



Referral Early Consultation

Date: August 20, 2025

To: Distribution List (See Attachment A)

From: Emily DeAnda, Associate Planner
Planning and Community Development

Subject: USE PERMIT APPLICATION NO. PLN2025-0038 – ARREOLA TRUCKING

Respond By: September 9, 2025

******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: Jimmy Arreola

Project Location: 4136 Tegner Road, between East Service Road and East Grayson Road, in the Hughson area.

APN: 045-005-038

Williamson Act Contract: N/A

General Plan: Agriculture

Current Zoning: General Agriculture (A-2-40)

Project Description: 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.

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



USE PERMIT APPLICATION NO. PLN2025-0038 – ARREOLA TRUCKING

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
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: HUGHSON		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO PUBLIC WORKS - SURVEY
X	DISPOSAL DIST: TURLOCK SCAVENGER AREA 3		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: HUGHSON	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	GSA: WEST TURLOCK SUBBASIN	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:		StanCOG
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC	X	INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: BURLINGTON NORTHERN AND SANTA FE		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: HUGHSON UNIFIED	X	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
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. PLN2025-0038 – ARREOLA TRUCKING

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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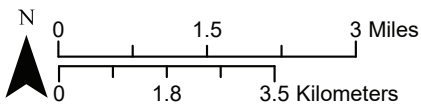
ARREOLA TRUCK PARKING

UP
PLN2025-0038

AREA MAP

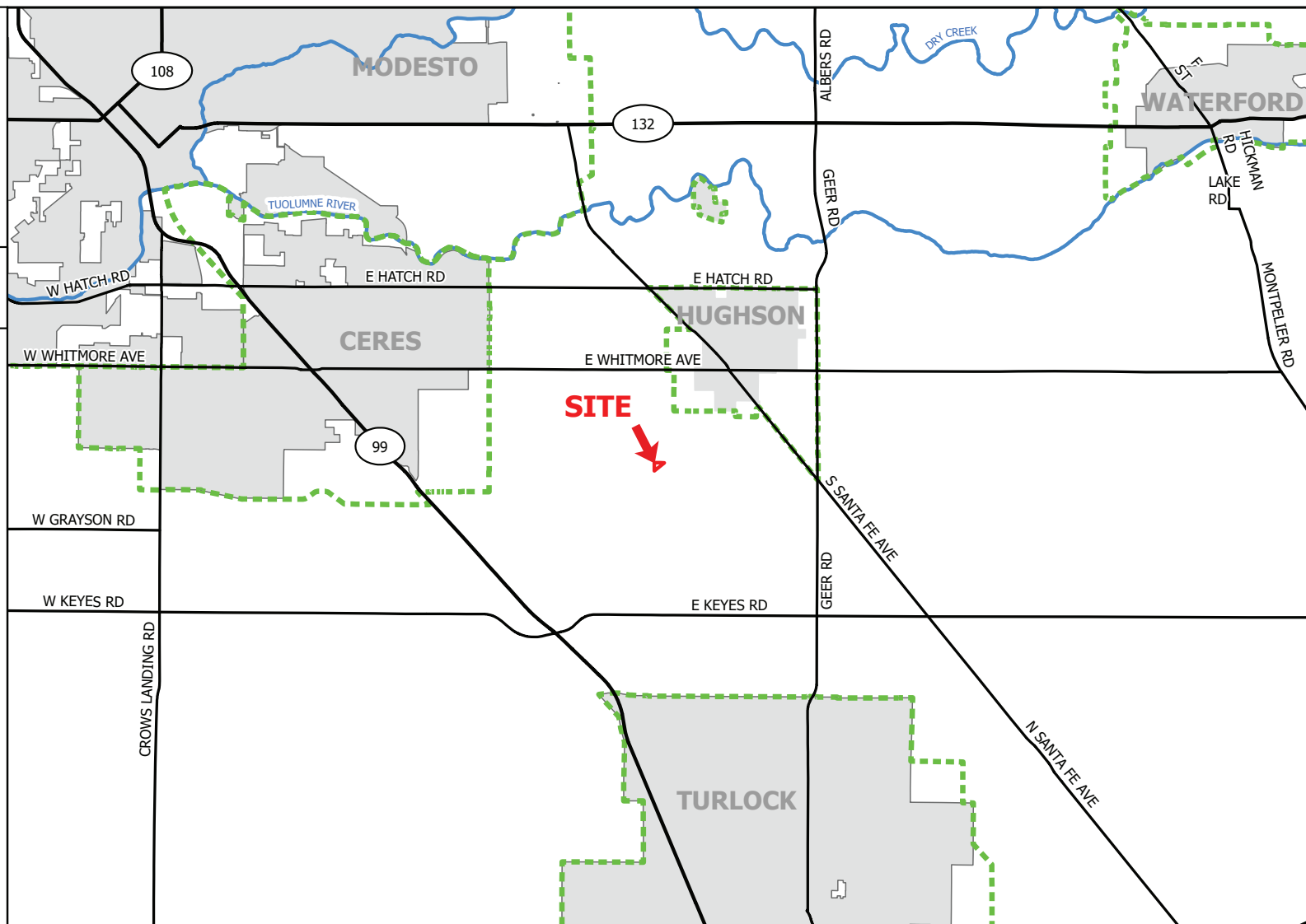
LEGEND

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



Source: Planning Department GIS

Date Exported: 7/30/2025







ARREOLA TRUCK PARKING


UP
PLN2025-0038

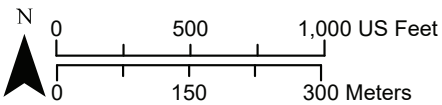
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal

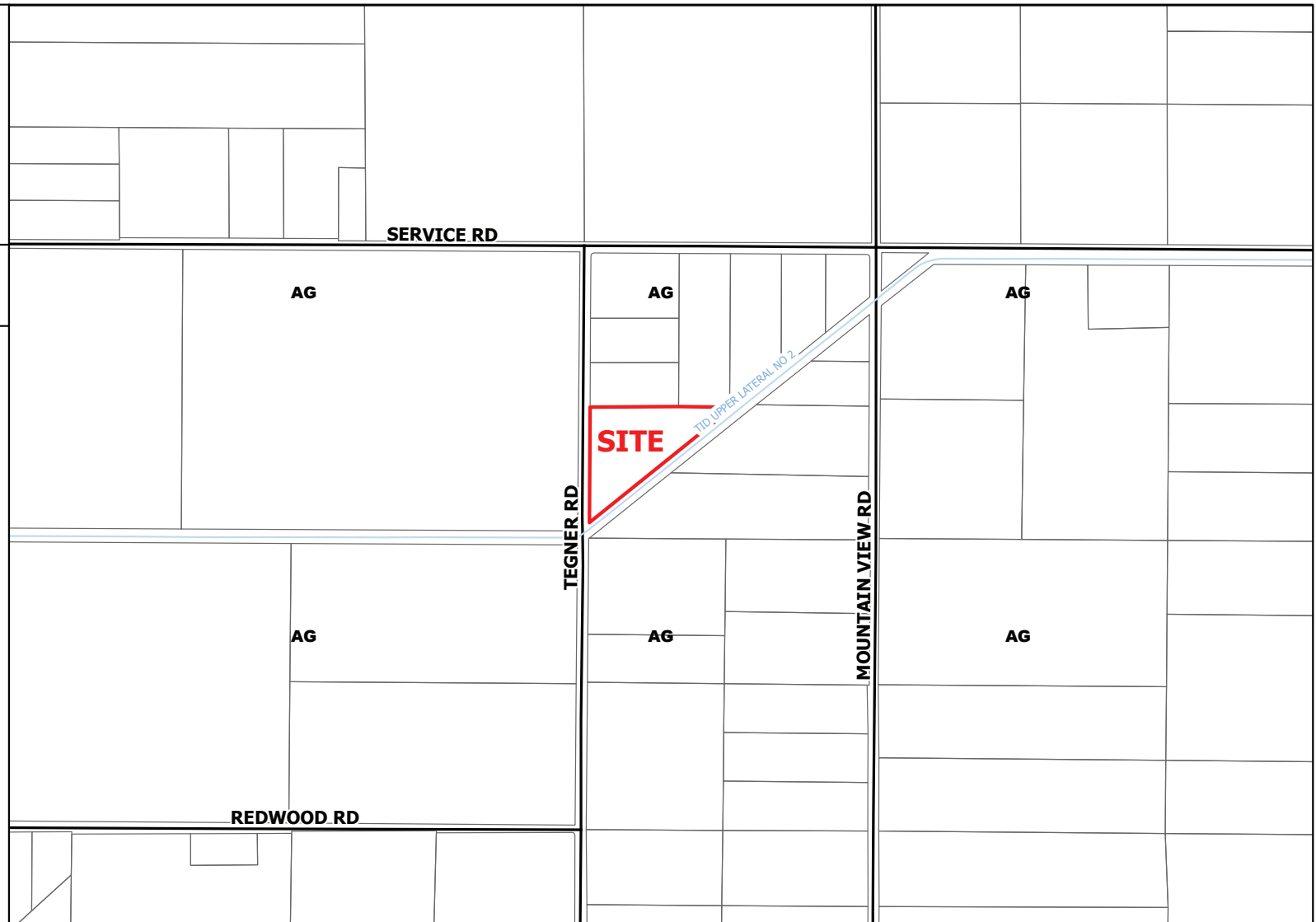
General Plan

-  Agriculture (AG)



Source: Planning Department GIS

Date Exported: 7/30/2025







ARREOLA TRUCK PARKING

**UP
PLN2025-0038**

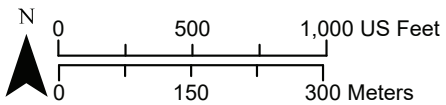
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal

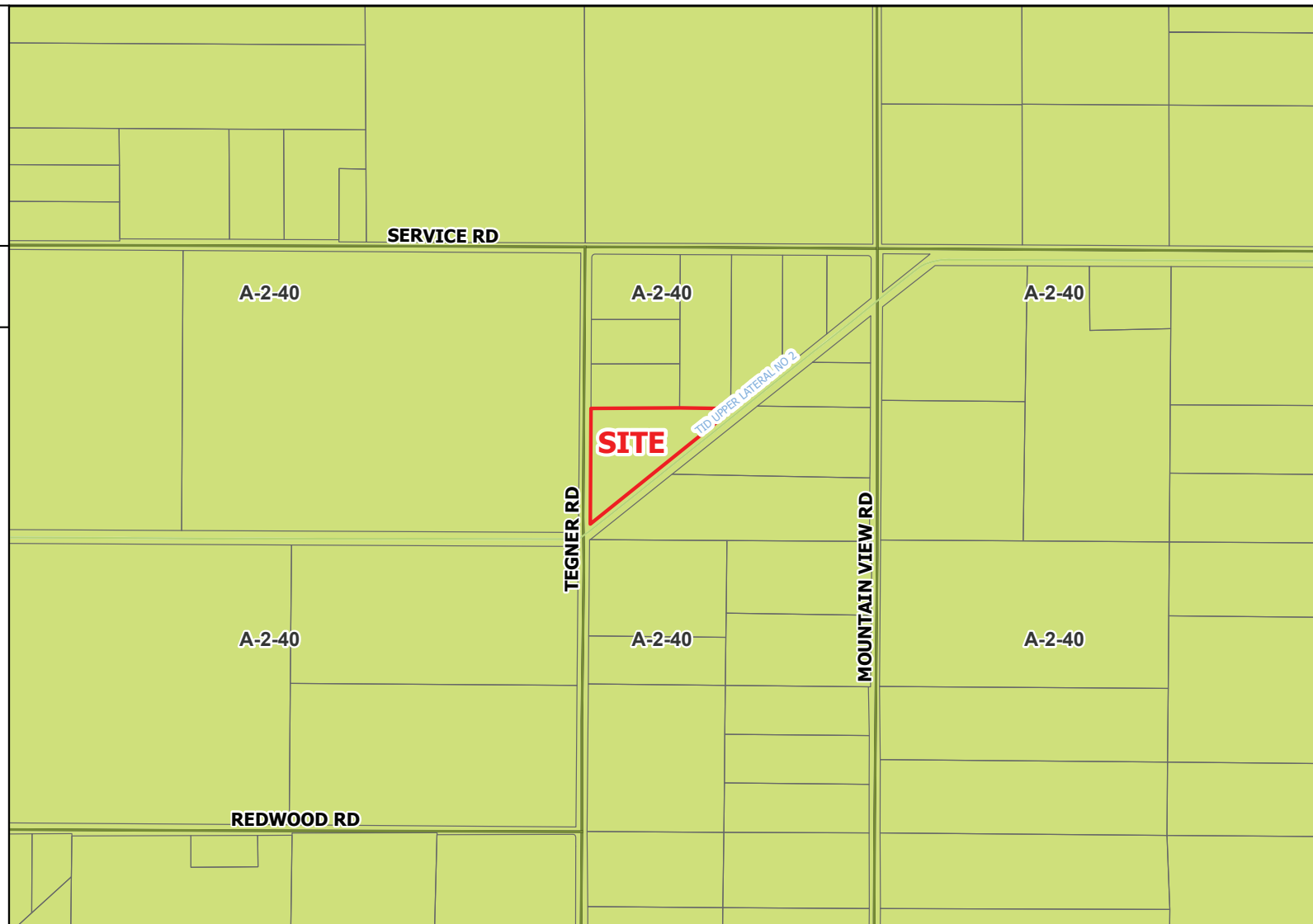
Zoning Designation

-  General AG 40 Acre (A-2-40)



Source: Planning Department GIS

Date Exported: 7/30/2025







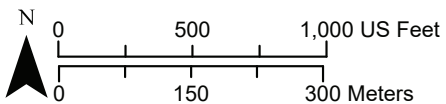
ARREOLA TRUCK PARKING

UP
PLN2025-0038

2023 AERIAL AREA MAP

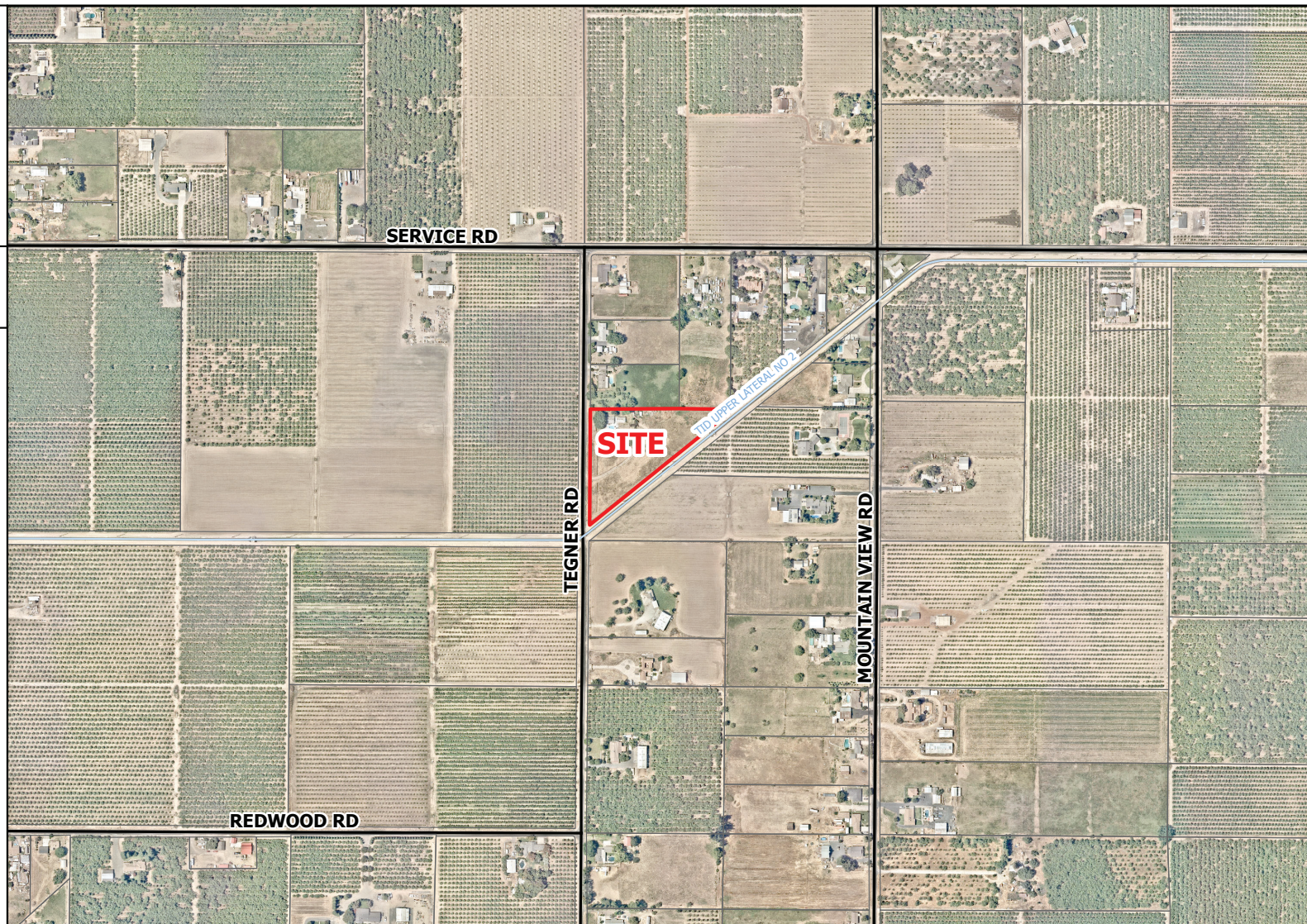
LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal



Source: Planning Department GIS

Date Exported: 7/30/2025







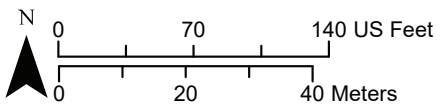
ARREOLA TRUCK PARKING

UP
PLN2025-0038

2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal



Source: Planning Department GIS

Date Exported: 7/30/2025



ARREOLA TRUCK
PARKING

UP
PLN2025-0038

14.2					29.62	38.94																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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ACREAGE MAP

LEGEND

- Project Site
- Parcel
- Acres
- Street
- Canal

23.29				52.09				2.7		3.69	3.25	2	1.26	0.43		8.62		2.41		18.57	
								1.84													
								1.84													
SITE		3.89		5.1				1.78		0.64		9.35		16.31		9.26					
		7.25																			
		6.21		4.98		10															
37.74				18.64				3.09		4.89		19.84		19.65							
								9.45		3.3						9.91					
								9.45		3.3						9.87					
REDWOOD RD				19.02				3.33		3.33		9.87		9.82							
								4.79		5.16						10.1					
								4.6		4.99						39.55					
1.33		1.13		13.44		22.72		15.87		0.99		MOUNTAIN VIEW RD		18.33							
1.66																					

