

Notice of Completion and Environmental Document Transmittal

SCH # 2023100765

California Environmental Quality Act

TO: **State Clearinghouse**

P.O. Box 3044 Sacramento, CA 95812-3044 (916) 445-0613

Stanislaus County Planning & Community Development 1010 10th Street, Suite 3400, Modesto, CA 95354 FROM:

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 Nu	ursery		
Lead Agency:	Stanislaus County Planning and Commu	nity Developmen	t Contact Person: K	risten Anaya, Associate	Planner
Street Address:	1010 10th Street, Suite 3400		Phone: (2	209) 525-6330	
City:	Modesto, CA	Zip: _95354	County: S	Stanislaus	
Project Location		cha Rds City/N			
Cross Streets:	River Rd & Villa Manucha Rd		Zip Code: <u>95</u>	360	
Longitude/Latitude (d	degrees, minutes and seconds): °'	" N /	_°'" W		al Acres: 40.76
Assessor's Parcel N			Twp.:		Base: MDB&M
Within 2 Miles: Sta	-		· -	River, Orestimba Creek,	
	Airports: N/A	Railways: N/A	<u> </u>	_Schools: N/A	
Local Public Rev	riew Period: (to be filled in by lead age	nev)			
Starting Date:			Date: July 9, 2024		
		Enaing	Date: 0419 0, 2024		
Document Type:				·	
CEQA: NOP	☐ Draft EIR	NEPA:		: Doint Document	
☐ Early Cons] EA	☐ Final Document	
Neg Dec	(Prior SCH No.)	_	Draft EIS	☐ Other:	
☐ Mit Neg D	Dec Other:] FONSI		
Local Action Typ General Plan Upda General Plan Ame General Plan Elem Community Plan	ate			☐ Annexation ☐ Redevelopm ☐ Coastal Perm etc.) ☐ Other	
Development Ty	pe:	-		·	
Residential Unit	· — — · · · · · — —		☐ Water Facilities	Туре:	MGD
	ft.: <u>2475±</u> Acres: <u>0.57</u> Employees:	_	☐ Transportation	Type:	
	ft.: <u>33,250±</u> Acres: <u>0.76</u>		☐ Mining ☐ Power	Mineral: Type:	MW
☐ Educational	L Acres Employees.		☐ Waste Facilities	туре: Туре:	MGD
Recreational			☐ Hazardous Waste		
☐ OCS Related			☐ Other		
Project Issues Di	iscussed in Document:				
☐ Aesthetic/Visual		☐ Recreation/F	Parks	□ Vegetation	
☐ Agricultural Land	☐ Flood Plain/Flooding	☐ Schools/Univ		☐ Water Quality	
☐ Air Quality	☐ Forest Land/Fire Hazard	☐ Septic Syste		☐ Water Supply/Grou	undwater
	orical ☐ Geological/Seismic	☐ Sewer Capa		☐ Wetland/Riparian	
☐ Biological Resource			/Compaction/Grading	Growth Inducemen	nt
☐ Coastal Zone	☐ Noise	☐ Solid Waste	,	Land Use	
☐ Drainage/Absorption	on	☐ Toxic/Hazare	dous	☐ Cumulative Effects	3
☐ Economic/Jobs	☐ Public Services/Facilities	☐ Traffic/Circu	ilation	Other: N/A	
	e/Zoning/General Plan Designat				
Orchard / Agriculture	e / General Agriculture (A-2-40) / Agricul	.ture			

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, bease denote that agency with an "S". Air Resources Board Air Resources Board Air Resources Board Galifornia Emergency Management Agency California Emergency Management Agency California Emergency Management Agency California Emergency Management Agency California Engency Management Of Peakide Requision Department of Peakide Requision Department of Colorado River Board Commission S Conservation, Department of Condembration Corrections, Department of Education, Department of Energy Commission S Fin & Game Region # 4 SMRCB: Water Rights Food & Agriculture, Department of Health Services, Department of Housing & Community Development Integrated Waste Management Board Native Americas, Department of Health Services, Department of			ion: (please use a separate page if necessary) blish a wholesale nursery and lan		business on a on an 8.78± acre portion of a		
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Contact: Kristen Anaya, Associate Planner Contact: Elwyn Heinen, Advanced Design Group, Inc.		_					
		City/State/Zip:	Modesto, CA 95354	City/State/Zip:	Newman, CA 95360		
Phone: (209) 525-6330 Phone: 209-577-3108		Contact:	Kristen Anaya, Associate Planner	Contact:	Elwyn Heinen, Advanced Design Group, Inc.		
		Phone:	(209) 525-6330	Phone:	209-577-3108		

Signature of Lead Agency Representative: Signature on File

Date: June 6, 2024