



Notice of Completion and Environmental Document Transmittal California Environmental Quality Act

SCH # \_\_\_\_\_

TO: STATE CLEARINGHOUSE 1400 Tenth Street Sacramento, CA 95814 (916) 445-0613

FROM: STANISLAUS COUNTY Planning & Community Development 1010 10th Street, Suite 3400 Modesto, CA 95354 PHONE: (209) 525-6330 FAX: (209) 525-5911

Project Title Use Permit and Development Agreement Application No. PLN2020-0010 – Stanco Family Farms

Lead Agency Stanislaus County Planning and Community Development Contact Person Jeremy Ballard, Associate Planner Street Address 1010 10th Street, Suite 3400 Phone (209) 525-6330 City Modesto, CA Zip 95354 County Stanislaus

Present Land Use/Zoning/General Plan Designation:

PLU: Agriculture production, Modular Dwelling Zoning: A-2-40 (General Agriculture) GPD: Agriculture

Project Description:

Request to operate a commercial cannabis cultivation, nursery, and distribution operation on 3± acres in the northwest corner of a 35.8-acre parcel in the A-2-40 zoning district. The project proposes to construct a total of eight greenhouses, 3,920 square feet each in size, for a total of 23,040 square feet of nursery and cultivation canopy, and one 1,500 square-foot warehouse for processing activities solely for cannabis grown on-site. The warehouse building will also include an area for distribution activities associated with on-site cultivation and nursery production. Of the eight greenhouses, seven will be used for cultivation and one for nursery activities. The project site will be accessed via Sullivan Road by a private road and anticipates one vehicle trip per-day associated with supplies and distribution activities. The applicant anticipates up to five employees on a maximum shift, and hours of operation are proposed to be Monday through Friday 8:00 a.m. to 8:00 p.m. The site will be served by an existing well and will develop a private septic system.

Project Location

County Stanislaus County City/Nearest Community Newman Cross Streets Sullivan Road Zip Code 95313 Total Acres 35.8± Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W

Assessor's Parcel Number 028-015-026 Section 16 Twp. 8 Range 8 Base MDB&M Within 2 Miles: State Hwy # 5 Waterways California Aqueduct

Airports N/A Railways N/A Schools N/A

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

Starting Date September 10, 2021 Ending Date October 13, 2021

Signature [Handwritten Signature] Date 9/10/21

Document Type

- CEQA: [ ] NOP, [ ] Early Cons, [ ] Neg Dec, [x] Mit Neg Dec, [ ] Draft EIR, [ ] Supplement/Subsequent EIR (Prior SCH No.), [ ] Other (NOE, NOC, NOD, etc.) NEPA: [ ] NOI, [ ] EA, [ ] Draft EIS, [ ] FONSI OTHER: [ ] Joint Document, [ ] Final Document, [ ] Other

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project. (e.g. Notice of Preparation or previous draft document) please fill in.

**Local Action Type**

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation                             |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment                          |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit             | <input type="checkbox"/> Cancel Ag Preserve                     |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other Development Agreement |

**Development Type**

- |  |  |   |                        |
|--|--|---|------------------------|
| <input type="checkbox"/> Residential           | Units _____ Acres _____                  | <input type="checkbox"/> Water Facilities | Type _____ MGD _____   |
| <input type="checkbox"/> Office                | Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Transportation   | Type _____             |
| <input checked="" type="checkbox"/> Commercial | Sq.ft. 32,860 Acres 3 Employees 5        | <input type="checkbox"/> Mining           | Mineral _____          |
| <input type="checkbox"/> Industrial            | Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power            | Type _____ Watts _____ |
| <input type="checkbox"/> Educational           | _____                                    | <input type="checkbox"/> Waste Facilities | Type _____ MGD _____   |
| <input type="checkbox"/> Recreational          | _____                                    | <input type="checkbox"/> Hazardous Waste  | Type _____             |
| <input type="checkbox"/> OCS Related           | _____                                    | <input type="checkbox"/> Other            | _____                  |

**Project Issues Discussed in Document**

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> Aesthetic/Visual                | <input type="checkbox"/> Fiscal                     | <input type="checkbox"/> Recreation/Parks                | <input type="checkbox"/> Vegetation               |
| <input type="checkbox"/> Agricultural Land               | <input type="checkbox"/> Flood Plan/Flooding        | <input type="checkbox"/> Schools/Universities            | <input type="checkbox"/> Water Quality            |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Forest Land/Fire Hazard    | <input type="checkbox"/> Septic Systems                  | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Archeological/Historical        | <input type="checkbox"/> Geologic/Seismic           | <input type="checkbox"/> Sewer Capacity                  | <input type="checkbox"/> Wetland/Riparian         |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Minerals                   | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement        |
| <input type="checkbox"/> Coastal Zone                    | <input type="checkbox"/> Noise                      | <input type="checkbox"/> Solid Waste                     | <input type="checkbox"/> Land Use                 |
| <input type="checkbox"/> Drainage/Absorption             | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous                 | <input type="checkbox"/> Cumulative Effects       |
| <input type="checkbox"/> Economic/Jobs                   | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> Other:                   |

**Reviewing Agency 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 with an "S".

- |  |  |
|--|--|
| _____ Air Resources Board                    | _____ Native American Heritage Commission                            |
| _____ Boating & Waterways, Department of     | _____ Office of Emergency Services                                   |
| _____ California Highway Patrol              | _____ Office of Historic Preservation                                |
| S Caltrans District # _____ 10               | _____ Parks & Recreation   |
| _____ Caltrans Division of Aeronautics       | _____ Pesticide Regulation, Department of                            |
| _____ Caltrans Planning                      | _____ Public Utilities Commission                                    |
| _____ Coachella Valley Mountains Conservancy | _____ Reclamation Board  |
| _____ Coastal Commission                     | S Regional WQCB # _____  |
| _____ Colorado River Board Commission        | _____ Resources Agency   |
| _____ Conservation, Department of            | _____ S.F. Bay Conservation & Development Commission                 |
| _____ Delta Protection Commission            | _____ San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy |
| _____ Education, Department of               | _____ San Joaquin River Conservancy                                  |
| _____ Office of Public School Construction   | _____ Santa Monica Mountains Conservancy                             |
| _____ Energy Commission                      | _____ State Lands Commission   |
| _____ Energy Commission                      | _____ SWRCB: Clean Water Grants                                      |
| S Fish & Game Region # _____                 | S SWRCB: Water Quality   |
| _____ Food & Agriculture, Department of      | _____ SWRCB: Water Rights  |
| _____ Forestry & Fire Protection             | _____ 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 _____  |
| _____ Integrated Waste Management Board      |  |

**Lead Agency (Complete if applicable):**

Consulting Firm: Stanislaus County Planning & Comm. Dev.  
 Address: 1010 10<sup>th</sup> Street, Suite 3400  
 City/State/Zip: Modesto, CA 95354  
 Contact: Jeremy Ballard, Associate Planner  
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Applicant: Mark McManis, Stanco Family Farms  
 Address: 3801 Shoemaker Avenue  
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