



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2025020683

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
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Project Title: Rezone Application No. PLN2025-0005 - West Stanislaus Irrigation District
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Jeremy Ballard, Senior 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: 116 E Street City/Nearest Community: Westley
Cross Streets: Kern Street Zip Code: 95387
Longitude/Latitude (degrees, minutes and seconds): 37°32'58.5" N / 121°12'4" W Total Acres: 0.26
Assessor's Parcel Number: 016-021-022 Section: 33 Twp.: 4 Range: 7 Base: MDB&M
Within 2 Miles: State Hwy #: 33 Waterways: San Joaquin River
Airports: N/A Railways: SPRR Schools: Grayson Elementary School

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

Starting Date: May 21, 2025 Ending Date: June 25, 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 [x] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other

Development Type:

- [ ] Residential Units: Acres:
[x] Office Sq.ft.: 3,583 Acres: 0.26 Employees: 7
[ ] Commercial Sq.ft.: Acres: Employees:
[ ] 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

Present Land Use/Zoning/General Plan Designation:

District Office for Public Agency/Single-Family Residential (R-1)/Low-Density Residential

**Project Description:**

This is a request to rezone a parcel, 11,250 square-foot in size, from Single-Family Residential (R-1) to Planned Development (P-D), to allow for the development of a 3,583± square-foot office for the West Stanislaus Irrigation District (WSID) headquarters. While facilities for public utilities are permitted in the R-1 zoning district with a use permit, the proposed office will not meet the minimum front yard setback of 15 feet from County-maintained E and Kern Streets, as required in the R-1 zoning district. Accordingly, a rezone has been requested to establish a new zoning district that will allow a reduced front and side yard setback of five feet. The new P-D district would include development of a fourteen-space paved parking lot, which exceeds their required parking of 12 parking spaces based on a requirement of one space per 300 square feet of office space, and development of ten off-site parking spaces, which will provide seven diagonal spaces on both E St. and three tandem spaces on Kern Street. Landscaping is proposed to be installed around the perimeter of the site with landscaped storm drainage swales along the eastern and southern property lines. The proposed project also proposes to install up three free standing lighting poles, no taller than 25 feet in height within the on-site parking lot. Additional lighting will be affixed to the proposed building, which will be approximately 23 feet in height. A five-foot-wide by 4-foot-high monument sign adjacent to E Street, an eight-foot-tall masonry wall along the southern property line, and one driveway on E Street are also proposed to be developed. The existing 1,302± square-foot office will be demolished as part of the project. The hours of operation for the office are Monday through Friday from 8:00 a.m. to 4:30 p.m., with four office and three field employees with an average of two customers visiting the site per-day.

**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 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	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

**Lead Agency** (Complete if applicable):

Consulting Firm: Donald Phillips AIA, Architect  
 Address: P.O. Box 3132  
 City/State/Zip: Modesto, CA 95353  
 Contact: Donald Phillips  
 Phone / Email: (209) 480-3386 / dparch1218@gmail.com

Applicant: West Stanislaus Irrigation District  
 Address: PO Box 37  
 City/State/Zip: Westley, CA 95387  
 Contact: Bobby Pierce  
 Phone / Email: (209) 894-3091 / planning@stancounty.com

Signature of Lead Agency Representative: *Jeremy Ballard*  
Jeremy Ballard (May 21, 2025 10:22 PDT)

Date: May 21, 2014