



Referral
Early Consultation

Date: May 6, 2026
To: Distribution List (See Attachment A)
From: Marcus Ruddicks, Assistant Planner
Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2025-0040 – RASHPAL SINGH TRUCKING
Respond By: May 27, 2026

****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) if new significant environmental effects or a substantial increase in the severity of previously identified significant effects exist in accordance with CEQA Guidelines Section 15162 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 making a determination and applying Conditions of 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: Rasphal Singh
Project Location: 906 East Greenway Avenue, south of Highway 99, between Lander Avenue and Golf Road, in the Turlock area.
APN: 044-029-001
Williamson Act Contract: N/A
General Plan: Agriculture
Current Zoning: General Agriculture (A-2-10)

Project Description: Request to permit an existing tractor-trailer parking facility for up to 12 tractor-trailer combinations, on a 9.85-acre parcel, in the General Agriculture (A-2-10) zoning district. The proposed truck parking facility will take place within a 1.46± acre area of the parcel with 24 parking stalls for 12 tractors and 24 trailers. A total of 11 tractors and five trailers are owned by the property owner. The parcel is currently developed with a single-family dwelling, well house, and a corral. The property owner proposes to utilize a portion of the existing single-family dwelling on-site as an office associated with the business. Employees will have access to a bathroom within this office space. No new structures are proposed under this request. The proposed hours of operation for the facility are 6:00 a.m. to 8:00 p.m., seven days a week. A total of 12 employees, consisting of on-site staff and drivers, will report to the site, with two to three expected to access

the site per-day. Trucks to be parked on the site will transport dry goods and general freight. The parking area is proposed to be enclosed with six-foot-tall chain-link fencing with privacy slats. The applicant has also proposed planting screen landscaping along the site's frontage on Greenway Avenue. No maintenance is proposed to be conducted on-site. Access is proposed to be taken off County-maintained East Greenway Avenue. The parcel is served by an existing well and septic system. Stormwater drainage will be handled via overland runoff. This application was submitted to correct Code Enforcement case number 24-0403, which opened on July 25, 2024.

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



USE PERMIT APPLICATION NO. PLN2025-0040 – RASHPAL SINGH TRUCKING

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)	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
	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 DIST:	X	STAN CO PUBLIC WORKS
	COOPERATIVE EXTENSION		STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	DISPOSAL DIST: TURLOCK SCAVENGER 4	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	FIRE PROTECTION DIST: TURLOCK RURAL	X	STAN COUNTY COUNSEL
X	GSA: WEST TURLOCK SUBBASIN		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TURLOCK	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 LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	X	TELEPHONE COMPANY: AT&T
	PACIFIC GAS & ELECTRIC	X	INTERESTED PARTIES
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: UNION PACIFIC		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD	X	US FISH & WILDLIFE
X	SCHOOL DIST 1: TURLOCK UNIFIED		US MILITARY (SB 1462) (7 agencies)
	SCHOOL DIST 2:		USDA NRCS
	WORKFORCE DEVELOPMENT		WATER DIST:
X	STAN CO AG COMMISSIONER		

**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. PLN2025-0040 – RASHPAL SINGH TRUCKING

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
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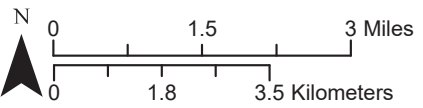
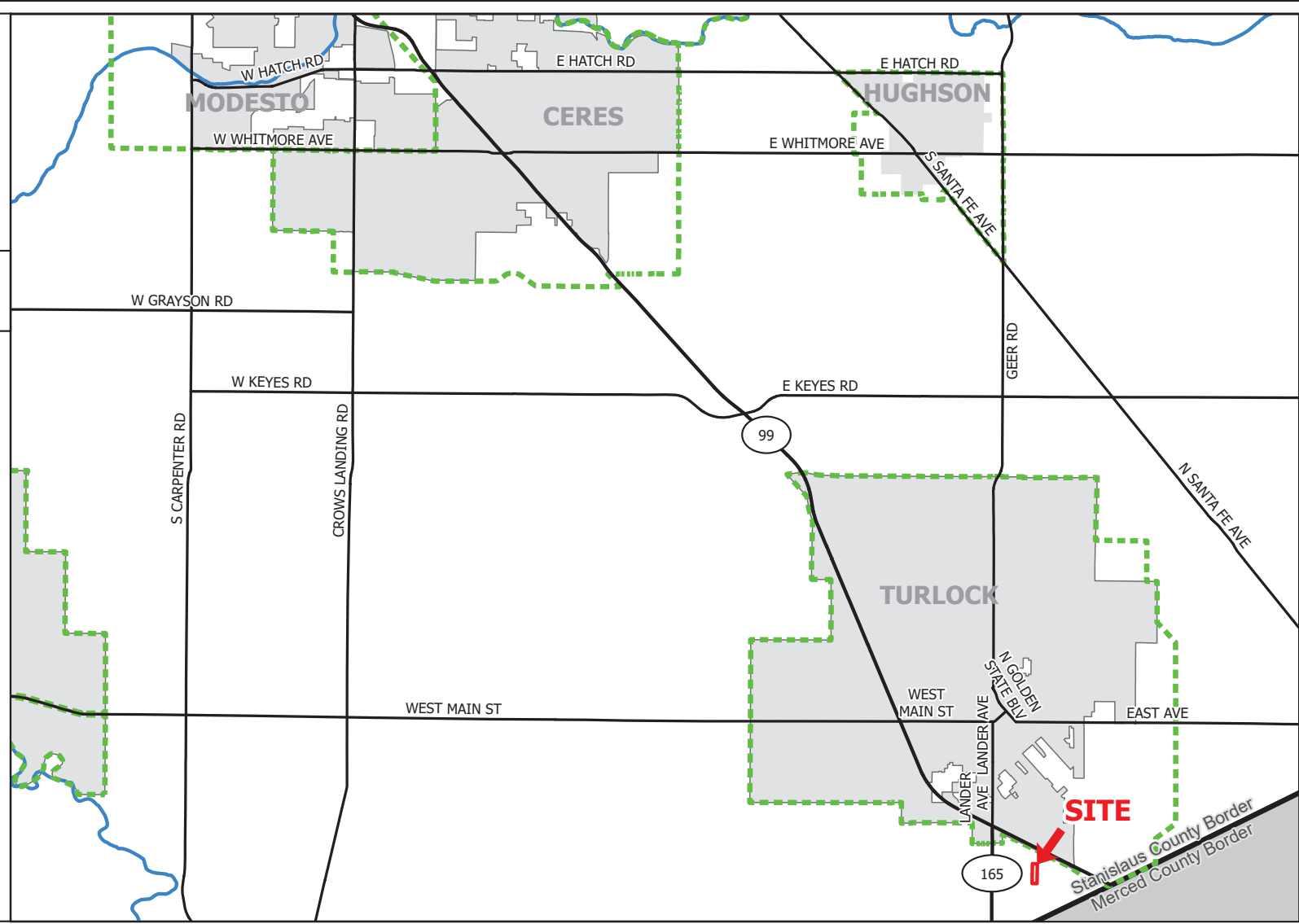
RASHPAL SINGH TRUCKING

UP PLN2025-0040

AREA MAP

LEGEND

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









Source: Planning Department GIS Date Exported: 5/28/2025

RASHPAL SINGH TRUCKING




UP PLN2025-0040

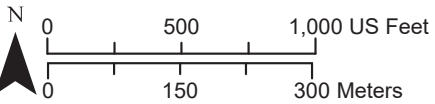
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Sphere of Influence
-  Highway
-  Street
-  Canal

General Plan

-  Agriculture (AG)
-  Planned Development (PD)
-  TURLOCK



Source: Planning Department GIS Date Exported: 5/28/2025





RASHPAL SINGH TRUCKING





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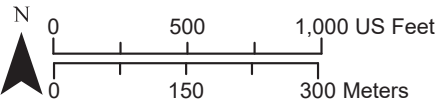
ZONING MAP

LEGEND

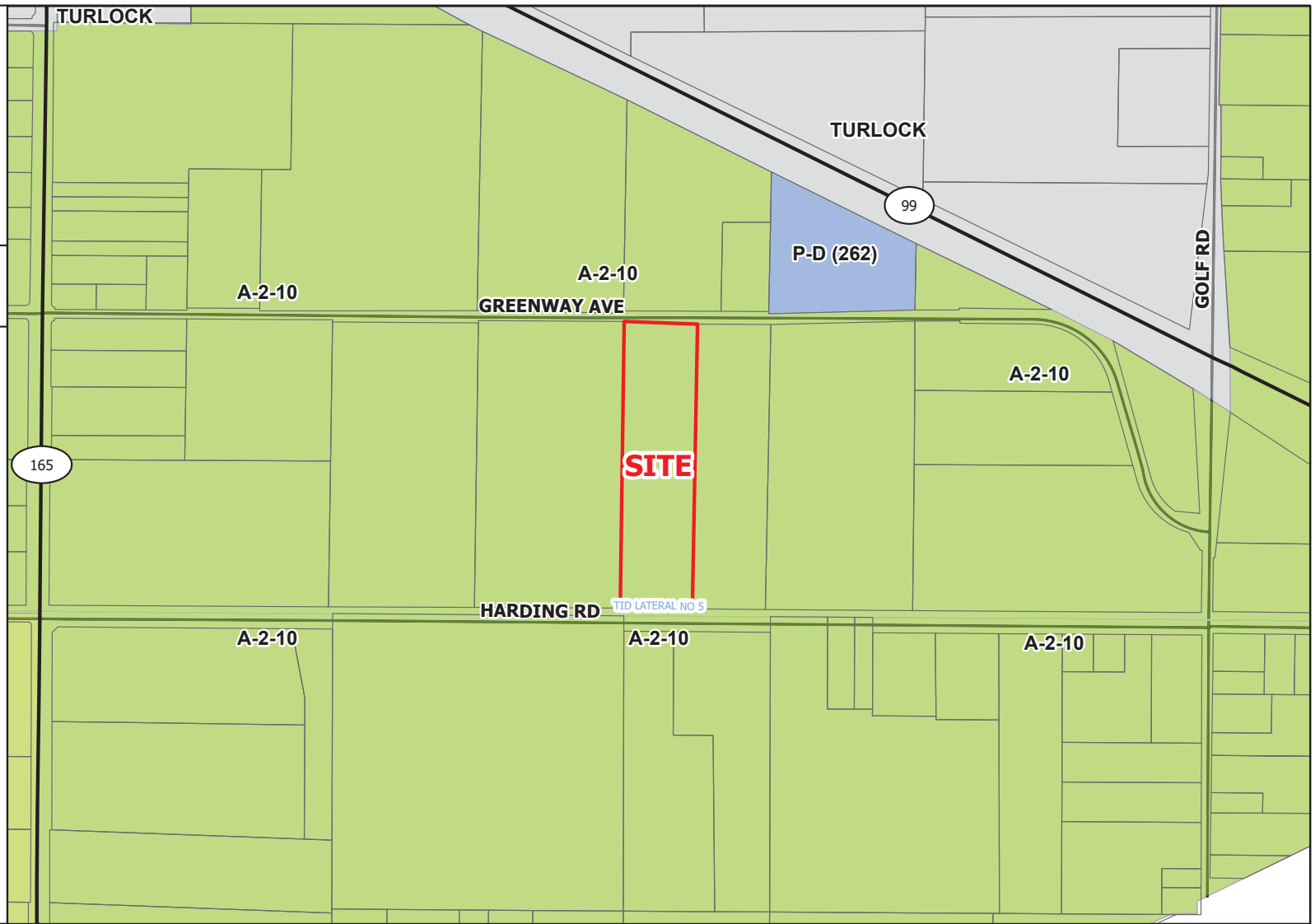
-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

Zoning Designation

-  City of Turlock
-  General AG 10 Acre (A-2-10)
-  General AG 40 Acre (A-2-40)
-  Planned Development (P-D)



Source: Planning Department GIS Date Exported: 5/28/2025









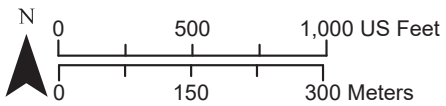
RASHPAL SINGH TRUCKING

UP PLN2025-0040

2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel
-  Sphere of Influence
-  Highway
-  Street
-  Canal



Source: Planning Department GIS

Date Exported: 5/28/2025







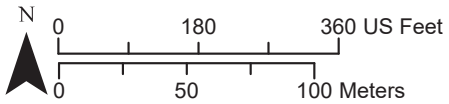
RASHPAL SINGH TRUCKING

UP PLN2025-0040

2023 AERIAL SITE MAP

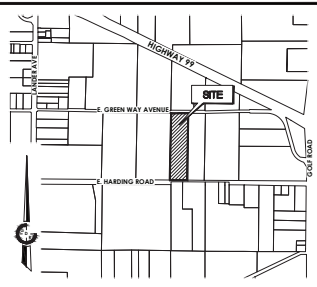
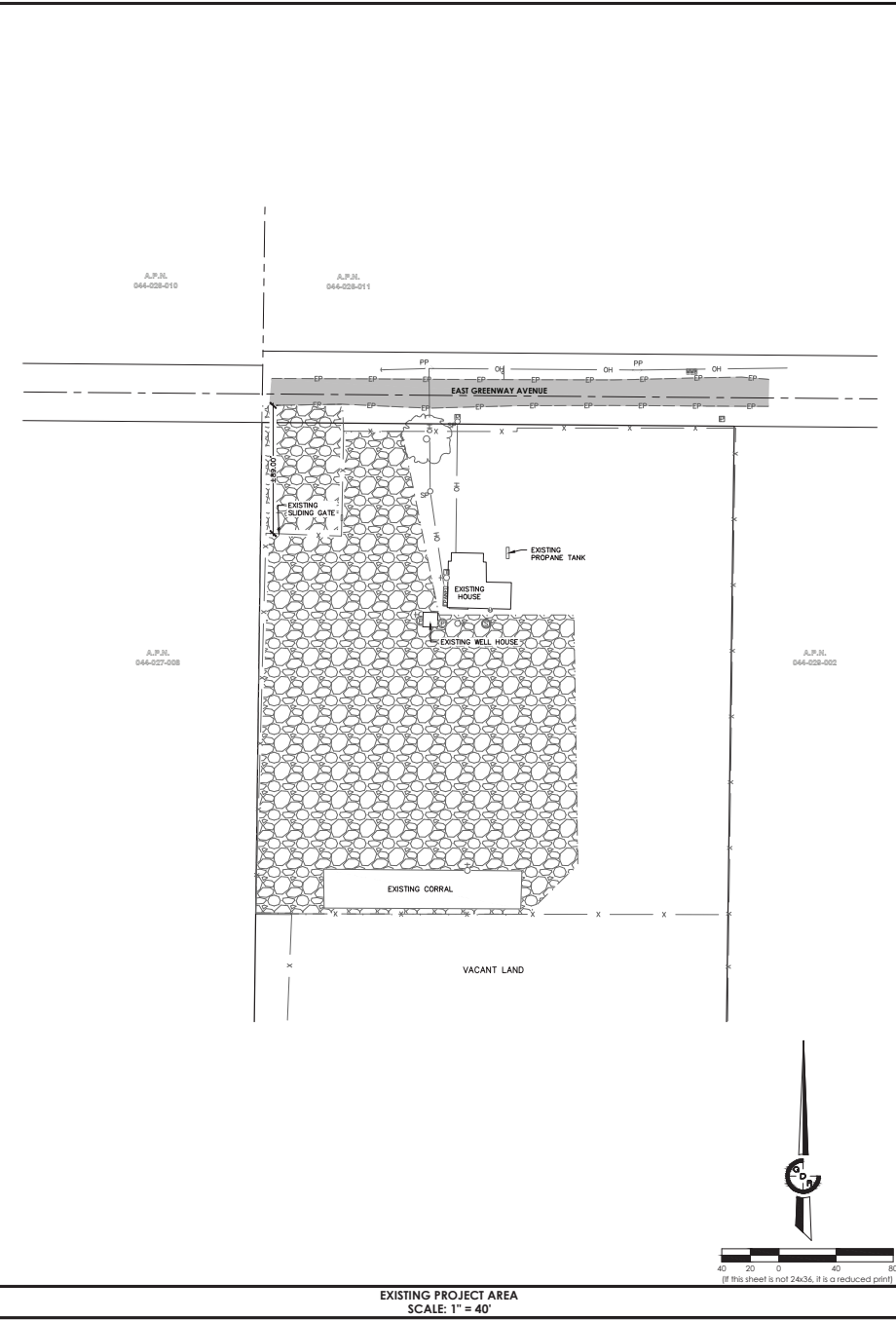
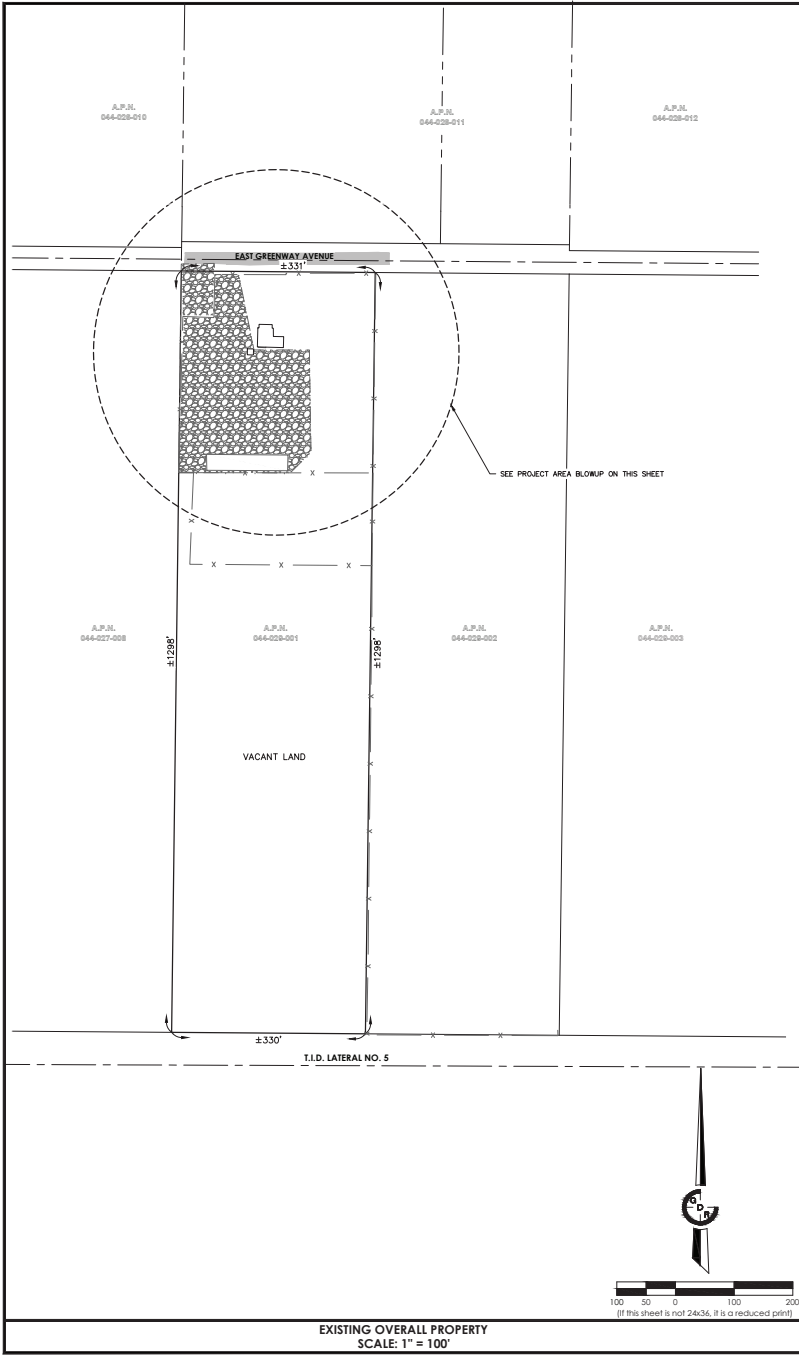
LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal



Source: Planning Department GIS Date Exported: 5/28/2025





VICINITY MAP
STANISLAUS COUNTY, STATE OF CALIFORNIA

PROPERTY OWNER / APPLICANT
 NAME: RASHPAL SINGH
 CONTACT: NAMI
 MAILING ADDRESS: 1563 WILD TREE LANE
 CITY/STATE/ZIP: TURLOCK, CA 95382
 PHONE: 209-585-8690
 EMAIL: probalsingh778@yahoo.com
 SITE ADDRESS: 906 EAST GREENWAY AVENUE
 CITY/STATE/ZIP: TURLOCK, CA

EXISTING CONDITIONS
 A.P.N.: 044-028-001-000
 EXISTING PARCELS: 1
 EXISTING ACREAGE: ±9.85
 EXISTING ZONING: A-2-40
 EXISTING GENERAL PLAN: GENERAL AGRICULTURE

PROPOSED PROJECT
 TRAILER PARKING: 12
 TRACTOR/TRAILER PARKING: 12

- NOTES**
- 1. DEVELOPER RESERVES THE RIGHT TO DEVELOP THE PROJECT IN MULTIPLE PHASES OR SEQUENCE OF PHASES.
 - 2. ALL IMPROVEMENTS IN ACCORDANCE WITH STANISLAUS COUNTY IMPROVEMENT STANDARDS.

PROPERTY DESCRIPTION
 THE WEST HALF OF LOT FIVE OF THE FIRST ADDITION TO CASSEY COLONY ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN VOLUME 2 OF MAPS, AT PAGE 42, STANISLAUS COUNTY RECORDS. ALSO BEING A PORTION OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN.

- SHEET INDEX**
1. EXISTING SITE PLAN
 2. PROPOSED SITE PLAN
 3. EXISTING BUILDING ELEVATIONS

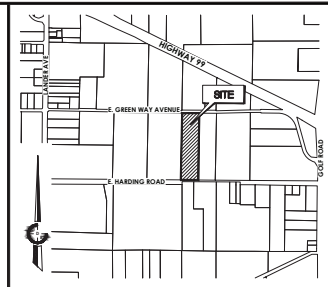
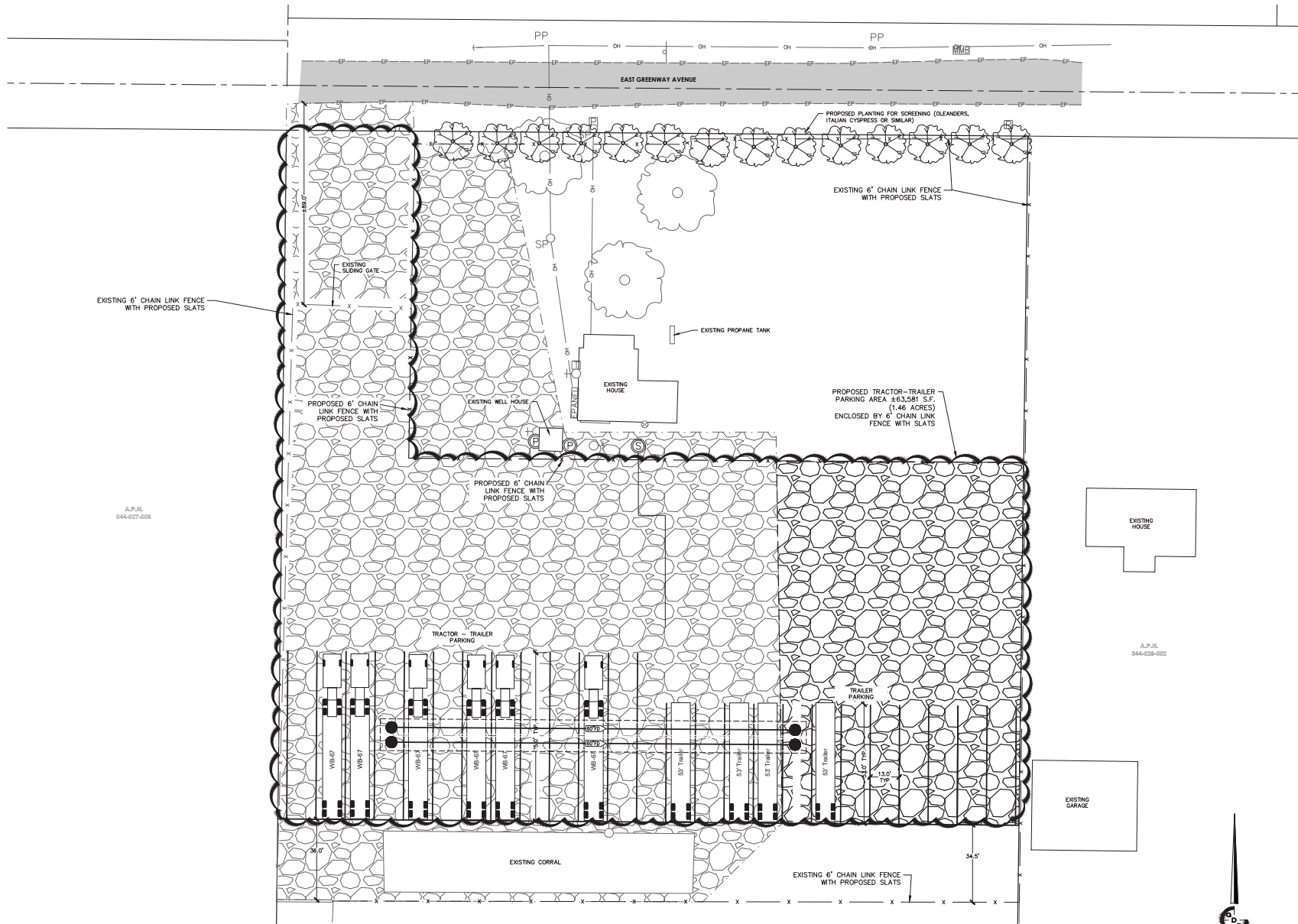
LEGEND

---	EDGE OF PAVEMENT
OH	OVERHEAD
X	FENCE
EP	ELECTRICAL PANEL
OH	HOSE-BIB
WP	WATER PUMP
WV	WATER VALVE
TE	TELEPHONE BOX
IV	IRRIGATION VALE
T	TREE
ST	SEPTIC TANK
MB	MAILBOX
PP	POWER POLE
S	SIGN
EP	TELEPHONE PEDESTAL
GW	GW WIRE
SP	SERVICE POLE
AS	EXISTING ASPHALT
GR	EXISTING GRAVEL
PG	PROPOSED GRAVEL

GDR ENGINEERING, INC.
 ENGINEERING/SURVEYING/PLANNING
 3525 MITCHELL ROAD, SUITE G CERES, CA 95307
 TELEPHONE: (209) 538-3360 FAX: (209) 538-7370
 www.gdrengineering.com

USE PERMIT FOR RASHPAL SINGH
 906 EAST GREENWAY AVENUE, TURLOCK, CA
 EXISTING SITE PLAN

SCALE: AS NOTED	DATE: 3/24/2025
dwg no. 25011 Site Drawing.dwg	sheet 1 of 3
drawn: JHS	
checked: JHS	plot no. 25011



VICINITY MAP
STANISLAUS COUNTY, STATE OF CALIFORNIA

PROPERTY OWNER / APPLICANT
 NAME: RASHPAL SINGH
 CONTRACT: N/A
 MAILING ADDRESS: 1563 WILD TREE LANE
 CITY/STATE/ZIP: TURLOCK, CA 95382
 PHONE: 209-555-8690
 EMAIL: probal Singh778@yahoo.com
 SITE ADDRESS: 906 EAST GREENWAY AVENUE
 CITY/STATE/ZIP: TURLOCK, CA

EXISTING CONDITIONS
 A.P.N.: 044-029-001-000
 EXISTING PARCELS: 1
 EXISTING ACREAGE: ±9.85
 EXISTING GENERAL PLAN: GENERAL AGRICULTURE
 EXISTING ZONING: A-2-40

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 TRAILER PARKING: 12
 TRACTOR/TRAILER PARKING: 12

NOTES
 WATER: EXISTING ON-SITE WELL
 SEWER: EXISTING ON-SITE SEPTIC SYSTEM
 STORM DRAINAGE: OVERLAND DISCHARGE
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--- EP	EDGE OF PAVEMENT
--- OH	OVERHEAD
x	FENCE
EPMB	ELECTRICAL PANEL
CH	HOSE-BIB
WP	WATER PUMP
WV	WATER VALVE
TB	TELEPHONE BOX
IV	IRRIGATION VALE
T	TREE
STL	SEPTIC TANK & LEACH FIELD
MB	MAILBOX
PP	POWER POLE
S	SIGN
ET	TELEPHONE PEDESTAL
+	GUY WIRE
SP	SERVICE POLE
AS	EXISTING ASPHALT
GS	EXISTING GRAVEL
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USE PERMIT FOR RASHPAL SINGH
 906 EAST GREENWAY AVENUE, TURLOCK, CA
 PROPOSED SITE PLAN

SCALE: 1"=20'
 DATE: 13/24/2028
 dwo no. 25011 Site Drawing.dwg sheet 2 of 3
 drawing: JLM / SH
 date: 12/20/2028
 file no. 25011



A.P.J.L
 944-027-008

A.P.J.L
 944-029-002





EXISTING HOUSE - NORTH



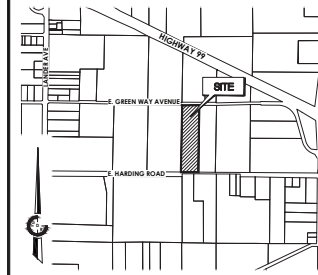
EXISTING HOUSE - EAST



EXISTING HOUSE - SOUTH



EXISTING HOUSE - WEST



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STANISLAUS COUNTY, STATE OF CALIFORNIA

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 CONTACT: NAVI
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 3. EXISTING BUILDING ELEVATIONS

LEGEND

— EP —	EDGE OF PAVEMENT
— OH —	OVERHEAD
X	FENCE
EPMBD	ELECTRICAL PANEL
CH	HOSE-BIB
⊙	WATER PUMP
⊙	WATER VALVE
⊙	TELEPHONE BOX
⊙	IRRIGATION VALE
⊙	TREE
⊙	SEPTIC TANK
MB	MAILBOX
PP	POWER POLE
—	SIGN
BT	TELEPHONE PEDESTAL
—	GUY WIRE
SPO	SERVICE POLE
▨	EXISTING ASPHALT
▨	EXISTING GRAVEL
▨	PROPOSED GRAVEL



EXISTING WELL HOUSE - NORTH



EXISTING WELL HOUSE - EAST



EXISTING WELL HOUSE - SOUTH



EXISTING WELL HOUSE - WEST



EXISTING CORRAL - NORTH



EXISTING CORRAL - SOUTH



EXISTING CORRAL - WEST

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 WWW.GDRENGINEERING.COM

USE PERMIT FOR RASHPAL SINGH
 906 EAST GREENWAY AVENUE, TURLOCK, CA
 EXISTING SITE PLAN

SCALE: NOT TO SCALE DATE: 3/24/2025
 dwo no. 25011 Site Drawing.dwg sheet 3 of 3
 DRAWN: JSM
 CHECKED: JIS FILE NO. 25011

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 029 Parcel 001

Additional parcel numbers: _____

Project Site Address
or Physical Location:

906 East Green Way Avenue, Turlock, CA

Property Area: Acres: 9.85 or Square feet: _____

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

Single Family Residential & Pasture

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)

Existing General Plan & Zoning: **A-2 Agriculture**

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: **Orchard / Private Property**

West: **Grassland**

North: **Private Property**

South: **Private Property**

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: 5,107 Sq. Ft. Landscaped Area: 51,900 Sq. Ft.
Proposed Building Coverage: 0 Sq. Ft. Exist. ~~Paved~~ ^{Gravel} Surface Area: 59,600 Sq. Ft.
Proposed Gravel Surface Area: 17,400 Sq. Ft.

BUILDING CHARACTERISTICS:

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

Number of floors for each building: N/A

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

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) N/A

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) Existing gravel. Dust control by enforcing speed limit on-site.

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 Sewer*: Septic

Telephone: _____ Gas/Propane: Independent

Water**: Private Well Water Irrigation: TID

*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: **NIA** Total Dwelling Units: **NIA** Total Acreage: **NIA**

Net Density per Acre: **NIA** Gross Density per Acre: **NIA**

<i>(complete if applicable)</i>	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	<u> NIA </u>	<u> NIA </u>	<u> NIA </u>	<u> NIA </u>
Acreage:	<u> NIA </u>	<u> NIA </u>	<u> NIA </u>	<u> NIA </u>

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): **Existing 1,300Sq.Ft. House,**

 3,700 Sq.Ft. Corral, 107 Sf.Ft. Well House

Type of use(s): **Residences & Agriculture. House is private residence, corral is vacant,**
 building is used for water well.

Days and hours of operation: 7 days a week. 6am - 8pm

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

Occupancy/capacity of building: Private Residence. 2 occupants.

Number of employees: (Maximum Shift): NIA (Minimum Shift): NIA

Estimated number of daily customers/visitors on site at peak time: 6 - 8

Other occupants: NIA

Estimated number of truck deliveries/loadings per day: NIA

Estimated hours of truck deliveries/loadings per day: NIA

Estimated percentage of traffic to be generated by trucks: 50%

Estimated number of railroad deliveries/loadings per day: NIA

Square footage of:

Office area: <u>NIA</u>	Warehouse area: <u>NIA</u>
Sales area: <u>NIA</u>	Storage area: <u>NIA</u>
Loading area: <u>NIA</u>	Manufacturing area: <u>NIA</u>
Other: (explain type of area) <u>NIA</u>	

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)

E. Greenway 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? NIA

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.

NIA

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)

Project Description, Findings, and Agricultural Buffer Statement

Use Permit for Rashpal Singh

906 E. Greenway Avenue, Turlock, CA

Project Description

Rashpal Singh is requesting a Use Permit to allow for the parking of his trucks and trailers upon a ±9.85-acre parcel at 906 E Greenway Avenue, Turlock, CA (APN 044-029-001).

The parcel currently has a General Plan land use designation of Agriculture and Zoning of A-2-40.

Approximately 5.9 acres of the property is developed with three (3) existing structures, and a gravel paved area. One (1) of these structures is a single-family home, one (1) structure is a well house, and one (1) of these structures is a corral that is currently not being used.

Rashpal Singh desires approval for the outdoor parking of twelve (12) tractors and twenty-four (24) trailers. No new structures are proposed as part of this application.

The truck parking will occur throughout the year on a 7-day per week basis approximately during the hours of 6 a.m. – 8 p.m. Approximately 59,561 square feet of the site is paved with gravel. Approximately 17,429 square feet of additional gravel is proposed. Approximately 54,695 square feet comprises the area where the trucks and trailers are to be parked.

No advertising signage is proposed with this project.

Employees will have access to a bathroom in the proposed office space.

No maintenance will take place on the property.

The remaining approximately 7.25 acres of the property is open pasture. This area also serves the purpose of overland storm drainage.

A maximum of 12 tractors and 24 trailers are planned to be parked at this site, however, it is estimated that only 2-3 trucks will visit the site daily. Often times drivers will park at other locations such as customer facilities, travel centers, or rest stops, as needed during their scheduled routes.

The trucks that are parked at the site transport dry goods / general freight, such as metal products, plastic products, paper products, and cardboard boxes. All deliveries, loading, and unloading occur at customer facilities, not on-site.

The tractor-trailer parking area is screened from view of E. Greenway Avenue by an existing chain-link fence with screening. The area is also not screened from all other directions.

Findings

1. The establishment as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity;
2. The establishment as proposed will not create a concentration of commercial and industrial uses in the vicinity; and
3. All the following criteria are met:
 - a) For the purpose of this ordinance, a tractor-trailer combination shall include a tractor-trailer, truck/trailer-trailer, or truck/tanker-trailer combination with a minimum of five (5) axles and capable of hauling a combined gross vehicle weight (GVW) of 80,000 pounds. The following illustrates the type of permitted combinations:
 - b) At least one of the combinations shall be registered to the property owner and the property owner shall live on the parcel.
 - c) The total number of tractors, truck/trailers and truck/tankers shall not exceed twelve (12) and the total number of trailers shall not exceed two (2) per tractor, truck/trailer, or truck/tanker. For the purpose of this ordinance, a set of double trailers shall be equivalent to one trailer.
 - d) The parcel on which parking will occur is one acre or more in size, the total area of the parcel used for the parking operation does not exceed 1.5 acres in size, and the area used for parking, including employee parking, shall not exceed fifty percent of the entire parcel.
 - e) No off-loading of trailers shall occur on-site.
 - f) All tractors, truck/trailers, truck/tankers and trailers parking on-site shall be in full operable condition for at least six consecutive months of every year.
 - g) One on-site office, accessory to the parking operation, not to exceed 1,200 square feet in size, may be maintained within an on-site dwelling or within an accessory structure provided all applicable building permits are obtained and public facility fees paid, if applicable.
 - h) Access to the site shall be available without violation of any state, county, or city roadway weight restrictions, and a driveway approach acceptable to the Department of Public Works is provided.
 - i) Parking areas, including employee parking, and driveways shall be adequately graveled to reduce dust emissions and all parking areas shall be located outside any required front yard or corner lot side yard and delineated through fencing or vegetative landscaping to distinguish the authorized parking area.
 - j) On-site maintenance shall be limited to oil and tire changes, light and windshield wiper replacements, and checking fluids.
 - k) No signs advertising parking shall be placed on the property.
 - l) On-site storage and use of related equipment may be considered by the Planning Commission as part of the application consideration.

Statement Regarding Agricultural Buffer

The proposal incorporates the County's General Plan buffer and setback guidelines for a use approved adjacent to the A-2 (General Agriculture) zoning district. General Agriculture zoning exists surrounding the subject property so a 150-foot-wide buffer shall be established on all sides of the project site. On south side, the buffer area is abounded by open pasture. On the east and west side, the buffer area is abounded by neighboring parcels, with fencing w/ screening along the property line. The north side is the public right of way for E Greenway Avenue. The parking area on this side will be screened by existing structures and fencing w/ screening.

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: dry goods,
general freight, paper products, plastic products

ON-SITE TRUCK-TRACTOR AND TRAILER INFORMATION:

Number of truck-tractors (please list): 11. See equipment list.

Number of trailers (please list): 5. See equipment list.

Number of truck-tractors and trailers owned by property owner (please list make & model): 11 tractors and 5 trailers. See equipment list for makes and models.

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

SITE IMPROVEMENTS:

Total size of parking area: 54,695 sq. ft.

Proposed surface material for parking area: Gravel

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

OPERATIONS:

Operating hours and season: 6am - 8pm, year round

ADDITIONAL NOTES (attach additional sheets as necessary):

Equipment List of Kooner Truck Lines Inc.

Trucks -

#006

2016 Freightliner Cascadia
VIN: 3AKJGLD57GSGU6717
Plate: WP98623

#007

2016 Freightliner Cascadia
VIN: 3AKJGLD63GSGY9475
Plate: WP81158

#008

2019 Freightliner Cascadia
VIN: 3AKJHHDR6KSKF5198
Plate: XP90213

#009

2019 Freightliner Cascadia
VIN: 1FUJHHDR5KLKG9749
Plate: XP90233

#0010

2019 Freightliner Cascadia
VIN: 3AKJHHDR4KSKF5202
Plate: XP99319

#0011

2020 Freightliner Cascadia
VIN: 1FUJHHDR5LLMC4978
Plate: YP10462

#0015

2020 International
VIN: 3HSDZAPR7LN186818
Plate: ZP11735

#0016

2021 International
VIN: 3HSDZAPRXMN063239
Plate: ZP11752

#0017
2019 Freightliner Cascadia
VIN: 1FUJHHDR6KLKP4978
Plate: ZP11781

#0018
2019 Freightliner Cascadia
VIN: 3AKJHHDR9KSKJ0812
Plate: ZP11785

#0019
2019 Freightliner Cascadia
VIN: 3AKJHHDRXKSKY3168
Plate: ZP11802

Trailers -

K001
2018 Utility Dry Van
VIN: 1UYVS2537J3193005
Plate: 4RF7333

K002
2018 Utility Dry Van
VIN: 1UYVS253XJ3193001
Plate: 4PV6843

K003
2019 Utility Dry Van
VIN: 1UYVS2533K3689940
Plate: 4RZ6442

K004
2020 Utility Dry Van
VIN: 1UYVS2534L3814610
Plate: 4SK1731

K005
2023 Wabash Dry Van
VIN: 1JJV532D4PL326411
Plate: 4UN6569