



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH #

TO: State Clearinghouse
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(916) 445-0613

FROM: Stanislaus County Planning & 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

Project Title: Use Permit Application No. PLN2023-0151 - Goblirsch Trucking, Inc.
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Kristen Anaya, Associate Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 4361 Faith Home Road City/Nearest Community: Ceres
Cross Streets: East Redwood Road x Faith Home Road Zip Code: 95307
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 1.9± acres
Assessor's Parcel Number: 041-021-019 Section: 24 Twp.: 4 Range: 9 Base: MDB&M
Within 2 Miles: State Hwy #: SR-99 Waterways: TID Lateral No. 2; TID Lateral No. 2 1/2;
Airports: Railways: Schools: Pedro School; Samuel Vaughn School

Local Public Review Period: (to be filled in by lead agency)

Starting Date: February 29, 2024 Ending Date: March 15, 2024

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR [ ] Early Cons [ ] Supplement/Subsequent EIR [ ] Neg Dec (Prior SCH No.) [ ] Mit Neg Dec [ ] Other:
NEPA: [ ] NOI [ ] EA [ ] Draft EIS [ ] FONSI
OTHER: [ ] Joint Document [ ] Final Document [ ] Other:

Local Action Type:

- [ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [x] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other

Development Type:

- [ ] Residential Units: Acres: [ ] Water Facilities Type: MGD
[ ] Office Sq.ft.: Acres: Employees: [ ] Transportation Type:
[x] Commercial Sq.ft.: 39,204 Acres: 0.9 Employees: 10 [ ] Mining Mineral:
[ ] Industrial Sq.ft.: Acres: Employees: [ ] Power Type: MW
[ ] Educational [ ] Waste Facilities Type: MGD
[ ] Recreational [ ] Hazardous Waste Type:
[ ] OCS Related [ ] Other

Project Issues Discussed in Document:

- [ ] Aesthetic/Visual [ ] Fiscal [ ] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [ ] Water Quality
[ ] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [ ] Water Supply/Groundwater
[ ] Archeological/Historical [ ] Geological/Seismic [ ] Sewer Capacity [ ] Wetland/Riparian
[ ] Biological Resources [ ] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [ ] Noise [ ] Solid Waste [ ] Land Use
[ ] Drainage/Absorption [ ] Population/Housing Balance [ ] Toxic/Hazardous [ ] Cumulative Effects
[ ] Economic/Jobs [ ] Public Services/Facilities [ ] Traffic/Circulation [x] Other: N/A

Present Land Use/Zoning/General Plan Designation:

Single-family Residence and accessory structures / General Agriculture (A-2-10) / Urban Transition

**Project Description:** (please use a separate page if necessary)  
**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 an 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 provide 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 consists 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.**

**Reviewing Agencies Checklist:**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

- |  |   |
|--|---|
| <input type="checkbox"/> Air Resources Board                       | <input type="checkbox"/> Office of Emergency Services   |
| <input type="checkbox"/> Boating & Waterways, Department of        | <input type="checkbox"/> Office of Historic Preservation  |
| <input type="checkbox"/> California Emergency Management Agency    | <input type="checkbox"/> Office of Public School Construction                                       |
| <input type="checkbox"/> California Highway Patrol                 | <input type="checkbox"/> Parks & Recreation, Department of  |
| <input checked="" type="checkbox"/> Caltrans District # <u>10</u>  | <input type="checkbox"/> Pesticide Regulation, Department of  |
| <input type="checkbox"/> Caltrans Division of Aeronautics          | <input type="checkbox"/> Public Utilities Commission  |
| <input type="checkbox"/> Caltrans Planning                         | <input type="checkbox"/> Reclamation Board  |
| <input type="checkbox"/> Central Valley Flood Protection Board     | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u>  |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy    | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Coastal Commission                        | <input type="checkbox"/> Resources Recycling and Recovery, Department of                            |
| <input type="checkbox"/> Colorado River Board Commission           | <input type="checkbox"/> S.F. Bay Conservation & Development Commission                             |
| <input checked="" type="checkbox"/> Conservation, Department of    | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy                    |
| <input type="checkbox"/> Corrections, Department of                | <input type="checkbox"/> San Joaquin River Conservancy  |
| <input type="checkbox"/> Delta Protection Commission               | <input type="checkbox"/> Santa Monica Mountains Conservancy   |
| <input type="checkbox"/> Education, Department of                  | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Energy Commission                         | <input type="checkbox"/> SWRCB: Clean Water Grants  |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>  | <input type="checkbox"/> SWRCB: Water Quality   |
| <input type="checkbox"/> Food & Agriculture, Department of         | <input type="checkbox"/> SWRCB: Water Rights  |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency   |
| <input type="checkbox"/> General Services, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of                                    |
| <input type="checkbox"/> Health Services, Department of            | <input type="checkbox"/> Water Resources, Department of   |
| <input type="checkbox"/> Housing & Community Development           | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Integrated Waste Management Board         | Other: _____  |
| <input type="checkbox"/> Native American Heritage Commission       |   |

**Lead Agency** (Complete if applicable):

Consulting Firm: <u>Stanislaus County</u>	Applicant: <u>Lance Goblirsch, Goblirsch Trucking, Inc.</u>
Address: <u>1010 10<sup>th</sup> Street, Suite 3400</u>	Address: <u>PO Box 1805</u>
City/State/Zip: <u>Modesto, CA 95354</u>	City/State/Zip: <u>Ceres, CA 95307</u>
Contact: <u>Kristen Anaya, Associate Planner</u>	Contact: <u>Lance Goblirsch</u>
Phone: <u>(209) 525-6330</u>	Phone: <u>209-404-7457</u>

Signature of Lead Agency Representative: \_\_\_\_\_ Signature on File \_\_\_\_\_ Date: February 29, 2024