



Referral
Early Consultation

Date: May 7, 2026
To: Distribution List (See Attachment A)
From: Jeremy Ballard, Senior Planner
Planning and Community Development
Subject: GENERAL PLAN AND REZONE APPLICATION NO. PLN2026-0010 – GILL
RV AND BOAT STORAGE FACILITY
Respond By: May 28, 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) 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: Anna Gill on behalf of Kross Trucking, Inc.
Project Location: 261 Orange Avenue, between Highway 33 and Sycamore Avenue, in the Patterson area.
APN: 048-001-038
Williamson Act Contract: N/A
General Plan: Urban Transition
Current Zoning: General Agriculture (A-2-10)

Project Description: Request to amend the General Plan and zoning designation of an 8.79-acre parcel from Urban Transition and General Agriculture (A-2-10) to Planned Development to allow for the development of a Recreational vehicle (RV) and boat storage facility and continued residential uses.

The RV and Boat storage portion of the facility will include 197 graveled parking stalls for the storage of RV's, trailers, and boats. Two driveways, for ingress and egress, will be developed onto Orange Avenue. A paved drive aisle is proposed around the interior of the site. A storm drain basin is proposed to be constructed at the northwest portion of the project site. The site will be enclosed by perimeter fencing and security lighting with screening landscaping along the western and

eastern property lines. The facility will be operated in conjunction with an existing RV & boat storage facility within .5 miles of the project site, within the City of Patterson. No employees will report directly to the project site and customer access to the site will be by a controlled access gate, allowing 24/7 access for customers.

The project site is currently developed with a single-family dwelling, an unpermitted Accessory Dwelling Unit (ADU), and accessory structures. The proposed Planned Development will allow for the continued residential use of both the dwelling and the ADU, to be leased to third parties. With the exception of obtaining a building permit for the ADU, no other improvements for the residential uses are included for the project.

The project site is located within the Local Agency Formation Commission (LAFCO) adopted Sphere of Influence for the City of Patterson. The applicant anticipates construction associated with the project will be completed within one year of project approval. The project and site will continue to be served by an existing well. The project site is currently developed with a single-family dwelling and accessory structures that will remain, to be occupied as a residence.

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



GENERAL PLAN AND REZONE APPLICATION NO. PLN2026-0010 – GILL RV AND BOAT STORAGE FACILITY

Attachment A

Distribution List

| | | | |
|---|---|---|--|
| X | CA DEPT OF CONSERVATION Land Resources | X | 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: PATTERSON | | 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: BERTOLOTTI | X | STAN CO SUPERVISOR DIST 5: C.CONDIT |
| X | FIRE PROTECTION DIST: WEST STAN | X | STAN COUNTY COUNSEL |
| X | GSA: NORTHWESTERN DELTA-MENDOTA | | StanCOG |
| X | HOSPITAL DIST: DEL PUERTO | X | STANISLAUS FIRE PREVENTION BUREAU |
| X | IRRIGATION DIST: PATTERSON | X | STANISLAUS LAFCO |
| X | MOSQUITO DIST: TURLOCK | | STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10 |
| X | STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES | | SURROUNDING LAND OWNERS |
| | MUNICIPAL ADVISORY COUNCIL: | | INTERESTED PARTIES |
| X | PACIFIC GAS & ELECTRIC | | TELEPHONE COMPANY: AT&T |
| | POSTMASTER: | X | 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: PATTERSON JOINT UNIFIED | | US MILITARY (SB 1462) (7 agencies) |
| | SCHOOL DIST 2: | | USDA NRCS |
| 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: GENERAL PLAN AND REZONE APPLICATION NO. PLN2026-0010 – GILL RV AND BOAT STORAGE FACILITY

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 |
|------|-------|------|

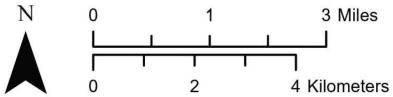
GILL - RV & BOAT STORAGE

GPA REZ PLN2026-0010

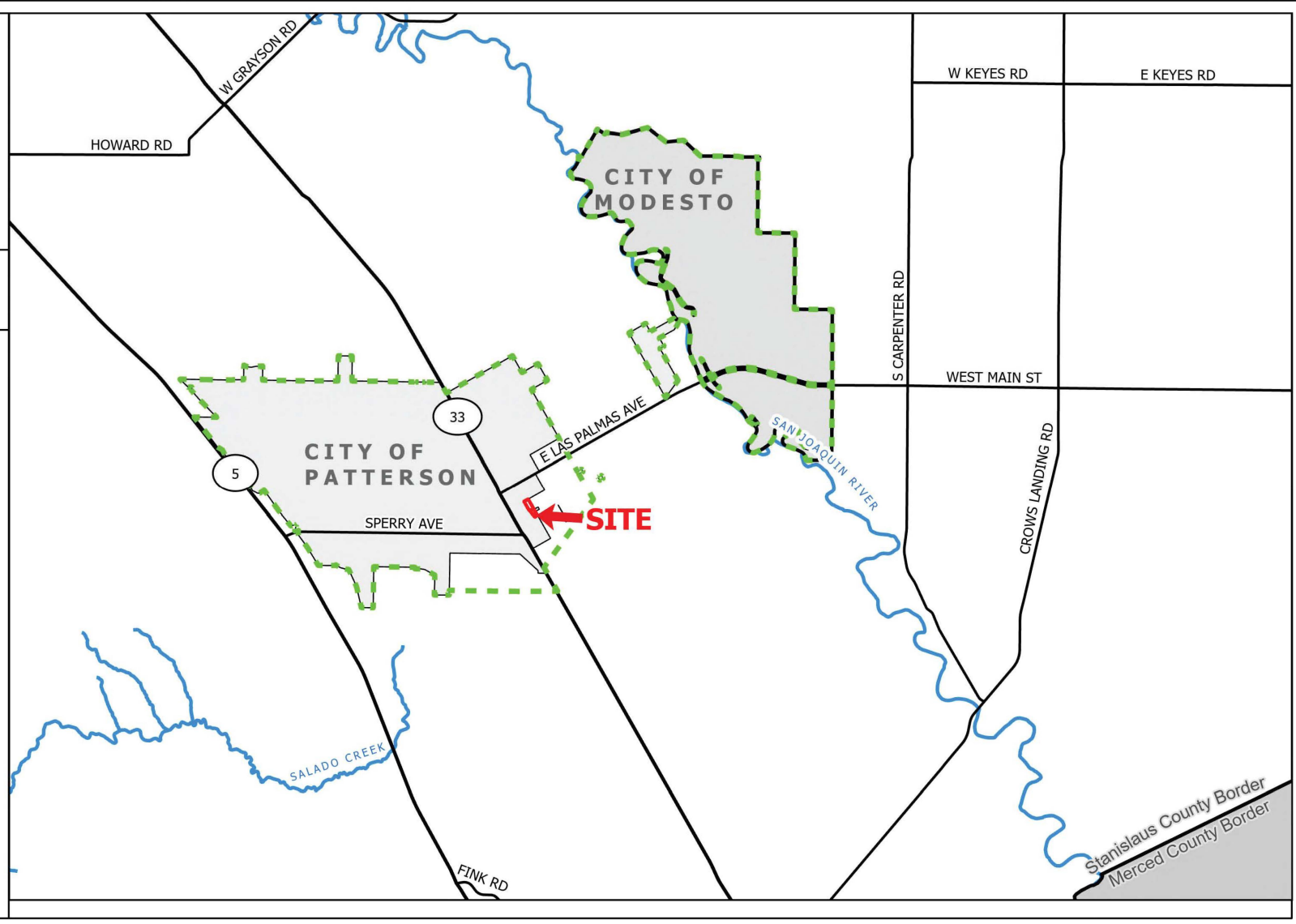
AREA MAP

LEGEND

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



Source: Planning Department GIS Date Exported: 3/19/2026




GILL - RV & BOAT STORAGE

GPA REZ PLN2026-0010

GENERAL PLAN


LEGEND

 Sphere of Influence

 Project Site

 Parcel


 Canal

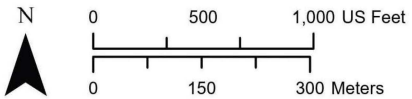
 Street

General Plan

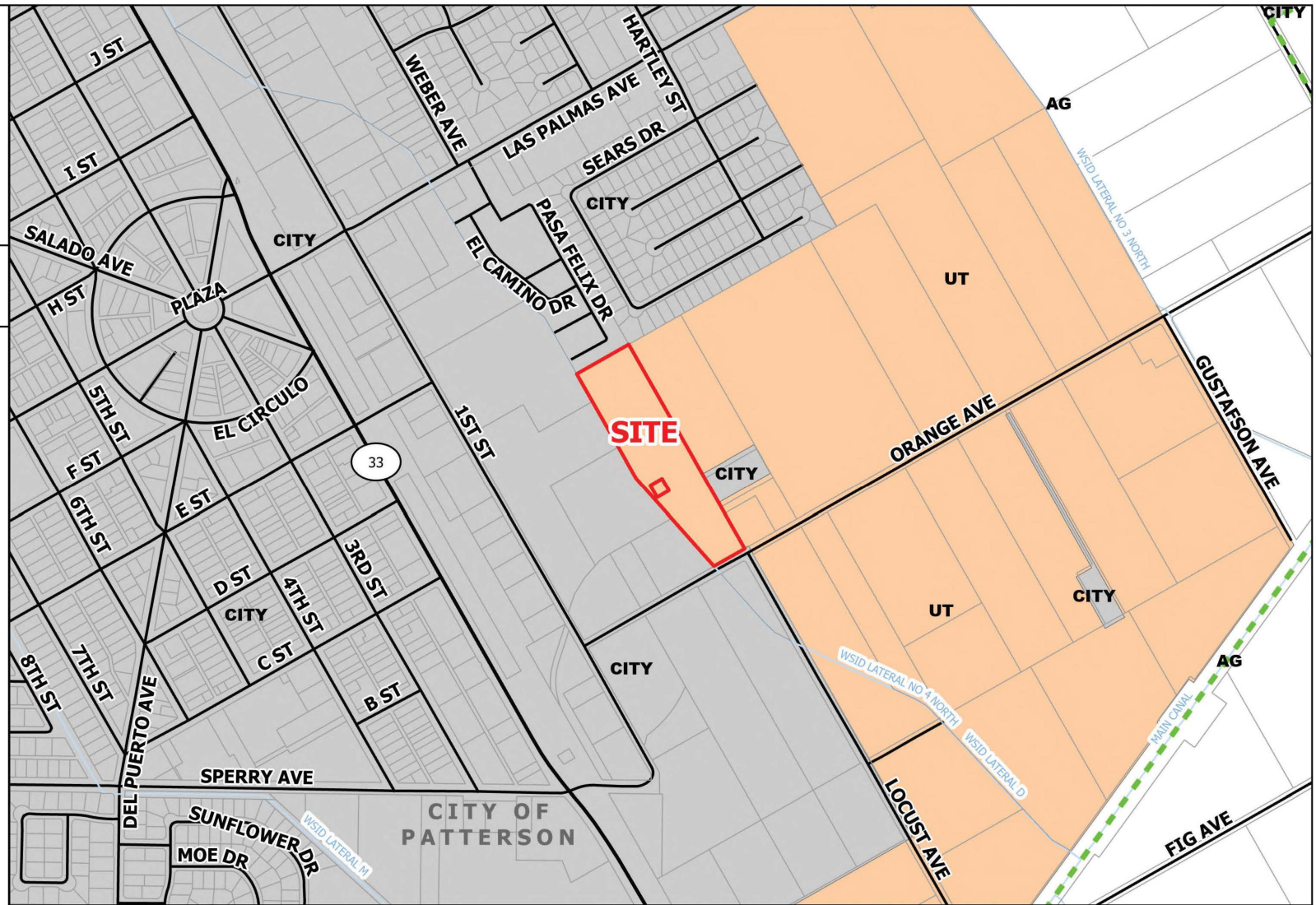
 Agriculture (AG)

 City

 Urban Transition (UT)



Source: Planning Department GIS Date Exported: 3/17/2026



GILL - RV & BOAT STORAGE

GPA REZ PLN2026-0010


ZONING MAP

LEGEND


 Project Site Buffer

 Project Site

 Canal


 Street

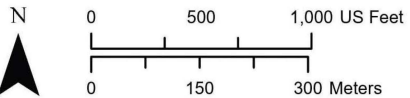
 Parcel

 Sphere of Influence

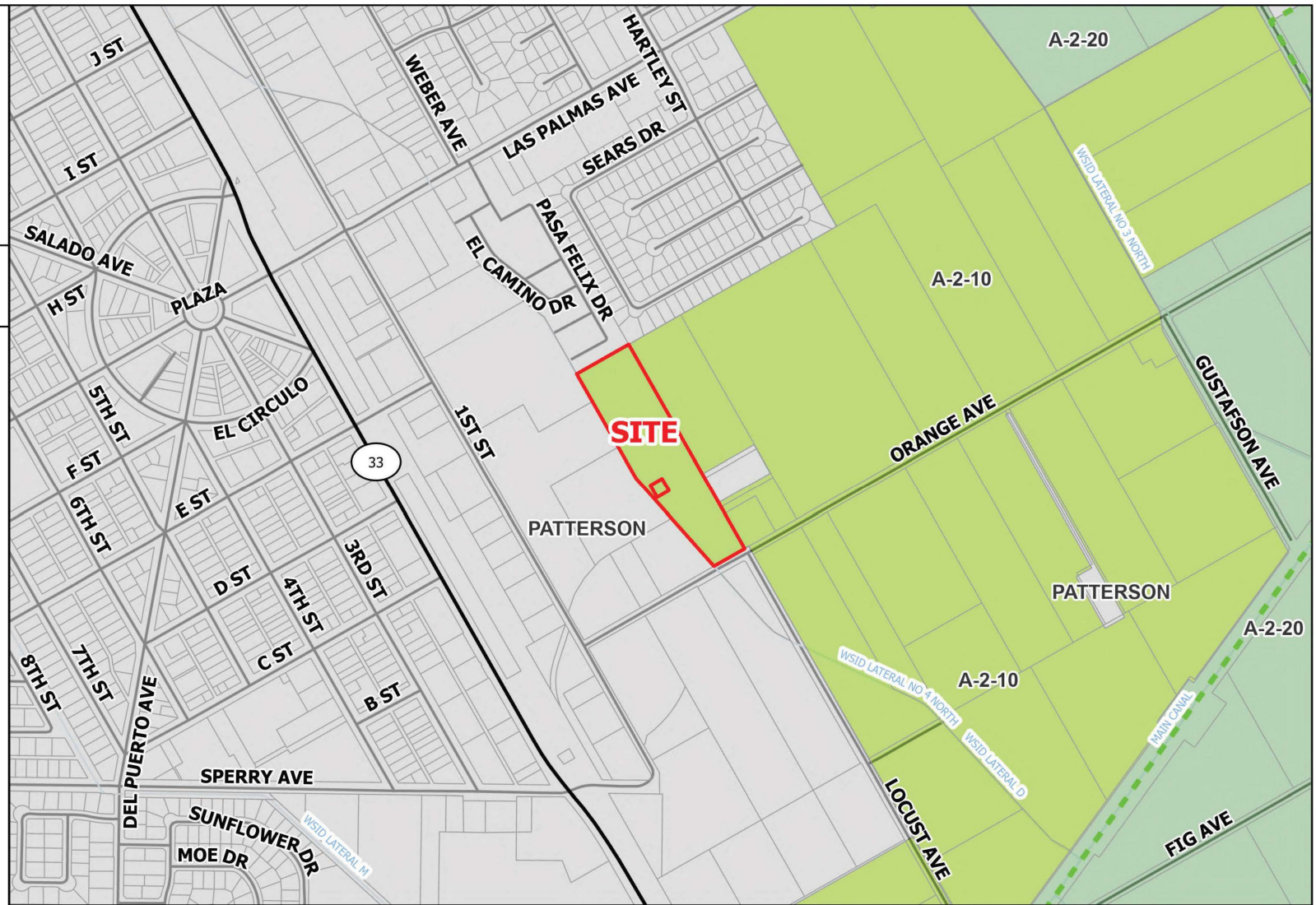
Zoning Designation

 General AG (A-2-10)

 General AG (A-2-40)



Source: Planning Department GIS Date Exported: 3/17/2026









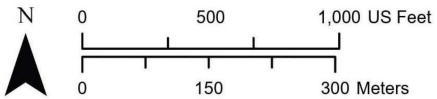
GILL - RV & BOAT STORAGE

GPA REZ PLN2026-0010

AERIAL AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  Parcel
-  Canal
-  Street
-  City Of Patterson



Source: Planning Department GIS Date Exported: 3/17/2026









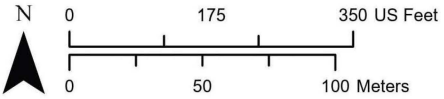
GILL - RV & BOAT STORAGE

GPA REZ PLN2026-0010

AERIAL SITE MAP

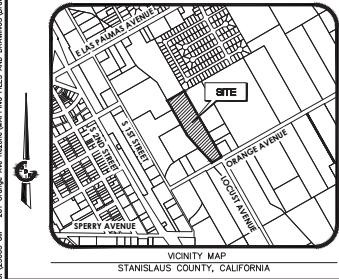
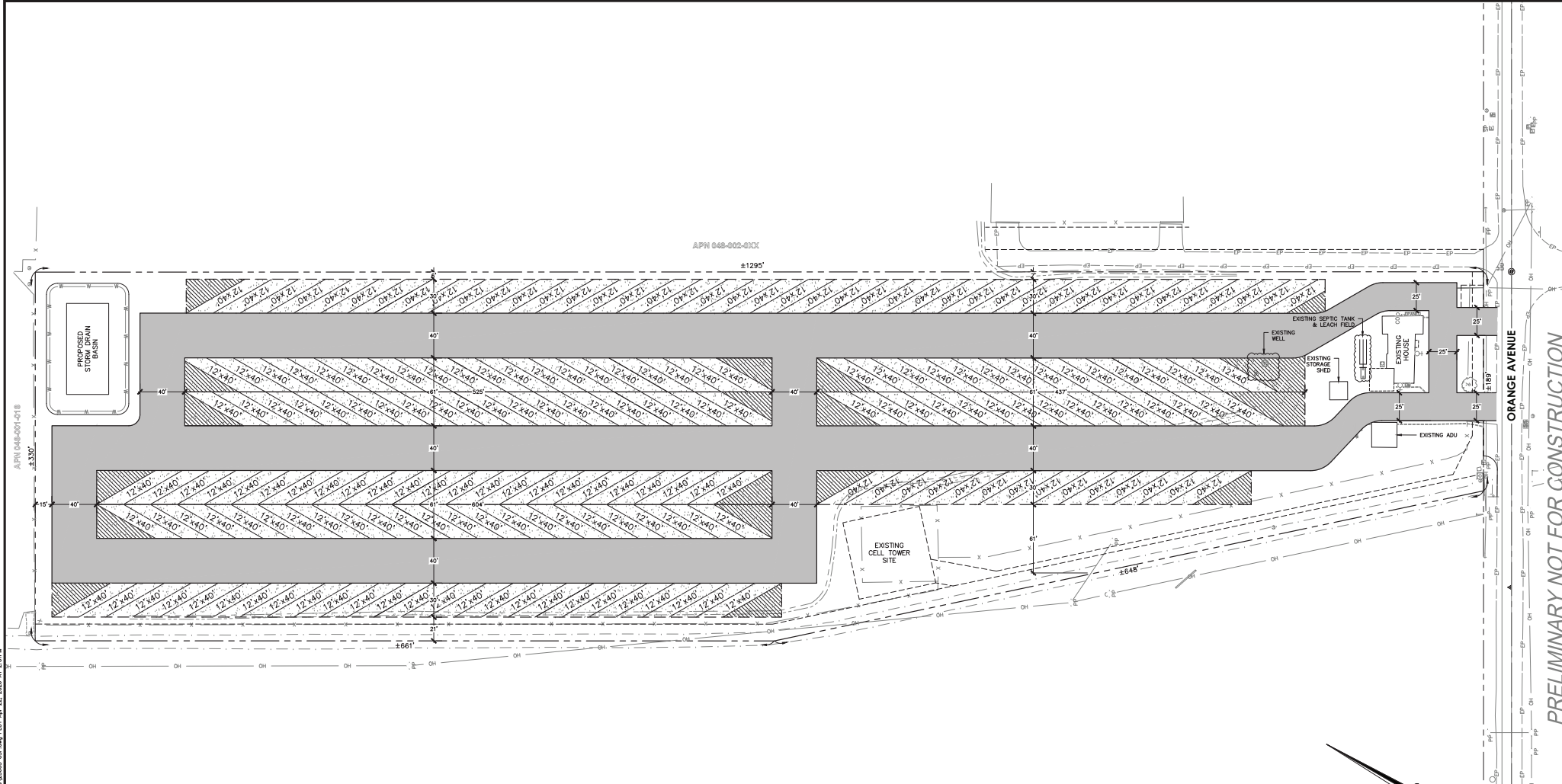
LEGEND

-  Project Site Buffer
-  Project Site
-  Parcel
-  Canal
-  Street
-  City Of Patterson



Source: Planning Department GIS Date Exported: 3/16/2026





PROPERTY DESCRIPTION
 LOT 283 OF PATTERSON COLONY SUB—TRACT NO. 1, ACCORDING TO THE OFFICIAL MAP THEREOF, FILED IN THE OFFICE OF THE RECORDER OF STANISLAUS COUNTY, CALIFORNIA, ON DECEMBER 13, 1909 IN VOLUME 4 OF MAPS, AT PAGE 40.
 EXCEPTING FROM SAID LOT 283, THAT PORTION THEREOF LYING SOUTHWESTERLY OF THE CENTER LINE OF PATTERSON WATER COMPANY DITCH, KNOWN AS LATERAL D, WHICH SAID CENTER LINE IS MORE PARTICULARLY DESCRIBED AS:
 BEGINNING AT A POINT ON THE SOUTHEASTERLY LINE OF SAID LOT 283, SAID POINT BEING ON THE CENTER LINE OF ORANGE AVENUE AND BEARING NORTH 60°00' EAST 151 FEET FROM THE SOUTHWESTERLY CORNER OF SAID LOT 283; RUNNING THENCE NORTH 42°06' WEST ALONG THE CENTER LINE OF SAID LATERAL D, A DISTANCE OF 674 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 283.

PROJECT SUMMARY / STATEMENTS
 A.P.N.: 048-001-004
 EXISTING PARCELS: 1
 EXISTING ACREAGE: ±6.79 ACRES
 EXISTING GENERAL PLAN: URBAN TRANSITION
 EXISTING ZONING: A-2-10

PROPERTY OWNER / DEVELOPER
 NAME: ANNA GILL
 MAILING ADDRESS: PO BOX 422
 CITY/STATE/ZIP: PATTERSON, CA 95363
 PHONE: 209.640.4933
 EMAIL: annagill75@gmail.com
 SITE ADDRESS: 261 ORANGE AVE
 CITY/STATE/ZIP: PATTERSON, CA 95363

NOTES
 WATER: ON-SITE WELL
 SEWER: SEPTIC
 STORM DRAINAGE: ON-SITE RETENTION

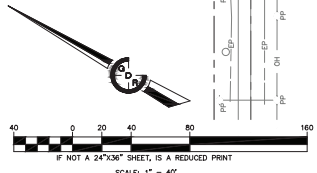
1. DEVELOPER RESERVES THE RIGHT TO DEVELOP THE PROJECT IN MULTIPLE PHASES OR SEQUENCE OF PHASES.
 2. ALL IMPROVEMENTS IN ACCORDANCE WITH STANISLAUS COUNTY IMPROVEMENT STANDARDS.

LEGEND

| | |
|------------------|----------------|
| EXISTING | BLDG |
| CHAIN LINK FENCE | DOMESTIC WATER |
| EDGE OF PAVEMENT | FENCE |
| OVERHEAD | SOLLARD |
| CLEAN OUT | DRAIN INLET |
| ELECTROLIGHT | FIRE HYDRANT |
| JOINT POLE | MAIL BOX |
| MANHOLE | SEPTIC TANK |
| STREET LIGHT | TELEPHONE POLE |
| WATER VALVE | WELL |
| ASPHALT | GRAVEL |

ABBREVIATIONS

| | |
|--------|-------------------------|
| AC | ASPHALT CONCRETE |
| A.P.N. | ASSESSORS PARCEL NUMBER |
| BLDG | BUILDING |
| E | EAST |
| EP | EDGE OF PAVEMENT |
| N | NORTH |
| NTS | NOT TO SCALE |
| PL | PROPERTY LINE |
| R/W | RIGHT OF WAY |
| SD | STORM DRAIN |
| SF | SQUARE FEET |
| S | SOUTH |
| SP | SERVICE POLE |
| SS | SANITARY SEWER |
| SW | SIDEWALK |
| W | WELL / WEST |



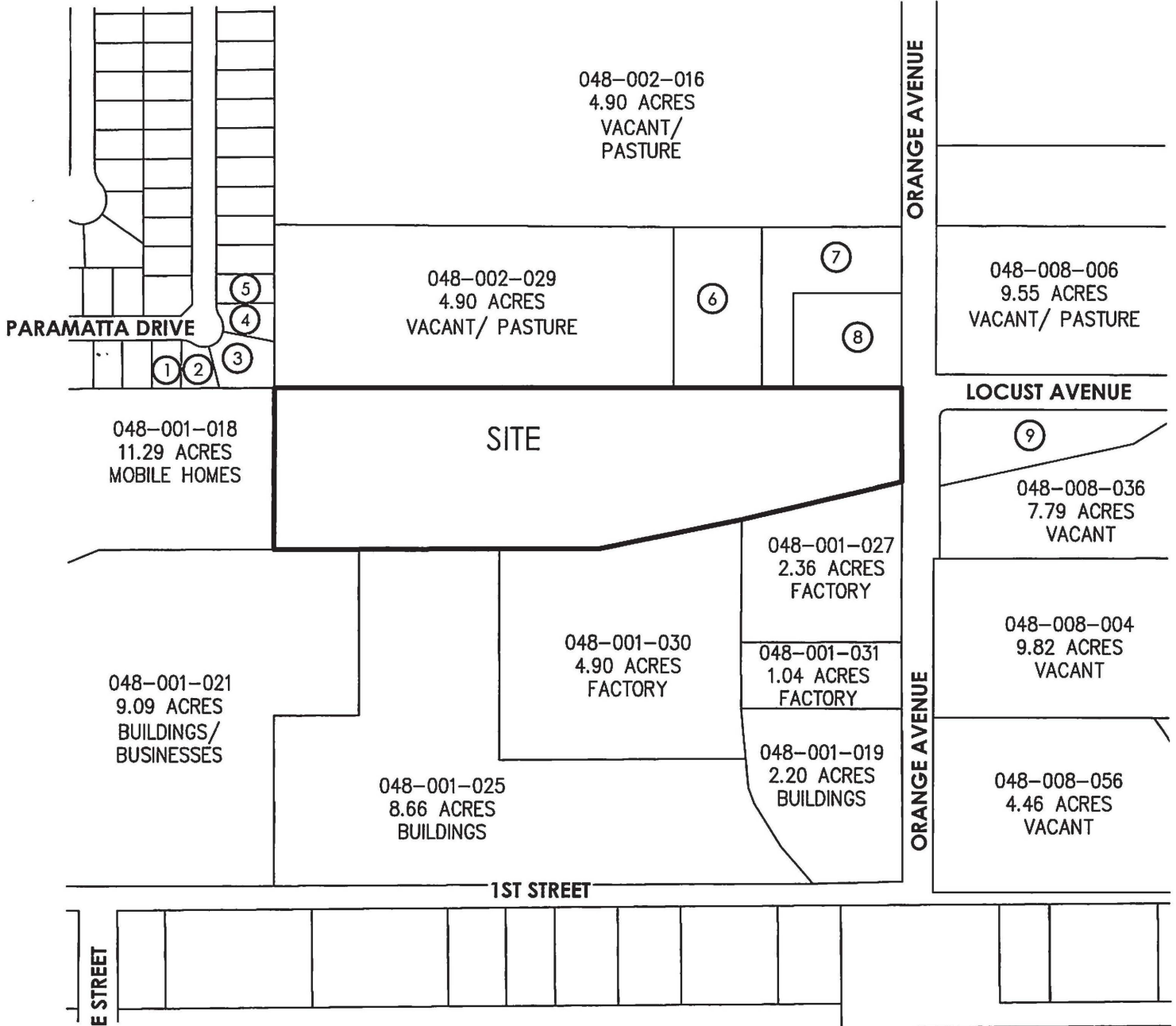
GDR ENGINEERING, INC.
 ENGINEERING/SURVEYING/PLANNING
 3525 MITCHELL ROAD, SUITE G CERES, CA 95307
 TELEPHONE: (209) 538-3360 FAX: (209) 538-7370
 WWW.GDRENGINEERING.COM

GILL - RV & BOAT STORAGE
 CONCEPTUAL SITE PLAN
 261 ORANGE AVE, PATTERSON, CA

SCALE: 1"=40' DATE: 04/22/2026
 DRAWN BY: EP SHEET: 1 OF 1
 CHECKED BY: JLS FILE NO.: 25005

PRELIMINARY NOT FOR CONSTRUCTION

G:\25005_Gill - RV & Boat Storage\MapFiles and Drawings\Drawings\25005_CSP.dwg (PLOT) Apr 23, 2026 AT 2:07PM



LEGEND

| NO. | A.P.N. | ACRES/SQUARE FEET | USAGE |
|-----|-------------|-------------------|---------------------------|
| 1 | 048-056-003 | 6,041 S.F. | SINGLE FAMILY HOME |
| 2 | 048-056-004 | 6,178 S.F. | SINGLE FAMILY HOME |
| 3 | 048-056-005 | 13,137 S.F. | SINGLE FAMILY HOME |
| 4 | 048-056-006 | 7,663 S.F. | SINGLE FAMILY HOME |
| 5 | 048-056-007 | 7,185 S.F. | SINGLE FAMILY HOME |
| 6 | 048-002-030 | 1.38 AC. | SINGLE FAMILY HOME |
| 7 | 048-002-033 | 1.19 AC. | SINGLE FAMILY HOME |
| 8 | 048-002-032 | 1.00 AC. | SINGLE FAMILY HOME |
| 9 | 048-002-035 | 1.10 AC. | SINGLE FAMILY HOME / BARN |



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

**AREA MAP FOR
 GILL - RV & BOAT STORAGE
 GPA & REZONE**

| | |
|------------------|----------------|
| Date: 10/24/2025 | Scale: 1"=500' |
| Drawn: EM | Job No.: 25011 |
| Checked: HS | 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 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 _____ |

PLANNING STAFF USE ONLY:

Application No(s): PLN 2026-0010
 Date: 2/20/2024
 S 30 T 5 R 8
 GP Designation: Urban Transition
 Zoning: A-2-10
 Fee: \$12,170.00
 Receipt No. 584578
 Received By: C.S.
 Notes: GPA/Rez

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).*

See attached project description.

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 048 Page 001 Parcel 004

Additional parcel numbers: _____
Project Site Address
or Physical Location: 261 Orange Avenue, Patterson, CA 95363

Property Area: Acres: 8.79 or Square feet: _____

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

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.

Existing General Plan & Zoning: Urban Transition & A-2-10

Proposed General Plan & Zoning: Light Industrial
(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: Water Tank / Vacant

West: Industrial

North: Mobile Home Park

South: Home site / Vacant

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) **Site to be graded and include a new basin**

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: 2,358 Sq. Ft.

Landscaped Area: 87,744 Sq. Ft.

Proposed Building Coverage: N/A Sq. Ft.

Paved Surface Area: 292,790 Sq. Ft.

Asphalt = 134,998

Gravel = 157,792

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) Asphalt / Gravel

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: AT&T

Gas/Propane: N/A

Water**: Private Well / City of Patterson

Irrigation: N/A

***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: _____~~

| (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): Existing House = 1,590 sf

Existing Storage Building = 262 sf ; Existing Storage Building = 506 sf

Type of use(s): Residence / Storage (Not related to proposed rv/boat storage business use)

Days and hours of operation: Mon - Fri, 9am-4pm ; Sat 8am-12pm

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

Occupancy/capacity of building: N/A

Number of employees: (Maximum Shift): 0 (Minimum Shift): 0

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

Other occupants: N/A

Estimated number of truck deliveries/loadings per day: N/A

Estimated hours of truck deliveries/loadings per day: N/A

Estimated percentage of traffic to be generated by trucks: N/A

Estimated number of railroad deliveries/loadings per day: N/A

Square footage of:

Office area: N/A Warehouse area: N/A

Sales area: N/A Storage area: N/A

Loading area: N/A Manufacturing area: N/A

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)

Orange 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? N/A

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.

SWPPP will be implemented with appropriate BMPs and stabilization

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)

Gill – RV & Boat Storage Facility

Project Description

April 22, 2026

The proposed project consists of the development of a recreational vehicle (RV) and boat storage facility on an approximately 8.79-acre parcel located at 261 Orange Avenue, Patterson, CA (APN: 048-001-004). The property is currently developed with three existing structures near the Orange Avenue frontage — a house, an ADU, and a storage shed — which will remain in place. These existing structures are not part of the proposed RV and boat storage operation. These structures are planned to be leased to the Children’s Crisis Center for use as temporary or transitional housing.

In addition, the site contains an existing 4,900-square-foot leased cell tower facility, which will remain unchanged and will continue to operate independently of the proposed storage use.

The site is presently zoned A-2-10 (General Agriculture, 10-acre minimum) under the Stanislaus County Zoning Ordinance. The Stanislaus County General Plan designates the site as Urban Transition. The property is located within the City of Patterson’s Sphere of Influence and is designated as Low Density Residential under the City’s General Plan. Despite this long-term residential designation, the project site is situated adjacent to and across Orange Avenue from properties developed and zoned for Light Industrial and Heavy Industrial uses. This surrounding land use pattern creates a transitional context where limited commercial storage uses are compatible with existing development in the immediate vicinity.

The project will establish a secure RV and boat storage facility intended to serve Patterson residents and the greater Stanislaus County region. Proposed improvements include:

- **Storage Layout** – Development of 196 gravel-paved, delineated storage spaces, each measuring approximately 12 feet by 40 feet, designed to accommodate a variety of recreational vehicles, trailers, and boats.
- **Access & Circulation** – Construction of two secured entry/exit driveways from Orange Avenue, along with asphalt-paved interior drive aisles designed to provide safe and efficient vehicle maneuvering throughout the site.
- **Security Features** – Installation of controlled access gates, perimeter fencing, and site lighting to ensure facility security and minimize unauthorized entry.
- **Site Development** – Grading and paving improvements consistent with County standards, including construction of a storm drain basin at the northeast corner of the site to manage on-site drainage.
- **Utilities & Infrastructure** – Continued use of the existing well and septic system, with new utility connections provided as necessary to serve site lighting, gate systems, and related security infrastructure.

Facility Operations

The proposed RV and boat storage facility will operate in conjunction with an existing self-storage facility owned by the applicant, located at 201 Poppy Avenue, Patterson, CA. The Orange Avenue site is intended to function as a complementary storage location, specifically dedicated to outdoor RV and boat storage, thereby expanding the range of storage options available to the community.

The Orange Avenue facility will be an unmanned site and will not include on-site staffing or office functions. All customer interactions, leasing activities, and account management will occur at the Poppy Avenue facility. Customers seeking to lease an RV or boat storage space will coordinate directly with staff at the Poppy Avenue location, where rental agreements will be executed and administrative services provided.

Upon completion of the leasing process, customers will be issued a secure access code permitting entry through the controlled access gate system at the Orange Avenue site. Access to the facility will be limited to authorized users only. The controlled access design, combined with perimeter fencing and lighting, will provide a secure storage environment while minimizing operational intensity at the project site.

Because the facility will not be staffed, typical daily activity levels are expected to be low and primarily limited to customers accessing or storing their vehicles. No retail sales, repair services, maintenance operations, or other commercial activities are proposed at this location.

Project Purpose and Community Benefit

The project responds to an identified community need for secure RV and boat storage within the Patterson area. By providing a centralized, professionally managed storage facility, the project may help reduce long-term vehicle parking on residential streets and rural properties, improve neighborhood aesthetics, and offer residents a safe and secure alternative for recreational vehicle storage.

The proposed use represents a low-intensity commercial activity that is consistent with the site's transitional setting and compatible with surrounding land uses.

Development Schedule

The proposed project is anticipated to be constructed in a single phase of improvements.

Upon approval of the requested General Plan Amendment and Rezone, the applicant intends to proceed with construction in a timely manner. The applicant anticipates obtaining the necessary grading, encroachment, and associated construction permits within approximately six (6) months of project approval.

Following permit issuance, construction of the proposed site improvements, including grading, paving, drainage facilities, access improvements, and security features, is expected to be completed within twelve (12) months.

This schedule reflects the applicant's intent to develop the project without delay while allowing sufficient time for final engineering, permitting, and construction activities.



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

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

Date: 10/14/2025

Records Search File #: 13514N

Project: GDR Project No. 25005,

261 Orange Avenue, Patterson, CA 95363

Haren Sanghera

Project Engineering Consultant

GDR Engineering

3525 Mitchell Road, Suite G

Ceres, CA 95307

209-538-3360

harensanghera@gdreng.com

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on the Crows Landing USGS 7.5-minute quadrangle map 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 reported prehistoric or historic archaeological resources or historic buildings or structures within the project area.
- The General Land Office survey plats for T5S R8E (dated 1860 and 1869) show Section 30 divided into parcels of various acreages; no historic features are referenced.

- The 1916 edition of the Crows Landing USGS quadrangle references the lateral on the west boundary of the project areas well as the alignments of both First Street and Orange Avenue. The 1952 edition references a building that would be 73 years in age (or older) within the project area. 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 in the immediate vicinity. A historic structure, the North Lateral/Patterson Lift Irrigation System (“Lateral D” on the parcel map), has been documented as P-50-002179.

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: No project-specific investigation has been formally reported to the Information Center. One investigation for a cell tower facility within a small portion of the project area has been conducted, referenced as follows.

Billat, L. B. (Earth Touch LLC)

2001 *Letter Report: SBA Communications Wireless Telecommunications Service Facility - Stanislaus County, California: Patterson (CNSS 66501-039), 261*

Orange Avenue, Patterson.

CCaIC Report ST-04598

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 entire 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 **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