



Referral Early Consultation

Date: January 19, 2022

To: Distribution List (See Attachment A)

From: Emily Basnight, Assistant Planner
Planning and Community Development

Subject: USE PERMIT APPLICATION NO. PLN2021-0122 – WEST SIMMONS TRUCK
PARKING

Respond By: February 3, 2022

******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: Raghubir Singh Bhandal

Project Location: 425 and 445 W. Simmons Road, between Lander Avenue and S. Walnut Road, south of State Route 99, abutting the City limits of Turlock to north and east.

APN: 044-017-023

Williamson Act Contract: N/A

General Plan: Agriculture

Current Zoning: General Agriculture (A-2-10)

Project Description: Request to establish a commercial truck parking facility on a 20.01± acre parcel in the General Agriculture (A-2-10) zoning district. The applicant proposes to transport refrigerated and dry goods such as: alcoholic and non-alcoholic beverages, wood, and dry food products. The applicant is proposing an enclosed parking area that includes 19 parking spaces for a total of eight tractor-trailer combinations and one additional trailer that are kept on-site and owned by the property owners within a 1.48± acre graveled area at the most northeast portion of the project site. The remaining 10 parking spaces will be used for parking personal vehicles and agricultural equipment used for the property including two tractors, a mower, and sprayer. Although the truck parking facility requires a Use Permit to operate, the parking of personal vehicles and agricultural equipment as proposed by the applicant is a permitted use within the A-2 (General Agriculture)

zoning district. A 7-foot-tall chain-link security fence with barbed wire at the top will surround the perimeter of the parking area. An automatic sliding security gate is proposed along the northeast portion of the parking area. The applicant proposes to plant water-efficient low maintenance shrubs to screen the parking spaces along the west side of the parking area. No hauled products will be on-site. No fueling, repairs or maintenance of the trucks will occur onsite. Three of the property owners will drive the trucks; no additional employees are anticipated under this request. No restrooms are proposed as part of this request. The proposed hours of operation are 8:00 a.m. to 5:00 p.m. Monday – Friday, year-round, with occasional trips on Saturdays and Sundays. Although the project site fronts West Simmons Road, the applicant proposes to take access from City of Turlock-maintained West Glenwood Avenue via an existing 60-foot-wide non-exclusive access easement, that is approximately 187-feet in length, and is located on the adjacent parcel to the north of the project site. The easement is located within the boundaries of the City of Turlock and is currently unimproved. As part of this request, the applicant proposes to gravel the 60-foot-wide access easement. The project site is improved with two single-family dwellings, residential accessory structures, and is currently covered in irrigated open pasture. The site is served by private well and septic system.

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



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH 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. PLN2021-0122 – WEST SIMMONS TRUCK PARKING

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources		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	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: TURLOCK		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
X	COUNTY OF: MERCED	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	FIRE PROTECTION DIST: TURLOCK RURAL	X	STAN COUNTY COUNSEL
X	GSA: WEST TURLOCK SUBBASIN		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
X	RAILROAD: UNION PACIFIC		US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: TURLOCK UNIFIED		USDA NRCS
	SCHOOL DIST 2:		WATER DIST:
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		

STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: USE PERMIT APPLICATION NO. PLN2021-0122 – WEST SIMMONS TRUCK PARKING

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- _____ Will not have a significant effect on the environment.
- _____ May have a significant effect on the environment.
- _____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).






Response prepared by:

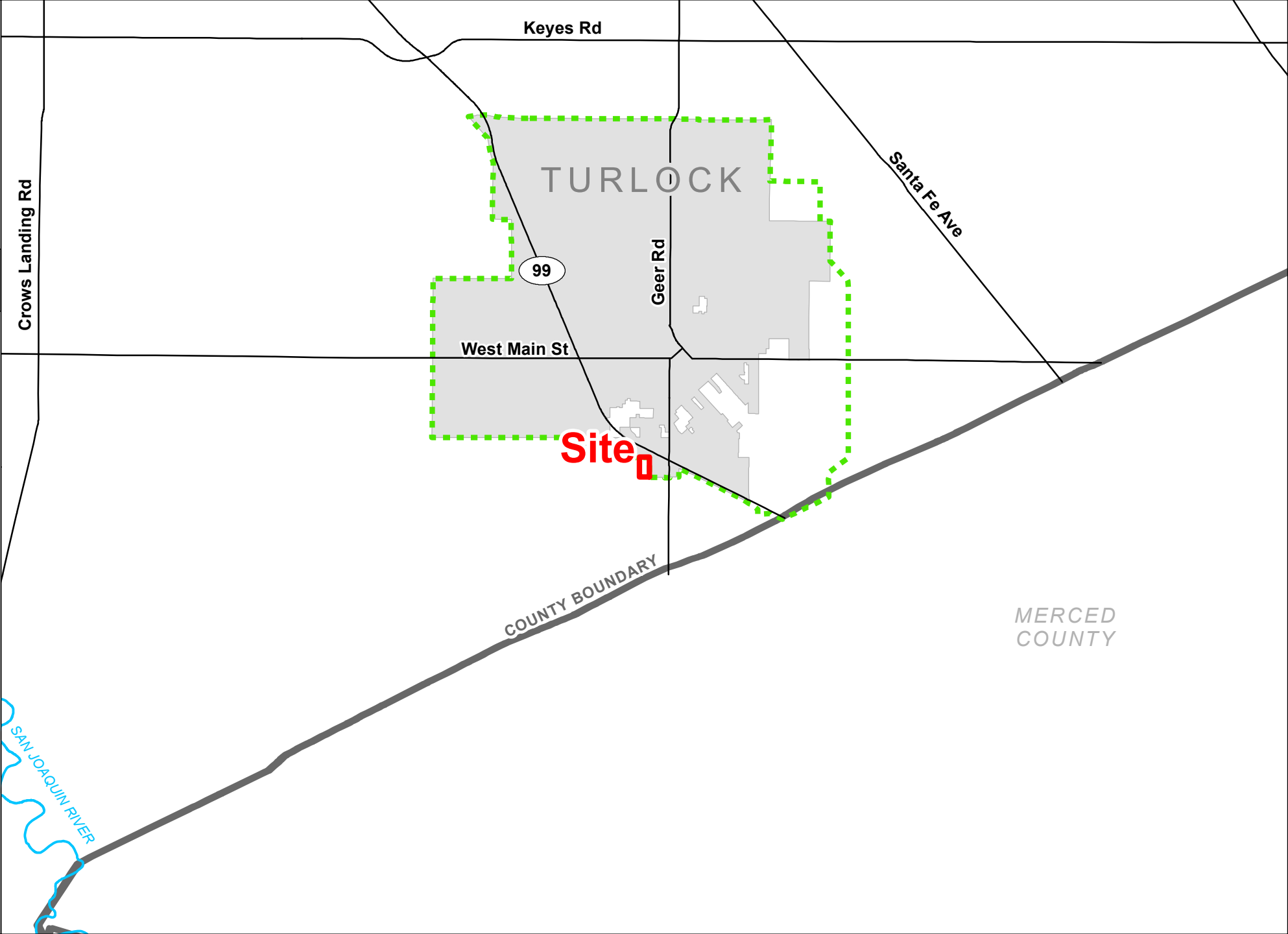
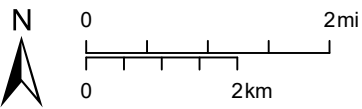
Name	Title	Date
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W SIMMONS
TRUCK PARKING

UP
PLN2021-0122

AREA MAP

- LEGEND
-  Project Site
 -  Sphere of Influence
 -  City
 -  Road
 -  River








W SIMMONS TRUCK PARKING



UP
PLN2021-0122

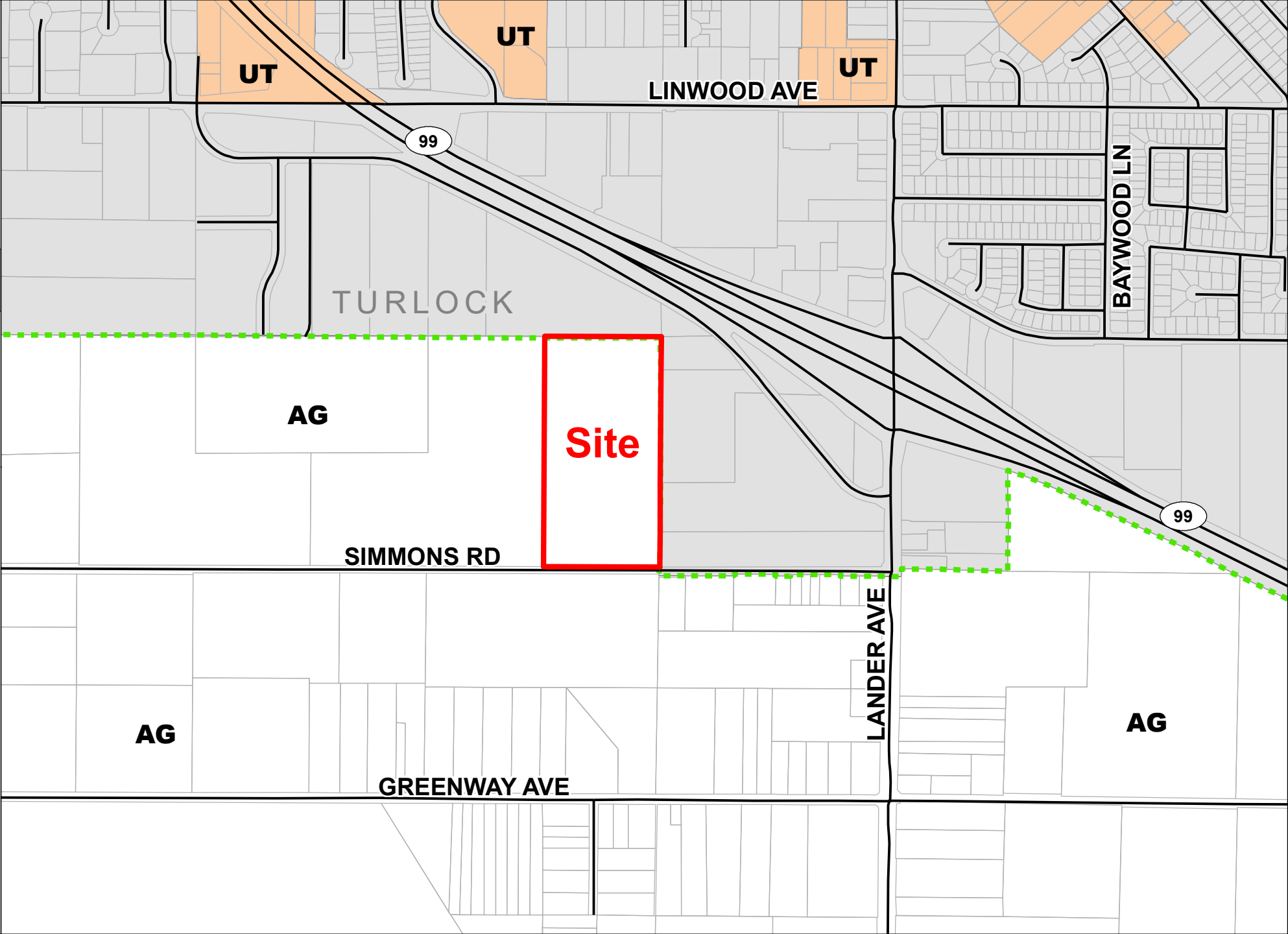
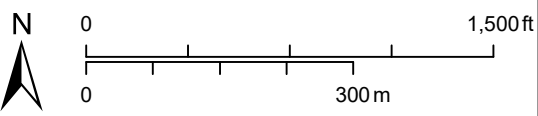
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Sphere of Influence

-  City of
-  Parcel
-  Road

- General Plan**
-  Agriculture
 -  Urban Transition











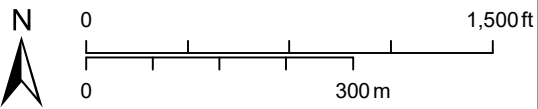
W SIMMONS
TRUCK PARKING

UP
PLN2021-0122

ZONING MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  Road
- Zoning Designation**
-  Planned Development
-  Industrial
-  General Agriculture 10 Acre



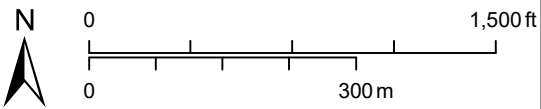
W SIMMONS
TRUCK PARKING

UP
PLN2021-0122

2021 AERIAL AREA MAP

LEGEND



-  Project Site
-  Sphere of Influence
-  Road

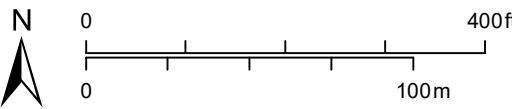


W SIMMONS
TRUCK PARKING

UP
PLN2021-0122

2021 AERIAL SITE MAP

- LEGEND
-  Project Site
 -  Road



W SIMMONS TRUCK PARKING

UP
PLN2021-0122

ACREAGE MAP

LEGEND



Project Site



Sphere of Influence



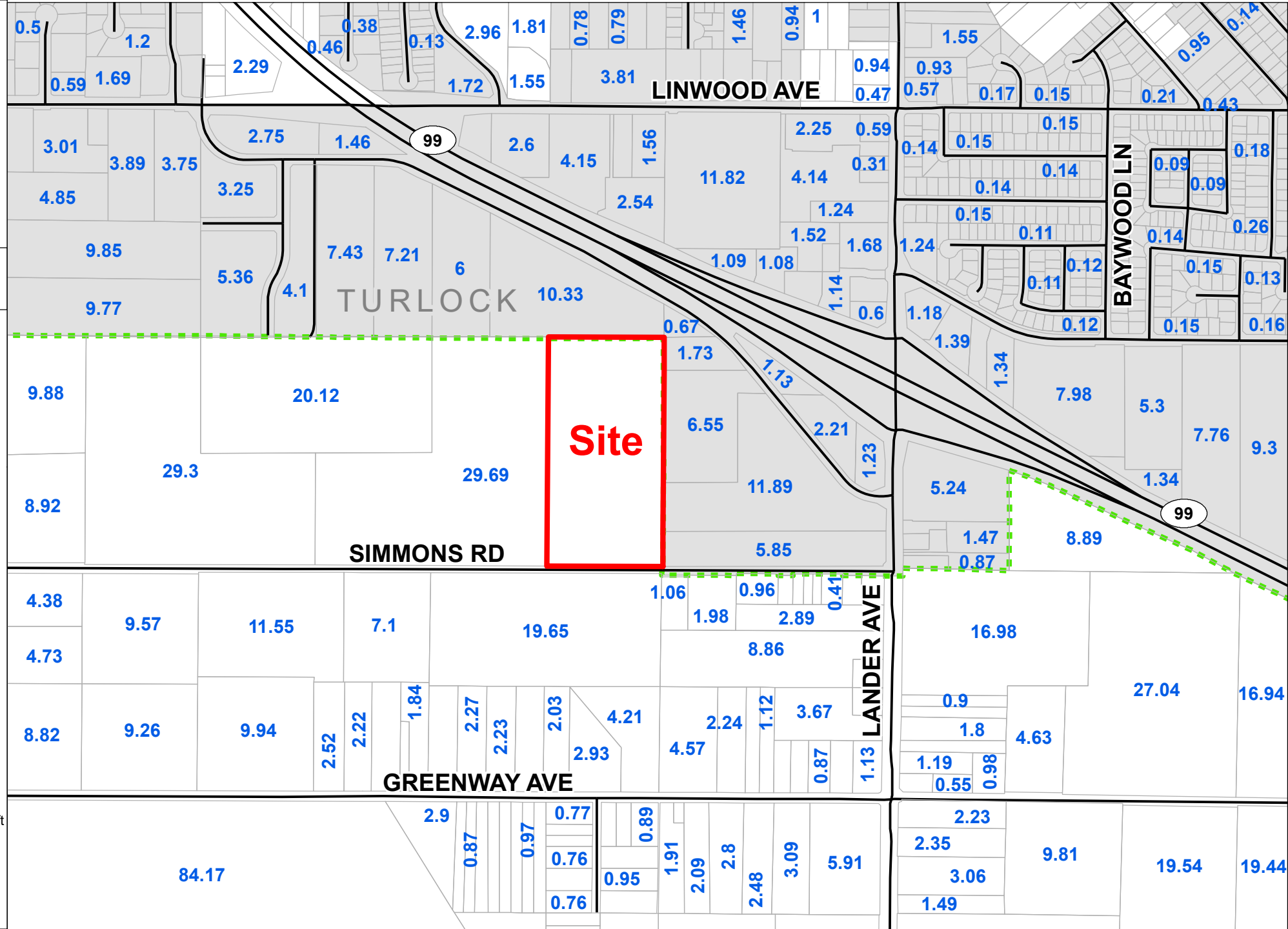
City of



Parcel/Acres



Road



USE PERMIT

TRUCK PARKING

445 W. SIMMONS ROAD
TURLOCK, CA. 95380
A.P.N. 044-017-023

PROJECT DIRECTORY

OWNER:
RAGHUBIR SINGH BHANDAL /
HARJEET SINGH
445 W. SIMMONS ROAD
TURLOCK, CA. 95380
209-620-2196

DESIGNER/PROJECT MANAGER:
ELEVATION DESIGN + CONSULTING
PO BOX 1150
CERES, CA. 95307
209-872-2099
elevation-dc@outlook.com

PROJECT DATA

PROJECT SIZE & TYPE

OVERALL LOT SIZE	20.01 ACRES
PROJECT SITE AREA	1.5 ACRES

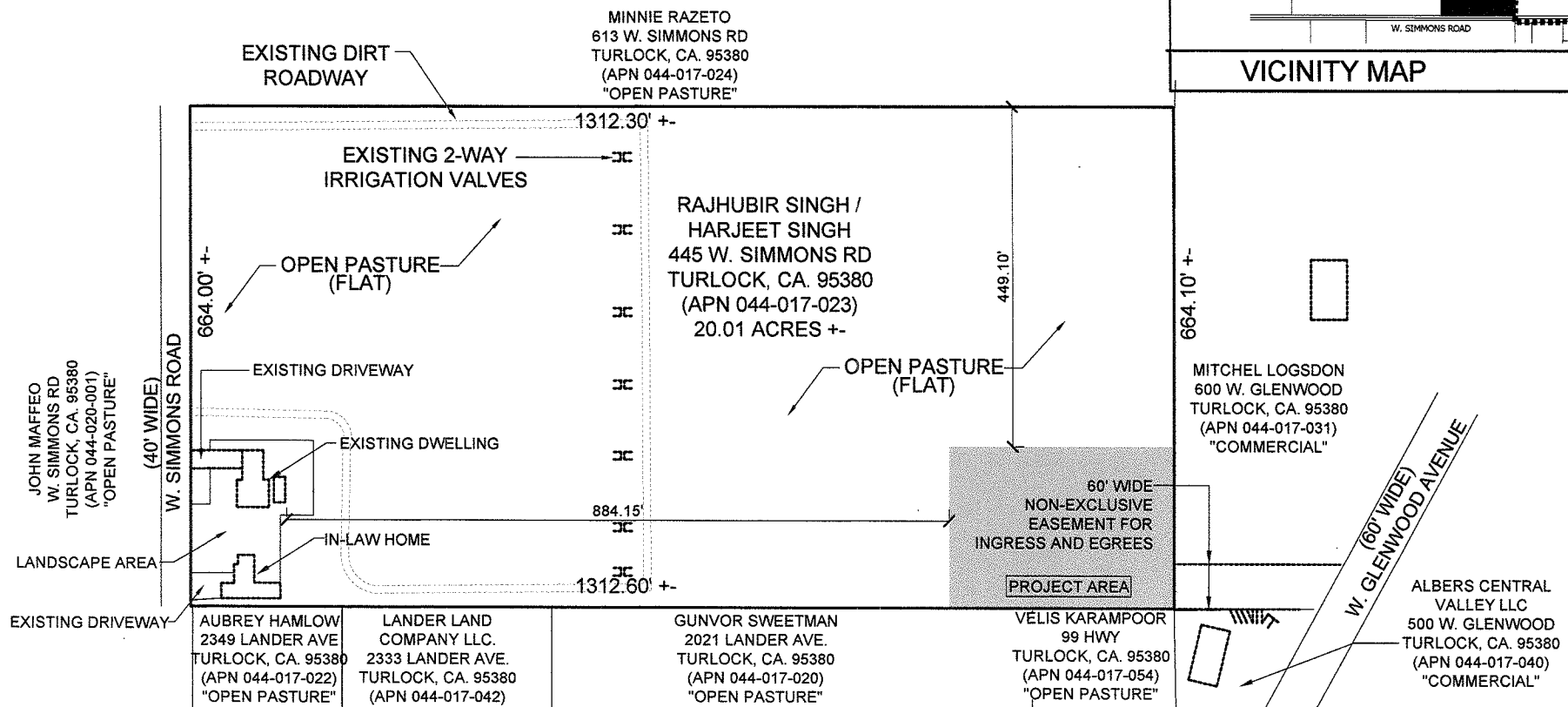
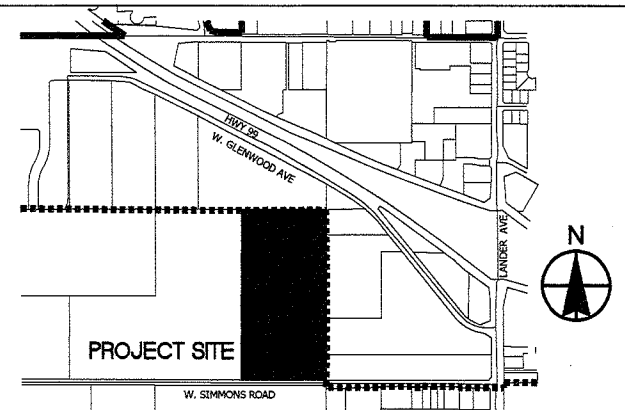
ZONING AG-10

EXISTING LAND USE SINGLE FAMILY RESIDENTIAL / OPEN PASTURE

PROPOSED LAND USE 1.5 ACRE USE OF TRUCK PARKING

SUMMARY OF WORK

- THE DEVELOPMENT OF ONLY 1.5 ACRES AT THE NORTHEAST CORNER OF THE PROPERTY, TO BE USED FOR 19 TRAILER/TRUCK PARKING, AN UNDERGROUND STORM DRAIN FRENCH DRAIN SYSTEM TO BE USED FOR ON-SITE STORM WATER.
- EXISTING RESIDENCE TO REMAIN AND WILL NOT BE A PART OF THIS PERMIT, NO CONSTRUCTION TO BE DONE



1 EXISTING SITE PLAN
1" = 150'-0"

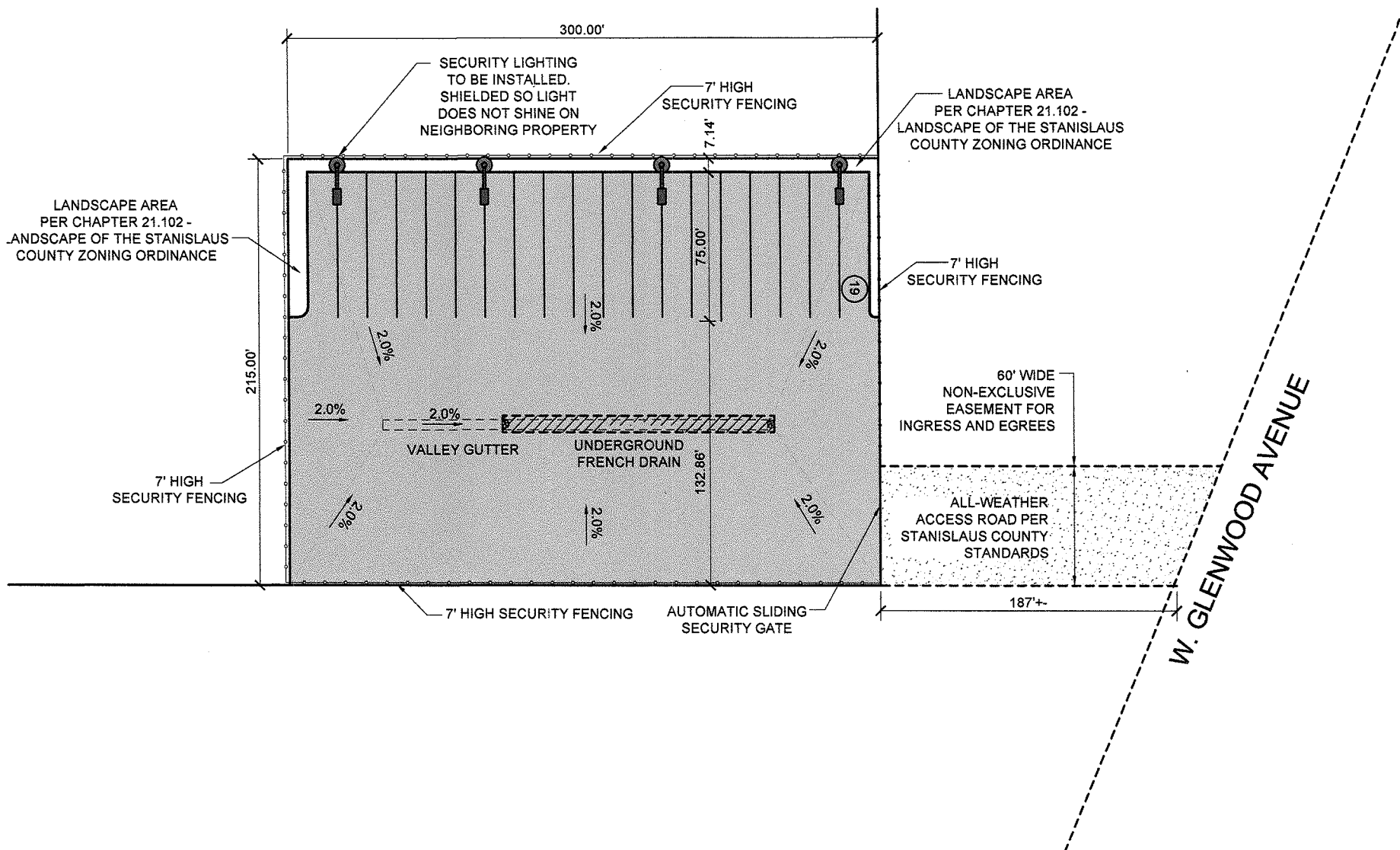


elevation
DESIGN + CONSULTING

DESIGNER: SABINO URRUTIA
PO BOX 1150 CERES, CA 95307
PH: 209. 872. 2099

TRUCK PARKING
445 W. SIMMONS ROAD
TURLOCK, CA. 95380

BY: SCU
DATE: 12/14/21
SHEET: 1 OF 2
FILE: SIMMONS.DWG



1 PROPOSED SITE PLAN
1" = 50'-0"

elevation
DESIGN + CONSULTING

DESIGNER: SABINO URRUTIA
PO BOX 1159 OROVILLE, CA 95967
PH: 209.872.2099

TRUCK PARKING
445 W. SIMMONS ROAD
TURLOCK, CA. 95380

BY: SCU
DATE: 12/14/21
SHEET: 2 OF 2
FILE: SIMMONS.DWG



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354

Planning Phone: (209) 525-6330 Fax: (209) 525-5911

Building Phone: (209) 525-6557 Fax: (209) 525-7759

Form Available Online: <http://www.stancounty.com/planning/applications.shtm>

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- | | |
|---|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map |
| <input type="checkbox"/> Rezone | <input type="checkbox"/> Parcel Map |
| <input checked="" 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): UP 2LN2021-0122Date: 12/14/21S 27 T 5 R 10GP Designation: AGZoning: A-2-10Fee: \$ 4999Receipt No. 563683Received By: TM

Notes: _____

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 LETTER.

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 044 Page 017 Parcel 023

Additional parcel numbers:

Project Site Address
or Physical Location:

445 W. SIMMONS RD
TURLOCK, CA 95380

Property Area: Acres: 20.01⁺ or Square feet: _____

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

SINGLE FAMILY RESIDENTIAL; OPEN PASTURE

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

NONE

Existing General Plan & Zoning: GENERAL AG 10 ACRE

Proposed General Plan & Zoning: _____
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: OPEN PASTURE

West: OPEN PASTURE / SINGLE FAMILY RESIDENTIAL

North: EQUIPMENT COMPANY / COMMERCIAL

South: OPEN PASTURE

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.) _____

1.5 ACRES

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: 3,500 Sq. Ft. Landscaped Area: 2,863 Sq. Ft.

Proposed Building Coverage: 0 Sq. Ft. Paved Surface Area: 61,400 Sq. Ft.

BUILDING CHARACTERISTICS:

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

Number of floors for each building: _____

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) _____

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) _____

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: <u>TID</u>	Sewer*: <u>Septic System</u>
Telephone: <u>ATT & T</u>	Gas/Propane: <u>PG & E</u>
Water**: <u>Well Water</u>	Irrigation: <u>TID</u>

***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): 0 NONE

Type of use(s): _____

Days and hours of operation: **2-3 days and 1-2 hours of operation per day.**

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

Occupancy/capacity of building: _____

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

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

Other occupants: _____

Estimated number of truck deliveries/loadings per day: **No loading, just parking of 5-9 trucks**

Estimated hours of truck deliveries/loadings per day: **No loading of trucks. Just parking truck.**

Estimated percentage of traffic to be generated by trucks: **1-2%.**

Estimated number of railroad deliveries/loadings per day: _____

Square footage of:

Office area: _____

Warehouse area: _____

Sales area: _____

Storage area: **1. SACRES PARKING**

Loading area: _____

Manufacturing area: _____

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)

W. GIENWOOD AVE.

- 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) UNDERGROUND FRENCH DRAIN SYSTEM

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 an 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.

STRAW WATTIES / STABILIZED CONSTRUCTION ENTRANCE / SILT FENCE

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)

- SEE ATTACHED LETTER.

December 14, 2021

Applicant:

Harjeet Singh

445 W. Simmons Rd.,

Turlock, CA 95380

(209) 535-3297

harjitbhandal74@gmail.com

Re: Application for Use Permit

Project Description:

Per findings, we can request a USE PERMIT in the A 2-10 zoned property. **The APN # is 044-017-023-000.** The subject property is located at 425 and 445 W. Simmons Rd, Turlock, CA 95380. This is an approximate 20-acre lot. The lot has a 60-foot-wide driveway recorded easement in the back, which enters from the W. Glenwood Ave. Both of our homes have an entrance from W Simmons Rd. The property is located within the Stanislaus County jurisdiction.

Currently, there are two homes on the property. These are our primary residences. Our project description is to obtain a USE PERMIT to allows us to park our own trucks and single/double trailers. At one time we shall not have more than eight trucks or trailers. We drive trucks within the state of CA and nationally. Our plan is to allocate about 1.45 acres behind the property and use it to park our trucks and trailers overnight. The entrance and exit from the property will be used through the 60-foot-wide driveway, recorded easement from W. Glenwood Ave. No dwelling will be built on the easement driveway or the 1.45 acre. The 1.45 acre and the easement entrance area will have locking gravel laid on the floor and will have the perimeter fenced with a chain link fence.

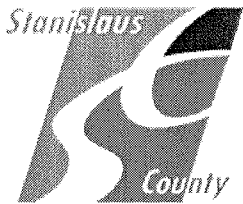
Findings:

21.20.030 USES REQUIRING USE PERMIT Uses permitted in the A-2 districts subject to first securing a use permit in each case:

Parking of tractor-trailer combinations may be allowed when the Planning Commission finds that, in addition to the findings required under Section 21.96.050

1. The establishment as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity;
2. The establishment as proposed will not create a concentration of commercial and industrial uses in the vicinity; and
3. All the following criteria are met:
 - a) For the purpose of this ordinance, a tractor-trailer combination shall include a tractor-trailer, truck/trailer-trailer, or truck/tanker-trailer combination with a minimum of five (5) axles and capable of hauling a combined gross vehicle weight (GVW) of 80,000 pounds. The following illustrates the type of permitted combinations: 01/2018 21.20.030 Uses requiring use permit
 - b) At least one of the combinations shall be registered to the property owner and the property owner shall live on the parcel.
 - c) The total number of tractors, truck/trailers and truck/tankers shall not exceed twelve (12) and the total number of trailers shall not exceed two (2) per tractor, truck/trailer, or truck/tanker. For the purpose of this ordinance, a set of double trailers shall be equivalent to one trailer.
 - d) The parcel on which parking will occur is one acre or more in size, the total area of the parcel used for the parking operation does not exceed 1.5 acres in size, and the area used for parking, including employee parking, shall not exceed fifty percent of the entire parcel.

- e) No off-loading of trailers shall occur on-site.
- f) All tractors, truck/trailers, truck/tankers and trailers parking on-site shall be in full operable condition for at least six consecutive months of every year.
- g) One on-site office, accessory to the parking operation, not to exceed 1,200 square feet in size, may be maintained within an on-site dwelling or within an accessory structure provided all applicable building permits are obtained and public facility fees paid, if applicable.
- h) Access to the site shall be available without violation of any state, county, or city roadway weight restrictions, and a driveway approach acceptable to the Department of Public Works is provided.
- i) Parking areas, including employee parking, and driveways shall be adequately graveled to reduce dust emissions and all parking areas shall be located outside any required front yard or corner lot side yard and delineated through fencing or vegetative landscaping to distinguish the authorized parking area.
- j) On-site maintenance shall be limited to oil and tire changes, light and windshield wiper replacements, and checking fluids. 01/2018 21.20.030 Uses requiring use permit
- k) No signs advertising parking shall be placed on the property.
- l) On-site storage and use of related equipment may be considered by the Planning Commission as part of the application consideration. This subsection is intended to allow for the parking of tractor-trailer, truck/trailer-trailer, and truck/tanker-trailer combinations used to transport goods and materials and requiring a California commercial A license for operation on a public roadway. This subsection is not intended to allow the parking of commercial vehicles used for the transportation of people or pick-up trucks, tow trucks, delivery trucks, box trucks, fleet vehicles or other similar vehicles. Trucks used solely for permitted agricultural operations on site are exempt from this provision. (Ord. CS 1117 Section 1, 2012)



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: Wine, water,
wood, soft drinks, dry food

ON-SITE TRUCK-TRACTOR AND TRAILER INFORMATION:

Number of truck-tractors (please list): 1.) 843 2.) 943 3.) 43.
4.) 643 - 4 trucks

Number of trailers (please list): 1.) 5143 2.) 6043 3.) 5243
4.) 2453 5.) 6243 - (5) trailers.

Number of truck-tractors and trailers owned by property owner (please list make & model): Volvo, Freightliner,
4 combos from above.

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

SITE IMPROVEMENTS:

Total size of parking area: 1.35 acres

Proposed surface material for parking area: 1.25 acres

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

OPERATIONS:

Operating hours and season: 8-5 pm - 12 months a year
at random days

ADDITIONAL NOTES (attach additional sheets as necessary):