



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2025010930

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. PLN 2024-0120- Rumble
Lead Agency: Stanislaus County Planning and Community Development
Contact Person: Marcus Ruddicks, Assistant Planner
Street Address: 1010 10th Street, Suite 3400
Phone / Email: (209) 525-6330 / planning@stancounty.com
City: Modesto, CA 95354
County: Stanislaus

Project Location: 4124 Kiernan Avenue
City/Nearest Community: Salida
Cross Streets: Sisk and Stoddard Roads
Zip Code: 95356
Longitude/Latitude (degrees, minutes and seconds): 37° 42' 36" N / -121° 4' 22.7994" W
Total Acres: 3±
Assessor's Parcel Number: 135-044-025
Section: 3 Twp.: 3 Range: 8 Base: MDB&M
Modesto Irrigation District (MID) Lateral No. 6 and MID Main
Within 2 Miles: State Hwy #: State Route 99
Waterways: Canal
Schools: Salida Union and Modesto Union School Districts

Local Public Review Period: (to be filled in by lead agency)
Starting Date: April 23, 2025
Ending Date: May 29, 2025

Document Type:
CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [X] 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:
[] Commercial Sq.ft.: Acres: Employees: [] Mining Mineral:
[] Industrial Sq.ft.: Acres: Employees: [] Power Type: MW
[] Educational [] Waste Facilities Type: MGD
[] Recreational [] Hazardous Waste Type:
[] OCS Related [X] Other Agriculture Service Establishment

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: Not Applicable

Present Land Use/Zoning/General Plan Designation:
Single-family dwelling, accessory structures, and outdoor storage area / General Agriculture (A-2-10) / Planned Industrial

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

Request to operate an agricultural equipment storage yard associated with an off-site agricultural consulting and equipment rental company, on a 3± acre parcel in the General Agriculture (A-2-10) zoning district. The agricultural consulting and equipment rental business, Salida Ag Chem, is located .15 miles to the west of the project site at 4825 Nutcracker Lane (APN 135-044-045). The business provides agricultural operators within the Counties of Stanislaus, Merced, and San Joaquin harvesting and spray equipment rentals. Equipment to be stored on-site will include fertilizer spreaders, tank sprayers, tanks and a tractor-trailer combination. The project site is currently improved with a 2,890± square-foot single-family dwelling with an attached carport, a 7,585± square-foot barn, and a 1.76± fenced-in gravel area to be used for the outdoor storage of the harvesting and spray equipment. No construction is proposed as part of this request. Most of the equipment will be stored within the 1.76± acre graveled area, and if needed, surplus packaged fertilizers will be stored within the existing barn. Existing fencing surrounding the graveled storage area consists of a chain link fence with vinyl slats and an existing seven-foot-tall masonry wall located abutting the adjacent light industrial development. Proposed hours of operation are Monday through Saturday from 6:00 a.m. to 6:00 p.m. Equipment to be stored will be dropped off and picked-up by employees via 10-15 truck trips per-day. No customers will be onsite. No restroom facilities are proposed to be used on-site as part of this request. No signage is proposed under this request. Existing exterior lighting on-site consists of a 24-foot-tall light pole along the western property line and three security lights attached to the barn at a height of 18-feet. The site is served by private well and septic system and has existing access to Kiernan Avenue (State Route 219). There will be no change to stormwater drainage, which will be maintained via overland runoff. This use permit application was submitted in response to an active Code Enforcement case for the storage of overflow agricultural equipment for the off-site consulting company without securing the necessary land use entitlements (CE 24-0270).

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 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: **Phyllis L. Rumble, Trustee of The Ward B. Rumble and Phyllis L. Rumble 1995 Trust**
 Address: **4443 Chapman Road**
 City/State/Zip: **Modesto, CA 95356**
 Contact: **Dave Rumble**
 Phone: **(209) 484-4443/ planning@stancounty.com**

Signature of Lead Agency Representative: Marcus Ruddicks
Marcus Ruddicks (Apr 23, 2025 14:22 PDT)

Date: April 23, 2025