



Referral Early Consultation

Date: November 3, 2016
To: Distribution List (See Attachment A)
From: Timothy Vertino, Assistant Planner, Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2016-0107 - DTL LOGISTICS
Respond By: November 21, 2016

******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: Gurgit S. Dhaliwal, DTL Logistics
Project Location: 2515 Lander Avenue, north of W. Greenway, south of State Highway 99 Avenue, in the Turlock area.
APN: 044-020-011
Williamson Act Contract: N/A
General Plan: AG (Agriculture)
Current Zoning: A-2-10 (General Agriculture)

Project Description: Request to establish a truck parking facility for 12 truck-tractors and 12 trailers on an .86± acre portion of 8.86± acre parcel. Hours of operation are 7:00 a.m. - 5 :00 p.m. The site is currently developed with a single family dwelling, and planted in row crops. All vehicle maintenance will be done off-site.

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

USE PERMIT APPLICATION NO. PLN2016-0107 - DTL LOGISTICS

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)		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/SANITARY DIST	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: TURLOCK RURAL FIRE	X	STAN CO SUPERVISOR DIST 2: CHIESA
	HOSPITAL DIST:	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: TURLOCK	X	StanCOG
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:	X	TRIBAL CONTACTS (CA Government Code §65352.3)
	RAILROAD:	X	TRIBAL CONTACT – Torres Martinez Desert Cahuilla Indians (All)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: TURLOCK JOINT UNION		US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	STAN ALLIANCE		USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:
	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: USE PERMIT APPLICATION NO. PLN2016-0107 - DTL LOGISTICS

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

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

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

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

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

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

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

Response prepared by:

Name	Title	Date
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**UP PLN2016-0107
DTL LOGISTICS
AREA MAP**

TURLOCK

W. MAIN ST.

GEER RD.

99

SIMMONS RD.

165

W. GREENWAY AVE.

SITE

LANDER AVE.

E. GREENWAY AVE.

165

Legend



SPHERE OF INFLUENCE



COUNTY



TURLOCK



0 0.375 0.75 1.5 Miles

**UP PLN2016-0107
DTL LOGISTICS
GENERAL PLAN MAP**

SIMMONS RD.

SITE

LANDER AVE.

165




99

W. GREENWAY AVE.



0 187.5 375 750 Feet

Legend

-  SPHERE OF INFLUENCE
-  AG= AGRICULTURE
-  CITY OF TURLOCK

**UP PLN2016-0107
DTL LOGISTICS
ZONING MAP**

SIMMONS RD.

SITE

LANDER AVE.

165

99

W. GREENWAY AVE.



0 187.5 375 750 Feet

Legend



SPHERE OF INFLUENCE

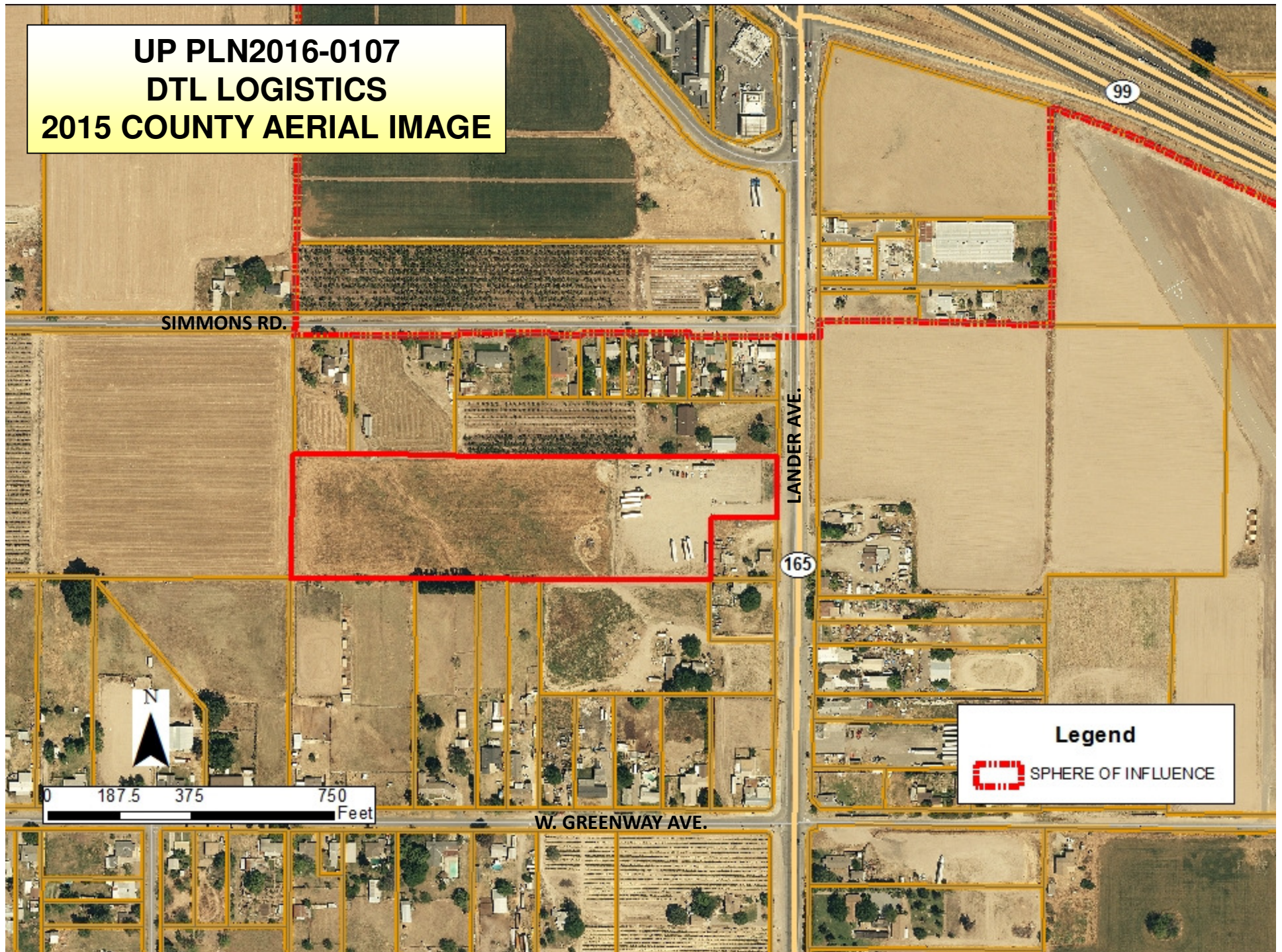


A-2-10= AGRICULTURE

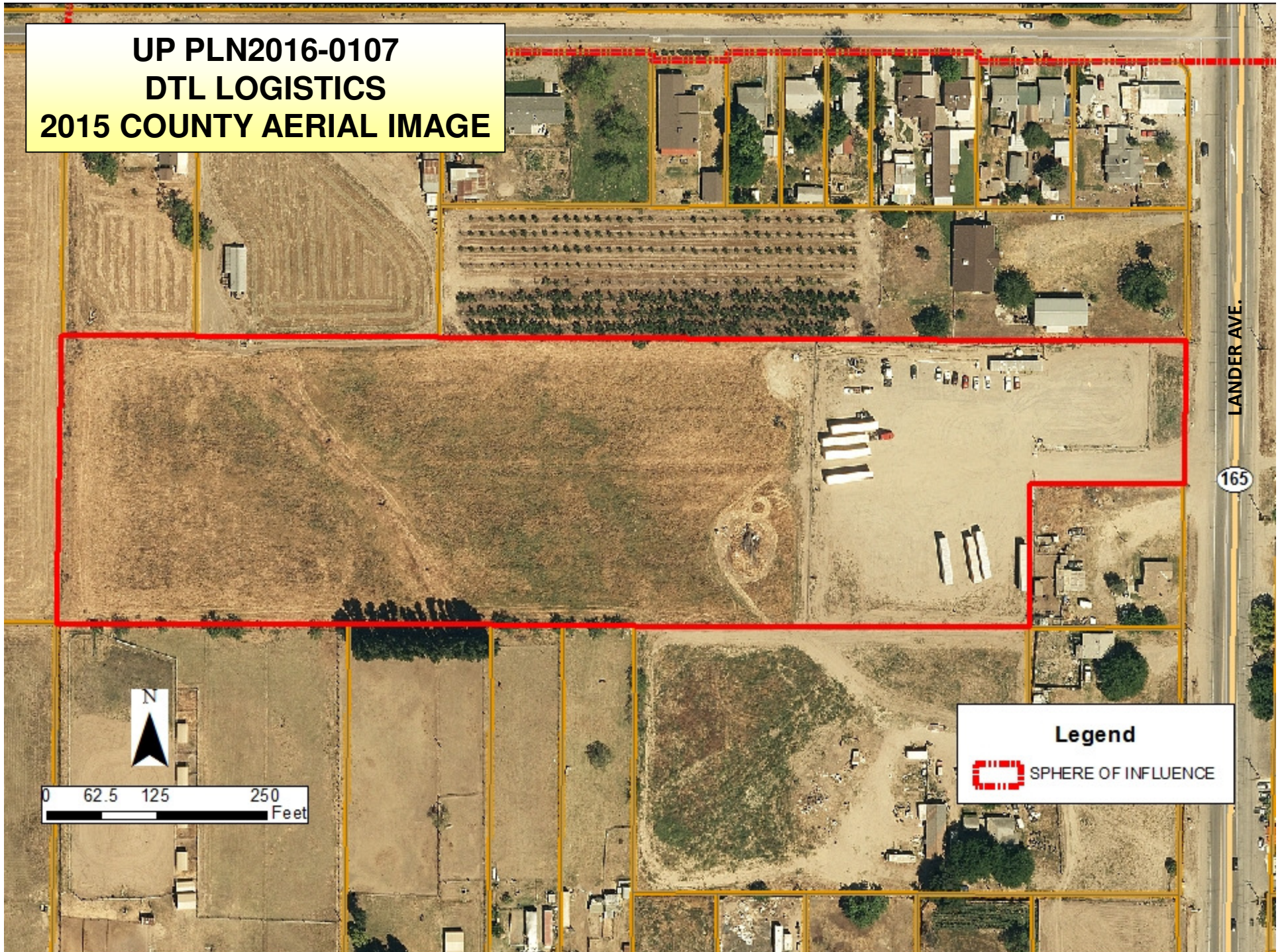


CITY OF TURLOCK

**UP PLN2016-0107
DTL LOGISTICS
2015 COUNTY AERIAL IMAGE**



**UP PLN2016-0107
DTL LOGISTICS
2015 COUNTY AERIAL IMAGE**

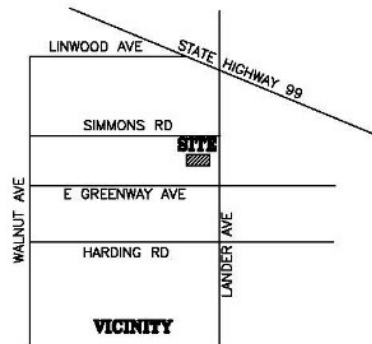
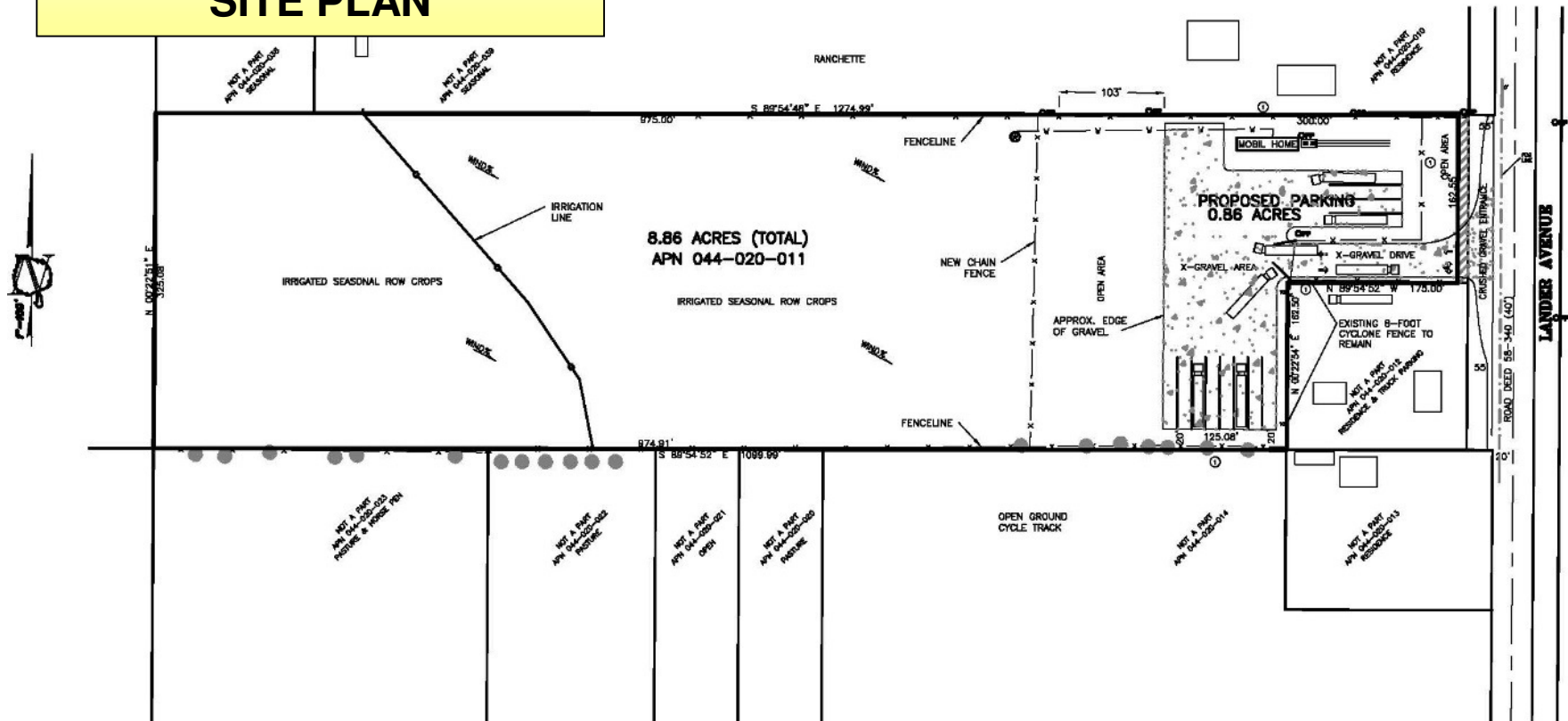


Legend



SPHERE OF INFLUENCE

UP PLN2016-0107 DTL LOGISTICS SITE PLAN



LEGEND:

- P- PROPOSED
- X- EXISTING
- WIND- AVERAGE PREVAILING WIND DIRECTION
- DOMESTIC WELL
- POWER POLE
- SEPTIC SYSTEM
- EXISTING OR PROPOSED FENCE TO HAVE SCREENING

SITE SUMMARY:

TRACTOR TRAILOR PARKING 12 (MAX)
PARKING SURFACE: CRUSHED GRAVEL
ENTRANCE SURFACE: LARGER GRAVEL
PROJECT BORDER: CYCLONE FENCE
SECURITY: LARGE SECURITY GATE
GREENERY: NO ADDITIONAL PROPOSED DUE TO DROUGHT CONDITIONS

GRAVEL SURFACE TO BE DETERMINED BY MATERIAL SUPPLIER FOR PROPER USE.

PLOT PLAN FOR

2515 LANDER AVENUE,

PORTION OF HOME COLONY LYING IN SECTION 27, T.5S.,
R.10E., M.D.M.
COUNTY OF STANISLAUS, CALIFORNIA

**ASPEN SURVEY
COMPANY INC.**
1121 GARDALE RD., STE. 6, MODESTO, CA 95305
Ph (209) 528 6724 Fax (209) 528 0472

October 18 2016
Sheet 1 of 1



APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

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

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

PLANNING STAFF USE ONLY:

Application No(s): PLN 2016 0107

Date: 10/20/16

S 27 T 5 R 10 E

GP Designation: AG

Zoning: A-2-10

Fee: 3,152.00

Receipt No. 534958

Received By: D.H

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).

The proposed project is for truck parking. The existing 8.86±acre parcel currently has a mobile home (residence)

There will be 12 truck parking stalls and 12 standard stalls for drivers to use while on deliveries

Hours may differ during season but are expected to be 7am til 5 pm. Truck parking will be on 0.86± acres.

The Lot is for truck parking. Individual drivers will maintain vehicles at professional service centers off-site.

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 044 Page 020 Parcel 011

Additional parcel numbers: _____

**Project Site Address
or Physical Location:**

open ground south of Simmons Rd, west of Lander Ave.

Property Area: Acres: 8.86± or Square feet: _____

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

Irrigated Corn Crops. The area for truck parking is non-irrigated gravel. Site has been similar for ten years.

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)

Mobile Home Use permit & Irrevocable Offer of Dedication for Lander Avenue BLD14-0041

Existing General Plan & Zoning: A-2-10

Proposed General Plan & Zoning: not applicable (close to Turlock sphere of influence)
(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: Highway Commercial use (stores, shops etc)

West: Agricultural seasonal crops (Corn)

North: Rural Residential

South: Rural Residential, open lands, fallow for many years.

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: Existing open area with partial gravel lanes of travel

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.) mall size crushed gravel may be added to the existing graded surface for dust control.

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) no change

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: 1440 Sq. Ft. Landscaped Area: 4053 Sq. Ft.
Proposed Building Coverage: N/A Sq. Ft. Paved Surface Area: 1054 Gvl Sq. Ft.

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: _____

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

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) crushed gravel over existing compacted native soil.

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: <u>TID</u>	Sewer*: <u>Septic</u>
Telephone: <u>ATT</u>	Gas/Propane: _____
Water**: <u>Private Well</u>	Irrigation: <u>TID</u>

***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:)

There will be NO special or unique sewage waste proposed for this project

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: _____

(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): No additional proposed buildings

Type of use(s): _____

Days and hours of operation: 6 AM - 6 PM

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

Occupancy/capacity of building: NOT USED AS PART OF THE OPERATION

Number of employees: (Maximum Shift): 12 (Minimum Shift): 1

Estimated number of daily customers/visitors on site at peak time: none

Other occupants: none

Estimated number of truck deliveries/loadings per day: 12

Estimated hours of truck deliveries/loadings per day: 6am - 6pm

Estimated percentage of traffic to be generated by trucks: 80 percent

Estimated number of railroad deliveries/loadings per day: none

Square footage of:

Office area: none Warehouse area: none

Sales area: none Storage area: none

Loading area: none Manufacturing area: none

Other: (explain type of area) Truck Parking Area 0.86 acres

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)

Lander Avenue will provide access to and from the parking area.

- Yes ☒ No ☐ Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan) CURRENT I.R.D. LANDER AVE.
- 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) EXISTING GATE

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) natural drainage. the current soil drains very well.

If direct discharge is proposed, what specific waterway are you proposing to discharge to? none !!!

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.

NO GRADING IS PROPOSED

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)

The parking area has been kept clean for many years. The agricultural transport trucks are maintained per
State of California Standards.

This use permit is for 12 units of truck/trailer parking. The existing parking area will be bolstered with crushed
gravel for dust mitigation. Fencing that borders neighboring properties, allows security and private property
enjoyment of the neighbors.

Statement of Compliance
12 space Ag-Transport parking

The proposed project is for agricultural truck and transport truck parking. The proposed parking will be located at the eastern most area of a current 8.86-acre parcel known as 2515 Lander Avenue, Turlock, Ca. also, known as assessor's parcel 044-020-011.

The site currently has seasonal crops which are irrigated via an existing private pipeline.

Trucks are being parked on the eastern frontage along Lander road.

There is a mobile home which is a residence and NOT an office. There is no office at this site. Drivers arrive on site and remove their assigned truck to a destination of pickup and delivery. The drivers return the trucks to the parking area at the end of their shift.

The truck parking area does NOT interfere with the farming operations at the eastern majority of the property.

There are NO commercial or industrial uses or businesses proposed.

The trucks being used (parked) on site are consistent with use for transporting agricultural goods.

ALL of the trucks being parked on site, belong to the property owner.

No more the 12 truck units will be parked on site.

The parking site area is LESS than 1.5 acres (0.86) and substantially less than half of the 8.86-acre parcel total.

NO off-loading of goods will take place at the parking site.

All of the truck units will be fully maintained and available for use 12 months of the year.

Once again, there is NO OFFICE at this truck parking site,

Access to the site is via the County Main artery of Lander Avenue. Lander Avenue is currently 2 lanes. Lander Avenue is safe for the traffic it currently serves. The subject truck parking area has used Lander Avenue access since 2013 with no traffic incidents.

The proposed parking area will have a crushed gravel surface for dust control. The existing driveway has a sturdy gravel surface which is in good condition. There is fencing along the frontage as well as some natural landscaping. (wild yellow flower plants) The landscaping looks much better during NON-Drought condition.

continued

On-site maintenance is limited to Oil, tire, lights wipers and fluids. (basic safety procedures)
There will be NO heavy mechanical repairs on site.

There is no signage on the property.

There is NO on site storage proposed for truck use.

This site is an agricultural transport parking area only. Private vehicles are limited to the Owner, and the drivers (if any). The drivers remove their personal vehicles at end of shift.

Brief summary:

This site has been used for truck parking circa 2013. The irrigated agricultural area is NOT affected by the truck parking.

There is a small hobby orchard north and west of the parking area. It is known that the owner of said hobby orchard, does NOT employ aerial spray techniques.

The existing truck parking has not caused a disturbance to the neighbors since the addition of the gravel surface on the driveway. The neighbor immediately next to the parking area, parks his OWN trucks on his own property. It can be assumed that said neighbor understands the dynamics of transport services via truck and trailer.

Thank you very much.