

Days and hours of operation: 5am-6pm

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

Occupancy/capacity of building: _____

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

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

Other occupants: _____

Estimated number of truck deliveries/loadings per day: None

Estimated hours of truck deliveries/loadings per day: None

Estimated percentage of traffic to be generated by trucks: None

Estimated number of railroad deliveries/loadings per day: None

Square footage of:

Office area: _____

Warehouse area: _____

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)

Pioneer Rd.

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.

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)

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: _____ 2-13-24 _____

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.

PROJECT DESCRIPTION – 5601 Pioneer Rd. Hughson, CA 95326

The project is a request to establish and operate a parking facility for up to twelve tractor-trailer combinations on a proposed 1.27 acre use area located at 5601 Pioneer Rd. in Hughson, CA (APN 045-035-053) for use by Lafollette Trucking. The parking facility will be fenced and filled with $\frac{3}{4}$ " crushed gravel, and will include twelve 12-foot by 85-foot tractor-trailer parking stalls and twelve 9-foot by 18-foot operator/employee parking stalls.. Access will be taken off Pioneer Rd. via a 4-foot-long by 20-foot-wide asphalt, or better, approach. Landscaping will be installed at the Pioneer Rd. entrance.

Tractor-trailer trips will range between the business hours of 5:00 AM to 6:00 PM, Monday – Saturday, year-round. Four tractor-trailers to be parked on-site are owned by the property owner. No major tractor-trailer maintenance, fluid changes, or washing will occur on-site; all major repairs will be outsourced to mechanic shops. Minor maintenance limited to tire changes, light and windshield wiper replacements, and checking fluids will be conducted on-site. The tractor-trailers will be fueled off-site. The applicant will contract with an external company to provide portable restrooms and wash stations for operators/employees while they are on-site during normal business hours.

The proposed 1.27 acre use area is located within an existing 9.81± acre parcel at 5601 Pioneer Rd. in Hughson, CA in the General Agriculture 40 Acre zoning district. The parcel is currently developed with a 3,842 sq. ft. single-family dwelling with attached garage and a 4,800 sq. ft. Ag. storage building. The parcel is also currently developed with one well, one septic tank with leach field, private water/sewer, and a 250-gallon propane tank located in the Northeast end of the parcel.

SUPPLEMENTAL CHECKLIST FOR TRACTOR-TRAILER PARKING

Does the property owner live on the property? Yes No

PRODUCTS BEING HAULED:

Dry Goods / Freight Gasoline / Propane Hazardous Materials
 Refrigerated Goods Produce Livestock / Animals
 Other

Specify types of materials and products being hauled: Almond Hulls/Shell,
Walnut Shell and Wood Chips/Bark

ON-SITE TRUCK-TRACTOR AND TRAILER INFORMATION:

Number of truck-tractors (please list): 12

Number of trailers (please list): 24

Number of truck-tractors and trailers owned by property owner (please list make & model): R 4

Number of truck-tractors and trailers not owned by property owner (please list make & model): 8

SITE IMPROVEMENTS:

Total size of parking area: See attached paper

Proposed surface material for parking area: 3/4 crushed rock

Size of office (if applicable, please show location on site plan): N/A

OPERATIONS:

Operating hours and season: 5am-6pm

ADDITIONAL NOTES (attach additional sheets as necessary):

