



Referral
Early Consultation

Date: February 14, 2024
To: Distribution List (See Attachment A)
From: Kristen Anaya, Associate Planner
Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2023-0131 – LONDON TRACTOR AND TRAILER REPAIR
Respond By: February 29, 2024

\*\*\*\*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: Harry Gill, London Tractor and Trailer Repair
Project Location: 342 Orange Ave, between Locust Avenue and Sycamore Avenue, in the Patterson area.
APN: 048-008-007
Williamson Act Contract: N/A
General Plan: Urban Transition
Current Zoning: General Agriculture (A-2-10)

Project Description: Request to establish a tractor, trailer, and farm equipment repair facility on a 4.39± acre parcel in the General Agriculture (A-2-10) zoning district. The site is currently improved with a 1,414± square-foot single-family dwelling, a 224± square-foot office (labeled "bunk house" on site plan), a 144± square-foot utility building, and a 2,680± square-foot shop building. The equipment repair business will utilize the office and shop building to make repairs to equipment consisting of a mix of agricultural tractors, flat bed, and box trailers. Proposed hours of operation are Monday through Friday, from 9:00 a.m. to 6:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m. The facility will have two employees and expects two to five customer visits per day. The project site will include a total of seven graveled parking spaces for passenger vehicles, and a graveled area surrounding the developed footprint, which will also serve as a staging area for equipment that

is awaiting repair or parts; however, any outdoor storage will be required to be adequately screened from view. Service and delivery vehicles are expected to make one to two visits per-week. Up to 15 vehicle trips per-day are expected. No goods will be grown, manufactured, or sold on-site. The balance of the property will remain vacant and unimproved. Six-foot-tall chain-link fencing will separate the facility from Orange Avenue in the north and the specialty foods packaging company on the parcel to the east. Stormwater will be required to be maintained on-site and is currently proposed to be handled via overland drainage. No construction is proposed; however, building permits may be required for any change of occupancy of the existing structures. The site is served by a private well and septic system. Access to County-maintained Orange Avenue is provided via an existing 20-foot-wide asphalt driveway. The parcel is located within the City of Patterson's Sphere of Influence.

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. PLN2023-0131 – LONDON TRACTOR AND TRAILER REPAIR**

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation	X	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		STAN CO ERC
X	CEMETERY DISTRICT: PATTERSON	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: PATTERSON		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 # 5: C. CONDIT
X	FIRE PROTECTION DIST: WEST STANISLAUS	X	STAN COUNTY COUNSEL
X	GSA: DELTA MENDOTA		StanCOG
X	HOSPITAL DIST: DEL PUERTO HEALTHCARE	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: PATTERSON IRRIGATION DISTRICT	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		SURROUNDING LANDOWNERS
	MUNICIPAL ADVISORY COUNCIL:		INTERESTED PARTIES
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: FRONTIER
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: CALIFORNIA NORTHERN		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD	X	US FISH & WILDLIFE
X	SCHOOL DIST 1: PATTERSON JOINT UNIFIED SCHOOL DISTRICT		US MILITARY (SB 1462) (7 agencies)
	SCHOOL DIST 2:		USDA NRCS
	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 APPLICATION NO. PLN2023-0131 – LONDON TRACTOR AND TRAILER REPAIR**

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

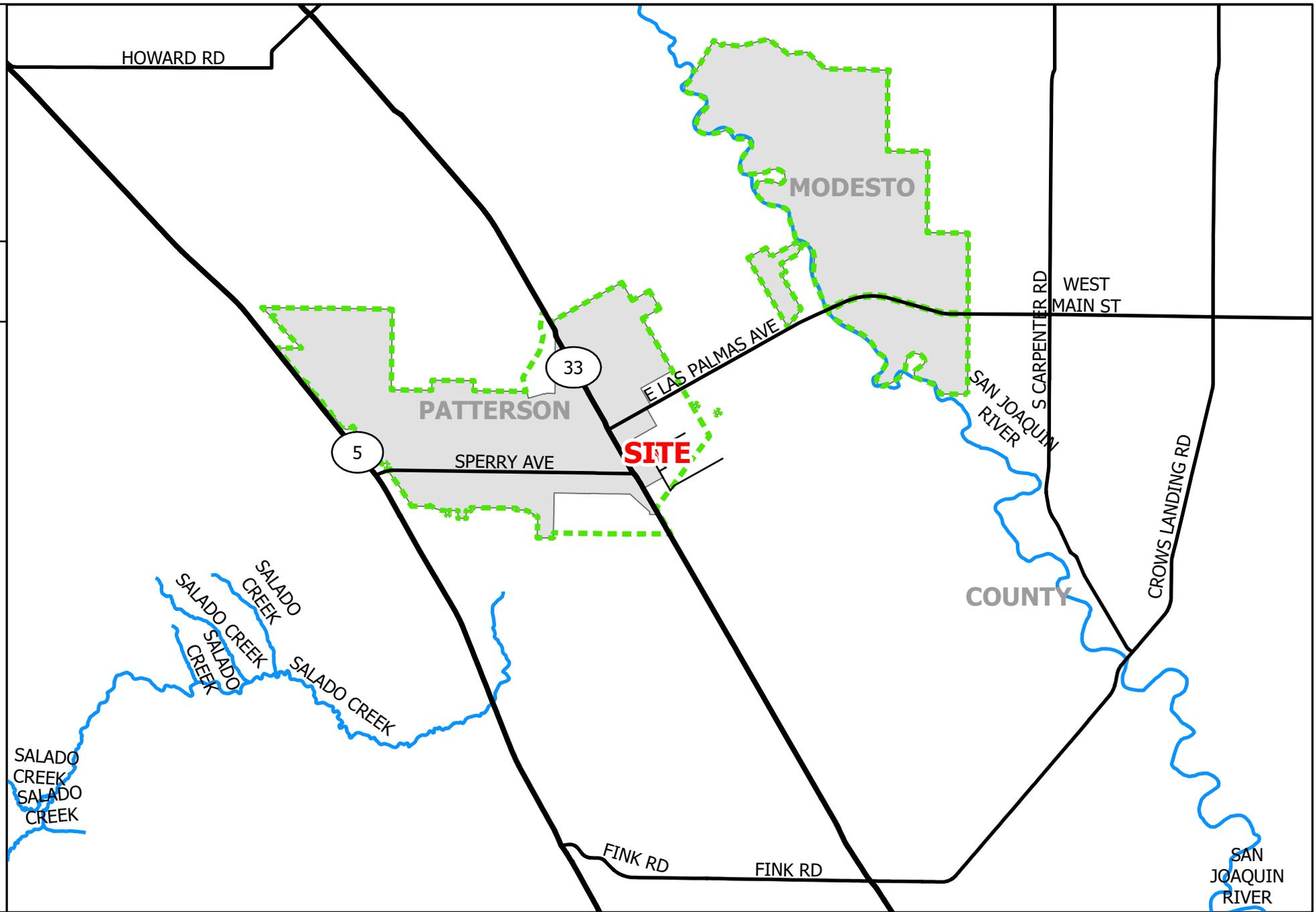
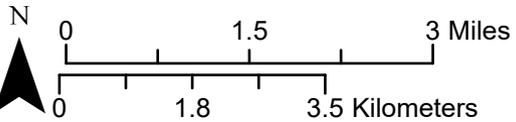
# LONDON TRACTOR AND TRAILER REPAIR

## UP PLN2023-0131

### AREA MAP

#### LEGEND

-  Project Site
-  Highway
-  Major Road
-  River
-  Sphere of Influence
-  Street



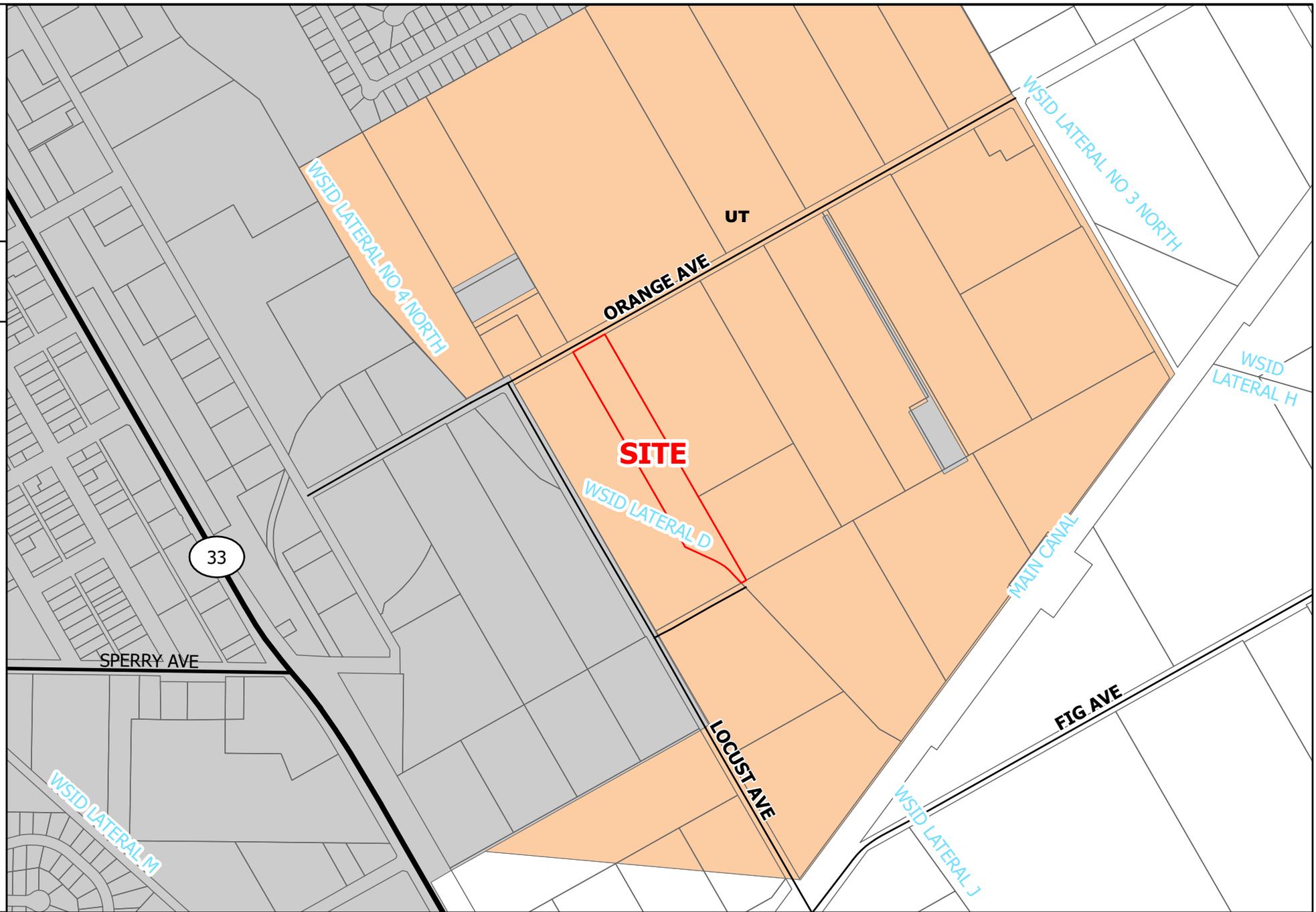
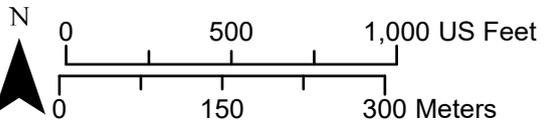
# LONDON TRACTOR AND TRAILER REPAIR

## UP PLN2023-0131

### GENERAL PLAN MAP

#### LEGEND

- Project Site
- Parcel
- Highway
- Major Road
- Canal
- Agriculture
- City
- Commercial
- Estate Residential
- Highway Commercial/Planned Development
- Historical
- Industrial
- Industrial Transition
- Planned Development
- Planned Industrial
- Residential - Low Density
- Residential - Medium Density
- Residential - Medium/High Density
- Salida Community Plan A-2
- Salida Community Plan C-2
- Salida Community Plan IBP



# LONDON TRACTOR AND TRAILER REPAIR

## UP PLN2023-0131

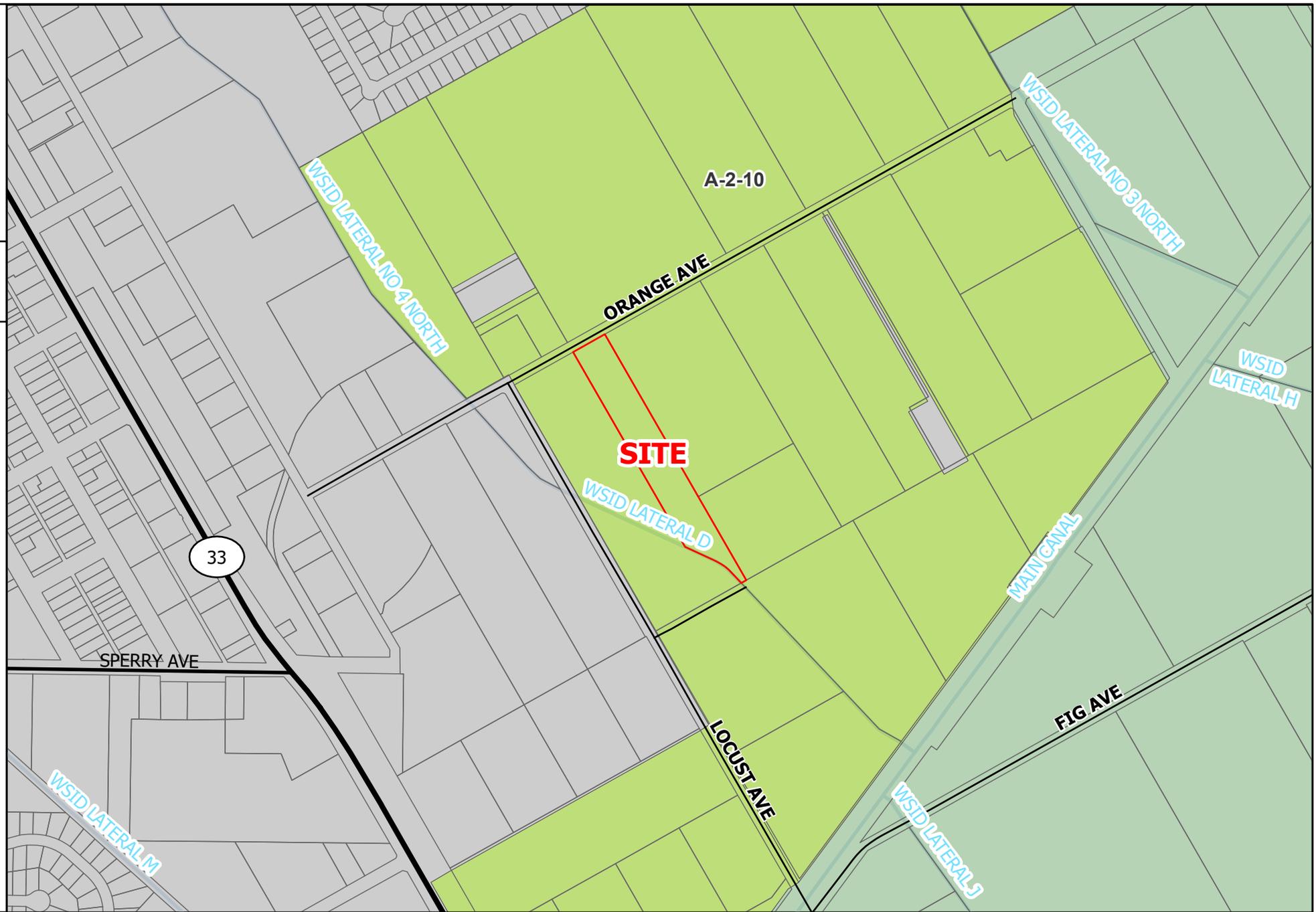
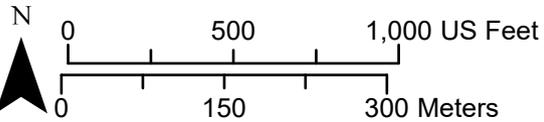
### ZONING MAP

#### LEGEND

-  Project Site
-  Parcel
-  Highway
-  Major Road
-  Canal

#### Zoning Designation

-  General Agriculture 10 Acre
-  General Agriculture 20 Acre
-  City
-  Street



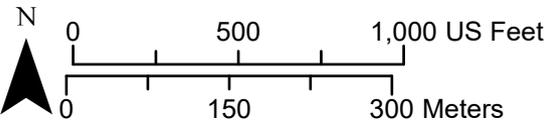
# LONDON TRACTOR AND TRAILER REPAIR

## UP PLN2023-0131

### 2023 AERIAL AREA MAP

#### LEGEND

-  Project Site
-  Parcel
-  Highway
-  Major Road
-  Canal
-  Street



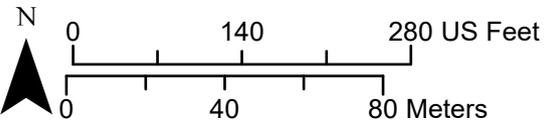
# LONDON TRACTOR AND TRAILER REPAIR

## UP PLN2023-0131

### 2023 AERIAL SITE MAP

#### LEGEND

-  Project Site
-  Parcel
-  Canal
-  Street



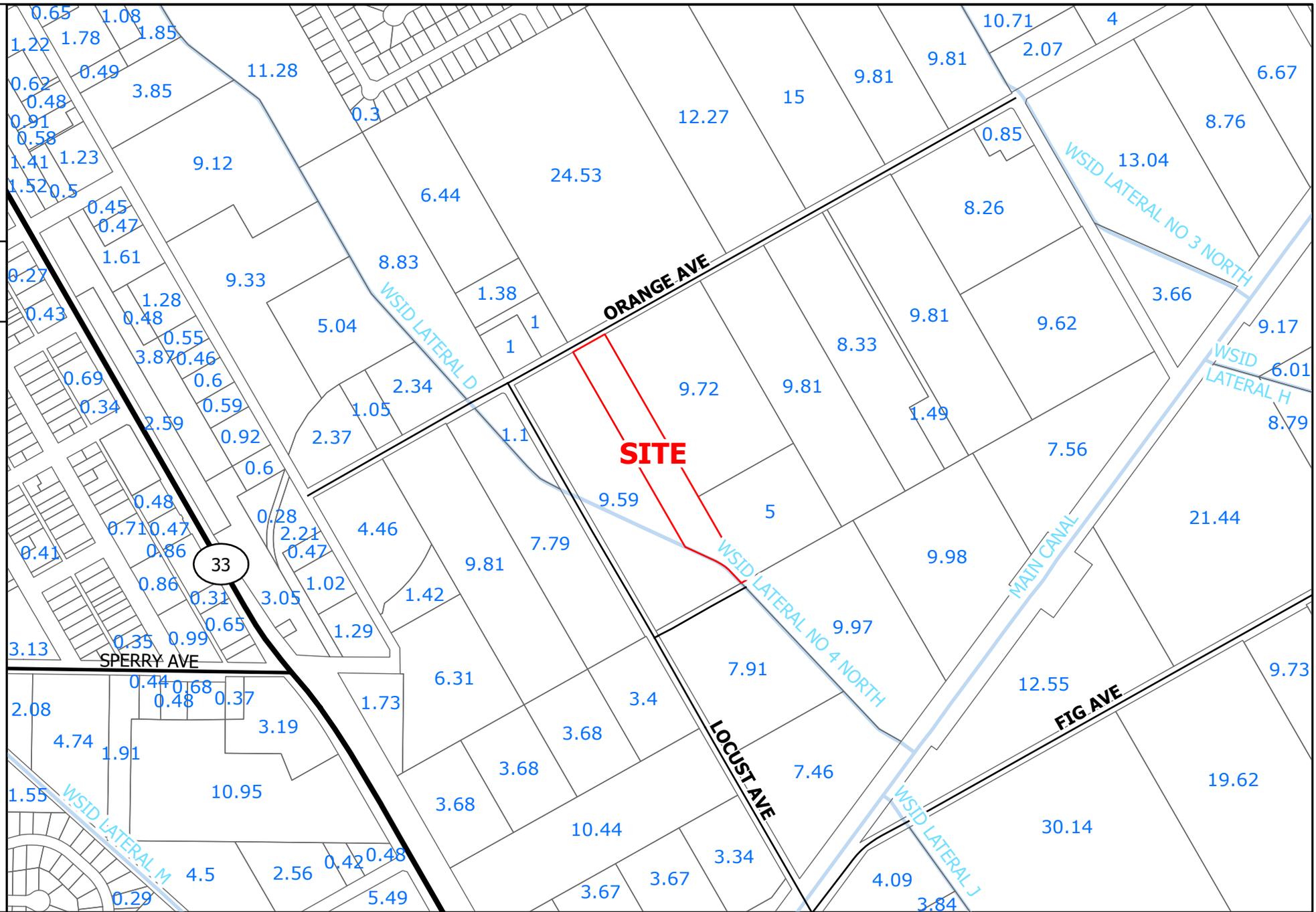
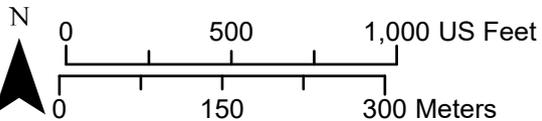
# LONDON TRACTOR AND TRAILER REPAIR

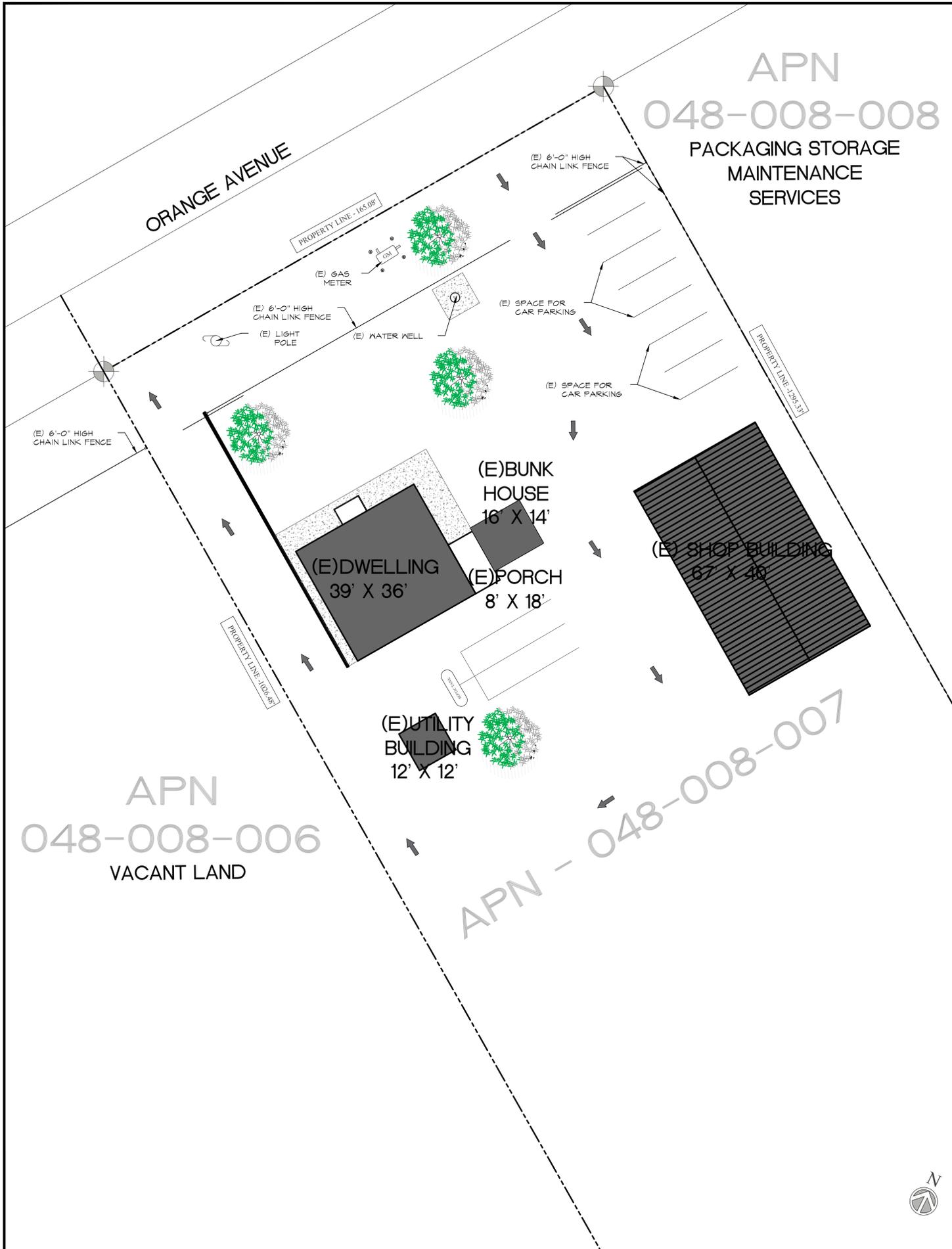
## UP PLN2023-0131

### ACREAGE MAP

#### LEGEND

-  Project Site
-  Parcel
-  Acres
-  Highway
-  Major Road
-  Canal
-  Street

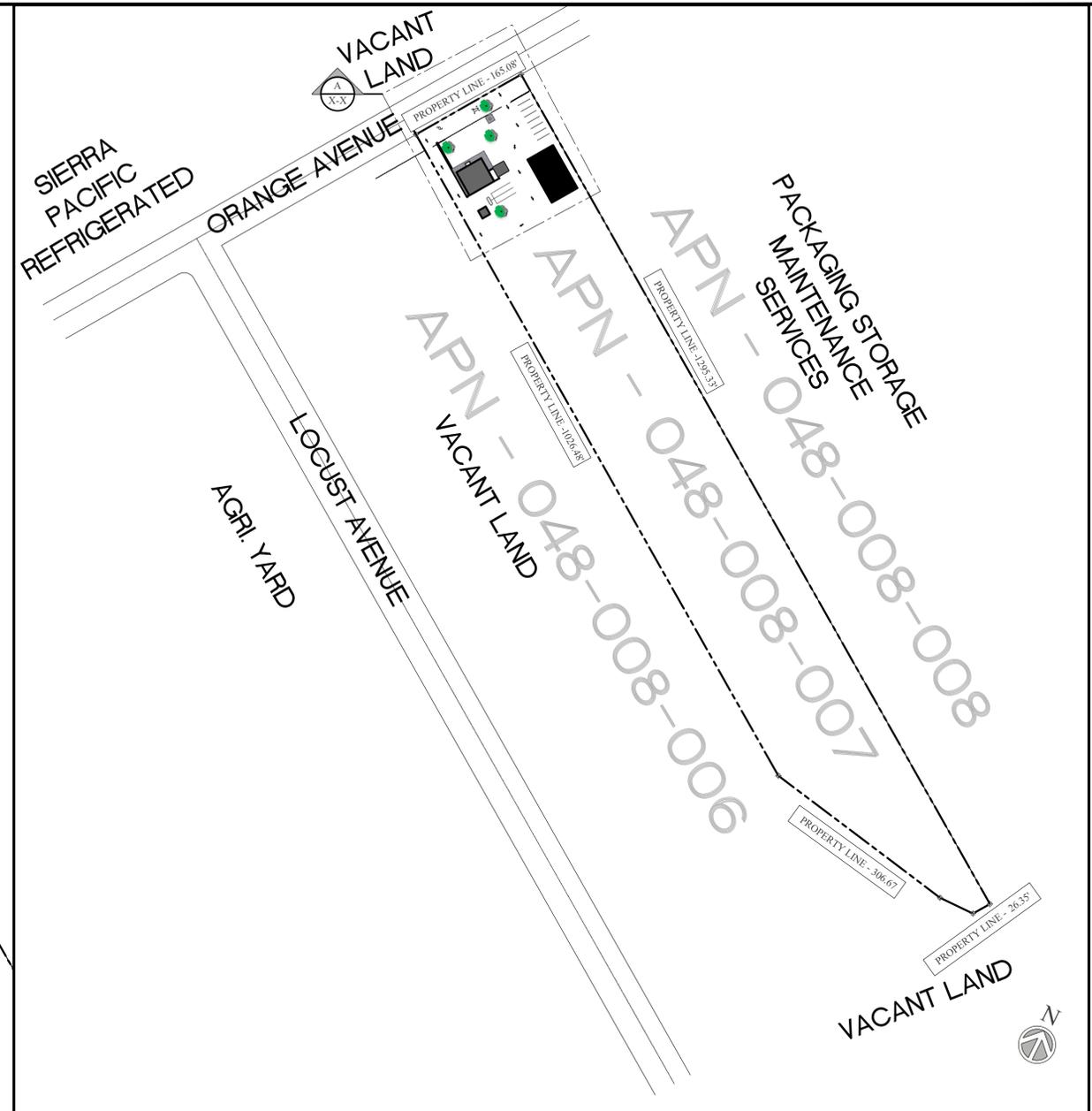




APN  
048-008-008  
PACKAGING STORAGE  
MAINTENANCE  
SERVICES

APN  
048-008-006  
VACANT LAND

ENLARGE SITE PLAN A  
SCALE: 1/16"=1'-0"



OVERALL SITE PLAN  
SCALE: NTS



PROPERTY OWNER DATA  
ANNA GILL  
342 ORANGE AVENUE  
PATTERSON, CA 95363

REPRESENTATIVE  
RENU VAGARNAL  
SMS CONSTRUCTION  
280 SHAW AVE, SUITE B,  
CLOVIS CA 93612  
PHONE :- 559-367-8077  
EMAIL :- info@renuholdings.com

PROJECT  
PROPOSED AGR. EQUIPMENT  
REPAIR SHOP  
342 ORANGE AVENUE  
PATTERSON, CA 95363  
APN: 048-008-007

PLANNING SUBMITTAL
PLAN CHECK SUBMITTAL

REVISION
△
△
△
△
△

PROJECT NO. 23-04  
SCALE 1/16"=1'-0"  
DRAWN BY: WSM 2023-08-12

A1.1



# APPLICATION QUESTIONNAIRE

<p><u>Please Check all applicable boxes</u>  <b>APPLICATION FOR:</b>  <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; padding: 2px;"><input type="checkbox"/> General Plan Amendment</td> <td style="width: 50%; vertical-align: top; padding: 2px;"><input type="checkbox"/> Subdivision Map</td> </tr> <tr> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Rezone</td> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Parcel Map</td> </tr> <tr> <td style="vertical-align: top; padding: 2px;"><input checked="" type="checkbox"/> Use Permit</td> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Exception</td> </tr> <tr> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Variance</td> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Williamson Act Cancellation</td> </tr> <tr> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Historic Site Permit</td> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Other _____</td> </tr> </table>	<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 _____	<p><b>PLANNING STAFF USE ONLY:</b></p> <p>Application No(s): <u>PLN 2023 0131</u>        Date: <u>10/17/2023</u>        S <u>29</u> T <u>5</u> R <u>8</u>        GP Designation: <u>Urban Transition</u>        Zoning: <u>A-2-10</u>        Fee: <u>\$5,559.00</u>        Receipt No. <u>574322</u>        Received By: <u>DB</u>        Notes: _____</p>
<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 _____										

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).*

The repair shop will offer a comprehensive range of services, including diagnostics, mechanical repairs, routine maintenance, and parts replacement. Skilled technicians will utilize state-of-the-art equipment and industry best practices to ensure efficient and high-quality repairs. It will serve as a trusted partner in maintaining and enhancing the performance of tractors, trailers, and other farm equipment, thereby contributing to the productivity and profitability of the agricultural community.

# 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 048 Page 008 Parcel 007

Additional parcel numbers: \_\_\_\_\_  
Project Site Address \_\_\_\_\_  
or Physical Location: \_\_\_\_\_  
Text \_\_\_\_\_

Property Area: Acres: +5 acres or Square feet: \_\_\_\_\_

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)  
Used as a personal shop for Potter Specialty Foods. Later on was used as a storage for farm equipment.

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)

Previously a repair shop for Potter Specialty Foods equipment

Existing General Plan & Zoning: AG across the street from Heavy Industrial Zoning

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: COMMERCIAL

West: INDUSTIRAL ZONE

North: INDUSTIRAL ZONE

South: INDUSTIRAL ZONE

## 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: 3800 Sq. Ft.

Landscaped Area: 100 Sq. Ft.

Proposed Building Coverage: 3800 Sq. Ft.

Paved Surface Area: 1 acre-laser level sq. Ft.  
black top

**BUILDING CHARACTERISTICS:**

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

Number of floors for each building: 1

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 20 feet.

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) \_\_\_\_\_  
20 feet.

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

**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: TID- existing

Sewer: Septic Tank

Telephone: N/A

Gas/Propane: N/A

Water: Well

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: one 5+- acre lot Total Dwelling Units: N/A Total Acreage: 5 acres

Net Density per Acre: N/A Gross Density per Acre: N/A

(complete if applicable)	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): 3800 sq ft.

Type of use(s): Truck and Trailer agricultural repair shop.

Days and hours of operation 9 a.m- 6p.m. Monday through Friday. Saturday 9a.m - 3p.m

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

Occupancy/capacity of building: N/A

Number of employees:5(Maximum Shift): 12 Hours (Minimum Shift): 4 Hours

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

Other occupants: N/A

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: 2%

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

Square footage of:

Office area: 300 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) N/A

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)

Orange Avenue, Locust Avenue

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

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.

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)

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# EXHIBIT

OPERATIONAL STATEMENT  
FOR  
PROPOSED AGRICULTURAL TRACTOR & EQUIPMENT REPAIR SHOP  
AT  
342 ORANGE AVE, PATTERSON CA 95363 (APN 048-008-007)

Proposed as single phase. ~~Proposed banquet and wedding venue devoted to hosting outdoor events consisting of 4.49 acres in a AG Zone District.~~

1. Nature of the operation: Agricultural equipment, tractor repair shop.
2. Operational Time Limits: Open Monday –Friday 9am to 6pm, and Saturday 8am-1pm. Closed on Sundays.
3. Number of Customers: 2-5 customer per day.
4. Number of Employees: 2 employees.
5. Service & Delivery Vehicles: 1-2 delivery/service vehicles a week.
6. Access to the Site: The access to the parking lot is through an existing 20' driveway with access from Orange Ave.
7. Parking: This area will be covered with decomposed granite.
8. Goods: No goods to be sold or grown on site.
9. Equipment Used: No equipment will be used on site, other than the repair tools.
10. Supplies: No supplies or material will be stored on site.
11. Unsightly Appearance of Use: None to the knowledge. However sound will be minimal.
12. Solid Wastes: There will be no waste produced other than trash disposed by the customers/visitors, it will be stored in containers around the site and hauled by solid waste management to appropriate location (recycling center, landfill) once/week.  
Liquid Waste: There will be liquid waste due to the restrooms on site.
13. Water Use: Estimated consumption 15 gal/day. Water to be provided by site well with permit and requirements of the State Health Service.
14. Advertising: Nothing proposed yet.
15. Existing Building: There are 3 existing buildings on site. There is also an existing metal building, Office and Utility room. To remain as is.
16. Building Operation: Metal Building to be utilized as the repair shop and the Offices to remain as office and Utilities room.

17. Outdoor Lighting: Outdoor LED lighting will be used.

18. Landscaping and Fencing: Chain Link fence to the North of Parcel - Orange ave, East of parcel neighboring the Packaging company. No chain Link fence to the South of parcel – Canal, No chain link fence to the West of parcel – vacant land.

19. Other Info: See master plan statement

OPERATIONAL STATEMENT  
FOR  
PROPOSED AGRICULTURAL TRACTOR & EQUIPMENT REPAIR SHOP  
AT  
342 ORANGE AVE, PATTERSON CA 95363 (APN 048-008-007)

**I. PROJECT SUMMARY**

The proposed project consists of the 4.49 acres located on Orange Ave, Between Locust Ave and Sycamore Ave.

The applicant, Mr. Harry Gill, proposes to utilize the existing metal building for a agricultural tractor and equipments repair shop. There will be 2 employees, with opening hours Monday to Friday 9am to 6pm and Saturday 9am to 1pm, closed on Sundays.

**II. SITE LOCATION AND ACCESS**

The subject property is located on Orange Ave, between Locust Ave. and Sycamore Ave.

Access to the site would be via driveway approach on Orange Ave.

Visibility is excellent to and from the subject property.

**III. EXISTING DEVELOPMENT**

Developments exist on the surrounding properties:

- West: AG Neighboring parcel is Vacant Land, Approx 350ft Construction Company
- South: AG - Canal and Vacant Land
- East: AG Neighboring parcel is approx 100ft Storage and Packaging company
- North: AG. At approx 50ft, Sierra Pacific Refrigerated at approx 75ft
- On-site: AG Metal Shop, Office Building.

**IV. WATER SERVICE**

The proposed development will be served by a water well system. Peak flow requirements are estimated at 15 gallons per event.

**V. SEWAGE SERVICE**

Existing septic system will be used for the existing restrooms on site.

**VI. STORM DRAINAGE**

The site will be developed with its own storm drainage system. Disposal and collection of storm water will be by means of evapotranspiration and percolation.

**VII. FIRE STATION AND EMERGENCY MEDICAL SUPPORT**

City of Patterson Fire Protection District presently provides fire protection and emergency medical treatment to the area inclusive to the subject property. This station can provide service to this project.

**VIII. SITE LANDSCAPING**

As each of the sites is developed, landscaping will be established in a common theme throughout the development.

The landscaping will have various purposes, cooling the pavement, providing an aesthetically appealing environment for the public, reduce dust and provide a psychological noise barrier.

Planting materials will comply with that required along the community.

**IX. PHASING**

The total area proposed for is around 4.49 acres. Everything will be completed in a single phase.

**X. PRECISE PROPOSAL FOR USES**

The applicant has proposed that the county consider approving the project plan prepared by AESTHETICS. That plan proposes to develop the subject site in a single phase.

The applicant respectfully requests that the project be conditionally approved so that they may proceed directly to the development of the project.

Exhibit A  
Development Per Site Plan Dated

<b>Phase</b>	<b>Land Use</b>	<b>Size</b>
1	Ag Equipment, Tractor Repair Shop	4.49 acres