



## Referral Early Consultation

**Date:** October 25, 2024  
**To:** Distribution List (See Attachment A)  
**From:** Jeremy Ballard, Senior Planner  
Planning and Community Development  
**Subject:** REZONE APPLICATION NO. PLN2023-0071 – JASS WE BUY TRUCKS  
**Respond By:** November 15, 2024

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**\*\*\*\*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.

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**Applicant:** Alberto Orozco, Jass We Buy Trucks  
**Project Location:** 1033 Montpelier Road, at the southwest corner of the Montpelier Road and 6<sup>th</sup> Street intersection, in the Community of Hickman.  
**APN:** 019-044-006  
**Williamson Act Contract:** N/A  
**General Plan:** Planned Development  
**Current Zoning:** General Agriculture (A-2-10)  
**Community Plan:** Planned Development

**Project Description:** Request to rezone a 2.7± acre parcel from General Agriculture (A-2-10) to a new Planned Development zoning district to permit a wholesale semi-truck storage operation. Inventory will be parked within a 0.74± acre graveled area and will include up to 22 truck-tractors. No trailers will be stored on-site. The truck-tractors will be purchased used, in an operable condition, from various dealers and then sold off-site. Once purchased by the applicant, the trucks will be either driven on-site or delivered. On average, there will be two-three (2-3) trucks brought on-site per month. Once sold to a third-party, the trucks will be towed off-site via prescheduled appointments. The site will not be open to the public. No supply deliveries, loading, or unloading

will occur as part of the project. Proposed hours of operation are Monday through Friday from 10:00 a.m. to 3:00 p.m. The only employee is the owner/applicant. A mobile office is proposed to be installed on-site. The site is currently enclosed by a solid fence along the property frontage. A seven-foot-tall chain link fence and a row of evergreen trees are proposed around the north and eastern portions of the parking area, screening off-site views of the project. The site will be accessed by a 30-foot-wide driveway and a gate onto County-maintained 6<sup>th</sup> Street. Storm drainage will be handled via overland percolation. The site is served by a private well and a private septic system. The applicant anticipates development of the site within months of project approval. The parcel is under Code Enforcement case CE 22-0182. It is developed with a single-family dwelling, carport, and shop.

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



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

**REZONE APPLICATION NO. PLN2023-0071 – JASS WE BUY TRUCKS**

Attachment A

Distribution List

X	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: WATERFORD		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST # 2: CHIESA
X	FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED	X	STAN COUNTY COUNSEL
X	GSA: EAST TURLOCK SUBBASIN		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TID	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 LANDOWNERS
X	MUNICIPAL ADVISORY COUNCIL: HICKMAN		INTERESTED PARTIES
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
	RAILROAD:		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD		US FISH & WILDLIFE
X	SCHOOL DIST 1: HICKMAN COMMUNITY CHARTER DISTRICT		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 2: HUGHSON UNIFIED		USDA NRCS
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		
X	TUOLUMNE RIVER TRUST		

**STANISLAUS COUNTY  
CEQA REFERRAL RESPONSE FORM**

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT:** REZONE APPLICATION NO. PLN2023-0071 – JASS WE BUY TRUCKS

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).

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Response prepared by:

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Name	Title	Date
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# JASS WE BUY TRUCKS

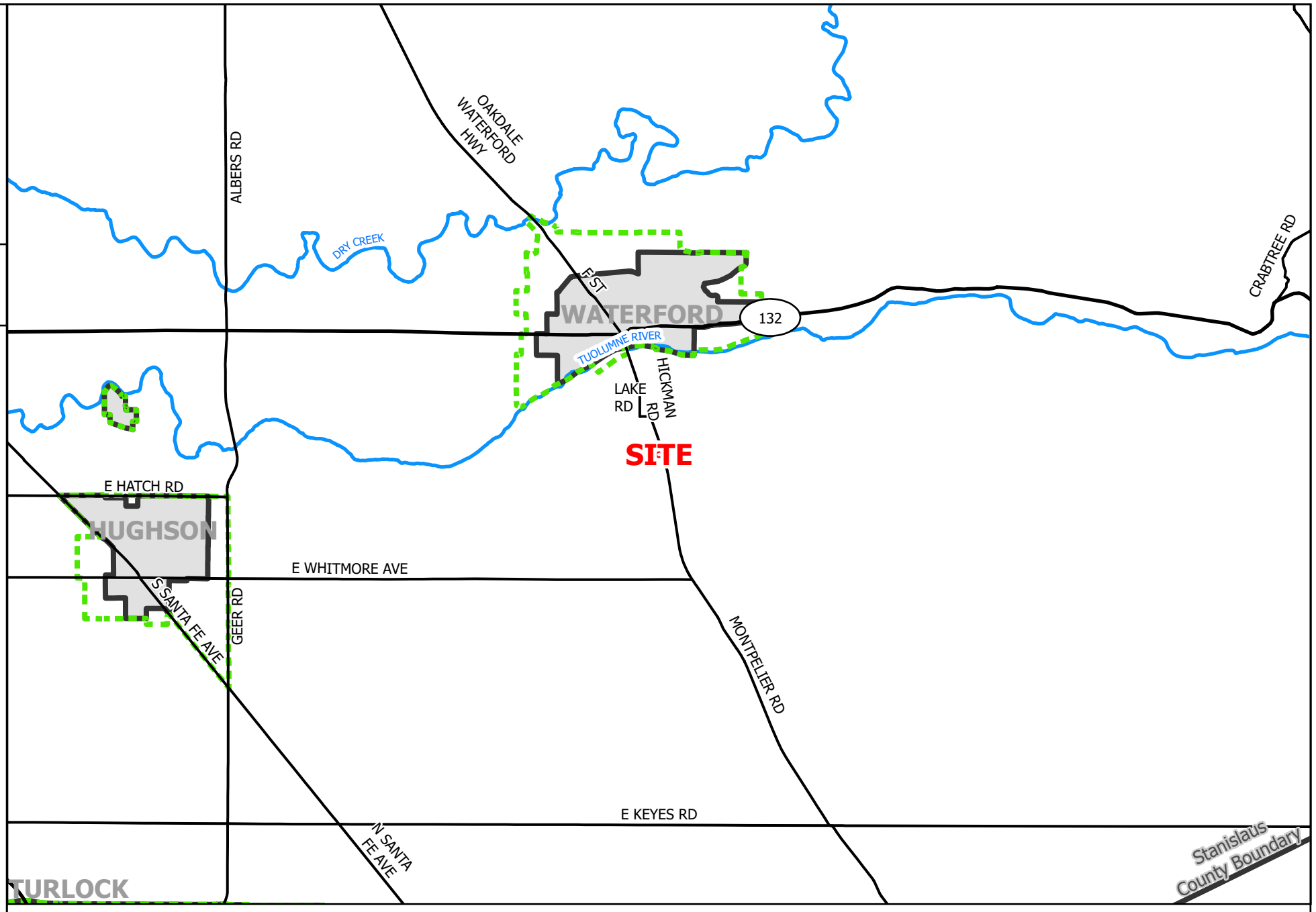
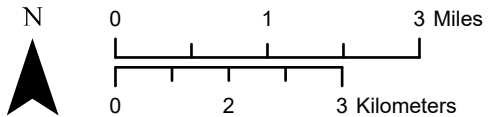
## REZ

### PLN2023-0071

### AREA MAP

#### LEGEND

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







# JASS WE BUY TRUCK




## REZ PLN2023-0071

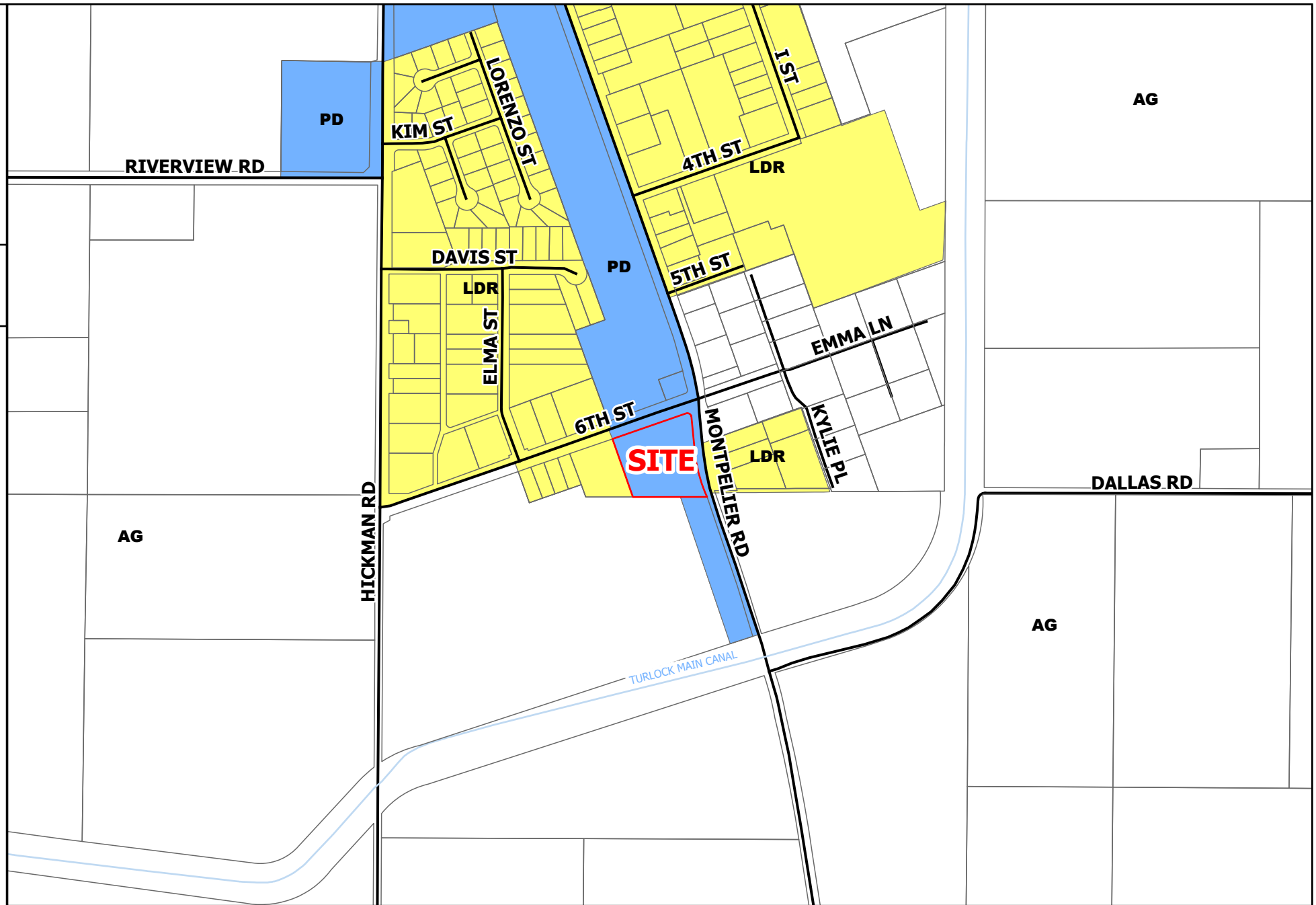
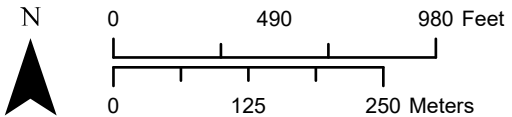
### GENERAL PLAN

#### LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal

#### General Plan

-  Agriculture
-  Planned Development
-  Residential - Low Density





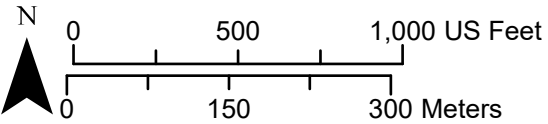
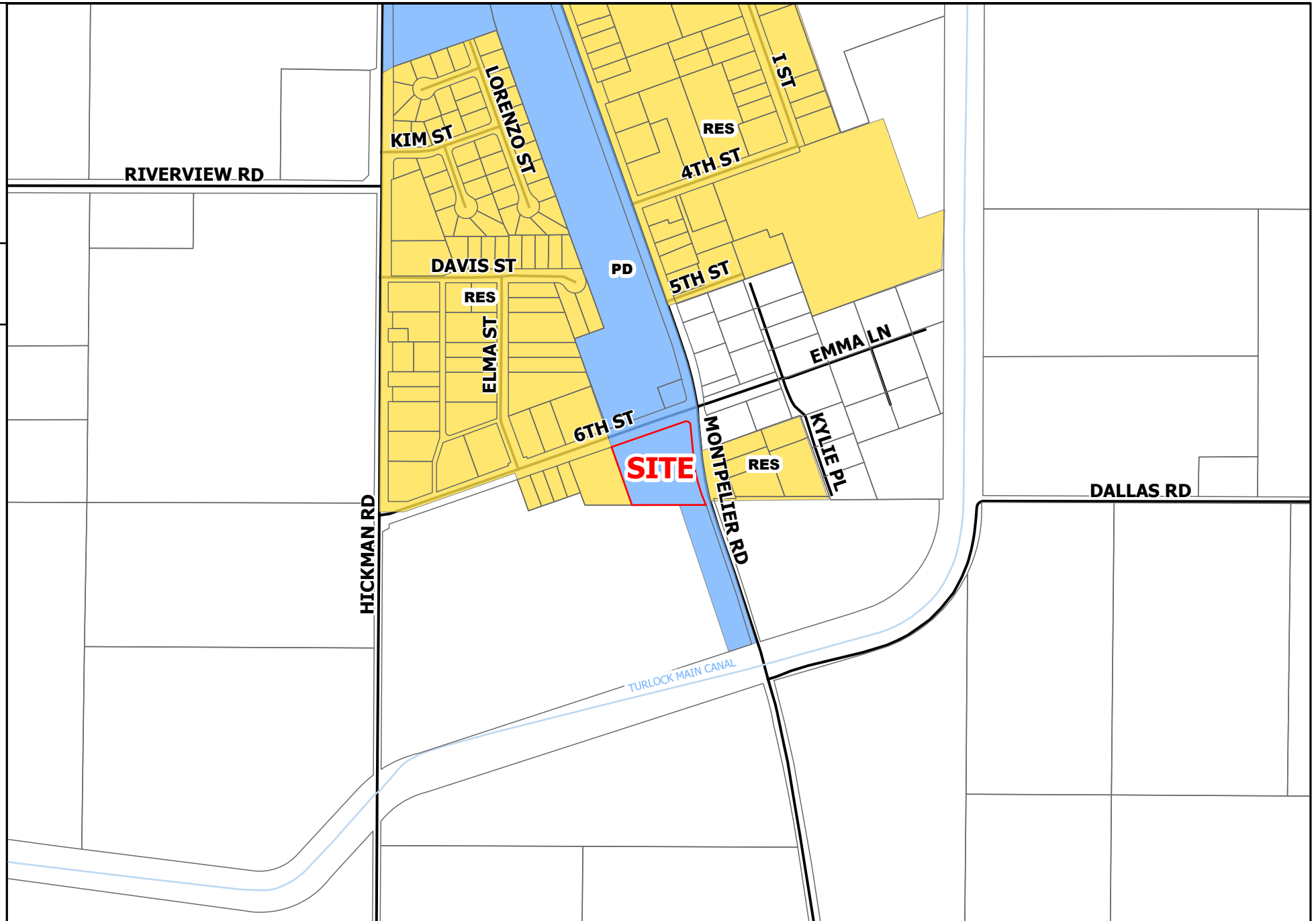
# JASS WE BUY TRUCKS

## REZ PLN2023-0071

### COMMUNITY PLAN MAP

#### LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal
-  PD
-  RES







# JASS WE BUY TRUCKS






## REZ PLN2023-0071

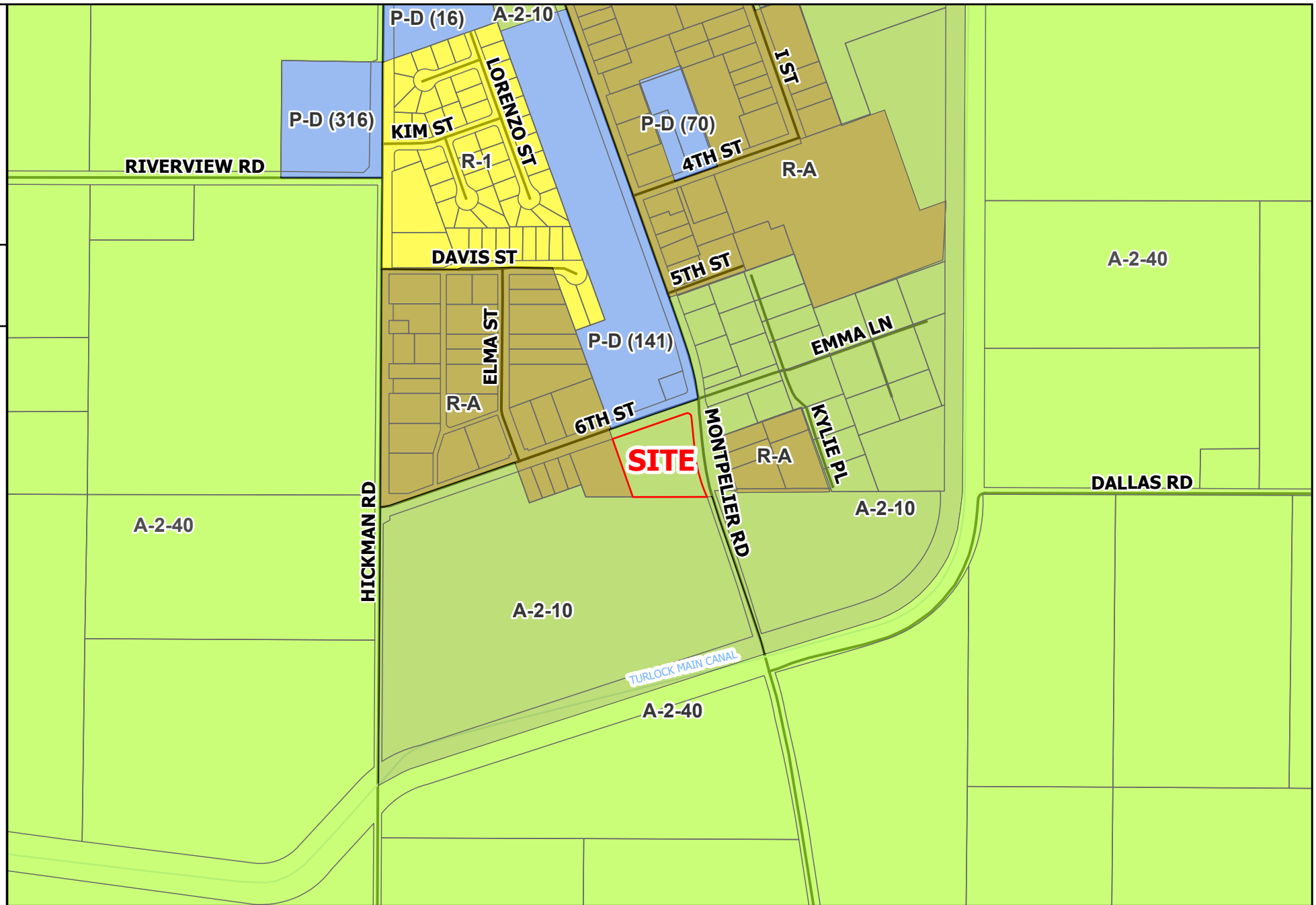
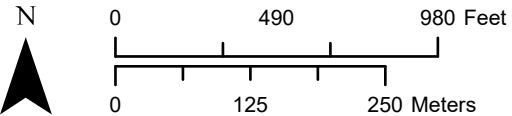
### ZONING

#### LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal

#### Zoning Designation

-  General Agriculture 10 Acre
-  General Agriculture 40 Acre
-  Planned Development
-  Single Family Residential
-  Rural Residential









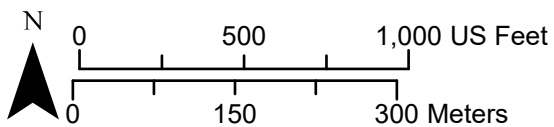
# JASS WE BUY TRUCKS

## REZ PLN2023-0071

### 2023 AERIAL AREA MAP

#### LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal






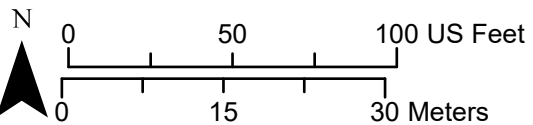
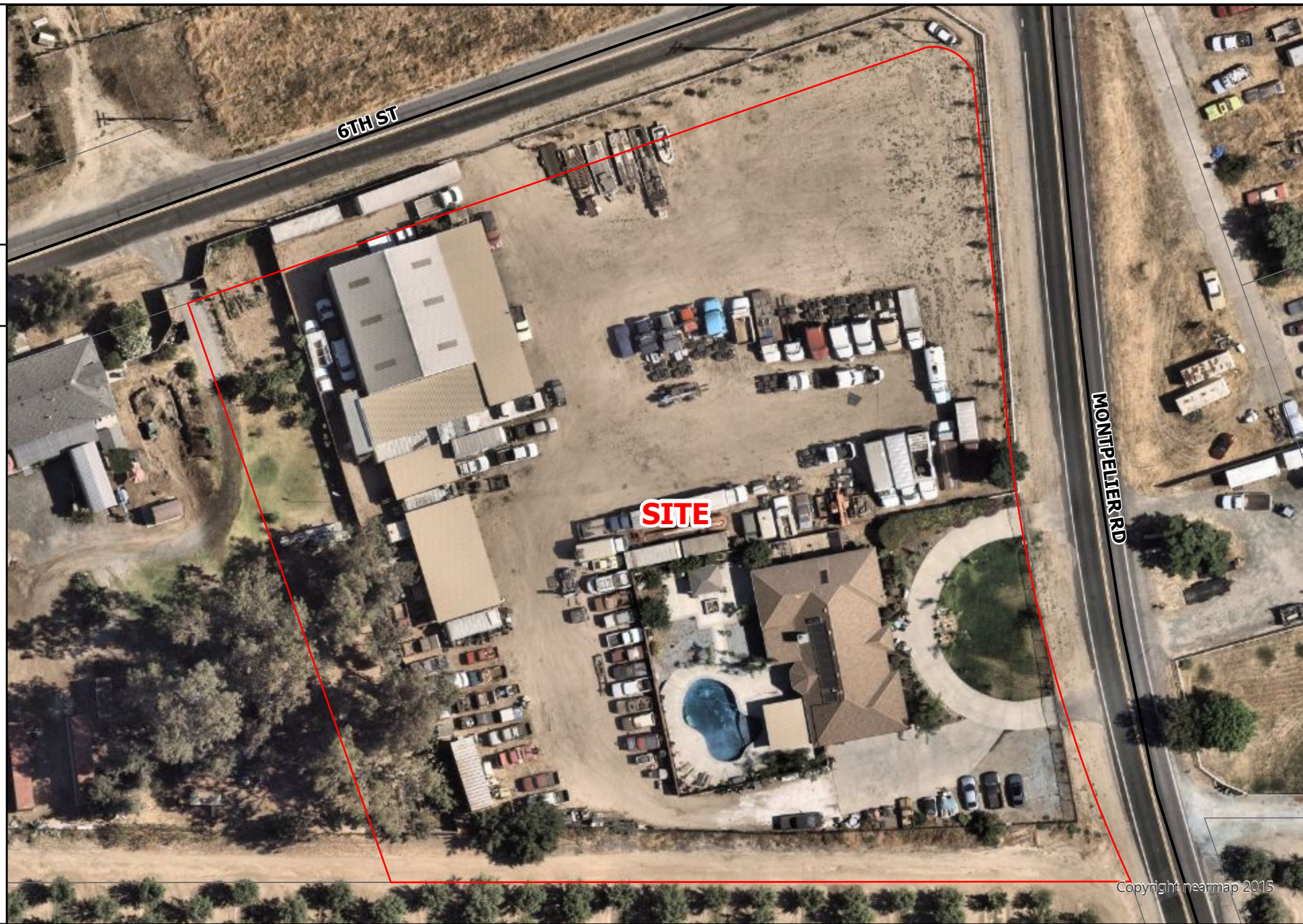
# JASS WE BUY TRUCKS

## REZ PLN2023-0071

2023 AERIAL SITE MAP

### LEGEND

-  Project Site
-  Parcel
-  Street








# JASS WE BUY TRUCKS

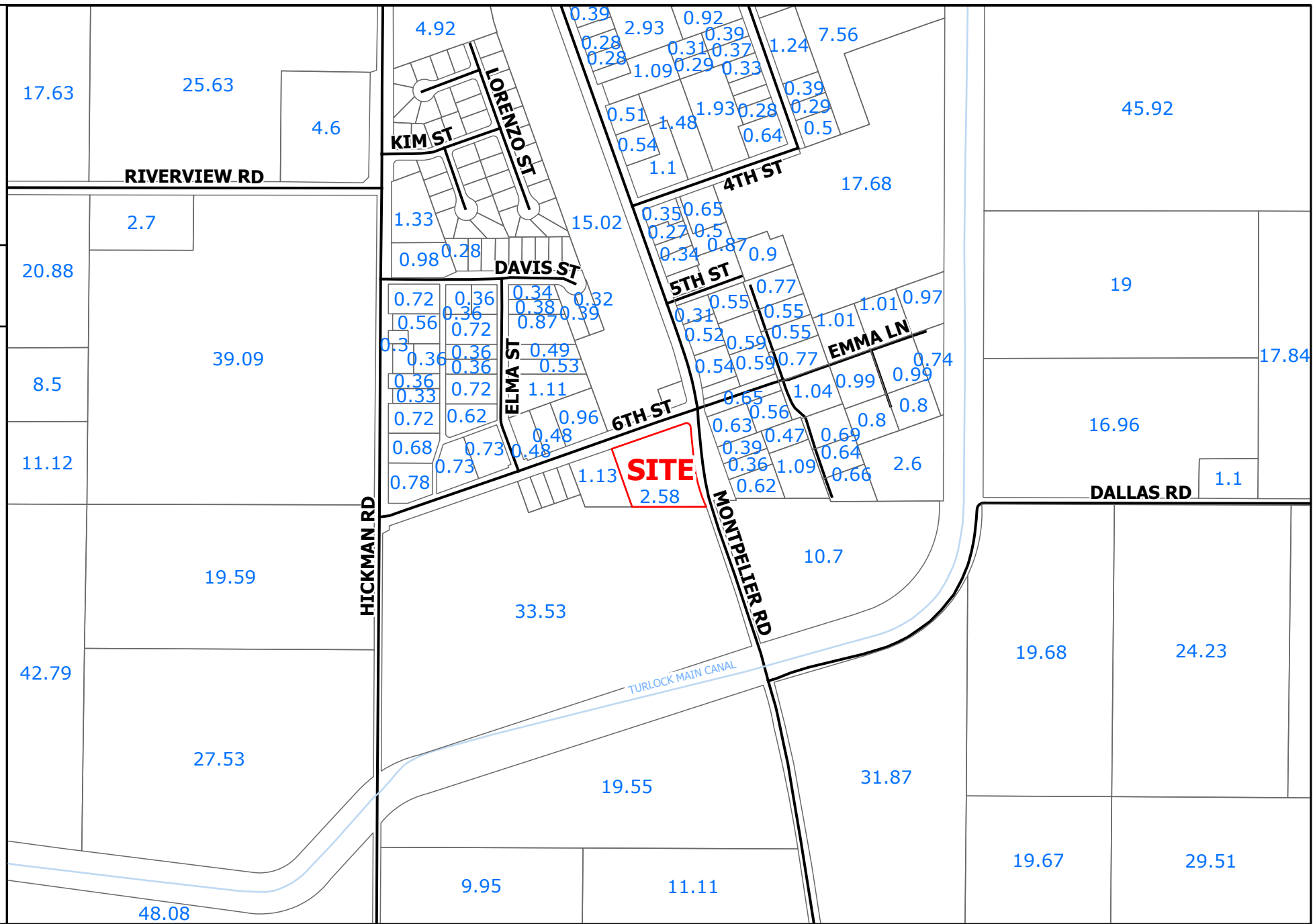
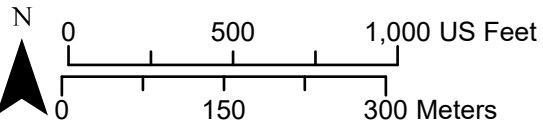
## REZ

### PLN2023-0071

### ACREAGE MAP

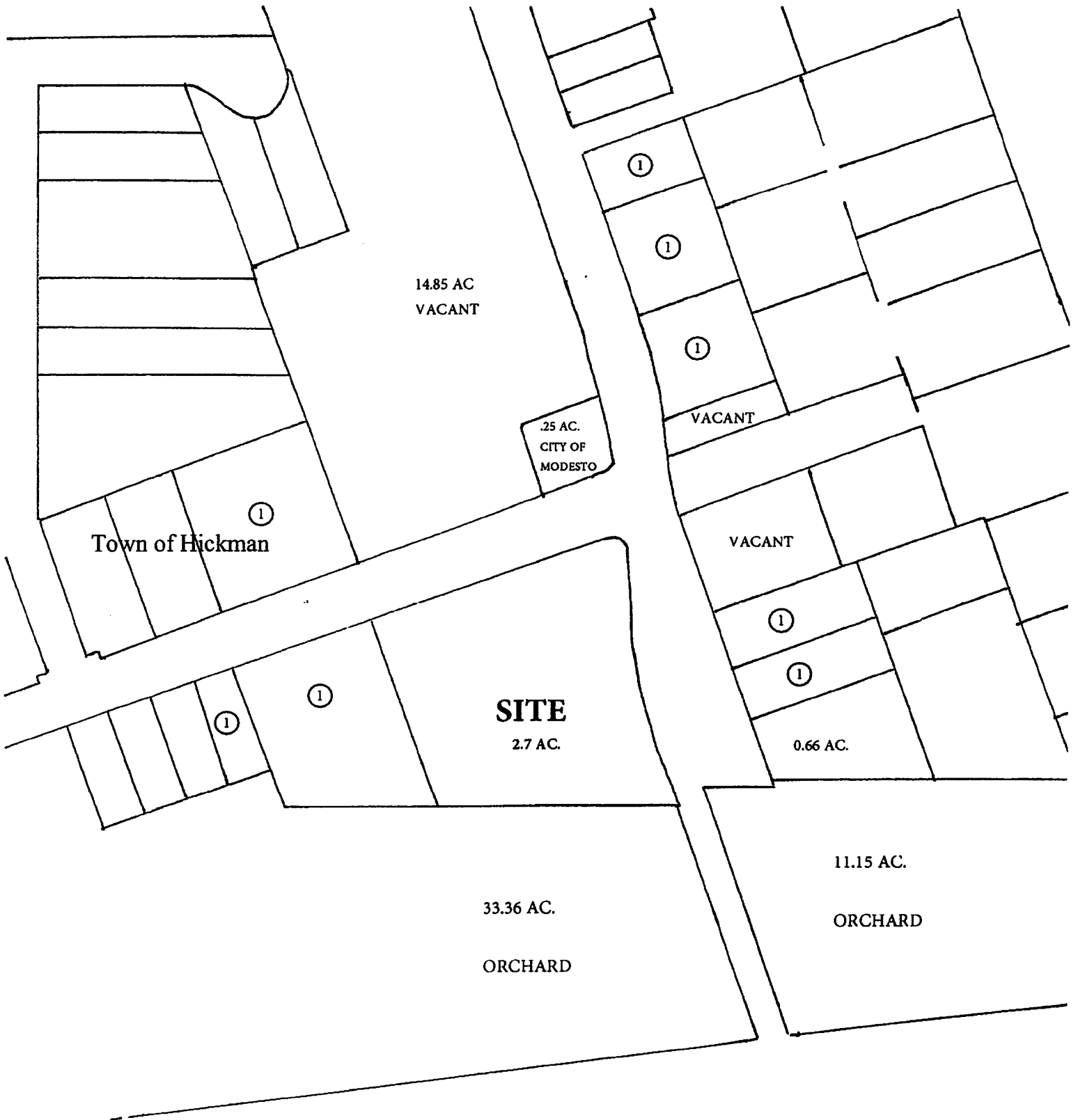
#### LEGEND

-  Project Site
-  Parcel
-  Acres
-  Street
-  Canal



# AREA MAP

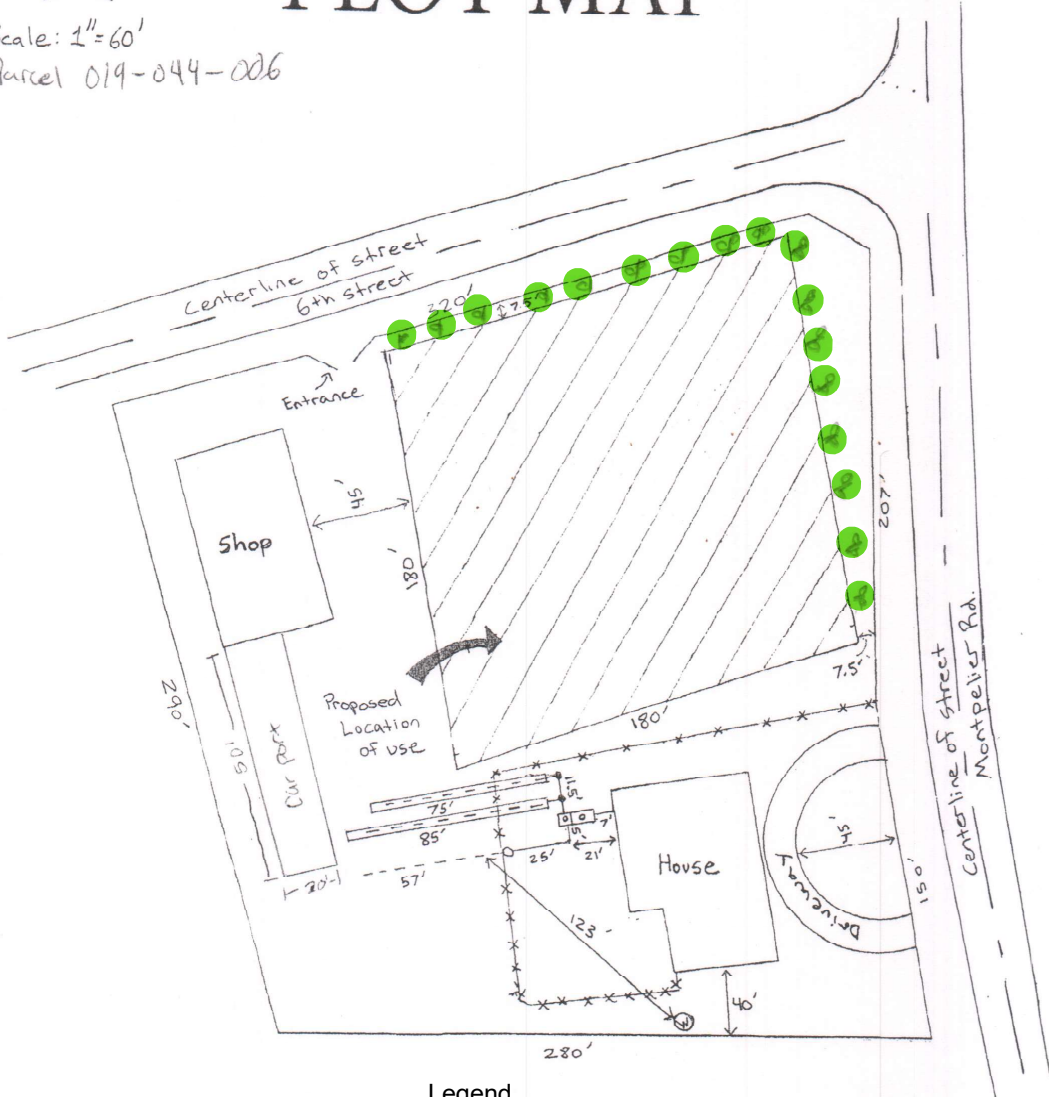
① HOUSE









# PLOT MAP

Scale: 1"=60'  
No. Parcel 019-044-006



## Legend

Septic Tank   
Leach Lines 

 Evergreen Trees 10 ft apart  
 Proposed location of use for parking

## **PROJECT DESCRIPTION**

**PLN 2023-0071**

**1033 MONTPELIER RD HICKMAN CA 95323**

### **Rezoning Request for Tractor-Trailer Parking Permit**

**Property Owner:** Alberto Orozco (residing on the parcel)

**Purpose:** To transfer the small business **Jass We Buy Trucks** from Lathrop, CA to the property owner's home. The business is currently in Lathrop. Family owned and operated for over 20 years.

**Reason for Relocation:** The untimely passing of Orozco's son in 2023 demanded a critical shift in the business's location. The daily commute to Lathrop is no longer viable for the Orozcos, as they must now prioritize being near their family at home.

#### **Business Description:**

**Jass We Buy Trucks** purchases operable tractors (and occasionally trailers) with the intent to resell.

No retail sales occur on-site; transactions are negotiated elsewhere or remotely.

Tractors will be fully operable, and maintenance is not required.

Maximum of 22 tractors (trailers) will be parked on the parcel temporarily for delivery to buyers.

Towing to buyers will occur via pre-scheduled appointments between 7:00 am and 8:00 pm.

No additional employees are needed; Mr. and Mrs. Orozco manage arrival and pick-up schedules.

Parking will not be open to the public, ensuring no disruption in the zone.

#### **Infrastructure and Environmental Impact:**

- Minimal equipment is needed to run the business.
- No structural improvements are required.
- The project involves setting gravel for the parking area and planting trees.
- Evergreen trees, spaced 10 feet apart, will serve as a privacy barrier along 6th Street and Montpelier Road.
- Automatic irrigation systems will be installed for water conservation.

## **Development Schedule**

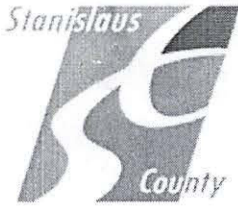
The development of the parking area is anticipated to take approximately three months. The goal is to start operating **Jass We Buy Trucks** in Sept 2024. Below is the tentative schedule.

Crew developing parking area will work from 7:00 am to 4:00 pm

May 2024 gravel setting in the parking area

June 2024 tree planting and irrigation system installation

July 2024 Set up modular office if required to obtain permit



**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: NONE

**ON-SITE TRUCK-TRACTOR AND TRAILER INFORMATION:**

Number of truck-tractors (please list): 2

Number of trailers (please list): 12

Number of truck-tractors and trailers owned by property owner (please list make & model): Internacional, Frigliner, Peterbilt, Volvo. 1997 and 2013.

Number of truck-tractors and trailers not owned by property owner (please list make & model): NONE

**SITE IMPROVEMENTS:**

Total size of parking area: 190 feet X 209 feet

Proposed surface material for parking area: \_\_\_\_\_

Size of office (if applicable, please show location on site plan): NONE

**OPERATIONS:**

Operating hours and season: 365 days / 24/7 Hours

**ADDITIONAL NOTES (attach additional sheets as necessary):**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# 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



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

**Date:** 2/5/2024

**Records Search File #:** 12803N

**Project:** 1033 Montpelier Road, Hickman,  
CA 95323-2904; PLN2023-0071, Use Permit;  
Parcel 019-044-006; SW ¼ NW ¼ Section 3,  
T4S R11E

Alberto G. Orozco  
1033 Montpelier Road  
Hickman, CA 95253-2904  
209-373-6571

albertorozco3225@gmail.com

Dear Mr. Orozco:

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on portions the Denair and Montpelier USGS 7.5-minute quadrangle maps 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 plat for T4S R11E (dated 1854) shows Section 3 subdivided, with the S ½ of the NW ½ shown as an 80-acre parcel.

- The 1916 edition of the Denair USGS 15' quadrangle shows the City of Hickman and the 6<sup>th</sup> Street and Montpelier Road alignments.
- The Official Map of the County of Stanislaus, California (1906) shows the City of Hickman; no landowner name is referenced for the project area.

**Prehistoric or historic resources within the immediate vicinity of the project area:** None has been formally reported to the Information Center.

**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:** None has been formally reported to the Information Center.

#### **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 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 transmitting the signed **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