



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. PLN2026-0051- Villegas Hauling
Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Marcus Ruddicks, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 **Phone / Email:** (209) 525-6330 / planning@stancounty.com
City: Modesto, CA **Zip:** 95354 **County:** Stanislaus

Project Location: 4467 Faith Home Road **City/Nearest Community:** Ceres
East Redwood Road and East Service
Cross Streets: Road **Zip Code:** 95307
Longitude/Latitude (degrees, minutes and seconds): -120° 55' 18.0336" N / 37° 34' 24.4662" W **Total Acres:** 5.31
Assessor's Parcel Number: 041-021-020 **Section:** 24 **Twp.:** 4 **Range:** 9 **Base:** MDB&M
TID Lateral No. 2, TID Lateral No. 2 1/2, TID Lateral No. 3,
Within 2 Miles: **State Hwy #:** 99 **Waterways:** Ceres Main Canal

Vaughn ES, LA Rosa ES, Cesar Chavez JH, Stanislaus County Institute of Learning, Lucas ES, Argus HS, Don Pedro ES, Central Valley HS, Beaver ES, Hidahl ES, Keyes ES, Spratling MS, Keyes to Learning Charter

Airports: N/A

Railways: Union Pacific

Schools: Keyes to Learning Charter

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

Starting Date: July 13, 2026

Ending Date: July 31, 2026

Document Type:

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

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:** _____ ☐ Water Facilities **Type:** _____ **MGD** _____
☐ Office **Sq.ft.:** _____ **Acres:** _____ ☐ Transportation **Type:** _____
☒ Commercial **Sq.ft.:** 64,231 **Acres:** 1.47 **Employees:** 12 ☐ Mining **Mineral:** _____
☐ Industrial **Sq.ft.:** _____ **Acres:** _____ ☐ 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 ☒ Other: N/A

Present Land Use/Zoning/General Plan Designation:

Single-family dwelling, accessory structures / General Agriculture (A-2-10) / Urban Transition

Project Description: (please use a separate page if necessary)

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. Up to 12 tractor-trailer combinations are proposed to be parked on-site within a 1.47± acre graveled area of the parcel. The property is currently developed with a single-family dwelling and accessory structures. No new structures are proposed under this request. 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. 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. 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. This use permit application was submitted in response to an active Code Enforcement case for unpermitted truck parking on-site without securing the necessary land use entitlements (CE 25-0369).

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
☒ Caltrans District # <u>10</u>	☐ Pesticide Regulation, Department of
☐ Caltrans Division of Aeronautics	☐ Public Utilities Commission
☐ Caltrans Planning	☐ Reclamation Board
☒ Central Valley Flood Protection Board	☒ Regional WQCB # <u>5</u>
☐ 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
☒ Fish & Game Region # <u>4</u>	☐ 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	☒ Other: <u>San Joaquin Valley Air Pollution Control District</u>
☐ Integrated Waste Management Board	☐ Other: _____
☐ Native American Heritage Commission	

Lead Agency (Complete if applicable):

Consulting Firm: N/A
 Address: _____
 City/State/Zip: _____
 Contact: _____
 Phone: _____

Applicant: Maria Melara
 Address: 4467 Faith Home Road
 City/State/Zip: Ceres, CA 95307
 Contact: Maria Melara
 Phone: (209) 289-1018 / villegashaulingllc@gmail.com

Signature of Lead Agency Representative: Jeremy Ballard
 Jeremy Ballard (Jul 13, 2026 11:04:45 PDT)

Date: July 13, 2026