



Referral Early Consultation

Date: March 13, 2025

To: Distribution List (See Attachment A)

From: Marcus Ruddicks, Assistant Planner
Planning and Community Development

Subject: STAFF APPROVAL APPLICATION NO. PLN2025-0004 – PURECAP HOLDINGS, LLC

Respond By: March 28, 2025

******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 the conditions for a Staff Approval. Therefore, please list any conditions that you wish to have included 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:	Purecap Holdings, LLC
Project Location:	2206 Tenaya Drive, on the southeast corner of Mitchell Road and Tenaya Drive, in the Modesto area
APN:	036-001-048
Williamson Act Contract:	N/A
General Plan:	Industrial
Current Zoning:	Planned Development (P-D 350)

Project Description: Request to construct and operate a 3,096± square-foot fueling station and 3,799± square-foot convenience store on a portion of a 2.915± acre parcel in the Planned Development (P-D 350) zoning district, which allowed the establishment of a catering and event venue in the existing 34,720± square-foot building on-site with modified off-street parking requirements. This venue is not currently in operation. P-D 350 also permits all uses in the Industrial (M) zoning district provided all M District development standards are met. The fueling station will include one gas canopy with six gas pumps. Proposed hours of operation are seven days a week from 6:00 a.m. to 11:00 p.m., with up to four employees on a maximum shift operating the market. 20 off-street parking stalls have been proposed. Current use of the site consists of a Habitat for Humanity office and warehouse in the existing 34,720± square-foot building on-site, which will not be altered by the proposed development.

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



STAFF APPROVAL APPLICATION NO. PLN2025-0004 – PURECAP HOLDINGS, LLC

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation	X	STAN CO ALUC
	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
	CA DEPT OF TRANSPORTATION DIST 10		STAN CO CEO
	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: MODESTO		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
	COOPERATIVE EXTENSION		STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
	DER GROUNDWATER RESOURCES DIVISION		STAN CO SHERIFF
	DISPOSAL DIST:		STAN CO SUPERVISOR DIST 2:
X	FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED		STAN COUNTY COUNSEL
	GSA:		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: MODESTO	X	STANISLAUS LAFCO
	MOSQUITO DIST:		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:		INTERESTED PARTIES
	PACIFIC GAS & ELECTRIC		TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
	RAILROAD: MET		US ARMY CORPS OF ENGINEERS
	SAN JOAQUIN VALLEY APCD		US FISH & WILDLIFE
	SCHOOL DIST 1:		US MILITARY (SB 1462) (7 agencies)
	SCHOOL DIST 2:		USDA NRCS
	WORKFORCE DEVELOPMENT		WATER DIST:
	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		

STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: STAFF APPROVAL APPLICATION NO. PLN2025-0004 – PURECAP HOLDINGS, LLC

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:

<hr/>	<hr/>	<hr/>
Name	Title	Date

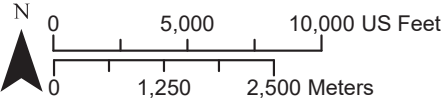
**PURECAP
HOLDINGS, LLC**

**SAA
PLN2025-0004**

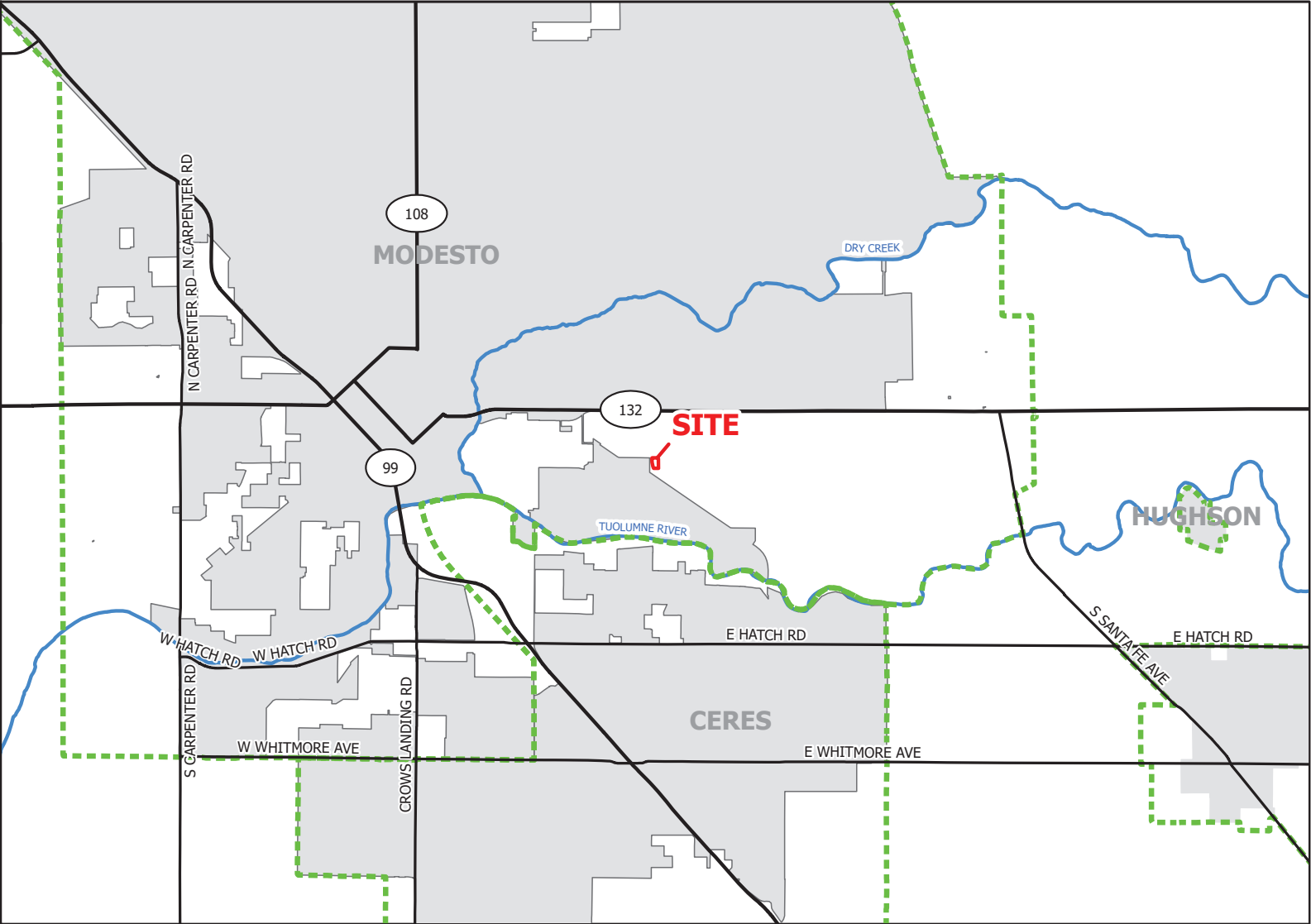
AREA MAP

LEGEND

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



Source: Planning Department GIS Date Exported: 2/5/2025





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HOLDINGS, LLC**





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PLN2025-0004**

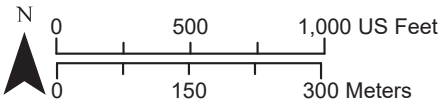
GENERAL PLAN MAP

LEGEND

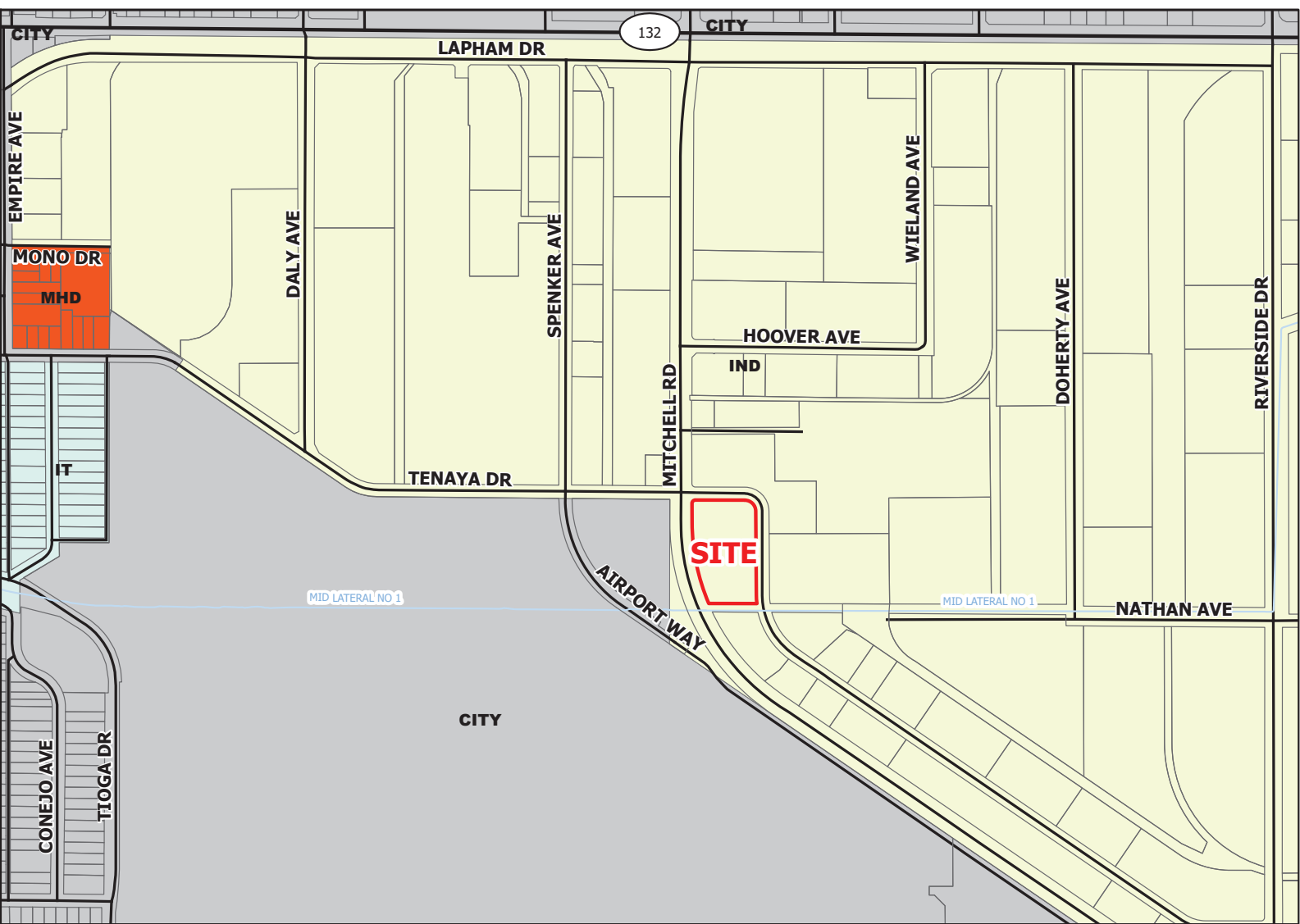
-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

General Plan

-  City
-  Industrial (IND)
-  Industrial Transition (IT)
-  Residential - Medium/High Density (MHD)



Source: Planning Department GIS Date Exported: 2/5/2025







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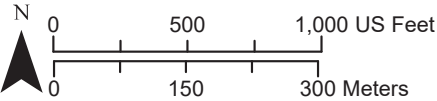
ZONING MAP

LEGEND

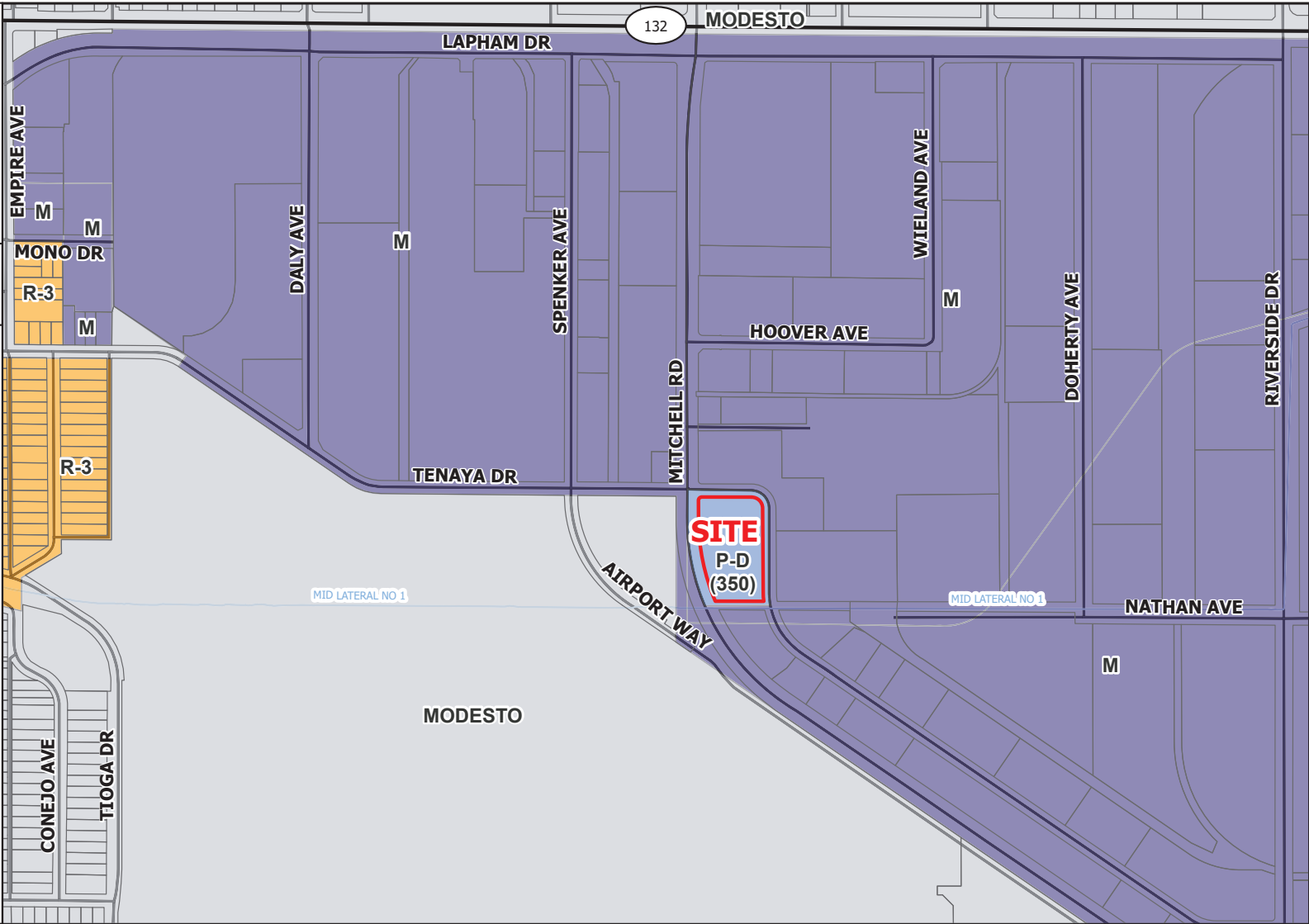
-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

Zoning Designation

-  City of Modesto
-  Industrial (M)
-  Multiple Family (R-3)
-  Planned Development (P-D)



Source: Planning Department GIS Date Exported: 2/5/2025







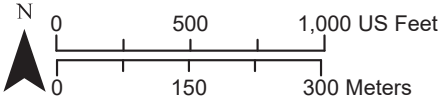
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PLN2025-0004**

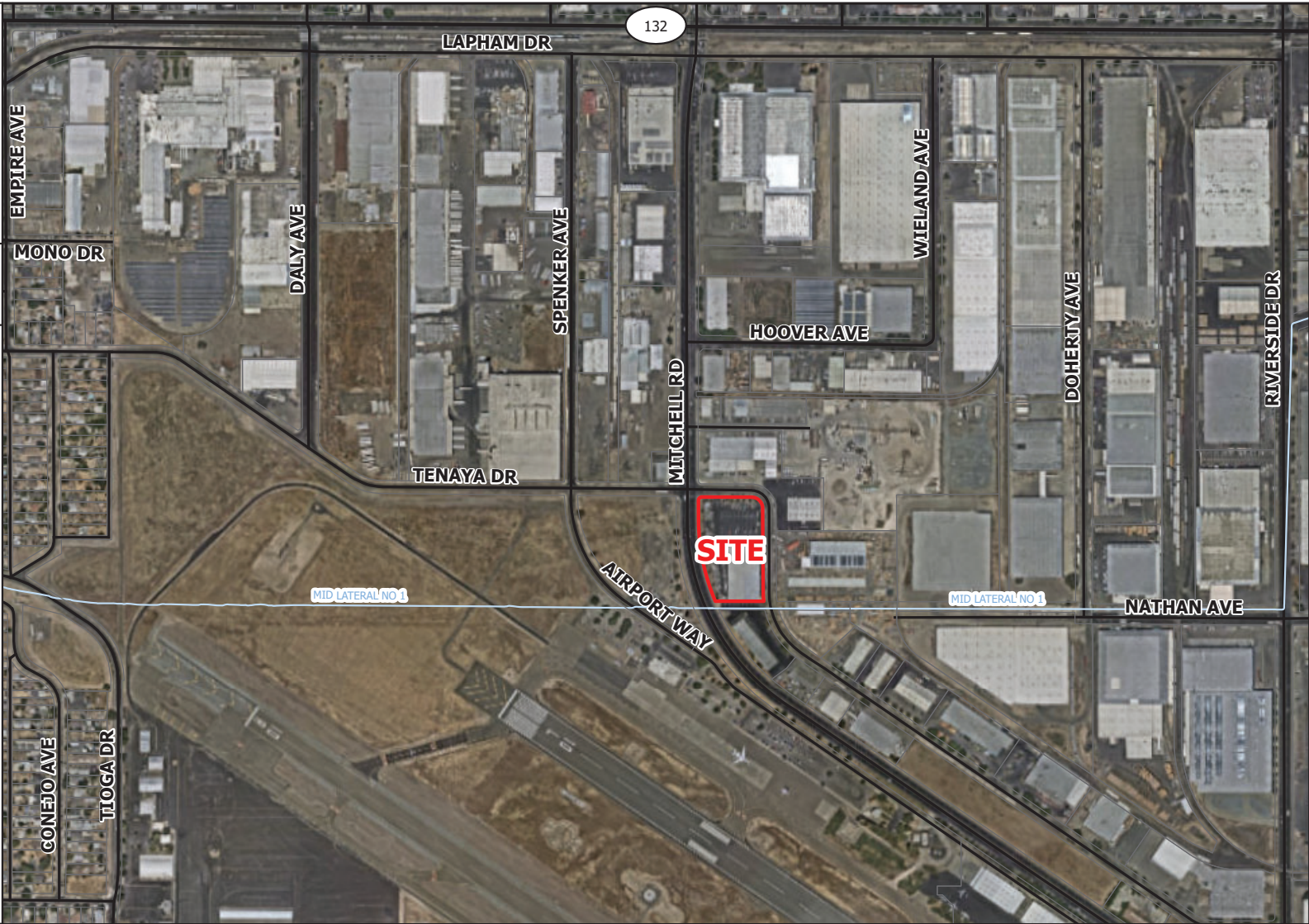
2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal



Source: Planning Department GIS Date Exported: 2/5/2025

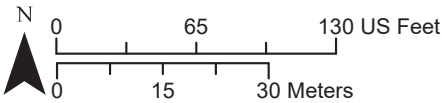


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2023 AERIAL SITE MAP

- LEGEND**
-  Project Site
 -  Parcel
 -  Street



Source: Planning Department GIS Date Exported: 2/5/2025



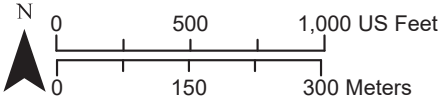
PURECAP
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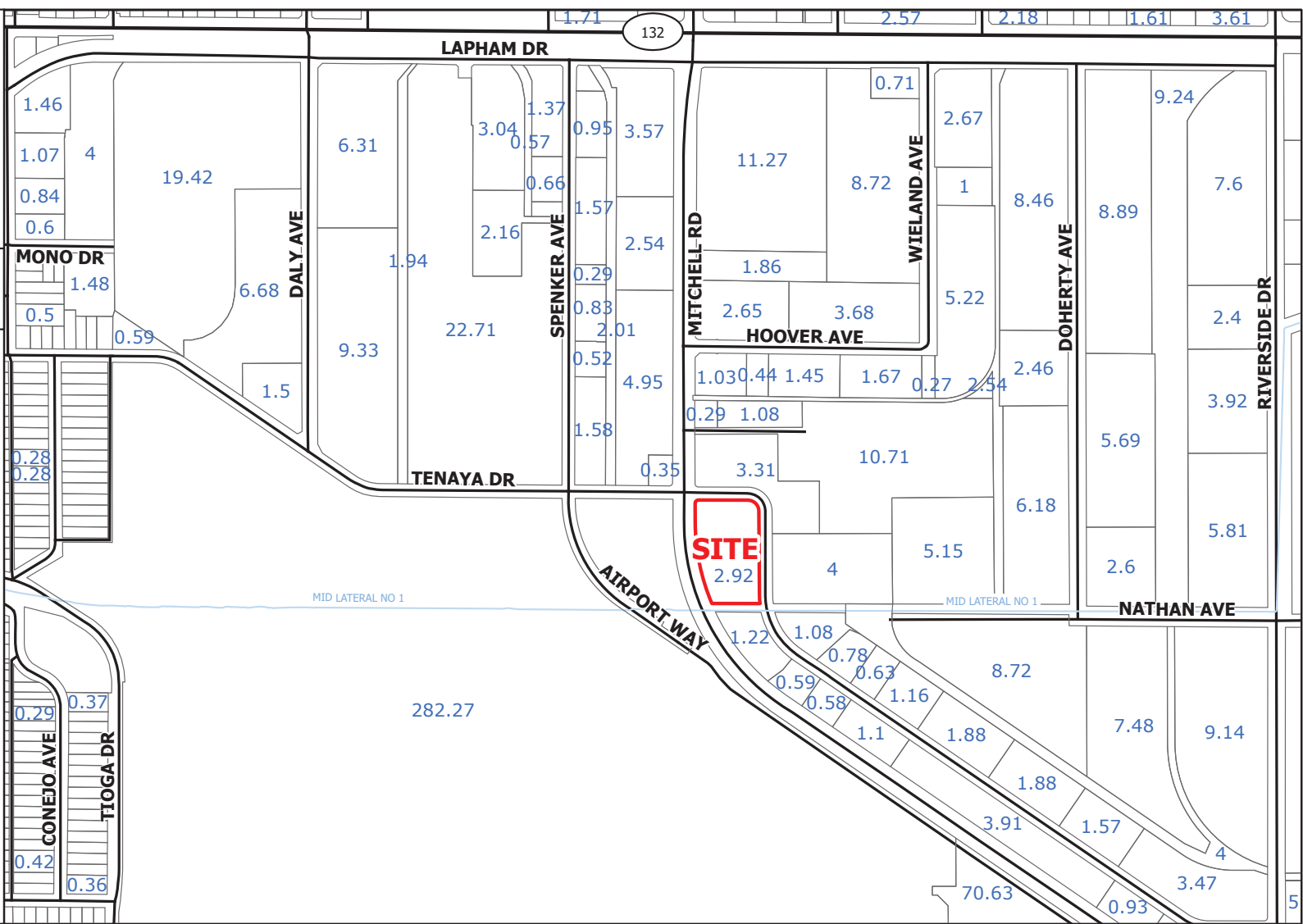
ACREAGE MAP

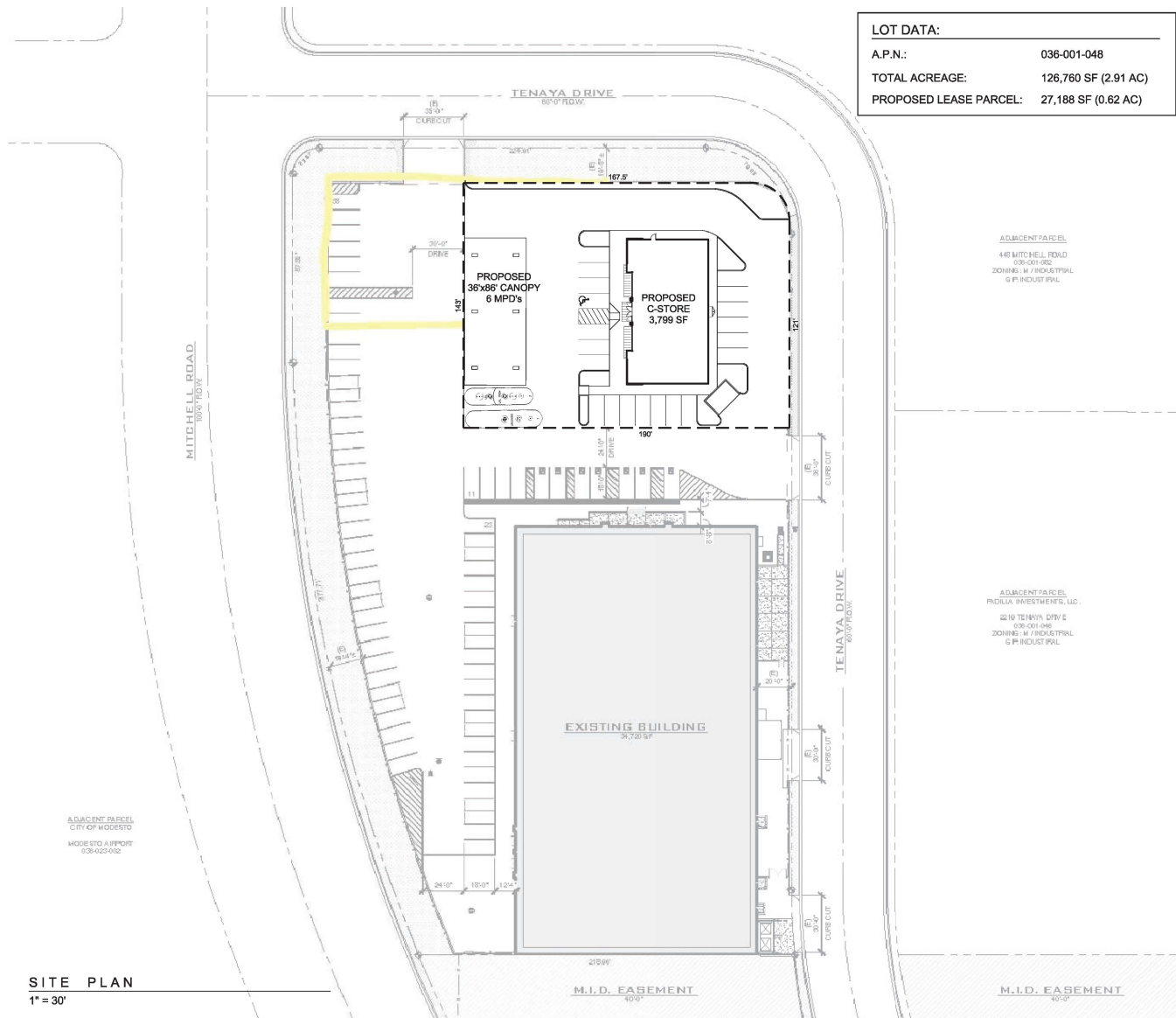
LEGEND

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



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Milestone Associates Imagineering, Inc.
1000 Lincoln Road, Suite H202, Yuba City, CA 95991
(530) 755-4700

TENAYA GAS STATION
2206 TENAYA DRIVE, MODESTO, CA

SITE PLAN /
LOT DATA