

**Conditional Use Permit 2024-09 (2400 Fulkerth  
Road)**

**Public Comments received after the posting of  
the Agenda**

**Alexia Fuentes**

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**From:** Katie Quintero  
**Sent:** Monday, March 3, 2025 8:07 AM  
**To:** Alexia Fuentes  
**Subject:** FW: 14 food truck behind my house

**From:** Javier Leon [REDACTED]  
**Sent:** Sunday, March 2, 2025 7:28 PM  
**To:** Katie Quintero <KQuintero@turlock.ca.us>  
**Subject:** 14 food truck behind my house

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I do not agree with this 14 food truck stop

Owner of [REDACTED]:urlock ca 95380

- it will increase traffic especially during peak times people will park next to our homes making it hard to even exit out to the road especially living next to the light on fulkerth and countryside.
- there will be alot more noise especially because its so nearby this should be put next to homes its not adequate for the familys
- big problem people will be drunk and probably be dirty causing homeless to be around the property and even throwing trash on our side of our property • this plan of having this there is a terrible spot with traffic so many accidents happen on fulkerth and countryside

We will be present on the hearing of this plan.

## Alexia Fuentes

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**From:** Katie Quintero  
**Sent:** Monday, March 3, 2025 8:08 AM  
**To:** Alexia Fuentes  
**Subject:** FW: Conditional Use Permit 2024-09

**From:** Steve and Birdy Breault [REDACTED]  
**Sent:** Saturday, March 1, 2025 12:09 PM  
**To:** Katie Quintero <KQuintero@turlock.ca.us>  
**Subject:** Conditional Use Permit 2024-09

### This Message Is From an Untrusted Sender

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City of Turlock Planning Division

Re: APPLICATION 2024-09 TO DEVELOP MOBILE FOOD TRUCK PARK AT 2400 Fulkerth Rd. Turlock.

I oppose this application for a mobile food truck park because:

A bathroom behind my fence to my backyard

A short brick wall

Lights

Noise

Drugs

Garage blows over fence

Late hours, neighbors go to bed early

Extra fumes

Extra traffic down Countryside with cars turning around in our driveways

Only one way in one way out on Fulkerth Rd.

I would like to have storage unites in that empty lot

I own a handicap home & don't want to move because the city doesn't know how to plan,

Home Owner on Countryside Dr.,

Roberta Breault

## Alexia Fuentes

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**From:** Katie Quintero  
**Sent:** Monday, March 3, 2025 8:08 AM  
**To:** Alexia Fuentes  
**Subject:** FW: 2400 Fulkerth Road, Stanislaus County APN 089=019-022

**From:** Sodhi Sanghera [REDACTED]  
**Sent:** Saturday, March 1, 2025 8:48 PM  
**To:** Katie Quintero <KQuintero@turlock.ca.us>  
**Subject:** 2400 Fulkerth Road, Stanislaus County APN 089=019-022

### This Message Is From an Untrusted Sender

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To whom it may concern,

I am emailing regarding opposing the proposed "mobile food truck park" plan on 2400 Fulkerth Road, Stanislaus County. This would negatively impact businesses that are nearby while increasing traffic congestion, creating noise pollution, worsening parking, and increasing clutter. This initiative would negatively affect the area and I strongly oppose the food truck park. I hope you will consider our concerns and reject this proposal. Thank you.

Kind regards,  
Sodhi Sanghera

## Alexia Fuentes

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**From:** Katie Quintero  
**Sent:** Monday, March 3, 2025 8:09 AM  
**To:** Alexia Fuentes  
**Subject:** FW: 14 food trucks

**From:** Denise Soares [REDACTED]  
**Sent:** Saturday, March 1, 2025 7:53 AM  
**To:** Katie Quintero <KQuintero@turlock.ca.us>  
**Subject:** 14 food trucks

**This Message Is From an Untrusted Sender**

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Hello this is a very concerned citizen..who lives right behind the proposed development..My husband I and have lots of reasons why we do NOT want this in our backyard..Please..consider other areas..not behind residents..I will express my concerns at the meeting.

Thank you

Denise Soares.

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## Alexia Fuentes

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**From:** Katie Quintero  
**Sent:** Monday, March 3, 2025 8:10 AM  
**To:** Alexia Fuentes  
**Subject:** FW: Development on Fulkerth, with 14 food trucks

**From:** denise soares [REDACTED] >  
**Sent:** Saturday, March 1, 2025 7:24 AM  
**To:** Katie Quintero <KQuintero@turlock.ca.us>  
**Subject:** Development on Fulkerth, with 14 food trucks

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This is Denise Soares who lives on Countryside drive..This is a horrible idea .Having 14 food trucks right behind our backyards.

The smell, the noise, cars..the music. Conversations. Then you have the traffic issue that will impact Countryside..People will not be able to make a left hand turn..so they more than than likely will come down our street and make a U turn at the intersection of Roth and Countryside. It's too much..Please,please have them put this somewhere else..

Thank you

Denise Soares

**Alexia Fuentes**

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**From:** Katie Quintero  
**Sent:** Monday, March 3, 2025 8:19 AM  
**To:** Alexia Fuentes  
**Subject:** FW: Mobile food park opposition  
**Attachments:** Mobile food park opposition letter.docx

**From:** Meghan Finn [REDACTED]  
**Sent:** Monday, March 3, 2025 8:16 AM  
**To:** Planning (General) <Planning@turlock.ca.us>; Katie Quintero <KQuintero@turlock.ca.us>  
**Subject:** Mobile food park opposition

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

Please see the attached letter with regard to the proposed mobile food park on the agenda for the Thursday March 6, 2025 meeting.

Deborah Scully-Miller

Turlock, Ca 95380

March 2, 2025

Dear Members of the Planning Commission,

I write to you with regard to the Kahlon-Sandhu mobile food park proposal and urge you not to allow this to move forward. As a long time resident and concerned member of the community I respectfully voice my opposition to this project.

The proposed site plan indicates a seven foot tall masonry wall and food trucks placed parallel to it. Food trucks are 14 feet high at a minimum, but often exceed that and have stacks/etc that extend further. The proposed site plan shows that there will be three of them lining the fence to my backyard where I sit on my patio for peaceful enjoyment. What kind of enjoyment is there in staring at a masonry wall and upper portion of a food truck or hearing groups of people gathered at lunch time? Given that marijuana is now legal we will inevitably be subject to patrons partaking in that and having the fumes carry to our yards. It will absolutely ruin the quality of life that there is in our backyards and subject us to unpleasant smells in addition to the awful sights of the trucks and structures. As a parent I would not feel comfortable having my children playing in their own backyard in this kind of environment.

Having a food truck park adjacent to a residential neighborhood will have a negative impact on property values. As noted previously that environment is not a selling point and will pose a challenge to sway prospective buyers. It will also add an increase in general traffic and congestion on an already busy intersection area. Given the exit area of the site anyone who wishes to travel South on Countryside Drive will be unable to get across Fulkerth Road to the necessary turn lane so they will turn right down our residential portion of Countryside Drive and then turn around in driveways to then be able to travel the direction that they desire. It already occurs quite a bit as it is and there is only 1 business currently there. I already know of several people who have had their vehicles hit by the traffic on our street and personally experienced this myself by someone who was cutting through our neighborhood. Additionally, the parking ratio to the number of truck options does not appear adequately planned and if additional parking were necessary our neighborhood would become the overflow parking.

This food park will inherently have both food waste from production as well as what is discarded by the patrons. Having a food source will engage rodent activity. Rats and other rodents have been found to be prevalent in that existing space and our neighborhood was heavily impacted when the Valero/Circle K was constructed as their burrows were unearthed



causing them to gravitate to new areas. Personally, it took months to fully eradicate the issue and several of my neighbors have also had to have pest control services as a result.

In light of these concerns, I respectfully request that the Planning Commission reconsider approving the proposal for the mobile food park at this location. I believe that alternative locations could be identified that would mitigate these issues and still support local businesses that are not adjacent to a residential neighborhood.

Thank you for considering my thoughts and concerns. I trust that the Planning Commission will take the necessary steps to ensure that the needs of the community are balanced with the goals of development.

Sincerely,

Deborah Scully-Miller

## Katie Quintero

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**From:** Creperie Turlock <[REDACTED]>  
**Sent:** Monday, March 3, 2025 2:51 PM  
**To:** Katie Quintero  
**Subject:** Conditional Use Permit 2024-09

### This Message Is From an Untrusted Sender

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Manwella Hermiz  
The Creperie

[REDACTED]  
Turlock, California 95380  
[REDACTED]

To whom it may concern,

I am writing to formally express my opposition to the proposed conditional use permit for a mobile food truck park near our business, The Creperie. As a family-owned establishment that has served the community for almost 10 years, this development raises serious concerns about the economic impact on local brick-and-mortar restaurants like ours.

Small, family-run restaurants operate on tight margins, and the addition of a mobile food truck park in such close proximity threatens our ability to sustain our business. Unlike traditional restaurants, food trucks do not have the same overhead costs, such as property taxes, long-term leases, and utility expenses. This creates an uneven playing field, allowing food trucks to undercut prices while benefiting from the existing customer base we have worked hard to build.

Beyond the financial implications, this proposal will disrupt our day-to-day customer traffic. Many of our loyal patrons come for the consistent service and ambiance we provide, but a cluster of food trucks nearby could divert foot traffic and dilute the local dining economy rather than enhance it. Additionally, increased congestion, parking limitations, and waste management concerns could negatively impact both businesses and residents in the area.

Our restaurant is more than just a business—it is a part of the community, supporting local suppliers, and contributing to the city's tax revenue. A decision that places undue strain on established businesses in favor of transient, lower-cost alternatives threatens the long-term economic stability of this neighborhood.

I urge you to carefully consider the broader consequences of approving this permit and the precedent it sets for small, family-owned businesses struggling to compete in an already challenging economic climate. I respectfully request that the board deny this application in favor of maintaining a fair and sustainable business environment.

Thank you for your time and consideration. I would welcome the opportunity to further discuss my concerns at the upcoming meeting regarding this matter.

Sincerely,  
Manwella Hermiz

## Katie Quintero

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**From:** kulwinder Daliwal <[REDACTED]>  
**Sent:** Monday, March 3, 2025 3:16 PM  
**To:** Katie Quintero  
**Subject:** Food truck propostion

### This Message Is From an Untrusted Sender

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Dear Members of the Planning and Zoning Commission,

I am reaching out to express my concerns about the proposed 14-truck food park near my restaurant, Punjab Express. For the past ten years, my family and I have worked hard to build our business and serve this community. This proposed development puts that at risk.

With 14 mobile vendors operating in one location, the impact on nearby businesses like mine would be significant. Being located across a busy intersection, this food park will draw heavy foot and vehicle traffic, increasing congestion and creating safety concerns for pedestrians. Customers trying to access my restaurant could be deterred by the added delays and confusion. Additionally, such a large gathering of food trucks raises concerns about sanitation and waste management, especially given the high volume of customers expected in a concentrated area.

Most importantly, this creates an uneven playing field. Traditional restaurants have high operating costs that food trucks don't. Allowing this food park so close to existing restaurants unfairly shifts the market against businesses that have made long-term investments in the community.

I urge the commission to reconsider this proposal or find a more appropriate location. Small businesses like mine are the backbone of this community, and we need fair policies that allow all businesses to thrive.

Thank you for your time and consideration.

## Katie Quintero

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**From:** Dean Paul <[REDACTED]>  
**Sent:** Monday, March 3, 2025 11:05 PM  
**To:** Katie Quintero  
**Cc:** John Lazar; Bernadette; Mary Paul Stewart; David Paul; Phil Paul  
**Subject:** Fwd: March 6, 2025 Turlock Planning Commission Meeting - 2400 Fulkerth Road  
**Attachments:** 03062025 AGENDA.pdf; 7.B.pdf

### This Message Is From an Untrusted Sender

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Katie,

On behalf of the family members who are the property owners of 2400 Fulkerth Rd., I'd like to express our support for the 2400 Fulkerth Rd project going forward. We have considered many sales opportunities for this property and this one is a great development. The buyers have put a lot of time, money and effort in designing a planned improvement while actively listening to the City and addressing all their concerns. We believe that this project moving to completion will be a benefit to Turlock and everyone in the area.

Sincerely,

Dean Paul

**From:** Alexia Fuentes [mailto:[AFuentes@turlock.ca.us](mailto:AFuentes@turlock.ca.us)]

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**Sent:** Friday, February 28, 2025 4:10 PM  
**To:** Pushpinder Kahlon; Jim Shaw  
**Subject:** March 6, 2025 Turlock Planning Commission Meeting

Good afternoon,

Attached is the staff report and agenda for the March 6, 2025 Turlock Planning Commission Meeting. Your project, Conditional Use Permit 2024-09, will be heard at this meeting.

If you have any questions you may contact the project planner Katie Quintero at [KQuintero@turlock.ca.us](mailto:KQuintero@turlock.ca.us) or (209) 668-5640.

Respectfully,

Alexia Fuentes

Staff Services Technician

City of Turlock / Planning Division

156 S Broadway, Ste 120 Turlock CA 95380



The Planning Division is open Monday through Friday from 8 AM to 5 PM, excluding holidays. Please be advised that making an appointment is strongly encouraged to ensure that the necessary staff is available to assist you.

For more information or to schedule an appointment, you can contact the Planning Division by calling (209) 668-5640 or by emailing [planning@turlock.ca.us](mailto:planning@turlock.ca.us).

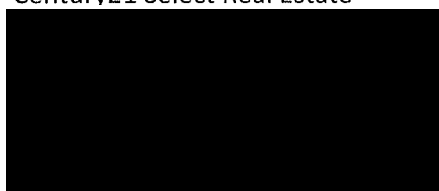


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**John S. Lazar**, Broker Associate

DRE#: 00910830

Century21 Select Real Estate



1771 N. Kaituma Street, Honolulu, HI 96810

ALL SMILE DENTAL

Tel: [REDACTED]  
Fax: [REDACTED]

To Katie Quintero  
Planning Manager

Re. Application 2024-09 develop (Mobile Food Truck Park) at  
2400 Fulkert Rd, Turlock

we are writing to oppose this project:

1. 1st it will cause a traffic nightmare on Fulkert & Countryside Dr, there is no light provision & it will cause accidents & delay to exit & enter the 99 Freeway.
2. It will cause more sanitation issues, & destroy the neighbouring business as type of people & customers it will attract.
3. This is going to kill the restaurant business in the neighbourhood, Countryside Plaza, now are paying high end rent & taxes to the city for same services.
4. This might make the area more unsafe, by attracting homeless or drug addicted people in late evenings & night time.

So please don't allow this project, we don't need all this in our quiet neighbourhood.

Thanks a lot

*[Signature]*

## Katie Quintero

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**From:** Jeanette Leonardo [REDACTED]  
**Sent:** Wednesday, March 5, 2025 1:02 PM  
**To:** Katie Quintero  
**Subject:** Not in agreement of food truck park at 2400 Fulkerth Rd.

### This Message Is From an Untrusted Sender

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My name is Gilberto Corvelo and I am against the food truck park at 2400 Fulkerth Rd. I am the owner of Corvelos Portuguese Bakery at [REDACTED] Turlock. I believe the food truck location will affect the local businesses across the street and will also make the Fulkerth exit more dangerous for customers coming into the shopping center. Businesses are already effected by this economy. Thank you, owner of Corvelos Portuguese Bakery. GILBERTO CORVELO

Joseph B. Vieira  
The Vieira Company



March 5, 2025

Members of the Turlock Planning Commission  
c/o Katie Quintero, Planning Manager  
156 S. Broadway, Ste. 120  
Turlock, CA 95380-5456

VIA EMAIL: [KQuintero@turlock.ca.us](mailto:KQuintero@turlock.ca.us)

**RE: Conditional Use Permit (2024-09)**

Dear Members of the Planning Commission,

I am writing to express my opposition to the application for a Conditional Use Permit (2024-09) for a mobile food truck park at 2400 Fulkerth Road, Turlock. The proposal to accommodate 14 food trucks on a 1.31-acre site raises several significant concerns that I believe will negatively impact the local community.

First, the City has a history with food trucks. By example, in response to the Turlock Downtown Property Owners Association request that the City discontinue issuing the permits, the City Council unanimously approved a ban/restriction on food trucks operating in Downtown Turlock. TMC 9-2-124 (c) "A mobile food facility may be permitted to operate on any property zoned for commercial or industrial uses, except the C-O commercial office district and the DC downtown core, DCT downtown core transition, and OR office residential overlay district."

TMC 9-2-124 (Mobile food facility), subsection (c)(3) establishes approval standards that include;

- (ii) The site is adequate to support the operation of the mobile food facility and the mobile food facility will not adversely affect adjacent structures and uses, or the surrounding neighborhood;*
- (iii) The proposed use will not adversely affect the circulation and flow of vehicular and pedestrian traffic in the immediate area;*
- (iv) The proposed use will not create a demand for additional parking which cannot be met safely and efficiently in existing parking areas;*

**Increase in Traffic Congestion:** The concentration of 14 food trucks in one area will inevitably lead to increased traffic, particularly during peak hours. This will cause inconvenience for local residents and businesses, exacerbating existing traffic issues in an area that already has significant traffic congestion.

**Inadequate Ingress and Egress Access:** The proposed ingress and egress access to Fulkerth Road is problematic. Entering the property while traveling westbound on Fulkerth and exiting the property by turning westbound (left) onto Fulkerth will create a traffic nightmare. The lack of a traffic light, median, or turning lanes at this location poses a serious risk of accidents. The Project has no traffic survey, mitigation plan, nor any off-site traffic improvements proposed as part of the project. On a regular basis we see patrons of the gas station leaving making illegal left-hand turns onto Fulkerth Road to get back on the freeway, what will it be like with 14 food trucks on site.

**Parking Issues:** The Municipal Code does not establish a standard for mobile food truck projects. The ratio of two parking spaces per mobile food truck as a standard based on past use for mobile vendor projects is arbitrary and



disregards relevant factors specific to the project. One factor would be no off-site street parking available. It is assumed food trucks will have employees other than the operator. These employees will reduce the number of parking spaces available. Another factor is location. The east side of the proposed project is adjacent to the residential homes on Countryside Drive. The south side is adjacent to the residential homes on Cherokee Court. To the north (across Fulkerth Ave.) is Countryside Plaza. Overparking will end up in these neighborhoods or Countryside Plaza.

**Noise Pollution:** The operation of 14 food trucks, particularly during food preparation and customer interactions, will generate significant noise. This noise pollution will disturb nearby residents, especially during late hours.

**Impact on Existing Businesses:** The presence of a large food truck park and adding 14 more restaurants in this Commercial area and will negatively affect nearby restaurants and food providers. Countryside Plaza Shopping Center currently has 13 Restaurant Tenants and has two new ones opening in 2025 for a total of 15. In the past centers like this were retail based with some restaurants, now in the Amazon era they are being transitioned to restaurant orientated with a retail component. Times are changing and we must change with the times. There is also a new center being developed just north between Countryside Plaza and Monte Vista Plaza and a Chick-fil-A is already proposed for the site and is in the planning stages at the city. Restaurants will hit the point of oversaturation at some point.

In addition, these two new restaurants opening in 2025 are being built out, their investment in Turlock in between \$250,000- \$300,000 to open up and up to a year timeframe. The permit fees for a 1400 square foot space were almost \$14,000 to the city of Turlock, that's almost \$100.00 per square foot, before they even put a nail in the wall. These food truck vendors for \$100.00 for a City of Turlock Business license can come to the City and peddle their goods and go back to their hometown with no long-term investment or ties to the City of Turlock.

The Business in the Brick and Mortar Restaurants in the Centers employ locally, pay taxes and for example Texas Roadhouse who works with local nonprofits with fundraisers for the community and Pizza Factory that work with local youth sports to hold events for them, they all are giving back to the Community of Turlock.

**Sanitation Concerns:** Food trucks often struggle with trash management, leading to litter accumulation and hygiene issues. This will adversely affect the surrounding area and its residents.

These points highlight just a few of the negative impacts this proposal will have on surrounding homeowners, residents, and business owners. I urge the Planning Commission to consider these concerns and deny the application for the Conditional Use Permit.

Thank you for your attention to this matter.

Sincerely,



Joseph B. Vieira  
Property Manager/Owner  
Countryside Plaza

cc: Sue Borrego, Deputy Dity Manager [SBorrego@turlock.ca.us](mailto:SBorrego@turlock.ca.us)