

## Referral Early Consultation

Date: May 11, 2023

To:Distribution List (See Attachment A)From:Daniel Burk, Assistant Planner Trainee<br/>Planning and Community DevelopmentSubject:USE PERMIT APPLICATION NO. PLN2023-0027 – JAMMU LOGISTICS INC.Respond By:May 26, 2023

#### \*\*\*\*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:	Jammu Logistics Inc.
Project Location:	4213 East Barnhart Rd, between Faith Home and Foote Roads, in the Keyes area.
APN:	045-047-002
Williamson Act Contract:	1978-3275
General Plan:	Agriculture
Current Zoning:	General Agriculture (A-2-40)

Project Description: Request to legalize a truck parking operation on a  $19.1\pm$  acre parcel in the General Agriculture (A-2-40) zoning district. The truck parking operation is proposed to be within a  $1.5\pm$  acre graveled area and will include up to 12 truck-tractors and 15 trailers, all owned by applicant. The applicant proposes to screen the parking area by a six-foot-tall wood fence that will run east to west along the East Barnhart frontage. The ingress and egress for trucks will be from Faith Home Road via a new driveway. Proposed hours of operation are Monday thru Friday, from 7:00 am to 4:00 pm. No supply deliveries, loading, or unloading will occur as part of the project. The trucks will transport agricultural products such as lettuce, sweet potatoes, cilantro, watermelons, cauliflower, and almonds. No maintenance of the tractor-trailers will take place on site. Up to 10 employees will park passenger vehicles onsite, while out on long-haul assignments. No structures will be built as part of the project. Storm drainage will be via a French drain system, to be developed within the parking area. The site is served by a private well and septic system. The

balance of the parcel has been developed with a single-family dwelling, garage, and agricultural accessory building.

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



Planning Phone: (209) 525-6330 Fax: (209) 525-5911 Building Phone: (209) 525-6557 Fax: (209) 525-7759

#### **USE PERMIT APPLICATION NO. PLN2023-0027 – JAMMU LOGISTICS INC.** Attachment A

#### **Distribution List**

DISILI	DUIION LISI		
х	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
Х	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	Х	STAN CO BUILDING PERMITS DIVISION
Х	CA DEPT OF TRANSPORTATION DIST 10	Х	STAN CO CEO
Х	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
Х	CA RWQCB CENTRAL VALLEY REGION	Х	STAN CO DER
	CA STATE LANDS COMMISSION	Х	STAN CO ERC
	CEMETERY DISTRICT	Х	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	Х	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	Х	STAN CO PUBLIC WORKS
Х	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	Х	STAN CO SHERIFF
х	DER GROUNDWATER RESOURCES DIVISION	Х	STAN CO SUPERVISOR DIST #2: CHIESA
Х	FIRE PROTECTION DIST: KEYES	Х	STAN COUNTY COUNSEL
Х	GSA: WEST TURLOCK SUBBASIN		StanCOG
	HOSPITAL DIST:	Х	STANISLAUS FIRE PREVENTION BUREAU
Х	IRRIGATION DIST: TID	Х	STANISLAUS LAFCO
Х	MOSQUITO DIST: TURLOCK	Х	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
Х	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
Х	MUNICIPAL ADVISORY COUNCIL: KEYES		INTERESTED PARTIES
Х	PACIFIC GAS & ELECTRIC	Х	TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
Х	RAILROAD: UNION PACIFIC		US ARMY CORPS OF ENGINEERS
Х	SAN JOAQUIN VALLEY APCD	Х	US FISH & WILDLIFE
Х	SCHOOL DIST 1: KEYES UNION SCHOOL DISTRICT		US MILITARY (SB 1462) (7 agencies)
Х	SCHOOL DIST 2: TURLOCK UNIFIED		USDA NRCS
	WORKFORCE DEVELOPMENT		
Х	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		



### STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

TO:Stanislaus County Planning & Community Development1010 10th Street, Suite 3400Modesto, CA95354

FROM:

#### SUBJECT: USE PERMIT APPLICATION NO. PLN2023-0027- JAMMU LOGISTICS INC.

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.

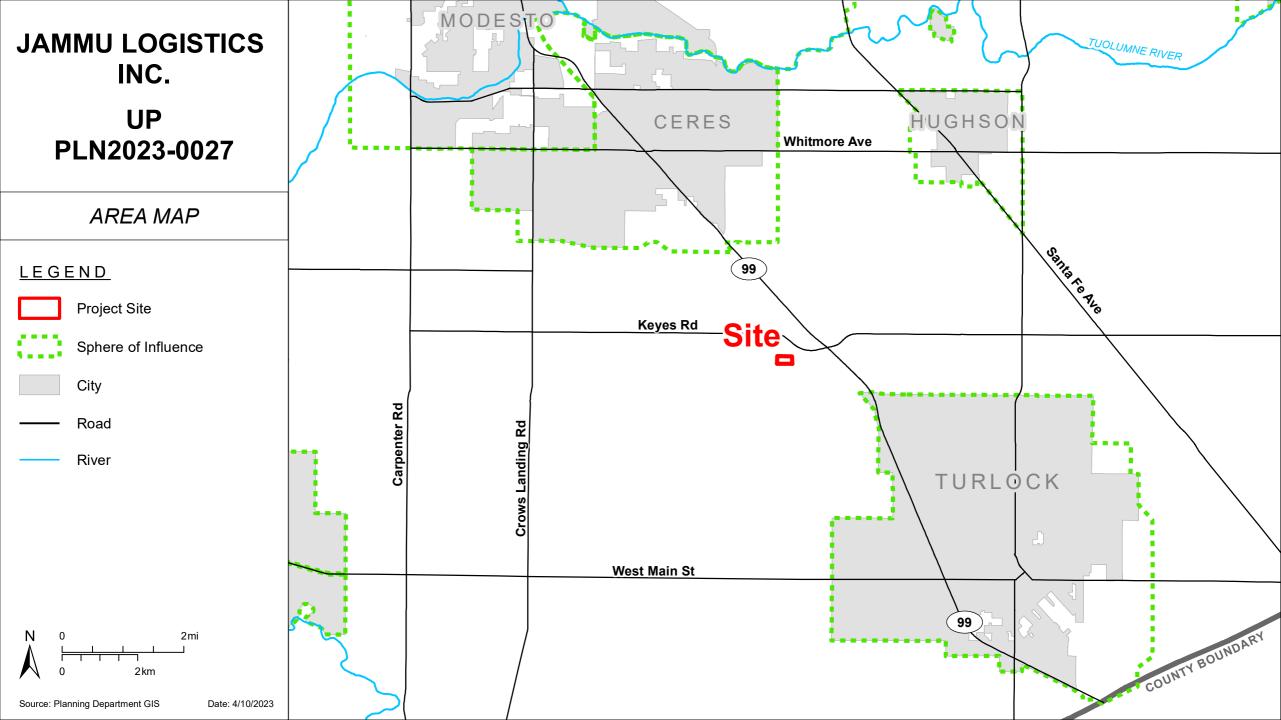
In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name

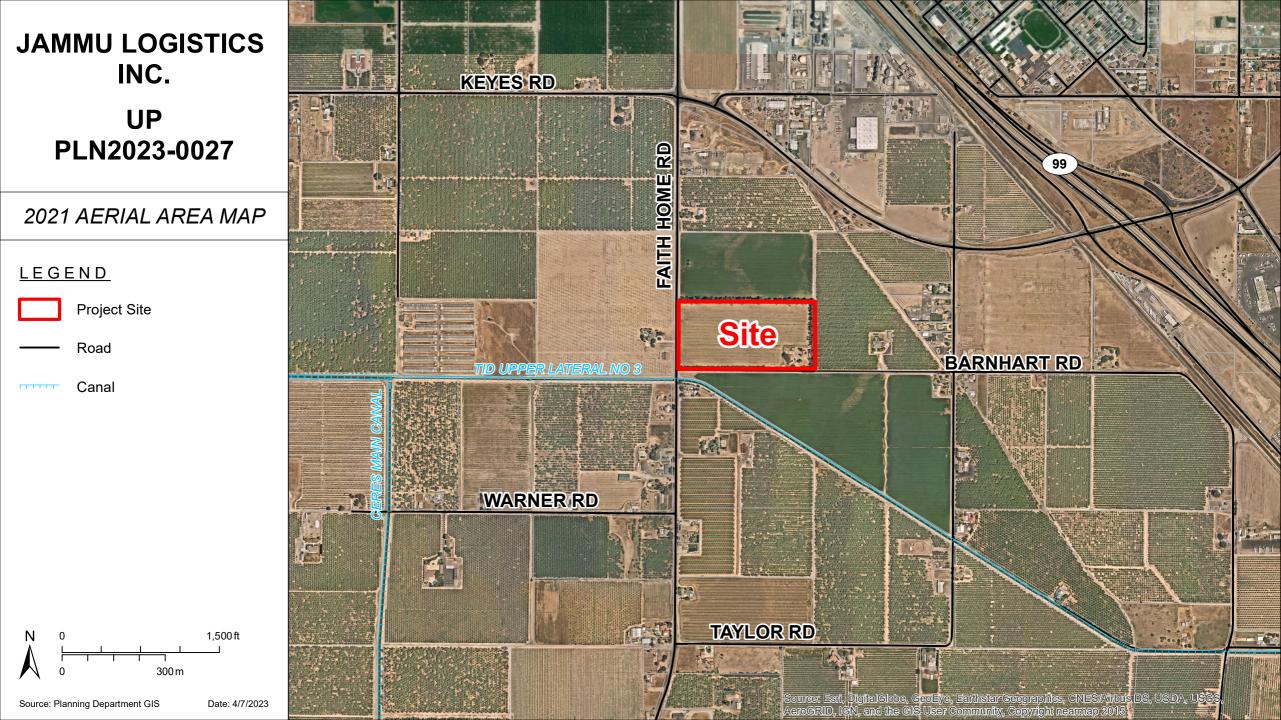
Title

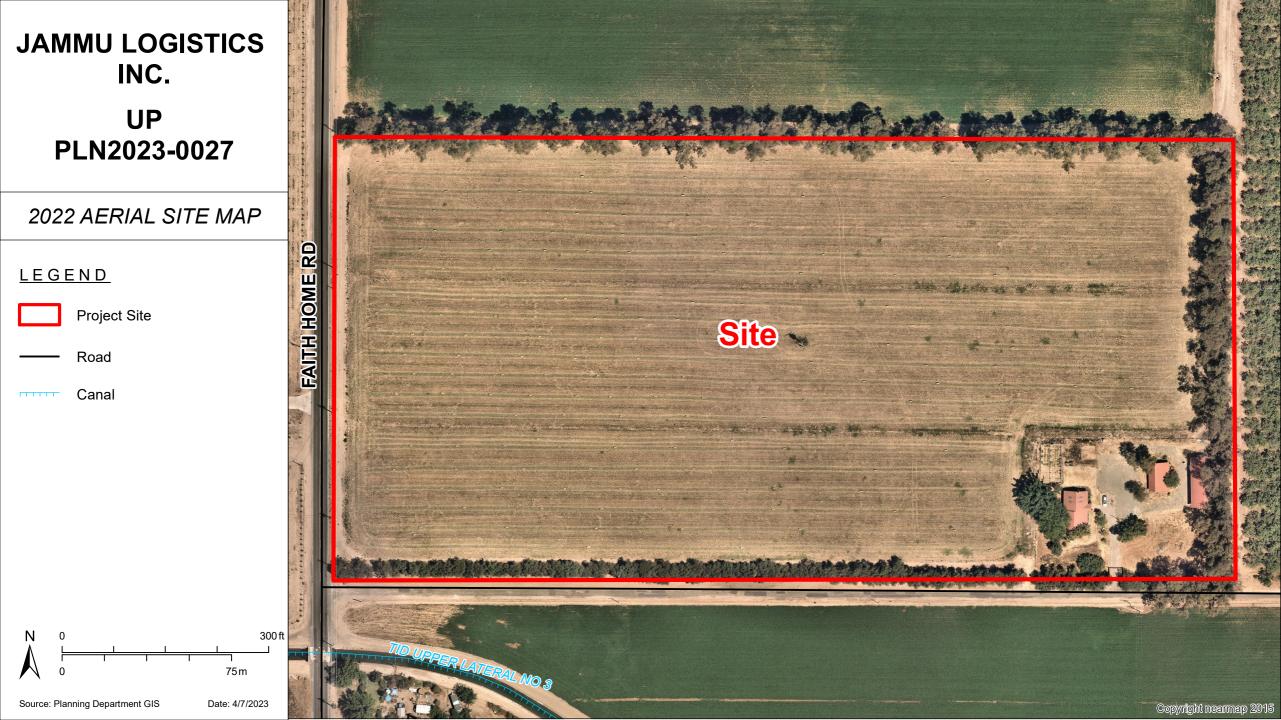
Date



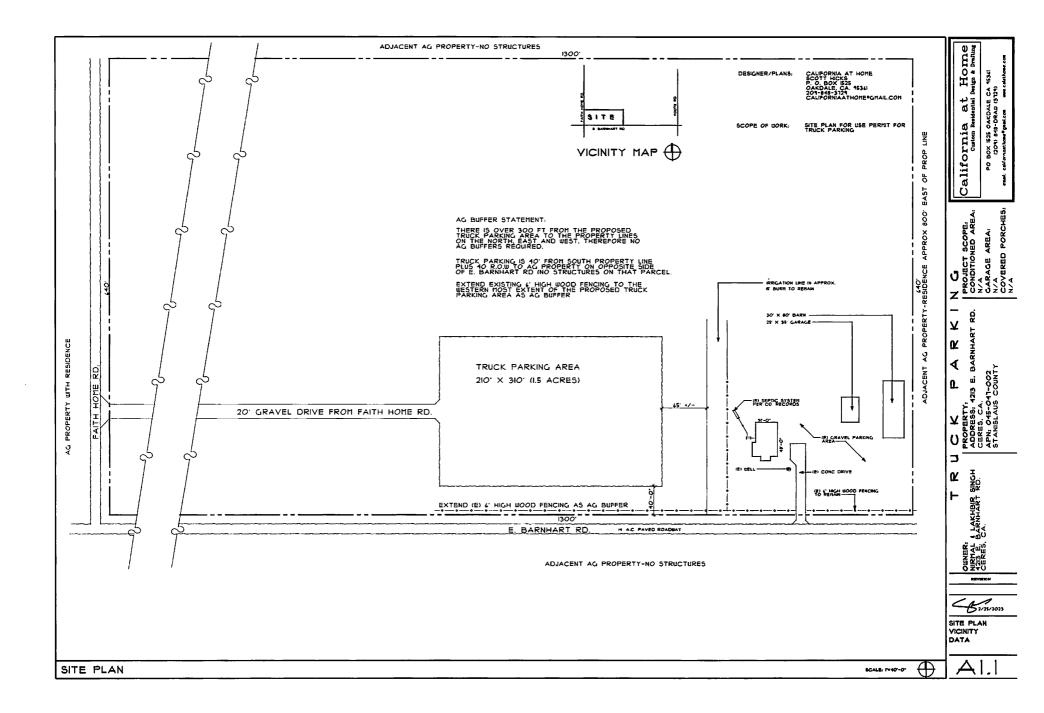














DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT 1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354 Planning Phone: (209) 525-6330 Fax: (209) 525-5911 Building Phone: (209) 525-6557 Fax: (209) 525-7759 Form Available Online: http://www.stancounty.com/planning/applications.shtm

# **APPLICATION QUESTIONNAIRE**

Please Check all applicable boxes APPLICATION FOR:	PLANNING STAFF USE ONLY: Application No(s): PLN 2023 - 0027
Staff is available to assist you with dete	Application No(s): <u>PCN CD C5</u>
<ul> <li>General Plan Amendment</li> <li>Rezone</li> <li>Use Permit</li> <li>Variance</li> <li>Historic Site Permit</li> </ul>	S <u>31</u> T <u>4</u> R <u>10</u> GP Designation: <u>Ag</u> Zoning: <u>A - 2 - 40</u> (WA) Fee: <u><math>5_1305.00</math></u> Receipt No. <u>#570904</u> Received By: <u>EB</u> Notes: <u>UP u/WA</u>

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).

etter Oxplaining

# **PROJECT SITE INFORMATION**

each section entirely. If a c question has been carefully	mation saves time and is vital to project review and assessment. Please complete question is not applicable to your project, please indicated this to show that each considered. Contact the Planning & Community Development Department Staff, (209) 525-6330, if you have any questions. Pre-application meetings are highly
ASSESSOR'S PARCEL I	NUMBER(S): Book_045 Page_047 Parcel_002
Additional parcel numbers: Project Site Address or Physical Location:	4213 E. Brenhart Rd. Ceres, CA 95.307
Property Area:	Acres: <u>IG.I</u> or Square feet: <u>831, 996</u>
Current and Previous Land Use	e: (Explain existing and previous land use(s) of site for the last ten years)
Single Family residen	tial 2 open pasture.
project name, type of project, and o	
Existing General Plan & Zoni	ng: General Ag 40 por
Proposed General Plan & Zor (if applicable)	0
ADJACENT LAND USE: direction of the project site)	(Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each
East: <u>Open pastue</u> .	te Almonds
West: <u>Open pastwl</u>	& Almonels
North: Den pasture	Ethanol plant Touc parking.
South: Open pastre	Armonds
WILLIAMSON ACT CON	IRACT:
Yes No 2	Is the property currently under a Williamson Act Contract? Contract Numb <u>er: <math>978 - 3275</math></u>
	If yes, has a Notice of Non-Renewal been filed?
	Date Filed: <del>/ ∬ ∬</del>

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 CHARACTER	RISTICS: (Check one or more) Flat 💢 Rolling 🛛 Steep 🗖
VEGETATION: Wh	at kind of plants are growing on your property? (Check one or more)
Field crops	Orchard D Pasture/Grassland 🕅 Scattered trees D
Shrubs	Woodland C River/Riparian C Other C
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 Aures totAl
STREAMS, LAKES	S. & 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 I No 🙀	
res 🗆 No A	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 X	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	X	Will structures be moved or demolished? (If yes, indicate on plot plan.)
Yes 🛛	No	<b>X</b>	Do you plan to build new structures? (If yes, show location and size on plot plan.)
Yes 🛛	No	义	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: Proposed Building Coverage:

4,490	Sq. Ft.
Ø	Sq. Ft.

Landscaped Area: Paved Surface Area:

Sq. Ft.  $\mathcal{O}\mathcal{O}\mathcal{O}$ (a), 400\_ Sa. 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)

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	<b>X</b>	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>TIMOLK_irrigatin District</u> .
Telephone: Spectrum - ATT
Water**: Dimestre Insell

sewer*: <u>Septil</u>
Gas/Propane: _ PG & E / propose TANK_
Irrigation: <u>Juniter ingation</u> Distance

\*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 Dwelling Units:\_\_\_\_\_ Total Acreage: Total No. Lots: Net Density per Acre: \_\_\_\_\_ Gross Density per Acre: Sinale Two Family Multi-Family Multi-Family Apartments Condominium/ (complete if applicable) Family Duplex 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): 

Days and hours of operation: Buffally Honday to Friday - 1-2 hours perdax
Days and times vary but Do not exceed 5pm
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 londing funloading parking for 12 tocks
Estimated hours of truck deliveries/loadings per day: ND 1000 mg /Unloading parking for 12 Trucks
Estimated percentage of traffic to be generated by trucks: No more than 18
Estimated number of railroad deliveries/loadings per day: NOT APPlicab He
Square footage of:
Office area: Warehouse area:
Sales area: Storage area:
Loading area: Manufacturing area:
Other: (explain type of area) 1.5 Aures parking
Yes No X 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)
Faith home coall and E. Keyes RD.

Yes 🛛	No	<u>ک</u>	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 ru	noff? (Chec	k one) 🗖 Drainage Basin	Direct Discharge	Overland
Other: (please explain)	French	Dam	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 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.

Struce	WATTLES	Stabilized_	Construction for	Amperty	entrumce, Silt Pence
-					

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)

etter Attached



### SUPPLEMENTAL CHECKLIST FOR TRACTOR-TRAILER PARKING

Does the property owner live on the property? X Yes \_\_\_ No

#### **PRODUCTS BEING HAULED:**

L Dry Goods / Freight	Gasoline / Propane ⊈ Produce	— Hazardous Materials — Livestock / Animals
Other	·	

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

Number of truck-tractors (please list): 12

Number of trailers (please list): 15

Number of	truck-	tractors	and trail	ers	owned	by	property owner (please list make	
& model):_	12	TALK -	Theturs		Volvo	2	Freightliner	_

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

#### SITE IMPROVEMENTS:

less trucks parked.

Total size of parking area: 1.5 Acres
Proposed surface material for parking area: GRAVEL
Size of office (if applicable, please show location on site plan): $N/A$
OPERATIONS:
Operating hours and season: 7:00 Am - 4pm.
ADDITIONAL NOTES (attach additional sheets as necessary):
- Tractive - Theks are Typically on the mode, we need purking- for 12 tracks maximum but will typically have Significant A
- POI 12 TOUS MAKIMUM DOF WITH TYPICALY MARC SIGNIFICANTA

101 . 15			- 17 1	<b>O</b> · · ·	OI 111 1
'Planning\Forms and	emplates\Clerical	Forms\Applications\PDF	Forms\ I ruck	Parking	Checklist

15 March 2023

Applicant: Nirmal Singh, Owner of Jammu Logistics Inc. 4213 E. Barnhart Rd. Ceres, CA 95307 209.605.7422 <u>Jammu4213ebarnhart@gmail.com</u>

#### **RE:** Application for Use Permit

I am filing an application to obtain a use permit for the property described as 4213 E. Barnhart Rd. Ceres, CA 95307 in Stanislaus County Jurisdiction. Further described as Assessor's Parcel Number: 045-047-002. The subject property is 19.1 acres and has an owner-occupied single-family residence that is 1,490 Square foot. There is also a garage and a separate freestanding barn on the property.

My project description is to obtain a use permit to park my companies own Tractor-trailer combinations. On a regular basis, we do not anticipate having more than (5) of our tractor-trailer combinations or (3) empty trailers parked on the premises. In certain cases, we may have all (12) tractor-trailer combinations parked on premise, but this is a very rare occurrence. Our company operates Interstate and intrastate. We frequently haul AG related products such as: Lettuce, Sweet Potatoes, Cilantro, Watermelons, Almonds, etc. Our plan is to allocate a maximum area of 1.5 acres to park our own equipment, as shown on our site plan. The perimeter of our project will be fenced off, we will gravel the project, and have a regulated speed limit of 5 MPH while in the designated parking Zone. The entrance and exit of the designated project will be from Faith Home Rd.

Attached are the Truck-tractors we will be parking, along with Trailers. VIN Numbers are attached. Please note this information may slightly change, as we frequently replace equipment.