



Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # _____

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
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

Project Title: Use Permit No. PLN2023-0080 - Westside Nursery
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Kristen Anaya, Associate Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: NW Corner of River & Villa Manucha Rds City/Nearest Community: Newman
Cross Streets: River Rd & Villa Manucha Rd Zip Code: 95360
Longitude/Latitude (degrees, minutes and seconds): 0 00 00 N / 0 00 00 W Total Acres: 40.76
Assessor's Parcel Number: 049-018-006 Section: Twp.: Range: Base: MDB&M
Within 2 Miles: State Hwy #: Waterways: San Joaquin River, Orestimba Creek,
Airports: Railways: Schools:

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

Starting Date: October 26, 2023 Ending Date: November 10, 2023

Document Type:

- CEQA: [] NOP [] Draft EIR [] Supplement/Subsequent EIR [] 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:
[x] Office Sq.ft.: 2475± Acres: 0.57 Employees: 6
[x] Commercial Sq.ft.: 33,250± Acres: 0.76 Employees: 10
[] 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:
[] Other

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:

Orchard / Agriculture / General Agriculture (A-2-40) / Agriculture

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

Request to establish a wholesale nursery and landscape contracting business on a 40.76± acre parcel in the General Agriculture (A-2-40) zoning district. The project site is currently planted in an orchard. An 8.78± acre area is proposed to be enclosed within a six-foot-tall chain-link fence with barbed wire treatments, within which the applicant proposes construction of 39,302 square feet of structures consisting of: a 2,577± square-foot single-family dwelling to serve as a watchman's quarters; a 2,475± square-foot office; a 10,850± square-foot maintenance building; a 1,000± square-foot mobile home for watchman's living quarters; and two 11,200± square-foot storage buildings. The proposed office floorplan will consist of five offices, a conference room, two restrooms, storage, a copier room, and a breakroom. The proposed storage structures are proposed to be utilized for storage of soils, fertilizers, tree stakes, irrigation parts, and sprays. The proposed maintenance building will consist of an employee breakroom, equipment storage, and repair. The security living quarters will be used as a dwelling for an employee and used as a watchman's quarters.

Within the 8.78± acre fenced development area, 2.33± acres of nursery planting consisting of ornamental trees and shrubs is proposed for immediate planting, and 2.25± acres proposed for planting within five years of project approval. Approximately paved area containing 25 parking stalls and 20 above-ground concrete containment bunkers for storage of landscape materials (bark, wood chips, soils, gravel) and graveled areas for the parking of up to ten work trucks with trailers, and ten pieces of heavy equipment (trenchers, skid steers, and mini-excavators). A 2,600± square-foot single-family dwelling is also proposed to be constructed on the property outside of the fenced area; however, this dwelling will be rental housing and is not a part of the proposed nursery and landscape contracting operation. The balance of the property will remain planted in orchard. The project site is currently enrolled in Williamson Act Contract No. 71-95 and proposes to remain enrolled if the project is approved.

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".

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| <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 checked="" 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 checked="" 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 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):

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

Applicant: Amarak Farms, LLC
Address: 27107 State Highway 33
City/State/Zip: Newman, CA 95360
Contact: Elwyn Heinen, Advanced Design Group, Inc.
Phone: 209-577-3108

Signature of Lead Agency Representative: 

Date: 10/26/23