



Referral Early Consultation

Date: October 26, 2023

To: Distribution List (See Attachment A)

From: Daniel Burk, Assistant Planner
Planning and Community Development

Subject: STAFF APPROVAL APPLICATION NO. PLN2023-0091 – FAITH TRUCKLINE, INC.

Respond By: November 10, 2023

******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: Parminder Singh, Faith Truckline, Inc.

Project Location: 3400 Moore Road, between Roeding Road and Don Pedro Road, in the Ceres area.

APN: 069-021-009

Williamson Act Contract: N/A

General Plan: Urban Transition

Current Zoning: Planned Development (P-D) (111)

Project Description: Request to establish a truck parking and light truck repair operation on a 1.66± acre parcel in the Planned Development (P-D) (111) zoning district. P-D (111) was approved by the Board of Supervisors on March 1, 1985, and allows for auto repair garages and parking lots. The site is currently improved with an owner occupied 1,824± square-foot single-family dwelling and a 5,600± square-foot warehouse. The truck parking will take place within a 1.33± acre fenced and graveled area where 11 truck-tractors, all owned by applicant, will be parked. Proposed hours of operation are Monday through Friday, from 10:00 a.m. to 7:00 p.m. The trucks will transport dry freight such as food products and empty pallets. No hazardous materials will be transported or stored on-site. No on-site supply deliveries, loading, unloading or offices are proposed. Routine maintenance, such as oil changes, tire changes, and windshield wiper replacements will be

performed by the drivers and truck owner in the existing warehouse, which also contains employee restroom facilities as needed; otherwise, the site will be unmanned. Up to 11 employees will park passenger vehicles on-site while out on long-haul assignments. No construction is proposed. The site is served by a private well and private septic systems. Access to County-maintained Moore Road is provided by two existing 29-foot-wide driveways, one paved and one graveled.

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



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

STAFF APPROVAL APPLICATION NO. PLN2023-0091 – FAITH TRUCKLINE

Attachment A

Distribution List

X	CITY OF: CERES	X	STAN CO BUILDING PERMITS DIVISION
X	FIRE PROTECTION DIST: CERES	X	STAN CO DER
X	STANISLAUS FIRE PREVENTION BUREAU	X	STAN CO PUBLIC WORKS

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

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

FROM: _____

SUBJECT: STAFF APPROVAL APPLICATION NO. PLN2023-0091 – FAITH TRUCKLINE, INC.

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

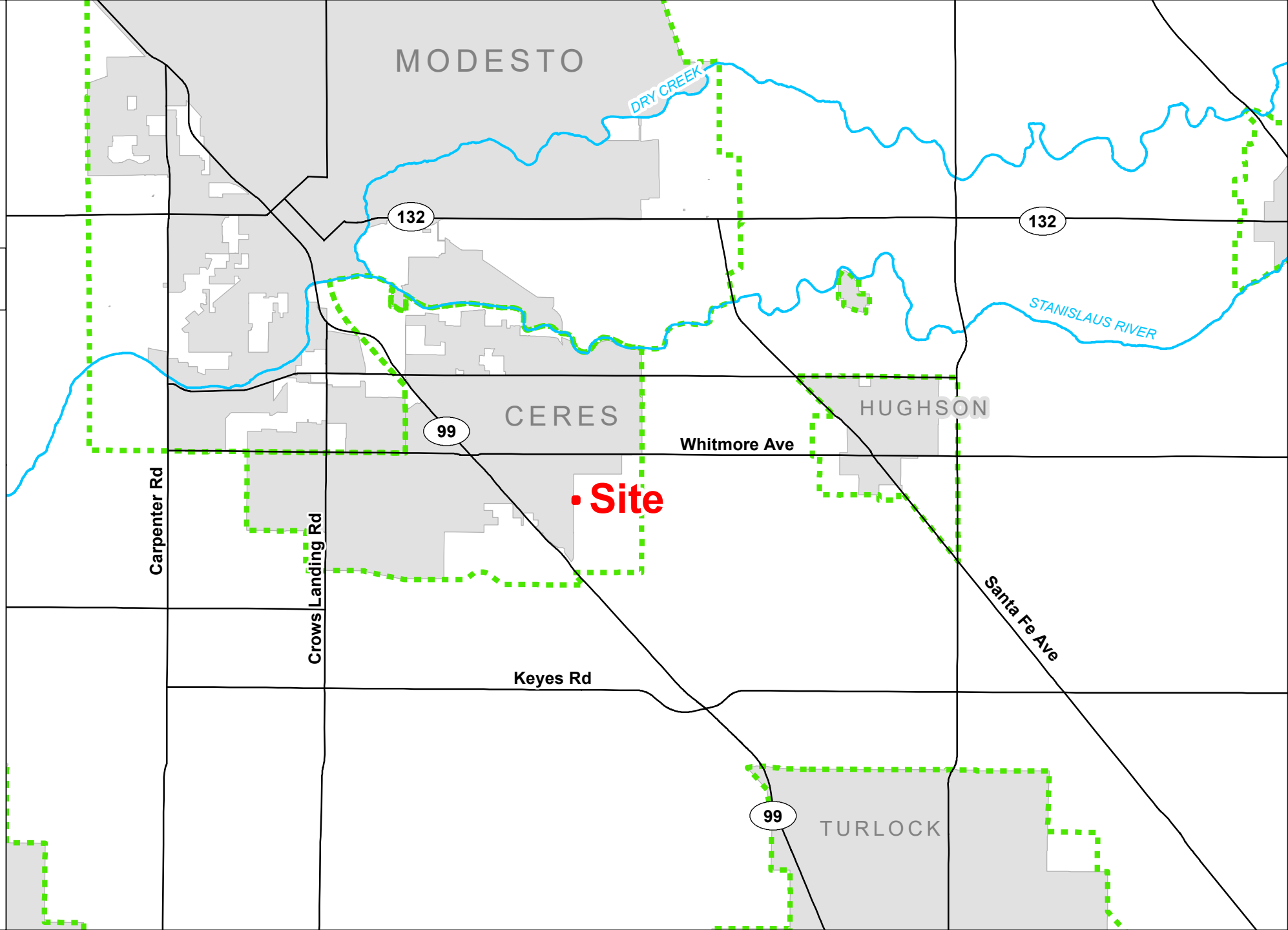
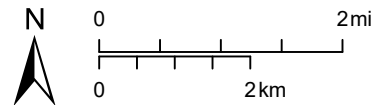
FAITHLINE TRUCKING INC

SAA
PLN2023-0091

AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River








FAITHLINE TRUCKING INC



SAA PLN2023-0091

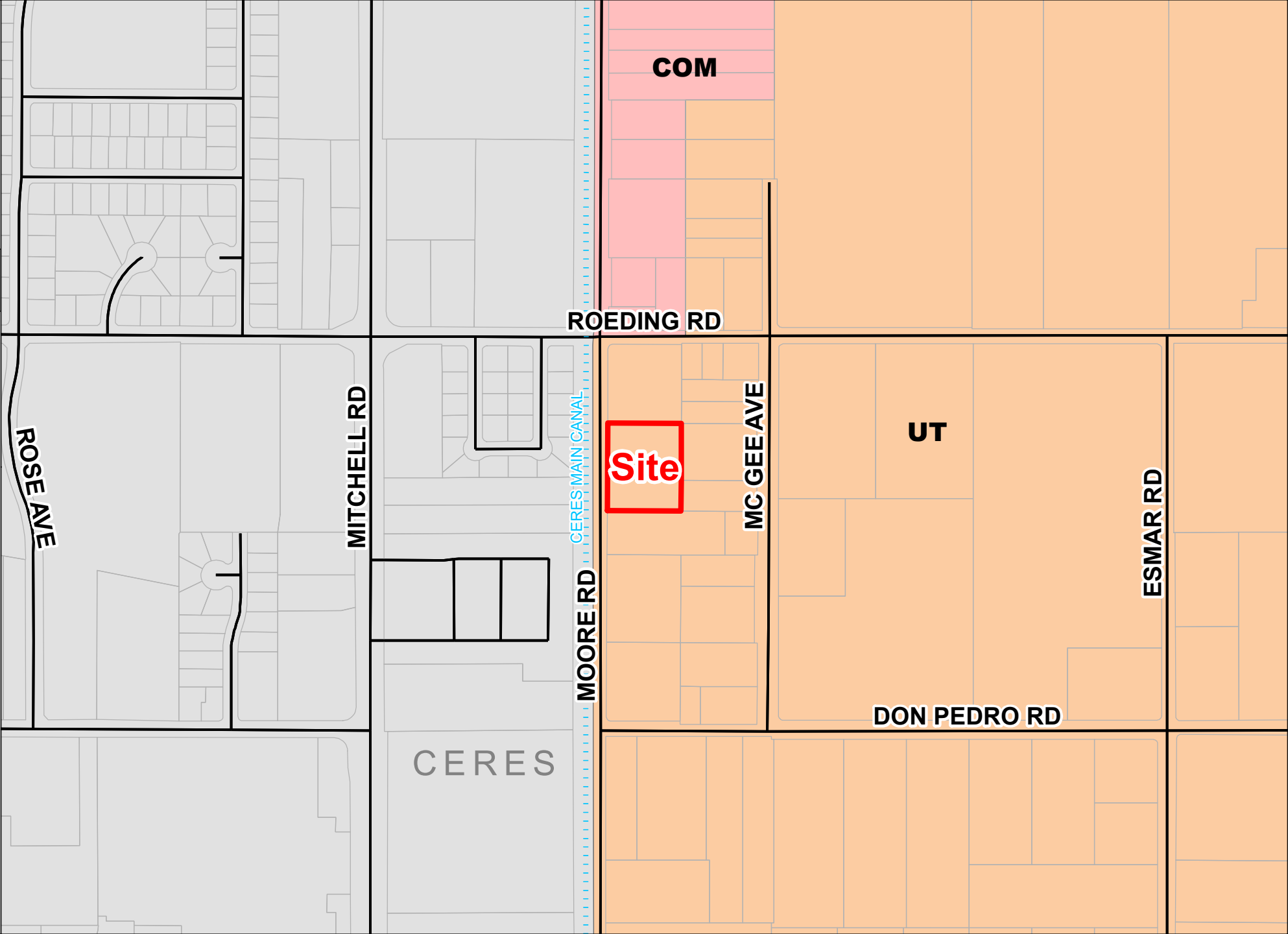
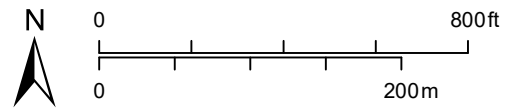
GENERAL PLAN MAP

LEGEND

-  Project Site
-  City of
-  Parcel
-  Road
-  Canal

General Plan

-  Commercial
-  Urban Transition



FAITHLINE TRUCKING INC

SAA PLN2023-0091

ZONING MAP

LEGEND

 Project Site


 City of


 Parcel

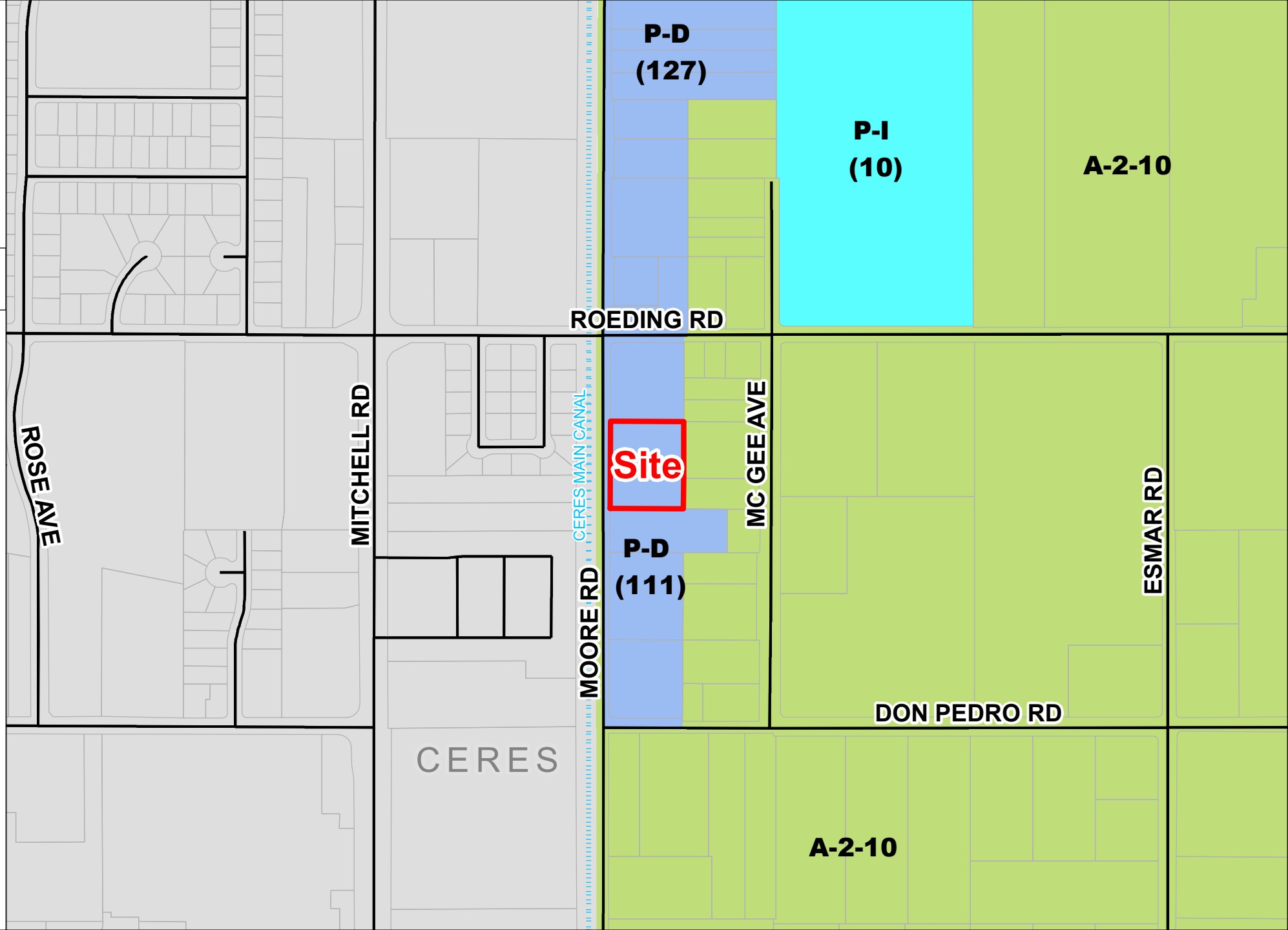
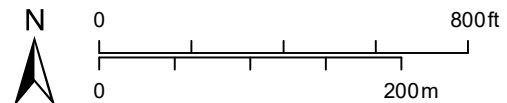
 Road  Canal

Zoning Designation

 General Agriculture 10 Acre

 Planned Development

 Planned Industrial






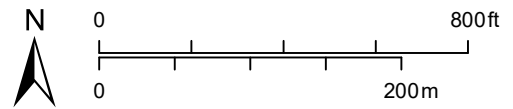
FAITHLINE TRUCKING INC

SAA PLN2023-0091

2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  Canal






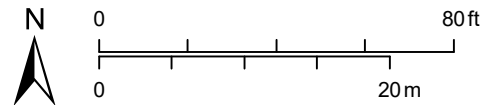
FAITHLINE TRUCKING INC

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PLN2023-0091

2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road
-  Canal



FAITHLINE TRUCKING INC

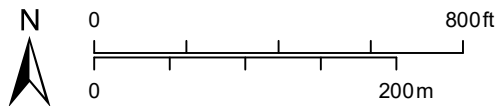
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PLN2023-0091

ACREAGE MAP

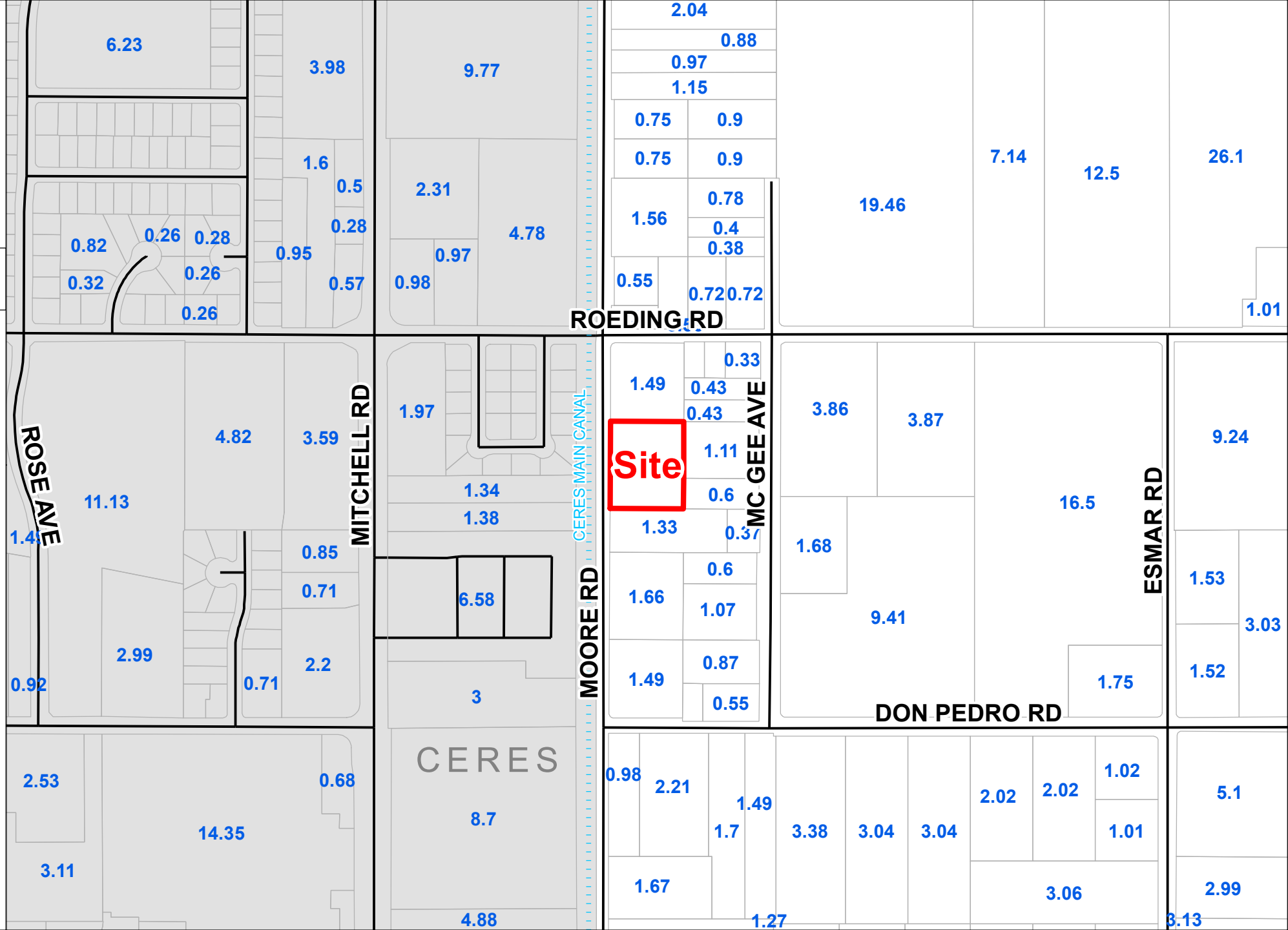
LEGEND

-  Project Site
-  City of
-  # Parcel/Acres
-  Road
-  Canal



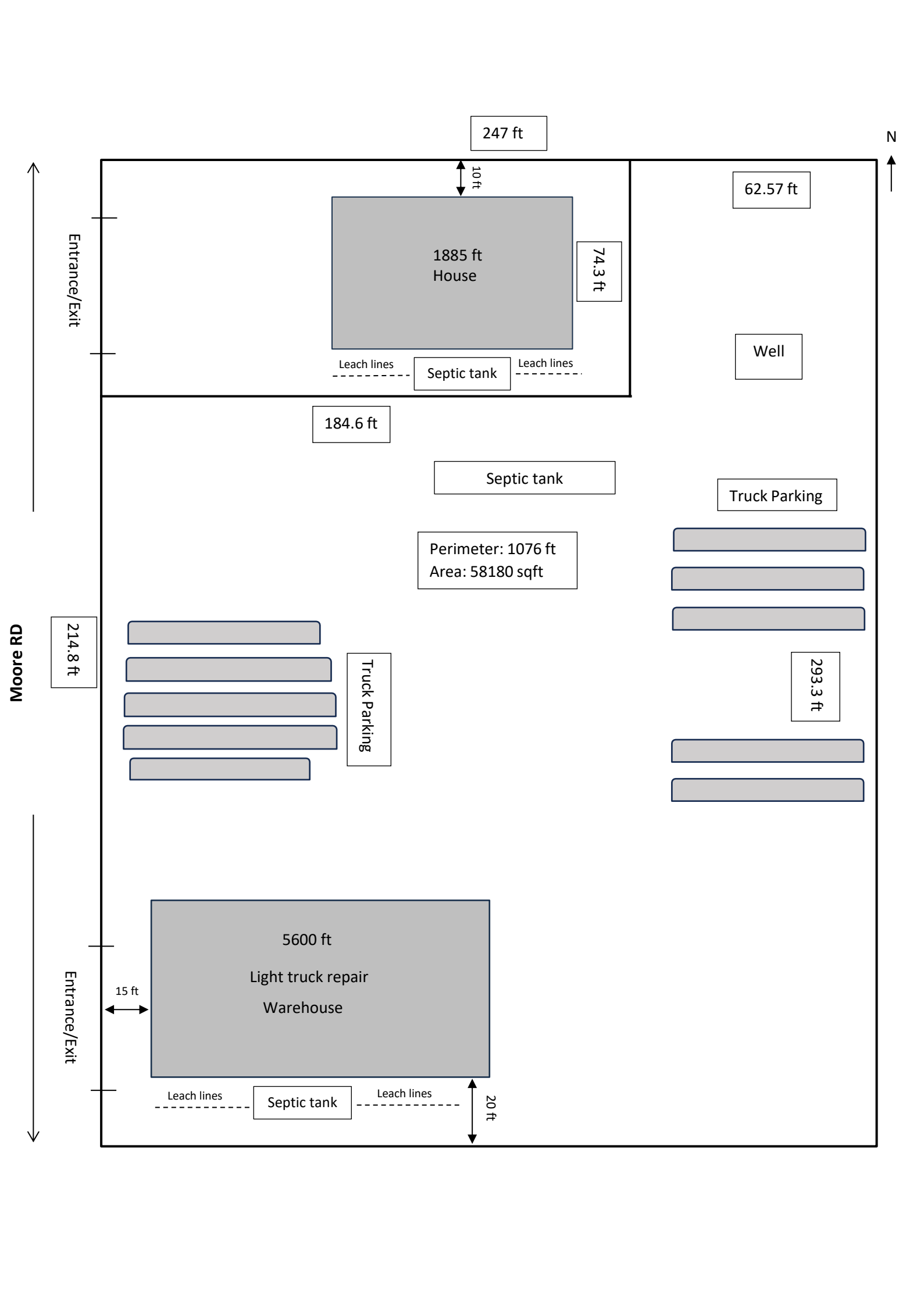
Source: Planning Department GIS

Date: 9/25/2023



Site

CERES



247 ft

N

Entrance/Exit

1885 ft
House

74.3 ft

62.57 ft

Well

Leach lines

Septic tank

Leach lines

184.6 ft

Septic tank

Perimeter: 1076 ft
Area: 58180 sqft

Truck Parking

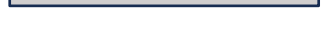


293.3 ft



Moore RD

214.8 ft



Truck Parking

5600 ft

Light truck repair
Warehouse

15 ft

Entrance/Exit

Leach lines

Septic tank

Leach lines

20 ft



S	<u>13</u>	T	<u>45</u>	R	<u>9E</u>
ZONE	<u>PD (III)</u>				
RECEIVED	<u>07/28/23</u>				
APPLICATION NO.	_____				
RECEIPT NO.	_____				

STAFF APPROVAL PERMIT APPLICATION

The undersigned hereby makes application for a Staff Approval Permit in accordance with the provisions of the Stanislaus County Code, Chapter 21.100 and any amendments to the same, and submits the following information for consideration:

- NAME OF APPLICANT: (a) FAITH TRUCKLINE INC
Name of firm or person
(b) 3400 Moore rd (c) Ceres , 95307 (d) 510-239-8755
Address City, Zip Phone
(e) Faithtruckline@gmail.com
Email address

- NAME OF PROPERTY OWNER: (a) Faith truckline inc
Name of firm or person
(b) 3400 Moore rd (c) Ceres , 95307 (d) 510-239-8755
Address City, Zip Phone

- LOCATION OF PROPERTY: 3400 Moore rd, ceres , CA , 95307
Address

- A DETAILED WRITTEN DESCRIPTION OF USE REQUESTED: Need to use for truck parking light
Truck repair

- ASSESSMENT NO. & ACREAGE OF PROPERTY: 069-021-009-000 8 1.66

- LIST THE NUMBER AND USE OF ALL EXISTING STRUCTURES ON PROPERTY:
We going to use building for truck repair and parking will use for truck parking

- A DETAILED SKETCH SHOWING THE APPROXIMATE LOCATION OF ANY PROPOSED AND EXISTING STRUCTURES ON PROPERTY OR LAND IMPROVEMENTS WITH RESPECT TO ROAD INTERSECTIONS, EXISTING BUILDINGS AND/OR SIGNS.

- IF THE STAFF APPROVAL NEEDS TO BE REFERRED OUT TO OTHER AGENCIES, A FILING FEE IN THE AMOUNT OF ONE THOUSAND, ONE HUNDRED, AND SIXTY-TWO DOLLARS (\$1,162.00).

- IF THE STAFF APPROVAL IS FOR A SINGLE-FAMILY RESIDENCE IN THE AG ZONE, OR THE STAFF APPROVAL DOES NOT NEED TO BE REFERRED TO OTHER AGENCIES, A FILING FEE IN THE AMOUNT OF THREE HUNDRED AND SIXTY-NINE DOLLARS (\$369.00).