



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2024091085

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 / Email: (209) 525-6330 / planning@stancounty.com
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 712 West Harding Road City/Nearest Community: Turlock
Cross Streets: S Walnut Road and Lander Avenue Zip Code: 95380
Longitude/Latitude (degrees, minutes and seconds): 37° 27' 42.72" N / 120° 51' 25.73" 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
Airports: N/A Railways: Schools: Cunningham Elementary; Fusion Charter

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

Starting Date: April 30, 2025 Ending Date: June 4, 2025

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR [ ] Early Cons [ ] 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:
[ ] Office Sq.ft.: Acres: Employees:
[x] Commercial Sq.ft.: 6,600 Acres: 19 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: None identified

Present Land Use/Zoning/General Plan Designation:

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

Request to permit an agricultural equipment repair business operating on a 19.40± acre parcel in the General Agriculture (A-2-40) zoning district. The equipment repair business will utilize an existing 6,600 square-foot agricultural storage building to make repairs to equipment consisting of a mix of agricultural equipment including tractors, mowers, discs, spreaders, shakers, pickers, and elevators. The facility welds and fabricates parts as needed. 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 Counties. The 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 (either picking up or dropping off equipment), one truck trip for the delivery of supplies per-week, and one truck trip for gas delivery every other 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. 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 will be required for multiple unrelated accessory structures constructed without a permit and the tenant improvements to the 6,600 square-foot building that were completed without a building permit. The project is also improved with a 2,624± square-foot single-family dwelling, and multiple barns and accessory 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".

- |  |   |
|--|---|
| <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: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_  
 Contact: \_\_\_\_\_  
 Phone: \_\_\_\_\_

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: 

Date: April 30, 2025