



## Referral Early Consultation

**Date:** December 21, 2021

**To:** Distribution List (See Attachment A)

**From:** Avleen K. Aujla, Assistant Planner  
Planning and Community Development

**Subject:** USE PERMIT APPLICATION NO. PLN2021-0078- SANGHERA INVESTMENTS, INC.

**Respond By:** January 5, 2022

**\*\*\*\*PLEASE REVIEW REFERRAL PROCESS POLICY\*\*\*\***

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing the conditions for a Staff Approval. Therefore, please list any conditions that you wish to have included as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

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

**Applicant:** Sanghera Investments, Inc., Haren Sanghera

**Project Location:** N. Golden State Blvd, between Nunes and E. Keyes Roads, west of N. Golden State Boulevard, east of State Highway 99, in the Community of Keyes

**APN:** 045-074-004

**Williamson Act Contract:** N/A

**General Plan:** Planned Development

**Current Zoning:** Planned Development (P-D) (332)

**Project Description:** Request to construct a truck terminal that facilitates fueling, parking, loading, and unloading for company owned trucks and its drivers on a 5.23-acre parcel in the Planned Development (P-D) (332) zoning district. P-D (332) was established by Rezone No. PLN2015-0032 – Belcorp Ag, which was approved by the Board of Supervisors on November 3, 2015, to allow for the development of a variety of Highway Commercial uses, including truck terminals which requires a Use Permit prior to development. The project proposes the construction of four buildings, consisting of: a two-story office, shop, and driver amenities building, 6,500 square feet in size, to be utilized for administrative work; a shop to be utilized for light truck maintenance, and for driver rest, shower, and laundry facilities; a single-story administrative building, 6,000 square feet in size, to be utilized for truck dispatching, reception, security office, conference room, and as an employee restroom and breakroom; a single-story truck dock building, 3,900 square feet in size; and a single-story security guard kiosk, 94 square feet in size. The project proposes to

contract with various agriculture producers and grocery stores for the transfer and delivery of goods throughout Arizona, California, Nevada, and Texas.

The project proposes to install landscaping, made up of a mixture of drought-resistant trees, shrubs, and groundcover, along the site's Golden State Boulevard road frontage, and throughout the employee and truck driver vehicle parking lot. There will be paved areas around the buildings and in the parking lot, but the remainder of the site, including the truck parking area, will remain gravel. On all sides of the project, chain link fencing will be installed. The project proposes 13 employees during a maximum shift and three employees during a minimum shift. Drivers reporting to the site arrive on an as-needed basis for refueling, or for the loading and offloading of product. However, no product will be stored onsite. Approximately 5-7 drivers will be on site on any given day. It is estimated that there will be a maximum of 10 trucks and 10 trailers parked at the facility during any given time, however the site will accommodate the parking of up to 60 trucks, which will be offsite on delivery the majority of the time. The days and hours of operation for the office and shop will be Monday to Friday 8:00 a.m. to 5:00 p.m. and Saturday 8:00 a.m. to 1:00 p.m. However, trucks will have access to the facility 24/7. There are 73 parking spaces proposed at the site, 51 for drivers and 16 for office employees. Of these, 63 are regular spaces, 4 accessible spaces, and 6 are motorcycle spaces. In addition, there are 60 parking spaces for trucks in the proposal.

The project site is proposed to be served with public water and public sewer by the Keyes Community Services District (CSD). A reciprocal access agreement is proposed between the subject parcel and the parcel adjoining the Northern boundary of the parcel to allow each parcel to utilize a shared access from 80-Foot-wide county-maintained N. Golden State Blvd.

Full document with attachments available for viewing at:  
<http://www.stancounty.com/planning/pl/act-projects.shtm>



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

**USE PERMIT APPLICATION NO. PLN2021-0078- SANGHERA INVESTMENTS, INC.**

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: TURLOCK	X	STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DIST: KEYES	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	FIRE PROTECTION DIST: KEYES	X	STAN COUNTY COUNSEL
X	GSA: WEST TURLOCK SUB-BASIN	X	StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
X	MUNICIPAL ADVISORY COUNCIL: KEYES	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
X	POSTMASTER: KEYES		US ARMY CORPS OF ENGINEERS
X	RAILROAD: UNION PACIFIC		US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: KEYES UNION		USDA NRCS
X	SCHOOL DIST 2: TURLOCK UNIFIED		WATER DIST:
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		



## STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

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

**SUBJECT:** USE PERMIT APP NO. PLN2021-0078- SANGHERA INVESTMENTS, INC.

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- Will not have a significant effect on the environment.
- May have a significant effect on the environment.
- No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

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

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

Response prepared by:






Name	Title	Date
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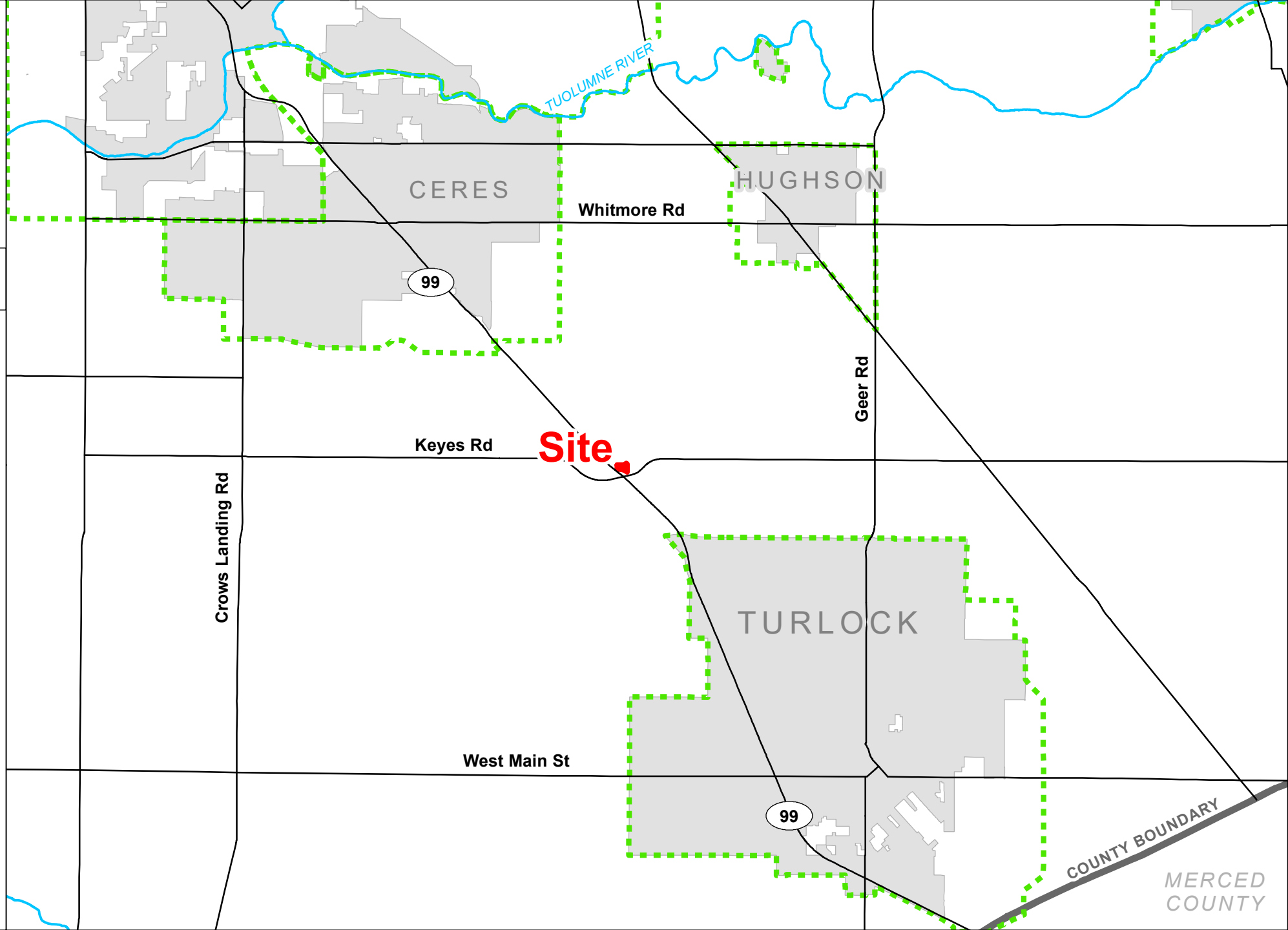
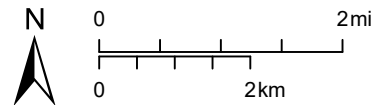
# SANGHERA INVESTMENTS INC

## UP PLN2021-0078

### AREA MAP

#### LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River



# SANGHERA INVESTMENTS INC








## UP PLN2021-0078

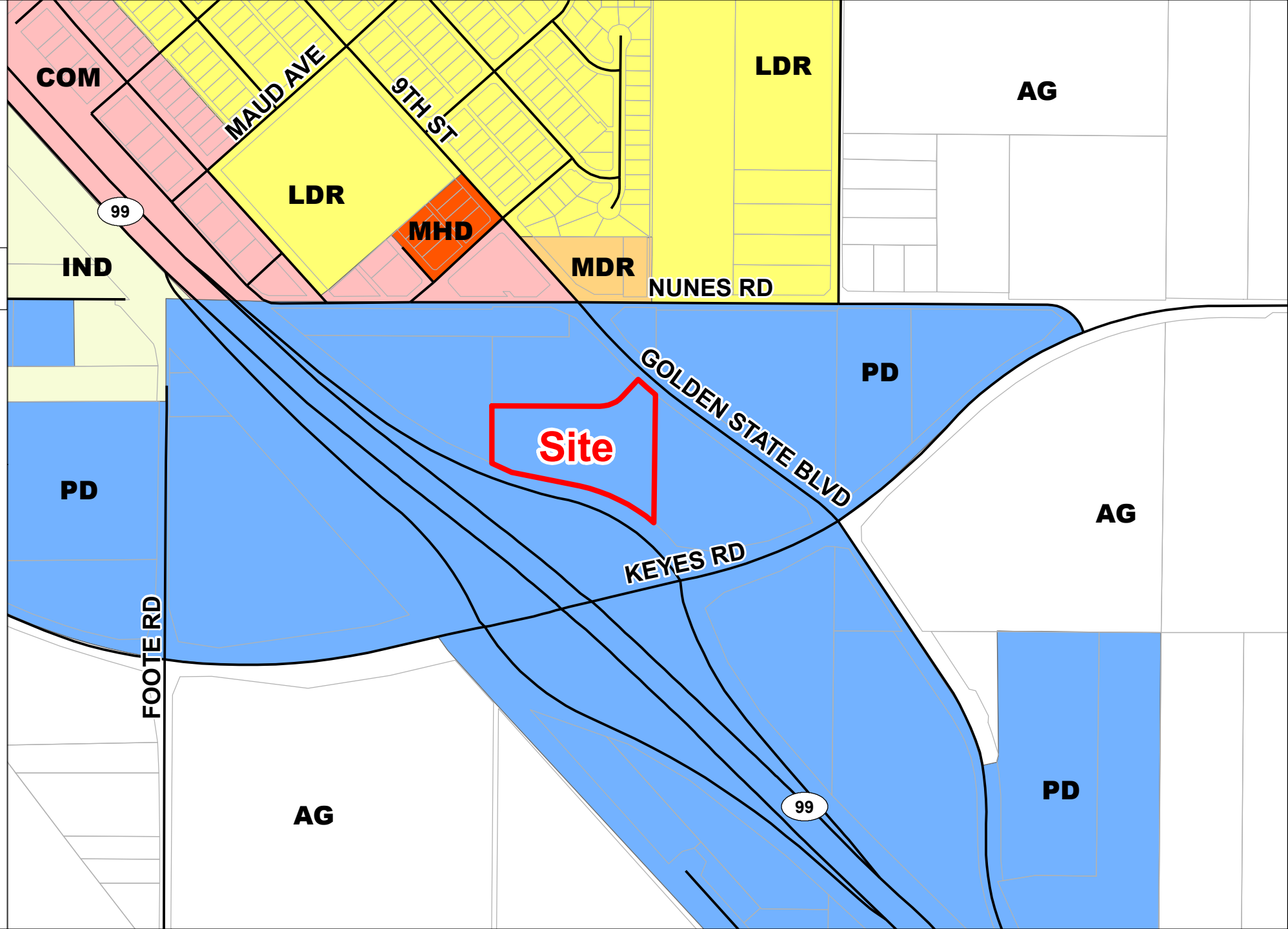
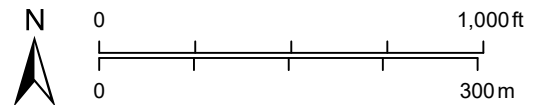
### GENERAL PLAN MAP

#### LEGEND

-  Project Site
-  Parcel
-  Road

#### General Plan

-  Agriculture
-  Planned Development
-  Commercial
-  IND
-  Low Density Residential
-  MDR
-  MHD










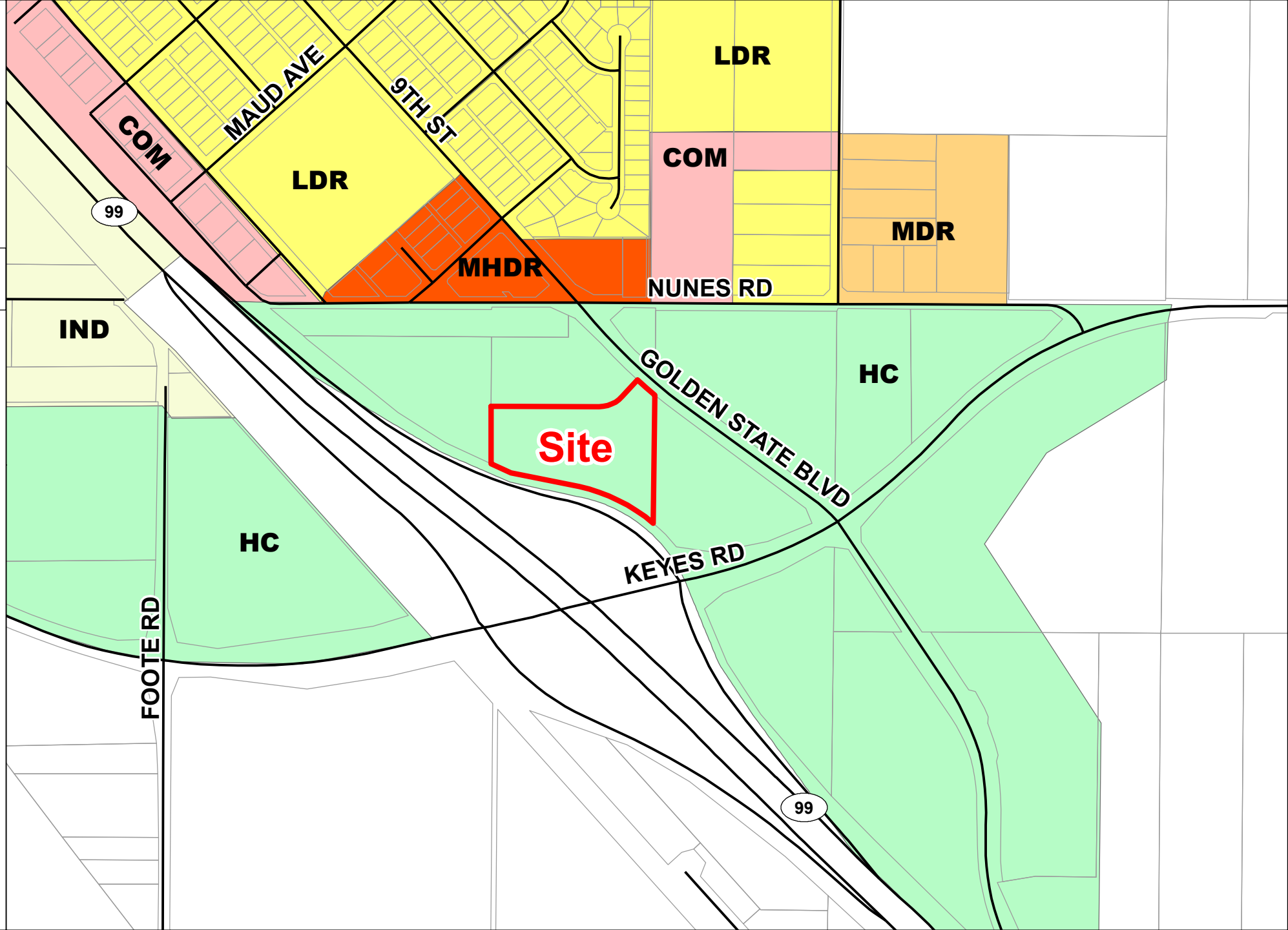
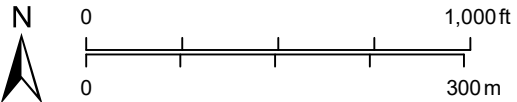
# SANGHERA INVESTMENTS INC

## UP PLN2021-0078

### COMMUNITY PLAN MAP

#### LEGEND

-  Project Site
  -  Sphere of Influence
  -  Parcel
  -  Road
- Community Plan**
-  Industrial
  -  Commercial
  -  Commercial - Highway
  -  Residential - Medium-High
  -  Residential - Low



# SANGHERA INVESTMENTS INC











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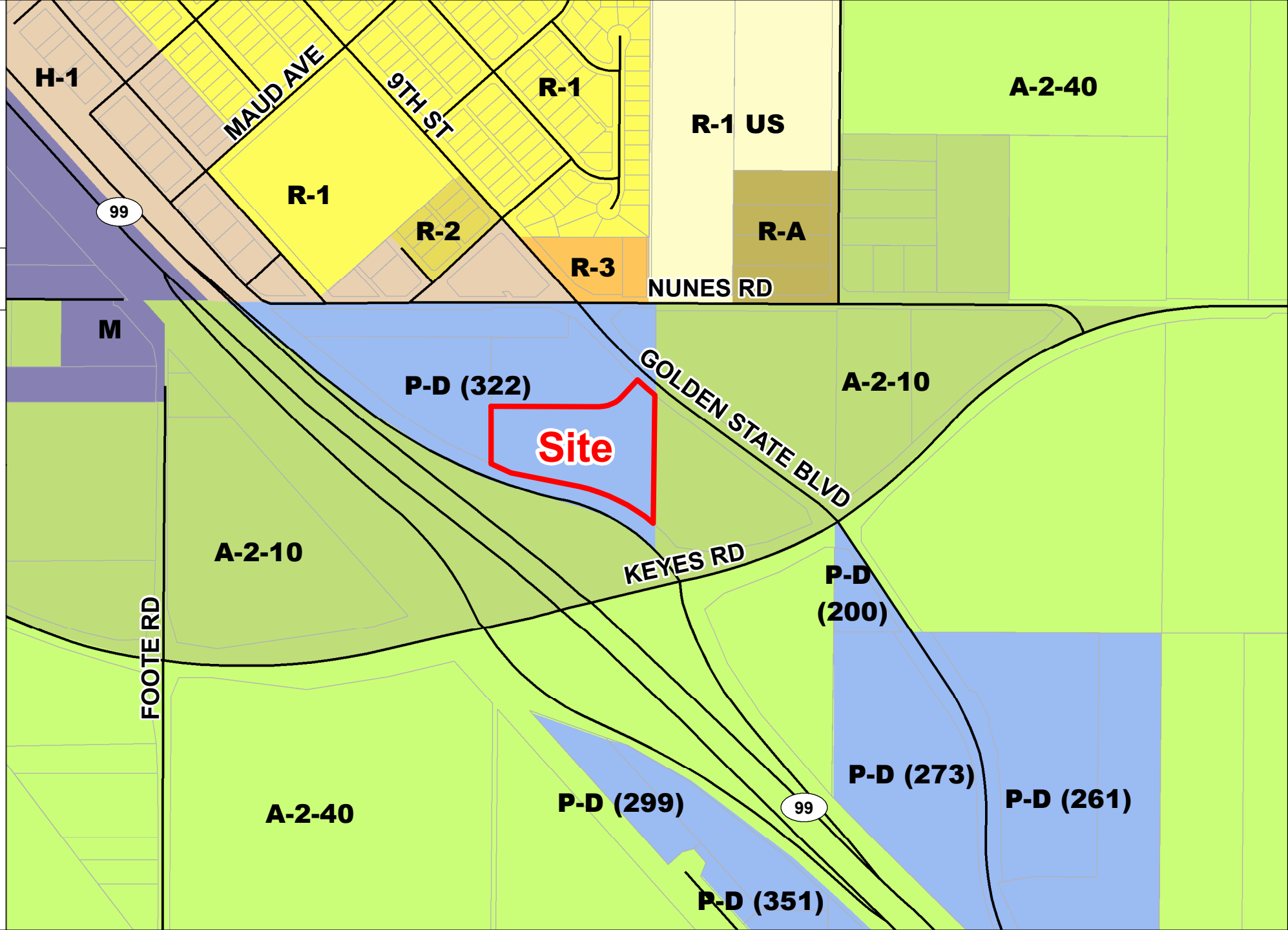
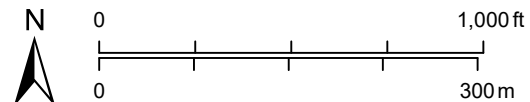
### ZONING MAP

#### LEGEND

-  Project Site
-  Parcel
-  Road

#### Zoning Designation

-  General Agriculture 10 Acre
-  General Agriculture 40 Acre
-  Planned Development
-  Single Family Residential
-  Medium Density Residential
-  Multiple Family
-  Rural Residential
-  Single Family Residential
-  Industrial
-  Highway Frontage





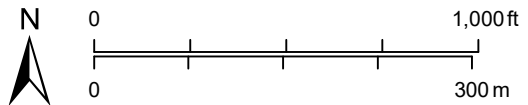
# SANGHERA INVESTMENTS INC

UP  
PLN2021-0078

2021 AERIAL AREA MAP

## LEGEND

-  Project Site
-  Road



# SANGHERA INVESTMENTS INC

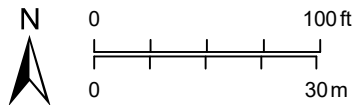
UP  
PLN2021-0078

## 2021 AERIAL SITE MAP

### LEGEND

 Project Site

 Road



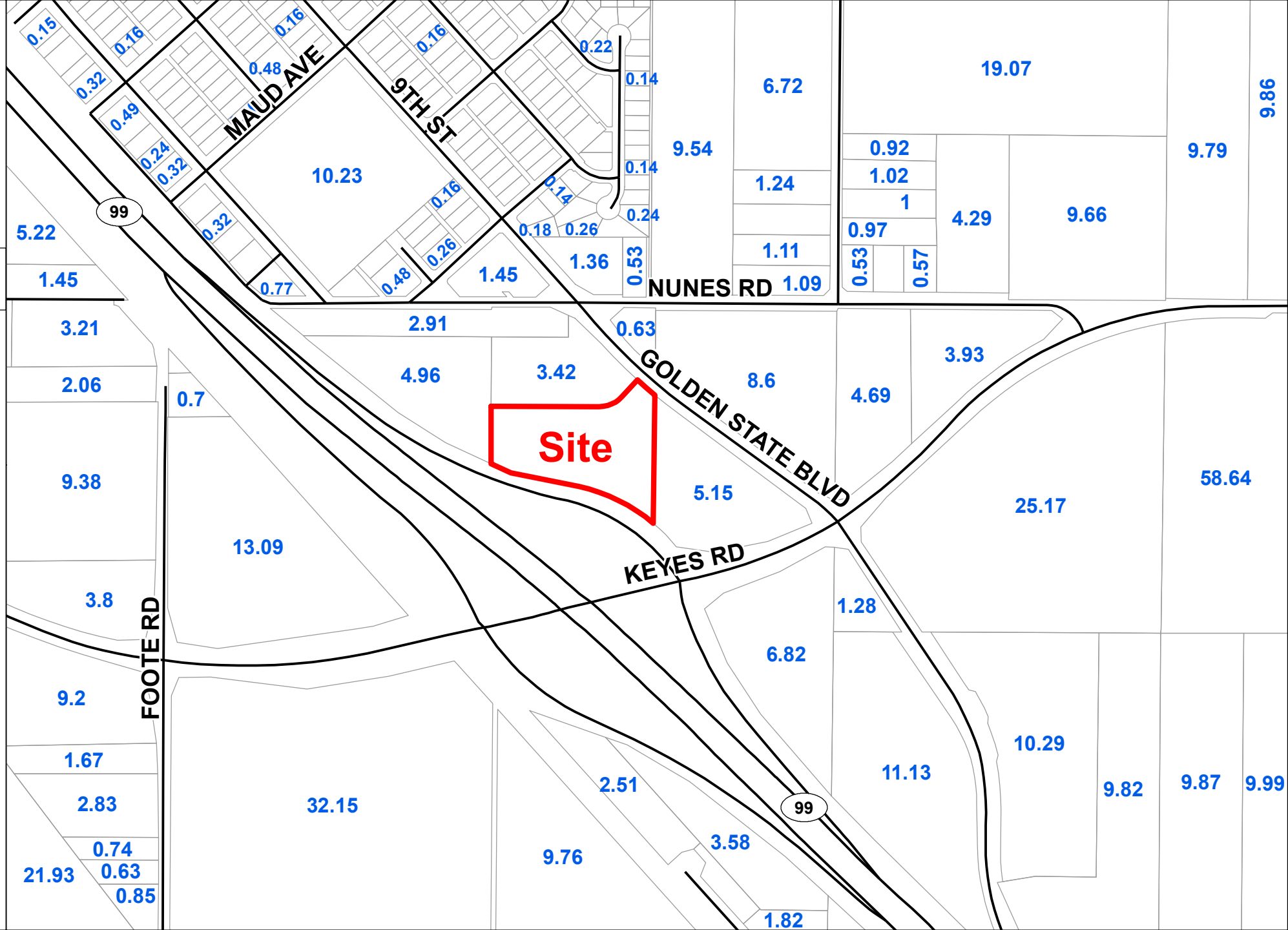
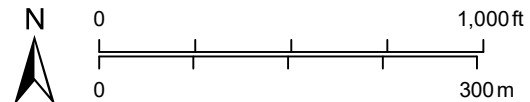
# SANGHERA INVESTMENTS INC

## UP PLN2021-0078

### ACREAGE MAP

#### LEGEND

-  Project Site
-  Parcel/Acres
-  Road



# KEYES - TRY-US TRANSPORTATION

LOT AT THE SOUTHWEST CORNER OF NUNES ROAD AND N. GOLDEN STATE BLVD., KEYES, CA



OWNER

CONTRACTOR  
This drawing is not final or to be used for construction until it is signed by the architect and the owner.

PLANNING DEPARTMENT SUBMITTAL

KEYES - TRY-US TRANSPORTATION

LOT AT THE SOUTHWEST CORNER OF NUNES ROAD AND N. GOLDEN STATE BLVD., KEYES, CA

<p><b>PROJECT DESCRIPTION</b></p> <p>NEW CONSTRUCTION OF FOUR (4) BUILDINGS AND SITE IMPROVEMENTS LOCATED ON A 5.23 ACRE SITE INCLUDING:</p> <ul style="list-style-type: none"> <li>• 2-STORY OFFICE BUILDING (6,500 SF)</li> <li>• 1-STORY SHOPS BUILDING (6,000 SF)</li> <li>• 1-STORY DOCK BUILDING (3,900 SF)</li> <li>• 1-STORY SECURITY GUARD KIOSK (194 SF)</li> <li>• FUELING STATION INCLUDING FUEL TANK</li> <li>• WASH AREA</li> <li>• DRIVER PARKING</li> <li>• EMPLOYEE PARKING</li> <li>• PERIMETER FENCING</li> <li>• LANDSCAPING ALONG NORTH AND EAST PROPERTY LINE, OFFICE BUILDING AND PARKING LOTS</li> </ul>	<p><b>VICINITY MAP</b></p>	<p><b>SHEET INDEX</b></p> <table border="1"> <thead> <tr> <th colspan="2">PLANNING</th> </tr> </thead> <tbody> <tr> <td>A0</td> <td>COVER SHEET</td> </tr> <tr> <td>A1</td> <td>SITE PLAN</td> </tr> <tr> <td>A2</td> <td>FLOOR PLANS</td> </tr> <tr> <td>A3</td> <td>OFFICE BUILDING &amp; SECURITY GUARD KIOSK - EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A4</td> <td>SHOPS &amp; DOCK BUILDINGS - EXTERIOR ELEVATIONS</td> </tr> <tr> <td>A5</td> <td>MATERIAL BOARD</td> </tr> <tr> <td>L0</td> <td>PRELIMINARY LANDSCAPE PLAN</td> </tr> </tbody> </table>	PLANNING		A0	COVER SHEET	A1	SITE PLAN	A2	FLOOR PLANS	A3	OFFICE BUILDING & SECURITY GUARD KIOSK - EXTERIOR ELEVATIONS	A4	SHOPS & DOCK BUILDINGS - EXTERIOR ELEVATIONS	A5	MATERIAL BOARD	L0	PRELIMINARY LANDSCAPE PLAN
PLANNING																		
A0	COVER SHEET																	
A1	SITE PLAN																	
A2	FLOOR PLANS																	
A3	OFFICE BUILDING & SECURITY GUARD KIOSK - EXTERIOR ELEVATIONS																	
A4	SHOPS & DOCK BUILDINGS - EXTERIOR ELEVATIONS																	
A5	MATERIAL BOARD																	
L0	PRELIMINARY LANDSCAPE PLAN																	

**PLANNING DEPARTMENT RESUBMITTAL**  
**11/03/2021**

## PROJECT TEAM

OWNER **TRY-US TRANSPORTATION**  
3818 MOFFETT ROAD  
CERES, CA 95307  
(209) 595-1631

ARCHITECT **DVB architecture**  
5221 DEER VALLEY ROAD, #150  
RESCUE, CA 95672  
(916) 316-6759

LANDSCAPE **LINDA FISH LANDSCAPE ARCHITECT**  
4073 PATCHWORK COURT  
TURLOCK, CA 95382  
(209) 656-7177

11/03/21 PLANNING DEPARTMENT RESUBMITTAL

COVER SHEET

Project Number

20033

Drawn By

DVB

Checked By

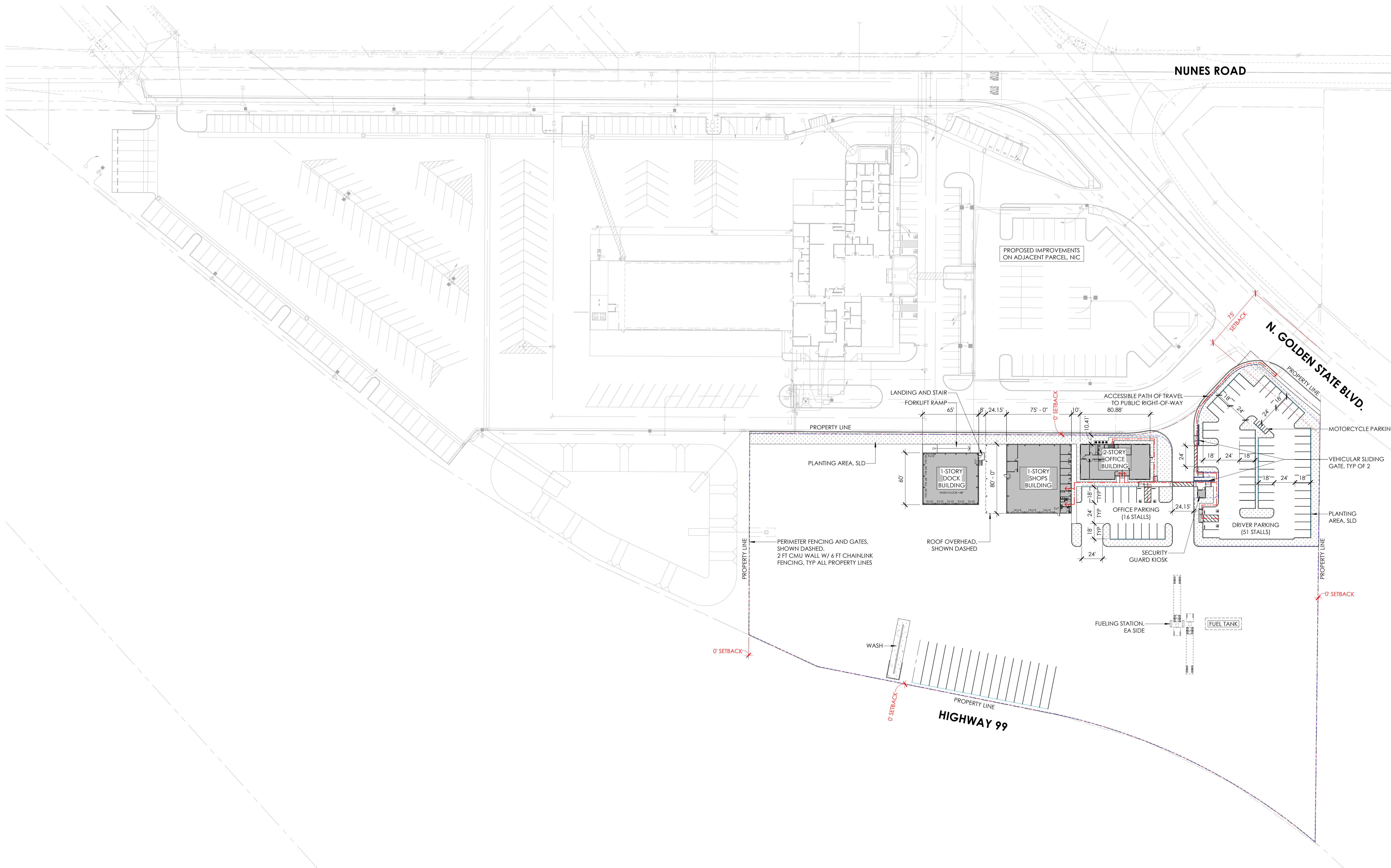
DVB

**A0**

<b>ZONING:</b>	
APN:	045-050-012
GENERAL PLAN:	PD - PLANNED DEVELOPMENT
COMMUNITY PLAN:	HC - HIGHWAY COMMERCIAL
CURRENT ZONING:	P-D 332 (H-1 - HIGHWAY FRONTAGE)
FRONT BUILDING SETBACK:	75' MIN FROM CL OF STREET
SIDE BUILDING SETBACK:	0' MIN
REAR BUILDING SETBACK:	0' MIN
MAX BUILDING HEIGHT ALLOWED:	35'
PROPOSED BUILDING HEIGHT:	31'-3" = OK
MAX NUMBER OF STORIES ALLOWED:	N/A
PROPOSED NUMBER OF STORIES:	2

<b>PARKING COUNT:</b>	
REGULAR STALLS:	63
COMPACT STALLS (0% MAX):	0
MOTORCYCLE STALLS (1:10):	6
ACCESSIBLE STALLS:	4 (3 REQ'D = OK)
TOTAL PARKING:	73
GARAGE / REPAIR SHOPS (1:300 GSF):	20 REQ'D
OFFICES, PROFESSIONAL (1:300 GSF):	23 REQ'D
WAREHOUSE (1:300 GSF):	13 REQ'D
TOTAL REQUIRED:	56 < 73 = OK

OWNER  
 CONTRACTOR  
 This drawing is not final or to be used for construction until it is signed by the architect and the owner.



**PLANNING DEPARTMENT SUBMITTAL**  
**KEYES - TRY-US TRANSPORTATION**  
 LOT AT THE SOUTHWEST CORNER OF NUNES ROAD AND N. GOLDEN STATE BLVD., KEYES, CA

**NOT FOR CONSTRUCTION**

11/03/21 PLANNING DEPARTMENT RESUBMITTAL

**SITE PLAN**

**SITE PLAN LEGEND:**  
 ACCESSIBLE PATH OF TRAVEL

Project Number  
20033  
 Drawn By  
DVB  
 Checked By  
DVB

**A1**

OWNER \_\_\_\_\_  
 CONTRACTOR \_\_\_\_\_  
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PLANNING DEPARTMENT SUBMITTAL

**KEYES - TRY-US TRANSPORTATION**

LOT AT THE SOUTHWEST CORNER OF NUNES ROAD AND N. GOLDEN STATE BLVD., KEYES, CA

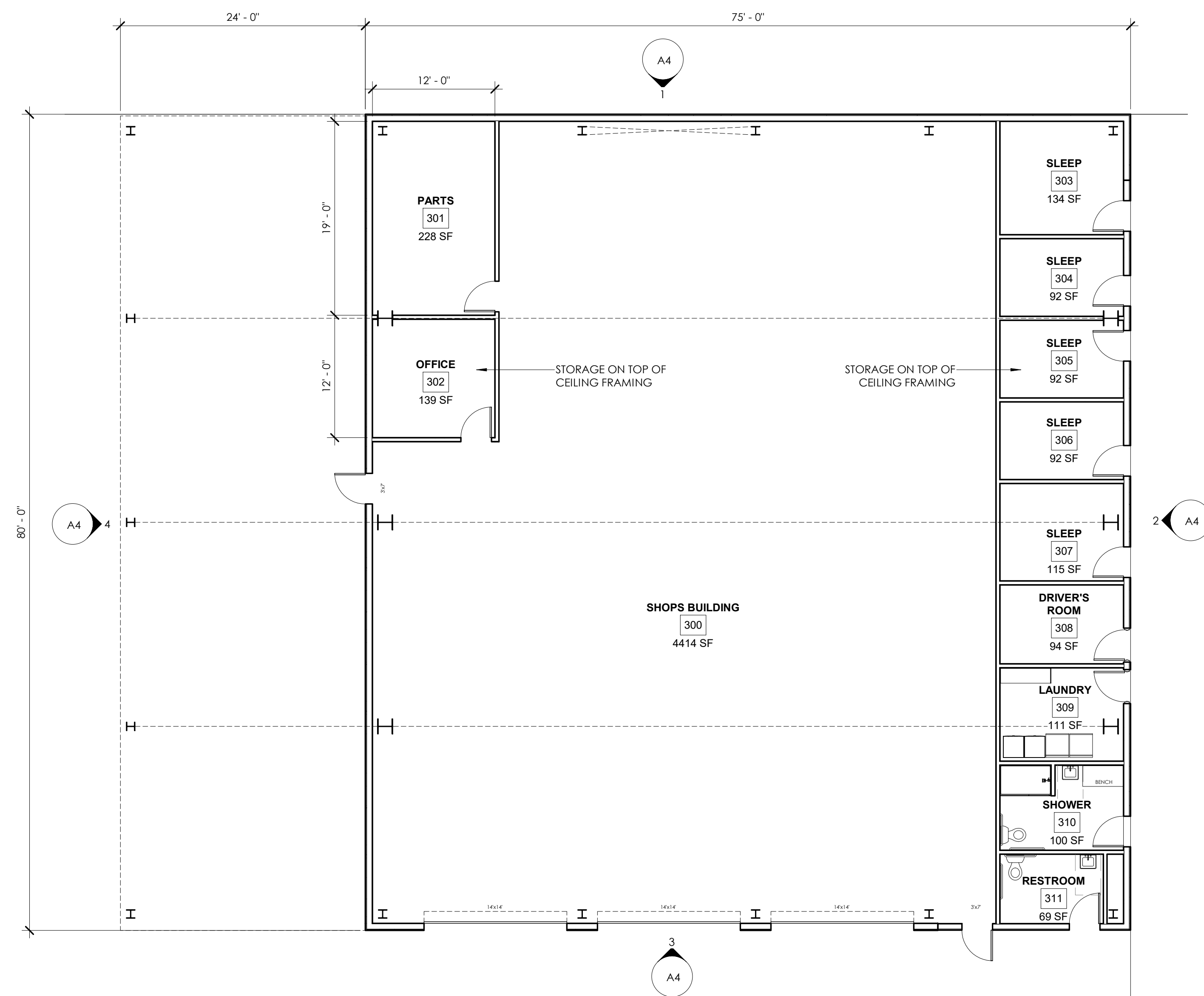
NOT FOR CONSTRUCTION

11/03/21 PLANNING DEPARTMENT RESUBMITTAL

FLOOR PLANS

Project Number  
 20033  
 Drawn By  
 DVB  
 Checked By  
 DVB

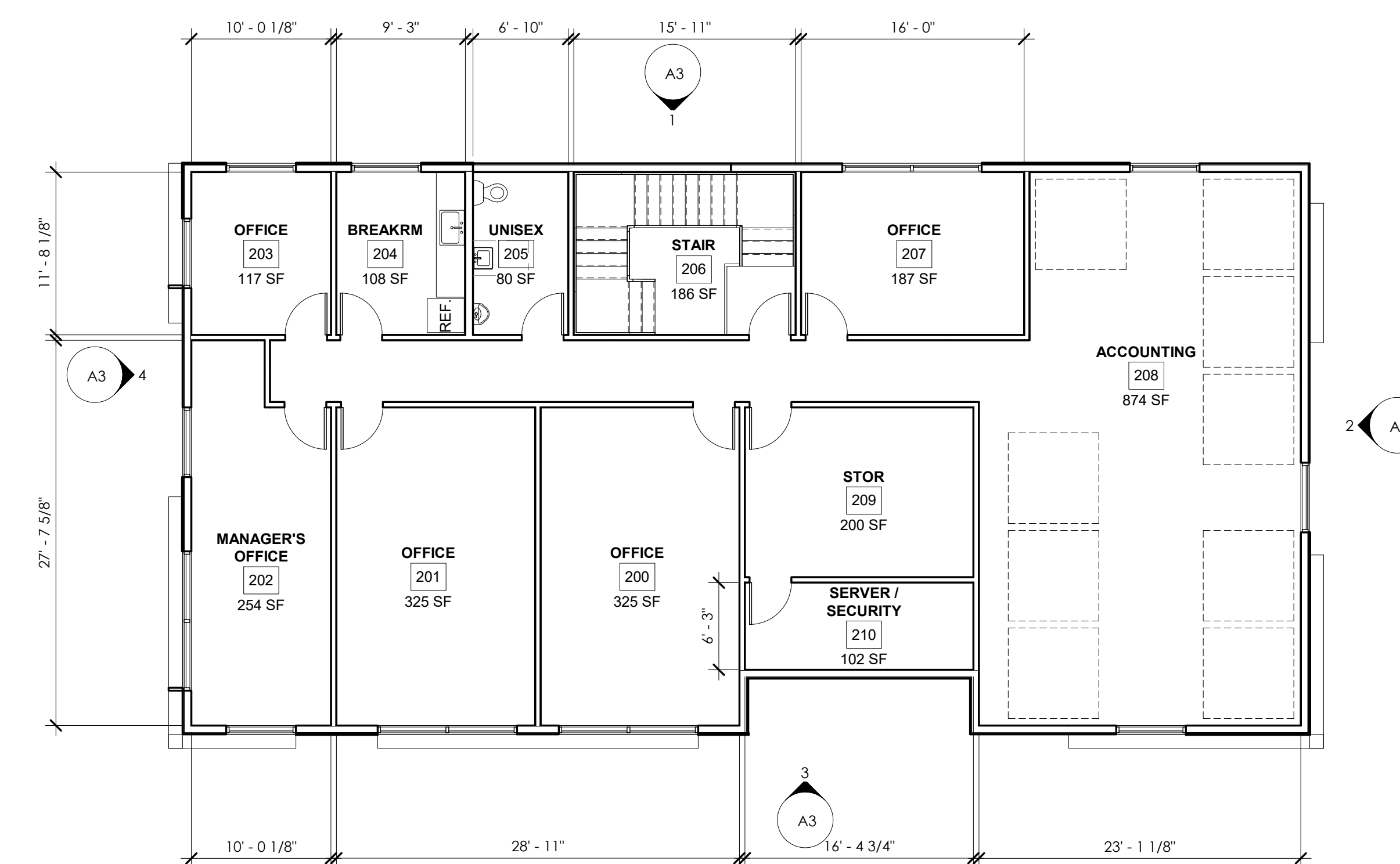
**A2**



SHOPS BUILDING - FLOOR PLAN

1/8" = 1'-0"

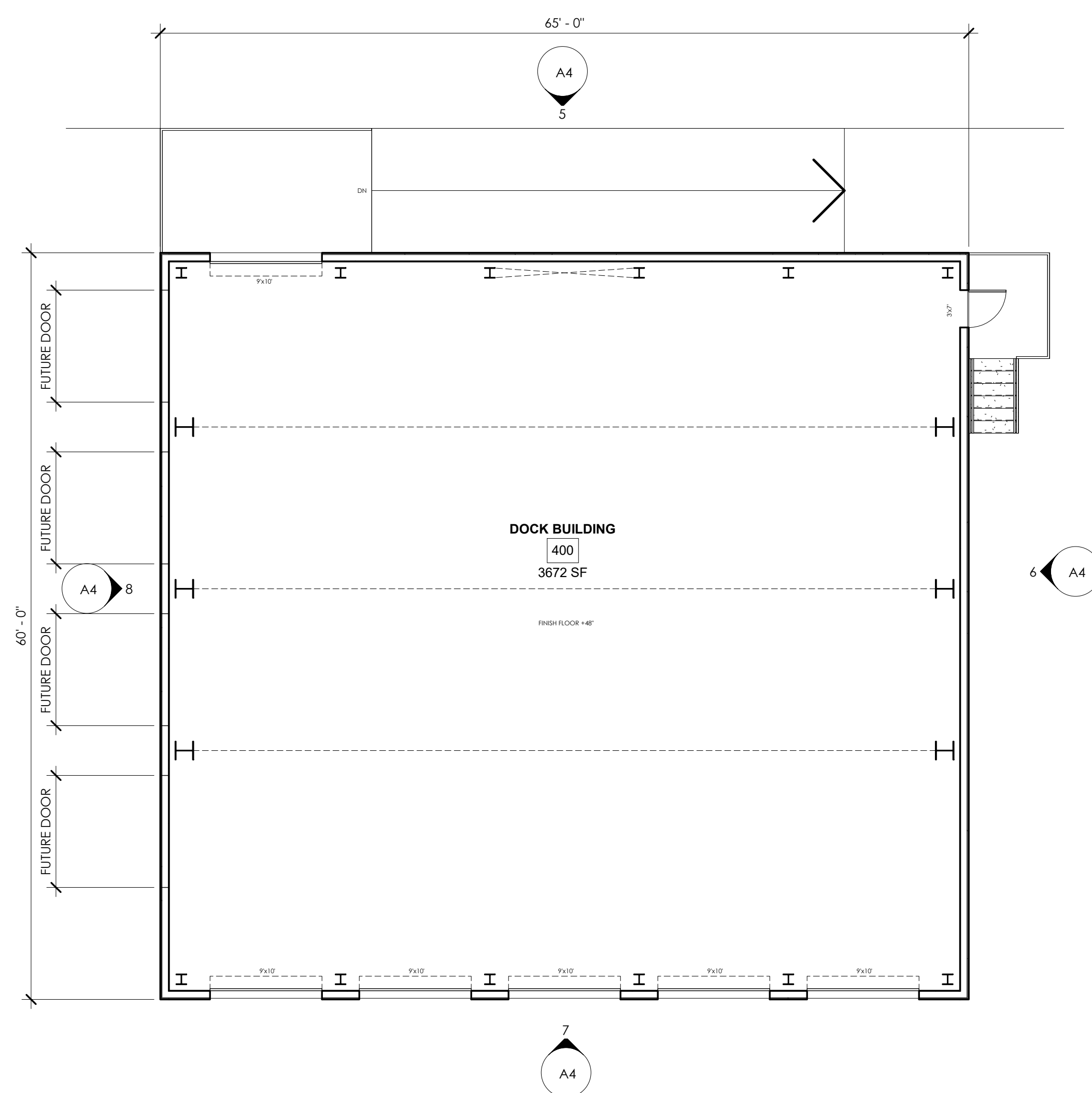
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OFFICE BUILDING - SECOND FLOOR PLAN

1/8" = 1'-0"

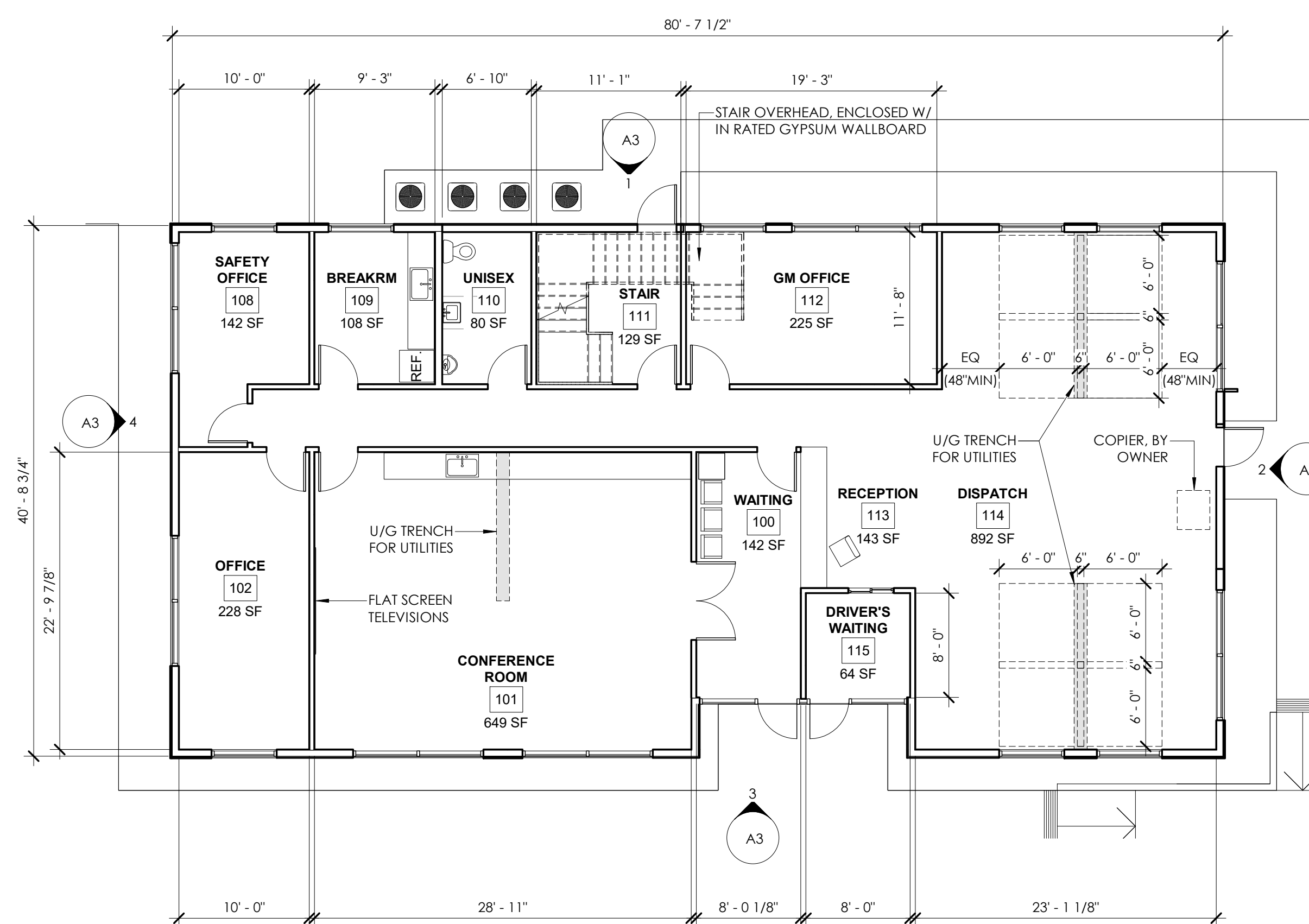
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DOCK BUILDING - FLOOR PLAN

1/8" = 1'-0"

4



OFFICE BUILDING - GROUND FLOOR PLAN

1/8" = 1'-0"

2

OWNER

CONTRACTOR  
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PLANNING DEPARTMENT SUBMITTAL

**KEYES - TRY-US TRANSPORTATION**

LOT AT THE SOUTHWEST CORNER OF NUNES ROAD AND N. GOLDEN STATE BLVD., KEYES, CA

NOT FOR CONSTRUCTION

11/03/21 PLANNING DEPARTMENT RESUBMITTAL

**OFFICE BUILDING & SECURITY GUARD KIOSK - EXTERIOR ELEVATIONS**

Project Number

20033

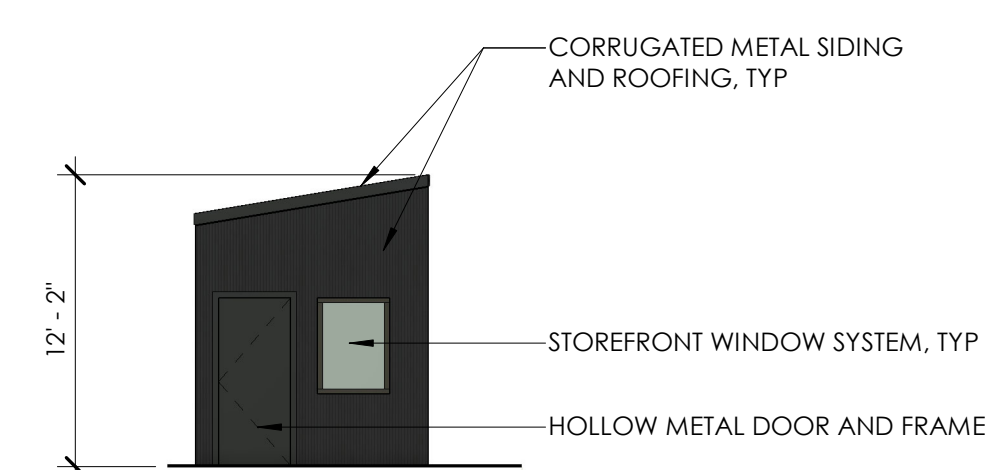
Drawn By

DVB

Checked By

DVB

**A3**



SECURITY GUARD KIOSK - NORTH ELEVATION

1/8" = 1'-0"

5



OFFICE BUILDING - NORTH ELEVATION

1/8" = 1'-0"

1



SECURITY GUARD KIOSK - EAST ELEVATION

1/8" = 1'-0"

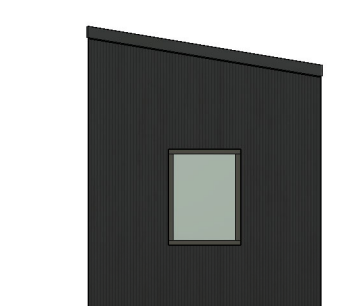
6



OFFICE BUILDING - EAST ELEVATION

1/8" = 1'-0"

2



SECURITY GUARD KIOSK - SOUTH ELEVATION

1/8" = 1'-0"

7



OFFICE BUILDING - SOUTH ELEVATION

1/8" = 1'-0"

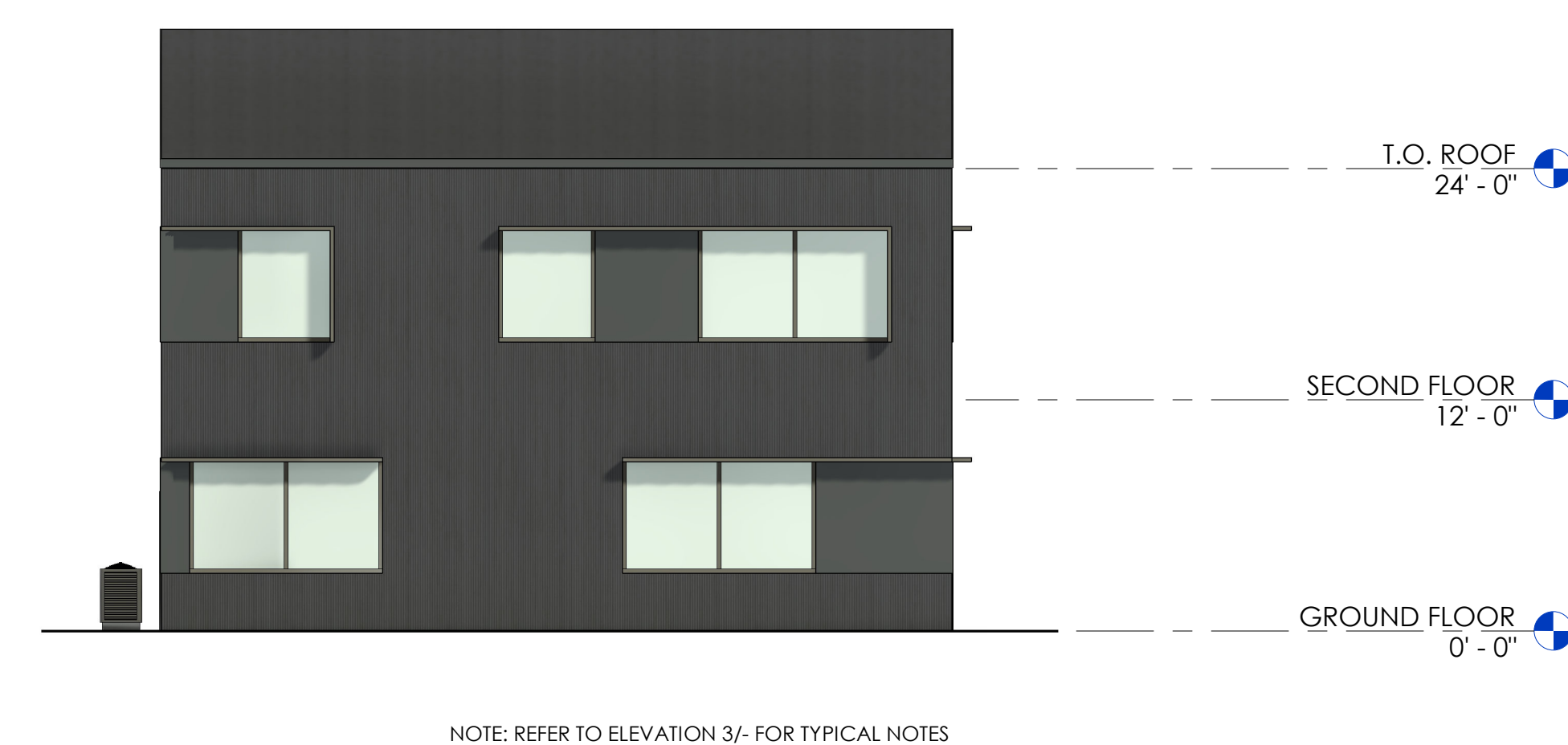
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SECURITY GUARD KIOSK - WEST ELEVATION

1/8" = 1'-0"

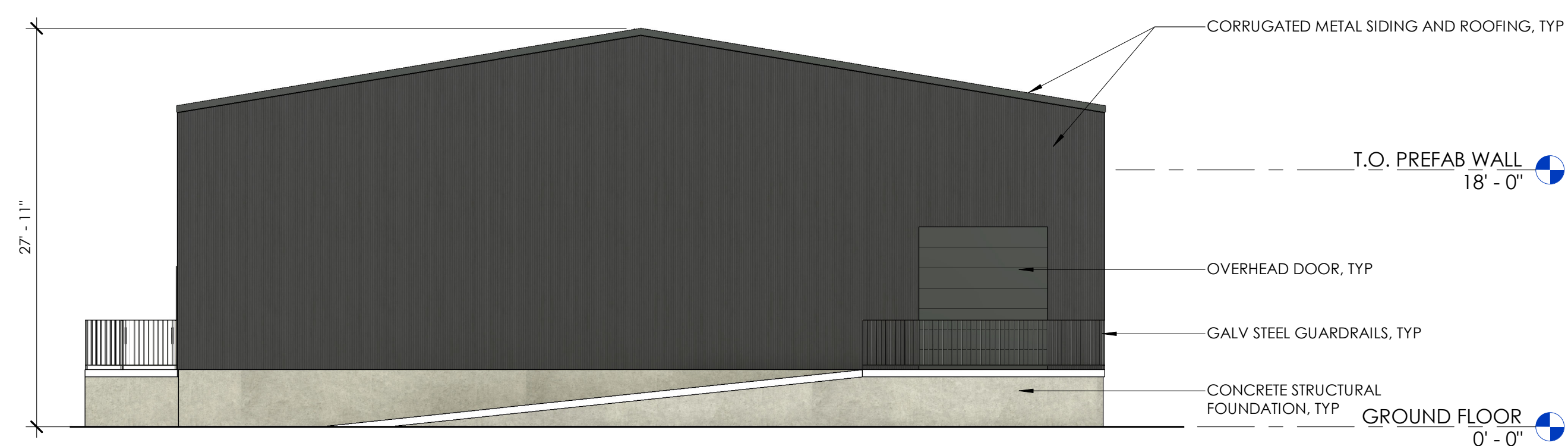
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OFFICE BUILDING - WEST ELEVATION

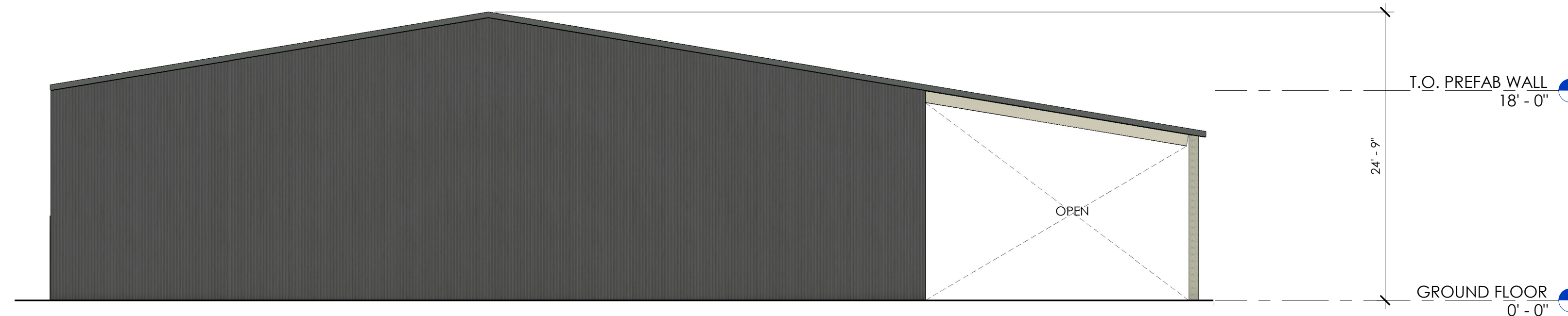
1/8" = 1'-0"

4



DOCK BUILDING - NORTH ELEVATION

1/8" = 1'-0" 5



SHOPS BUILDING - NORTH ELEVATION

1/8" = 1'-0" 1

NOTE: REFER TO ELEVATION 2/- FOR TYPICAL NOTES



DOCK BUILDING - EAST ELEVATION

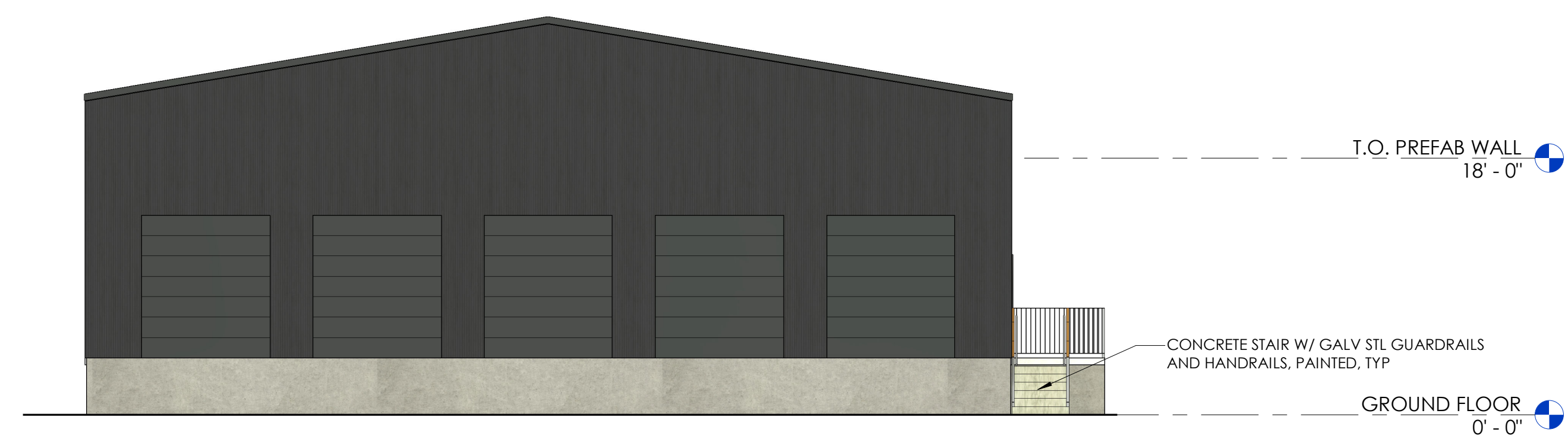
1/8" = 1'-0" 6

NOTE: REFER TO ELEVATION 5/- FOR TYPICAL NOTES



SHOPS BUILDING - EAST ELEVATION

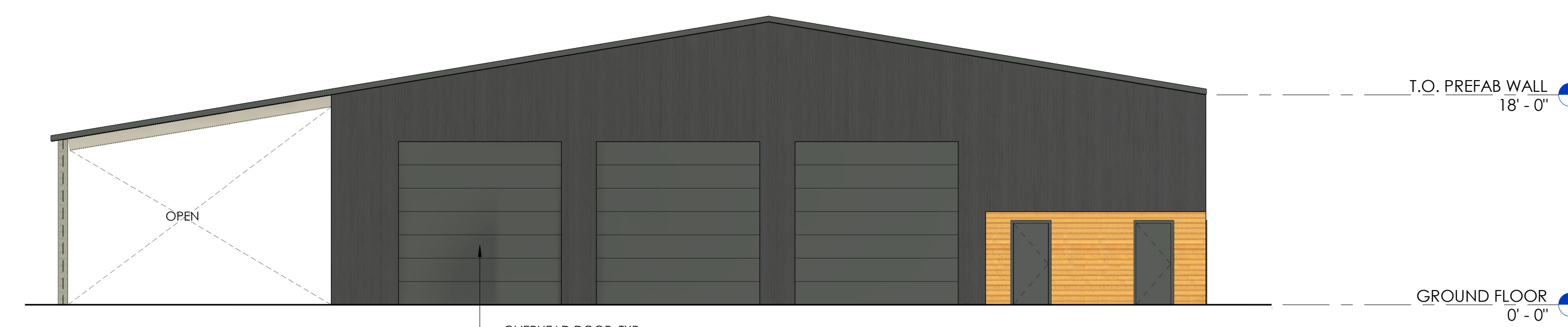
1/8" = 1'-0" 2



DOCK BUILDING - SOUTH ELEVATION

1/8" = 1'-0" 7

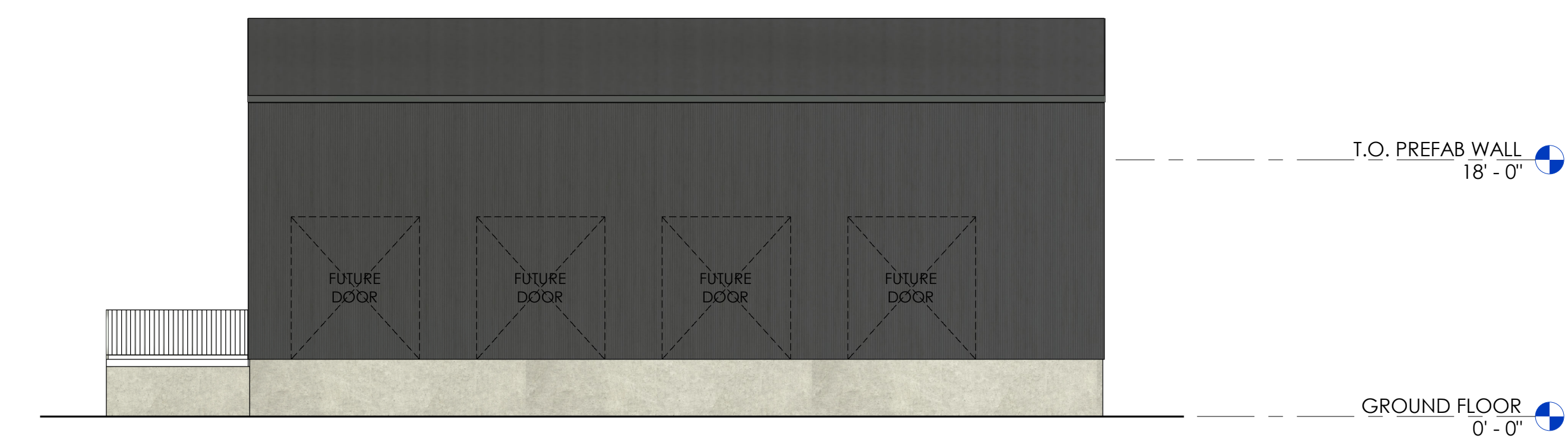
NOTE: REFER TO ELEVATION 5/- FOR TYPICAL NOTES



SHOPS BUILDING - SOUTH ELEVATION

1/8" = 1'-0" 3

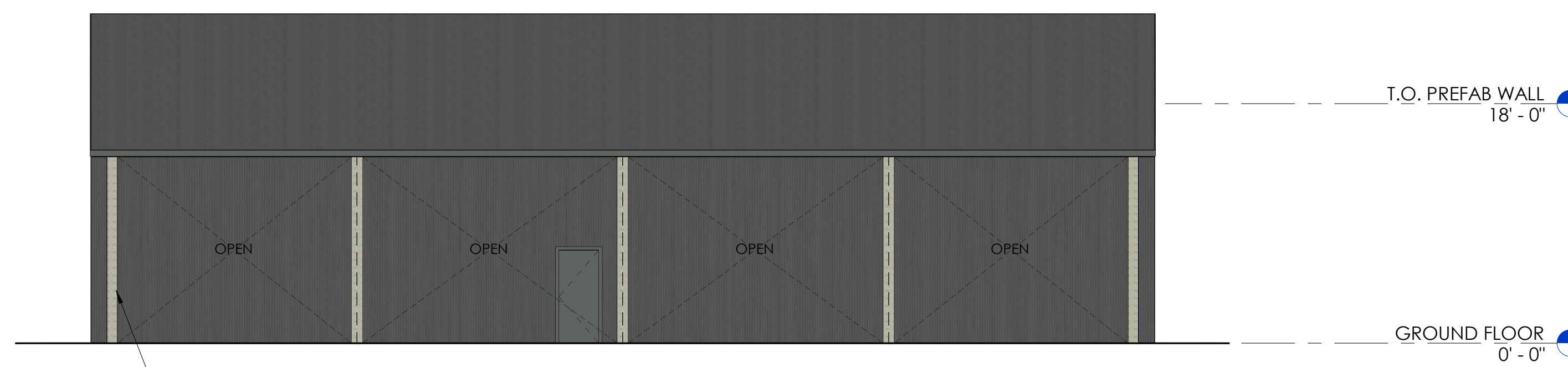
NOTE: REFER TO ELEVATION 2/- FOR TYPICAL NOTES



DOCK BUILDING - WEST ELEVATION

1/8" = 1'-0" 8

NOTE: REFER TO ELEVATION 5/- FOR TYPICAL NOTES



SHOPS BUILDING - WEST ELEVATION

1/8" = 1'-0" 4

NOTE: REFER TO ELEVATION 2/- FOR TYPICAL NOTES

PLANNING DEPARTMENT SUBMITTAL

**KEYES - TRY-US TRANSPORTATION**  
LOT AT THE SOUTHWEST CORNER OF NUNES ROAD AND N. GOLDEN STATE BLVD., KEYES, CA

NOT FOR CONSTRUCTION

11/03/21 PLANNING DEPARTMENT RESUBMITTAL

SHOPS & DOCK BUILDINGS - EXTERIOR ELEVATIONS

Project Number

20033

Drawn By

DVB

Checked By

DVB

**A4**

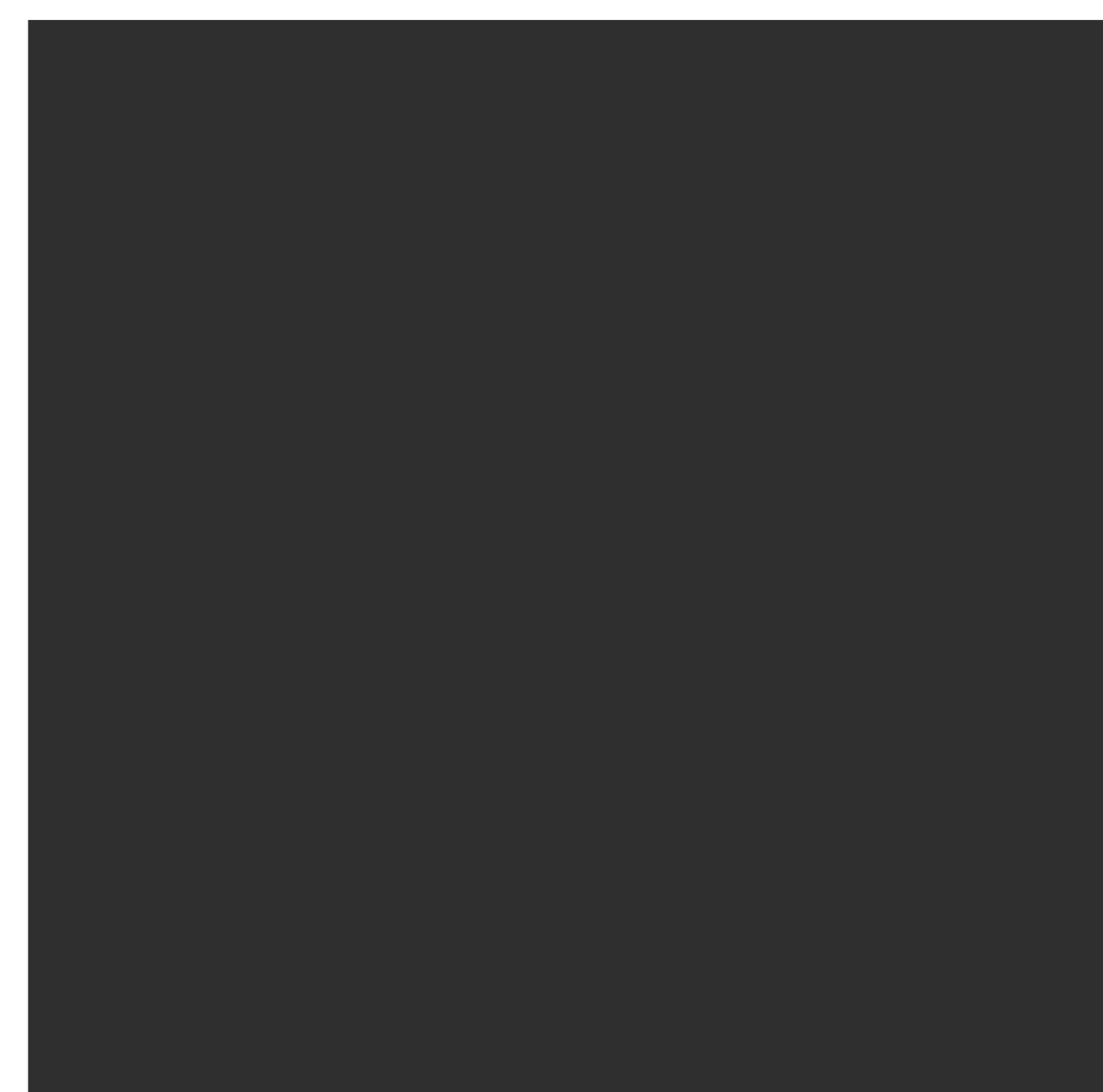




EXTERIOR ELEVATION

1/8" = 1'-0"

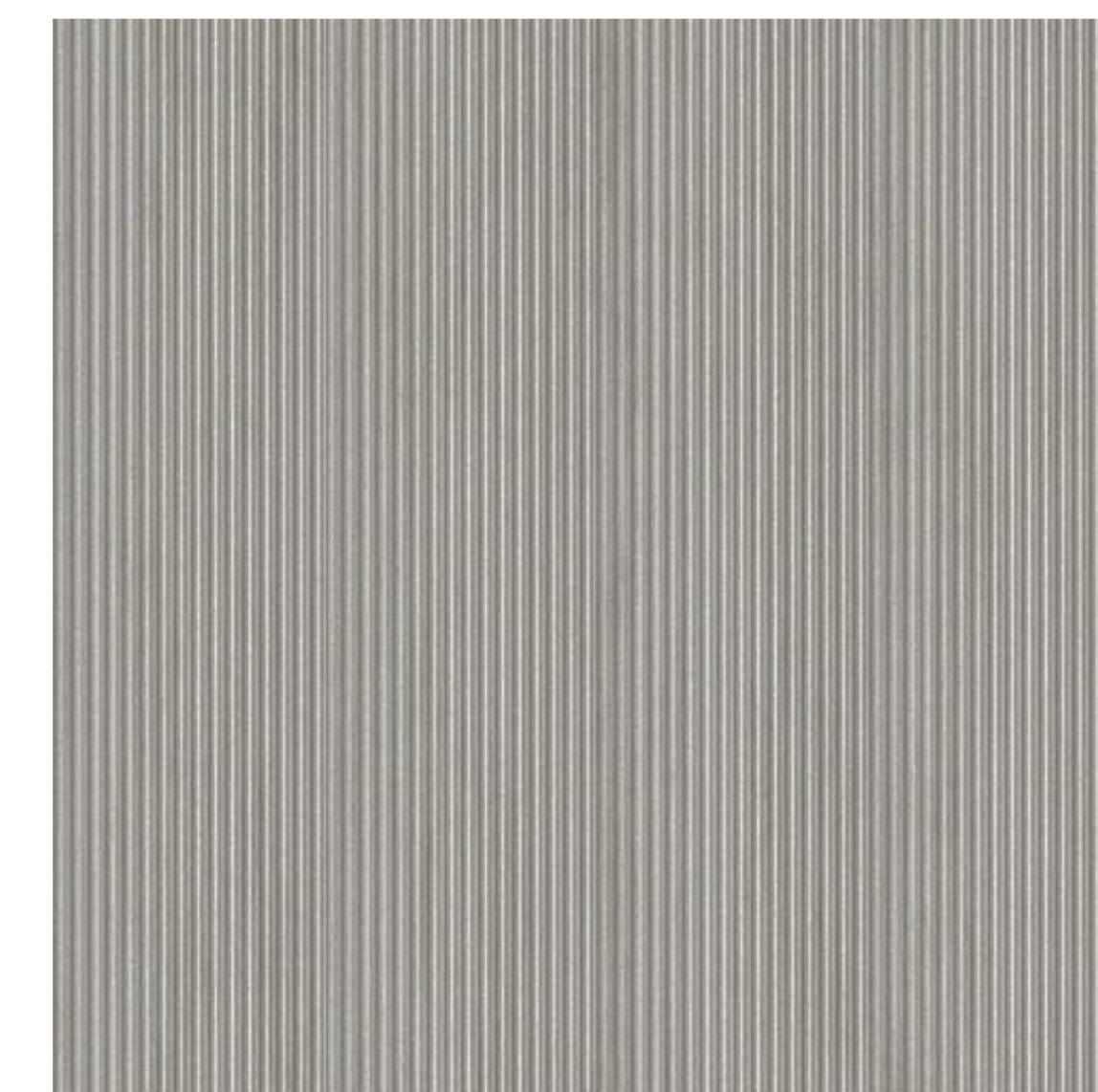
1



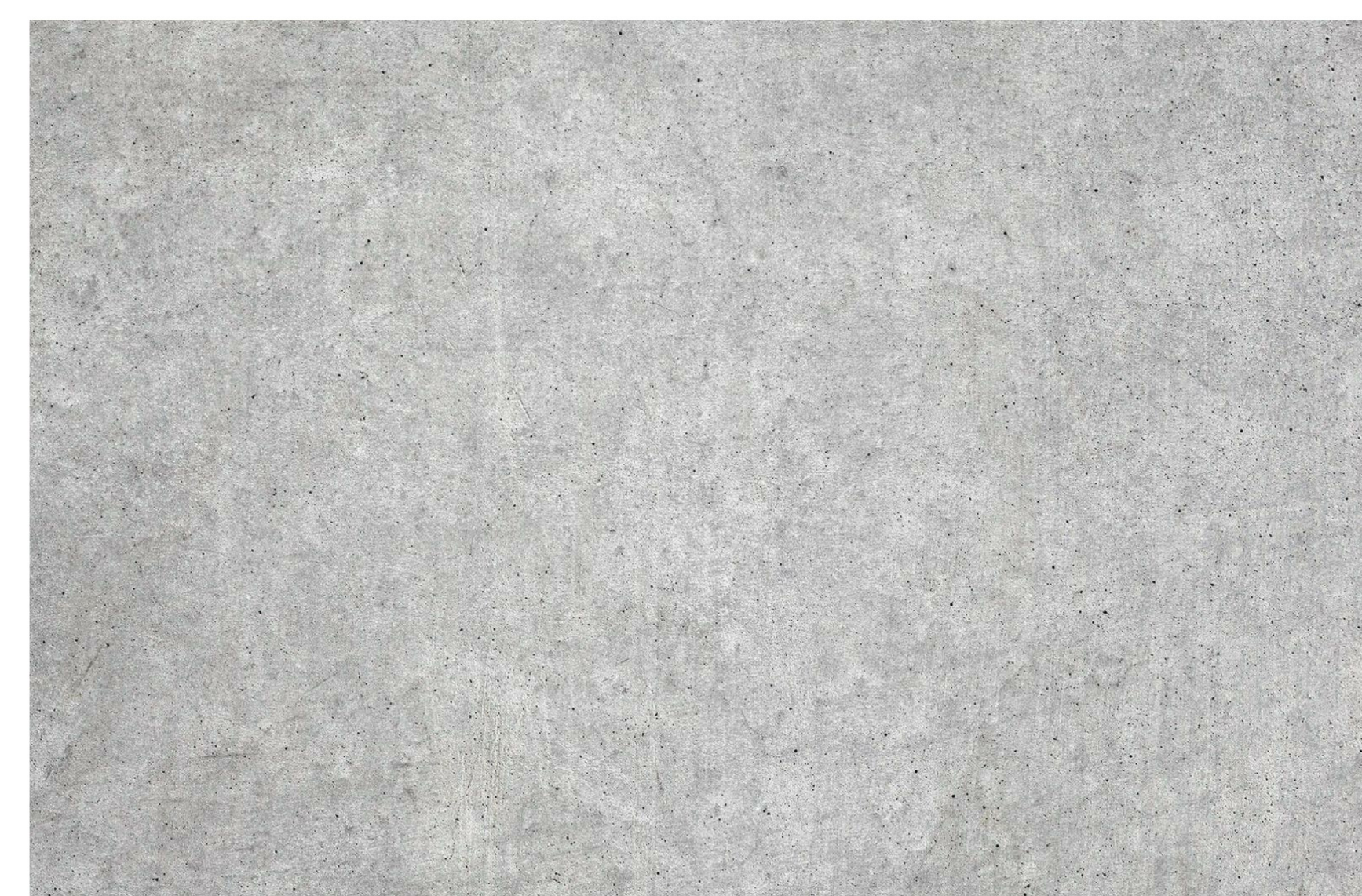
**METAL FINISH (PT-2)**  
MANUFACTURER: TBD  
FINISH: BLACK



**METAL FINISH (PT-1)**  
MANUFACTURER: TBD  
FINISH: CHARCOAL



**METAL WALL PANELING (MTL-1)**  
MANUFACTURER: TBD  
FINISH: PT-1



**CONCRETE (CONC-1)**  
MANUFACTURER: N/A  
FINISH: CLEAR STAIN SEALER



**FIBER CEMENT PANELING (WD-1)**  
MANUFACTURER: NICHHA  
FINISH: VINTAGE WOOD - SPRUCE

PLANNING DEPARTMENT SUBMITTAL

**KEYES - TRY-US TRANSPORTATION**

LOT AT THE SOUTHWEST CORNER OF NUNES ROAD AND N. GOLDEN  
STATE BLVD., KEYES, CA

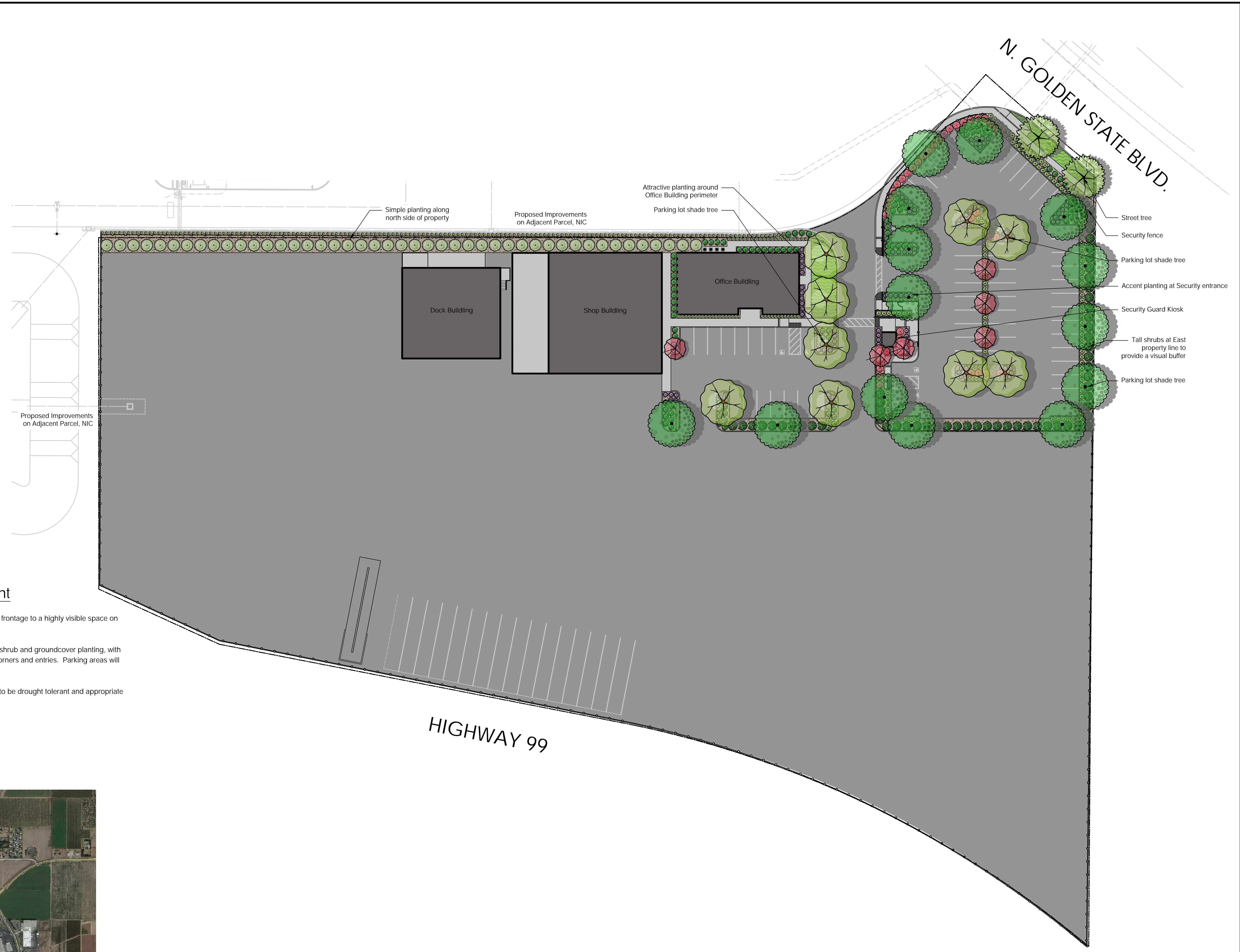
NOT FOR CONSTRUCTION

11/03/21 PLANNING DEPARTMENT RESUBMITTAL

**MATERIAL BOARD**

Project Number  
20033  
Drawn By  
DVB  
Checked By  
DVB

**A5**



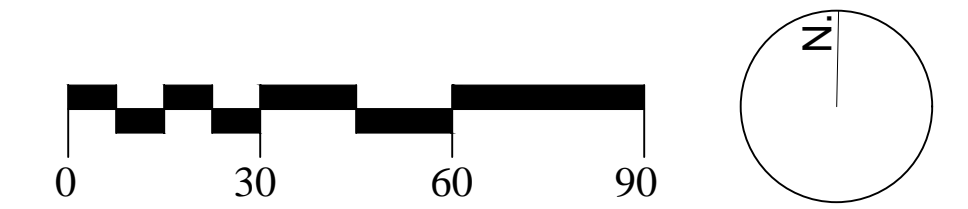
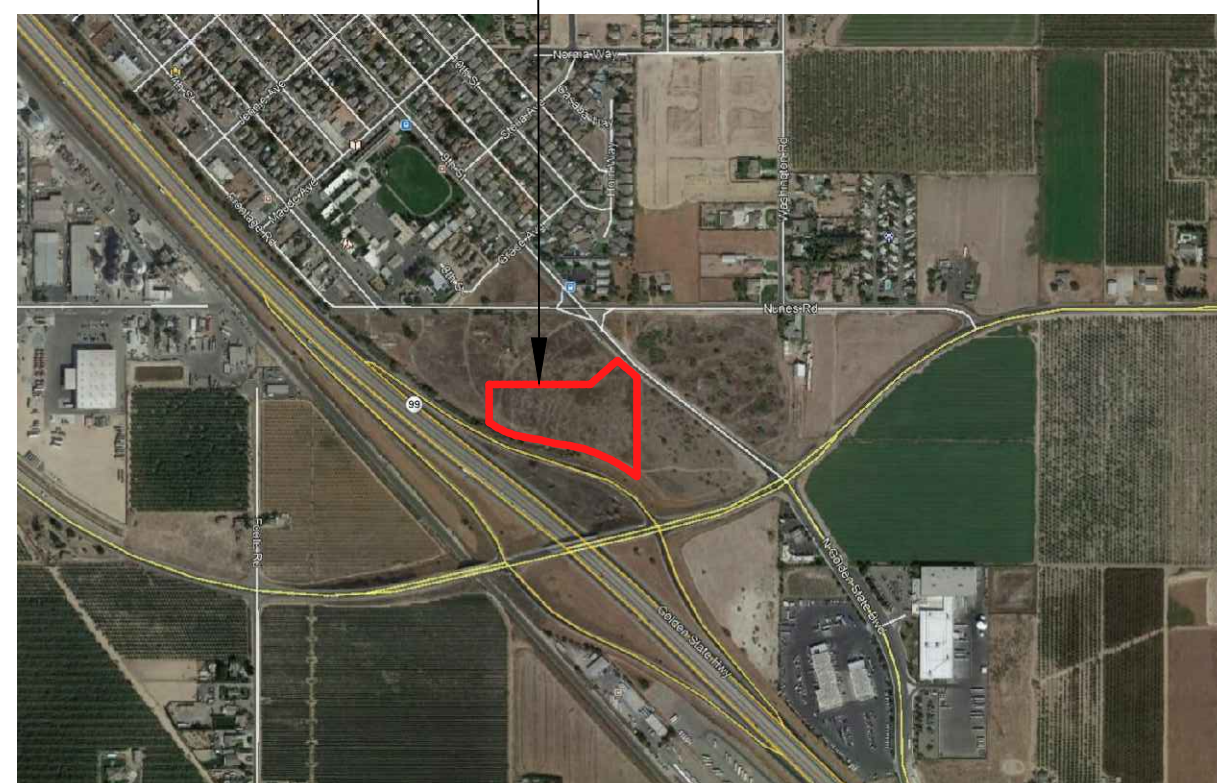
Landscape Concept Statement

This landscape has been designed to provide an attractive frontage to a highly visible space on Golden State Blvd. in Keyes.

Perimeter planting areas on three sides allow for impactful shrub and groundcover planting, with varied colors and textures. Accent planting will highlight corners and entries. Parking areas will be shaded with ample tree coverage.

Turf will not be used in this project, and plants are chosen to be drought tolerant and appropriate for Keyes' planting zone.

Project Location





# APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

### APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- |   |  |
|---|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map             |
| <input type="checkbox"/> Rezone                 | <input type="checkbox"/> Parcel Map                  |
| <input checked="" type="checkbox"/> Use Permit  | <input type="checkbox"/> Exception                   |
| <input type="checkbox"/> Variance               | <input type="checkbox"/> Williamson Act Cancellation |
| <input type="checkbox"/> Historic Site Permit   | <input type="checkbox"/> Other _____                 |

### PLANNING STAFF USE ONLY:

Application No(s): PLN 2021-0078  
 Date: 8/9/2021  
 S 31 T 4 R 10  
 GP Designation: Planned Development  
 Zoning: PD(332)  
 Fee: \$4,989.00  
 Receipt No. 561741  
 Received By: EB  
 Notes: OP

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

# PROJECT INFORMATION

**PROJECT DESCRIPTION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

*\*Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).*

NEW CONSTRUCTION OF FOUR (4) BUILDINGS AND SITE IMPROVEMENTS INCLUDING; 2-STORY OFFICE BUILDING,  
 1-STORY SHOPS BUILDING, 1-STORY DOCK BUILDING, 1-STORY SECURITY GUARD KIOSK, FUELING STATION INCLUDING  
 FUEL TANK, WASH AREA, DRIVE PARKING, EMPLOYEE PARKING, PERIMETER FENCING, LANDSCAPING ALONG NORTH  
 AND EAST PROPERTY LINE, OFFICE BUILDING AND PARKING LOTS.

# PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 045 Page 074 Parcel 004

Additional parcel numbers: \_\_\_\_\_

Project Site Address  
or Physical Location:

N. Golden State Blvd., Turlock, CA (Between Keyes Road and Nunes Road)

Property Area: Acres: +/- 5.23 or Square feet: \_\_\_\_\_

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

Vacant

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

Rezone Application No. PLN2015-0032 - Belkorp Ag.

Existing General Plan & Zoning: General Plan: PD ; Zoning: P-D 332

Proposed General Plan & Zoning: \_\_\_\_\_  
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Vacant

West: Vacant

North: Vacant

South: Highway 99 On Ramp

## WILLIAMSON ACT CONTRACT:

Yes  No

Is the property currently under a Williamson Act Contract?

Contract Number: \_\_\_\_\_

If yes, has a Notice of Non-Renewal been filed?

Date Filed: \_\_\_\_\_

Yes  No

Do you propose to cancel any portion of the Contract?

Yes  No

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: \_\_\_\_\_

\_\_\_\_\_

**SITE CHARACTERISTICS:** (Check one or more) Flat  Rolling  Steep

**VEGETATION:** What kind of plants are growing on your property? (Check one or more)

Field crops  Orchard  Pasture/Grassland  Scattered trees

Shrubs  Woodland  River/Riparian  Other

Explain Other: \_\_\_\_\_

Yes  No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

**GRADING:**

Yes  No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) \_\_\_\_\_

Entire site to be graded.

**STREAMS, LAKES, & PONDS:**

Yes  No

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes  No

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) \_\_\_\_\_

All stormwater will be directed to conveyance structures and ultimately to the drainage basin shared with neighboring project (Keyes Truck Center)

Yes  No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes  No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

**Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.**

**STRUCTURES:**

Yes  No  Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)

Yes  No  Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes  No  Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes  No  Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) \_\_\_\_\_

**PROJECT SITE COVERAGE:**

Existing Building Coverage: 0 Sq. Ft. Landscaped Area: 12,357 Sq. Ft.

Proposed Building Coverage: 13,244 Sq. Ft. Paved Surface Area: \_\_\_\_\_ Sq. Ft.

**BUILDING CHARACTERISTICS:**

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) 16,494 GSF

Number of floors for each building: \_\_\_\_\_

2-STORY OFFICE BUILDING, 1-STORY SHOPS BUILDING, 1-STORY DOCK BUILDING, 1-STORY SECURITY GUARD KIOSK

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) \_\_\_\_\_

31'-3" OFFICE BUILDING, 24'-9" SHOPS BUILDING, 27'-11" DOCK BUILDING, 12'-1.5" SECURITY GUARD KIOSK

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) \_\_\_\_\_

NOT APPLICABLE.

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

Concrete

**UTILITIES AND IRRIGATION FACILITIES:**

Yes  No  Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: PG&E

Sewer\*: Keyes Community Services District

Telephone: TBD

Gas/Propane: N/A

Water\*\*: Keyes Community Services District

Irrigation: N/A

**\*Please Note:** A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

**\*\*Please Note:** A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

No

**Please Note:** Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes  No  Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes  No  Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes  No  Does the project require extension of utilities? (If yes, show location and size on plot plan.)

**AFFORDABLE HOUSING/SENIOR:**

Yes  No  Will the project include affordable or senior housing provisions? (If yes, please explain)

**RESIDENTIAL PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: \_\_\_\_\_ Total Dwelling Units: \_\_\_\_\_ Total Acreage: \_\_\_\_\_

Net Density per Acre: \_\_\_\_\_ Gross Density per Acre: \_\_\_\_\_

<i>(complete if applicable)</i>	Single Family	Triplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	_____	_____	_____	_____
Acreage:	_____	_____	_____	_____

NOT APPLICABLE

**COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): \_\_\_\_\_

6,500 SF OFFICE BUILDING, 6,000 SF SHOPS BUILDING, 3,900 SF DOCK BUILDING, 94 SF SECURITY GUARD KIOSK

Type of use(s): Truck Dispatching/Admin Office Work; Employee Parking; Truck/Trailer Parking; Light Truck Maintenance

Days and hours of operation: Monday - Friday, 8AM-5PM ; Saturday, 8AM-1PM

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: N/A

Occupancy/capacity of building: \_\_\_\_\_

44 OCC OFFICE BUILDING, 20 OCC SHOPS BUILDING, 13 OCC DOCK BUILDING, 1 OCC SECURITY GUARD KIOSK

Number of employees: (Maximum Shift): 10 (Minimum Shift): 3

Estimated number of daily customers/visitors on site at peak time: 1

Other occupants: N/A

Estimated number of truck deliveries/loadings per day: 5-10 loadings per day

Estimated hours of truck deliveries/loadings per day: 8AM - 4PM

Estimated percentage of traffic to be generated by trucks: 30%

Estimated number of railroad deliveries/loadings per day: N/A

Square footage of:

Office area: 6,500 SF (OFFICE)+ 1,476 SF (SHOPS)

Warehouse area: \_\_\_\_\_

Sales area: \_\_\_\_\_

Storage area: \_\_\_\_\_

Loading area: 3,900 SF (DOCK)

Manufacturing area: \_\_\_\_\_

Other: (explain type of area) LIGHT TRUCK MAINTENANCE = 4,524 SF (SHOPS) + SECURITY GUARD KIOSK = 94 SF

Yes  No  Will the proposed use involve toxic or hazardous materials or waste? (Please explain)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ROAD AND ACCESS INFORMATION:**

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)  
N. Golden State Blvd.

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



Yes  No  Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes  No  Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes  No  Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

**Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.**

**STORM DRAINAGE:**

How will your project handle storm water runoff? (Check one)  Drainage Basin  Direct Discharge  Overland

Other: (please explain) \_\_\_\_\_

If direct discharge is proposed, what specific waterway are you proposing to discharge to? \_\_\_\_\_

**Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.**

**EROSION CONTROL:**

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

A SWPPP will be prepared for this project.  
\_\_\_\_\_  
\_\_\_\_\_

**Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.**

**ADDITIONAL INFORMATION:**

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

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

**KEYES COMMUNITY SERVICES DISTRICT  
5601 7<sup>TH</sup> STREET  
P O BOX 699  
KEYES, CA 95328**

June 17, 2021

Sanghera Investments, Inc.  
6473 E Hatch Road  
Hughson, CA 95326

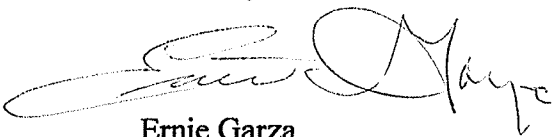
Re: Will Serve Letter Request For Property at SW of intersection of Nunes Rd and N.  
Golden State Blvd., Turlock, CA 9582  
APN 045-050-012 (Portion)

To whom it may concern:

The Keyes Community Services District is willing to provide the requested water service and sewer service on the following conditions:

1. All sewer and water service line connections must be installed to District standards and according to plans approved by the District, at the expense of the owner.
2. All applicable District connection, facilities and inspection fees must be paid upon application for connections.
3. The owner must comply with all District rules and regulations.
4. This will-serve commitment will expire on June 17, 2022 unless construction has commenced by that date.
5. This Will Service Letter is valid only upon approval by Stanislaus County Local Agency Formation Commission (LAFCO).
6. This Will Serve Letter does not officially accept and approve the Layout as submitted with your application.

Sincerely,



Ernie Garza  
General Manager

Cc: Michelle Harris, Administrative Executive