



Referral
Early Consultation

Date: April 30, 2024
To: Distribution List (See Attachment A)
From: Kristen Anaya, Associate Planner
Planning and Community Development
Subject: GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2024-0016 – ATWAL PROPERTIES
Respond By: May 15, 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: Komal Atwal
Project Location: 1018 Welty Road, west of Highway 33, just south of the Stanislaus and San Joaquin County line, in the Vernalis area
APN: 016-038-007
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 23± acre parcel from Agriculture and General Agriculture (A-2-40) to Planned Development (P-D), to allow for development of a truck parking and dispatch facility that will serve a fleet of tractors with refrigeration trailers, which will haul goods for grocery stores. The proposal includes development of a 2.6-acre paved parking lot, consisting of 40 stalls for the parking of tractor-trailers and 21 parking stalls for passenger vehicles. The project includes the construction of a 15,000± square-foot maintenance bay for minor repairs of the on-site fleet, and a 5,000± square-foot proposed office, which will be used for administrative activities, such as management, accounting, human resources, and dispatch. The site is currently improved with a 300 square-foot shed which will

remain on-site if approved and utilized for storage. The balance of the property will be used for row crops. A fleet of 25 trucks and 35 trailers will utilize the site for parking. The proposed hours of operation are Monday through Friday from 7:00 a.m. to 5:00 p.m., and 7:00 a.m. to 12:00 p.m. on Saturdays, with 20 employees on a minimum shift and up to 30 employees on a maximum shift. Employees accessing the site will consist of drivers and office staff. Up to eight truck trips are anticipated to occur per-day; arriving at and departing the site primarily for long distance trips with drivers traveling off-site multiple days at a time. Trailers will arrive on-site empty and pick up freight off-site. The site is separated from Highway 33 by the Southern Pacific Railroad track right-of-way east of the property; however, access will be taken via a single driveway onto County-maintained Welty Road. Domestic water and wastewater will be handled by a proposed well and private on-site wastewater treatment system (OWTS), respectively. Water runoff will be maintained on-site via a proposed stormwater drainage basin. The site is currently unenclosed, with the exception of a small fenced-off area in front of the existing shed. A 60-foot-wide entry and informational sign is proposed at the front of the property. The applicant is proposing a 15-foot-wide strip of oleander along the project frontage to screen the parking area from the roadway.

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

**GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2024-0016 – ATWAL PROPERTIES**

Attachment A  
 Distribution List

X	CA DEPT OF CONSERVATION Land Resources		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
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO PUBLIC WORKS - SURVEY
X	COUNTY OF: SAN JOAQUIN		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: WEST STANISLAUS	X	STAN CO SUPERVISOR DIST 3: WITHROW
X	GSA: WEST STANISLAUS IRRIGATION DISTRICT	X	STAN COUNTY COUNSEL
x	HOSPITAL DIST: DEL PUERTO HEALTHCARE	X	StanCOG
X	IRRIGATION DIST: WEST STANISLAUS	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: SOUTHERN PACIFIC	X	TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: PATTERSON UNIFIED	X	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
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: GENERAL PLAN AMENDMENT AND REZONE APPLICATION NO. PLN2024-0016 – ATWAL PROPERTIES**

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

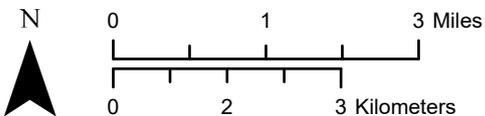
# ATWAL PROPERTIES

## GPA REZ PLN2024-0016

### AREA MAP

#### LEGEND

-  Project Site
-  Highway
-  Major Road
-  River
-  COUNTY



SAN JOAQUIN COUNTY

**SITE**

STANISLAUS COUNTY

STANISLAUS RIVER

STANISLAUS RIVER

SAN JOAQUIN RIVER

132

33

5

TUOLUMNE RIVER

LATROD SLOUGH

OLD SAN JOAQUIN RIVER

W GRAYSON RD

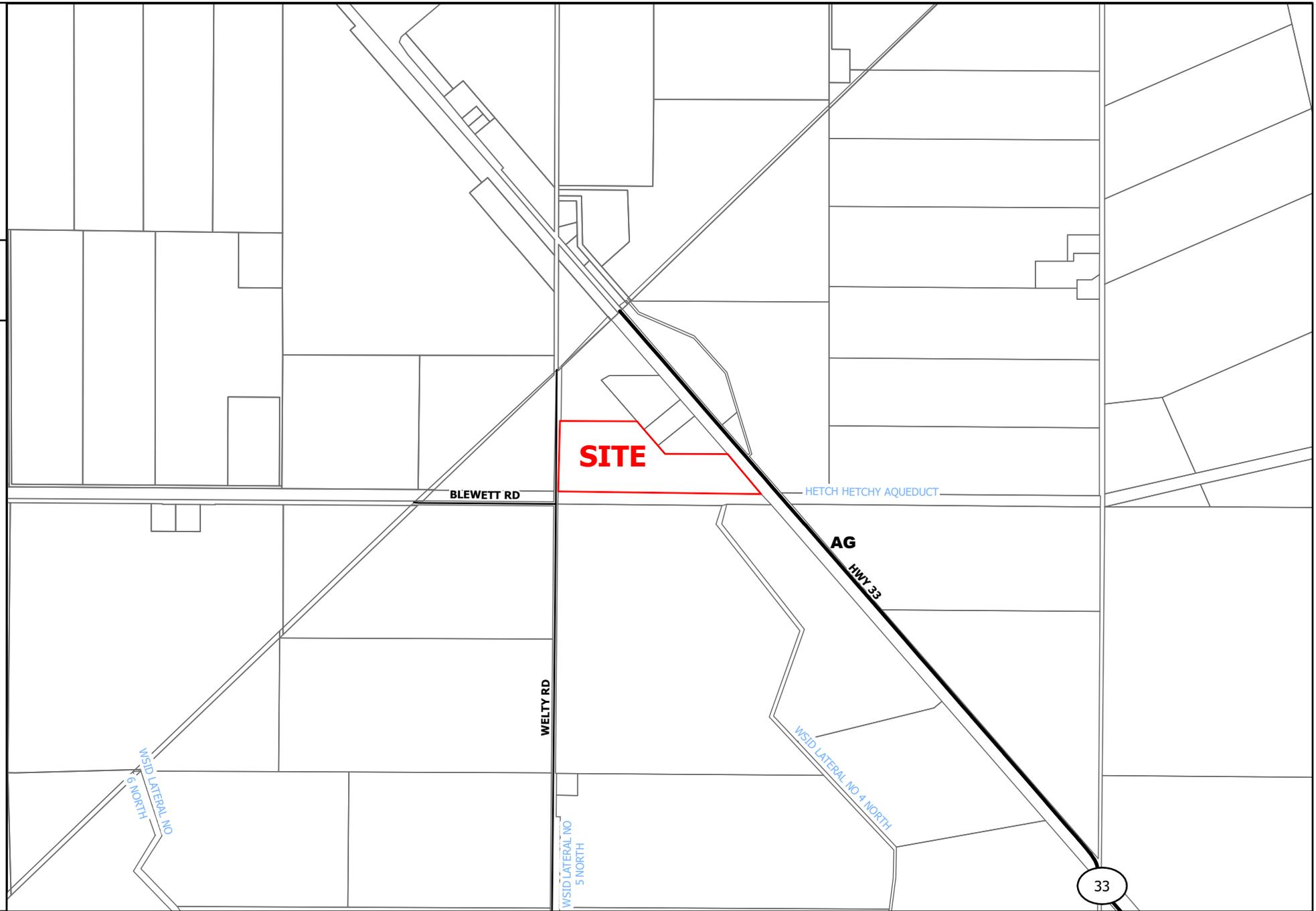
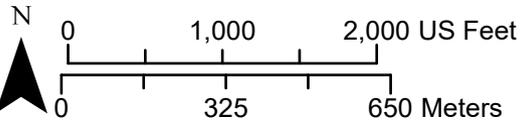
# ATWAL PROPERTIES

## GPA REZ PLN2024-0016

### GENERAL PLAN MAP

#### LEGEND

-  Project Site
-  Parcel
-  Highway
-  Canal
-  Agriculture
-  Street
-  Parcels



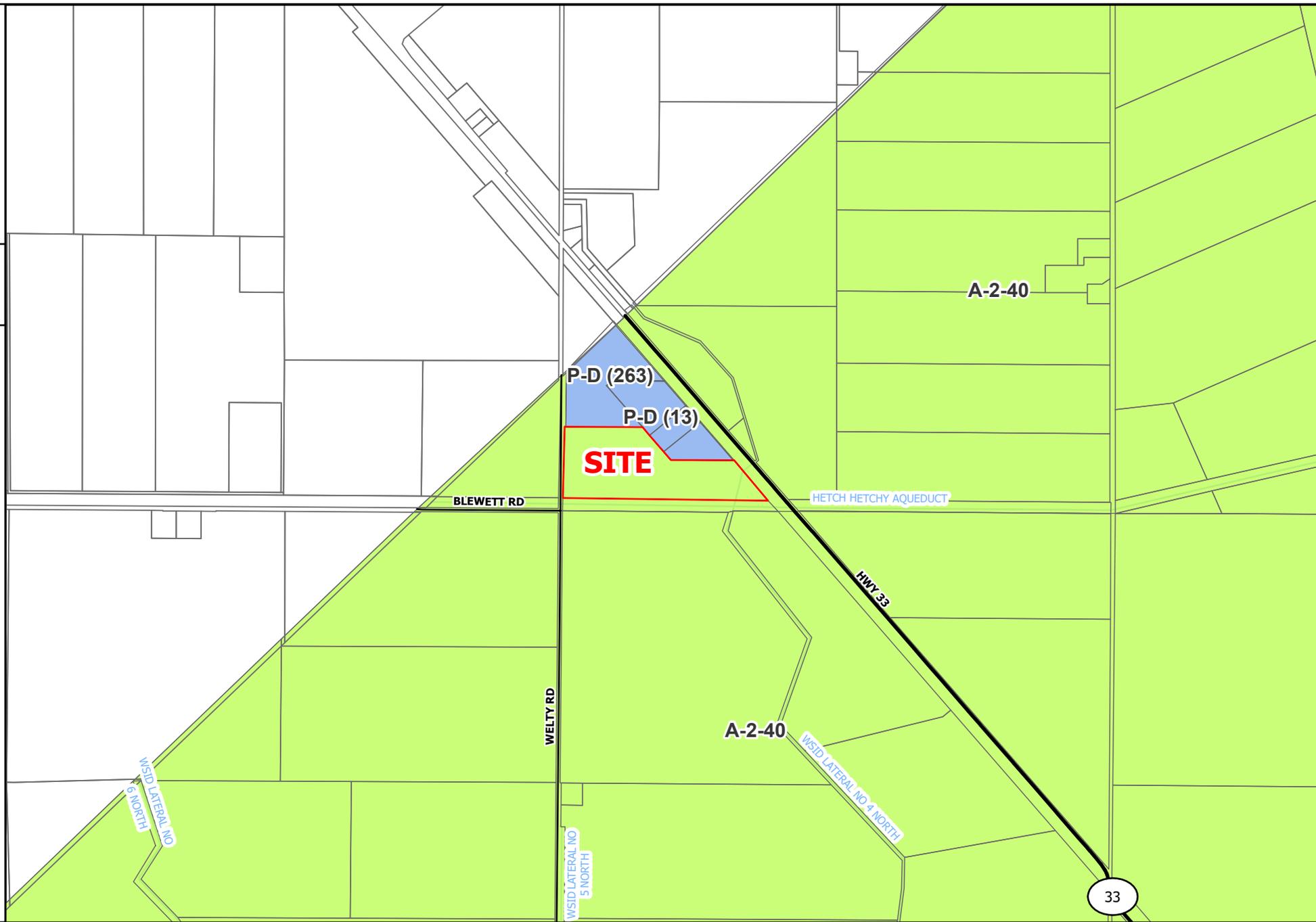
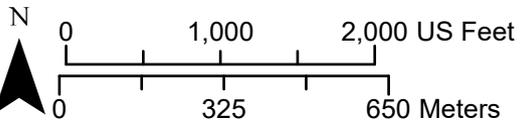
# ATWAL PROPERTIES

## GPA REZ PLN2024-0016

### ZONING MAP

#### LEGEND

-  Project Site
-  Parcel
-  Highway
-  Canal
- Zoning Designation**
-  General Agriculture 40 Acre
-  Planned Development; P-D (333); P-D (344); P-D (345); P-D
-  Planned Development; P-D (333); P-D (344); P-D (345); P-D
-  Street
-  Parcels



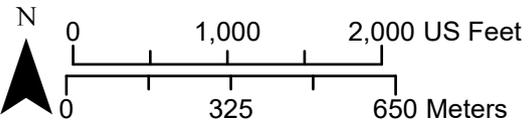
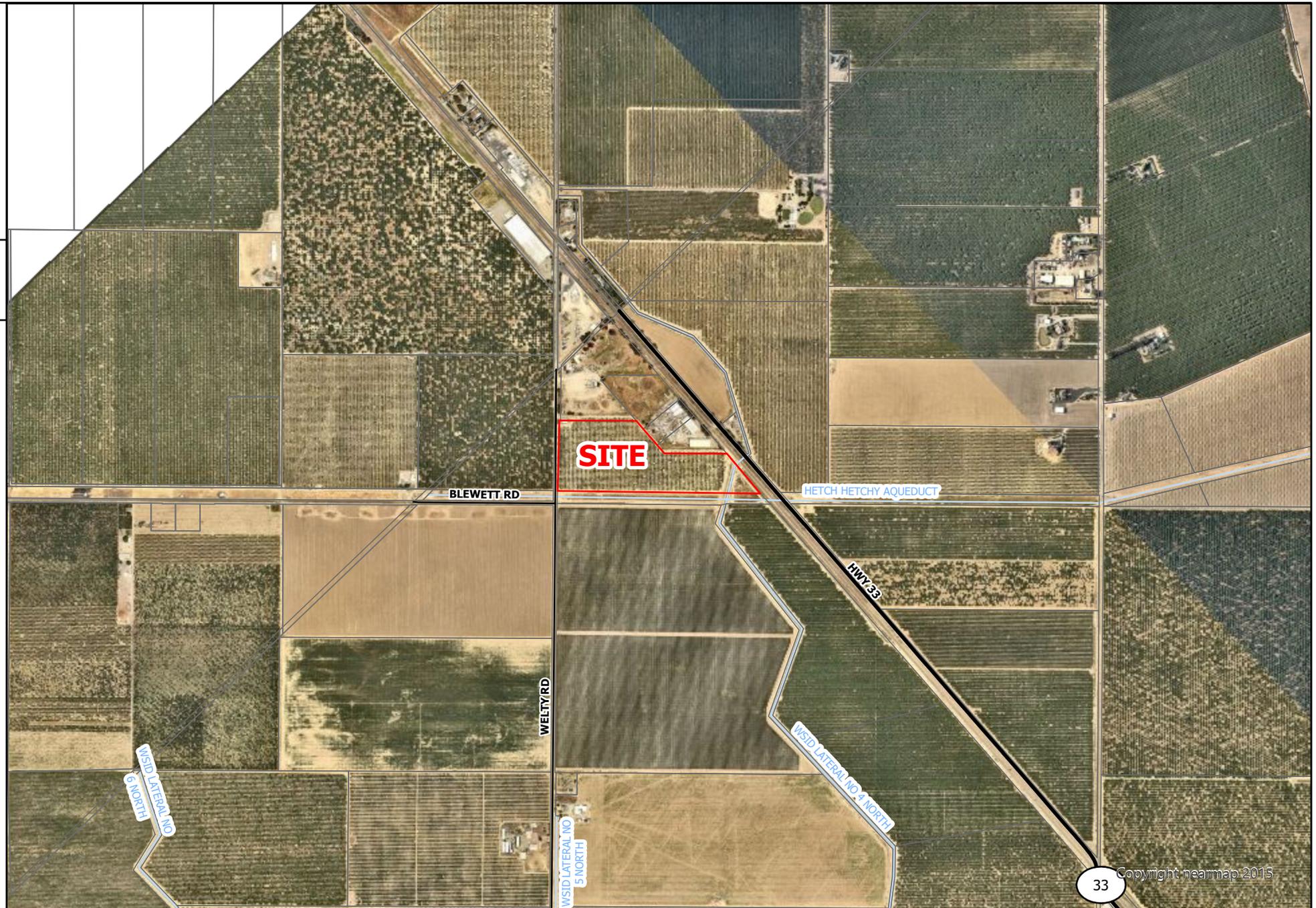
# ATWAL PROPERTIES

## GPA REZ PLN2024-0016

### 2023 AERIAL AREA MAP

#### LEGEND

-  Project Site
-  Parcel
-  Highway
-  Canal
-  Street
-  Parcels



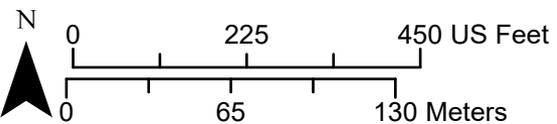
# ATWAL PROPERTIES

## GPA REZ PLN2024-0016

### 2023 AERIAL SITE MAP

#### LEGEND

-  Project Site
-  Parcel
-  Highway
-  Canal
-  Street
-  Parcels



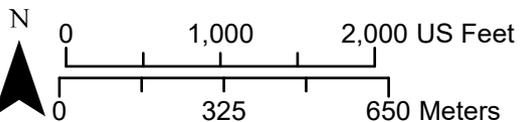
# ATWAL PROPERTIES

## GPA REZ PLN2024-0016

### ACREAGE MAP

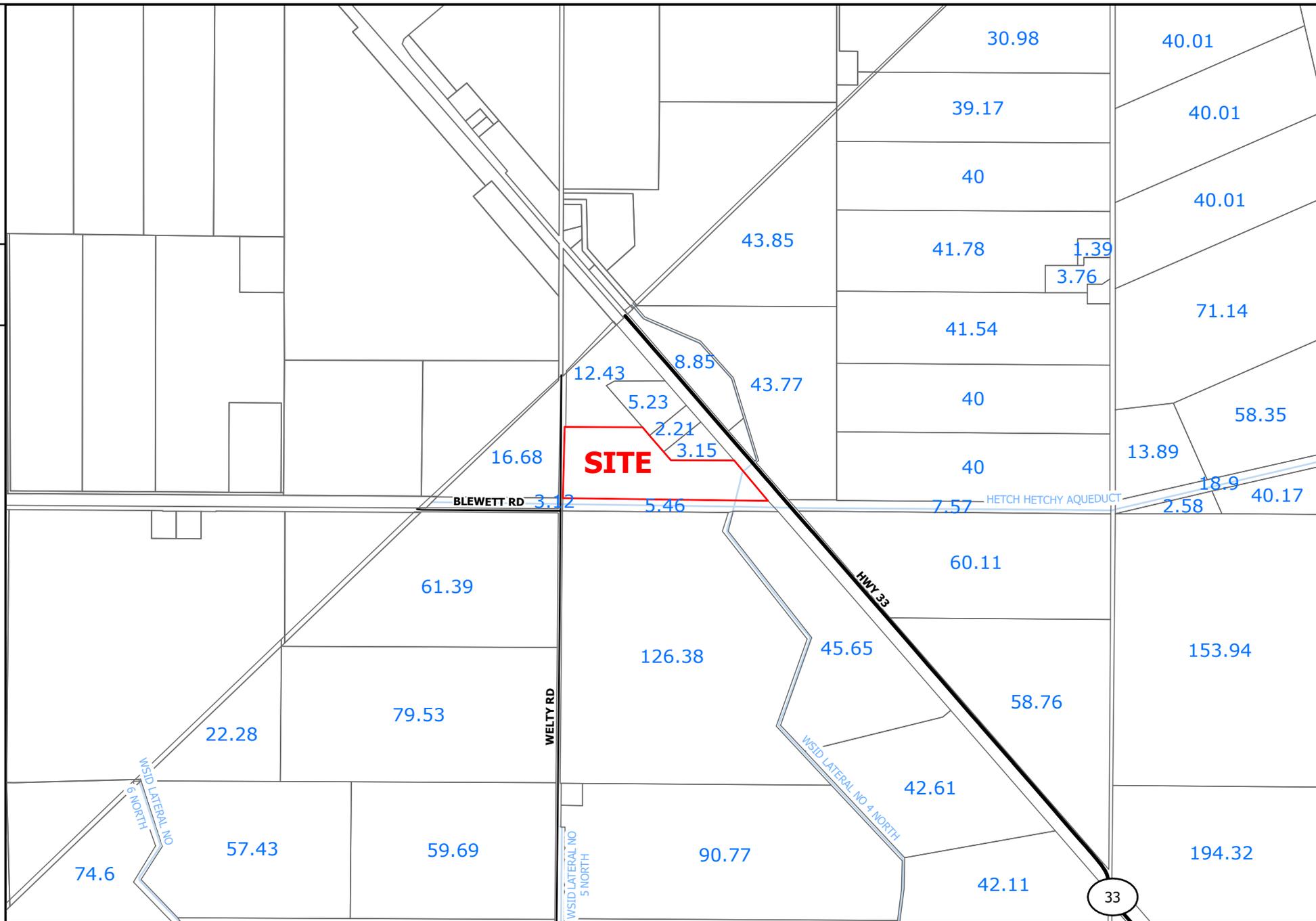
#### LEGEND

-  Project Site
-  Parcel
-  Acres
-  Highway
-  Canal
-  Street
-  Parcels



Source: Planning Department GIS

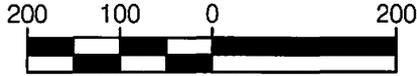
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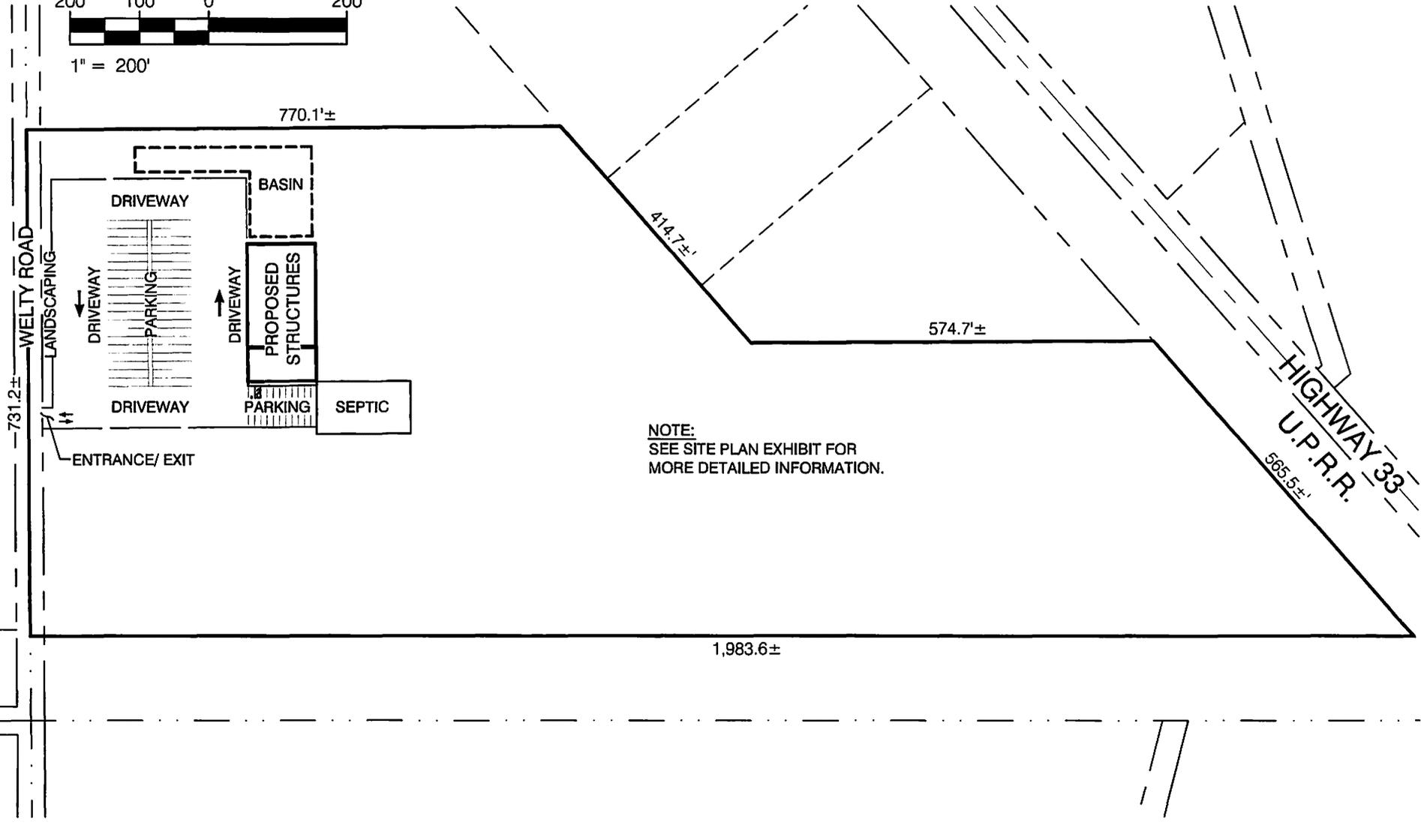
# PLOT PLAN FOR ATWAL PROPERTIES STANISLAUS COUNTY, CALIFORNIA



*North Star*  
**Engineering Group, Inc.**  
• CIVIL ENGINEERING • SURVEYING • PLANNING •  
620 12th Street Modesto, CA 95354  
(209) 524-3525 Phone (209) 524-3526 Fax

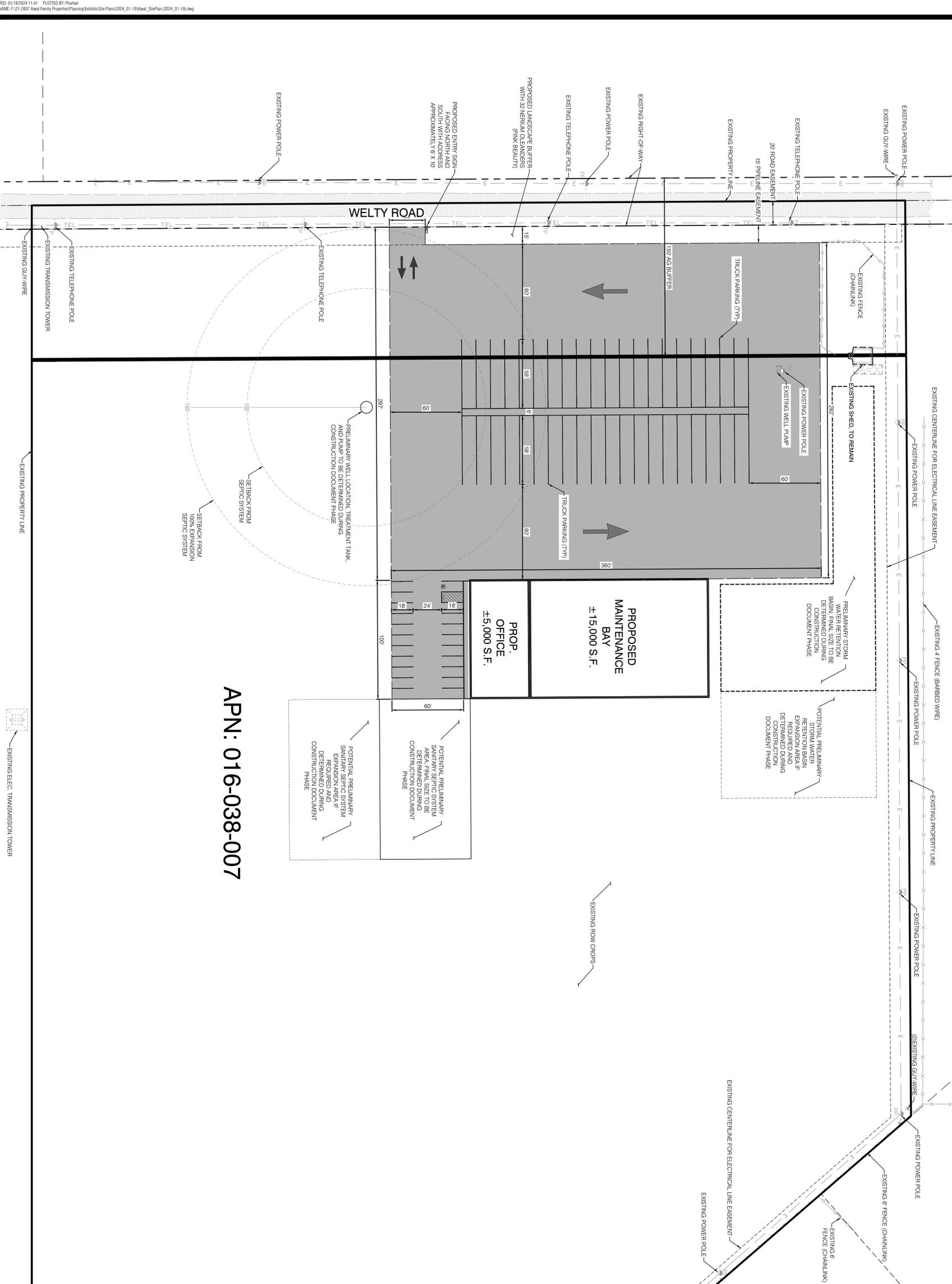


1" = 200'

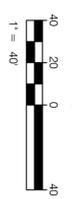
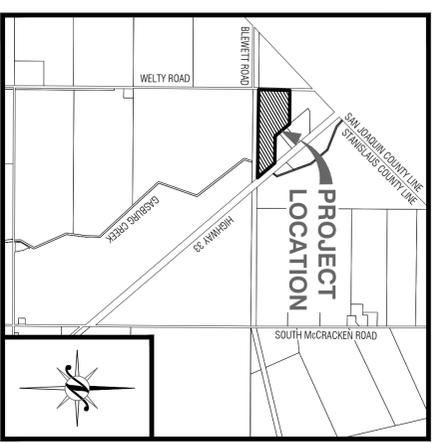


**NOTE:**  
SEE SITE PLAN EXHIBIT FOR  
MORE DETAILED INFORMATION.

# SITE PLAN FOR ATWAL PROPERTIES STANISLAUS COUNTY, CALIFORNIA



APN: 016-038-007



<b>PARKING TABLE</b>	OFFICE PARKING: 20 STANDARD 9' X 18' SPACES, 1 VAN ACCESSIBLE SPACE TRAILER PARKING: 40 12' X 58' OUTSIDE SPACES, 10 INSIDE SPACES
<b>LAND DESIGNATION</b>	EXISTING ZONING/GENERAL PLAN: AGRICULTURE PROPOSED ZONING/GENERAL PLAN: PLANNED DEVELOPMENT
<b>HATCH LEGEND</b>	PROPOSED PAVED AREA
<b>PREPARED FOR</b>	CLIENT: KOWAL ATWAL 1000 TRACY, CA 95304 T: (209) 288-0313 CONTACT: KOWAL ATWAL
<b>PROJECT LOCATION</b>	APN: 016-038-007 VERNALIS, CA 95386

REVISIONS			
NO.	DESCRIPTIONS	DATE	APPROVED

**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

**CONCEPTUAL TRUCKING FACILITY**

**ATWAL PROPERTIES**

VERNALIS, CALIFORNIA

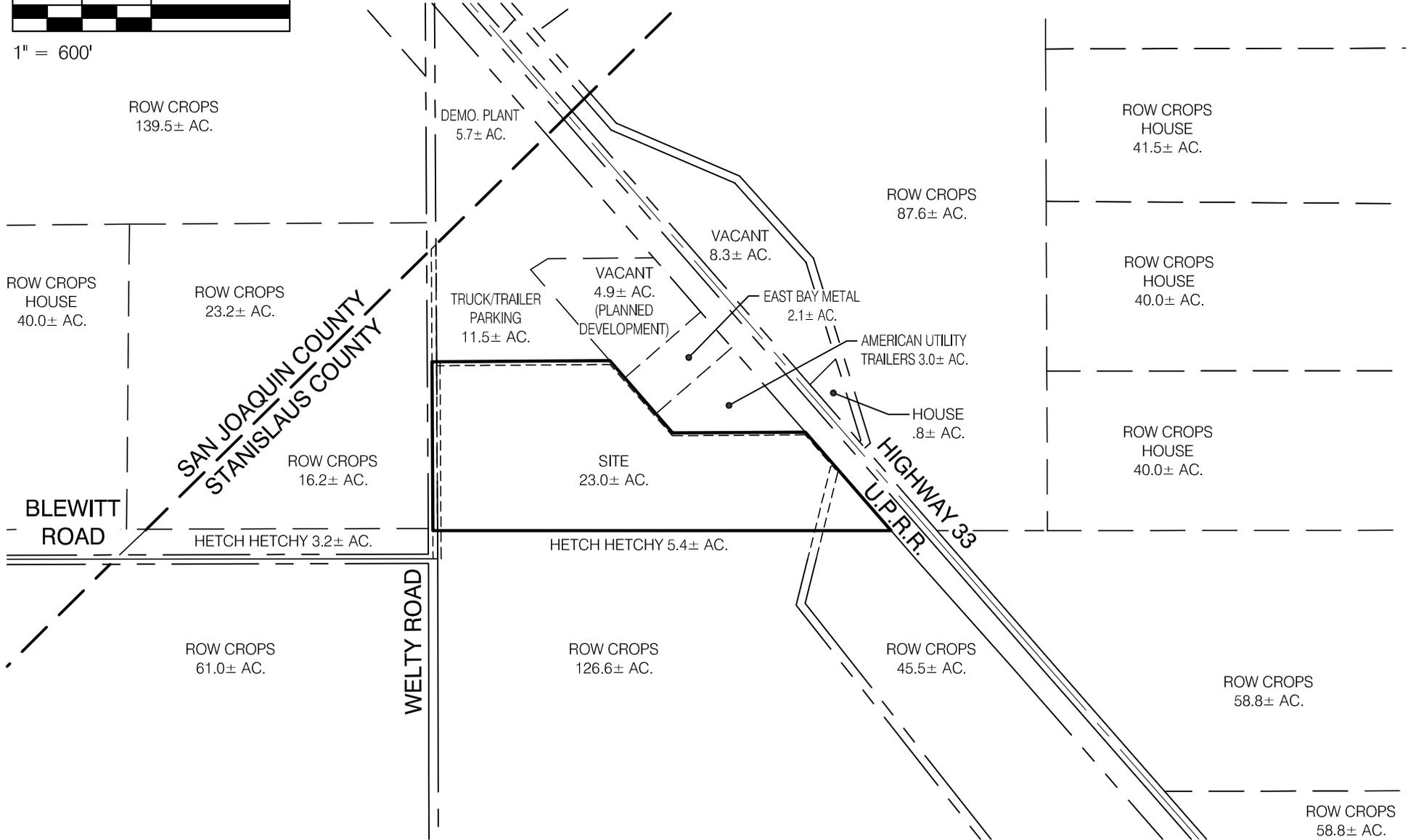
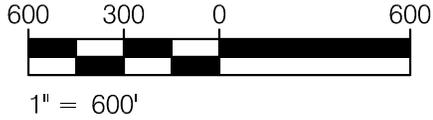
**North Star  
Engineering Group, Inc.**

• CIVIL ENGINEERING • SURVEYING • PLANNING •  
620 12th Street Modesto, CA 95354  
(209) 524-3525 Phone (209) 524-3526 Fax

EX1.1

SHEET NUMBER

# AREA PLAN FOR ATWAL PROPERTIES STANISLAUS COUNTY, CALIFORNIA



ATWAL PROPERTY  
APN 016-038-007  
CONCEPTUAL MAINTENANCE BUILDING



ATWAL PROPERTIES  
APN 016-038-007  
CONCEPTUAL OFFICE BUILDING



Google Earth

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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

Form Available Online: <http://www.stancounty.com/planning/applications.shtm>

# 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 border="0"> <tr> <td><input checked="" type="checkbox"/> General Plan Amendment</td> <td><input type="checkbox"/> Subdivision Map</td> </tr> <tr> <td><input checked="" type="checkbox"/> Rezone</td> <td><input type="checkbox"/> Parcel Map</td> </tr> <tr> <td><input type="checkbox"/> Use Permit</td> <td><input type="checkbox"/> Exception</td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td><input type="checkbox"/> Williamson Act Cancellation</td> </tr> <tr> <td><input type="checkbox"/> Historic Site Permit</td> <td><input type="checkbox"/> Other _____</td> </tr> </table>	<input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Parcel Map	<input 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>  Application No(s): _____  Date: _____  S _____ T _____ R _____  GP Designation: _____  Zoning: _____  Fee: _____  Receipt No. _____  Received By: _____  Notes: _____</p>
<input checked="" type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map										
<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Parcel Map										
<input 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).

Please see attached.

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# 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 016 Page 038 Parcel 007

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

Project Site Address  
or Physical Location:

Northeast corner of the Welty Road and Blewitt Road intersection

Property Area: Acres: 23+- or Square feet: \_\_\_\_\_

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

Row crops with a shed. An existing house was demolished between 2015 and 2016.

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)

none known of

Existing General Plan & Zoning: Agriculture, General AG 40 Acre

Proposed General Plan & Zoning: Commercial & Planned Development  
(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: East Bay Metal Products, American Utility Trailers, Southern Pacific Railroad, and Highway 33

West: row crops

North: Demolition plant with steel buildings, and truck and trailer storage

South: Hetch Hetchy right of way and row crops

## 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.) To be Determined

**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: 300 Sq. Ft. Landscaped Area: 6,070 Sq. Ft.

Proposed Building Coverage: 20,000 Sq. Ft. Paved Surface Area: 113,930 Sq. Ft.

**BUILDING CHARACTERISTICS:**

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

one 5,000 s.f.+ office building and one \$15,000 s.f. maintenance bay

Number of floors for each building: 1

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

**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\*: none

Telephone: AT&T Gas/Propane: PG&E

Water\*\*: none Irrigation: West Stanislaus 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:)

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	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): one 5,000 s.f. and one 15,000 s.f.

Type of use(s): office and maintenance bay

Days and hours of operation: Monday through Friday, 7:00 a.m. to 5:00 p.m. and Saturday 7:00 a.m. to noon.

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: None

Occupancy/capacity of building: To be Determined

Number of employees: (Maximum Shift): 30 (Minimum Shift): 20

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

Other occupants: None

Estimated number of truck deliveries/loadings per day: 5 - 8

Estimated hours of truck deliveries/loadings per day: Same as days and hours of operation listed above

Estimated percentage of traffic to be generated by trucks: 60%

Estimated number of railroad deliveries/loadings per day: none

Square footage of:

Office area: 5,000 s.f.

Warehouse area: 15,000 s.f. (maintance bay)

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

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

Loading area: \_\_\_\_\_

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

Other: (explain type of 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)

Welty 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? \_\_\_\_\_

**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.

*dust control and on-site sediment control measures via possible water trucks and hand cleaning site. To be determined by contractor.*

**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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**CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS**

Storm water discharges associated with construction activity are a potentially significant source of pollutants. The most common pollutant associated with construction is sediment. Sediment and other construction related wastes can degrade water quality in creeks, rivers, lakes, and other water bodies. In 1992, the State Water Resources Control Board adopted a statewide General Permit for all storm water discharges associated with construction activity that disturbs five or more acres of land. Effective March 10, 2003, all construction sites disturbing one or more acres of land will be required to obtain permit coverage. The General Permit is intended to ensure that construction activity does not impact water quality.

You need to obtain General Permit coverage if storm water discharges from your site and either of the following apply:

- Construction activities result in one or more acres of land disturbance, including clearing, grading, excavating, staging areas, and stockpiles or;
- The project is part of a larger common plan of development or sale (e.g., subdivisions, group of lots with or without a homeowner's association, some lot line adjustments) that result in one or more acres of land disturbance.

It is the applicants responsibility to obtain any necessary permit directly from the California Regional Water Quality Control Board. The applicant(s) signature on this application form signifies an acknowledgment that this statement has been read and understood.

**STATE OF CALIFORNIA HAZARDOUS WASTE AND SUBSTANCES SITES LIST (C.G.C. § 65962.5)**

Pursuant to California Government Code Section 65962.5(e), before a local agency accepts as complete an application for any development project, the applicant shall consult the latest State of California Hazardous Waste and Substances Sites List on file with the Planning Department and submit a signed statement indicating whether the project is located on a site which is included on the List. The List may be obtained on the California State Department of Toxic Substances Control web site (<http://www.envirostor.dtsc.ca.gov/public>).

The applicant(s) signature on this application form signifies that they have consulted the latest State of California Hazardous Waste and Substances List on file with the Planning Department, and have determined that the project site  is or  is not included on the List.

Date of List consulted: 7/28/2023

Source of the listing: \_\_\_\_\_  
(To be completed only if the site is included on the List)

**ASSESSOR'S INFORMATION WAIVER**

The property owner(s) signature on this application authorizes the Stanislaus County Assessor's Office to make any information relating to the current owners assessed value and pursuant to R&T Code Sec. 408, available to the Stanislaus County Department of Planning and Community Development.



## Atwal Properties – Project Description as of December 11<sup>th</sup>, 2023

Existing Facility Location: 28644 S Tracy Boulevard, Tracy, CA. 95377

Proposed Project Location: 016-038-007, Unincorporated Area in Stanislaus County

Parcel Size: 23.0+- acres

### Setting:

The existing land use is row crops with a small shed at the northwest corner of the property, which is to remain in place. It is bordered by a demolition plant with steel buildings, and truck and trailer storage to the north. East Bay Metal Products, American Utility Trailers, the Southern Pacific Railroad and Highway 33 exist to the east of the site. A Hetch Hetchy right of way, and row crops exist to the south, and row crops to the west.

### General Plan and Zoning:

The existing General Plan designation is Agriculture, and the existing zoning is General AG 40 Acre. The proposed General Plan and zoning designations is Planned Development.

### Project Characteristics:

The project proposes a paved truck/ trailer parking area including 40 parking stalls for a fleet of 25 trucks and 35 trailers that haul refrigerated goods mainly for Safeway and Albertson's. The trucks drive to the five western states, are out a few days at a time, and would visit the site when nearby and only when empty. There will be between five to eight trucks visiting the site per day. An approximate 15,000 s.f. maintenance bay located behind the truck/ trailer parking area that would provide only minor and general repairs. All major repairs would be done at Freighliner Keyes. A 5,000 s.f. office building is proposed to be located south of the maintenance bay, and would be open between 7:00 a.m. to 5:00 p.m. Monday through Friday, and 7:00 a.m. until noon on Saturdays. Office staff would include management, accounting, safety/ human resources, and dispatch. A 21-stall parking lot is proposed to the south of the office building. The total number of employees, including drivers, that will be on site on a typical day would be between 20 to 30. The parking area will be screened by a landscaped area, consisting of 32 Nerium Oleanders (Pink Beauty) with a possible berm, and will be irrigated by the proposed well.

### Access:

Access to the project will be from a single entry point off Welty Road located at the southerly end of the site.

### Agricultural Buffer:

An agricultural buffer is planned due to the row crops that exist to the west across Welty Road. The 150' buffer is from the westerly right of way line of Welty Road, to within the truck/ trailer parking lot. All proposed buildings are outside of the buffer.



## Sewer:

The project proposes to be served by an on-site traditional sewer septic system which includes the tank, leech lines, and a 100% expansion area. The final size and arrangement of the components are to be determined during the construction document phase.

## Storm:

Storm drainage runoff to be conveyed to an on-site retention basin located to the north and east of the truck/trailer parking lot. The basin's final size and shape is to be determined during the construction document phase.

## Water:

A proposed water well, treatment tank, and pump will be utilized to serve the project. This well is to be outside of the minimum setbacks to the sewer and storm systems. The required components and design to be determined during the construction document phase. There is an existing agricultural water well and pump located at the northwest corner of the property line which has collapsed. It will be demolished per the Stanislaus County Environmental Department rules and regulations.

## Existing Electrical Easement and Facilities:

There is an existing electrical easement along the north and east sides of the property that starts at Welty Road, and terminates at the West Stanislaus Irrigation District (W.S.I.D.) lateral No. 4D. There are power poles and overhead power lines within the easement.

## Existing West Stanislaus Irrigation District Easement and Facilities:

There is an existing 36' wide easement within the southwest corner of the property that contains a portion of the W.S.I.D. lateral No. 4N. This area of the property is not to be developed.

## Existing Pipeline Easement and Facilities:

There is an existing 15' W.S.I.D. pipeline easement along the westerly property line, along the frontage of Welty Road. It is currently unknown if there are any facilities within the easement.

## Project Schedule:

Construction documents will be prepared soon after entitlement approval, and grading of the site will commence shortly after. Full construction of the improvements as shown on the site plan will be completed within 6 months of the start date.

## Future Expansion:

The proposed project is expected to expand in the future to the remainder of the parcel. No date has been determined for this expansion.



### General Plan Amendment Justification:

The project is located within an unindexed portion of the Stanislaus County General Plan, within Land Use Diagram Area 3 as shown in Chapter I – Land Use Element. The closest index area within Chapter I is Gaffery Road/ County Line Area Map Index # 3-D, which is approximately two miles southwest of the project.

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



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

**Date:** 12/6/2023

**Records Search File #:** 12737N

**Project:** Atwal Properties APN 016-038-007  
SW ¼ Section 35, T3S R6E

**Requested by:**

Pamela Hurban, Assistant Planner  
NorthStar Engineering Group, Inc.  
620 12<sup>th</sup> Street  
Modesto, CA 95354  
[phurban@nseng.net](mailto:phurban@nseng.net)

**On behalf of:**

Komal Atwal  
Atwal Properties  
3701 W. Linne Road  
Tracy, CA 95304  
209-298-0313

**Invoice to:** [komal.atwal@gmail.com](mailto:komal.atwal@gmail.com)

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on portions of the Solyo and Vernalis USGS 7.5-minute quadrangle maps 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 Resources Directory (ARD)  
*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.

- There is a segment of one recorded historic structure, Lateral No. 4 North (P-50-001898), referenced with a National Register of Historic Places status rating of “6Z”, found ineligible for the National Register of Historic Places, the California Register of Historical Resources, or local designation through survey evaluation.
- The General Land Office survey plat for T3S R6E (dated 1860) shows the west ½ of Section 35 divided onto two 160-acre parcels. The eastern half of Section 35 is within the historic Mexican land grant of Rancho El Pescadero Grimes et al. No other historic features are referenced.
- The Official Map of the County of Stanislaus, California (1906) shows J. Ohm as the landowner in the SW ¼ Section 35, T3S R6E
- The 1915 edition of the Vernalis USGS quadrangle shows the alignment of Welty Road on the west, the route of Lateral No. 4 North, and the Southern Pacific Railroad on the east.
- The 1953 edition of the Vernalis USGS quadrangle shows a building in the northwest corner of the project area that would be 70 years in age (or older). We have no further information on file regarding this possible historical resource.

**Prehistoric or historic resources within the immediate vicinity of the project area:**

- There are no formally recorded prehistoric or historic archaeological resources.
- The 1915 edition of the Vernalis USGS quadrangle shows buildings north of the project area possibly associated with the Ohm railroad siding (no further data on file regarding these possible historic buildings).
- The San Joaquin Pipelines Nos. 1 & 2 (segments of the Hetch Hetchy Aqueduct, primarily underground) south of the project have been recorded as P-50-000074, and the Southern Pacific Railroad to the east has been recorded elsewhere in Stanislaus County as P-50-000001.

**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 sending the signed **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