PLANNING AND COMMUNITY DEVELOPMENT

1010 10th Street, Suite 3400
Modesto, CA 95354

Referral
Early Consultation

Date: **November 19, 2026**

To: **Distribution List (See Attachment A)**

From: **Jeremy Ballard, Senior Planner, Planning and Community Development**

Subject: **TIME EXTENSION FOR USE PERMIT APPLICATION NO. PLN2018–0102 - AVILA AND SONS PACKING HOUSE PROJECT**

Respond By: **December 9, 2026**

******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: **Dan and Lori Avila**

Project Location: **1301 North Washington Road, between Fulkerth Road and West Main Street, in the Turlock area.**

APN: 023-039-017

Williamson Act Contract: 71-0309

General Plan: Agriculture

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

Project Description: Request for a one-year time extension to Use Permit No. PLN2018-0102 – Avila and Sons Packing House Project. The applicant has requested to extend the deadline to meet all applicable conditions by one year. The Board of Supervisors upheld the Planning Commission's approval of the project on April 15, 2025, to allow for the construction of a 184,311 square foot warehouse facility in seven phases on a 25.72-acre parcel. In accordance with County Code Section 21.104.030, a total of 18 months is permitted for completion of all conditions of approval. If approved, the new deadline to meet all applicable conditions for Phase 1 of the project would be October 15, 2027.

Use Permit No. PLN2018-0102 was approved by the Planning Commission on March 6, 2025. The Planning Commission decision was appealed to the Board of Supervisors on March 13, 2025. The Commission's decision was upheld by the Board on April 15, 2025. The April 15, 2025 Board of Supervisors Agenda Report, Environmental Impact Report (EIR), (State Clearing House (SCH) # 201202021), Addendum to the EIR, conditions of approval and mitigation measures can be found in full at: https://www.stancounty.com/bos/agenda/2025/20250415/PH02.pdf

Documents associated with the extensions request are available for viewing at: http://www.stancounty.com/planning/pl/act-projects.shtm

TIME EXTENSION FOR USE PERMIT APPLICATION NO. PLN2018–0102 - AVILA AND SONS PACKING HOUSE PROJECT

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
	CA DEPT OF TRANSPORTATION DIST 10		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		STAN CO FARM BUREAU
	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
	COOPERATIVE EXTENSION		STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
	DER GROUNDWATER RESOURCES DIVISION		STAN CO SHERIFF
	DISPOSAL DIST:		STAN CO SUPERVISOR DIST #:
	FIRE PROTECTION DIST:		STAN COUNTY COUNSEL
	GSA:		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TID		STANISLAUS LAFCO
	MOSQUITO DIST:		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	X	INTERESTED PARTIES
	PACIFIC GAS & ELECTRIC		TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
	RAILROAD:		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD		US FISH & WILDLIFE

STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: **TIME EXTENSION FOR USE PERMIT APPLICATION NO. PLN2018–0102 - AVILA AND SONS PACKING HOUSE PROJECT**

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

Delivered / Emailed; September 1, 2026

Stanislaus County
Planning and Community Development
1010 Tenth Street 3rd Floor
Suite 3400, Modesto, CA 95354
(209) 525-6330 / Fax; (209) 525-5911

Project:
Title: ____**Washington Road's Improvements** _____
Owners: Assessor's Parcel: _Bk 023, Pg 039, Parcel 017; Avila Dan J & Lori L
Assessor's Parcel: _Bk 023, Pg 039, Parcel 018; Avila 2017 REV Trust
Jobsite: _1301 N. Washington Road, Turlock, CA__
Assessor's Parcel: __Bk 023, Pg 039, Parcels 017 & 018
Jurisdiction: _Stanislaus County, **PLN2012-0017 / PLN2017-0141 / PLN2018-0056 / PLN2018-0102**
ADG's Project No. 25021

Attn: Mr. Jeremy Ballard, ballardj@stancounty.com

With regard to your 07/20/26 email; this letter is to address/clarify/confirm that I have been pursuing the above project's encroachment permit with the City of Turlock. At present, we are scheduled for an 11/05/26 Planning Commission meeting to address the appeal of the city's conditions regarding the issue of the encroachment permit. Based upon this appeal, the time frame for the above project's encroachment permit may extend for years before being addressed. At this time, I am requesting that **PLN2018-0102**'s deadline of 10/15/26 be extended the minimum of 12 months to assist me with the construction of the above project.

Enclosed per your 07/20/26 email request is a check for processing made out to "STANISLAUS COUNTY" in the amount of $2,172 fee for the extension application.

Please keep us informed at all times and contact us if you have any further questions.

Sincerely,

[redacted]

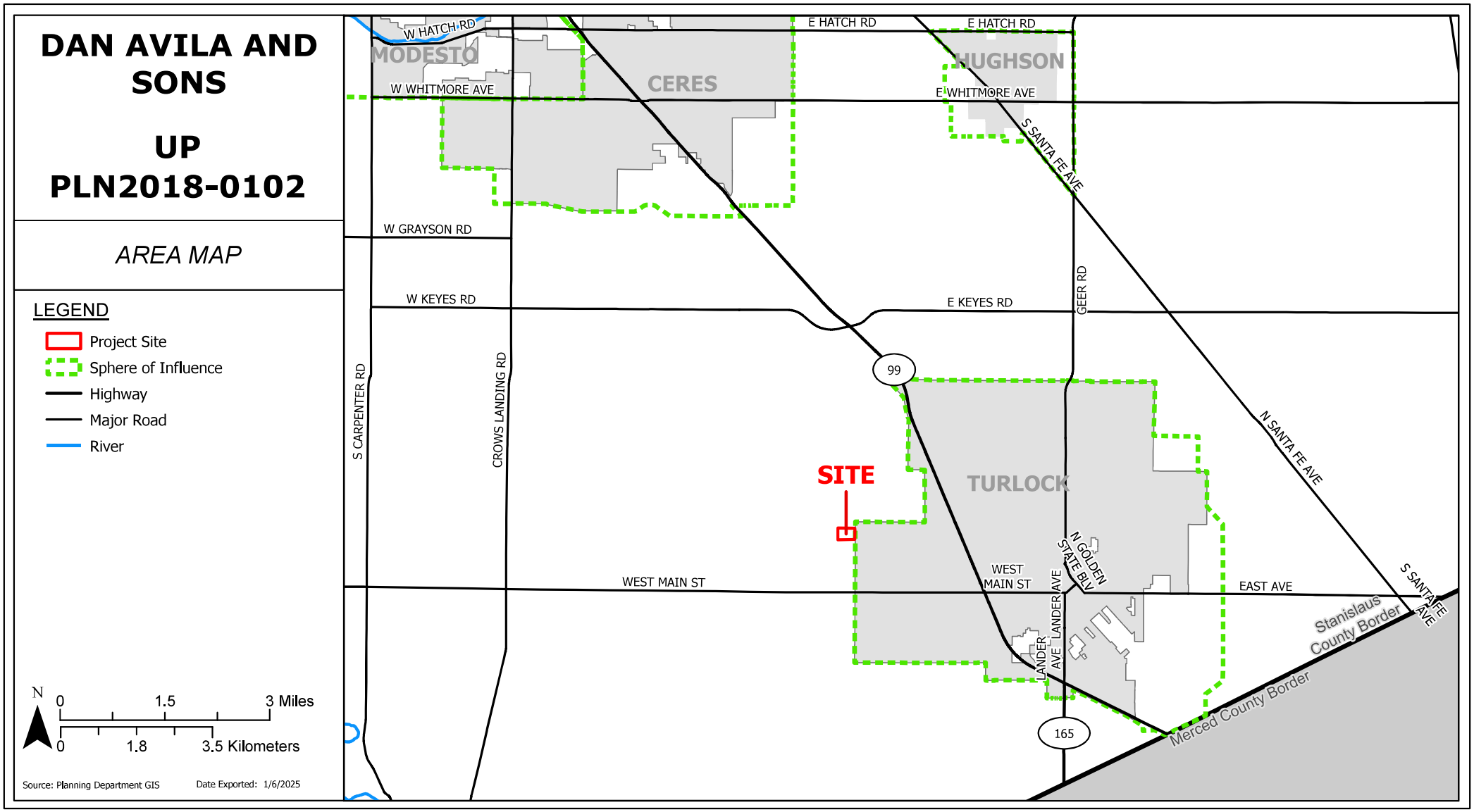
Mr. Dan Avila
2718 Roberts Rd.
Ceres, CA 95307
C209 495 3899, danavila62@aol.com

Cc: Mr. Paul Beard II, [redacted]
Mr. Elwyn V. Heinen, [redacted]
Mr. Dan Avila, C209 495 3899, danavila62@aol.com

DAN AVILA AND SONS

UP PLN2018-0102

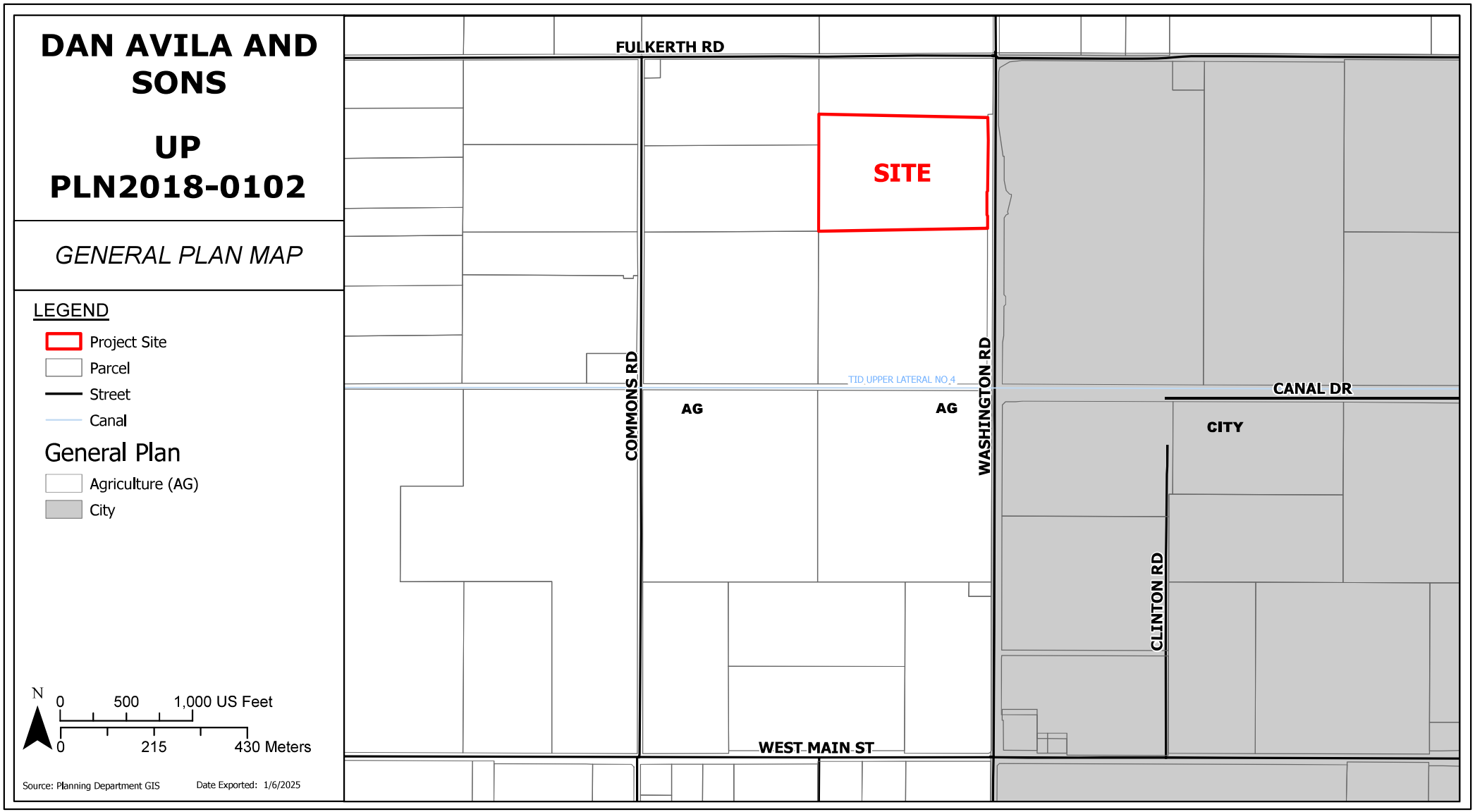
AREA MAP



DAN AVILA AND SONS

UP PLN2018-0102

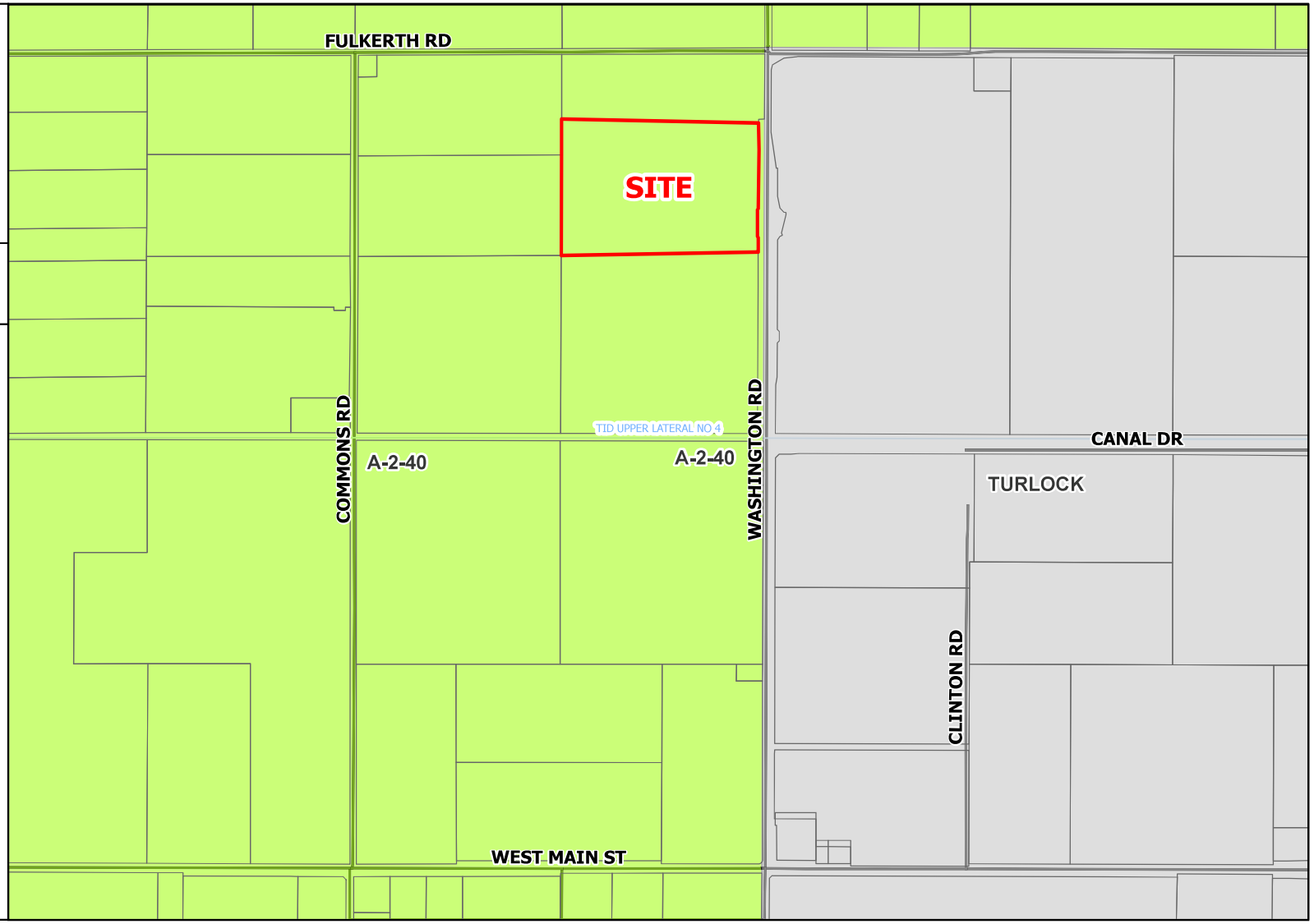
GENERAL PLAN MAP



DAN AVILA AND SONS

UP PLN2018-0102

ZONING MAP



LEGEND

- Project Site
- Parcel
- Street
- Canal

Zoning Designation

- City of Turlock
- General Agriculture 40 Acre (A-2-40)

N

0 500 1,000 US Feet

0 215 430 Meters

Source: Planning Department GIS

Date Exported: 1/6/2025

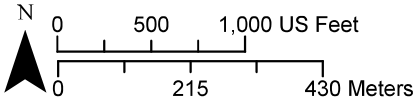
DAN AVILA AND SONS

UP PLN2018-0102

ACREAGE MAP

LEGEND

- Project Site
- Parcel
- Acres
- Street
- Canal



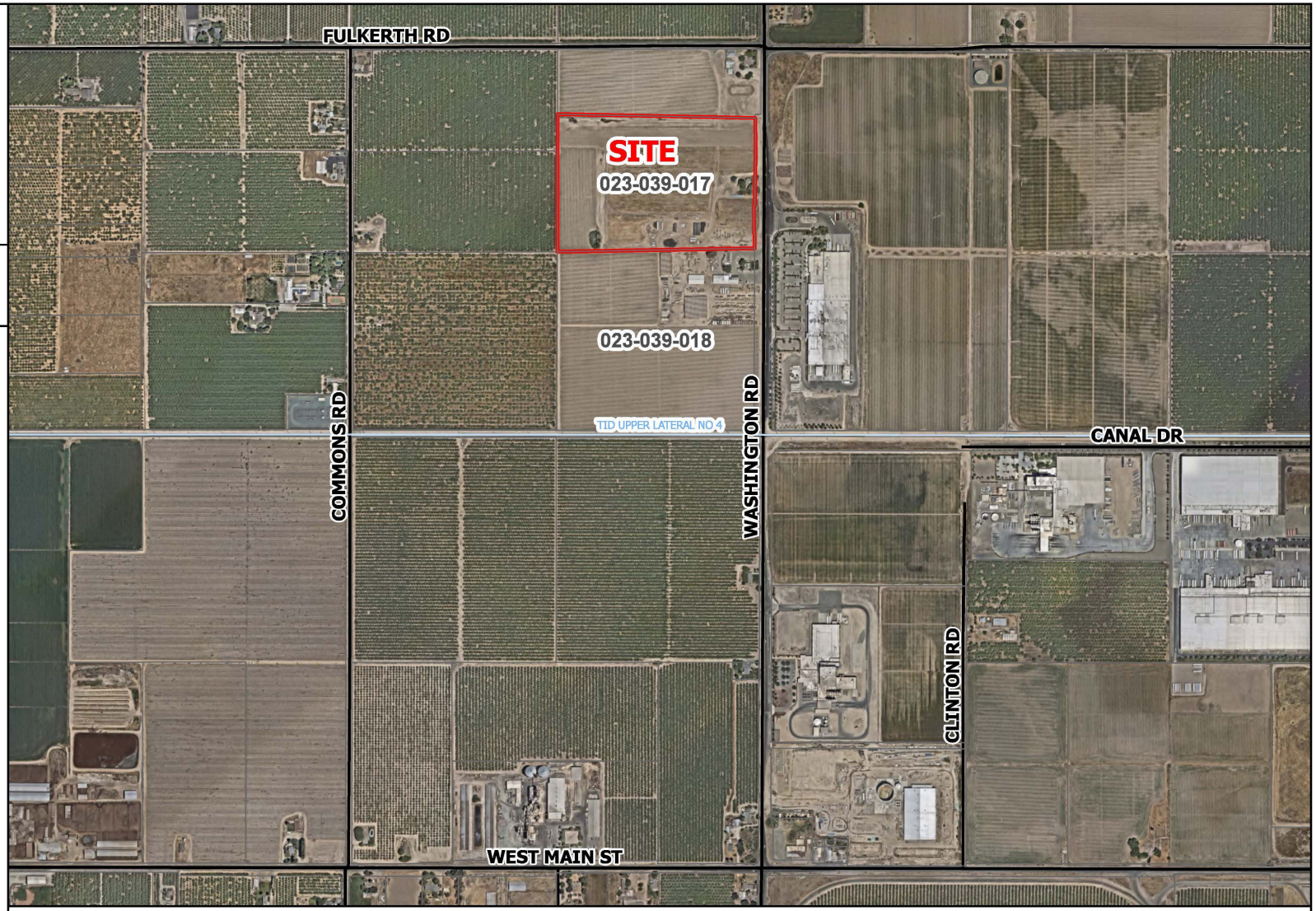
Source: Planning Department GIS Date Exported: 1/6/2025



DAN AVILA AND SONS

UP PLN2018-0102

2023 AERIAL AREA MAP



LEGEND

- Project Site
- Parcel
- Highway
- Street
- River
- Canal

N

0 500 1,000 Feet

0 180 360 Meters

Source: Planning Department GIS Date Exported: 1/6/2025

DAN AVILA AND SONS

UP PLN2018-0102

2023 AERIAL SITE MAP

LEGEND

- Project Site
- Parcel
- Street

N

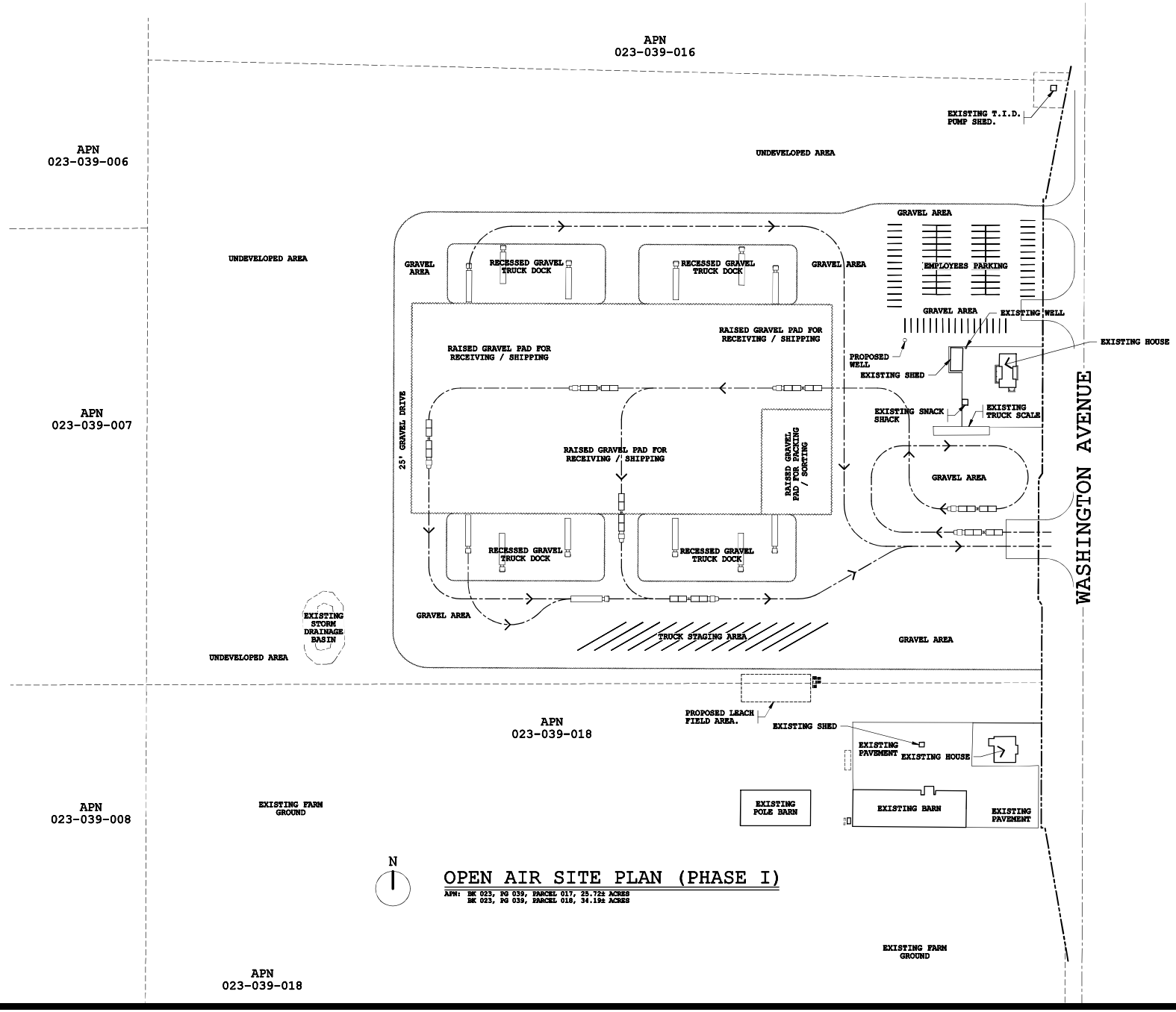
0 125 250 US Feet

0 35 70 Meters

Source: Planning Department GIS

Date Exported: 1/6/2025





OPEN AIR SITE PLAN (PHASE I)

APN: BK 023, PG 039, PARCEL 017, 25.72± ACRES
BK 023, PG 039, PARCEL 018, 34.19± ACRES

THE DESIGN AND CONSTRUCTION FEATURES SHOWN IN THESE PLANS INCORPORATE PROPRIETARY RIGHTS. NEITHER THESE PLANS NOR THE DESIGN AND CONSTRUCTION FEATURES SHOWN THEREON ARE TO BE DUPLICATED IN WHOLE OR IN PART WITHOUT THE CONSENT OF ADVANCED DESIGN GROUP, INC.

advanced
DESIGN GROUP, INC.
1020 E. LOCUST AVENUE, MODESTO, CA 95354
PHONE: (209) 577-4100
EMAIL: adg@pbell.net

PROJECT: AGRICULTURAL PROCESSING FACILITY
OWNER: AVILA DAN J & LORI L
LOCATION: 1301 N. WASHINGTON ROAD, TURLOCK, CA

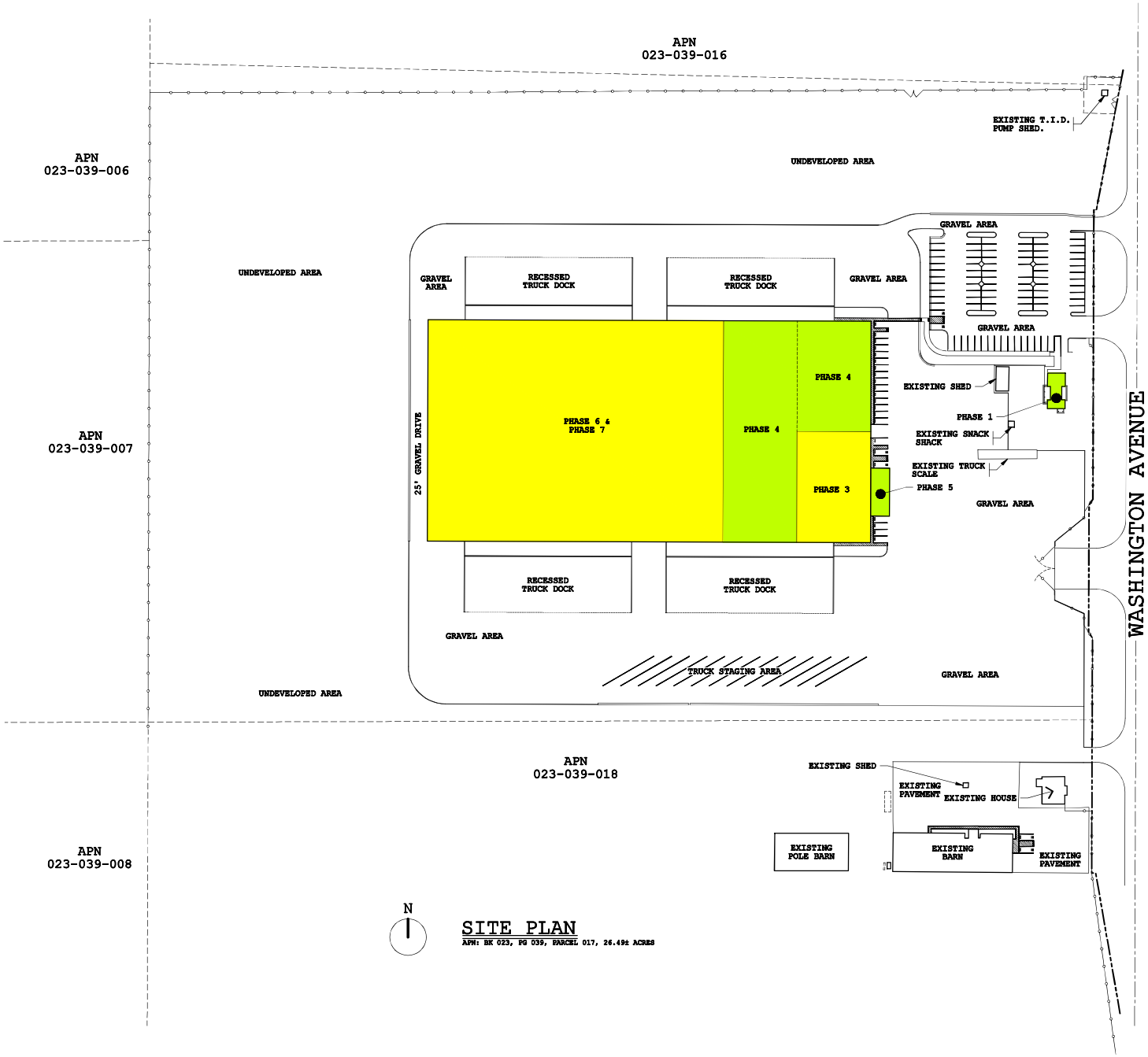
DRAWN BY:	BAO
CHECKED BY:	
DATE:	03/25/22

REV	DATE	BY

PROJECT
18047

SHEET NUMBER
UP1C

NOTE; THIS DRAWING IS FOR THE USE PERMIT REVIEW.



PHASE	IMPROVEMENT
1	Office, northerly Washington Ave driveway
2	Commodities Handled in the open
3	1st Commodities Building (150' x 100')
4	2nd & 3rd Commodities Buildings (150' x 100', and 300' x 100')
5	2-Story Office/Breakroom
6	300' x 400' Floor Slab
7	300' x 400' Roof over the Slab Floor

SITE PLAN

APN: BK 023, PG 039, PARCEL 017, 26.49± ACRES

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advanced
DESIGN GROUP, INC.
1020 E. Hatch Road, Suite A, Modesto, CA 95351
PHONE: (209) 577-6100
EMAIL: adg@pacbell.net

PROJECT: AGRICULTURAL PROCESSING FACILITY
OWNER: AVILA DAN J & LORI L
LOCATION: 1301 N. WASHINGTON ROAD, TURLOCK, CA

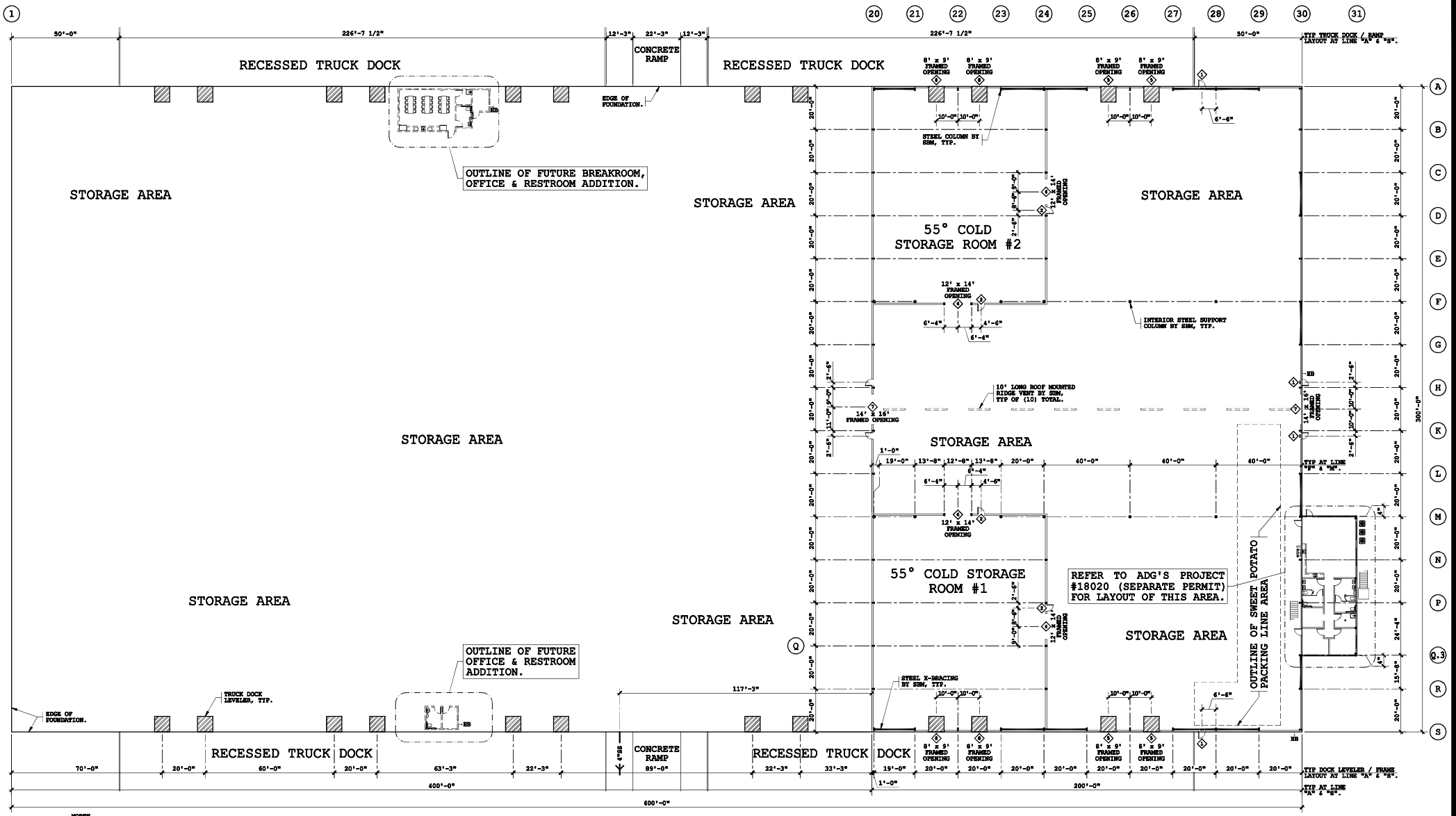
DRAWN BY:	BAO
CHECKED BY:	
DATE:	12/24/19

REV	DATE	BY

PROJECT
18047

SHEET NUMBER
UP1

NOTE; THIS DRAWING IS FOR THE USE PERMIT REVIEW.



NORTH REF.

FLOOR PLAN

SCALE: 1" = 20.0'

REFER TO SHEET 4 FOR THE FLOOR PLAN NOTATIONS & DOOR SCHEDULE.

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PROJECT: PACKING BUILDING
OWNER: AVILA DAN J. & LORI L.
LOCATION: 1301 WASHINGTON AVE., TURLOCK, CA

advanced DESIGN GROUP, INC.
1128 SIXTH STREET, MODESTO, CA 95354
PHONE: (209) 577-5196
EMAIL: adg@att.net

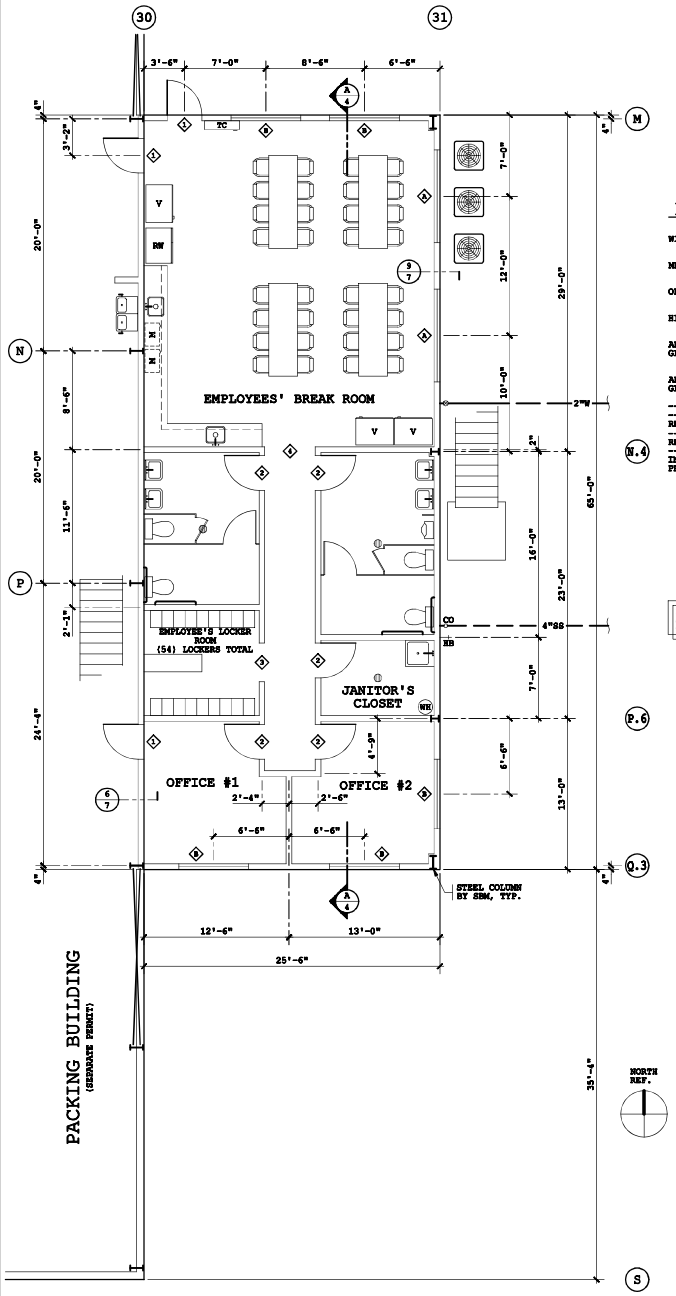
DRAWN BY:	BAO
CHECKED BY:	
DATE:	05/22/18

REV	DATE	BY

PROJECT 18024Z

SHEET NUMBER 3

NOTE; THIS DRAWING IS PRELIMINARY, NOT FOR CONSTRUCTION.



DOOR & WINDOW SCHEDULE

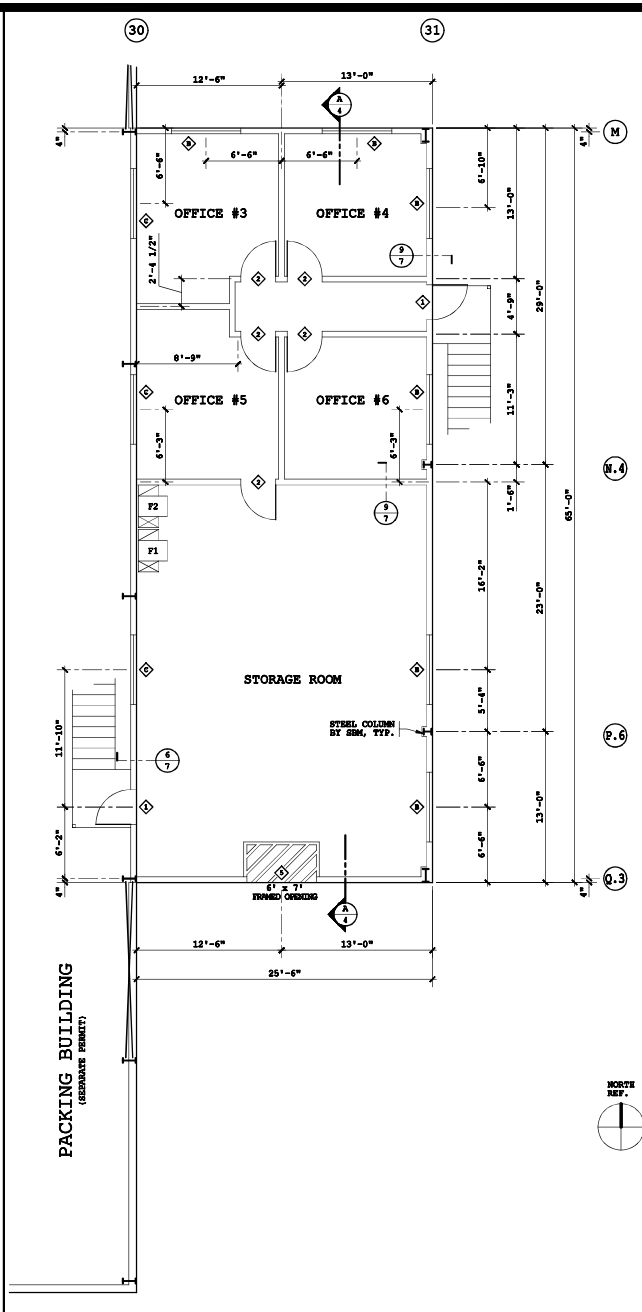
1. DESIGNATES A 3'-0" x 7'-0" HOLLOW STEEL DOOR WITH HALF GLASS AND PAINTED ENAMEL FINISH.
2. DESIGNATES A 3'-0" x 6'-8" WOOD DOOR WITH METAL FRAME.
3. DESIGNATES A 3'-4" WIDE x 7'-0" HIGH FRAMED OPENING.
4. DESIGNATES A FULL WIDTH OF HALLWAY x 7'-0" HIGH FRAME OPENING.
5. DESIGNATES A 8'-0" x 4'-0" ALUMINUM BRONZE ANODIZE FRAME GLASS WINDOW WITH TINTED DOUBLE PANE GLAZING.
6. DESIGNATES A 6'-0" x 4'-0" ALUMINUM BRONZE ANODIZE FRAME GLASS WINDOW WITH TINTED DOUBLE PANE GLAZING.

---REFER TO SPEC. 08000A FOR HARDWARE & LOCK.
---REFER TO SPEC. 08800 FOR GLASS AND GLAZING REQUIREMENTS.
---REFER TO DETAIL 3/5 FOR THE DOOR DISABLED ACCESS REQUIREMENTS.
---MINIMUM GLAZING VALUES FOR TINTING AND INSULATION ARE TO BE IN COMPLIANCE WITH THE PROJECT'S ENERGY COMPLIANCE.

NOTE; REFER TO UTILITY PLAN BY NORTH STAR ENGINEERING GROUP, INC. FOR CONTINUATION OF SEWER & WATER LINE.

1st FLOOR PLAN

SCALE: 3/16" = 1'-0"



DOOR & WINDOW SCHEDULE

1. DESIGNATES A 3'-0" x 7'-0" HOLLOW STEEL DOOR WITH HALF GLASS AND PAINTED ENAMEL FINISH.
2. DESIGNATES A 3'-0" x 6'-8" WOOD DOOR WITH METAL FRAME.
3. DESIGNATES A 6'-0" x 7'-0" ROLL-UP STEEL CANISTER DOOR WITH STANDARD GUIDE RAIL TRACK & MANUALLY OPERATED CHAIN OPENING SYSTEM.
4. DESIGNATES A 6'-0" x 4'-0" ALUMINUM BRONZE ANODIZE FRAME GLASS WINDOW WITH TINTED DOUBLE PANE GLAZING.
5. DESIGNATES A 6'-0" x 4'-0" ALUMINUM BRONZE ANODIZE FRAME GLASS WINDOW WITH CLEAR DOUBLE PANE GLAZING.

---REFER TO SPEC. 08000A FOR HARDWARE & LOCK.
---REFER TO SPEC. 08800 FOR GLASS AND GLAZING REQUIREMENTS.
---REFER TO DETAIL 3/5 FOR THE DOOR DISABLED ACCESS REQUIREMENTS.
---MINIMUM GLAZING VALUES FOR TINTING AND INSULATION ARE TO BE IN COMPLIANCE WITH THE PROJECT'S ENERGY COMPLIANCE.

2nd FLOOR PLAN

SCALE: 3/16" = 1'-0"

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advanced
DESIGN GROUP, INC.
1725 COLONIAL ROAD, MODESTO, CA. 95354
PHONE: (209) 577-5116
EMAIL: adg@att.net

PROJECT: OFFICE / EMPLOYEES' BUILDING
OWNER: AVILA DAN J. & LORI L.
LOCATION: WASHINGTON AVE., TURLOCK, CA

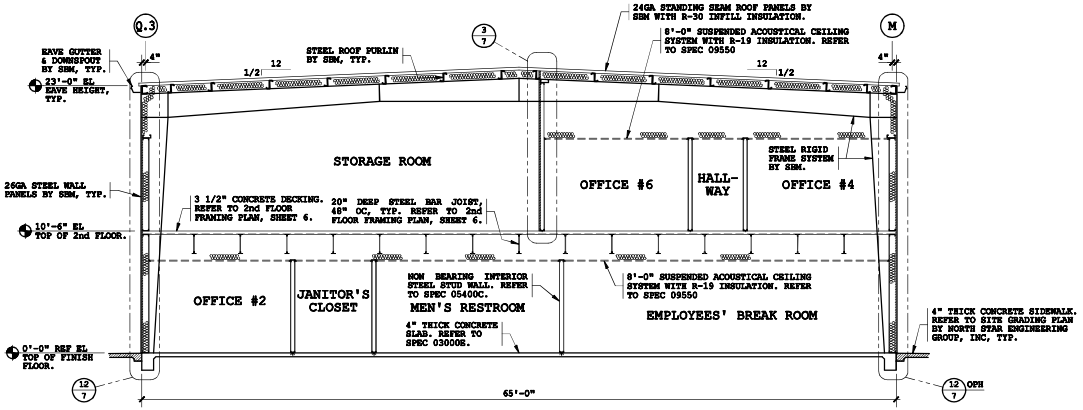
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CHECKED BY:	
DATE:	05/22/18

REV	DATE	BY

PROJECT
18020Z

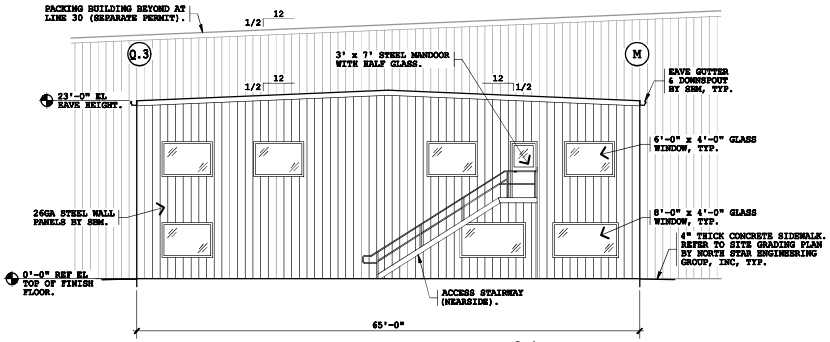
SHEET NUMBER
3

NOTE; THIS DRAWING IS PRELIMINARY, NOT FOR CONSTRUCTION.



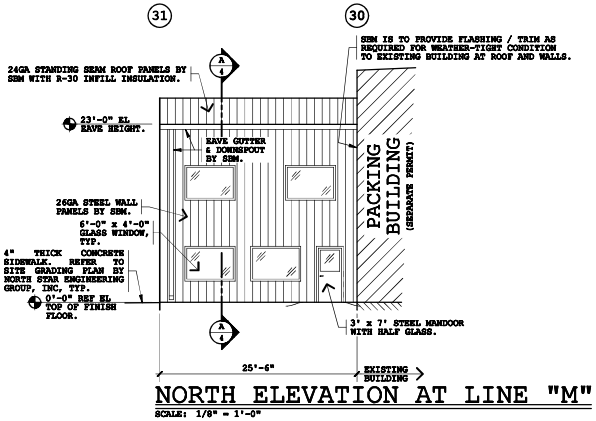
CROSS SECTION 'A-A'

SCALE: 3/16" = 1'-0"



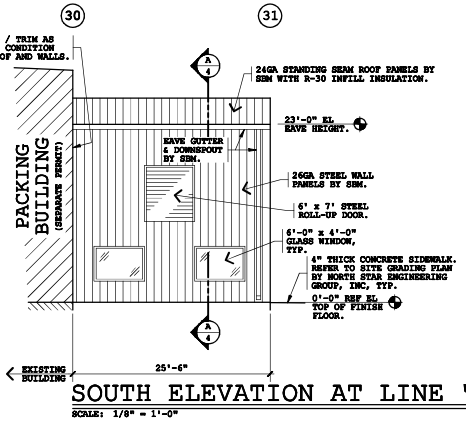
EAST ELEVATION AT LINE 31

SCALE: 1/8" = 1'-0"



NORTH ELEVATION AT LINE "M"

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION AT LINE "Q.3"

SCALE: 1/8" = 1'-0"

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advanced
DESIGN GROUP, INC.
1525 E. WEBER AVE. STOCKTON, CA 95205
PHONE: (209) 777-1116
EMAIL: adg@pacbell.net

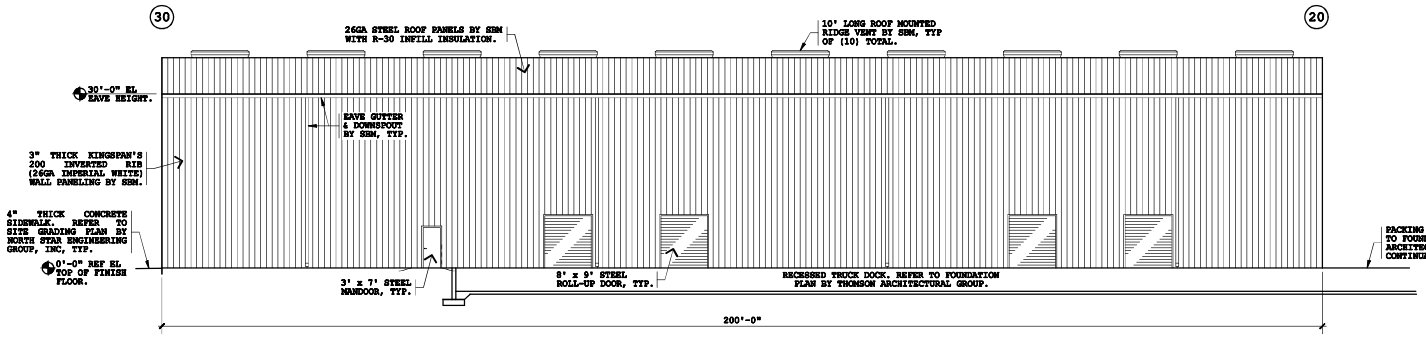
PROJECT: OFFICE / EMPLOYEES' BUILDING
OWNER: AVILA DAN J. & LORI L.
LOCATION: WASHINGTON AVE., TURLOCK, CA

DRAWN BY:	BAO
CHECKED BY:	
DATE:	05/22/18

REV	DATE	BY

PROJECT
18020Z

SHEET NUMBER
4



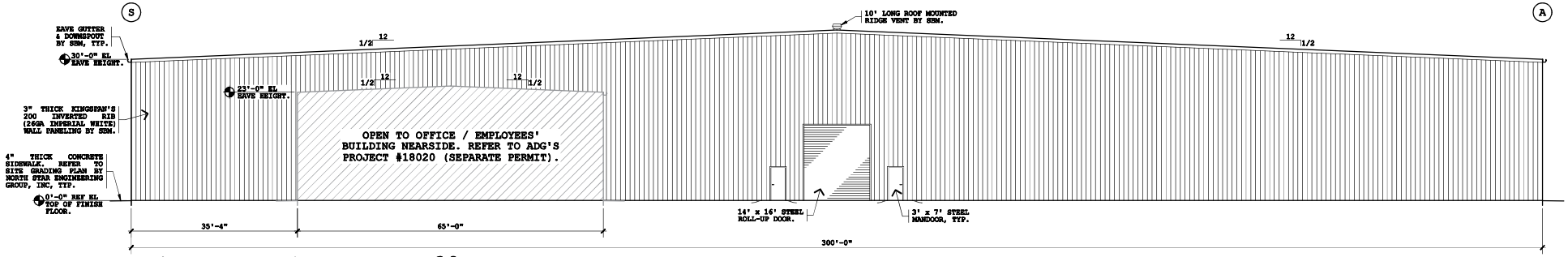
NORTH ELEVATION AT LINE "A"

(SOUTH ELEVATION AT LINE "S" IS OPPOSITE HAND)

SCALE: 3/32" = 1'-0"

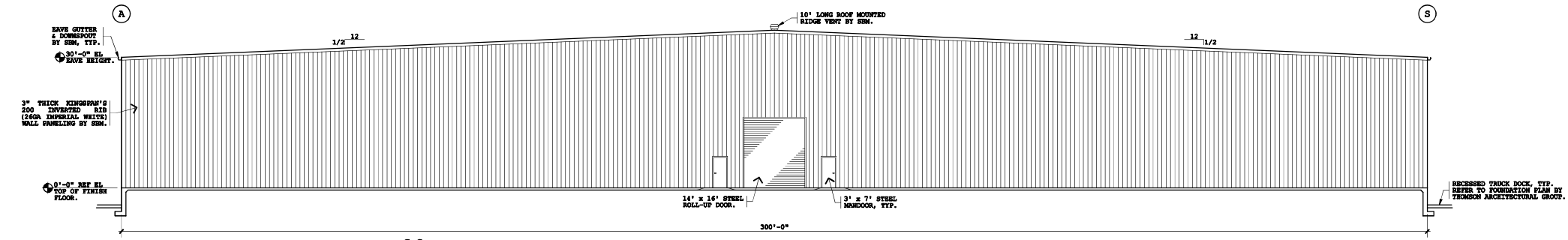
DOOR SCHEDULE

1. DESIGNATES A 3'-0" x 7'-0" HOLLOW STEEL DOOR WITH PAINTED ENAMEL FINISH.
2. DESIGNATES A 3'-0" x 7'-0" INSULATED STEEL DOOR WITH PAINTED ENAMEL FINISH.
3. DESIGNATES A 3'-0" x 6'-8" WOOD DOOR WITH METAL FRAME.
4. DESIGNATES A 3'-0" x 6'-8" WOOD DOOR WITH METAL FRAME AND HALF GLASS GLAZING.
5. DESIGNATES A 8'-0" x 9'-0" ROLL-UP STEEL CANISTER DOOR WITH STANDARD GUIDE RAIL TRACK & MANUALLY OPERATED CHAIN OPENING SYSTEM.
6. DESIGNATES A 12'-0" x 14'-0" FRAMED OPENING WITH INSULATED SECTIONAL DOOR, HIGH LIFT TRACK & MANUALLY OPERATED CHAIN OPENING SYSTEM.
7. DESIGNATES A 14'-0" x 16'-0" ROLL-UP STEEL CANISTER DOOR WITH STANDARD GUIDE RAIL TRACK & MANUALLY OPERATED CHAIN OPENING SYSTEM.
8. DESIGNATES A 8'-0" x 9'-0" FRAMED OPENING WITH INSULATED SECTIONAL DOOR, HIGH LIFT TRACK & MANUALLY OPERATED CHAIN OPENING SYSTEM.



EAST ELEVATION AT LINE 30

SCALE: 3/32" = 1'-0"



WEST ELEVATION AT LINE 20

SCALE: 3/32" = 1'-0"

THE DESIGN AND CONSTRUCTION FEATURES SHOWN IN THESE PLANS INCORPORATE PROPRIETARY RIGHTS, NEITHER THESE PLANS NOR THE DESIGN AND CONSTRUCTION FEATURES SHOWN THEREON ARE TO BE DUPLICATED IN WHOLE OR IN PART WITHOUT THE CONSENT OF ADVANCED DESIGN GROUP, INC.

PROJECT: PACKING BUILDING
OWNER: AVILA DAN J. & LORI L.
LOCATION: 1301 WASHINGTON AVE., TURLOCK, CA

advanced DESIGN GROUP, INC.
1128 SIXTH STREET, MODESTO, CA 95354
PHONE: (209) 577-5196
EMAIL: adg@att.net

DRAWN BY:	BAO
CHECKED BY:	
DATE:	05/22/18

REV	DATE	BY

PROJECT 18024Z

SHEET NUMBER 4

NOTE; THIS DRAWING IS PRELIMINARY, NOT FOR CONSTRUCTION.