



Referral Early Consultation

Date: July 13, 2026

To: Distribution List (See Attachment A)

From: Marcus Ruddicks, Assistant Planner
Planning and Community Development

Subject: USE PERMIT APPLICATION NO. PLN2026-0051– VILLEGAS
HAULING

Respond By: July 31, 2026

******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 making a determination and applying Conditions of Approval; therefore, please list any conditions that you wish to have included 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: Maria Melara

Project Location: 4467 Faith Home Road, between East Redwood Road and East Service Road, in the Ceres area

APN: 041-021-020

Williamson Act Contract: N/A

General Plan: Urban Transition

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

Project Description: Request to permit an existing seasonal agricultural commodity hauling business on a 5.31± acre parcel in the General Agriculture (A-2-10) zoning district. 12 tractor-trailer combinations registered to the property owner utilizing flatbed and hopper trailers are proposed to be parked on-site within a 1.47± acre graveled area of the parcel. A Tier-two use permit is required to operate agricultural service establishments primarily engaging in the provision of agricultural services to farmers. The proposed hours of operation for the facility are 5:00 a.m. to 12:00 a.m., seven days a week, from May through November. Drivers will be able to access the site 24 hours a day, seven days a week during the operating season. Commodities transported by the business include tomatoes, walnuts, grapes, and corn from producers within a 150-mile service range of the project site. The tractor-trailer combinations will remain stored on-site year-round but will not be operated during the off-season. A total of 12 employees will report to the site. No maintenance is proposed to be conducted on-site. The facility is proposed to be enclosed with new six-foot-tall wood fencing along the northern and western property lines, existing six-foot-tall wood fencing along the eastern boundary of the parking area, and existing corral fencing along the southern property line. The property is currently developed with a single-family dwelling and accessory structures. No new structures are proposed under this request. The parcel is served by an existing well and septic system. Stormwater drainage will be handled via overland runoff. Access is proposed to be taken off County-maintained East Redwood Road. The parcel has been previously cited by Code Enforcement for unpermitted truck parking on-site without securing the necessary land use entitlements (CE 25-0369).

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



USE PERMIT APPLICATION NO. PLN2026-0051– VILLEGAS HAULING

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: CERES		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
	COOPERATIVE EXTENSION		STAN CO PUBLIC WORKS - SURVEY
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	DISPOSAL DIST: BERTOLOTTI	X	STAN CO SUPERVISOR DIST 5: C. CONDIT
X	FIRE PROTECTION DIST: CERES	X	STAN COUNTY COUNSEL
X	GSA: WEST TURLOCK SUBBASIN		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	X	INTERESTED PARTIES
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: UNION PACIFIC		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD	X	US FISH & WILDLIFE

X	SCHOOL DIST 1: CERES UNIFIED		US MILITARY (SB 1462) (7 agencies)
	SCHOOL DIST 2:		USDA NRCS
	WORKFORCE DEVELOPMENT		WATER DIST:
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

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

FROM: _____

SUBJECT: USE PERMIT APPLICATION NO. PLN2026-0051 – VILLEGAS HAULING

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
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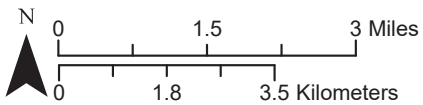
VILLEGAS HAULING

UP PLN2026-0051

AREA MAP

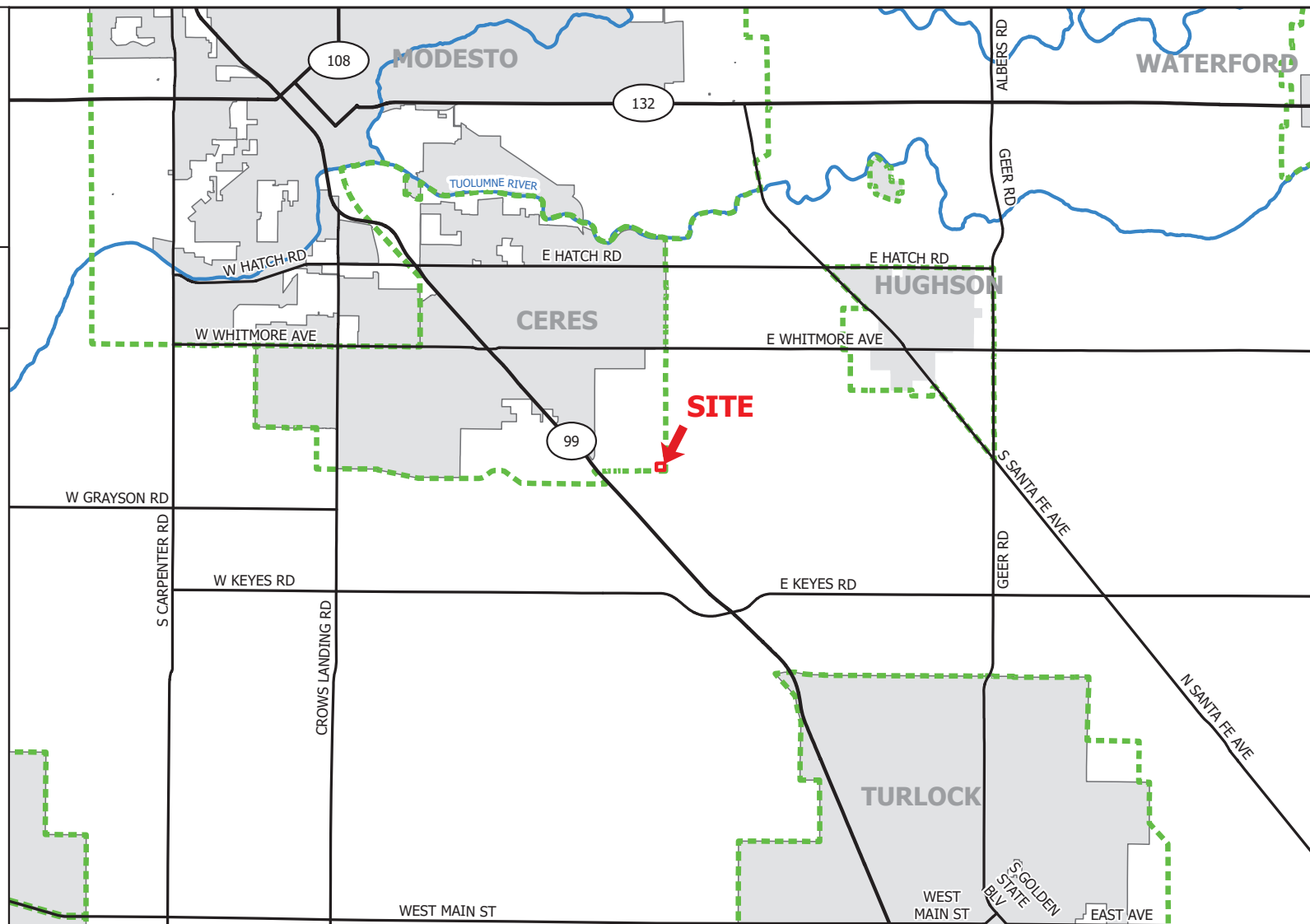
LEGEND

-  Project Site
-  Sphere of Influence
-  Highway
-  Major Road
-  River



Source: Planning Department GIS

Date Exported: 7/2/2026



VILLEGAS HAULING

UP PLN2026-0051

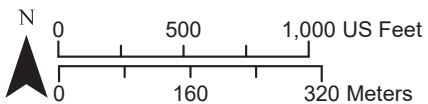
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

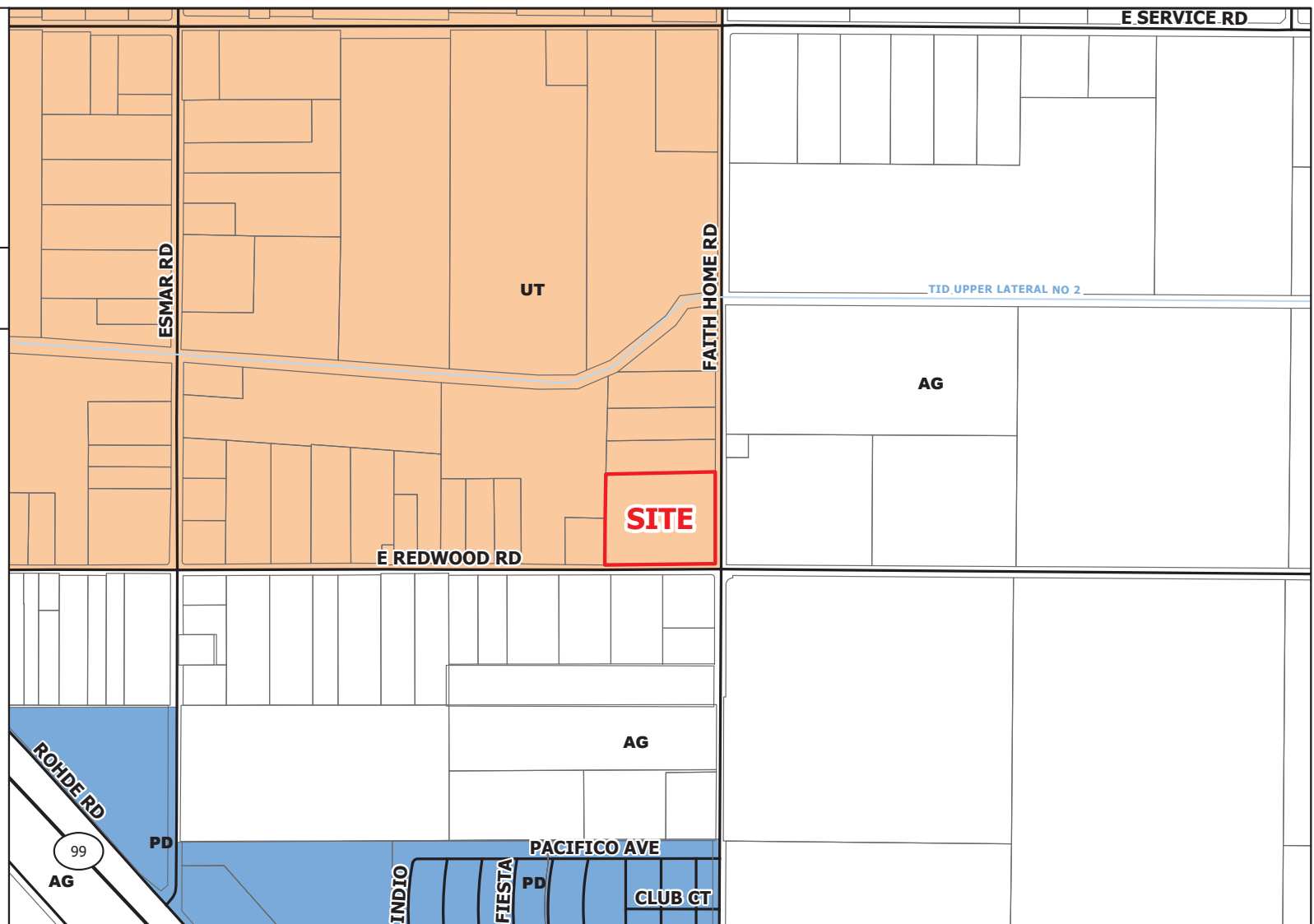
General Plan

-  Agriculture (AG)
-  Planned Development (PD)
-  Urban Transition (UT)



Source: Planning Department GIS

Date Exported: 7/2/2026



VILLEGAS HAULING

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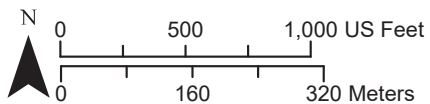
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

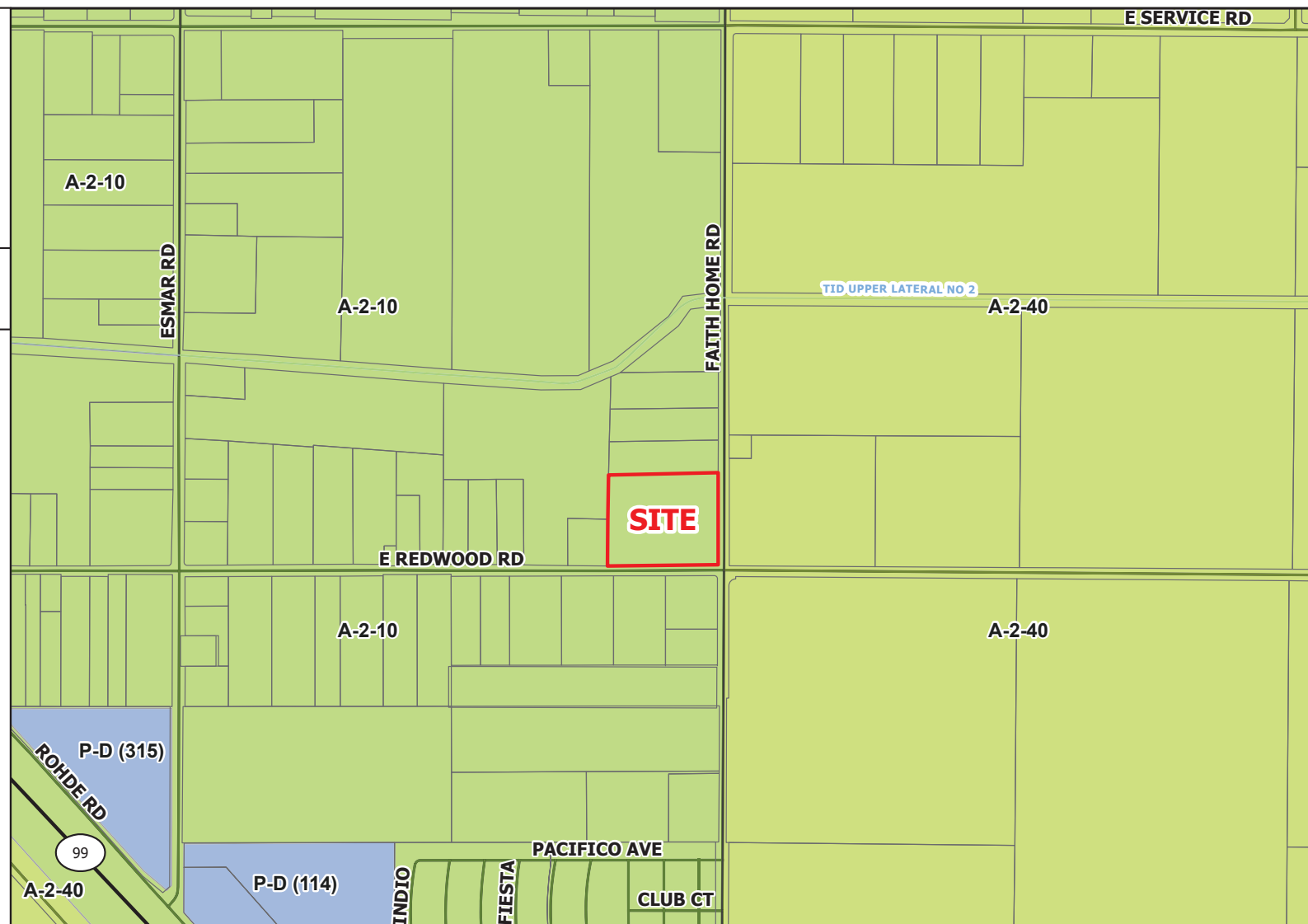
Zoning Designation

-  General AG 10 Acre (A-2-10)
-  General AG 10 Acre UT (A-2-10)
-  General AG 40 Acre (A-2-40)
-  Planned Development (P-D)



Source: Planning Department GIS

Date Exported: 7/2/2026



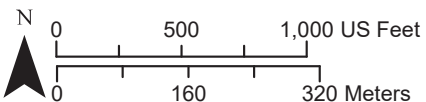
VILLEGAS HAULING

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ACREAGE MAP

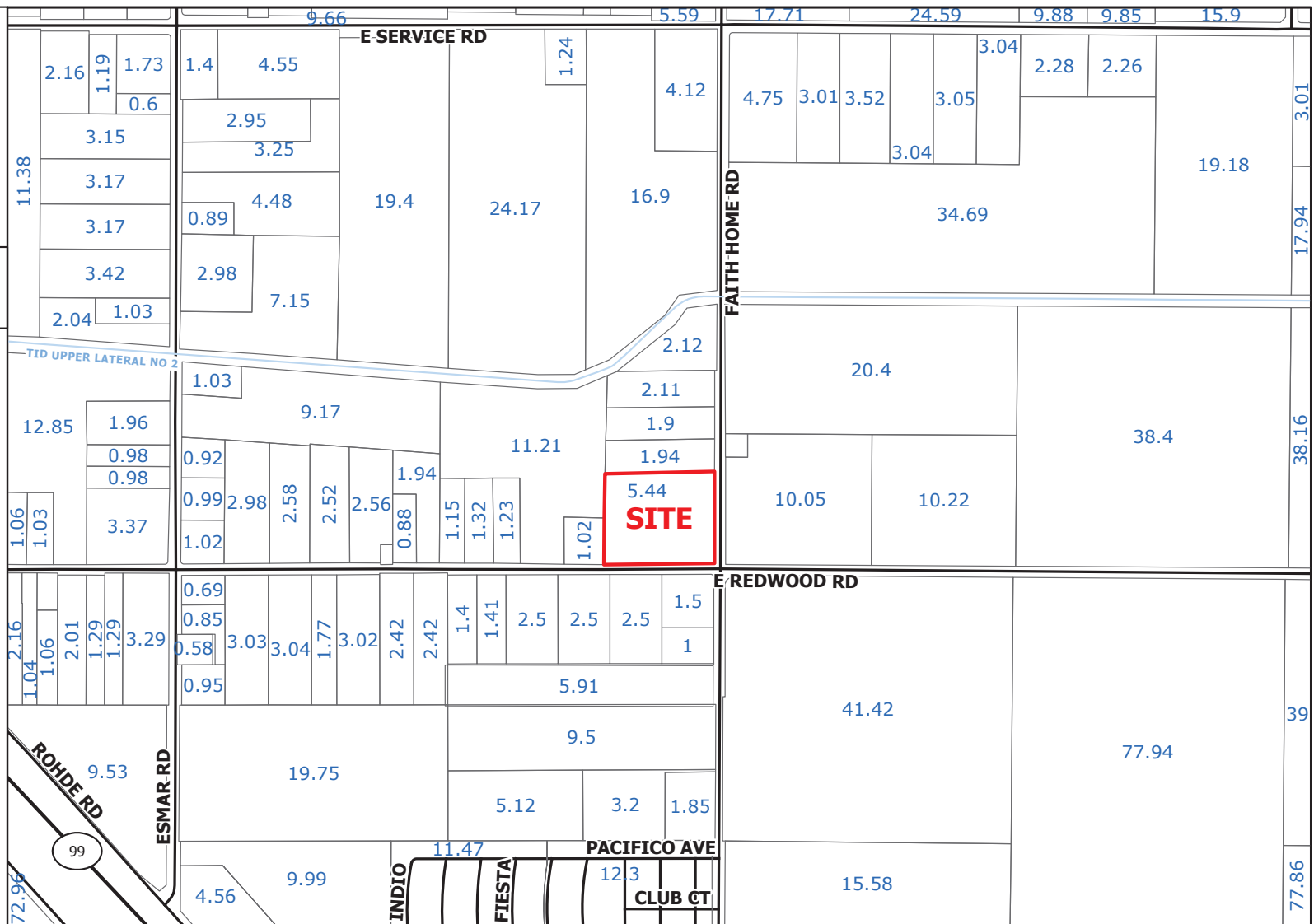
LEGEND

-  Project Site
-  Parcel
-  Acres
-  Highway
-  Street
-  Canal



Source: Planning Department GIS

Date Exported: 7/2/2026



AERIAL AREA MAP, AERIAL SITE MAP, SITE PLAN,
PROJECT DESCRIPTION, AND PROJECT FINDINGS ARE
AVAILABLE AT THE FOLLOWING LINK:

[https://www.stancounty.com/planning/pl/act-
proj/PLN2026-0051_EC.pdf](https://www.stancounty.com/planning/pl/act-proj/PLN2026-0051_EC.pdf)