



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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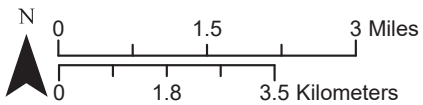
VILLEGAS HAULING

UP PLN2026-0051

AREA MAP

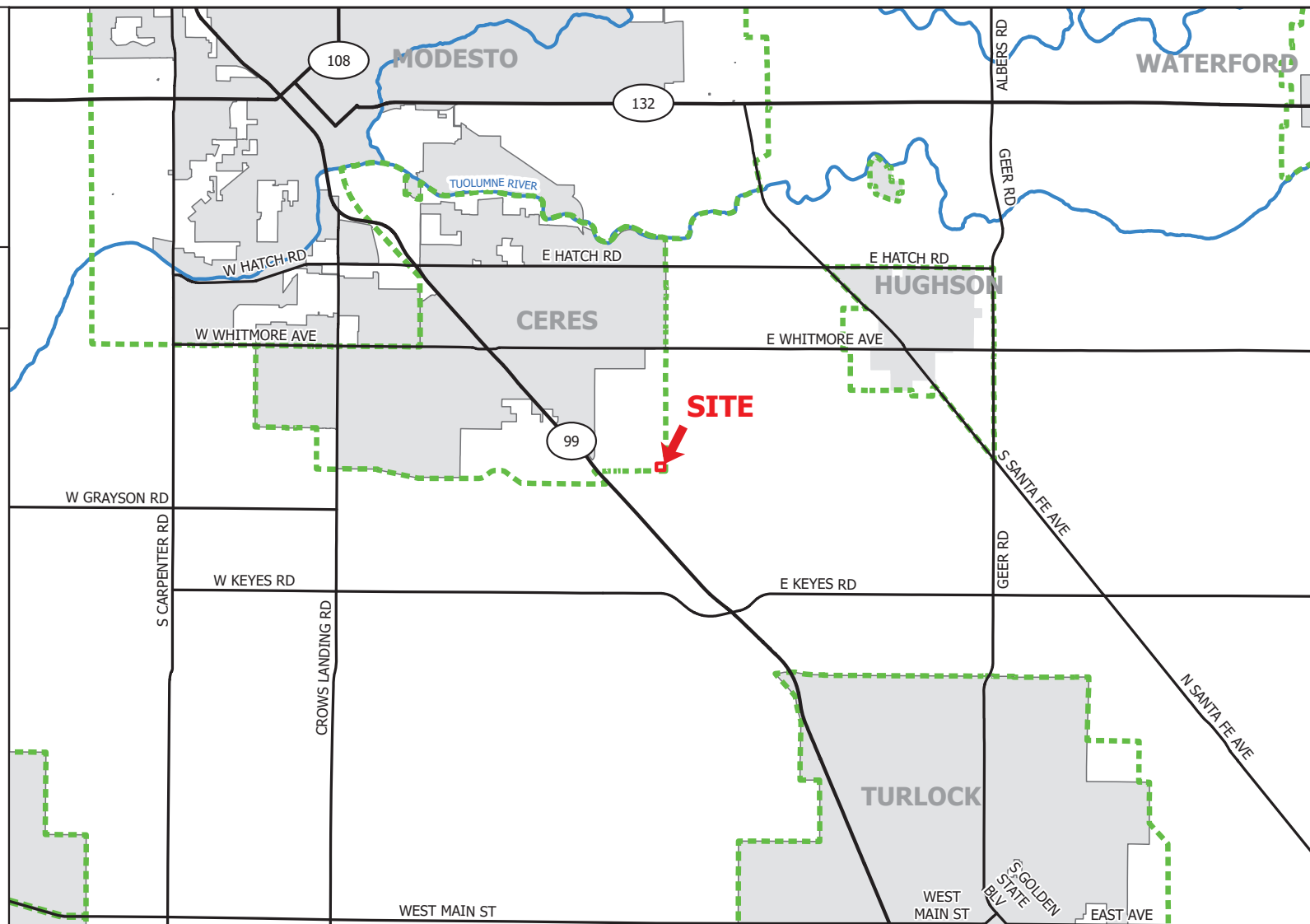
LEGEND

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



Source: Planning Department GIS

Date Exported: 7/2/2026



VILLEGAS HAULING

UP PLN2026-0051

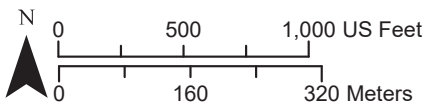
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

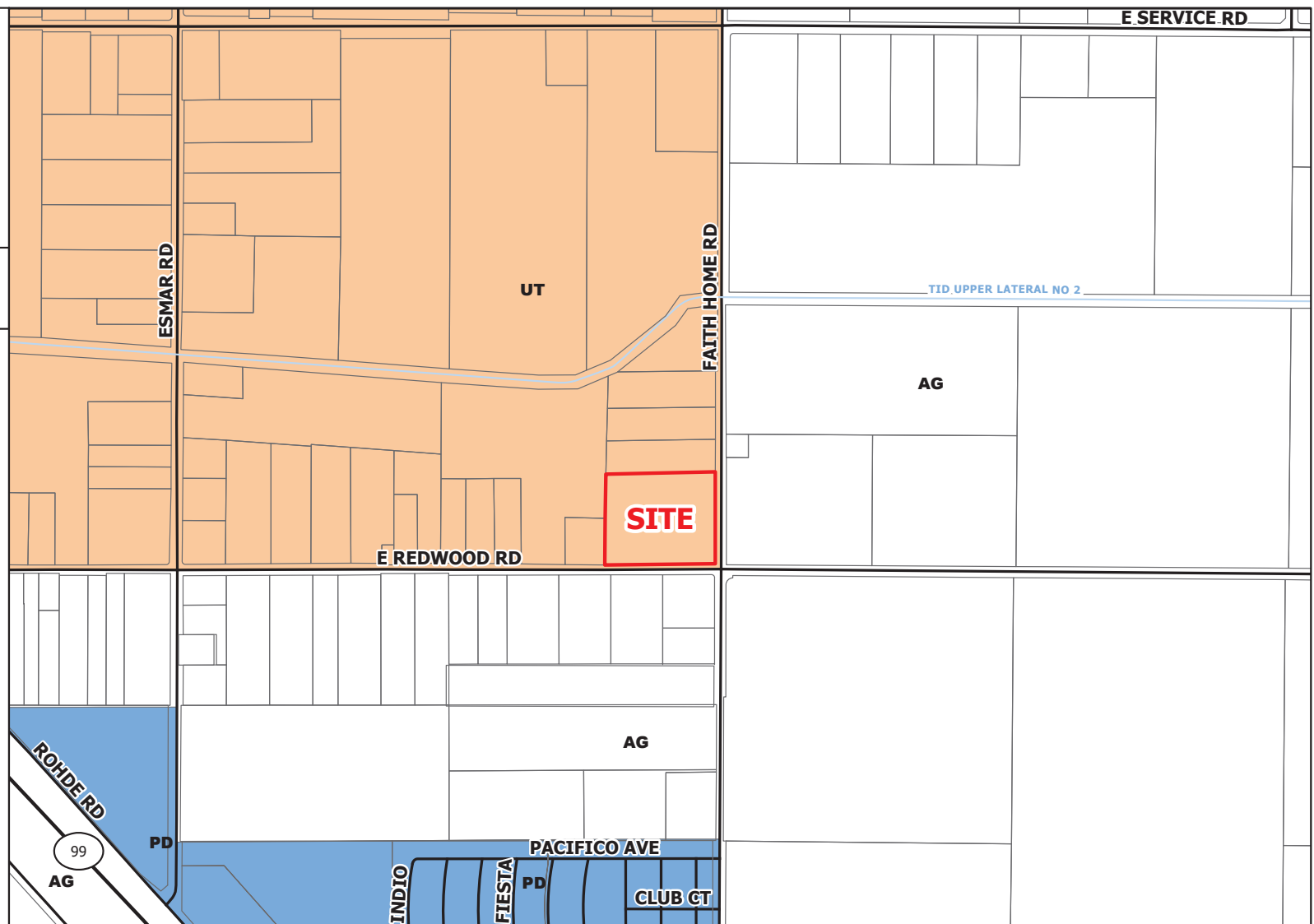
General Plan

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



Source: Planning Department GIS

Date Exported: 7/2/2026



VILLEGAS HAULING

UP PLN2026-0051

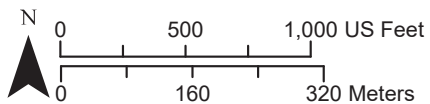
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal

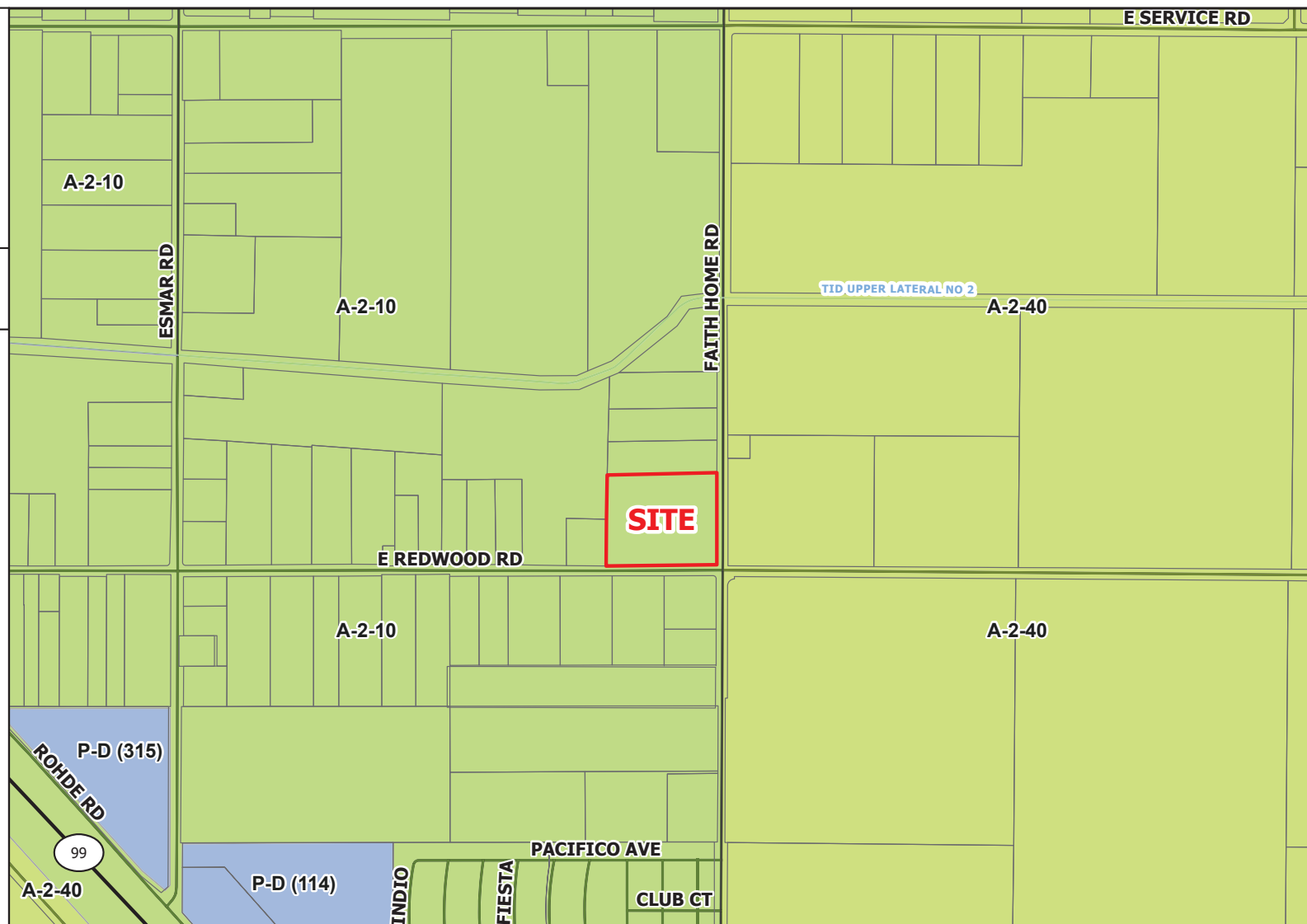
Zoning Designation

-  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



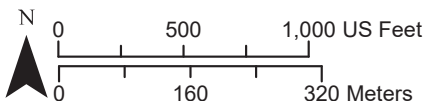
VILLEGAS HAULING

UP PLN2026-0051

ACREAGE MAP

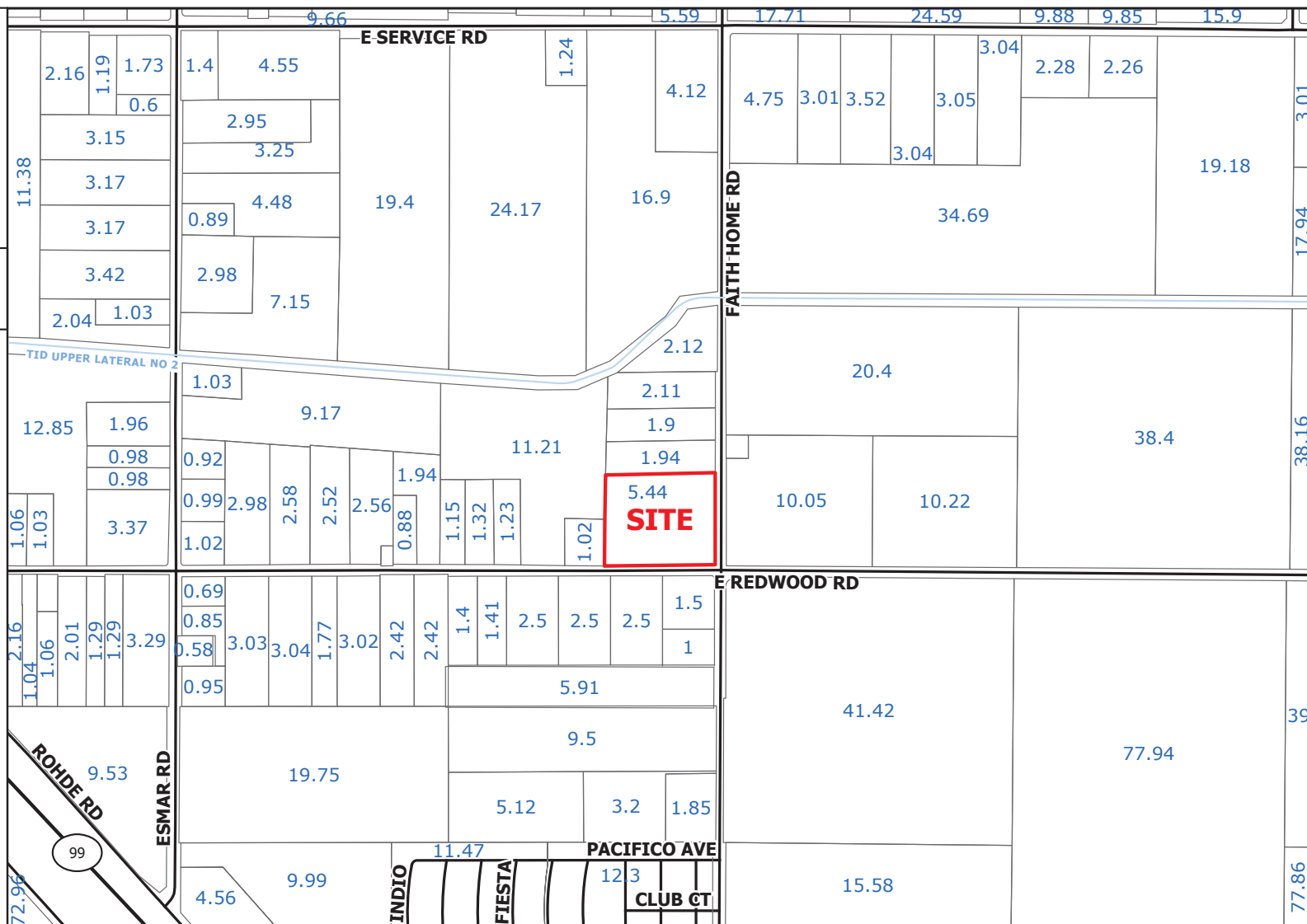
LEGEND

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



Source: Planning Department GIS

Date Exported: 7/2/2026



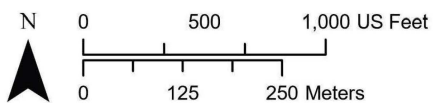
VILLEGAS HAULING

UP
PLN2026-0051

2025 AERIAL AREA MAP

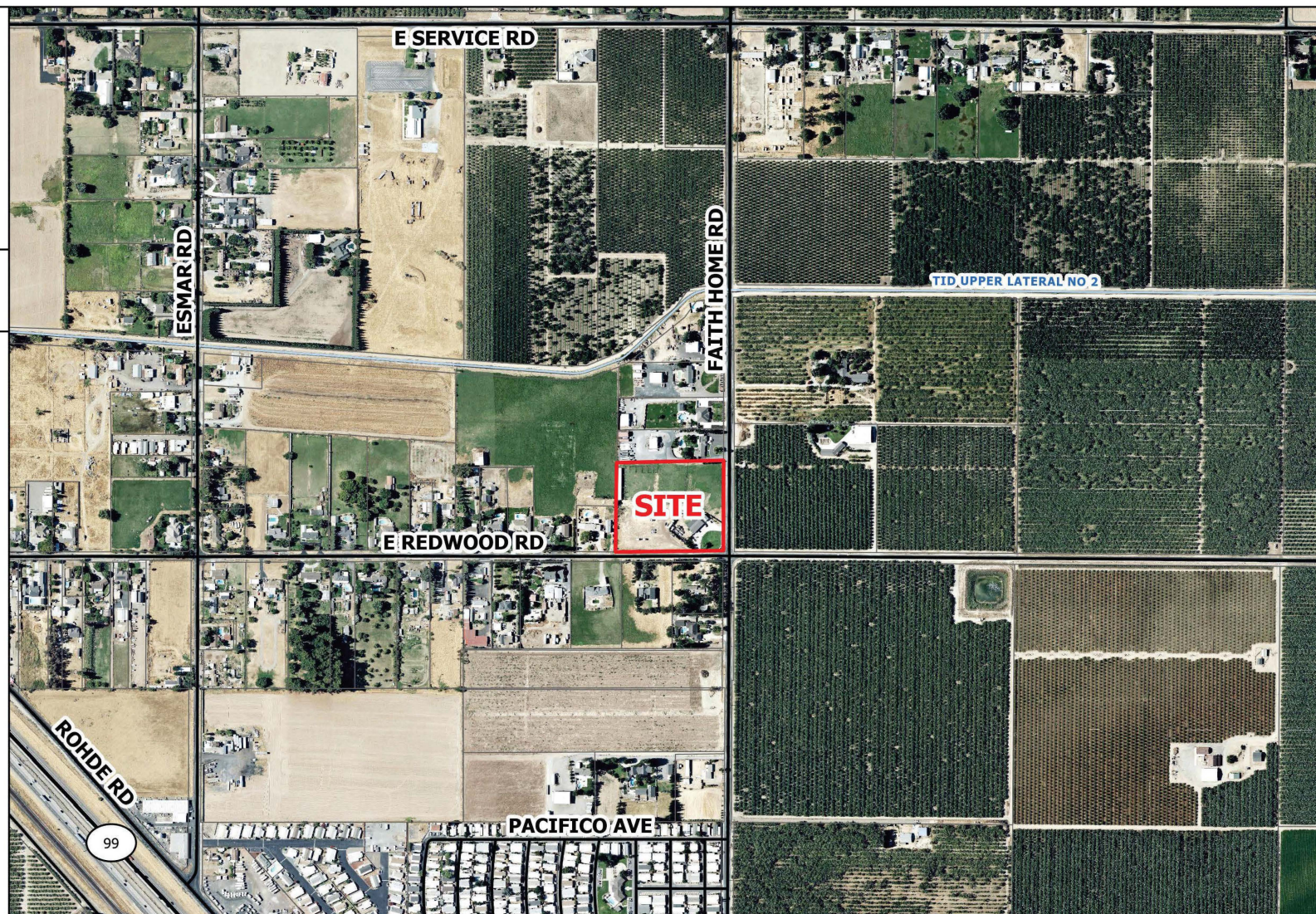
LEGEND

- Highway
- Street
- Project Site
- Parcel
- Canal



Source: Planning Department GIS

Date Exported: 7/2/2026



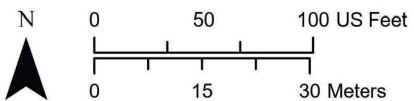
VILLEGAS HAULING

UP
PLN2026-0051

2025 AERIAL SITE MAP

LEGEND

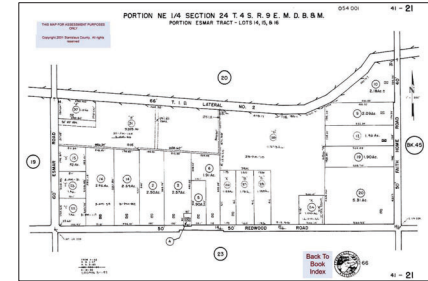
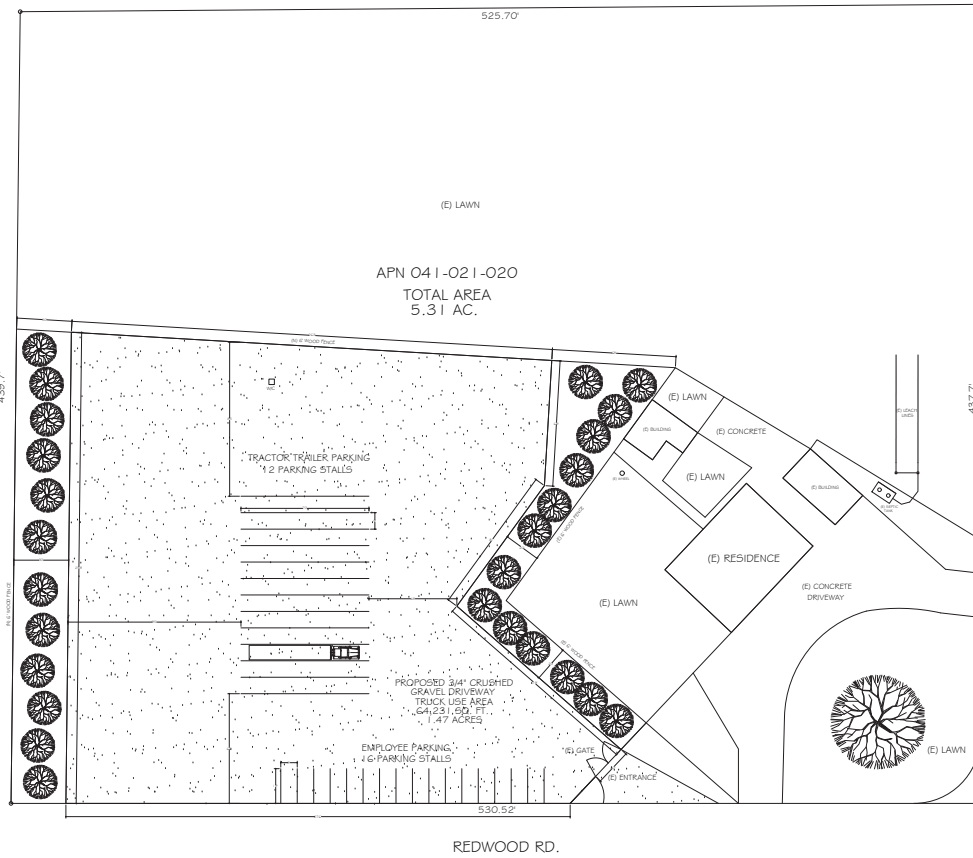
-  Project Site
-  Parcel
-  Street



Source: Planning Department GIS

Date Exported: 7/2/2026





PARCEL MAP



SITE PLAN
1/32" = 1'-0"

REVISIONS		BY
 MAGALLON CONSTRUCTION CO., INC. GENERAL BUILDING CONTRACTORS "FOUR DECADES OF BUILDING EXCELLENCE" State License No. 953336 DESIGN & DEVELOPMENT		
SITE PLAN		
USE PERMIT FOR A TRUCK TRACTOR PARKING FOR EMILIO MELARA 4467 FAITH HOME RD. CERES CA 95307		
DATE	04/27/06	
SCALE	1/32" = 1'-0"	
DRAWN	M. BARRETO	
JOB		
SHEET	A 1.0	

**DEPARTMENT OF PLANNING AND 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

Form Available Online: <http://www.stancounty.com/planning/applications.shtm>

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

General Plan Amendment

Subdivision Map

Rezone

Parcel Map

Use Permit

Exception

Variance

Williamson Act Cancellation

Historic Site Permit

Other _____

PLANNING STAFF USE ONLY:

Application No(s): _____

Date: 6/11/2026S 24 T 4 R 9GP Designation: UTZoning: GEN AG A-2-10Fee: \$5921.00Receipt No. 588248Received By: SRNotes: CE CASE RED FOLDER

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. Attach additional sheets as necessary)

***Please note:** A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).

The project consists of parking of commercial vehicles on privately owned property to support active agriculture operations within a 150 mile radius. The operation is seasonal from May to November Monday to Sunday 5am to 12pm. Property will be used solely for parking and staging, no freight transfers or Monrags operations. Existing access points will be used and vehicle movements will be limited to normal agricultural operating hours.

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 041 Page 021 Parcel 020

Project Site Address
or Physical Location:

4467 Faith Home Rd
Ceres CA 95307

Property Area:

5.31

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.:

AG Urban Transition

Existing General Plan & Zoning: AG Urban Transition

Proposed General Plan & Zoning: _____

ADJACENT LAND USE:

East: Orchards

West: Pasture

North: Dwelling

South: Dwelling

WILLIAMSON ACT CONTRACT:

Yes ☐ No ☒

Yes ☐ No ☒

Do you propose to cancel any portion of the Contract?

Yes ☐ No ☒

SITE CHARACTERISTICS: (Check one or more)

Flat ☒

☐

☐

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops ☐

☐

Pasture/Grassland ☒

☐

☐

☐

☐

☐

Yes ☐ No ☒

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes ☐ No ☐

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.)

STREAMS, LAKES, & PONDS:

Yes ☐ No ☒

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes ☐ No ☒

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed)

Yes ☐ No ☒

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes ☐ No ☒

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

- Yes ☒ No ☐ Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)
- Yes ☐ No ☒ Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes ☐ No ☒ Do you plan to build new structures? (If yes, show location and size on plot plan.)
- Yes ☐ No ☒ Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: 3823 Sq. Ft. Landscaped Area: _____ Sq. Ft.

Proposed Building Coverage: _____ Sq. Ft. Paved Surface Area: _____ Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) NIA

Number of floors for each building: _____

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) _____

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) _____

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) _____

UTILITIES AND IRRIGATION FACILITIES:

Yes ☒ No ☐ Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: TID Sewer*: Septic

Telephone: _____ Gas/Propane: _____

Water**: Pump/Well Irrigation: TID

***Please Note: A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.**

****Please Note: A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.**

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes ☐ No ☒ Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes ☐ No ☒ Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes ☐ No ☒ Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

Yes ☐ No ☐ Will the project include affordable or senior housing provisions? (If yes, please explain)

RESIDENTIAL PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: _____ Total Dwelling Units: _____ Total Acreage: _____

Net Density per Acre: _____ Gross Density per Acre: _____

(complete if applicable)	Single	Two Family	Multi-Family	Multi-Family
	_____	_____	_____	_____
	_____	_____	_____	_____

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): _____

Type of use(s): Truck parking for our owned trucks

Days and hours of operation: Sunday to Sunday

5 AM to 12 AM Seasonal May - November

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: _____

May - November

Occupancy/capacity of building: _____

Number of employees: (Maximum Shift): 12 (Minimum Shift): 6

Estimated number of daily customers/visitors on site at peak time: _____

Other occupants: _____

Estimated number of truck deliveries/loadings per day: parking only no loading

Estimated hours of truck deliveries/loadings per day: parking only no loading

Estimated percentage of traffic to be generated by trucks: _____

Estimated number of railroad deliveries/loadings per day: none

Square footage of:

Office area: _____

Warehouse area: _____

Sales area: _____

Storage area: _____

Loading area: _____

Manufacturing area: _____

Other: (explain type of area) _____

Yes ☐ No ☒ Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

Faith Home Rd and Redwood Ave

- Yes ☒ No ☐ Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)
- Yes ☐ No ☒ Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)
- Yes ☒ No ☐ Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) ☐ Drainage Basin ☐ Direct Discharge ☒ Overland

☐ Other: (please explain) _____

If direct discharge is proposed, what specific waterway are you proposing to discharge to? _____

Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS

Storm water discharges associated with construction activity are a potentially significant source of pollutants. The most common pollutant associated with construction is sediment. Sediment and other construction related wastes can degrade water quality in creeks, rivers, lakes, and other water bodies. In 1992, the State Water Resources Control Board adopted a statewide General Permit for all storm water discharges associated with construction activity that disturbs five or more acres of land. Effective March 10, 2003, all construction sites disturbing one or more acres of land will be required to obtain permit coverage. The General Permit is intended to ensure that construction activity does not impact water quality.

You need to obtain General Permit coverage if storm water discharges from your site and either of the following apply:

- Construction activities result in one or more acres of land disturbance, including clearing, grading, excavating, staging areas, and stockpiles or;
- The project is part of a larger common plan of development or sale (e.g., subdivisions, group of lots with or without a homeowner's association, some lot line adjustments) that result in one or more acres of land disturbance.

It is the applicants responsibility to obtain any necessary permit directly from the California Regional Water Quality Control Board. The applicant(s) signature on this application form signifies an acknowledgment that this statement has been read and understood.

STATE OF CALIFORNIA HAZARDOUS WASTE AND SUBSTANCES SITES LIST (C.G.C. § 65962.5)

Pursuant to California Government Code Section 65962.5(e), before a local agency accepts as complete an application for any development project, the applicant shall consult the latest State of California Hazardous Waste and Substances Sites List on file with the Planning Department and submit a signed statement indicating whether the project is located on a site which is included on the List. The List may be obtained on the California State Department of Toxic Substances Control web site (<http://www.envirostor.dtsc.ca.gov/public>).

The applicant(s) signature on this application form signifies that they have consulted the latest State of California Hazardous Waste and Substances List on file with the Planning Department, and have determined that the project site ☐ is or ☒ is not included on the List.

Date of List consulted:

6/10/20

Source of the listing:

(To be completed only if the site is included on the List)

ASSESSOR'S INFORMATION WAIVER

The property owner(s) signature on this application authorizes the Stanislaus County Assessor's Office to make any information relating to the current owners assessed value and pursuant to R&T Code Sec. 408, available to the Stanislaus County Department of Planning and Community Development.

Use Permit Support Statement

Seasonal Agricultural Truck Parking

Property Address:	4467 Faith Home Rd., Ceres, CA
County:	Stanislaus County, California
Project:	Seasonal Parking of Agricultural Hauling Trucks
Purpose:	Support regional agricultural harvest transportation

Written Statement Responding to Required Findings

Proposed Agricultural Service Establishment Seasonal Agricultural Trucking Operations and Vehicle Storage

Applicants:	Maria C. Melara Emilio Melara Villegas
Property Address:	4467 Faith Home Rd Ceres, CA 95307
County:	Stanislaus County, California

Project Description

The proposed use consists of the seasonal operation and year-round storage of agricultural commercial vehicles used exclusively to support local agricultural harvesting operations within Stanislaus County and the surrounding Central Valley. The vehicles are operated only during the agricultural season, generally from May through November, and are used solely for hauling agricultural commodities including tomatoes, walnuts, grapes, corn, and similar field-run crops from local farms to agricultural processing facilities.

Outside of the harvest season, the vehicles remain stored on-site in an inactive condition. No dispatching, maintenance, fueling, washing, repair work, freight transfer, or industrial activities occur on the property during the off-season. The proposed use is limited to vehicle parking and agricultural hauling support activities directly related to farming operations.

Finding 1

The establishment as proposed will not be substantially detrimental to or in conflict with agricultural use of other property in the vicinity.

The proposed operation directly supports surrounding agricultural activities and is compatible with the agricultural character of the area. The trucks are used exclusively for agricultural hauling and provide necessary transportation services for local farmers and processors during harvest periods.

The use does not remove agricultural land from production and does not introduce incompatible industrial or urban activities into the agricultural area. The project supports local agriculture and helps reduce roadside truck parking during peak harvest periods by providing organized on-site parking.

Finding 2

The establishment as proposed will not create a concentration of commercial or industrial uses in the vicinity.

The proposed use is limited in scope and intensity and does not function as a commercial truck terminal or industrial distribution facility. The operation is agricultural in nature and exists solely to support nearby farming operations.

No warehousing, manufacturing, retail activity, or freight transfer operations are proposed. Vehicle activity is seasonal and directly tied to agricultural harvest periods, allowing the property to maintain its rural and agricultural character.

Finding 3

It is necessary and desirable for such establishment to be located within the agricultural area as opposed to areas zoned commercial or industrial.

The proposed use must be located near active agricultural operations because the trucks serve local farms and agricultural processors throughout Stanislaus County and the surrounding Central Valley during time-sensitive harvest operations.

Locating the operation within the agricultural area improves operational efficiency, reduces unnecessary travel distances, and supports timely transportation of harvested crops to local processing facilities.

General Plan Consistency

The establishment, maintenance, and operation of the proposed use is consistent with the County General Plan because it directly supports agricultural production and related agricultural infrastructure within Stanislaus County.

The project supports the long-term viability of local agriculture by providing transportation services necessary for moving harvested crops to processing facilities and is compatible with surrounding agricultural land uses.

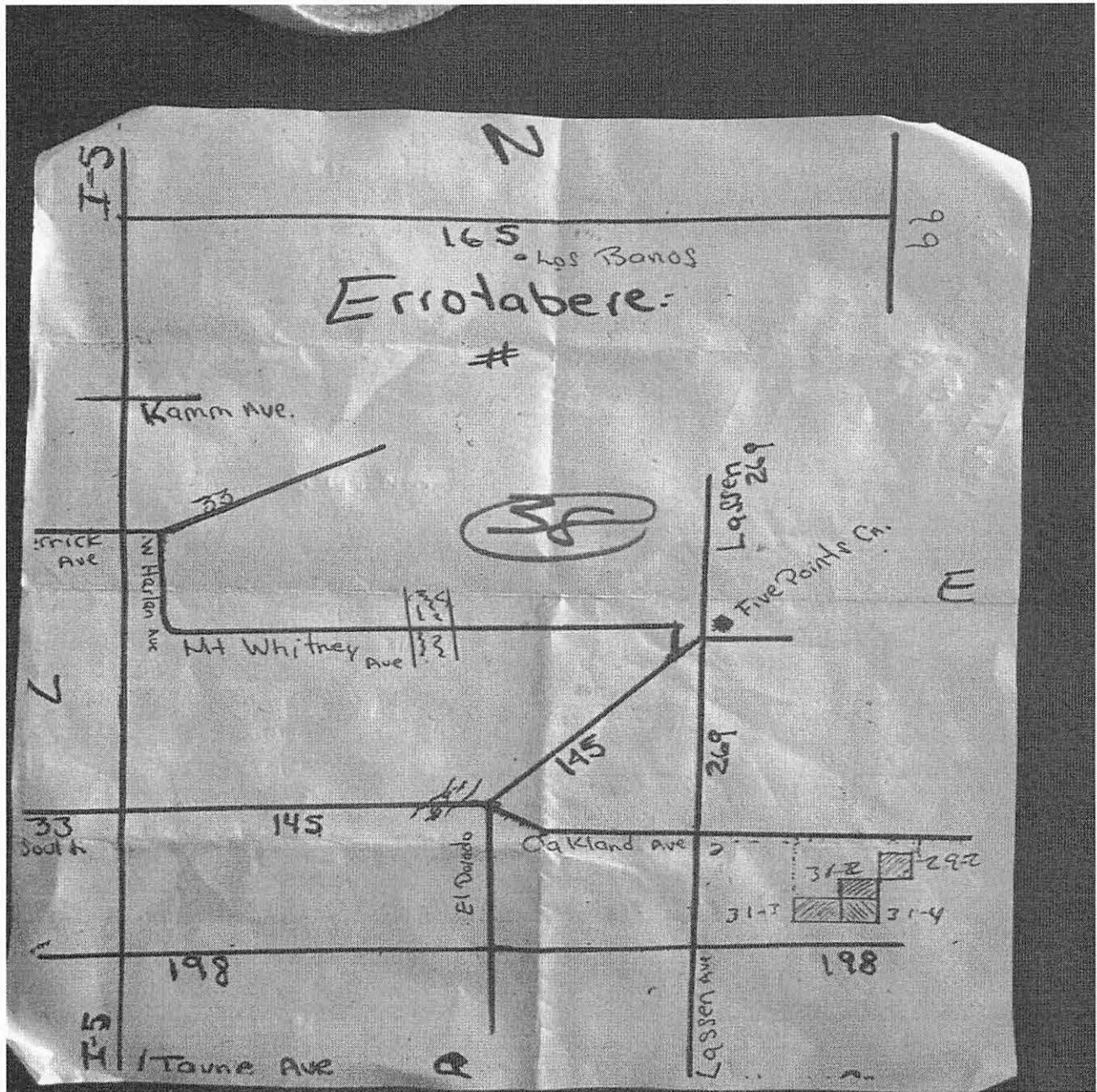
Health, Safety, and General Welfare

The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood, nor injurious to nearby property or improvements.

The operation is limited in scale and designed to minimize impacts to surrounding properties. No industrial processing, hazardous materials handling, fueling, truck washing, or unrelated commercial activities will occur on-site.

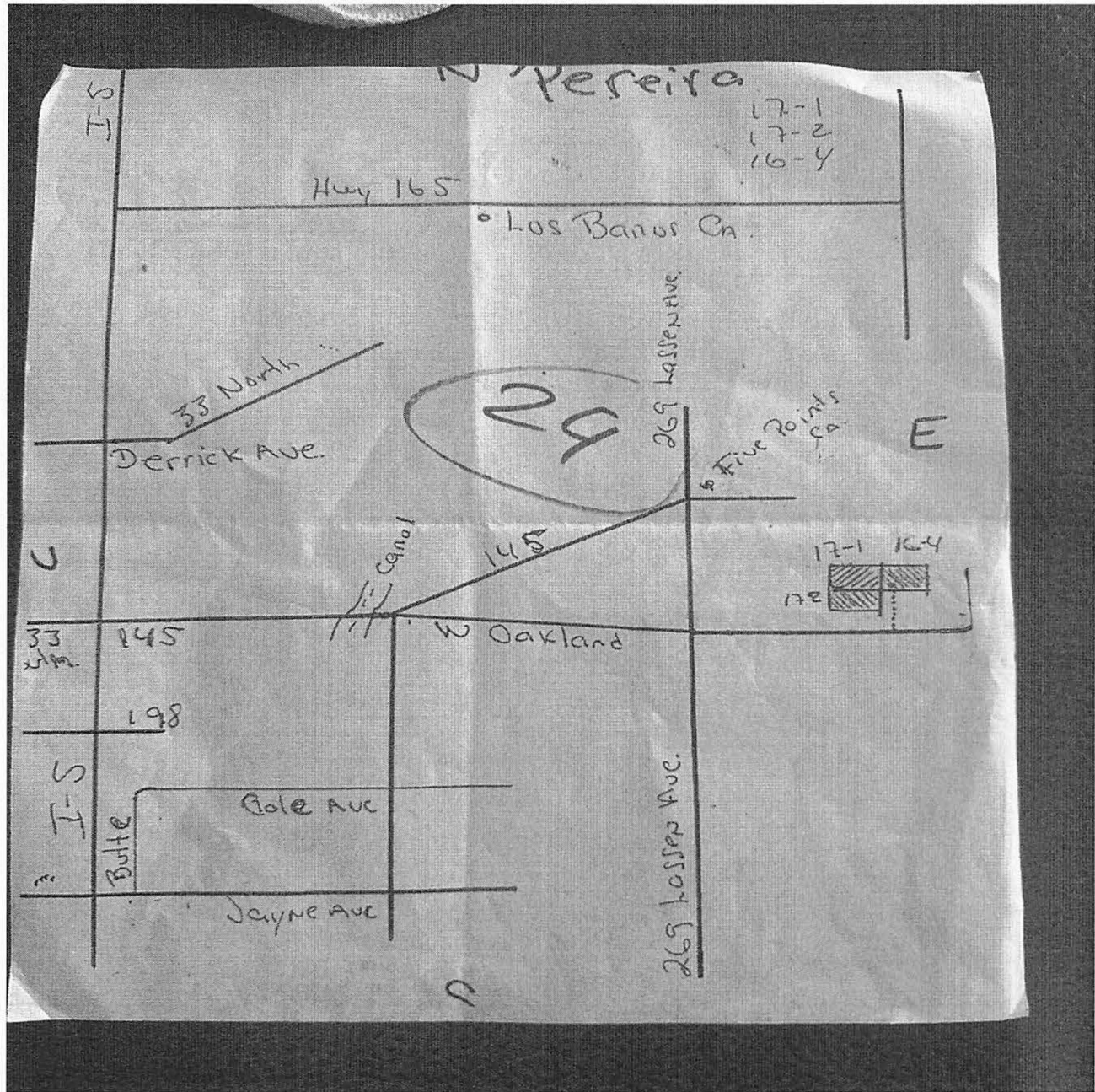
The property provides adequate space for on-site vehicle maneuvering and organized parking, reducing potential impacts to surrounding roadways and neighboring properties while maintaining compatibility with the surrounding agricultural environment.

Exhibit A – Antonini Tomato Harvest Field Locations (Sample Map)



A hand-drawn map on a piece of paper, oriented with North at the top. The map shows a grid of streets and several landmarks. At the top, the word "Freilaz" is written in large, bold letters. Below it, "165 a Los Berros Co." is written. A large circled "10" is drawn in the upper right quadrant. The map includes several streets: "I-5" on the left, "145" in the center, "198" at the bottom, "Lassen Rd 269" on the left, "Jensen Rd." in the center, and "Westview" on the right. A "Canal" is shown as a wavy line. A "Ford" is marked with a cross-hatched square. A "Chandler" is marked with a cross-hatched square. A "W State" is marked with a cross-hatched square. A "Jayne Ave" is marked at the bottom left. The map is labeled with "N" at the top and "S" at the bottom. The number "99" is written on the right side. The number "145" is written on the left side. The number "198" is written on the bottom side. The number "269" is written on the left side. The number "10" is circled in the upper right. The word "Freilaz" is written at the top. The word "165 a Los Berros Co." is written below it. The word "I-5" is written on the left. The word "145" is written in the center. The word "198" is written at the bottom. The word "Lassen Rd 269" is written on the left. The word "Jensen Rd." is written in the center. The word "Westview" is written on the right. The word "Canal" is written as a wavy line. The word "Ford" is marked with a cross-hatched square. The word "Chandler" is marked with a cross-hatched square. The word "W State" is marked with a cross-hatched square. The word "Jayne Ave" is marked at the bottom left. The map is labeled with "N" at the top and "S" at the bottom. The number "99" is written on the right side. The number "145" is written on the left side. The number "198" is written on the bottom side. The number "269" is written on the left side. The number "10" is circled in the upper right. The word "Freilaz" is written at the top. The word "165 a Los Berros Co." is written below it. The word "I-5" is written on the left. The word "145" is written in the center. The word "198" is written at the bottom. The word "Lassen Rd 269" is written on the left. The word "Jensen Rd." is written in the center. The word "Westview" is written on the right. The word "Canal" is written as a wavy line. The word "Ford" is marked with a cross-hatched square. The word "Chandler" is marked with a cross-hatched square. The word "W State" is marked with a cross-hatched square. The word "Jayne Ave" is marked at the bottom left.

Exhibit C – Additional Harvest Field Locations (Sample Map)



1. Project Description

This document is submitted in support of a use permit request for seasonal parking of agricultural hauling trucks at the property located at **4467 Faith Home Rd., Ceres, California** in Stanislaus County. The trucks operate as part of the regional agricultural supply chain transporting harvested crops from fields and agricultural processors to food processing plants within Stanislaus County and nearby areas.

2. Agricultural Hauling Operations

Our operations support several agricultural companies during harvest seasons. The trucks transport tomatoes, walnuts, and grapes from farms and hulling facilities to regional processing plants.

3. Tomato Hauling – Antonini (Modesto, CA)

Our primary agricultural hauling partner is Antonini, based in Modesto, California. Tomatoes are picked up from multiple fields throughout Stanislaus County and transported to: **Stanislaus Food Products Company**
1202 D St.
Modesto, CA 95354

4. Walnut Hauling – Jim Sbragia

Walnuts are transported from several agricultural locations including:

- Heinrich Farms – 3460 North Ave., Modesto, CA
- Keyes Huller – 5601 E Keyes Rd., Turlock, CA
- Debo Hauler – 5919 Carver Rd., Modesto, CA

Walnuts are delivered to: **DeRussy Nut Company**
25055 Arthur Rd.
Escalon, CA

5. Grape Hauling

During grape harvest season, trucks transport grapes from multiple vineyards within Stanislaus County to processing facilities operated by E. & J. Gallo Winery. Drop-off facility: **Gallo Winery**
1800 River Rd.
Livingston, CA

6. Seasonal Nature of Operations

Agricultural harvest operations occur during limited seasonal windows when crops must be moved rapidly from the field to processing facilities. Because harvest locations change daily depending on which fields are being harvested, trucks must operate from a centrally located staging location. The property at 4467 Faith Home Rd. provides a central location that allows trucks to efficiently travel to agricultural fields and processing plants throughout Stanislaus County. Outside of harvest activity, trucks remain parked and are not operating continuously.