DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT



1010 10TH Street, Suite 3400, Modesto, CA 95354 Planning Phone: (209) 525-6330 Fax: (209) 525-5911 Building Phone: (209) 525-6557 Fax: (209) 525-7759

Referral Early Consultation

Date: February 29, 2024

To: Distribution List (See Attachment A)

From: Kristen Anaya, Associate Planner

Planning and Community Development

Subject: Use Permit Application No. PLN2023-0151 – Goblirsch Trucking, Inc.

Respond By: March 15, 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: Lance Goblirsch

Project Location: 4361 Faith Home Road, between East Service and East Redwood Roads, in

the Ceres area

APN: 041-021-019

Williamson Act

Contract: N/A

General Plan: Urban Transition

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

Project Description: Request to establish a truck parking facility for up to 12 tractor trailers on a 1.9± acre parcel in the General Agriculture (A-2-40) zoning district. The truck parking operation is proposed to take place within an existing 0.9±-acre graveled area at the rear of the parcel and includes 12 tractor-trailer parking stalls for up to nine tractor-trailers and 10 trailers. All tractor-trailer combinations are owned by the property owner, who lives on-site. An existing five to six-foot chain link fence is located on the side and rear property lines. The project site is improved with a 2,854 square-foot single-family dwelling with attached garage, a 2,160 square-foot metal shop, a 120 square-foot shed and two carports. Access to the site is provided via County-maintained Faith Home Road, with the entire 158-foot length of the parcel's road frontage paved with asphalt with the driveway not specifically delineated. Two gated asphalt drive aisles provides

access from the parcel's frontage to the rear yard parking area. Stormwater will be handled via percolation into on-site gravel and soils. Proposed hours of operation are 5:00 a.m. to 6:00 p.m. daily, with up to nine trips per-day. The employees will park their personal vehicles in the truck parking spaces. A home office located within the existing residence will be utilized by the property owner. The off-site business activities consist of interstate trucking and involve the transport of non-hazardous materials consisting of general freight, building materials, farm produce and dry bulk commodities. No supply deliveries, loading, or unloading will occur on-site and the trailers on-site will be empty. The existing on-site dwelling is served by a well and septic system. The parcel is located within the City of Ceres' Sphere of Influence.

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



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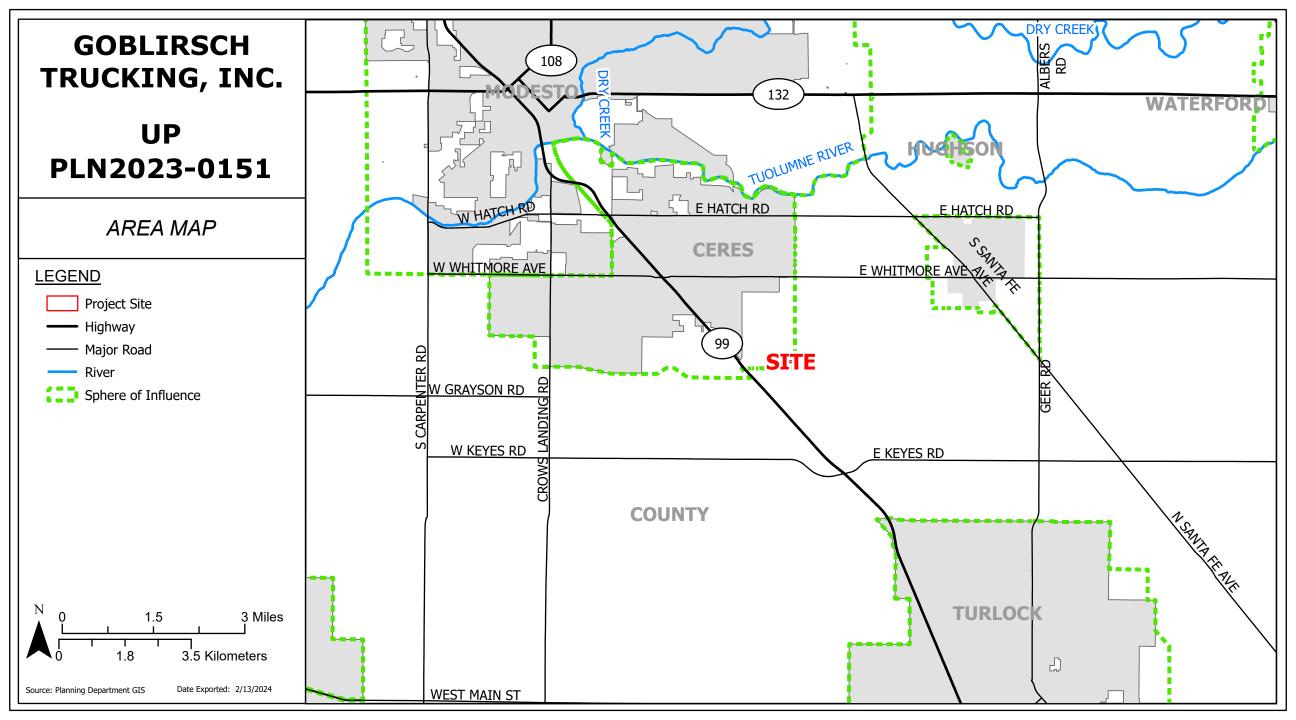
USE PERMIT APPLICATION NO. PLN2023-0151 – GOBLIRSCH TRUCKING, INC. Attachment A

Distribution List

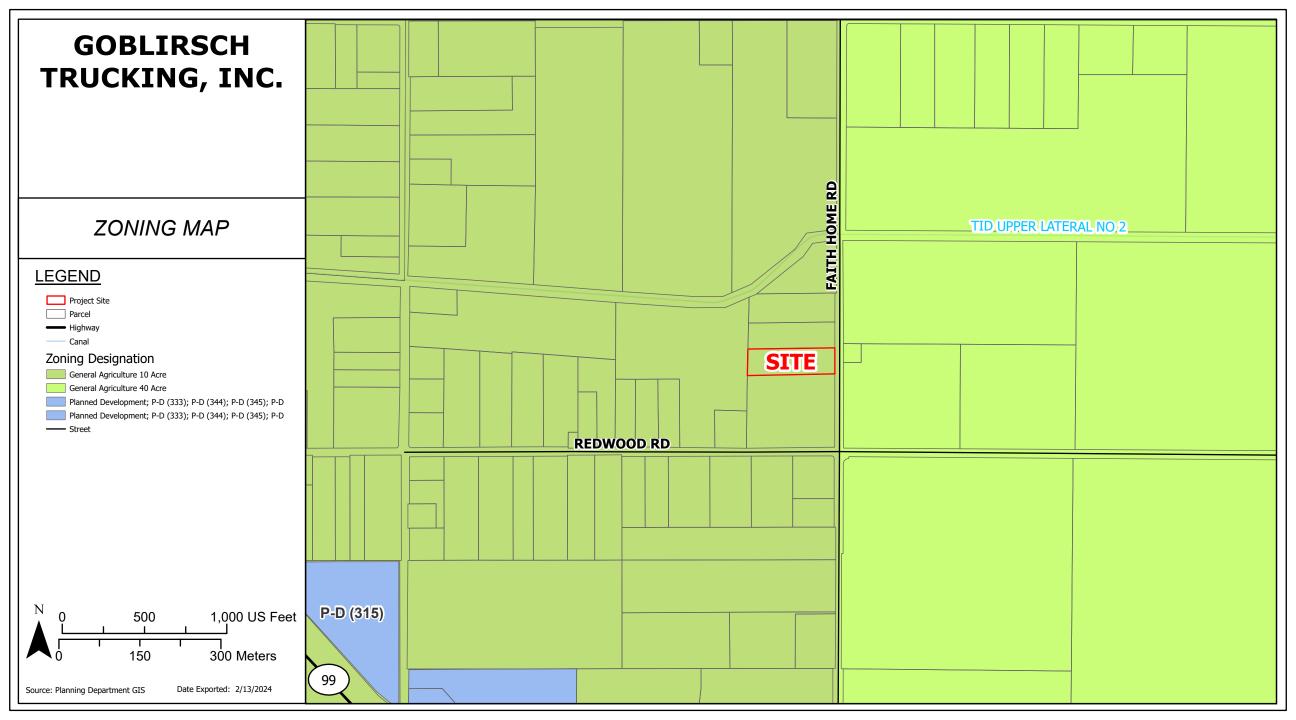
Distri	bution List		
	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
Χ	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	Χ	STAN CO BUILDING PERMITS DIVISION
Χ	CA DEPT OF TRANSPORTATION DIST 10	Х	STAN CO CEO
Χ	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
Χ	CA RWQCB CENTRAL VALLEY REGION	Х	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	Х	STAN CO HAZARDOUS MATERIALS
Х	CITY OF: CERES		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	Х	STAN CO PUBLIC WORKS
	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: CERES FIRE	Х	STAN CO SUPERVISOR DIST 5: C. CONDIT
Χ	GSA: WEST TURLOCK SUBBASIN GSA		STAN COUNTY COUNSEL
	HOSPITAL DIST:		StanCOG
Χ	IRRIGATION DIST: TURLOCK	Х	STANISLAUS FIRE PREVENTION BUREAU
Х	MOSQUITO DIST: TURLOCK		STANISLAUS LAFCO
Х	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	Х	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LAND OWNERS
Х	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	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: CERES UNIFIED	Х	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
Х	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		

STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

10:	1010 10 th Street Modesto, CA	·	iopment			
FROM:						
SUBJECT:	USE PERMIT A INC.	USE PERMIT APPLICATION NO. PLN2023-0151 - GOBLIRSCH TRUCKING, INC.				
Based on th project:	nis agency's particu	ular field(s) of expertise, it is our	position the above described			
=		significant effect on the environmer nificant effect on the environment.	nt.			
capacity, soi 1. 2. 3. 4. Listed below TO INCLUD (PRIOR TO 1. 2. 3. 4.	I types, air quality, of are possible mitigate when the MRECORDING A MA	etc.) – (attach additional sheet if ne etc.) – (attach additional sheet if ne ation measures for the above-listed ITIGATION OR CONDITION NEW AP, PRIOR TO ISSUANCE OF A E	d impacts: PLEASE BE SURE EDS TO BE IMPLEMENTED BUILDING PERMIT, ETC.):			
		· · · · · · · · · · · · · · · · · · ·				
Response pi	repared by:					
Name	<u> </u>	Title	Date			







GOBLIRSCH TRUCKING, INC.

UP PLN2023-0151

2023 AERIAL AREA MAP

LEGEND

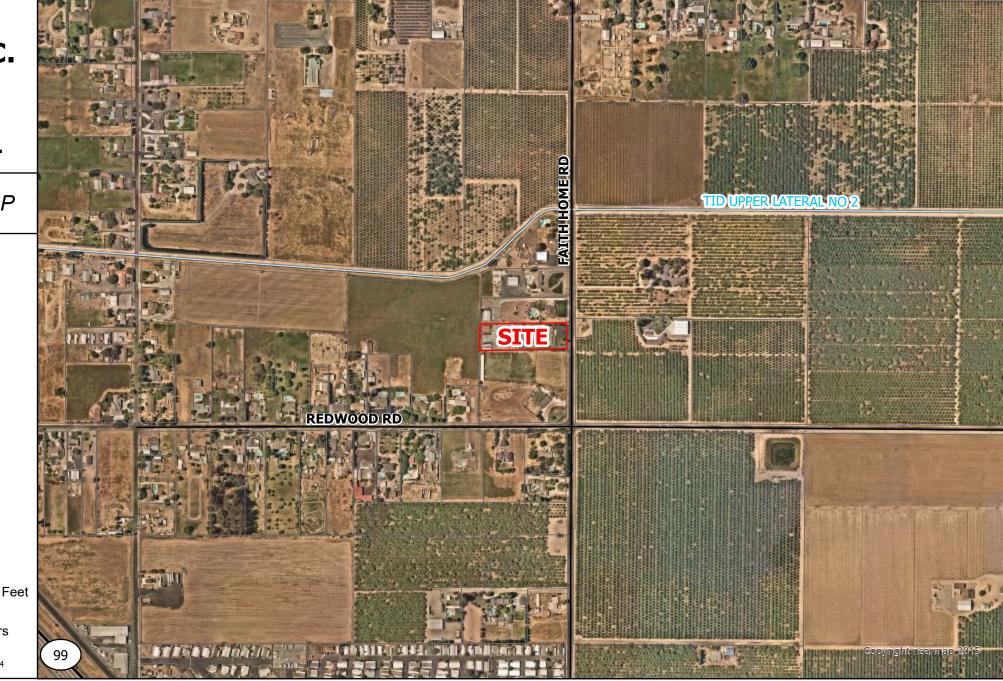
Project Site

Parcel

Highway

Canal

---- Street



N 0 500 1,000 US Feet 0 150 300 Meters

Source: Planning Department GIS Date Exported: 2/13/2024

GOBLIRSCH TRUCKING, INC.

UP PLN2023-0151

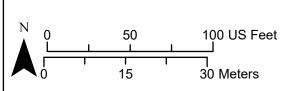
2023 AERIAL SITE MAP

LEGEND

Project Site

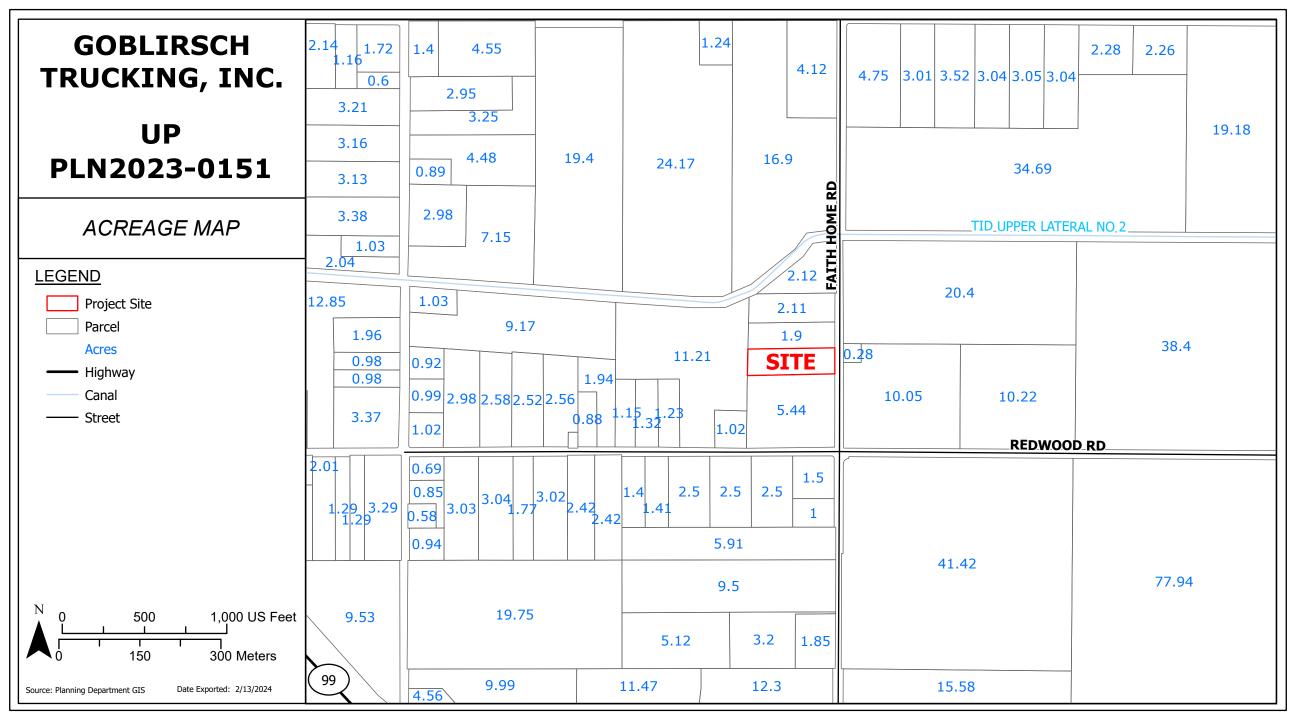
Parcel

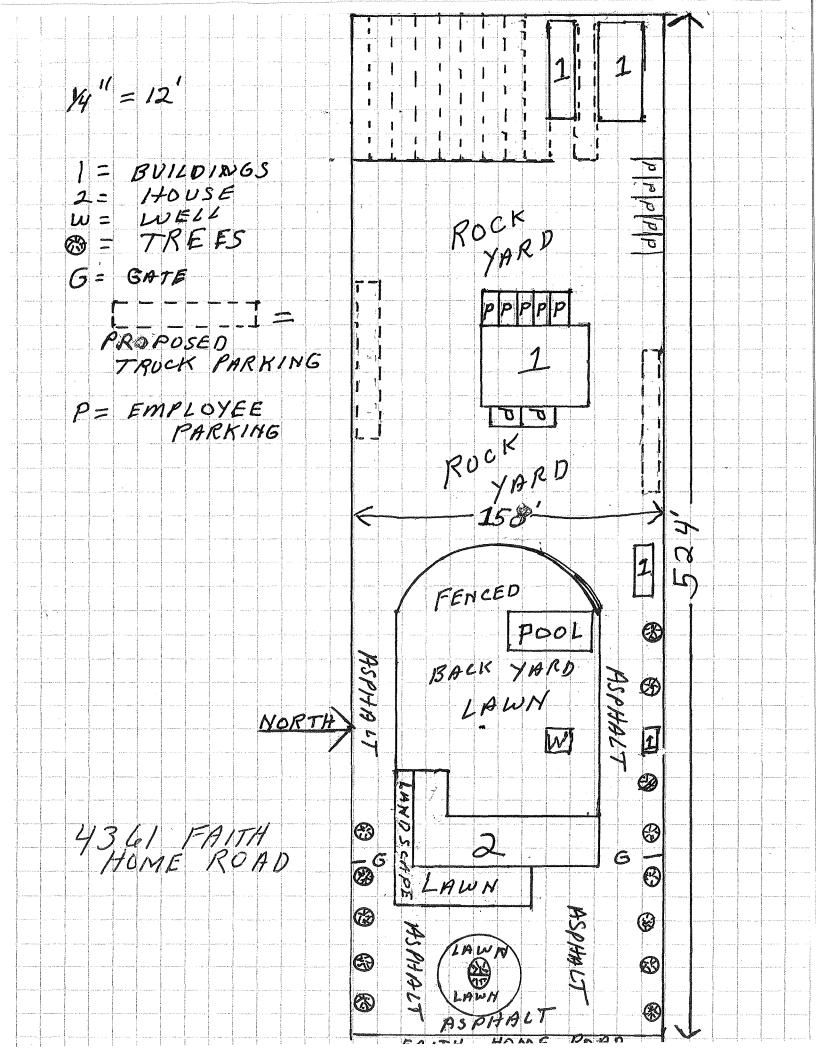
— Street



Source: Planning Department GIS Date Exported: 2/13/2024









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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:		
8 68 8	is available to assist you with detern	nining which	applications are necessary	Application No(s): <u>UP PUN2023 - 0151</u>		
				Date: 11129123		
	General Plan Amendment	☐ Sub	odivision Map	S 74 T 4 R 9 GP Designation: 15		
	Rezone	☐ Par	cel Map	Zoning: A-2-10		
×	Use Permit	☐ Exc	ception	Fee: \$5,559 00		
	Variance	□ will	liamson Act Cancellation	Receipt No. 574909 Received By: KA		
	Historic Site Permit	☐ Oth	ner	Notes: Ceres in support		
and appli be no meet nece all th	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.					
		330 to disc	uss any questions you may ha	ve. Staff will attempt to help you in any way		
	an.		CT INFORM	ungering and 1924/2019 - 1936/01/19		
PRO impro	PR DJECT DESCRIPTION:	OJE (Describe	the project in detail, includi	ungering and 1924/2019 - 1936/01/19		
PRO impro addit *Plea apprinfor "Find so the Find of t	DJECT DESCRIPTION: Divements, proposed uses or building in a seed of the project of the project of the project, the Planning of the project o	(Describe usiness, operation of the Commission of the Commist of t	the project in detail, including perating hours, number of employers on or the Board of Supervisery specific statements about applicant to provide enough mission or the Board make can be used as a guide for p	ag physical features of the site, proposed ployees, anticipated customers, etc. – Attach wing process of this request. In order to ors must decide whether there is enough the project. These statements are called a information about the proposed project, at the required Findings. Specific project reparing your project description. (If you		
PRO impro addit *Plea apprinfor "Find so the Find of t	DJECT DESCRIPTION: Discovements, proposed uses or busional sheets as necessary) The series of the planning o	(Describe usiness, operation of the Commission of the Commist of t	the project in detail, including perating hours, number of employers on or the Board of Supervisery specific statements about applicant to provide enough mission or the Board make can be used as a guide for p	ag physical features of the site, proposed ployees, anticipated customers, etc. – Attach wing process of this request. In order to ors must decide whether there is enough the project. These statements are called a information about the proposed project, at the required Findings. Specific project reparing your project description. (If you		
PRO impro addit *Plea apprinfor "Find so the Find of t	DJECT DESCRIPTION: Discovements, proposed uses or busional sheets as necessary) The series of the planning o	(Describe usiness, operation of the Commission of the Commist of t	the project in detail, including perating hours, number of employers on or the Board of Supervisery specific statements about applicant to provide enough mission or the Board make can be used as a guide for p	ag physical features of the site, proposed ployees, anticipated customers, etc. – Attach wing process of this request. In order to ors must decide whether there is enough the project. These statements are called a information about the proposed project, at the required Findings. Specific project reparing your project description. (If you		
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PROJECT SITE INFORMATION

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

ASSESSOR'S PARCEL	. NUMBER(S): Book	Page	Parcel				
Additional parcel numbers: Project Site Address		4361 FAITH HOME RD						
or Physical Location:		A 95307						
		· · · · · · · · · · · · · · · · · · ·						
Property Area:	Acres:	2 0	Square feet:					
Current and Previous Land U	lse: (Explain exi	isting and previo	ous land use(s) of site for th	e last ten years)				
PARKING TRUCKS								
project name, type of project, an	d date of approval							
Existing General Plan & Zo	ning: AG							
Proposed General Plan & Z (if applicable)	oning: TRUC	K PARKING						
ADJACENT LAND USI direction of the project site)	E: (Describe a	djacent land us	ses within 1,320 feet (1/4	mile) and/or two parcels in each				
East: TREES ALMONI	D							
West: PASTURE								
North: HOUSE BUSSN	ESS							
South: PASTURE								
WILLIAMSON ACT CO	NTRACT:							
Yes □ No □			er a Williamson Act Contrac					
	If yes, has a	Notice of Non-F	Renewal been filed?					
	Date Filed: _							

Yes L	No	X	Do you propose to cancel any portion of the Conti	ract?
Yes 🛚	No	X	Are there any agriculture, conservation, open spuse of the project site. (Such easements do not in	
			If yes, please list and provide a recorded copy:	
SITE CI	HAR	ACTE	RISTICS: (Check one or more) Flat 区 F	Rolling 🗆 Steep 🗖
VEGET	ATIC	ON: W	hat kind of plants are growing on your property? (Check one	e or more)
Field crop	os C]	Orchard Pasture/Grassland S	Scattered trees 🗵
Shrubs			Woodland ☐ River/Riparian ☐ G	Other
Explain C	Other:			
Yes 🛘	No	×	Do you plan to remove any trees? (If yes, please show to plan and provide information regarding transplanting or replanting	
GRADII	NG:			
Yes 🛘	No	X	Do you plan to do any grading? (If yes, please indicate 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 watercours on plot plan)	es on the property? (If yes, please show
Yes 🗆	No	X	Will the project change any drainage patterns? (If yes, needed)	please explain – provide additional sheet if
Yes 🗆	No	X	Are there any gullies or areas of soil erosion? (If yes, pleas	se show on plot plan)
Yes 🗌	No	X	Do you plan to grade, disturb, or in any way change swallow lying areas, seeps, springs, streams, creeks, river bar or holds water for any amount of time during the year?	nks, or other area on the site that carries
			Please note: If the answer above is yes, you may be other agencies such as the Corps of Engineers or Game.	

UTILIT Yes Who pro	No U vides, or will	yes, show location	g public or private utilition and size on plot plan) g services to the proper		one, power, water, etc. (If SEPT NO
UTILIT Yes 🗷 Who pro	IES AND I	Are there existing yes, show location provide the following	g public or private utilition and size on plot plan)	ty?	
UTILIT	IES AND I	Are there existing yes, show location	g public or private utilition and size on plot plan)	·	ne, power, water, etc. (II
UTILIT	IES AND	Are there existing	g public or private utilitio	es on the site? Includes telepho	ne, power, water, etc. (If
material to		RRIGATION FAC	CILITIES:		
	o be used) <u>R</u>				
_	d surface n		area: (Provide informatio	on addressing dust control measu	res if non-asphalt/concrete
<u>25</u>					
equipme			itional sheets if necessary		
Height o				from ground to highest point (i.	e., antennas, mechanica
14	-				
Building	height in fee	et (measured from gro	ound to highest point):	(Provide additional sheets if necess	ary)
Number	of floors for	each building: 1			
NONE					
Size of n	new structure	e(s) or building addition	on(s) in gross sq. ft.: (P	rovide additional sheets if necessar	y)
BUILD	ING CHAF	RACTERISTICS:			
Propose	d Building C	overage:	Sq. Ft.	Paved Surface Area:	75% Sq. Ft.
		-	•	Landscaped Area:	50% Sq. Ft.
Existing	Building Cov				
		COVERAGE:			
		•			
		size on plot plan.)		al significance? (If yes, please ex	
PROJE	No 区	Are there buildin size on plot plan.)	gs of possible Historica	-	olain and show location and
Yes □	No 区 No 区 ECT SITE	Do you plan to be Are there buildin size on plot plan.)	uild new structures? (If gs of possible Historica	al significance? (If yes, please exp	olain and show location and
Yes Yes PROJE	No 🗵 No 🗷 No 🗷	property lines and Will structures be Do you plan to be Are there buildingsize on plot plan.)	d other features of the semoved or demolished uild new structures? (If gs of possible Historica	? (If yes, indicate on plot plan.) yes, show location and size on plot al significance? (If yes, please ex	plan.) plain and show location and

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

**Please Note: A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

NO			-				
single fa	mily	reside	nce, it is	s likely that Was	d by the proposed project te Discharge Requireme of quantities, quality, tre	ents will be required by	the Regional Water
Yes 🗆	No	X	Are there existing irrigation, telephone, or power company easements on the property? (If ye show location and size on plot plan.)				
Yes 🗆	No	X	Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location a size on plot plan.)				
Yes 🛚	No	X	Does	the project require	e extension of utilities? (If y	ves, show location and size	on plot plan.)
AFFOR	DAE	BLE HO	DUSIN	G/SENIOR:			
Yes 🗌	No	X	Will th	e project include a	affordable or senior housin	g provisions? (If yes, plea	se explain)
RESIDE	ENTI.	AL PR	OJEC.	TS: (Please comp	lete if applicable – Attach add	litional sheets if necessary)	
Total No.	Lots:			Total Dwell	ing Units:	Total Acreag	e:
Net Dens	ity pe	r Acre:			Gross De	nsity per Acre:	
(complet	e if a	pplicab	le)	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/ Townhouse
Number o	of Uni	ts:					
Acreage:							
PROJE	CTS	: (Pleas	se comple	ete if applicable – At	ACTURING, RETAIL, tach additional sheets if necessify the second sheet sheets if necessify the second sheet	ssary)	
Type of u							

12	acking shed, huller, etc.) months a			
Occupancy/capacity of buil	lding:			
Number of employees: (M	aximum Shift): 12	(Minimum Shift):	6	
	customers/visitors on site at peak		TO 1	
Estimated number of truck	deliveries/loadings per day:	0		
Estimated hours of truck de	eliveries/loadings per day:	o		
Estimated percentage of tr	affic to be generated by trucks: _	0		
Estimated number of railro	ad deliveries/loadings per day:	0		
Square footage of:				
Office area:	BEDROOM	Warehouse area:	o	
Sales area:		Storage area:	40 X 60	
Loading area:		Manufacturing area:	o	
Other: (explain typ	pe of area) 0			
Yes □ No 図 W 	ill the proposed use involve toxic o	or hazardous materials or waste	? (Please explain)	
	INFORMATION: rovide the project's main access? EEN PAVED THEN ALL RO		osed driveways on the plot plan	

Yes		No	X	Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)
Yes		No	X	Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)
Yes		No	X	Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)
аррі	oval	of ar	1 Ехсер	s that do not front on a County-maintained road or require special access may require otion to the Subdivision Ordinance. Please contact staff to determine if an exception is set the necessary Findings.
STO	ORM	DR	AINAG	∌E:
How	will y	our p	oroject h	nandle storm water runoff? (Check one)
X	Other:	: (ple	ase exp	plain) MANTAIN
lf dir	ect di	ischa	rge is p	roposed, what specific waterway are you proposing to discharge to?
Wate	er Qu	ality		t discharge is proposed, you will be required to obtain a NPDES permit from the Regional Di Board, and must provide evidence that you have contacted them regarding this proposal I.
ERG	OSIC	ON C	ONTF	ROL:
	u plai emen		grading	any portion of the site, please provide a description of erosion control measures you propose to
NO				
				ay be required to obtain an NPDES Storm Water Permit from the Regional Water Quality repare a Storm Water Pollution Prevention Plan.
ADI	OITIC	ONA	LINF	ORMATION:
Plea your	se us appli	e this icatio	s space n. (Atta	to provide any other information you feel is appropriate for the County to consider during review of ach extra sheets if necessary)

SUPPLEMENTAL CHECKLIST FOR TRACTOR-TRAILER PARKING

Does the property owner live on the property? X Yes No	
PRODUCTS BEING HAULED:	
 Dry Goods / Freight Gasoline / Propane Hazardous Materials Refrigerated Goods Produce Livestock / Animals Other 	
Specify types of materials and products being hauled: Plastic Pipe	
ON-SITE TRUCK-TRACTOR AND TRAILER INFORMATION:	
Number of truck-tractors (please list): (9) 3 Axle + cvck 5.	
Number of trailers (please list): 6 - Flat 2 - 5Tep Decks	
Number of truck-tractors and trailers owned by property owner (please list make & model): 9- 3 Axle Trucks-	
Number of truck-tractors and trailers not owned by property owner (please list make & model):	
SITE IMPROVEMENTS:	
Total size of parking area: 2 acres	
Proposed surface material for parking area: Acc Rocked . yard.	
Size of office (if applicable, please show location on site plan): house	
OPERATIONS:	
Operating hours and season: 5 Am to 5 PM- OF Various hou	<i>t</i>
ADDITIONAL NOTES (attach additional sheets as necessary):	

	2-6-2-
	Goblirsch Trucking INC.
- #09	2015 Peterbilt 3 Axles
L # 10	2016 International 3 Axles.
	2015 Peterbilt 3 Axles.
	2016 International 3 Axles.
	2018 Westernster 3 Axles.
- #19	2019 Peferbilt 3 Hxles.
# 20	2020 Westernstar 3 Axles:
- #21	2021 Peterbilt 3 Axles.
	2023 Peterbilt 3 Axles
	AUAS TERINI S MAIES
	Ril I. C.
	By Lance Giblirsch
	Zance Girpiii sia
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