Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # _____

TO: **State Clearinghouse**
P.O. Box 3044
Sacramento, CA 95812-3044
(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. PLN2025-0038 – Arreola Trucking

Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Emily DeAnda, Associate Planner

Street Address: 1010 10th Street, Suite 3400 **Phone:** (209) 525-6330

City: Modesto, CA **Zip:** 95354 **County:** Stanislaus

Project Location: 4136 Tegner Road **City/Nearest Community:** Hughson

Cross Streets: East Service Road and East Grayson Road **Zip Code:** 95326

Longitude/Latitude (degrees, minutes and seconds): -120º 52' 58.7994" N / 37º 34' 40.8" W **Total Acres:** 3.84±

Assessor's Parcel Number: 045-005-038 **Section:** 21 **Twp.:** 4 **Range:** 10 **Base:** MDB&M

Within 2 Miles: **State Hwy #:** N/A **Waterways:** TID Upper Lat. No. 2 and No. 2 ½

Airports: N/A **Railways:** Burlington Northern and Santa Fe **Schools:** Hughson Unified School District: Hughson Preschool, Hughson Elementary, Fox Road Elementary, Emilie J. Ross Middle, and Hughson High.

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

Starting Date: August 20, 2025 **Ending Date:** September 9, 2025

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 ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other

Development Type:

☐ Residential *Units:* _____ *Acres:* _____
☐ Office *Sq.ft.:* _____ *Acres:* _____ *Employees:* _____
☒ Commercial *Sq.ft.:* 31,799± *Acres:* .73 *Employees:* 12
☐ Industrial *Sq.ft.:* _____ *Acres:* _____ *Employees:* _____
☐ Educational _____
☐ Recreational _____
☐ OCS Related _____

☐ Water Facilities *Type:* _____ *MGD* _____
☐ Transportation *Type:* _____
☐ Mining *Mineral:* _____
☐ Power *Type:* _____ *MW* _____
☐ Waste Facilities *Type:* _____ *MGD* _____
☐ Hazardous Waste *Type:* _____
☐ 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 ☒ Other: Not Applicable

Present Land Use/Zoning/General Plan Designation:

One single-family dwelling and garage / General Agriculture (A-2-40) / Agriculture

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project, (e.g. Notice of Preparation or previous draft document) please fill in.

Project Description: (please use a separate page if necessary)
Request to permit an existing truck parking facility for 12 tractor-trailer combinations, on a 3.84± acre parcel, in the General Agriculture (A-2-40) zoning district. The proposed truck parking facility will take place within a .73-acre area with 24 parking stalls for 12 tractors and 24 trailers. A total of 12 tractors and 17 trailers are owned by the property owner, who also lives on the property and will drive one of the tractor-trailer combinations. The property owner proposes to utilize a modular restroom for employees. No permanent structures are proposed under this request for the truck parking facility. The proposed hours of operation for the facility from December to May are from 4:00 a.m. to 5:00 p.m., Monday-Friday. During the months of June through November the hours of operation are from 4:00 a.m. to 8:00 p.m. seven days a week. A total of 11 employees consisting of drivers will report to the site daily. The facility has a total of 11 round-trip vehicle trips for employees entering and exiting the site, and 12 round-trip truck trips for the tractor-trailer combinations per-day. No maintenance or washing is proposed to be conducted on-site. An existing 3-foot-tall wood fence is located along the front of the property adjacent to Tegner Road. The applicant anticipates planting evergreen trees along the frontage of the project site. Access is proposed to be taken off County-maintained Tegner Road via a 40-foot-wide dirt driveway. The parcel is currently developed with a 1,216-square-foot single-family dwelling and residential garage within a .48± acre area. The existing home and garage will not be used as part of the parking facility and is currently surrounded by a 6-foot-tall wood fence. The parcel is served by an existing well and septic system. Stormwater drainage will be handled via overland runoff. This application was submitted to correct Code Enforcement case number 25-0146, which opened on April 24, 2025.

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".

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

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

Lead Agency:	**Stanislaus County**	Applicant:	**Jimmy Arreola**
Address:	**1010 10th Street, Suite 3400**	Address:	**4136 Tegner Road**
City/State/Zip:	**Modesto, CA 95354**	City/State/Zip:	**Hughson, CA 95326**
Contact:	**Emily DeAnda, Associate Planner**	Contact / Email:	**Jimmy Arreola / jimmyarr91@gmail.com**
Phone / Email:	**(209) 525-6330 / planning@stancounty.com**	Phone:	**(209) 648-7032**

Signature of Lead Agency Representative: Emily DeAnda (Aug 20, 2025 14:31:25 PDT) **Date:** August 20, 2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.