



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH #2021100093

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
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Building Phone: (209) 525-6557 Fax: (209) 525-7759

Project Title: USE PERMIT APPLICATION NO. PLN2021-0070 - VELOCITER WIRELESS, INC - PIONEER AVENUE
Lead Agency: Stanislaus County Planning & Community Development Contact Person: Teresa McDonald, Associate Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 10742 Pioneer Avenue City/Nearest Community: Oakdale, CA
Cross Streets: Lon Dale Road Zip Code: 95361
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 9.88±
Assessor's Parcel Number: 006-001-053 Section: 6 Twp.: 2 Range: 10 Base: MDB&M
Within 2 Miles: State Hwy #: 120 Waterways: N/A
Airports: N/A Railways: N/A Schools: Oakdale Joint Unified/Valley Home

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

Starting Date: November 24, 2021 Ending Date: December 27, 2021

Document Type:

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

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [x] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other

Development Type:

- [] Residential Units: Acres:
[] Office Sq.ft.: Acres: Employees:
[] Commercial Sq.ft.: Acres: Employees:
[] Industrial Sq.ft.: Acres: Employees:
[] Educational
[] Recreational
[] OCS Related
[] Water Facilities Type: MGD
[] Transportation Type:
[] Mining Mineral:
[] Power Type: MW
[] Waste Facilities Type: MGD
[] Hazardous Waste Type:
[x] Other Unmanned Communications Facility

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 [x] Other N/A

Present Land Use/Zoning/General Plan Designation:

single-family dwelling, unmanned communications facility / A-2-40 (General Agriculture) / Agriculture

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

Request to permit an existing wireless communication facility constructed in 2020, on a 9.88± acre parcel in the A-2-40 (General Agriculture) zoning district. The proposal includes an existing 100-foot-tall lattice-style tower used to deliver broadband internet. In accordance with Section 21.91.020(B) of the County Code, a use permit would be required for a lattice-style communication tower. The existing tower did not receive appropriate land use entitlements or building permits prior to construction. As such, a use permit is required to operate the existing unmanned communication facility. The existing tower includes 16 antennas, between the 55 and 95-foot centerlines, which will be connected to an existing utility cabinet mounted on the tower. Existing fencing around the perimeter of the tower will consist of a combination of cattle fencing and barbed-wire. The tower is setback approximately 258± feet from the nearest adjacent offsite residential structure. No additional ground equipment is proposed. The project site is improved with a single-family dwelling and accessory structures and is served by private well and septic. The site has access to County-maintained Pioneer Avenue.

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".

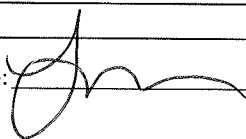
- | | |
|--|---|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> Caltrans District # <u>10</u> | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Lead Agency (Complete if applicable):

Stanislaus County Planning & Community

Consulting Firm: Development
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Teresa McDonald, Associate Planner
Phone: (209) 525-6330

Applicant: Velociter Wireless, Inc.
Address: 1525 2nd Street
City/State/Zip: Escalon, CA 95320
Contact: Kristi Anthony
Phone: (209) 838-1221 *109

Signature of Lead Agency Representative: 

Date: 11/24/21