



Referral
Early Consultation

Date: September 5 2024
To: Distribution List (See Attachment A)
From: Teresa McDonald, Associate Planner
Planning and Community Development
Subject: USE PERMIT APPLICATION NO. PLN2024-0084 - JASSON TRUCKING
Respond By: September 20, 2024

\*\*\*\*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: Major Singh, Jasson Trucking
Project Location: 2401 Youngstown Road, between South Golden State Boulevard and Golf Road, in the Turlock area.
APN: 044-032-006
Williamson Act Contract: N/A
General Plan: Agriculture
Current Zoning: General Agriculture (A-2-10)

Project Description: Request to legalize an existing truck parking facility, currently operating 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-acre graveled area with 10 parking stalls for eight tractors and 10 trailers. All of the tractor trailer combinations proposed to be parked on-site are owned by the property owner, who also lives on the property. The trucks will transport various dry and refrigerated grocery products for local retailers. The tractor trailers may be on-site with product in order to switch product from one trailer to another by attaching the ends of the trailers to each other and using a pallet jack to move the product internally. No product will be removed from the trailers. Otherwise, the trailers on-site will be empty when not in use. The parcel is currently developed

with: two single-family dwellings (a 1,192± square-foot single-family dwelling, and a 1,150± square-foot single-family dwelling), a 1,000± square-foot barn (with 500 square feet utilized as an office), accessory storage buildings totaling 1,326± square-feet, 1-acre graveled parking area, four 24-foot-tall free standing light poles, six-foot-tall chain-link fencing around the perimeter of the site, landscaping throughout the site, and two asphalted driveways. The remainder of the property is planted in sweet potatoes. The proposed hours of operation are Monday through Friday, from 10:00 a.m. to 5:00 p.m. with an estimated four daily truck trips and two employees on a maximum shift. Access is proposed to be taken off County-maintained Youngstown Road via a 12-foot-wide asphalt driveway. No fueling, maintenance, fluid changes, or washing will occur on-site. The parcel is served by an existing well and septic tank. There will be no change to stormwater drainage, which will be maintained via overland runoff.

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

**USE PERMIT APPLICATION NO. PLN2024-0084 - JASSON 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	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO PUBLIC WORKS - SURVEY
X	COUNTY OF: MERCED		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: TURLOCK RURAL	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	GSA: WEST TURLOCK SUBBASIN	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:		StanCOG
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: SOUTHERN PACIFIC		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: TURLOCK UNIFIED	X	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT	X	USDA NRCS
X	STAN CO AG COMMISSIONER		
	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: USE PERMIT APPLICATION NO. PLN2024-0084 - JASSON 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).

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Response prepared by:

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Name	Title	Date
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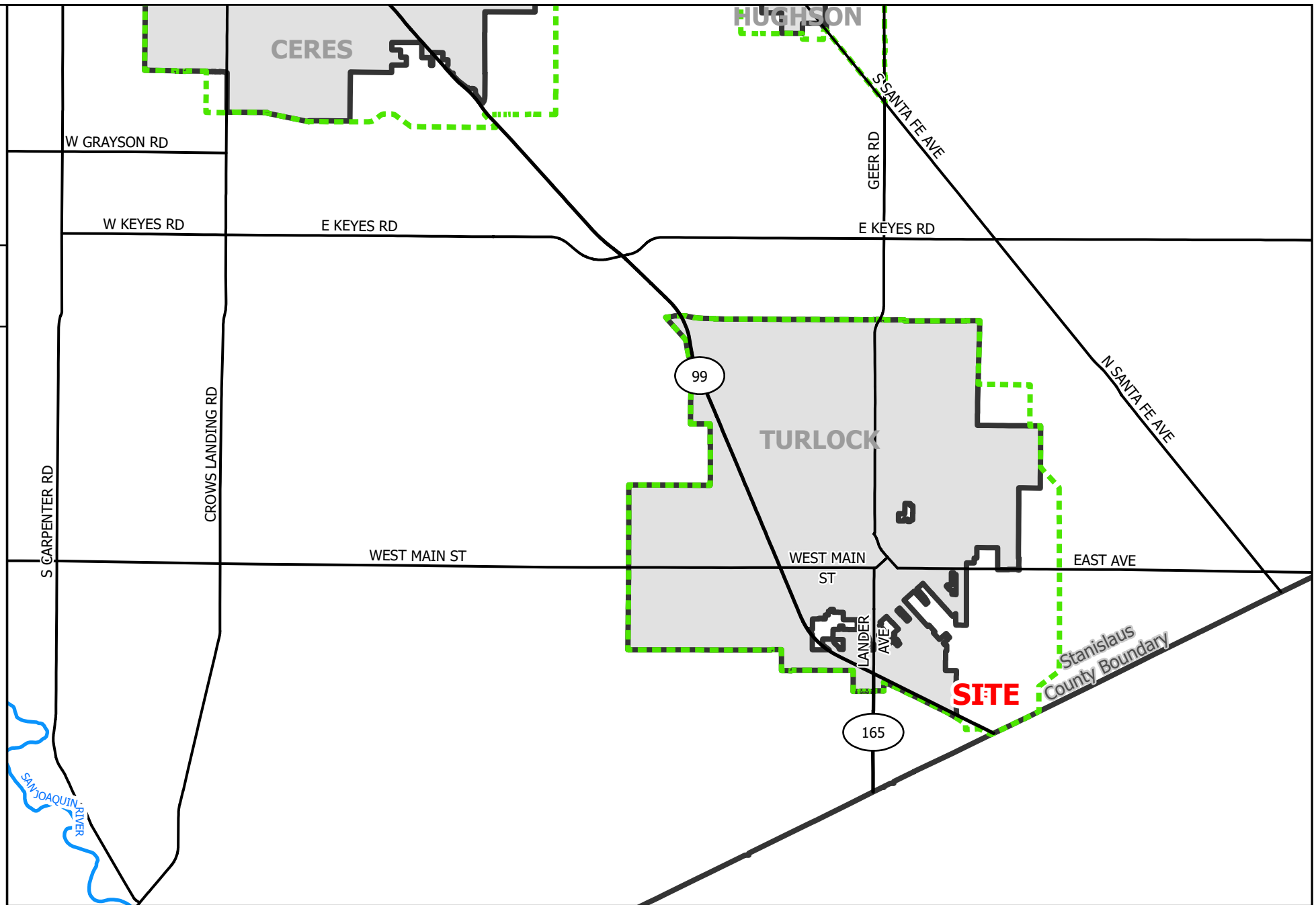
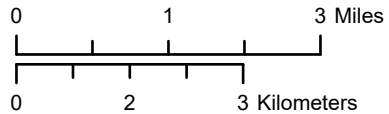
# Jasson Trucking

## UP PLN2024-0084

### AREA MAP

#### LEGEND

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



# JASSON TRUCKING

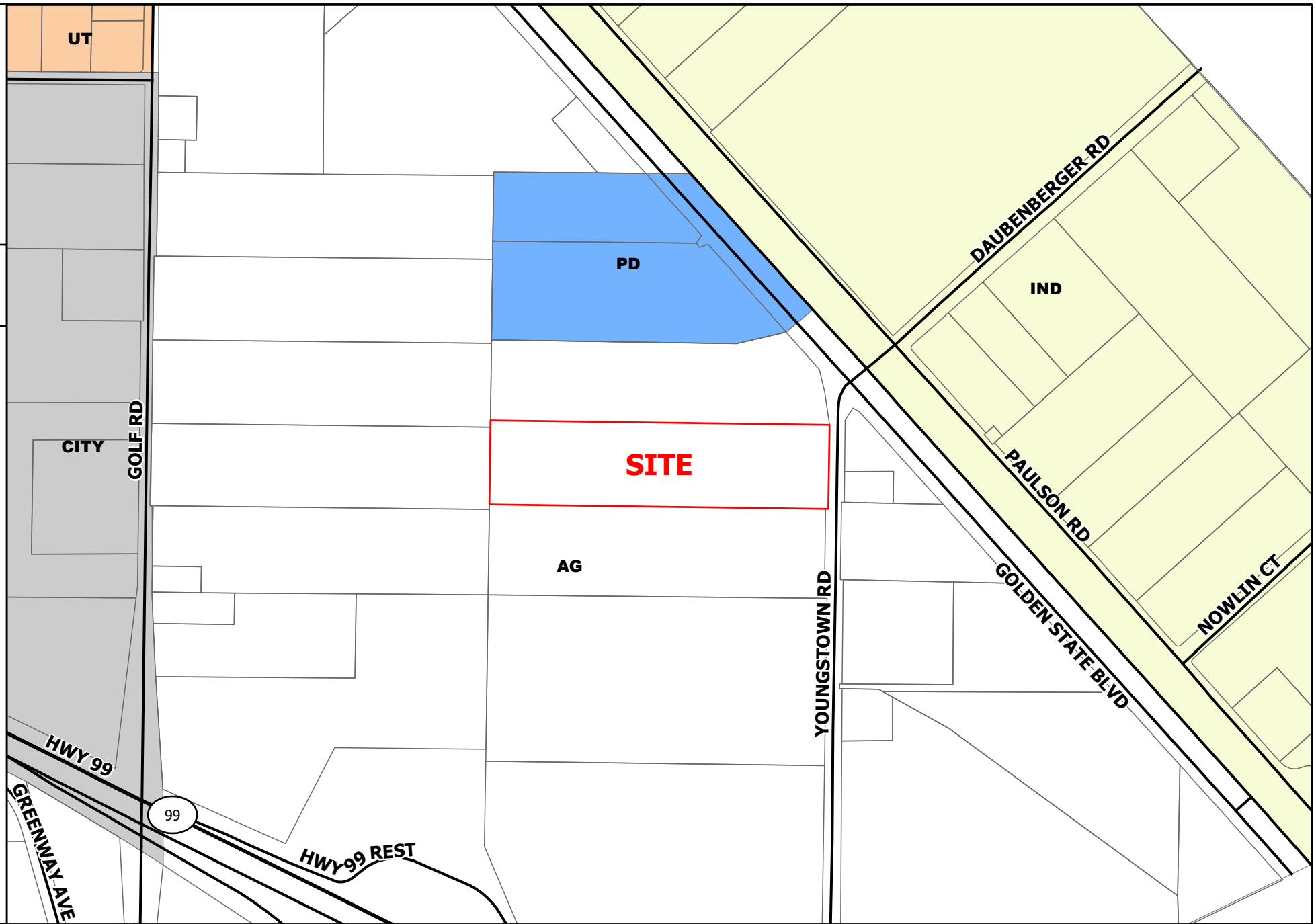
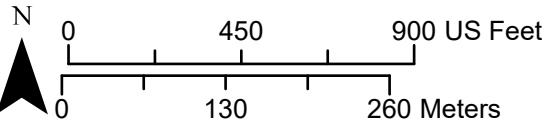
## UP

### PLN2024-0084

#### GENERAL PLAN MAP

#### LEGEND

-  Project Site
-  Parcel
-  Highway
-  Agriculture
-  City
-  Industrial
-  Planned Development
-  Urban Transition









# Jasson Trucking

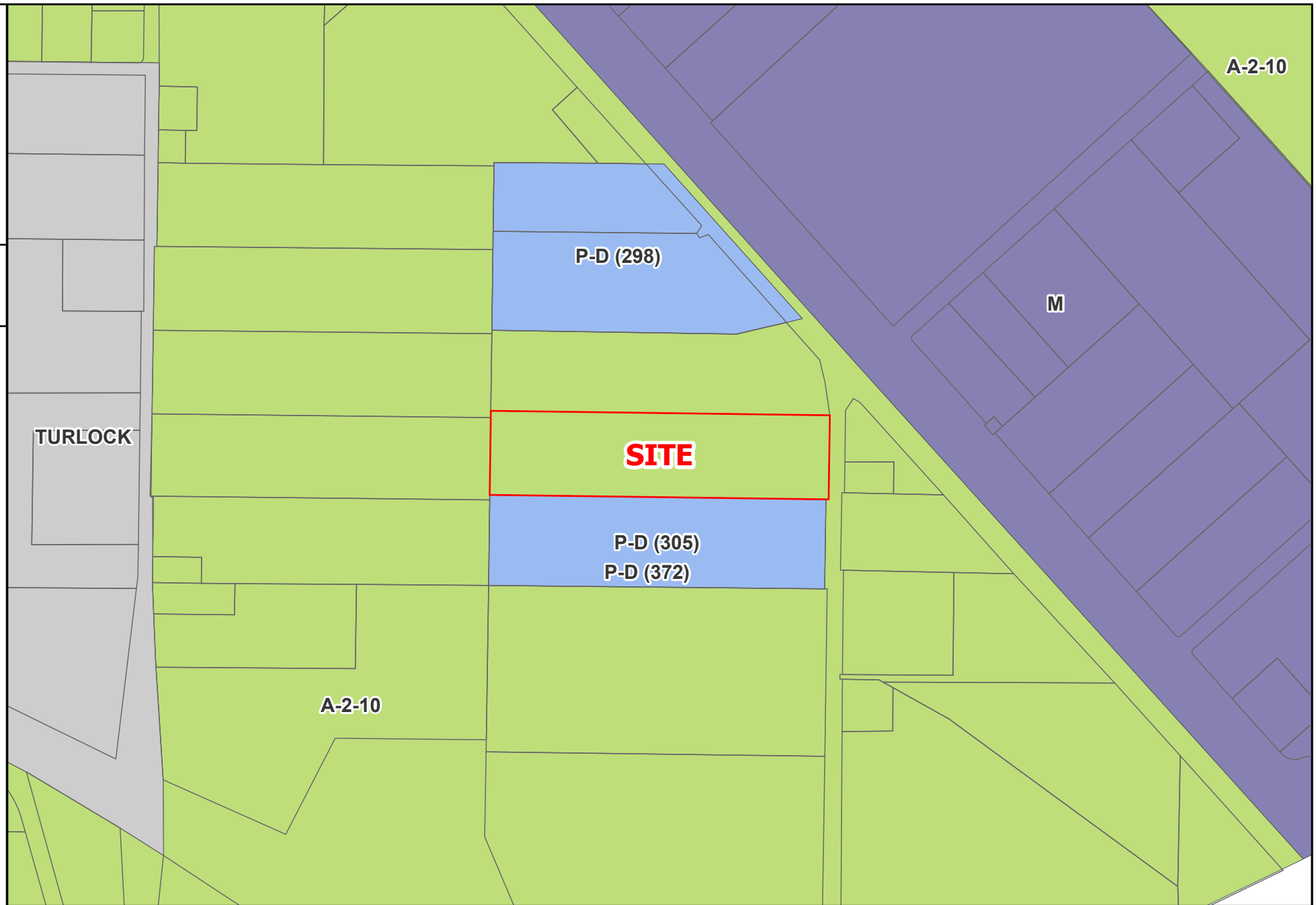
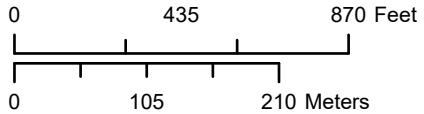
## UP PLN2024-0084

### ZONING

#### LEGEND

-  Project Site
-  Parcel
- Zoning Designation**
  -  General Agriculture 10 Acre
  -  City
  -  Industrial
  -  Planned Development; P-D

N








# JASSON TRUCKING

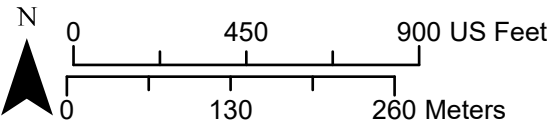
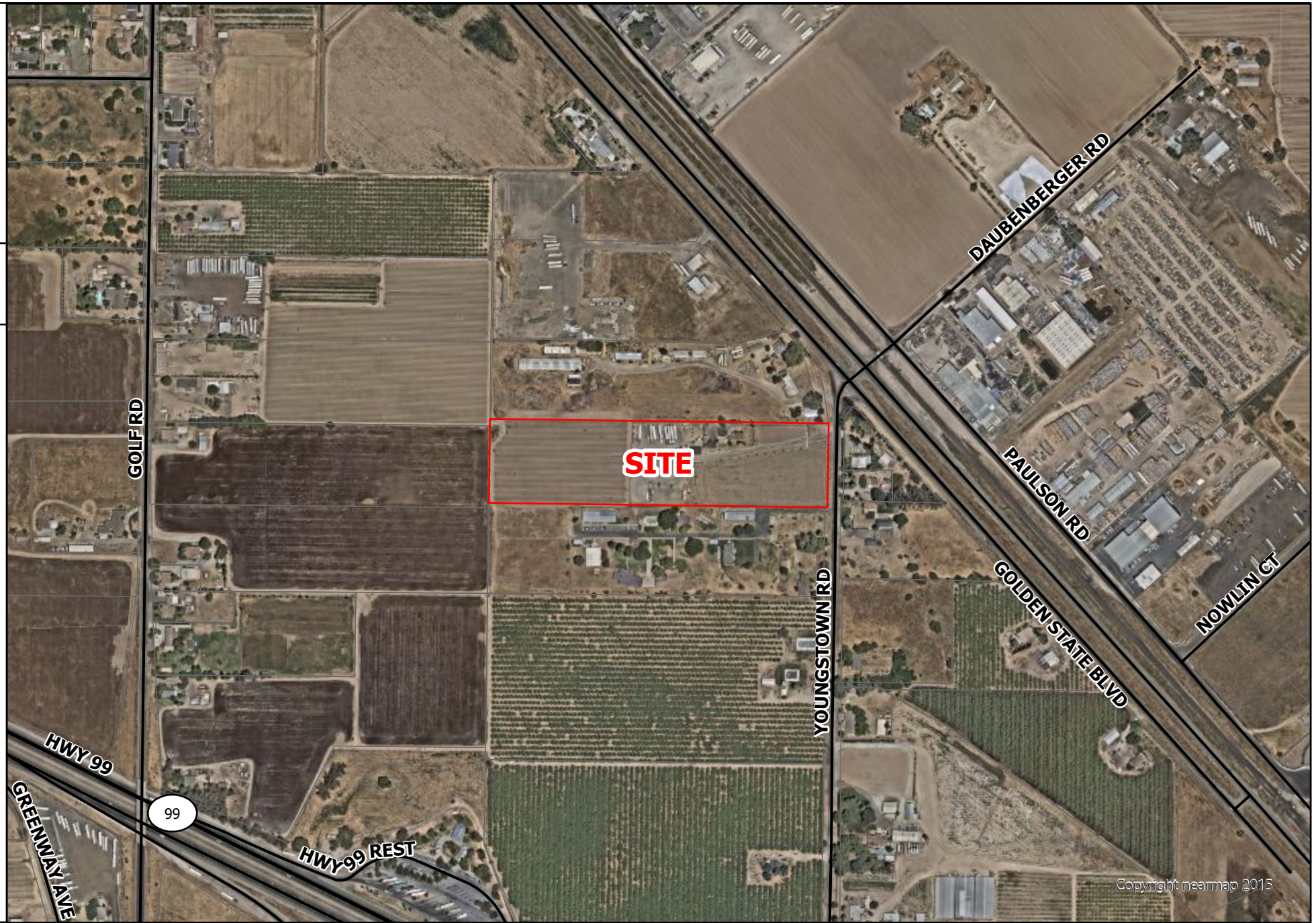
## UP

### PLN2024-0084

2023 AERIAL AREA MAP

#### LEGEND

-  Project Site
-  Parcel
-  Highway







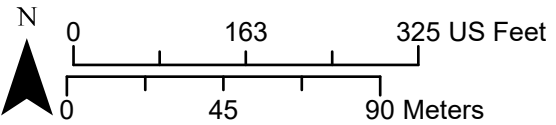
# JASSON TRUCKING

## UP PLN2024-0084

2023 AERIAL SITE MAP

### LEGEND

-  Project Site
-  Parcel



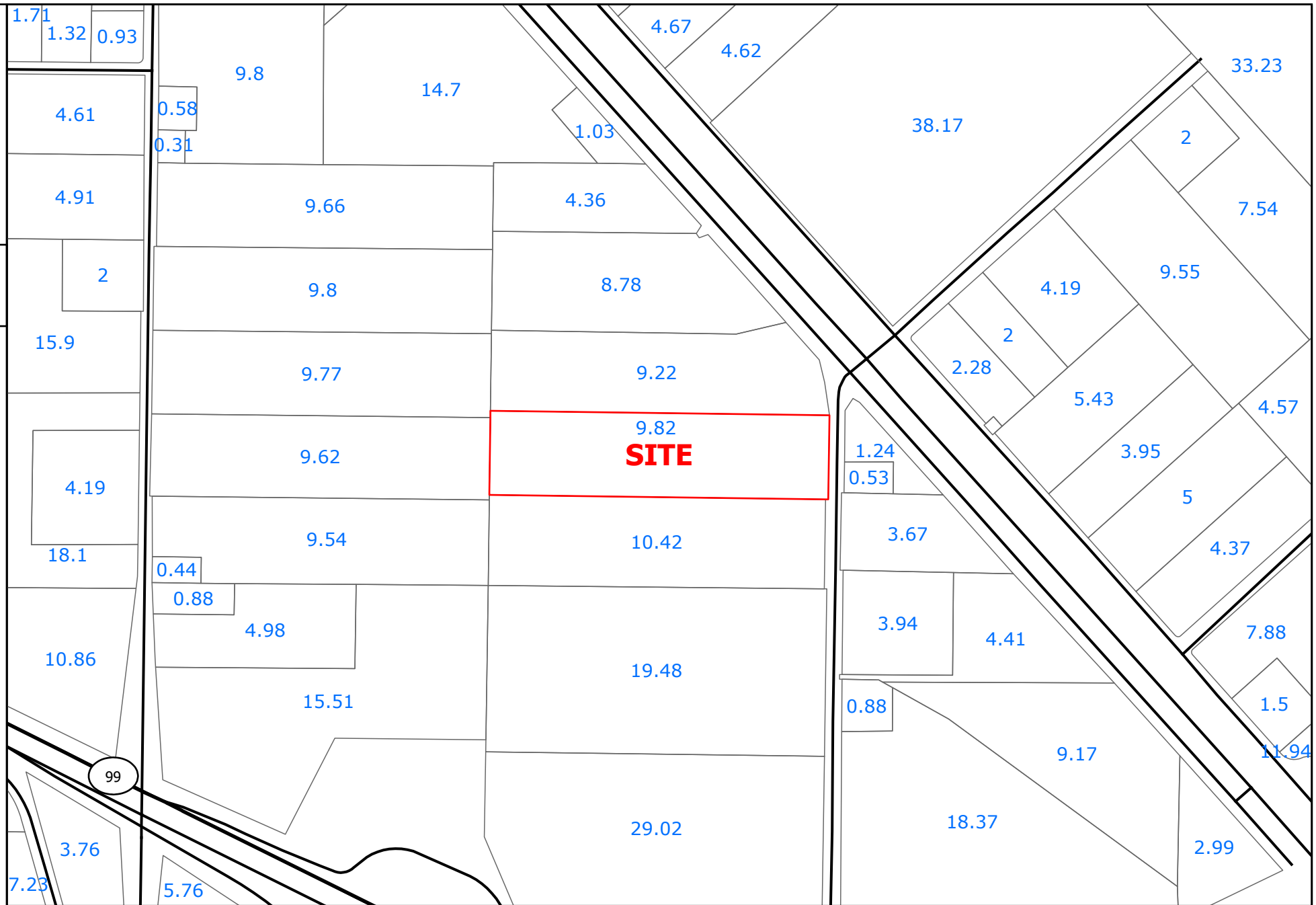
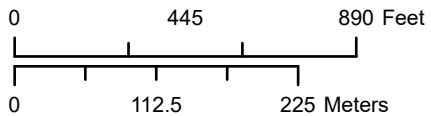
# Jasson Trucking

## PLN2024-0084

### ACREAGE MAP

#### LEGEND

-  Project Site
-  Parcel
-  Acres
-  Highway
-  Street





# SITE PLAN

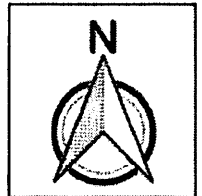
2401 Youngtown Road

Turlock, CA 95380

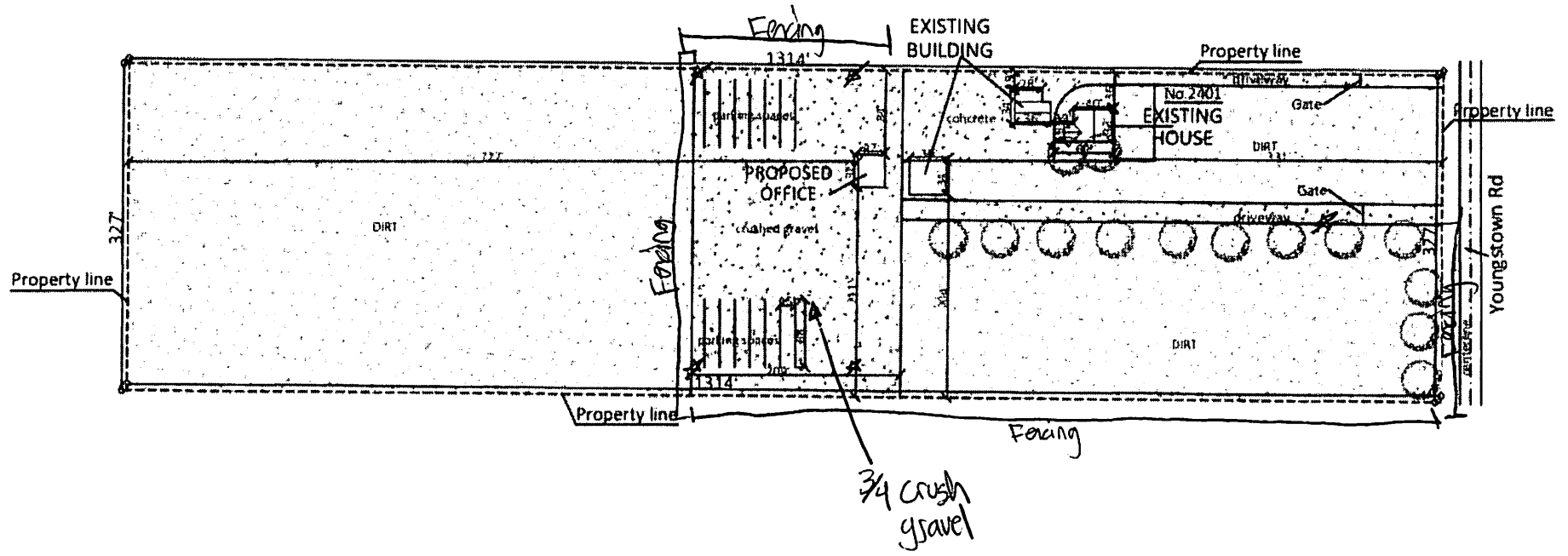
Parcel ID: 044-032-006-000

Lot area: 9.85 Acres

Paper Size: 11"x17"



scale 1"=100'



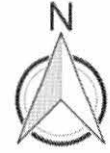
★ - camera / Light poles

Dirt - Ag use

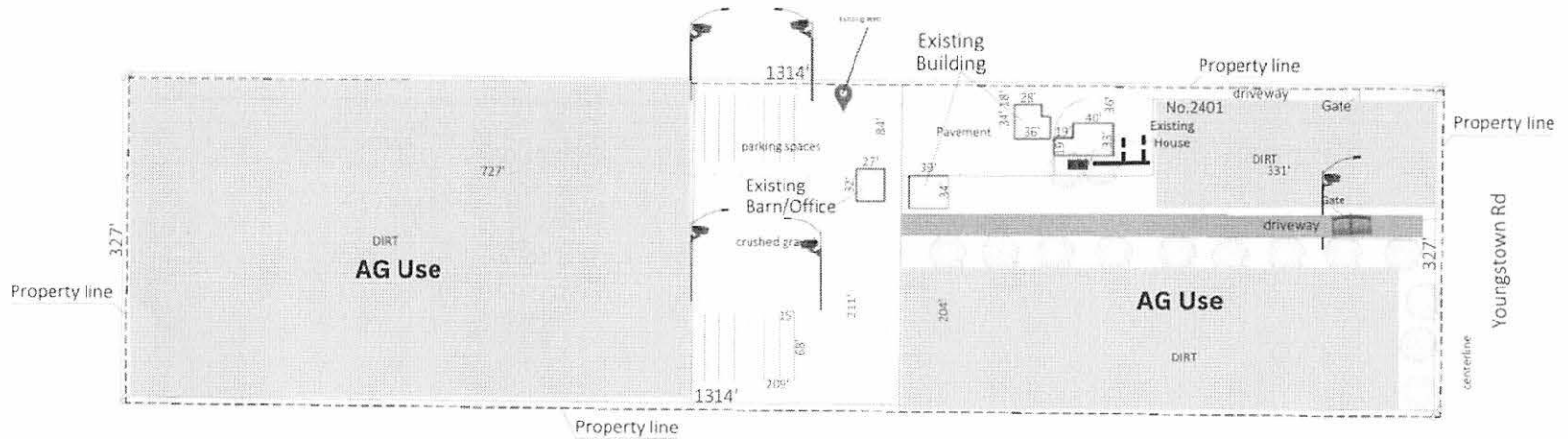
○ - Trees / Flowers

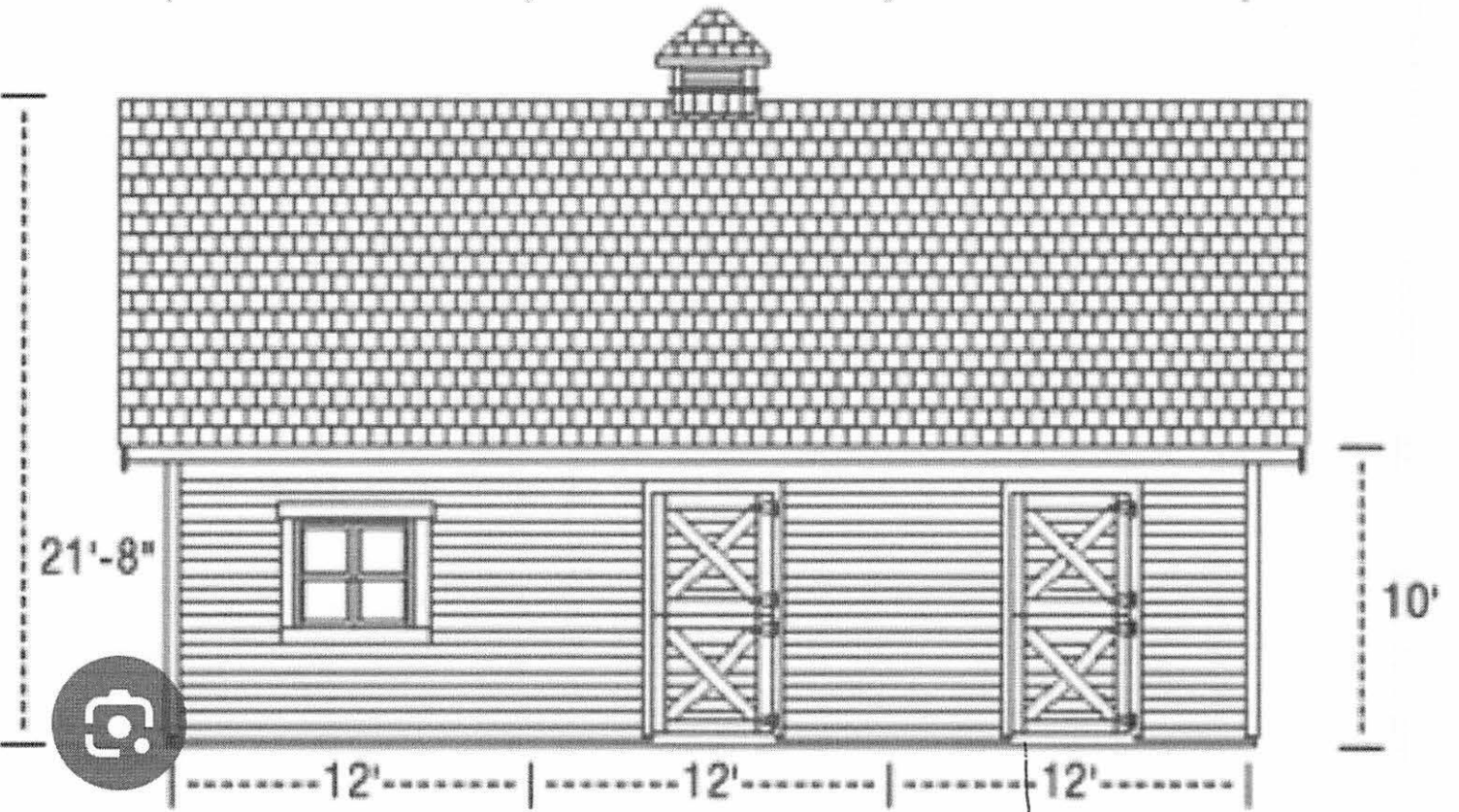
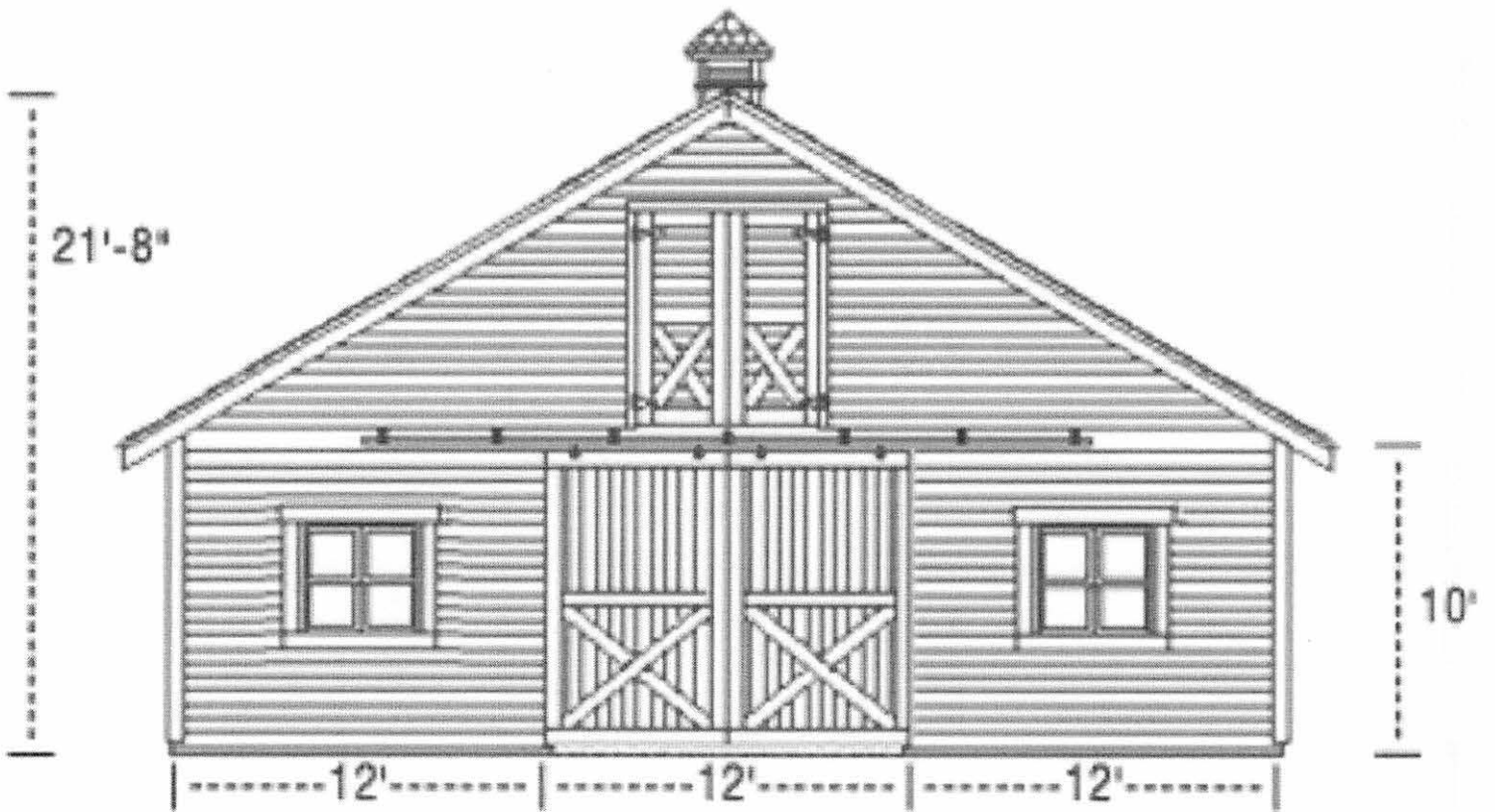
# SITE PLAN

2401 Youngtown Road  
Turlock, CA 95380 Parcel  
ID: 044-032-006-000 Lot  
area: 9.85 Acres Paper Size:  
11"x17"



scale 1"=100'





- Pre existing Barn  
 - Pre existing Room

(office Built In)





# APPLICATION QUESTIONNAIRE

<p><u>Please Check all applicable boxes</u>  <b>APPLICATION FOR:</b>  <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; padding: 5px;"> <input type="checkbox"/> General Plan Amendment  <input type="checkbox"/> Rezone  <input type="checkbox"/> Use Permit  <input type="checkbox"/> Variance  <input type="checkbox"/> Historic Site Permit         </td> <td style="width: 50%; vertical-align: top; padding: 5px;"> <input type="checkbox"/> Subdivision Map  <input type="checkbox"/> Parcel Map  <input type="checkbox"/> Exception  <input type="checkbox"/> Williamson Act Cancellation  <input type="checkbox"/> Other _____         </td> </tr> </table>	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____	<p><b>PLANNING STAFF USE ONLY:</b>          Application No(s): <u>PLN 2024 0084</u>          Date: <u>8/29/2024</u>          S <u>25</u> T <u>5</u> R <u>10</u>          GP Designation: <u>Agriculture</u>          Zoning: <u>A-2-10</u>          Fee: <u>\$5,703</u>          Receipt No. <u>578885</u>          Received By: <u>mR</u>          Notes: <u>red file, CE case</u></p>
<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____		

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).*

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# 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 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book \_\_\_\_\_ Page \_\_\_\_\_ Parcel 044-032-006-000

Additional parcel numbers: \_\_\_\_\_  
Project Site Address or Physical Location: 2401 Youngstown Rd Turlock, CA 95380

Property Area: Acres: 4.85 or Square feet: \_\_\_\_\_

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)  
General Ag use (planting vegetation like almonds and sweet potatoes)

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: Zoning A-2 044032006000

Proposed General Plan & Zoning: A-2 044032006000  
(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: Residential / Multifamily  
West: Agricultural  
North: Commercial / Industrial  
South: Multifamily

## 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: 1200 (house) 500 (office/Barn) Sq. Ft.      Landscaped Area: 8.85 (acres) Sq. Ft.

Proposed Building Coverage: \_\_\_\_\_ Sq. Ft.      Paved Surface Area: 1 (acre) Sq. Ft.

**BUILDING CHARACTERISTICS:**

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

Number of floors for each building: \_\_\_\_\_

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

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) \_\_\_\_\_

Vertical height - Light Poles 24ft, Fences 6ft, Gate 6ft.

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) Asphalt for road entry, parking location 3/4 crush

road base, road grade material will be used to ensure safety and reduce dust particles and keep all dirt static

**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\*: Private

Telephone: N/A

Gas/Propane: Private

Water\*\*: Private

Irrigation: TID/Private

**\*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:)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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): House (1200sqft) Barn (1000sqft)  
(office (500sqft)) No proposed building on proposed land use of  
ade  
Type of use(s): Use of land park 10 or less Trucks/Trailers

\_\_\_\_\_



Days and hours of operation: 10am-5pm

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

Occupancy/capacity of building: 1-5 people

Number of employees: (Maximum Shift): ~~1-2~~ 7 hours (Minimum Shift): 3 hours

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

Other occupants: \_\_\_\_\_

Estimated number of truck deliveries/loadings per day: 2

Estimated hours of truck deliveries/loadings per day: 2

Estimated percentage of traffic to be generated by trucks: Deeded through TS none 0.235%

Estimated number of railroad deliveries/loadings per day: 0%

Square footage of:

Office area: 500 sq ft

Warehouse area: N/A

Sales area: N/A

Storage area: N/A

Loading area: 0.5 acre

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)  
Youngstown Rd Limits into Stanislaus County  
Golden state is the general/main road of access  
and exit.

- 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) The water runoff will be towards the vegetation and landscape.

If direct discharge is proposed, what specific waterway are you proposing to discharge to? \_\_\_\_\_

**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.

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**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)

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**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: General Produce  
Ex: Watermelons, sweet potato, milk, lettuce and general grocery  
All kind of produce

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

Number of truck-tractors (please list): 8 tractors ~~12 tractors~~

Number of trailers (please list): 10 trailers

Number of truck-tractors and trailers owned by property owner (please list make & model): All owned by owner. 3 Volvo VNL 2 Freightliner  
2 Peterbilt 1 Western star Freightliner

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

**SITE IMPROVEMENTS:**

Total size of parking area: 1 acre

Proposed surface material for parking area: Driveway / Asphalt Parking /  $\frac{3}{4}$  crush Road base  
Gravel

Size of office (if applicable, please show location on site plan): 500 sqft

**OPERATIONS:**

Operating hours and season: 10am - 5pm

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

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

# 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).

10 spot truck parking in accordance with city limits and permit guidelines. No major construction or demolition is needed, about 1 acre of the full 9.85 acres will be used for parking 10 trucks. A fully fenced area including our office and operational gates are being proposed as a necessity of county requirements which have already been fulfilled. There will be 24/7 cameras and a guard that will be present day/night to keep safety and watch on the site. We are a local company and have been established since 2008 keeping a strong reputation in the business and with our customers. We have dedicated lanes with US Cold(Turlock, CA), Americold (Turlock, CA), Costco (Turlock, CA), Crystal Creamer (Modesto CA) etc. We have been hauling produce and goods from our local farms/facilities and helping transport product safely so our local community gets real quality and fresh produce daily. Our business requires us to switch products from trailer to trailer so we ensure all stores get their products on time and will never be out of stock for the people of Stanislaus County. This project will help us keep our equipment in a safe and secure location and switch products by cross docking from trailer to trailer. We have proposed to fund the project 100% including all gravel and road driveways to reduce any dust or disturbance. Our trucks will rarely be parked here since all of them are OTR but when parked no truck will idle, the main purpose of this project is to give us a space where we can just take the product from one trailer and move it to the other. This will be done by attaching both trailers to each other and using a pallet jack to move the product internally. No product will be taken out; it will fully stay enclosed by both trailers and only operational hours will be from 10am to 5pm. The rest of the property is still induced with farming and vegetation. Currently being farmed(sweet potatoes) which we also haul to local farmers/distribution facilities. Asphalt road grade, Gravel type 3/4 crush road base, Hikvision ultra sense cameras (8), 301t operational gate, 80 ft of driveway entrance so easy access of trucks from the road designated as (Youngstown), Fully fenced site (chainlink), Botany/Trees planted for aesthetics and a welcoming look, Flowerage/greenery all around entrance and site, Office Space of 500 Sq Ft. The owner is 24/7 on site and lives there as a permanent residence.

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**CONTACT PERSON:** Who is the primary contact person for information regarding this project?

Name: Major Singh email: Jassontruckinginc@gmail.com

Address: 2401 Youngstown Rd, Turlock CA 95380

Telephone:209-648-7743 Fax: 209-398-2131

(Attach additional sheets as necessary)

## Property Proportions

Existent	Type	Measurement
Main Truck Gate	Standard Powder Coated Steel	30 ft
House Access/Car Gate	Standard Powder Coated Steel	12 ft
Youngstown Rd-Gate Distance		105 ft + $\frac{5}{12}$ ft
Property Truck Road Dimensions	Asphalt/Gravel [¾] crush	468 $\frac{3}{8}$ ft (L) 12 ft (W)
Property Car Road Dimensions	Asphalt/Gravel [¾] crush	232 ft (L) 6 ft (W)
Light Poles	Standard Wooden Pole	24 ft (H)
North Fence	Standard Chain Link with Barbed Wire	680 ft (Chainlink)
South Fence	Standard Chain Link with Barbed Wire	680 ft (Chainlink)
East Fence	Standard Chain Link with Barbed Wire	253 $\frac{10}{12}$ ft (Chainlink)
West Fence	Standard Chain Link with Barbed Wire	253 ft (Chainlink)
Office	Access point/Documentation	500 sq ft
Property Entrance	Road - property Turn radius	71 ft