



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

## Referral Early Consultation

Date: May 16, 2024

To: Distribution List (See Attachment A)

From: Marcus Ruddicks, Assistant Planner

**Planning and Community Development** 

Subject: USE PERMIT APPLICATION NO. PLN2024-0017- LAFOLLETTE TRUCKING

Respond By: May 31, 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: Chad LaFollette & Janelle LaFollette

Project Location: 5601 Pioneer Road, Hughson, north of East Keyes Road, in the Community

of Keyes.

APN: 045-035-053

Williamson Act

Contract: N/A

General Plan: Agriculture

Current Zoning: General Agriculture (A-2-40)

Project Description: Request to legalize an existing truck parking facility, currently operating on a 9.81-acre parcel in the General Agriculture (A-2-40) zoning district. The parcel is currently developed with a 3,842 square-foot single-family dwelling with an attached garage and a 4,800 square-foot agricultural storage building that will not be used as part of the parking facility. The proposed truck parking facility will take place within a 1.27-acre graveled area with 12 employee parking stalls and 12 parking stalls for 12 tractors and 24 trailers. Four 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 nonhazardous dry goods consisting of almond shells, walnut shells, and wood chips. The trailers will be left empty when parked on-site between trips. The proposed hours of operation are Monday through Saturday, from 5:00 a.m. to 6:00 p.m. Six of the

trailers will be used primarily for the transport of field run almonds and walnuts during peak harvest season (approximately three to four months out of the year). Access will be taken off County-maintained Pioneer Road via a 20-foot-wide asphalt driveway. The applicant has proposed to enclose the parking facility with either a six-foot-tall chain-link fence or screen landscaping with planting such as hedge rows a minimum six-foot-tall. No fueling or major tractor trailer maintenance, fluid changes, or washing will occur on-site, and all major repairs will be completed off-site. Minor maintenance limited to tire changes, light and windshield wiper replacements, and checking fluids will be conducted on-site. The parcel is served by an existing well, septic tank, and a 250-gallon propane tank. There will be no change to stormwater drainage, which will be maintained via overland runoff. The applicant has also proposed to install frontage landscaping at the Pioneer Road entrance.

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. PLN2024-0017 – LAFOLLETTE TRUCKING**

Attachment A

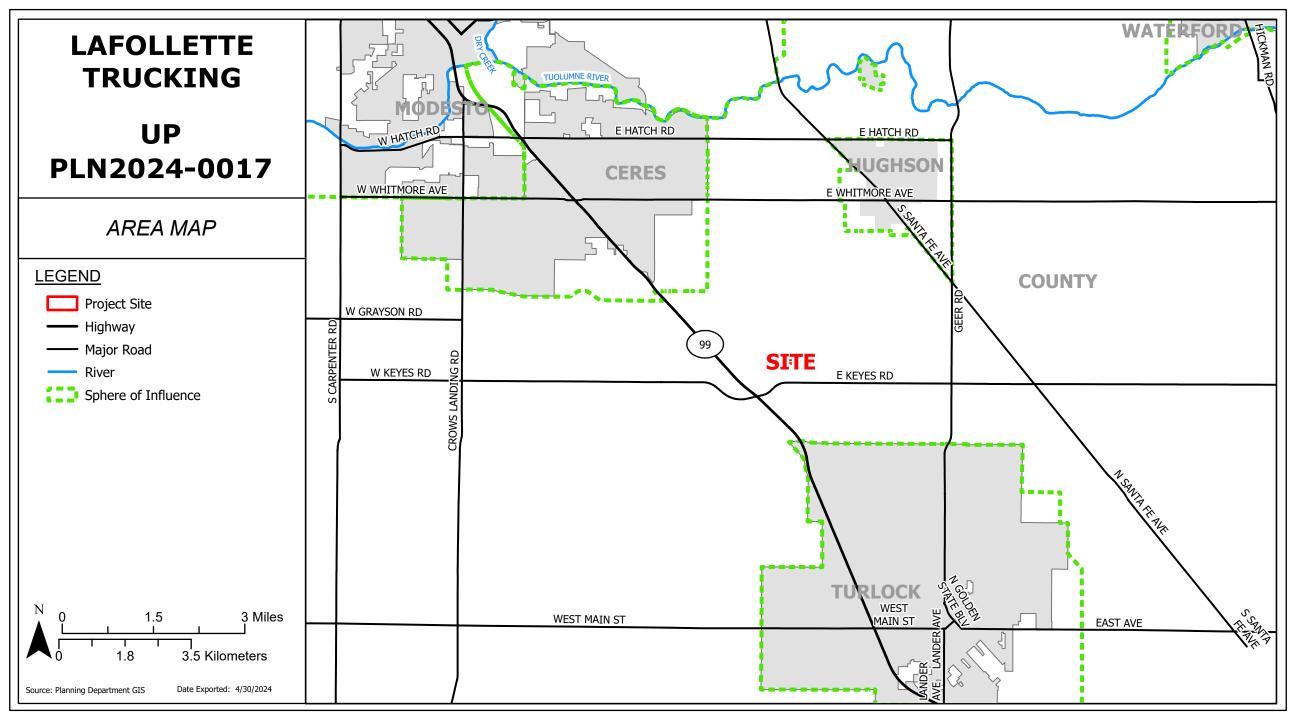
Distribution List

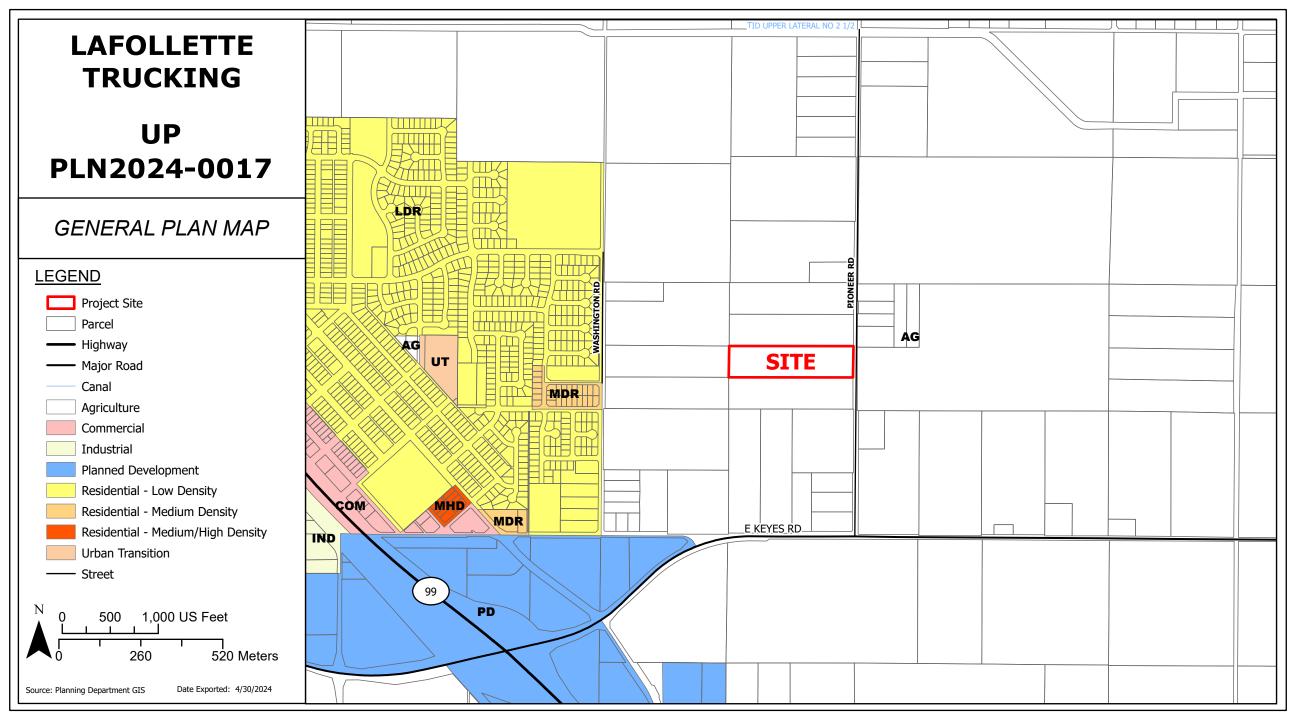
Distri	bution List		
	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
Χ	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	Х	STAN CO BUILDING PERMITS DIVISION
Χ	CA DEPT OF TRANSPORTATION DIST 10	Х	STAN CO CEO
Х	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
Χ	CA RWQCB CENTRAL VALLEY REGION	Х	STAN CO DER
	CA STATE LANDS COMMISSION		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 PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
Х	DER GROUNDWATER RESOURCES DIVISION	Х	STAN CO SHERIFF
Х	FIRE PROTECTION DIST: KEYES FIRE	Х	STAN CO SUPERVISOR DIST 2: CHIESA
Х	GSA: WEST TURLOCK SUBBASIN	Х	STAN COUNTY COUNSEL
	HOSPITAL DIST:		StanCOG
Х	IRRIGATION DIST: TURLOCK	Х	STANISLAUS FIRE PREVENTION BUREAU
Х	MOSQUITO DIST: TURLOCK	Х	STANISLAUS LAFCO
Х	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	Х	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
Χ	MUNICIPAL ADVISORY COUNCIL: KEYES		SURROUNDING LAND OWNERS
Χ	PACIFIC GAS & ELECTRIC	Х	INTERESTED PARTIES
Х	POSTMASTER: KEYES	Х	TELEPHONE COMPANY: AT&T
Х	RAILROAD: SOUTHERN PACIFIC		TRIBAL CONTACTS (CA Government Code §65352.3)
Х	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
Х	SCHOOL DIST 1: KEYES UNION	Х	US FISH & WILDLIFE
Х	SCHOOL DIST 2: TURLOCK UNIFIED		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
Х	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		
_			

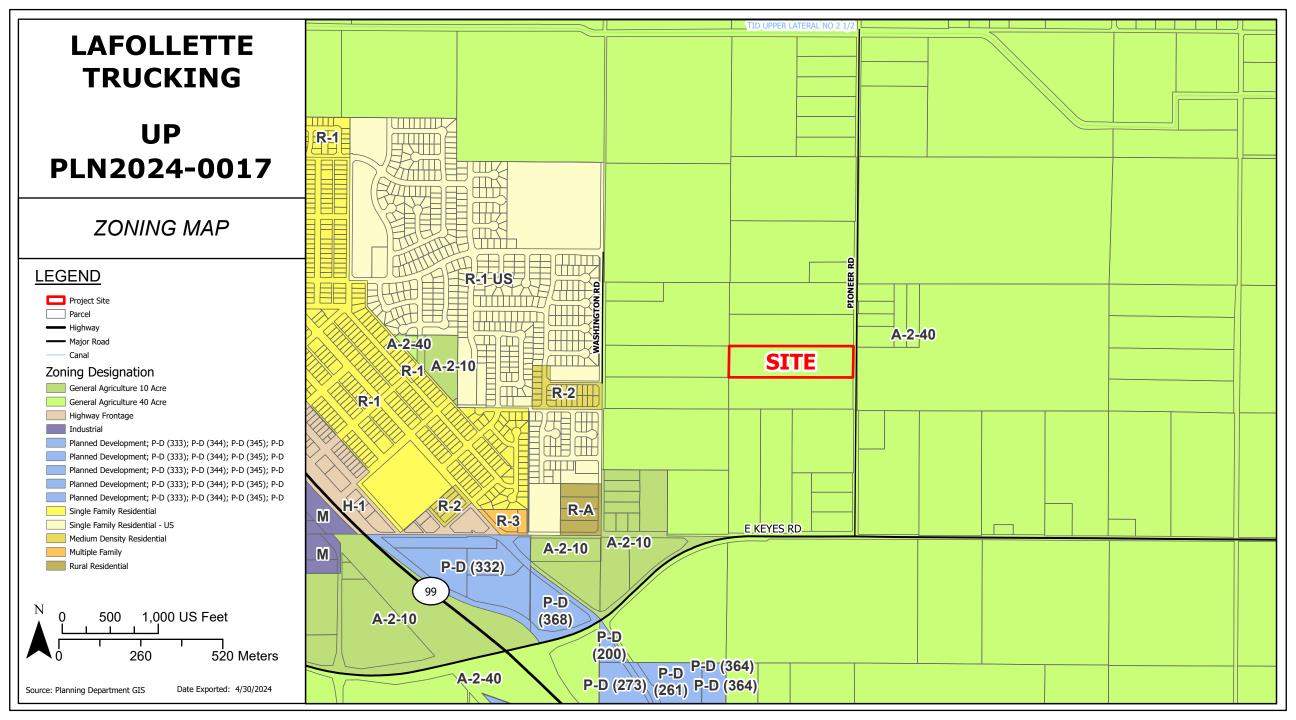
### **STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM**

TO:

TO:	1010 10 <sup>th</sup> Street	Stanislaus County Planning & Community Development 1010 10 <sup>th</sup> Street, Suite 3400 Modesto, CA 95354				
FROM:						
SUBJECT:	USE PERMIT AI	PPLICATION NO. PLN2024-00°	17- LAFOLLETTE TRUCKING			
Based on thi project:	s agency's partic	ular field(s) of expertise, it is o	ur position the above described			
		significant effect on the environn nificant effect on the environmen				
		ets which support our determinat etc.) – (attach additional sheet if	tion (e.g., traffic general, carrying necessary)			
Listed below TO INCLUDE	E WHEN THE M		sted impacts: <i>PLEASE BE SURE</i> NEEDS TO BE IMPLEMENTED A BUILDING PERMIT, ETC.):			
	ur agency has the	following comments (attach add	itional sheets if necessary).			
Response pre	epared by:					
Name		Title	Date			







## LAFOLLETTE TRUCKING

## UP PLN2024-0017

2023 AERIAL AREA MAP

#### LEGEND

Project Site

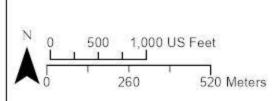
Parcel

Highway

— Major Road

Canal

---- Street



Source: Planning Department GIS

Date Exported: 4/30/2024



# LAFOLLETTE TRUCKING

## UP PLN2024-0017

2023 AERIAL SITE MAP

#### **LEGEND**

Project Site

Parcel

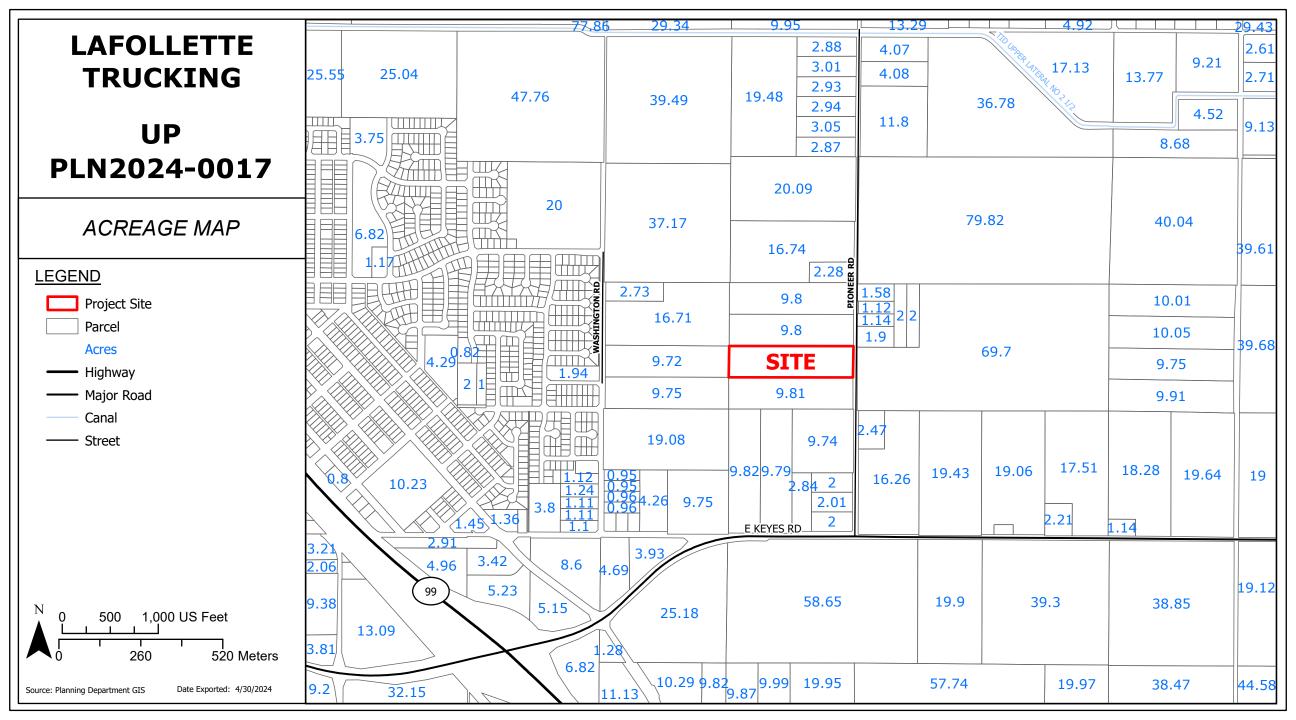
— Street

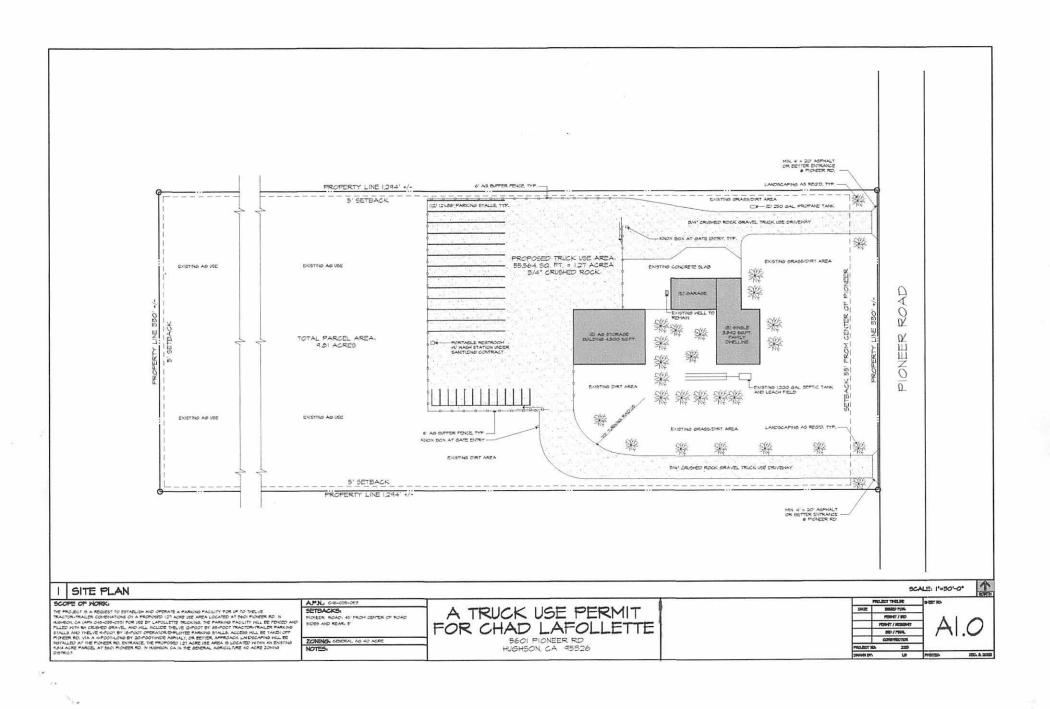


N 0 125 250 US Feet 0 35 70 Meters

Source: Planning Department GIS

Date Exported: 4/30/2024







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Planning Phone: (209) 525-6330 Fax: (209) 525-5911
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Form Available Online: http://www.stancounty.com/planning/applications.shtm

## APPLICATION QUESTIONNAIRE

	e Check all applicable boxes LICATION FOR:	PLANNING STAFF USE ONLY:				
Staff is available to assist you with determining which applications are necessary				Application No(s): <u>\$\(\lambda\)\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\</u>		
	General Plan Amendment		Subdivision Map	S 21 T 4 R (0  GP Designation: Ay		
	Rezone D Parcel Map		Zoning: 4-2-40			
X	Use Permit		Exception	Fee: \$15,559.00 At COST/CE COS		
	Variance		Williamson Act Cancellation	Receipt No. 575874		
	Historic Site Permit		Other	Received By: EO/02/13/14  Notes: UP w/ CECasa		
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.						
	• •	30 to	o discuss any questions you may have	e. Staff will attempt to help you in any way		
	an.	· · · · ·	JECT INFORMA			
PRC impro	PR DJECT DESCRIPTION:	O. (Des	JECT INFORMA			
PRC impro addit *Plea apprinter "Find so the Find so t	DJECT DESCRIPTION: Diverments, proposed uses or building in a second project, the Planning of mation available to be able to dings". It is your responsible that staff can recommend that ings are shown on pages 17	(Desusines descomments descomm	Cribe the project in detail, including ss, operating hours, number of employeristion is essential to the reviewing including to the Board of Supervisor the very specific statements about the san applicant to provide enough in Commission or the Board make the san applicant to the Board make the san applicant to provide enough in the Commission or the Board make the san applicant to provide enough in the san applicant to the san applicant to provide enough in the san applicant to provide enough in the san applicant to the san applicant to provide enough in the san applicant to the san applicant to provide enough in the san applicant to	physical features of the site, proposed yees, anticipated customers, etc. – Attaching process of this request. In order to a must decide whether there is enough the project. These statements are called information about the proposed project, the required Findings. Specific project eparing your project description. (If you		
PRO impro addit *Plea approinfor "Find so ti Find are a	DJECT DESCRIPTION: Diverments, proposed uses or building in a second project, the Planning of mation available to be able to dings". It is your responsible that staff can recommend that ings are shown on pages 17	(Desusines descomments descomm	Cribe the project in detail, including ss, operating hours, number of employeristion is essential to the reviewing including to the Board of Supervisor the very specific statements about the san applicant to provide enough in a Commission or the Board make the and can be used as a guide for present the commission of the Board make the commission or the Board make the commission or the Board make the commission of the Board ma	physical features of the site, proposed yees, anticipated customers, etc. – Attaching process of this request. In order to a must decide whether there is enough the project. These statements are called information about the proposed project, the required Findings. Specific project eparing your project description. (If you		
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PRO impro addit *Plea approinfor "Find so ti Find are a	DJECT DESCRIPTION: Discreption of the project over a project, the Planning Commation available to be able to dings. It is your responsible that staff can recommend the ings are shown on pages 17 applying for a Variance or Exception.	(Desusines descomments descomm	Cribe the project in detail, including ss, operating hours, number of employeristion is essential to the reviewing including to the Board of Supervisor the very specific statements about the san applicant to provide enough in a Commission or the Board make the and can be used as a guide for present the commission of the Board make the commission or the Board make the commission or the Board make the commission of the Board ma	physical features of the site, proposed yees, anticipated customers, etc. – Attaching process of this request. In order to a must decide whether there is enough the project. These statements are called information about the proposed project, the required Findings. Specific project eparing your project description. (If you		

## 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.

ASSE	SSOR'S PARCEL I	NUMBER(S):	Book	0	45	Page	035	Parcel	053
<b>Project</b>	nal parcel numbers: Site Address sical Location:								
Proper	ty Area:	Acres:	9.81	_ or	Square	eet:			<del></del>
Current	and Previous Land Use	e: (Explain exist	ing and p	revious	land use	s) of site	for the last to	en years)	
Almon	d Orchard								
project n	y known previous pro lame, type of project, and o	<b>Jects approved</b> date of approval)	d for this	site, s	such as a	Use Per	mit, Parcei	Map, etc.:	(Please identify
<u>ose pe</u>	micror 5 trucks.								
	g General Plan & Zonli sed General Plan & Zon able)	-							
ADJA direction	CENT LAND USE: n of the project site)	(Describe adj	acent lan	d uses	within 1,	320 feet	(1/4 mile) a	nd/or two pa	arcels in each
East:	Almond Orchard								
West:	Fruit Trees								
North:	Almond Orchard						·		
South:	Almond Orchard					<del></del>			
WILLI	AMSON ACT CONT	TRACT:							
Yes 🗆	No 🗹	Is the property Contract Numb						_	
		If yes, has a No	otice of N	on-Rer	newal beer	n filed?			
		Date Filed:							

Yes L	No	Ц	Do you propose to cancel any portion of the Contract?
Yes 🗆	No	K	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 CH	HAR	ACTER	RISTICS: (Check one or more) Flat 🗵 Rolling 🗆 Steep 🗆
VEGET	ATIC	ON: Wh	at kind of plants are growing on your property? (Check one or more)
Field crop	s C	3	Orchard  Pasture/Grassland  Scattered trees
Shrubs	X		Woodland ☐ River/Riparlan ☐ Other ☐
Explain O	ther:		
Yes 🗆	No	X	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.)
GRADIN	1G:		
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.)
STREA	MS,	LAKES	S, & PONDS:
Yes 🗆	No	X	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	K	Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)
Yes 🛘	No	M	Do you plan to grade, disturb, or in any way change swales, drainages, ditches, guilles, 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.

STI	RUC	TUR	ES:					
Yes	X	No		Are there structures property lines and ot			ow on plot plan.	Show a relationship to
Yes		No	X	Will structures be mo	oved or demolished	? (If yes, indicate	e on plot plan.)	
Yes		No	X	Do you plan to build	new structures? (If	yes, show location	on and size on plot p	olan.)
Yes		No	X	Are there buildings of size on plot plan.)	•	-	(If yes, please exp	lain and show location and
PR	OJE	CT S	SITE CO	OVERAGE:				W-11
Exis	ting B	Buildir	ng Cover	age:	Sq. Ft.	Lands	caped Area:	Sq. Ft.
Prop	osed	Build	ding Cov	erage:	Sq. Ft.	Paved	Surface Area:	Sq. Ft.
Size	of ne	w sti	ucture(s	CTERISTICS:  or building addition(s				)
Build	ding h	elghi	t in feet (	measured from ground	d to highest point):	(Provide addition	nal sheets if necessa	ury)
				enances, excluding buetc.): (Provide additional				a., antennas, mechanical
			ace mat	erial for parking area	a: (Provide informatio	on addressing d	iust control measur	res if non-asphalt/concrete
UTI	LITI	ES A	AND IR	RIGATION FACIL	ITIES:			
Yes	X	No		Are there existing puyes, show location and		es on the site?	Includes telephor	ne, power, water, etc. (if
Who	prov	ides,	or will pr	ovide the following se	ervices to the proper	ty?		
Elec	trical:			TID		Sewer*:	Private	
Tele	phone	e:				Gas/Propane:	VanDePol	/Madera Propane
Water*: Private						Irrigation:	<u></u>	TID

\*\*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 Regulrements 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 D No 🗵 Does the project require extension of utilities? (If yes, show location and size on plot plan.) AFFORDABLE HOUSING/SENIOR: Yes D 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: 1 Total Dwelling Units: 1 Total Acreage: 9.81 Net Density per Acre: Gross Density per Acre: Single Two Family Multi-Family Multi-Family (complete if applicable) Family Duplex Apartments Condominium/ Townhouse 1 Number of Units: 9.81 Acreage: COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER **PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary) Square footage of each existing or proposed building(s): Existing structures are a 3,842 sq ft single family dewelling with a 4,800 ag storage building. Type of use(s): Our family's home and ag storage.

\*Please Note: A "will serve" letter is required if the sewer service will be provided by City, Sanitary District,

Community Services District, etc.

Days and hours of operation: 5am-6pm	
Seasonal operation (i.e., packing shed, huller, etc.) months are	nd hours of operation: N/A
Occupancy/capacity of building:	
Number of employees: (Maximum Shift):12	(Minimum Shift):
Estimated number of daily customers/visitors on site at peak ti	ime: N/A
Other occupants:	
Estimated number of truck deliveries/loadings per day:	None
Estimated hours of truck deliveries/loadings per day:	None
Estimated percentage of traffic to be generated by trucks:	None
Estimated number of railroad deliveries/loadings per day:	None
Square footage of:	
Office area:	Warehouse area:
Sales area:	Storage area:
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? ( Pioneer Rd.	Please show all existing and proposed driveways on the plot plan)

Yes	区	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	X	No		Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)
appi	oval	of ar	n Except	that do not front on a County-maintained road or require special access may require tion to the Subdivision Ordinance. Please contact staff to determine if an exception is a the necessary Findings.
STO	ORM	DR	AINAG	E:
				andle storm water runoff? (Check one) Drainage Basin Direct Discharge Direct Discharge
				lain)
If dir	ect di	scha	rge is pn	oposed, what specific waterway are you proposing to discharge to?
with ERC If you	your DSIC	napp ON C	ilcation.	
				y be required to obtain an NPDES Storm Water Permit from the Regional Water Quality epare a Storm Water Poliution Prevention Plan.
ADI	DITIC	ANC	L INFO	DRMATION:
				to provide any other information you feel is appropriate for the County to consider during review of ch extra sheets if necessary)

## <u>CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER</u> PERMIT REQUIREMENTS

Storm water discharges associated with construction activity are a potentially significant source of pollutants. The most common pollutant associated with construction is sediment. Sediment and other construction related wastes can degrade water quality in creeks, rivers, lakes, and other water bodies. In 1992, the State Water Resources Control Board adopted a statewide General Permit for all storm water discharges associated with construction activity that disturbs five or more acres of land. Effective March 10, 2003, all construction sites disturbing one or more acres of land will be required to obtain permit coverage. The General Permit is intended to ensure that construction activity does not impact water quality.

You need to obtain General Permit coverage if storm water discharges from your site and either of the following apply:

- Construction activities result in one or more acres of land disturbance, including clearing, grading, excavating, staging areas, and stockpiles or;
- The project is part of a larger common plan of development or sale (e.g., subdivisions, group of lots with or without a homeowner's association, some lot line adjustments) that result in one or more acres of land disturbance.

It is the applicants responsibility to obtain any necessary permit directly from the California Regional Water Quality Control Board. The applicant(s) signature on this application form signifies an acknowledgment that this statement has been read and understood.

## STATE OF CALIFORNIA HAZARDOUS WASTE AND SUBSTANCES SITES LIST (C.G.C. § 65962.5)

Pursuant to California Government Code Section 65962.5(e), before a local agency accepts as complete an application for any development project, the applicant shall consult the latest State of California Hazardous Waste and Substances Sites List on file with the Planning Department and submit a signed statement indicating whether the project is located on a site which is included on the List. The List may be obtained on the California State Department of Toxic Substances Control web site (http://www.envirostor.dtsc.ca.gov/public).

The applicant(s) signature on this application form signifies that they have consulted the latest State of California Hazardous Waste and Substances List on file with the Planning Department, and have determined that the project site  $\Box$  is or is not included on the List.

Date of List consulted:	2-13-24
Source of the listing:	
Paris Contractor Sent Contractor Contractor	(To be completed only if the site is included on the List)

#### ASSESSOR'S INFORMATION WAIVER

The property owner(s) signature on this application authorizes the Stanislaus County Assessor's Office to make any information relating to the current owners assessed value and pursuant to R&T Code Sec. 408, available to the Stanislaus County Department of Planning and Community Development.

#### PROJECT DESCRIPTION - 5601 Pioneer Rd. Hughson, CA 95326

The project is a request to establish and operate a parking facility for up to twelve tractor-trailer combinations on a proposed 1.27 acre use area located at 5601 Pioneer Rd. in Hughson, CA (APN 045-035-053) for use by Lafollette Trucking. The parking facility will be fenced and filled with ¾" crushed gravel, and will include twelve 12-foot by 85-foot tractor-trailer parking stalls and twelve 9-foot by 18-foot operator/employee parking stalls.. Access will be taken off Pioneer Rd. via a 4-foot-long by 20-foot-wide asphalt, or better, approach. Landscaping will be installed at the Pioneer Rd. entrance.

Tractor-trailer trips will range between the business hours of 5:00 AM to 6:00 PM, Monday – Saturday, year-round. Four tractor-trailers to be parked on-site are owned by the property owner. No major tractor-trailer maintenance, fluid changes, or washing will occur on-site; all major repairs will be outsourced to mechanic shops. Minor maintenance limited to tire changes, light and windshield wiper replacements, and checking fluids will be conducted on-site. The tractor-trailers will be fueled off-site. The applicant will contract with an external company to provide portable restrooms and wash stations for operators/employees while they are on-site during normal business hours.

The proposed 1.27 acre use area is located within an existing 9.81± acre parcel at 5601 Pioneer Rd. in Hughson, CA in the General Agriculture 40 Acre zoning district. The parcel is currently developed with a 3,842 sq. ft. single-family dwelling with attached garage and a 4,800 sq. ft. Ag. storage building. The parcel is also currently developed with one well, one septic tank with leach field, private water/sewer, and a 250-gallon propane tank located in the Northeast end of the parcel.

#### SUPPLEMENTAL CHECKLIST FOR TRACTOR-TRAILER PARKING

Does the property owner live on the property? X Yes No				
PRODUCTS BEING HAULED:				
<ul> <li>✓ Dry Goods / Freight Gasoline / Propane Hazardous Materials</li> <li> Refrigerated Goods Produce Livestock / Animals</li> <li> Other</li> </ul>				
Specify types of materials and products being hauled: Almond Hulls/Shell, Walnut Shell and Wood Chips/Bark				
ON-SITE TRUCK-TRACTOR AND TRAILER INFORMATION:				
Number of truck-tractors (please list): [2.				
Number of trailers (please list): 24				
Number of truck-tractors and trailers owned by property owner (please list make & model):				
Number of truck-tractors and trailers not owned by property owner (please list make & model):				
SITE IMPROVEMENTS:				
Total size of parking area: See attached paper				
Proposed surface material for parking area: 3/4 crushed rock				
Size of office (if applicable, please show location on site plan):N/A				
OPERATIONS:				
Operating hours and season: 5am-6pm				
ADDITIONAL NOTES (attach additional sheets as necessary):				