



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 APPLICATION NO. PLN2023-0146 – CENTRAL IRRIGATION, INC.

Lead Agency: Stanislaus County Planning and Community Development Contact Person: Jeremy Ballard, Senior Planner

Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330

City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 757 Orchard Road City/Nearest Community: Vernalis

Cross Streets: HWY 33 Zip Code: 95385

Longitude/Latitude (degrees, minutes and seconds): 0 00' 00" N / 0 00' 00" W Total Acres: 194.8

Assessor's Parcel Number: 016-006-007 Section: 1 Twp.: 4 Range: 6 Base: MDB&M

Within 2 Miles: State Hwy #: 33 Waterways: San Joaquin River

Airports: N/A Railways: SPRR Schools: Rising Sun

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

Starting Date: December 22, 2023 Ending Date: January 08, 2024

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: _____ Employees: _____
[] Office Sq.ft.: _____ Acres: _____ Employees: _____
[x] Commercial Sq.ft.: 10,000 Acres: 3.5 Employees: 3
[] 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:

Agricultural production, single-family dwelling and accessory structures/General Agriculture (A-2-40)/Agriculture

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

Request to establish an agricultural service establishment within two existing 5,000 square feet each metal buildings and outdoor storage on a 3.5±-acre portion of a 194.8-acre parcel in the General Agriculture (A-2-40) zoning district. The business will serve as an agricultural irrigation component warehouse for delivery or pickup or irrigation materials by agricultural customers. The warehouses will store PVC pipe, drip irrigation hoses, and other irrigation components. Additional storage of material will be stored north of each building, enclosed by a six-foot-tall chain-link fence.

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: Jeremy Ballard, Senior Planner
Phone: (209) 525-6330

Applicant: Central Irrigation, Inc.
Address: PO BOX 67
City/State/Zip: Westley, CA 95387
Contact: Keith Yamamoto
Phone: (209) 331-0714

Signature of Lead Agency Representative: 

Date: 12/22/23