



Referral Early Consultation

Date: February 28, 2022
To: Distribution List (See Attachment A)
From: Jeremy Ballard, Associate Planner, Planning and Community Development
Subject: GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2021-0052 – PATTAR TRUCKING
Respond By: March 15, 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 a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission 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: Harwinder Pattar, Pattar Trucking
Project Location: 4325 West Taylor Road, between State Route 99 and North Washington Road, in the Keyes/Turlock area.
APN: 045-053-009
Williamson Act Contract: N/A
General Plan: Agriculture
Current Zoning: General Agriculture (A-2-40)

Project Description: Request to amend the General Plan and zoning designation of a 10 acre parcel from Agriculture and General Agriculture (A-2-40) to Planned Development, to legalize a commercial semi-truck parking facility, which was first cited to be operating without land use permits in 2019. The proposed project will utilize 6.2 acres of the 10 acre parcel for the parking of semi-truck and trailer combinations, accommodating up to 80 graveled parking stalls. The vehicles will solely belong to the on-site operation, spaces will not be rented out to non-contracted employees. Additionally, two existing buildings, located on the southwest portion of the project site, will be utilized for the operation; a 1,725 square-foot shop building, offering minor maintenance for trucks parked on-site, and a 1,933 square-foot converted single-family dwelling, to be used as

an administrative office. Both the shop and office were converted without obtaining the required building permits. On-site maintenance within the shop building will be limited to visual inspections, tire changes, and fluid checks. No engine repairs or other body work is proposed as part of the project. 12 passenger vehicle parking stalls, for employees, are proposed adjacent to the shop and office buildings. The semi-truck parking portion of the facility will be open 24 hours a day, seven days a week; however, the office and shop will only be open Monday through Friday, 8:00 a.m. to 5:00 p.m. The operation will serve the local food production industry but will include exportation of products out of state. No cargo will be held on-site. The applicant proposes to maintain storm drainage overland, utilizing the vacant southeastern 3.8 acre portion of the site. Additionally, the applicant proposes to utilize the existing domestic well and septic system for the project. The project site will maintain separate entrances for the parking lot and the shop/office area. The site will also be enclosed with combinations of a six-foot-tall chain link and wrought iron fencing, and include frontage landscape, consisting of crape myrtle street trees, hedges, groundcover, and accent plants along West Taylor Road. There is no advertising signage proposed as part of this request.

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



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2021-0052 – PATTAR TRUCKING

Attachment A

Distribution List

X	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	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: TURLOCK		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	FIRE PROTECTION DIST: KEYES	X	STAN COUNTY COUNSEL
X	GSA: WEST TURLOCK		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TID	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	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	X	TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		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 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2021-0052 – PATTAR TRUCKING

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

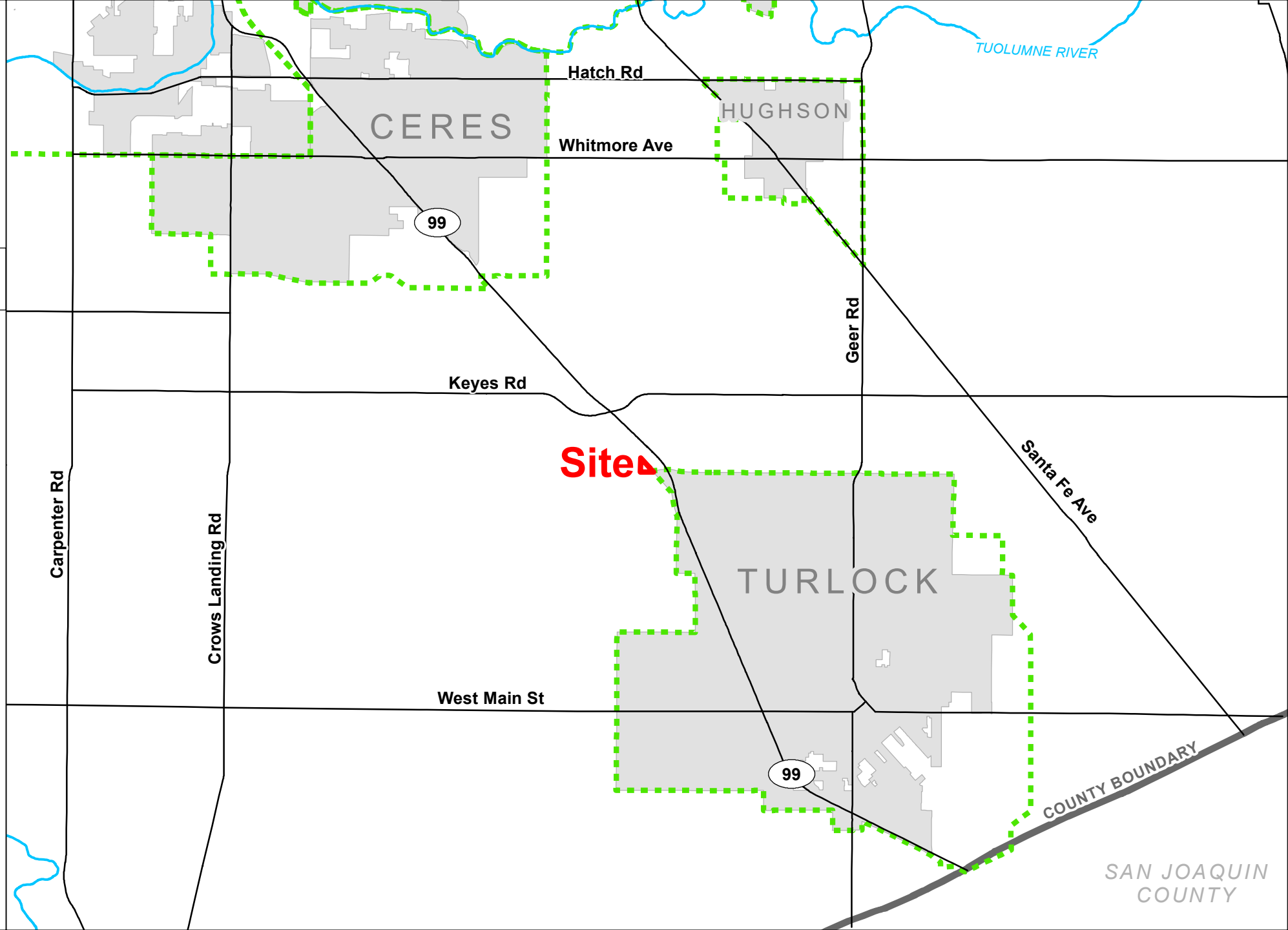
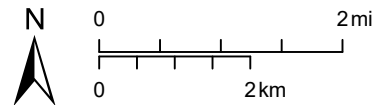
PATTAR TRUCKING

GPA REZ PLN2021-0052

AREA MAP

LEGEND

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









PATTAR TRUCKING

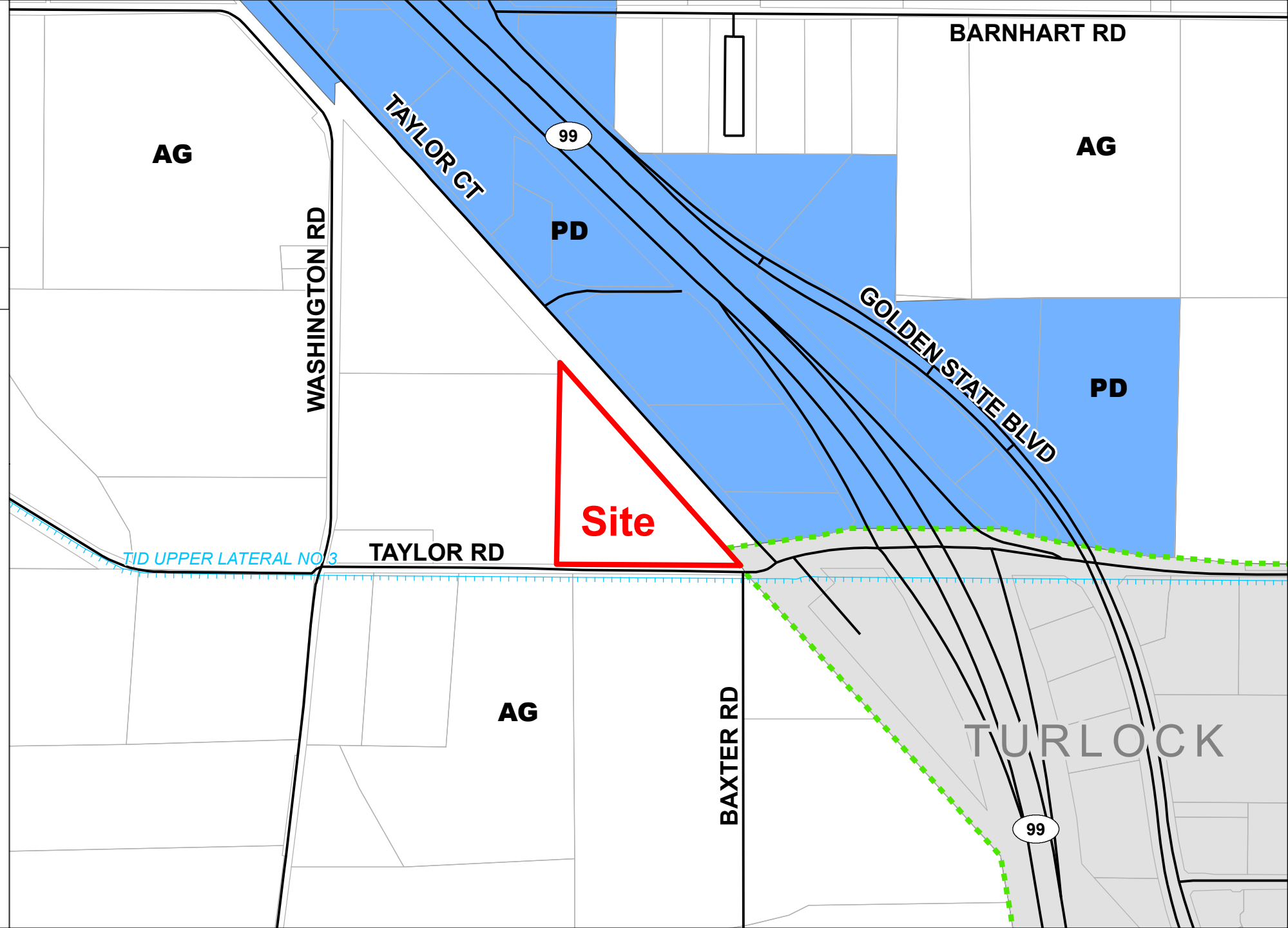
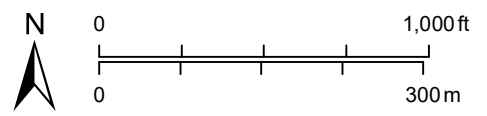
GPA REZ PLN2021-0052

GENERAL PLAN MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  Road
-  Canal

- #### General Plan
-  Agriculture
 -  Planned Development









PATTAR TRUCKING




GPA REZ PLN2021-0052

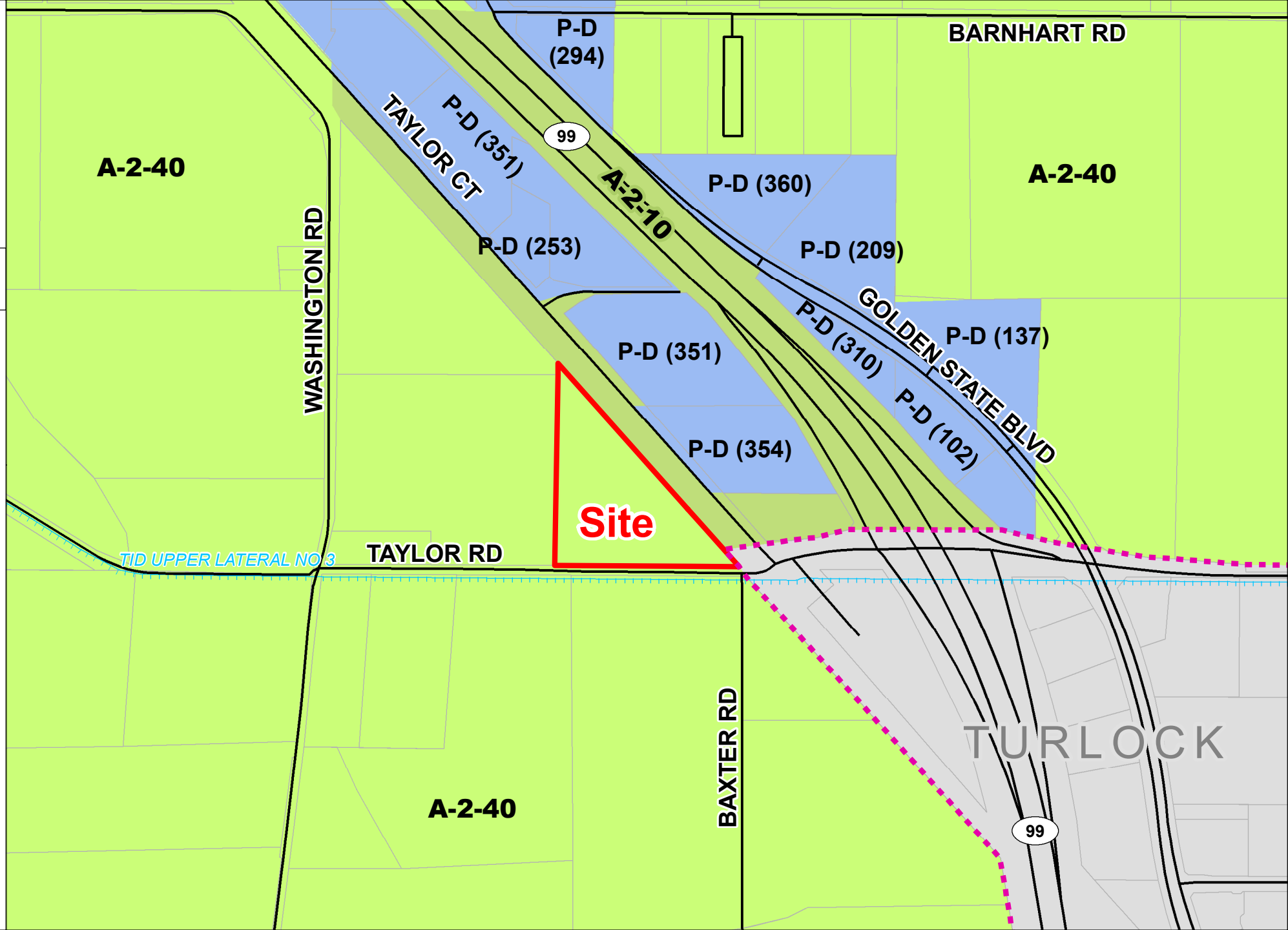
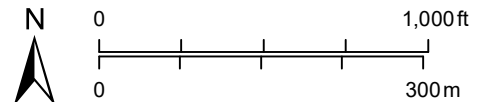
ZONING MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  Road
-  Canal

Zoning Designation

-  General Agriculture 40 Acre
-  General Agriculture 10 Acre
-  Planned Development









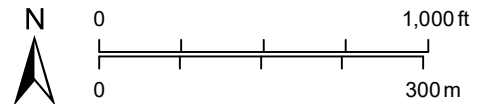
PATTAR TRUCKING

GPA REZ PLN2021-0052

2021 AERIAL AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel/Acres
-  Road
-  Canal






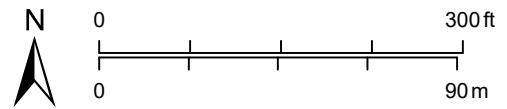
PATTAR TRUCKING

**GPA REZ
PLN2021-0052**

2017 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road
-  Canal





VICINITY MAP

CITY OF TURLOCK, STANISLAUS COUNTY, STATE OF CALIFORNIA

PROPERTY OWNER / APPLICANT

NAME: PATTAR, KERWONDER S. / SANDHU FAMILY TRUST
 CONTACT: SEAN PATTAR
 MAILING ADDRESS: 4325 W. TAYLOR ROAD
 CITY/STATE/ZIP: TURLOCK, CA 95380
 PHONE: 209.634.3849
 EMAIL: tiwana@pattartransport.com
 SITE ADDRESS: 4325 W. TAYLOR ROAD
 CITY/STATE/ZIP: TURLOCK, CA 95380

EXISTING CONDITIONS

A.P.N.: 045-053-009
 EXISTING PARCELS: 1
 EXISTING ACREAGE: ±10 ACRES
 EXISTING GENERAL PLAN: AGRICULTURE
 EXISTING ZONING: A-2-40

NOTES

- WATER: ON-SITE WELL
 SEWER: ON-SITE SEPTIC AND LEACH FIELD
 STORM DRAINAGE: OVERLAND DISCHARGE
- NO IMPROVEMENTS ARE PROPOSED WITH THIS APPLICATION.
 - NO BOUNDARY SURVEY HAS BEEN PERFORMED. BOUNDARY IS BASED ON RECORD INFORMATION.

PROPERTY DESCRIPTION

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 10 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CENTRAL PACIFIC RAILROAD COMPANY INTERSECTS THE SOUTH LINE OF SAID SECTION 32, THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 32 A DISTANCE OF 876.60 FEET; THENCE NORTH AS RIGHT ANGLES TO SAID SOUTH LINE AND PARALLEL TO THE WEST LINE OF SAID SECTION, TO THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF SAID CENTRAL PACIFIC RAILROAD COMPANY, THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE SOUTH 20 FEET.

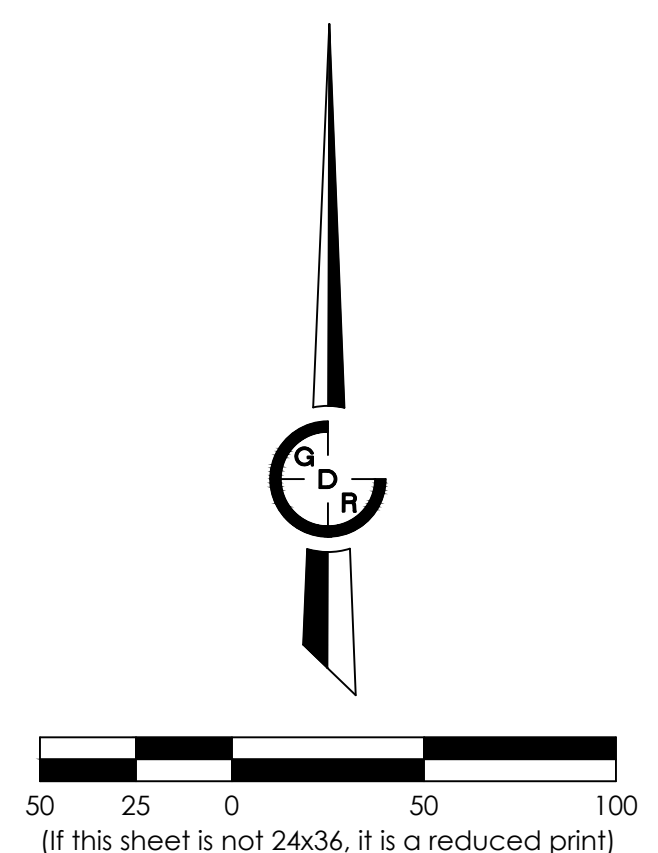
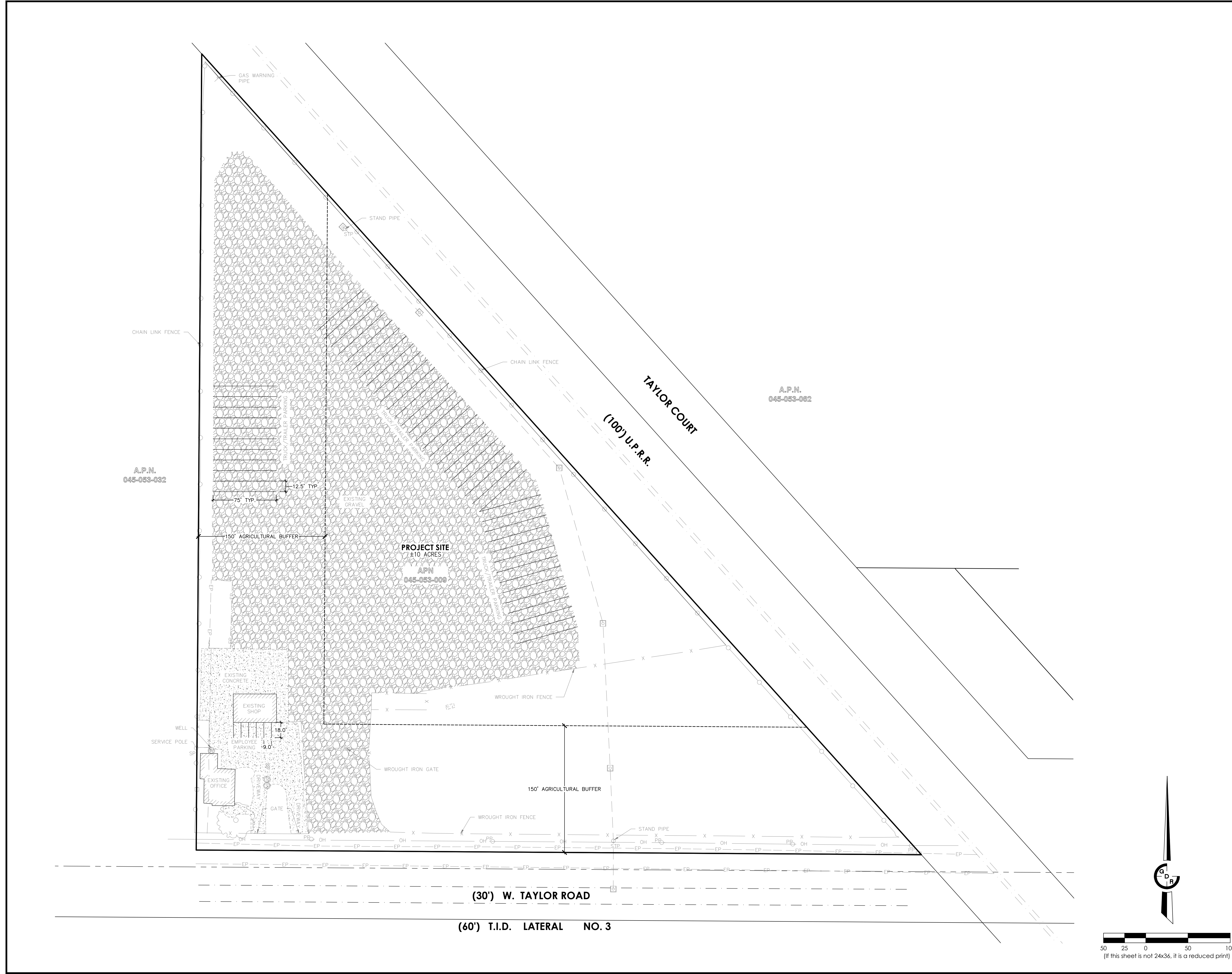
SHEET INDEX

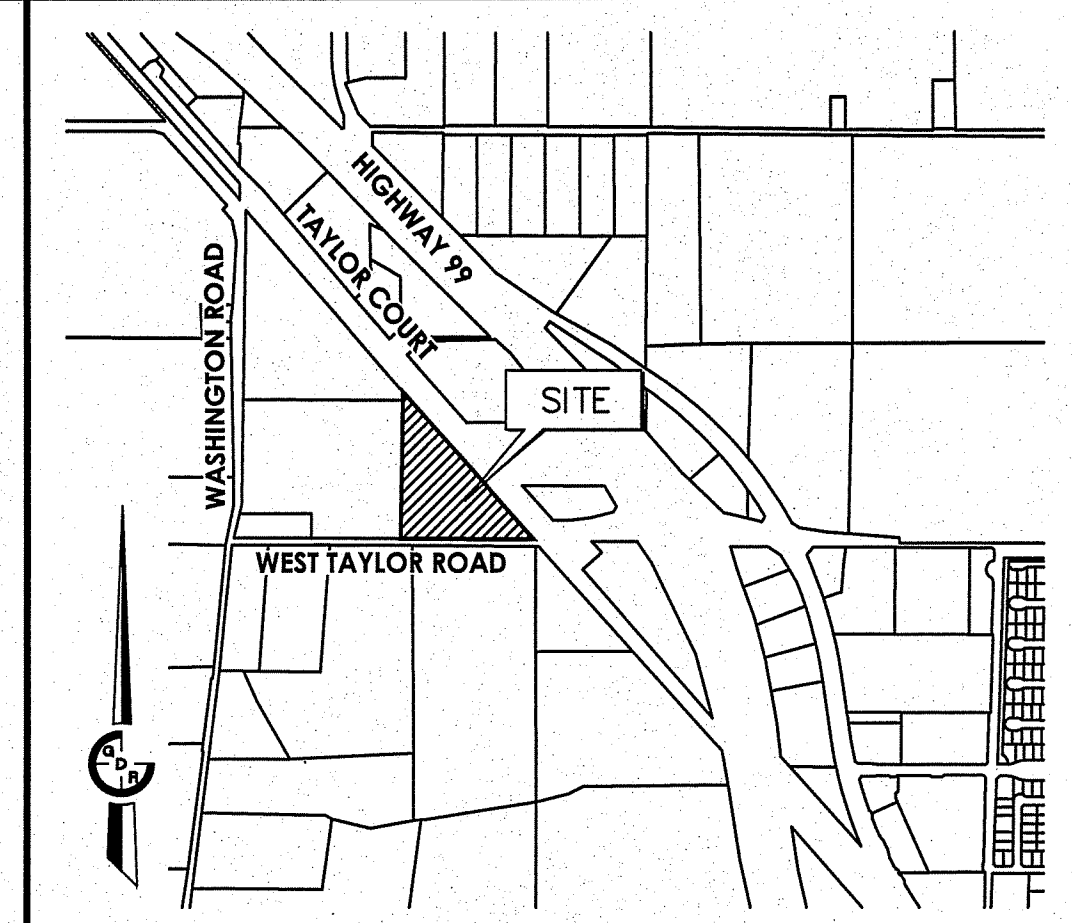
- EXISTING SITE PLAN
- TOPOGRAPHIC SURVEY
- EXISTING BUILDING ELEVATIONS
- EXISTING BUILDING FLOOR PLANS
- PRELIMINARY LANDSCAPE PLAN

GDR ENGINEERING, INC.
 ENGINEERING/SURVEYING/PLANNING
 3525 MITCHELL ROAD, SUITE G CERES, CA 95307
 TELEPHONE: (209) 538-3360 FAX: (209) 538-7370
 WWW.GDRENGINEERING.COM

PATTAR TRANSPORT
 WEST TAYLOR TRUCKING YARD
 EXISTING SITE PLAN

SCALE: 1"=50'	DATE: 01/21/2022
DWG NO. 20067 Existing Site Plan.dwg	SHEET: 1 OF 5
DRAWN: H. SANGHERA	FILE NO. 20067
CHECKED: M. GARCIA	





VICINITY MAP

CITY OF TURLOCK, STANISLAUS COUNTY, STATE OF CALIFORNIA

LEGEND		ABBREVIATIONS:	
—	EXISTING IRRIGATION LINE	C	CONCRETE
—○—	CHAIN LINK FENCE	EG	EXISTING GROUND
—x—	WIRE FENCE	EP	EDGE OF PAVEMENT
—	RIGHT OF WAY	F	FENCE
—	CENTERLINE	L	LINER
—	CANAL LINER	OH	OVERHEAD
—	OVERHEAD LINES	PP	POWER POLE
—	RAILROAD	T.I.D.	TURLOCK IRRIGATION DISTRICT
⊙	WELL	U.P.R.R.	UNION PACIFIC RAILROAD
⊙	VALVE	W	WEST
⊙	POWER POLES		
98.5	ELEVATIONS		
→	FLOW DIRECTION		

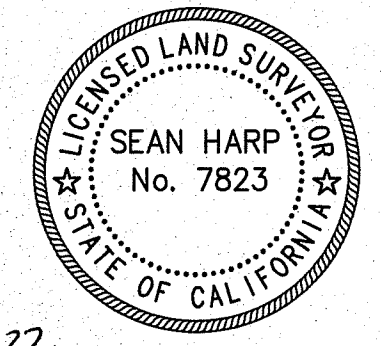
LEGEND & ABBREVIATIONS

BENCHMARK:
DISK STAMPED "I 688 1845" SET IN CANAL BRIDGE WING WALL
 ELEV=88.81 (NAVD 88 DATUM)

FACILITIES SHOWN ON THIS MAP ARE BASED ON AN OBSERVATION OF SURFACE FEATURES AND FROM RECORD INFORMATION PROVIDED BY UTILITY COMPANIES. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FACILITIES THAT WERE NOT READILY APPARENT FROM A VISUAL INSPECTION OF SURFACE FEATURES. THE ACTUAL LOCATION OF ALL UNDERGROUND FACILITIES MUST BE VERIFIED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

NOTES

THIS TOPOGRAPHIC SURVEY PERFORMED **FEBRUARY 11, 2021** IS BASED ON AN OBSERVATION OF SURFACE FEATURES AND INFORMATION PROVIDED BY LOCAL UTILITY COMPANIES, AND RECORD DRAWINGS. NO ATTEMPT WAS MADE TO LOCATE UNDERGROUND FACILITIES THAT WERE NOT READILY APPARENT FROM SURFACE OBSERVATION.



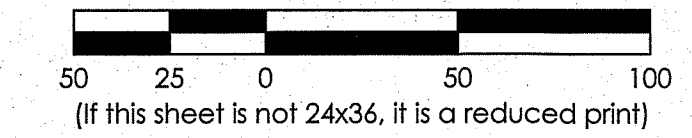
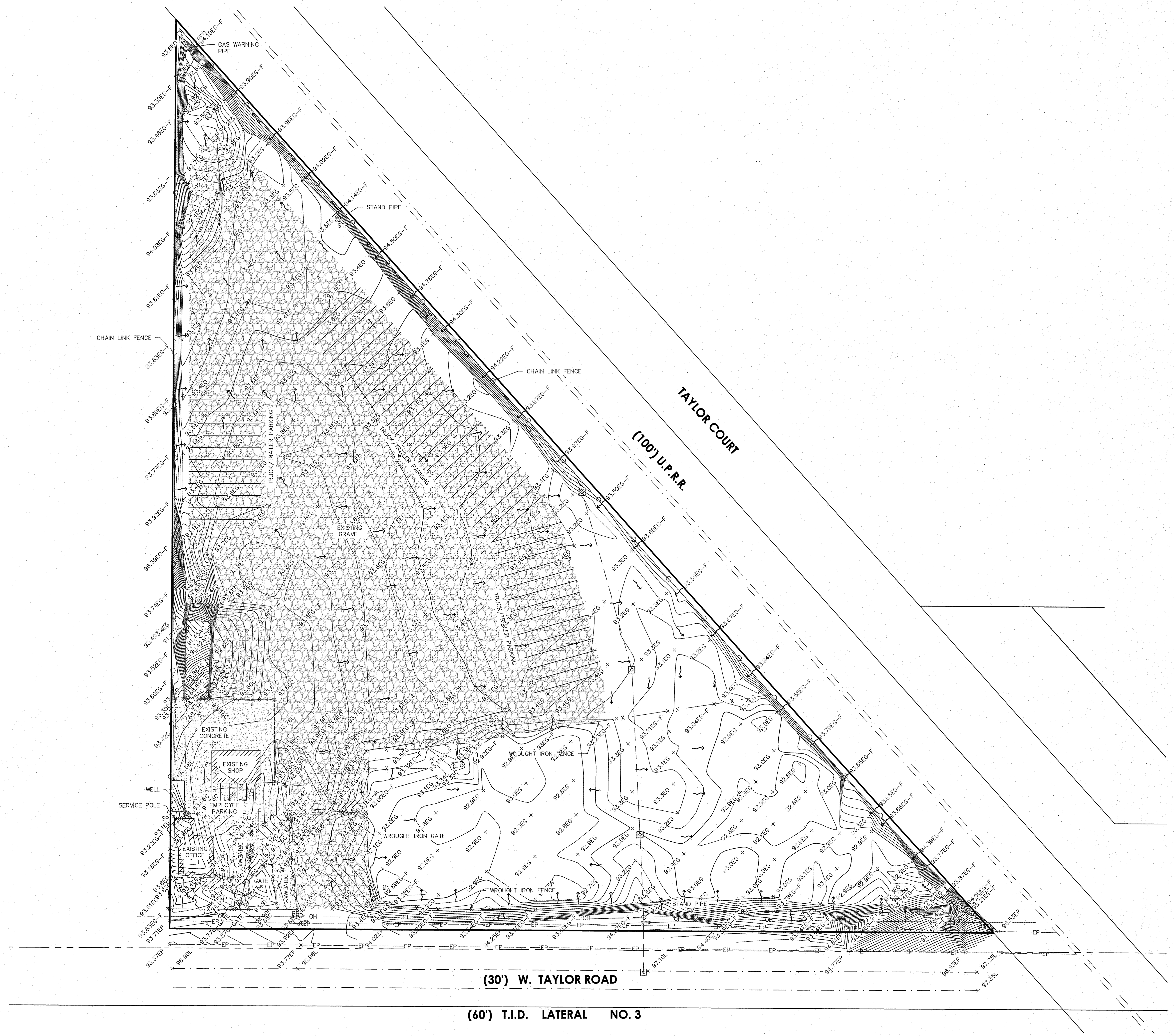
Sean Harp 12/2022
 SEAN HARP, L.S. 7823 DATE

SURVEYOR'S STATEMENT

GDR ENGINEERING, INC.
 ENGINEERING/SURVEYING/PLANNING
 3525 MITCHELL ROAD, SUITE G CERES, CA 95307
 TELEPHONE: (209) 538-3360 FAX: (209) 538-7370
 WWW.GDRENGINEERING.COM

**PATTAR TRANSPORT
 WEST TAYLOR TRUCKING YARD
 TOPOGRAPHIC SURVEY**

SCALE: 1"=50' DATE: 01/21/2022
 DWG No. 20067 Existing Site Plan.dwg SHEET 2 of 5
 DRAWN: H. SANGHERA FILE NO. 20067
 CHECKED: M. GARCIA





EXISTING SHOP - NORTH



EXISTING SHOP - EAST



EXISTING SHOP - SOUTH



EXISTING SHOP - WEST



EXISTING OFFICE - NORTH



EXISTING OFFICE - EAST

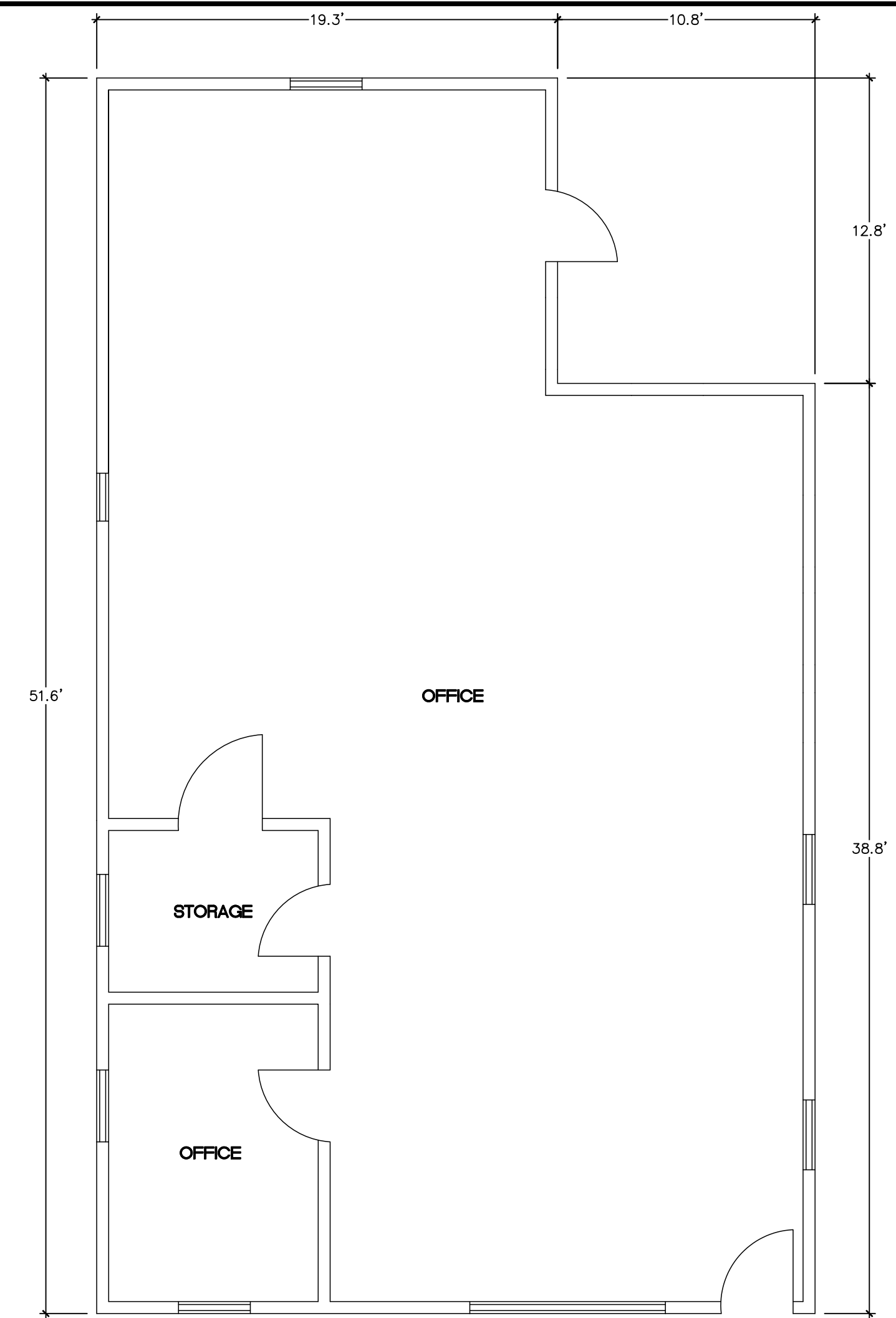
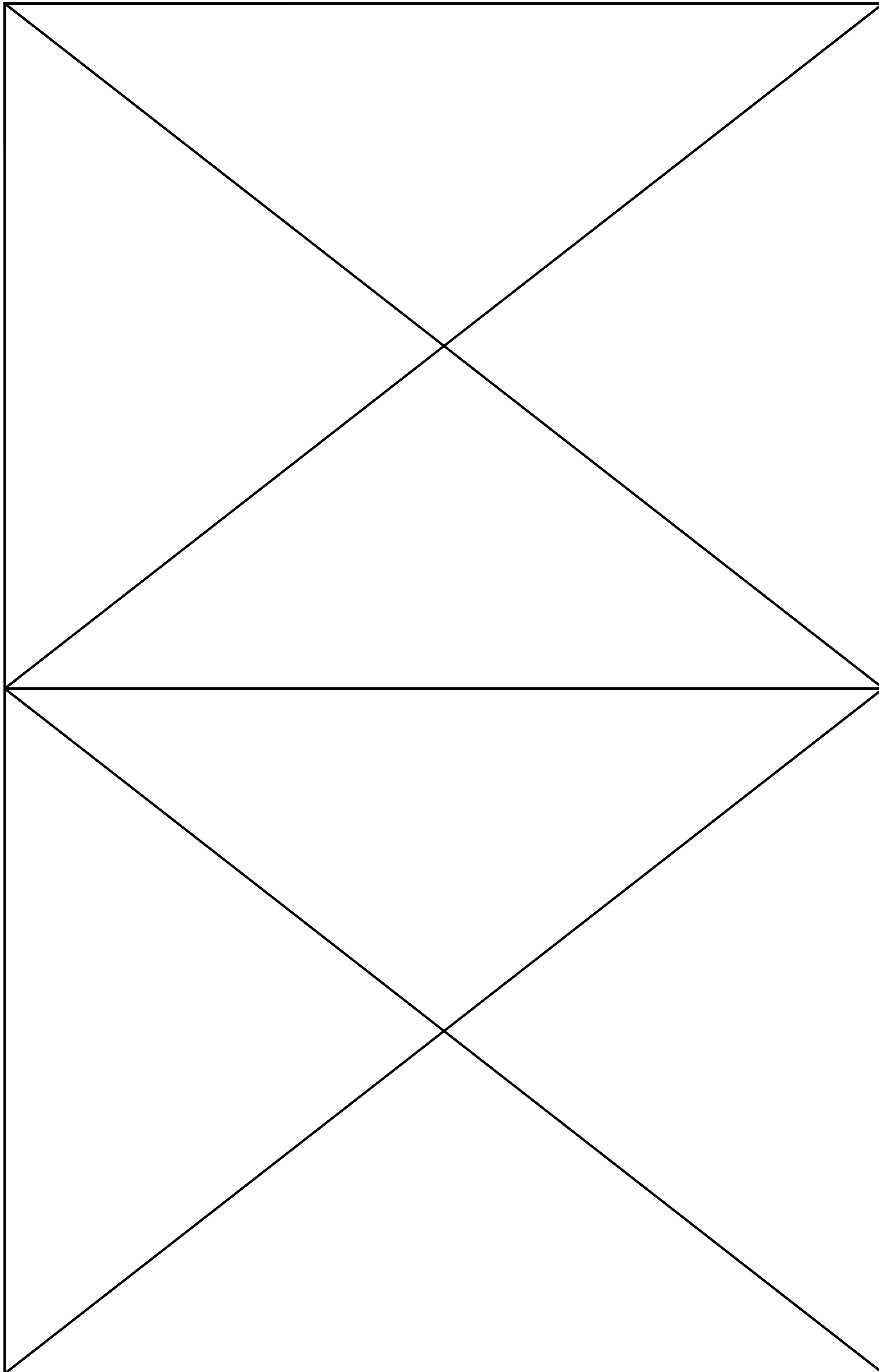


EXISTING OFFICE - SOUTH



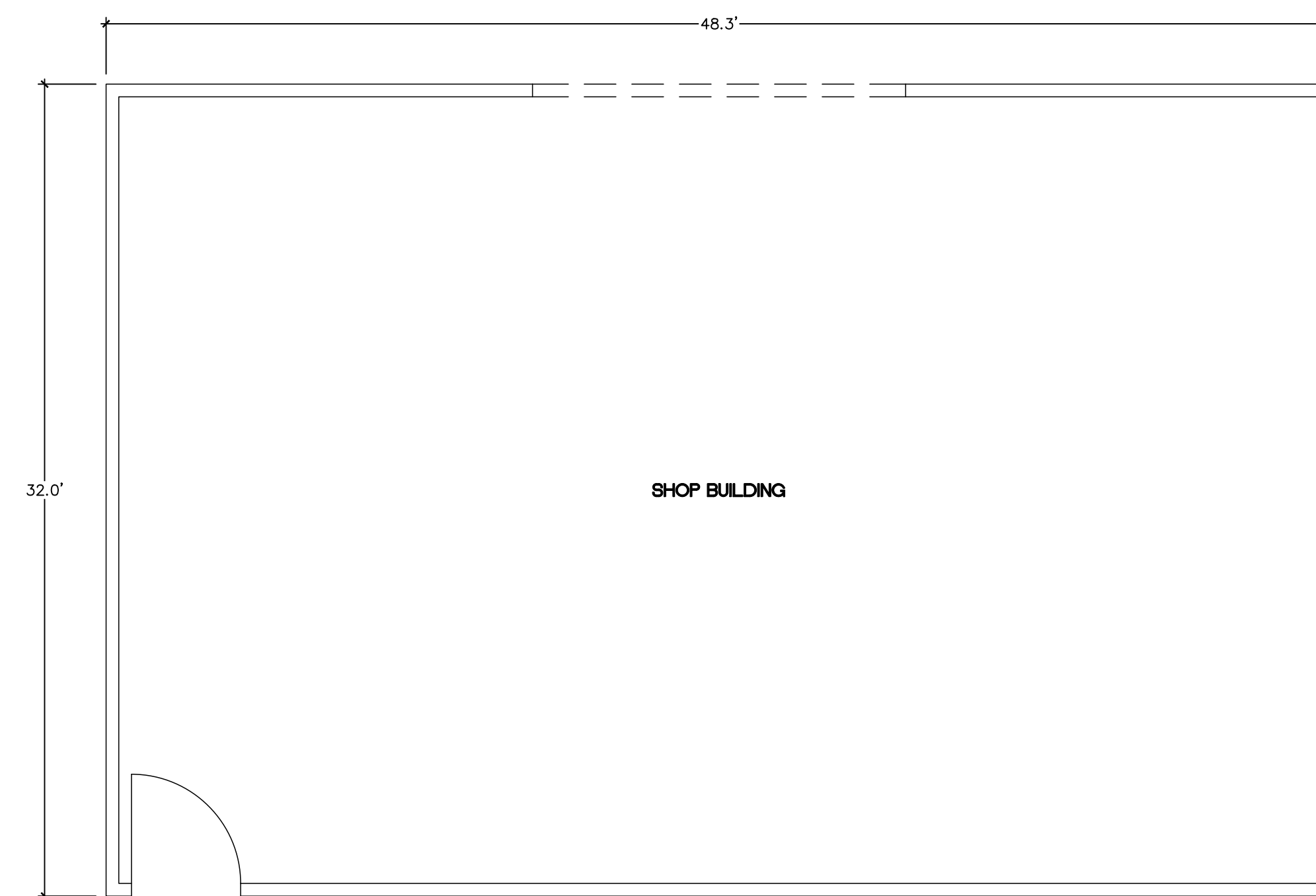
EXISTING OFFICE - WEST

	GDR ENGINEERING, INC.	
	ENGINEERING/SURVEYING/PLANNING	
3525 MITCHELL ROAD, SUITE G		CERES, CA 95307
TELEPHONE: (209) 538-3360		FAX: (209) 538-7370
WWW.GDRENGINEERING.COM		
PATTAR TRANSPORT		
WEST TAYLOR TRUCKING YARD		
EXISTING BUILDING ELEVATIONS		
SCALE: NTS	DATE: 01/21/2022	
DWG NO. 20067 Existing Site Plan.dwg	SHEET: 3 OF 5	
DRAWN: H. SANGHERA	FILE NO. 20067	
CHECKED: M. GARCIA		



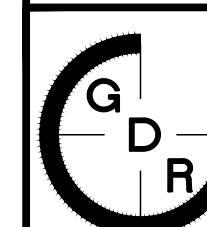
EXISTING OFFICE

SCALE: 1" = 5'



EXISTING SHOP

SCALE: 1" = 5'

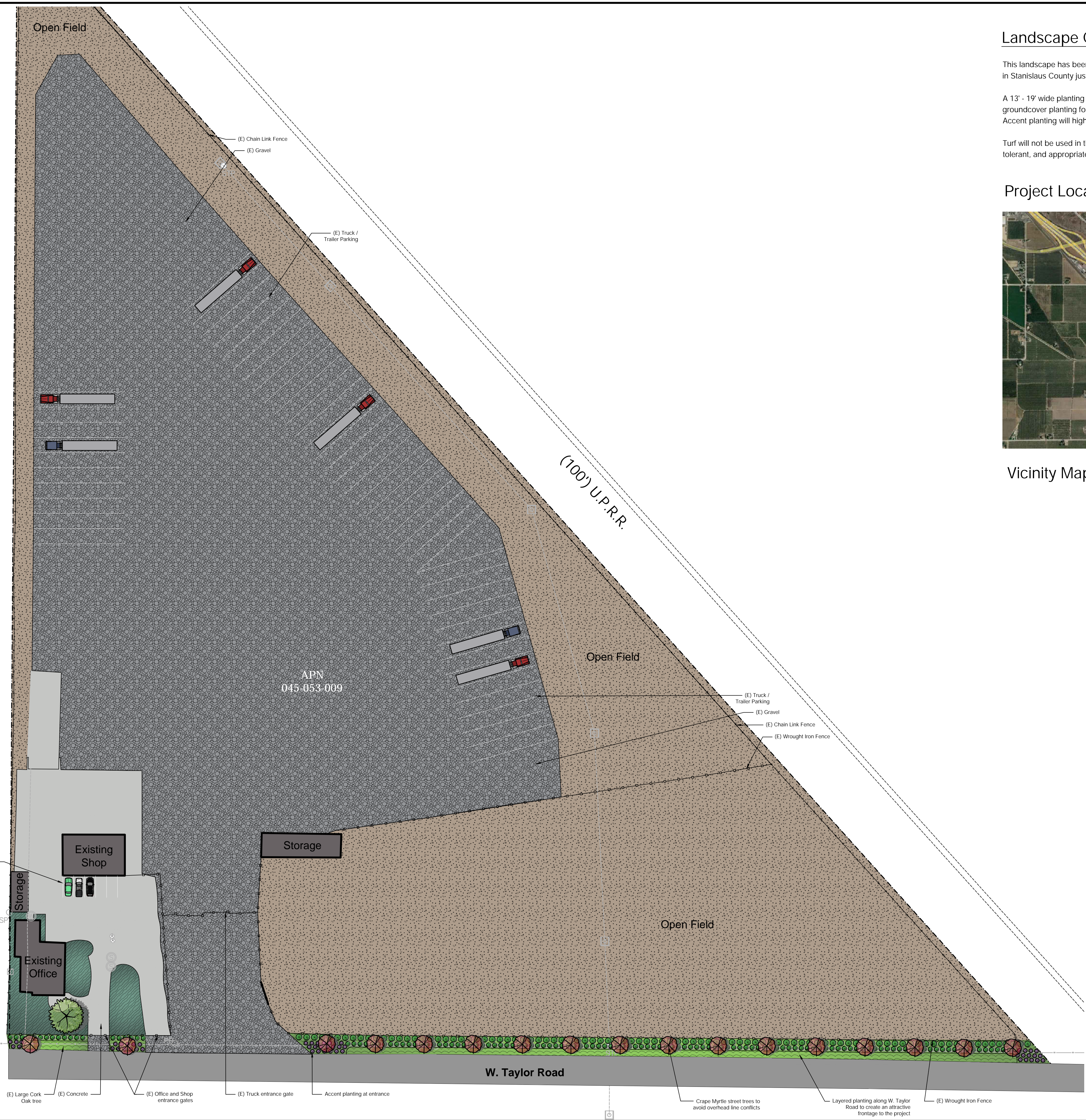


GDR ENGINEERING, INC.

ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD, SUITE G CERES, CA 95307
TELEPHONE: (209) 538-3360 FAX: (209) 538-7370
WWW.GDRENGINEERING.COM

**PATTAR TRANSPORT
WEST TAYLOR TRUCKING YARD
EXISTING BUILDING FLOOR PLANS**

SCALE: 1"=5'	DATE: 01/21/2022
DWG NO. 20067 Existing Site Plan.dwg	SHEET: 4 OF 5
DRAWN: H. SANGHERA	FILE NO. 20067
CHECKED: M. GARCIA	



A.P.N.
045-053-032

APN
045-053-009

(100) U.P.R.R.

W. Taylor Road

- (E) Large Cork Oak tree
- (E) Concrete
- (E) Office and Shop entrance gates
- (E) Truck entrance gate
- Accent planting at entrance
- Crape Myrtle street trees to avoid overhead line conflicts
- Layered planting along W. Taylor Road to create an attractive frontage to the project
- (E) Wrought Iron Fence

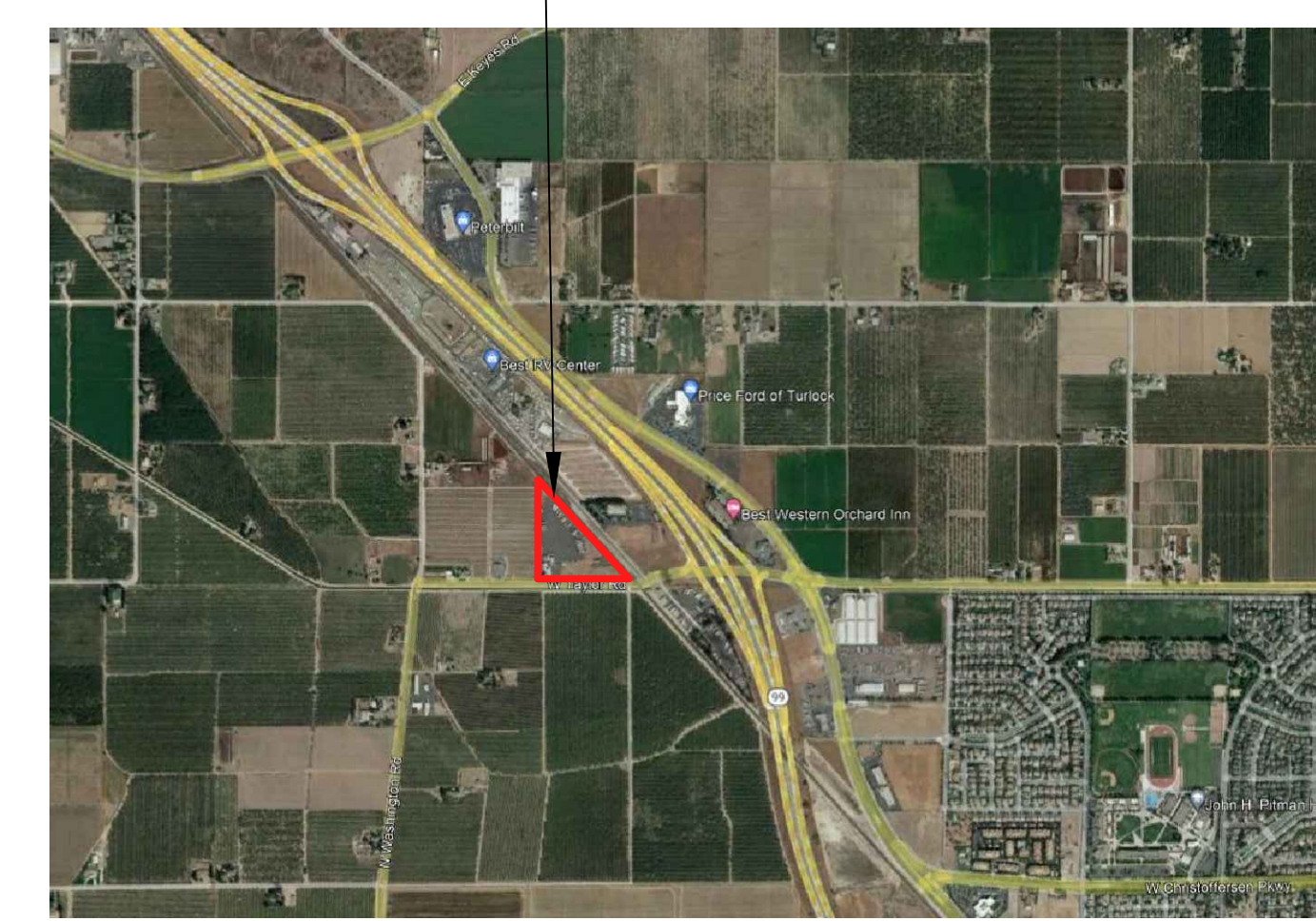
Landscape Concept Statement

This landscape has been designed to provide a clean edge to the north side of W. Taylor Road in Stanislaus County just outside the City of Turlock boundary.

A 13' - 19' wide planting strip between W. Taylor Road and the existing fence allow for shrub and groundcover planting for an attractive border between the project and the well traveled road. Accent planting will highlight the entry.

Turf will not be used in this project, and plants will be chosen to be low maintenance, drought tolerant, and appropriate for Turlock's planting zone.

Project Location



Vicinity Map



Revisions:

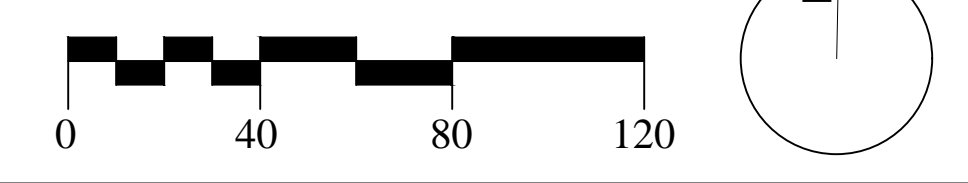
Linda Fish
Landscape Architect
fishlandscape@sbcglobal.net
(209) 656-7177
PLA #4346

Preliminary Landscape Plan

Pattar Transport
4325 W. Taylor Road
Turlock, CA 95380

Scale: 1"=40'-0"
Date: 1-4-22
Drawn: LF
Sheet Number:

LO





APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

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

- General Plan Amendment
- Rezone
- Use Permit
- Variance
- Historic Site Permit
- Subdivision Map
- Parcel Map
- Exception
- Williamson Act Cancellation
- Other _____

PLANNING STAFF USE ONLY:

Application No(s): _____

Date: _____

S _____ T _____ R _____

GP Designation: _____

Zoning: _____

Fee: _____

Receipt No. _____

Received By: _____

Notes: _____

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).

See attached "Project Description"

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 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 045 Page 053 Parcel 009

Additional parcel numbers: _____

Project Site Address or Physical Location: 4325 W. Taylor Road, Turlock, CA 95380

Property Area: Acres: 10 or Square feet: _____

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

Current Use: Pattar Transport Trucking Yard ; Previous Use: N/A

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)

N/A

Existing General Plan & Zoning: GP: Agriculture ; Zoning: A-2-40

Proposed General Plan & Zoning: GP: Planned Development (PD) ; Zoning: Planned Development (PD)
(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: RV Sales, Woods Furniture, W. Taylor Court and Railroad

West: Pasture/Orchard, Mid-Valley Large Animal Service

North: Pasture, RV Sales

South: Orchard

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.) _____

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) _____

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: 3,658 Sq. Ft. Landscaped Area: N/A Sq. Ft.
 Proposed Building Coverage: N/A Sq. Ft. Paved Surface Area: N/A Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) N/A

Number of floors for each building: Existing Office and Shop are both single story

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) _____
Existing Office: 15' ; Existing Shop: 22'

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) _____

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) There is no surface materials being proposed.

Existing truck parking surface area is gravel; Existing employee parking surface area is 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: Turlock Irrigation District Sewer*: Private Septic System
 Telephone: Utility Telecom Gas/Propane: N/A
 Water**: Private Well Irrigation: Turlock Irrigation District

***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:)

N/A

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	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	_____	_____	_____	_____
Acreage:	_____	_____	_____	_____

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): _____

Existing Shop: 1,725 S.F. ; Existing Office: 1,933 S.F.

Type of use(s): Existing Shop is used for light maintenance (visual inspection, tire changes, check fluid levels)

Existing Office is used for daily operation of Pattar Transport

Days and hours of operation: Office/Shop Hours: Monday - Friday, 8am-5pm ;

Truck parking can occur on a 24-hour, 7-day per week basis

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

Occupancy/capacity of building: 12 people during working hours

Number of employees: (Maximum Shift): 12 (Minimum Shift): 12

Estimated number of daily customers/visitors on site at peak time: No customers or visitors on site

Other occupants: None

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

Estimated hours of truck deliveries/loadings per day: N/A

Estimated percentage of traffic to be generated by trucks: 75%

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

Square footage of:

Office area: 1,933 S.F.

Warehouse area: N/A

Sales area: N/A

Storage area: N/A

Loading area: N/A

Manufacturing area: N/A

Other: (explain type of area) 1,725 S.F. of Light Maintenance Area

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)

W. Taylor Road

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? N/A

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.

N/A

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)

Project Description and Findings – Pattar Transport 4325 West Taylor Road

PROJECT DESCRIPTION. Pattar Transport is requesting a General Plan Amendment and Rezone to Planned Development to permit a currently operating commercial truck parking area to continue upon a 10.0-acre parcel at 4325 West Taylor Road, Turlock, CA 95380 (APN #045-053-009).

The parcel currently has a General Plan land use designation of Agriculture and Zoning of A-2-40.

Approximately 6.2 acres of the site is developed with two (2) existing structures, a concrete pavement area, and a gravel area for parking.

Pattar Trucking desires approval for the following current uses at the site and no new uses: (1) outdoor parking for up to 80 trucks and/or trailers; (2) a shop building for light truck maintenance (e.g., visual inspection, fluid level checks, tire changes); (3) an office for the business; and (4) associated parking for employees and drivers as detailed below. No new structures are part of the application.

Vehicle parking is provided for up to twelve (12) on-site employees. The parking for office and shop employees (and very occasional guests or customers) is provided on a concrete pavement area between the office and the shop. Employees are on site from approximately 8 a.m. – 5 p.m. Since the actual hours for truck parking vary depending upon numerous factors, the truck parking occurs all through the year on a 24-hour per day, 7-day per week basis. While a truck is off-site, usually the driver of the truck leaves his non-work vehicle parked at the yard. Approximately 4.4 acres of the site is covered with gravel where the trucks, trailers, and non-work vehicles for drivers are parked. The parking stalls are delineated by polypropylene raised domes.

No advertising signage is proposed with this project.

Approximately 3.8 acres of the site is undeveloped. This area includes an area for overland storm drainage.

An agricultural buffer consistent with the County General Plan is proposed for the western boundary of the site.

Pattar Transport desires this approval to continue to serve its area customers such as E. & J. Gallo Winery, Fresh Point Turlock, Saputo Dairy Foods USA LLC, and Sysco Foods Modesto.

The trucks that are parked at the yard pick up products in area locales and then export local products to destinations including Oregon, Washington, Idaho, Arizona, Texas, and other regions in California. Most of the trucks pick up return cargo for the trip back home, however those deliveries are made prior to returning to the truck yard. No cargo is held or handled on the site.

FINDINGS FOR GENERAL PLAN AMENDMENT & REZONE TO PLANNED DEVELOPMENT.

The proposal, if adopted, will generally improve the economic, physical and social well-being of the County in general. The trucking use at the property primarily supports our community's agriculture and agribusiness industries, the key driver of economic life in the County. Trucking uses are historically difficult to locate. To minimize physical impacts, they should be located near freeway interchanges such as this proposal being near State Route 99.

Levels of public and private service will be unaffected or improved by the proposal. The proposed use is not a people-intensive use and thus do not require significant public or private services. The facility essentially is a truck parking facility with no commodities or products on site. It is a low-intensity use.

The General Plan amendment will maintain a logical land use pattern without detriment to existing and planned land uses. The proposal maintains a logical land use pattern since it adjoins non-agricultural uses to the north and east, is near the State Route 99/Taylor Road interchange, and is the nature of a transitional use rather than a permanent urban use.

The County and other affected government agencies will be able to maintain levels of service consistent with the ability of the government agencies to provide a reasonable level of service. The proposal only officially permits a use that has existed on the property for some years so there are no additional services required of the project beyond those that have existed. Thus, there is no effect on the levels of service of any provider of services.

The proposal is consistent with the goals and policies of the General Plan. The proposal provides an important service use to agriculture at an appropriate location near a freeway interchange and not at a distance from an interchange. The location also is contiguous to non-agricultural between it and the freeway interchange. In these ways, the proposal limits any impact on agricultural lands.

With approval of the project, the zoning for Planned Development District (P-D) would be consistent with the general plan land use designation of Planned Development. The project maintains zoning consistency by adhering the uses and Development Standards incorporated into this project.

STATEMENT REGARDING AGRICULTURAL BUFFER.

The proposal incorporates the County's General Plan buffer and setback guidelines for a use approved adjacent to the A-2 (General Agriculture) zoning district. General Agriculture zoning exists to the west and south of the site, so a 150-foot-wide buffer shall be established on those sides of the project site. The primary uses with the buffer area is parking and the area of overland drainage.

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CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System

Department of Anthropology – California State University, Stanislaus

One University Circle, Turlock, California 95382

(209) 667-3307



Alpine, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus & Tuolumne Counties

Date: 3/17/2021

Records Search File#: 11708N

Project: Rezone for 4325 W. Taylor Road, Turlock, CA; GDR Project No. 20067; SW ¼ Section 32, T4S R10E

Sean Harp, Principal Land Surveyor
3525 Mitchell Road, Suite G
Ceres, CA 95307
209-538-3360 sean@gdreng.com

Billing address; P.O. Box 1033
Ceres, CA 95307

Dear Mr. Harp:

We have conducted a records search as per your request for the above-referenced project area located on the Ceres USGS 7.5-minute quadrangle map in Stanislaus County.

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the following:

National Register of Historic Places (NRHP)
California Register of Historical Resources (CRHR)
California Inventory of Historic Resources (1976)
California Historical Landmarks
California Points of Historical Interest listing
Office of Historic Preservation Built Environment Resource Directory (BERD) and the
Archaeological Determinations of Eligibility (ADOE)
Survey of Surveys (1989)
Caltrans State and Local Bridges Inventory
General Land Office Plats
Other pertinent historic data available at the CCaIC for each specific county

The following details the results of the records search:

Prehistoric or historic resources within the project area:

- There are no formally recorded prehistoric or historic archaeological resources or historic buildings within the project area.
- The General Land Office Survey Plat for T4S R10E does not show any historic features within Section 32.
- The Official Map of the County of Stanislaus, California (1906) shows O. McHenry as the historic landowner at that time.

- The 1916 edition of the Ceres USGS quadrangle shows one building within the project area that would be at least 105 years in age or older; the Southern Pacific Railroad is shown on the eastern side of the project, and both Taylor Road and Washington Avenue are referenced as established thoroughfares. The 1953 edition of the Ceres quadrangle references an additional four buildings within the project area that would be 68 years in age (or older). We have no further information on file regarding these possible historical resources.

Prehistoric or historic resources within the immediate vicinity of the project area: The only historical resource that has been recorded is a segment of Lateral No. 3 south of Taylor Road. We must caution that little archaeological or historical research has been conducted on private parcels in this portion of Stanislaus County.

Resources that are known to have value to local cultural groups: None has been formally reported to the Information Center.

Previous investigations within the project area: None has been formally reported to the Information Center.

Recommendations/Comments:

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the project area has not been subject to previous investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. If ground disturbance is considered a part of the current project, we recommend further review for the possibility of identifying prehistoric or historic-era archaeological resources.

If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resource/s be assessed by a professional familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive.

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

If archaeological resources are encountered during project-related activities, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Thank you for completing the **Access Agreement Short Form**.

Note: Billing will be transmitted separately via email from the Financial Services office (\$150.00), payable within 60 days of receipt of the invoice.

If you wish to include payment by Credit Card, you must wait to receive the official invoice from Financial Services so that you can reference the CMP # (Invoice Number), and then contact the link below:

<https://commerce.cashnet.com/ANTHROPOLOGY>

Sincerely,

E. A. Greathouse

E. A. Greathouse, Coordinator
Central California Information Center
California Historical Resources Information System

* Invoice Request sent to: ARBilling@csustan.edu, CSU Stanislaus Financial Services