



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. PLN2022-0097 - PERNSTEINER AND SONS FABRICATION, INC. Lead Agency: Stanislaus County Planning and 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: 712 West Harding Road City/Nearest Community: Turlock Cross Streets: South Soderquist Road Zip Code: 95380 Longitude/Latitude (degrees, minutes and seconds): 0 00' 00" N / 0 00' 00" W Total Acres: 19.40 Assessor's Parcel Number: 044-045-010 Section: 34 Twp.: 5 Range: 10 Base: MDB&M Within 2 Miles: State Hwy #: State Route 99 Waterways: TID Lateral No. 5

Cunningham Elementary

Airports: N/A Railways: N/A Schools: Fusion Charter

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

Starting Date: September 25, 2024 Ending Date: October 10, 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: _____ [] Water Facilities Type: _____ MGD _____ [] Office Sq.ft.: _____ Acres: _____ Employees: _____ [] Transportation Type: _____ [x] Commercial Sq.ft.: 6,600 Acres: 19 Employees: 3 [] Mining Mineral: _____ [] Industrial Sq.ft.: _____ Acres: _____ Employees: _____ [] Power Type: _____ MW _____ [] Educational _____ [] Waste Facilities Type: _____ MGD _____ [] Recreational _____ [] Hazardous Waste Type: _____ [] OCS Related _____ [] 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: None Yet Identified

Present Land Use/Zoning/General Plan Designation:

Residence / General Agriculture A-2-40 / Agriculture

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

Request to establish a farm equipment repair facility on a 19.40± acre parcel in the General Agriculture (A-2-40) zoning district. The site is currently improved with a 2,624± square-foot single-family dwelling with a pool, 2,989± square-foot barn, 1,632± square-foot shed, 1,440± square-foot shed, 2,800± square-foot equipment storage building, and a 6,600± square-foot shop building. The equipment repair business will utilize the shop building to make repairs to equipment consisting of a mix of agricultural equipment consisting of tractors, mowers, discs, spreaders, shakers, pickers, and elevators. The facility welds and replaces parts as needed and also machines necessary parts including shafts, hydraulic cylinders, and pins. Approximately 80% of the work is completed on-site and 20% is done on the customer's property. The service area consists of Stanislaus and Merced County. The proposed hours of operation are Monday through Friday, from 7:00 a.m. to 3:30 p.m., with three employees on a maximum shift (one shift per-day), an estimated two daily customers, and one truck trip per-week. The project site will include a total of nine graveled parking spaces for passenger vehicles, and a graveled area surrounding the developed footprint, which will also serve as a staging area for equipment that is awaiting repair or parts. No goods will be manufactured or sold on-site. The balance of the property will remain in production agriculture. Stormwater will be required to be maintained on-site and is currently proposed to be handled via overland drainage. No construction is proposed; however, building permits may be required for any change of occupancy of the existing structures. The site is served by a private well and septic system. Access to County-maintained West Harding Road is provided via an existing 16-foot-wide asphalt driveway.

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 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 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: Teresa McDonald
 Phone: (209) 525-6330

Applicant: Pernsteiner and Sons Fabrication, Inc.
 Address: 712 West Harding Road
 City/State/Zip: Turlock, CA 95380
 Contact: Jesse Pernsteiner
 Phone: 209-652-3445

Signature of Lead Agency Representative: Jesse McDonald

Date: September 25, 2024