zoned C-2 (General Commercial) and R-2 (Two-family Residential).
3. The proposed project involves the division of property into four or fewer parcels.
4. The proposed project is consistent with the General Plan, the Winton Community Specific Plan and Zoning Code.
5. No variances or exceptions are required to implement the proposed project.
6. All services and access to the proposed parcels are available.
7. The parcel has not been involved in a division of a larger parcel within the previous two (2) years.
8. The parcel does not have an average slope greater than 20 percent.

Community Engagement

The project application was routed to applicable County departments for comment. Comments were received from the Division of Environmental Health, Buildings & Safety Division, Public Works Roads Division, and the Fire Department. *See Exhibit C for agency comments.*

Due to the Regional Stay at Home Order for the San Joaquin Valley, the Winton Municipal Advisory Committee (MAC) is not able to meet. However, the project application was sent to them for their information.

Notice of the public hearing was mailed to all owners of property located within 300 feet of the project site and published in the Merced Sun-Star on **January 15, 2021**. No written or verbal comments were received by staff prior to the completion of this staff report.

CONCLUSION:

The analysis provided in this staff report finds the proposed minor subdivision to be consistent with applicable provisions of the General Plan, the Winton Community Specific Plan, the Zoning Code, Title 17 of the Merced County Code, and the Subdivision Map Act. Furthermore, the project can be found exempt from environmental review pursuant to Section 15315 – “Minor Land Divisions” of the CEQA Guidelines.

Staff recommends the Planning Commission approve Minor Subdivision Application No. MS20-022 based upon the findings in the staff report and subject to the recommended conditions of approval.

RECOMMENDED PLANNING COMMISSION ACTION:

A. CEQA Determination

MOTION: Determine the project can be found exempt from environmental review pursuant to Section 15315 – “Minor Land Divisions” of the CEQA Guidelines.

CEQA Findings:

1. The project site is located within the Urban Community of Winton.
2. The project site is zoned C-2 (General Commercial) and R-2 (Two-family Residential).
3. The proposed project involves the division of property into four or fewer parcels.
4. The proposed project is consistent with the General Plan, the Winton Community Specific Plan and Zoning Code.
5. No variances or exceptions are required to implement the proposed project.
6. All services and access to the proposed parcels are available.
7. The parcel has not been involved in a division of a larger parcel within the previous two (2) years.
8. The parcel does not have an average slope greater than 20 percent.

B. Project Determination

MOTION: Approve Minor Subdivision Application No. MS20-022 based on the findings included in the staff report and subject to the recommended conditions of approval.

Project Findings:

1. Minor Subdivision Application No. MS20-022 proposes to divide a 15.57 acre parcel (with split-zoning) into two parcels, resulting in parcel sizes of: Parcel 1 = 1.00 acre and Parcel 2 = 14.57 acres. The project site is located on the east side of Winton Way, between Almond and Doris Avenues in the Urban Community of Winton.
2. The property is designated Winton Urban Community General Commercial and Medium Density Residential in the General Plan and is zoned C-2 (General Commercial) and R-2 (Two-family Residential).
3. The proposed project is consistent with applicable provisions of the 2030 Merced County General Plan and the Winton Community Specific Plan.
4. The proposed project is consistent with applicable provisions of the Merced County Zoning Code.
5. The proposed project is consistent with the Subdivision Map Act and Title 17 of the Merced County Code.

6. The project has been reviewed by the County Roads Division, Environmental Health Division, Building and Safety Division, and the Fire Department.
7. The proposed minor subdivision is compatible with adjacent uses, properties, and neighborhoods, and will not be a nuisance or detrimental to the public health, safety or general welfare.
8. The project is subject to all applicable Federal, State, and local regulations.
9. Notice of the application and the Planning Commission hearing was published in the Merced Sun-Star and mailed to property owners within 300 feet of the project site.

EXHIBITS

- A. Tentative Parcel Map
- B. Conditions of Approval
- C. Merced County Agency Comments
- D. Winton Water District Letter

cc.

Property Owners- Goshen Mobile Home Show, Inc.
Applicant – Autozone Parts, Inc.
Engineer – RFE Engineering

EXHIBIT A

SHEET INDEX:
 TENTATIVE PARCEL MAP
 TENTATIVE PARCEL MAP

TOPOGRAPHIC SURVEY:
 DATE OF SURVEY: AUGUST 1, 2008
 SURVEYOR: RICHARD W. TUCKER, LLC

BENCHMARK:
 BENCHMARK #1: ELEVATION = 16.70
 BENCHMARK #2: ELEVATION = 16.70

BASIS OF BEARINGS:
 BASIS OF BEARINGS USED FOR SURVEY WITH THE WEST PROPERTY LINE BEING
 MONITOR.

TITLE REPORT:
 BY: FIRST AMERICAN TITLE INSURANCE COMPANY
 FILE NO. MCS-00381-1401
 DATED: MAY 02, 2008

LEGAL DESCRIPTION

BEARINGS AT A POINT THAT IS NEAR OR AT LEAST 300 FEET AND NEARBY AT
 EAST 300 FEET FROM THE SOUTHWEST CORNER OF SECTION 26, TOWNSHIP 4
 NORTH, RANGE 10 EAST, COUNTY OF WASHINGTON, CALIFORNIA, TO THE
 POINT SET ON A CORNER SURVEY OF THE EAST LINE OF THE COUNTY ROAD
 1000 FEET ALONG THE EAST LINE OF SAID COUNTY ROAD TO THE POINT
 A 2 1/2 FEET SET ON A CORNER SURVEY, THENCE NORTH 87° 27' 12.82 FEET
 3000 FEET PARALLEL TO THE WEST LINE OF SAID SECTION 26, THENCE SOUTHWEST
 154.8 FEET TO THE PLACE OF BEGINNING.

**TENTATIVE PARCEL MAP FOR
 AUTOZONE STORE NO. 1330**

6450 N. WINTON WAY
 WINTON, CA 95388
 APN: 147-200-001-000

JURISDICTION: COUNTY OF MERCED

OWNER: AUTOZONE, INC.
 14000 N. WINTON WAY
 MEMPHIS, TN 38113

MAP PREPARER: WILLYAM TUCKER, PLS.
 1000 WINTON WAY
 WINTON, CA 95388
 PH: 916-725-7800

ENGINEER: RICHARD W. TUCKER, PLS.
 1000 WINTON WAY
 WINTON, CA 95388
 PH: 916-725-7800

ASSASSOR'S PARCEL NO.: MERCED COUNTY APN: 147-200-001-000

PARCEL AREA: PROPOSED LOT 1: 41,841 SF (1.00 AC)
 PROPOSED LOT 2: 62,841 SF (1.43 AC)
 TOTAL PARCEL SIZE: 104,682 SF (2.43 AC)

ZONING: PROPOSED: R2-TWO-FAMILY RESIDENTIAL
 (SEE PLANNING DEPARTMENT WEBSITE FOR FURTHER INFORMATION)
 PROPOSED: NO CHANGE

USE: PROPOSED: SINGLE-FAMILY RESIDENTIAL
 LOT 2: RETAIL

EXISTING EASEMENTS: NONE

FEMA FLOOD ZONE: THE PROPOSED SITE IS NOT LOCATED IN A FEMA FLOOD ZONE. THE PROPOSED SITE IS NOT LOCATED IN A FEMA FLOOD ZONE. THE PROPOSED SITE IS NOT LOCATED IN A FEMA FLOOD ZONE.

SURVEYOR'S STATEMENT: I HEREBY STATE THAT THE TENTATIVE PARCEL MAP ACCURATELY DEPICTS ALL RECORD MEASUREMENTS LISTED IN THE PRELIMINARY TITLE REPORT PREPARED BY _____

NEIGHBORHOOD MAP: NOT TO SCALE

UTILITY PROVIDERS: WATER & SEWER: WASHINGTON COUNTY WATER & SEWER DISTRICT
 1000 N. WINTON WAY
 WINTON, CA 95388
 PHONE: (916) 334-2317
 DRAINAGE: THE WASHINGTON COUNTY DRAINAGE DISTRICT
 1000 N. WINTON WAY
 WINTON, CA 95388
 PHONE: (916) 334-2317
 GAS & ELECTRIC: PG&E
 405-466-2117
 TELEPHONE: PACIFIC BELL
 1-800-333-3333
 COMMUNICATIONS: SBCglobal

BRIDGET CT.

ALMOND AVENUE
 (40' WIDTH, PUBLIC RIGHT OF WAY)

WINTON WAY
 (82' WIDTH, PUBLIC RIGHT OF WAY)

ZONING DELINEATION LINE
 G2 GENERAL COMMERCIAL
 R2 TWO FAMILY RESIDENTIAL

LOT NO. 1
 RESIDUANT AREA
 43,842 SF
 1.00 ACRES

LOT NO. 2
 RESIDUANT AREA
 62,841 SF
 1.43 AC

SEE SHEET TPM2 FOR LOT 1 DETAIL

SEE SHEET TPM2 FOR LOT 1 DETAIL

SEE SHEET TPM2 FOR LOT 1 DETAIL

SEE SHEET TPM2 FOR LOT 1 DETAIL

SEE SHEET TPM2 FOR LOT 1 DETAIL

SEE SHEET TPM2 FOR LOT 1 DETAIL

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SEE SHEET TPM2 FOR LOT 1 DETAIL

SEE SHEET TPM2 FOR LOT 1 DETAIL

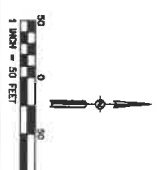
SEE SHEET TPM2 FOR LOT 1 DETAIL

SEE SHEET TPM2 FOR LOT 1 DETAIL

SEE SHEET TPM2 FOR LOT 1 DETAIL

SEE SHEET TPM2 FOR LOT 1 DETAIL

SEE SHEET TPM2 FOR LOT 1 DETAIL



REVISION	DATE	BY	APPRVD



RFT ENGINEERING, INC.
 2381 Douglas Blvd, Suite 100, Roseville, CA 95678
 PH: 916-712-2600 FAX: 916-712-7100
 www.RFTEngineering.com

AUTOZONE, INC.
 123 S. FRONT STREET
 MEMPHIS, TN 38103
 CONTACT: MITCH BRAMLIPT
 PH: (901) 495-8714

AUTOZONE STORE NO. 1330
 6450 N. WINTON WAY
 WINTON, CA 95388
TENTATIVE PARCEL MAP

TPM1
 1 of 2
 12/10/2009



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT**

EXHIBIT B

Mark J. Hendrickson
Director

Steve Maxey
Deputy Director

2222 "M" Street
Merced, CA 95340
(209) 385-7654
(209) 726-1710 Fax
www.co.merced.ca.us

Equal Opportunity Employer

MINOR SUBDIVISION NO. MS20-022 CONDITIONS OF APPROVAL

Merced County Community and Economic Development Department

1. A parcel map, including all parcels involved, shall be recorded within two (2) years of the approval date, as required by the Subdivision Map Act and Merced County Subdivision Code.
2. The applicant shall comply with all applicable County, State and Federal regulations.
3. The project shall comply with all standard conditions contained in Planning Commission Resolution No. 20-001.

Merced County Fire Department

Fire Department Access:

4. All driveways accessing the parcel shall be surfaced with an approved all weather driving surfacing material. Shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. (CFC Sec. 503)
5. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet exclusive of shoulders, except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches. (CFC 503.2.1)
6. If Security gates are installed they shall be approved by this office. As required, including the installation of a Merced County coded "Knox" key switch or "Knox" padlock, whichever is most appropriate in relation to your needs. (CFC Sec. 506)

Fire Flow Requirements:

7. All projects shall meet the fire flow requirements as per California Fire Code. In addition, all options shall be approved by this office.

Required water supply:

8. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. (CFC 507.1)

Merced County Department of Public Works

9. Applicant shall maintain all storm water runoff on-site. Calculations for proposed basin or Low-Impact Development design systems, compliant to the Merced County Storm Drainage Design Manual and Merced County Code Chapter 9.53, shall be submitted to the Road Division for review.
10. Level 1 improvements will be required which include, but are not limited to curb, gutter, sidewalk, street lights, utility relocation, right of way & PUE dedication. Site plan will need to show these improvements.
11. Traffic Signal and lights will need to be relocated on the northwest corner of the property as part of the improvements.

County Counsel

12. INDEMNITY AND HOLD HARMLESS AGREEMENT:

AUTOZONE PARTS, INC., has the contracted duty (hereinafter "the duty") to defend, indemnify and hold harmless the County of Merced, its Board of Supervisors, commissions, officers, employees, agents, and assigns (hereinafter "COUNTY") from any claim, action, or proceeding arising out of, or in connection with the COUNTY's approval of the project including, but not limited to, COUNTY's actions regarding related environmental determinations. This obligation shall extend to any such claim, action, or proceeding against COUNTY to attack, set aside, void, or annul, an approval by COUNTY. This duty shall arise at the first claim, action, or proceeding against COUNTY. In the event that a claim, action, or proceeding is brought, COUNTY shall promptly notify the applicant and cooperate fully in the defense. This clause for indemnification shall be interpreted to the broadest extent permitted by law.



**DEPARTMENT OF PUBLIC WORKS
Road Division**

EXHIBIT C

Dana S. Hertfelder
Director

345 West 7th Street
Merced, CA 95340
(209) 385-7601
(209) 722-7690
www.co.merced.ca.us

Equal Opportunity Employer

Date: December 1, 2020

To: Diana Lowrance, Planner III
Community and Economic Development Department

From: Gerardo Elias, Engineering Associate
Department of Public Works

Subject: MS20-22
Autzone Parts

MEMORANDUM

We have reviewed this Conditional Use Permit that request to divide a 15.57 Acre parcel into 2 parcels, to facilitate building an AutoZone store, resulting in parcel sizes of: Parcel 1 = 1 Acres, Parcel 2 = 14.57 Acres, and to evaluate the design, parking and landscaping features of the new 6800 sq Ft bldg, on property located at the NorthEast corner of N. Winton Way & W. Golden Rule Ave, identified as APN 147-200-001. The proposed project area is designated Winton Urban Community - General Commercial land use in the General Plan and is zone C-2.

The Road Division has the following comments.

1. Applicant shall maintain all storm water runoff on-site. Calculations for proposed basin or Low-Impact Development design systems, compliant to the Merced County Storm Drainage Design Manual and Merced County Code Chapter 9.53, shall be submitted to the Road Division for review.
2. level 1 improvements will be required which include, but is not limited to curb, gutter, sidewalk, street lights, utility relocation, right of way & PUE dedication. Site plan will need to show this improvements.
3. Traffic Signal and lights will need to be relocated on the northwest corner of the property as part of the improvements.

R:\WP\LETTERS\PLANNING REFERRALS\MS\MS20-022 Autozone.docx



FIRE DEPARTMENT PREVENTION BUREAU

2222 "M" STREET
MERCED, CA 95340
OFFICE (209) 385-7347
FAX (209) 725-0174

MIKE VAN LOBEN SELS
Fire Chief
(209) 966-3622

JEREMY RAHN
Division Chief
(209) 385-7450

RICH BOHN
Fire Marshal
(209) 385-7347

December 20, 2020

To: Diana M Lowrance
Planner III

From: Don Thrasher
Fire Prevention Inspector

Re: MS20-022 Chris Harris (To divide a 15.57 Acre parcel into 2 parcels to facilitate building an Auto-zone store)
APN: 147-200-001 N/E Corner of N. Winton Way & Golden Rule Ave, Winton, CA

After reviewing the above-mentioned application, I offer the following conditions:

In order to make a more thorough determination of your requirements, plans will have to be submitted for plan review. Submit your plans through the Merced County Buildings and Safety Division.

After these preliminary steps have been met and our review process completed we will provide you a letter outlining your specific requirements.

All construction shall be completed in a professional manner and in compliance with all provisions of the current California Building Standards Codes and all referenced documents contained within. The Code Sections cited below are specific to your project and provided to assist you, however, they are not intended to be all-inclusive.

FIRE DEPARTMENT ACCESS:

All driveways accessing the parcel shall be surfaced with an approved all weather driving surfacing material. Shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. **(CFC Sec. 503)**

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet exclusive of shoulders, except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches. **(CFC 503.2.1)**

If Security gates are installed they shall be approved by this office. As required, including the installation of a Merced County coded "Knox" key switch or "Knox" padlock, whichever is most appropriate in relation to your needs. **(CFC Sec. 506)**

FIRE FLOW REQUIREMENTS:

All projects shall meet the fire flow requirements as per California Fire Code. In addition, all options shall be approved by this office.

Required water supply.

*An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction. **(CFC 507.1)***

If you have any questions or concerns regarding these conditions, please feel free to contact me at:
(209) 385-7347

In cooperation with **CAL FIRE**

STRIVING FOR EXCELLENCE



**DEPARTMENT OF PUBLIC WORKS
Building and Safety Division**

Dana Hertfelder
Director

Dewayne Jones
Deputy Building Official

2222 "M" Street, 2nd Floor
Merced, CA 95340
(209) 385-7477
(209) 385-7302 Fax
www.co.merced.ca.us

Equal Opportunity Employer

DATE: December 31, 2020
TO: Autozone Parts Inc.
FROM: Charles Mendenhall
Supervising Building Inspector/Floodplain Manager
SUBJECT: MS20-022

You must hire an architect or engineer licensed in the state of California to draw the plans and provide structural calculations for the proposed structure. The plans shall be submitted to the Building Division for approval and a permit before any construction can begin. We require submittals to consist of:

1. 1 set of all plans and calculations/reports in an electronic format (either on CD/Disk or flash drive).

California requires that all proposed non-residential structures must first obtain a soils/geotechnical report completed by a licensed geotechnical engineer. That report must be reviewed by the design engineer to incorporate any mitigating measures into the design drawings.

Thank you,

Charles Mendenhall
Merced County Public Works
Building Division
2222 M St. 2nd Floor
Merced, CA 95340
209-385-7477

EXHIBIT D

WINTON WATER AND SANITARY DISTRICT
P.O. BOX 970, 6951 N. WINTON WAY, WINTON, CA 95388
Phone: (209) 358-2367 Fax: (209) 358-3253

SEWER/WATER COMMITMENT NOTICE

Commitment No. 02-20-01

The Board of Directors will provide sewer and water for 1 commercial unit for Assessor's Parcel Number **147-200-001, 6450 N. WINTON WAY, WINTON, CA 95388**

OWNER: RFE ENGINEERING/AUTOZONE

DEVELOPER: Same

CONDITIONS OF THIS COMMITMENT:

1. Paid in full does not expire.
2. Payment of connection, capacity, and processing fees in effect at time of issuance is required.
3. Payment of fees will not be accepted unless District Administration certifies that capacity is available.
4. This commitment may be revoked at any time by the Board of Directors for reasons stated in Ordinance No. 93-30, Section 1.
5. **THIS COMMITMENT IS NOT TRANSFERABLE.**
6. This commitment does not affect the right of the District or County to require construction and dedication for public use of public facilities including sewer and water facilities to serve this project.
7. A progress report is required from the builder/developer before expiration of commitment date.
8. The procedures as outlined in Ordinance No. 93-30 are mandatory. No deviation will be acceptable unless proof of cause is presented to the Board of Directors and properly approved.
9. Approved at a regular meeting held on February 6, 2020.

11/5/2020
Date Issued


Board Secretary

MINOR SUB. 20022