



Referral Early Consultation

Date: November 21, 2025

To: Distribution List (See Attachment A)

From: Emily DeAnda, Associate Planner
Planning and Community Development

Subject: STAFF APPROVAL APPLICATION NO. PLN2025-0121 – PETERSEN

Respond By: December 11, 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 the conditions for a Staff 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: Jeffrey C. Petersen

Project Location: 2830 Euclid Avenue, between East Whitmore Avenue and East Service Road, in the Hughson area.

APNs: 018-052-025

Williamson Act Contract: N/A

General Plan: Agriculture

Community Plan: N/A

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

Project Description: This is a request to place an accessory dwelling unit (ADU) over 150-feet away from the main dwelling on a 4.82± acre parcel located in the General Agriculture (A-2-40) zoning district. The parcel is currently improved with a single-family dwelling, storage building, shop, and pasture, and was permitted under Use Permit No. PLN2017-0086 – Toste Transportation, Inc. to establish and operate a truck parking facility for up to 12 tractor-trailer tanker combinations on-site. The property owner proposes to locate the proposed ADU approximately 215-feet away from the primary dwelling to be within the proximity of an existing agricultural well which is proposed to be converted to domestic use. No changes to the existing uses on-site are proposed under this request.

Section 21.74.030(C)(1) of the County Code requires an ADU in the A-2 zoning district to be located within 150-feet of the main dwelling and to not displace any area used for agricultural crop production. A Staff Approval Permit must be approved to place an ADU over 150-feet from the main dwelling. Accordingly, a Staff Approval Application is required to be processed for this request.

Access for the parcel is currently taken from County-maintained Euclid Avenue. Access for the ADU will be taken from Euclid Avenue via an existing driveway located along the north property line of the parcel. The parcel is located within the Local Agency Formation Commission's adopted Sphere of Influence for the City of Hughson and is currently served by an existing private septic system and well. If approved, an additional septic system will be required for the ADU.

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



STAFF APPROVAL APPLICATION NO. PLN2025-0121 – PETERSEN

Attachment A

Distribution List

X	SURROUNDING LANDOWNERS	X	STAN CO PUBLIC WORKS
X	CITY OF HUGHSON	X	STAN CO BUILDING PERMITS DIVISION
X	STAN CO DER		



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. PLN2025-0121 – PETERSEN

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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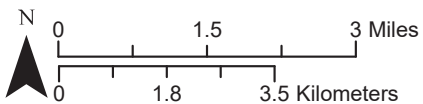
PETERSEN

**SAA
PLN2025-0121**

AREA MAP

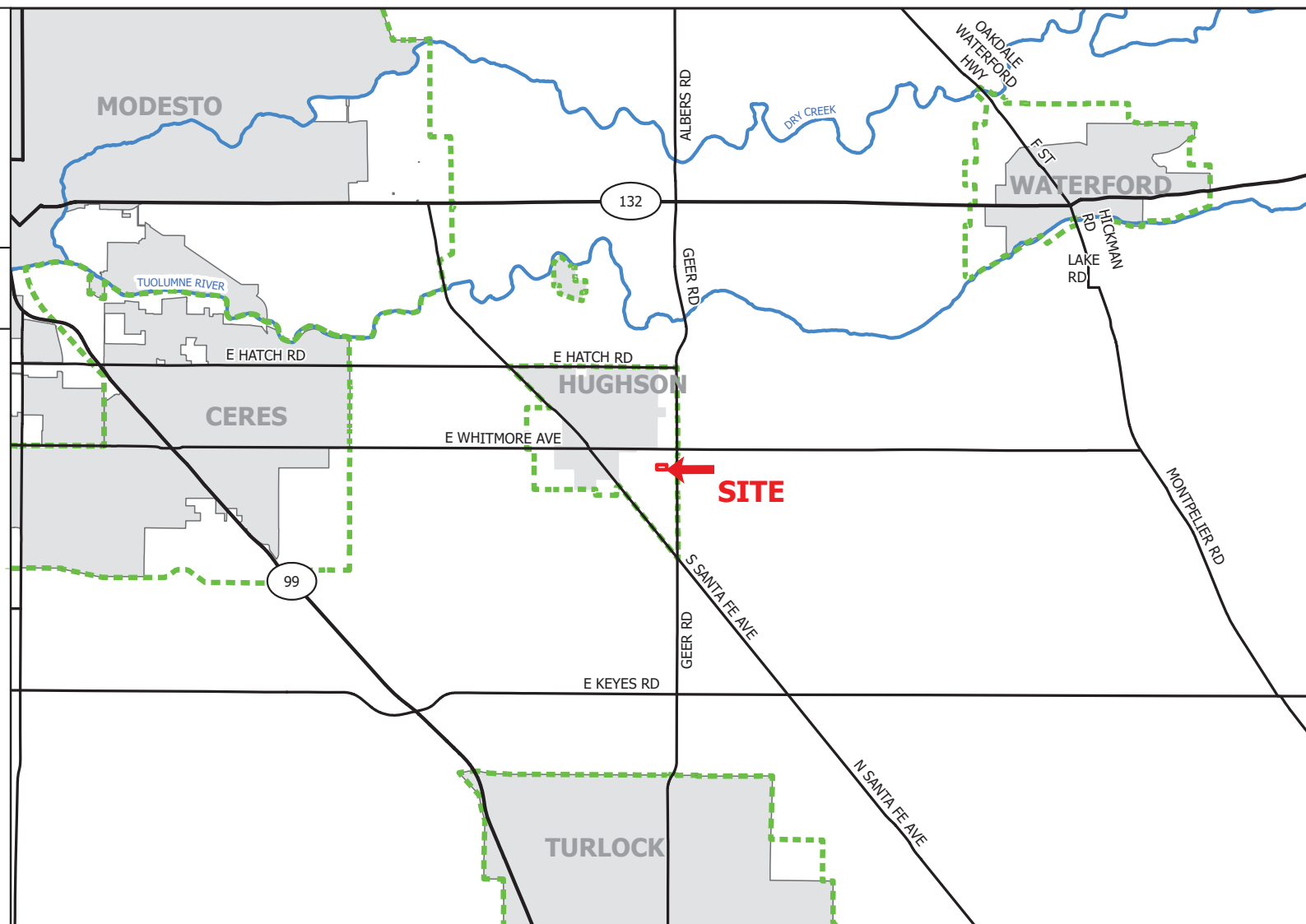
LEGEND

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



Source: Planning Department GIS

Date Exported: 11/18/2025



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PLN2025-0121**

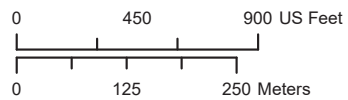
GENERAL PLAN

LEGEND

- Street
- Project Site
- Parcel
- Sphere of Influence

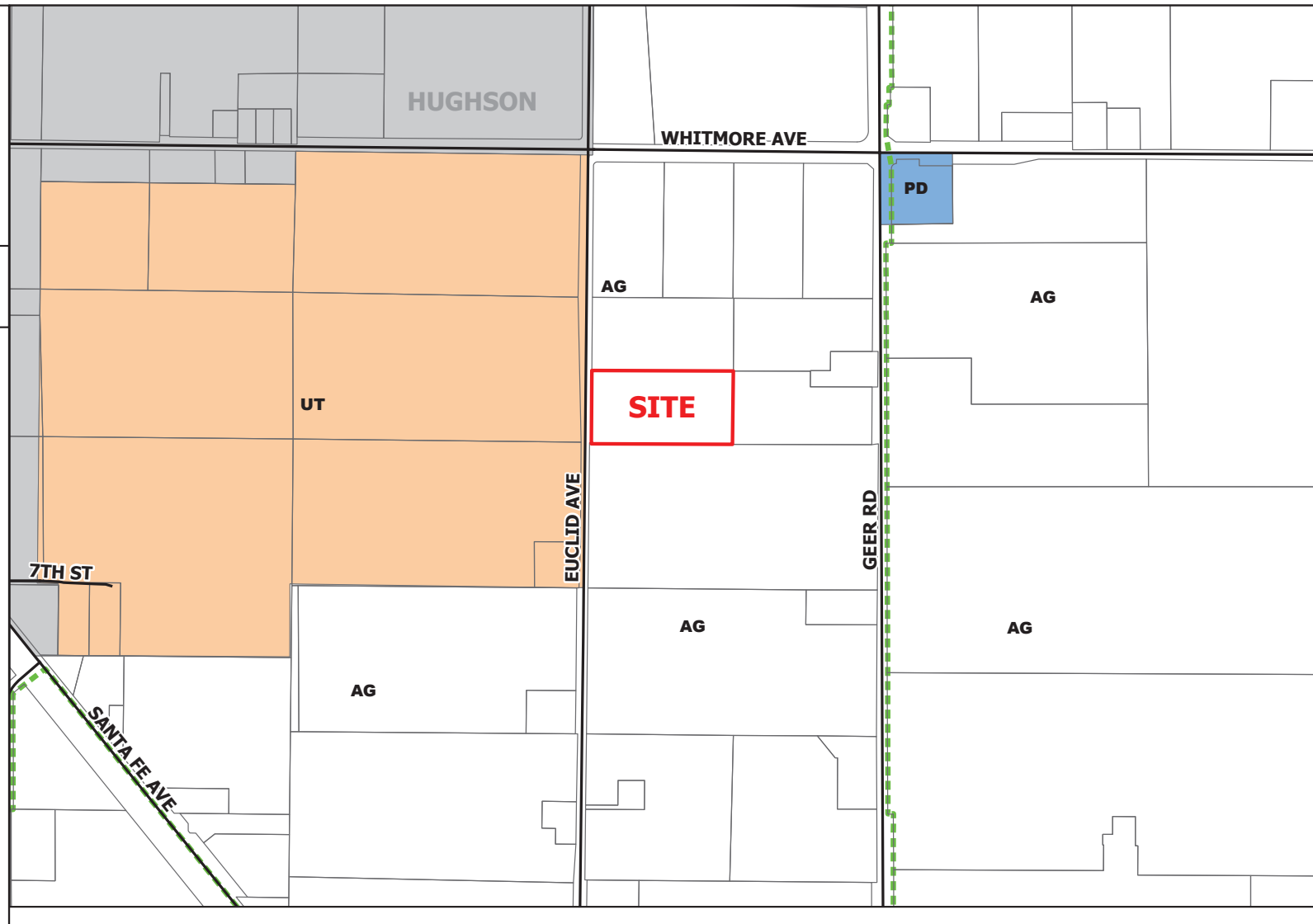
General Plan

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



Source: Planning Department GIS

Date Exported: 11/18/2025



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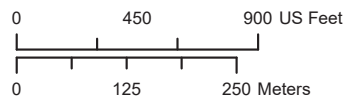
ZONING MAP

LEGEND

- Street
- Project Site
- Parcel
- Sphere of Influence

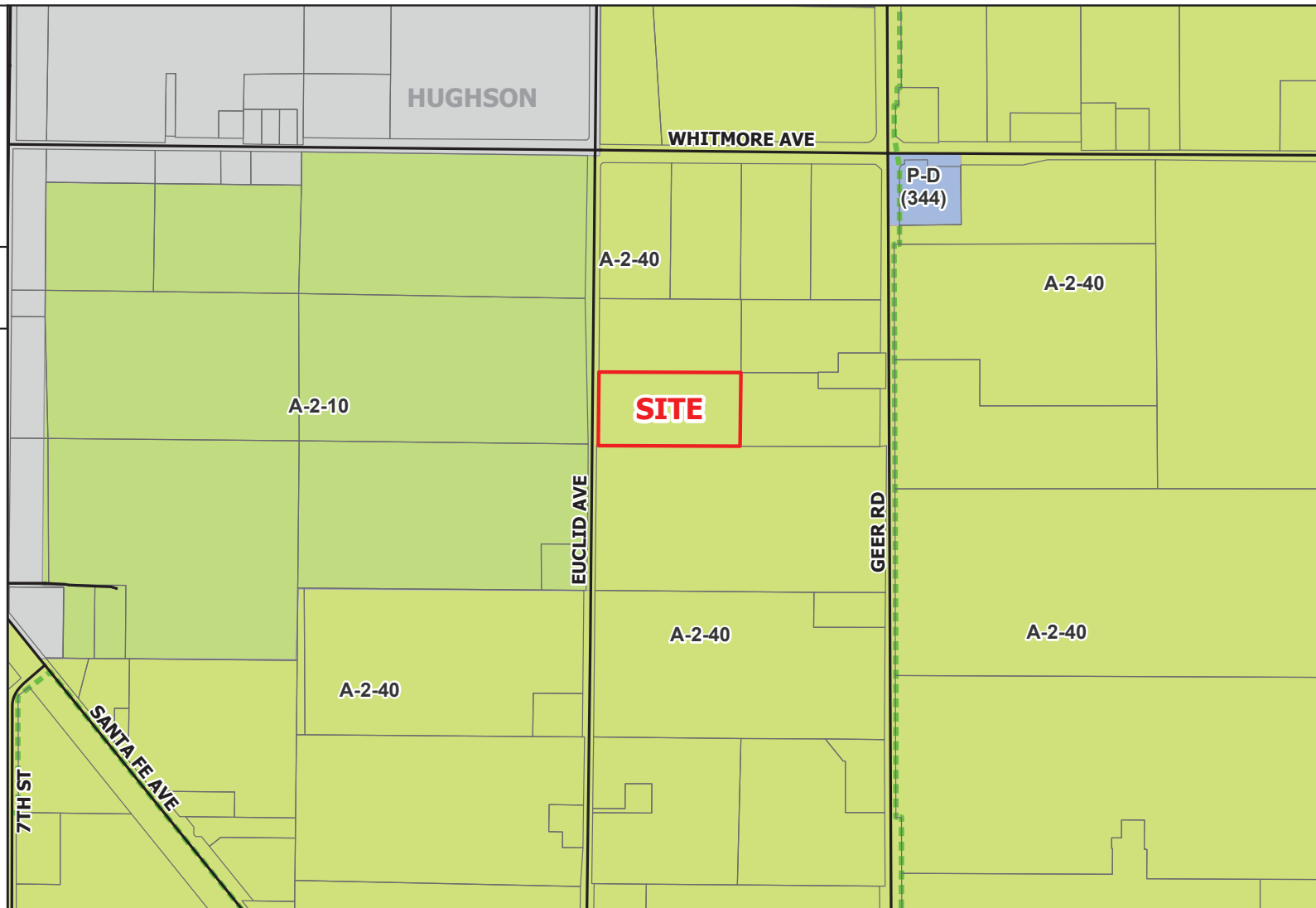
Zoning Designation

- City of Hughson
- General AG 10 Acre (A-2-10)
- General AG 40 Acre (A-2-40)
- Planned Development (P-D)



Source: Planning Department GIS

Date Exported: 11/18/2025



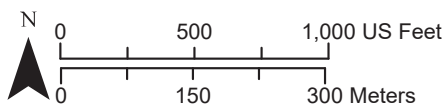
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2023 AERIAL AREA MAP

LEGEND

- Street
- Project Site
- Parcel



Source: Planning Department GIS

Date Exported: 11/18/2025



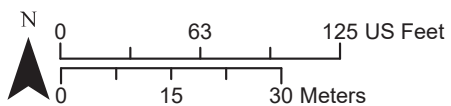
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2023 AERIAL SITE MAP

LEGEND

- Street
- Project Site
- Parcel



Source: Planning Department GIS

Date Exported: 11/18/2025



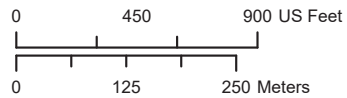
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ACREAGE MAP

LEGEND

- Street
- Project Site
- Parcel
- Sphere of Influence



Source: Planning Department GIS

Date Exported: 11/18/2025

