



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH #

TO: State Clearinghouse
P.O. Box 3044
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(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. PLN2025-0030 – Vernalis Warehouse, LLC

Lead Agency: Stanislaus County Planning and Community Development
Contact Person: Emily DeAnda, Associate Planner

Street Address: 1010 10th Street, Suite 3400
City: Modesto, CA 95354
Phone: (209) 525-6330
County: Stanislaus

Project Location: 2207 State Route 33
City/Nearest Community: Vernalis

Cross Streets: McCracken Road and State Route 33
Zip Code: 95337

Longitude/Latitude (degrees, minutes and seconds): -121° 16' 8.4" W / 37° 36' 46.7994" N
Total Acres: 1.78± acres

Assessor's Parcel Number: 016-006-017
Section: 1 Twp.: 4 Range: 6 Base: MDB&M

Within 2 Miles: State Hwy #: State Route 33
Waterways: San Joaquin River; West Stanislaus Irrigation District (WSID)
Lat. No. 4N and Lat. No. 6N

Airports: N/A
Railways: Southern Pacific
Schools: Patterson Joint Unified and Rising Sun School

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

Starting Date: July 8, 2025
Ending Date: July 28, 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.: 26,720 Acres: .61 Employees: 12
[ ] 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: Not Applicable

**Present Land Use/Zoning/General Plan Designation:**

Warehouse and storage bins / General Agriculture (A-2-40) / Agriculture

**Project Description:** This is a request to change the use of an existing legal nonconforming produce storage facility to an agricultural service establishment for an irrigation supply business within an existing 26,720± square-foot warehouse located on a 1.78± acre parcel in the General Agriculture (A-2-40) zoning district. The irrigation supply business will serve as a wholesale warehouse for delivery or pickup of irrigation materials by agricultural customers. The warehouses will store PVC pipe, drip irrigation hoses, steel and plastic fittings, filtration and pump components for irrigation systems. The warehouse fronts onto County-maintained McCracken Road but is also bordered by Highway 33. The irrigation supply business proposes to serve customers consisting of farming operations primarily located in the following areas: Paterson, Crows Landing, Tracy, Manteca, Salida, and Grayson. The proposed service establishment will consist of a maximum of 12 employees on a single shift with an estimated number of ten customers per-day on-site. The business will be open Monday through Friday, 7:00 a.m. to 5:00 p.m. and Saturdays from 7:00 a.m. to 12:00 p.m., and closed on Sundays. The majority of the orders will be in bulk and delivered to or picked up by customers, and a limited amount of retail sales will occur on-site. The applicant estimates 2-3 truck trip deliveries per-day to customers. Resupply of the establishment will consist of ten truck trip deliveries per week to the project site. No construction is proposed as part of this request. The site is served by an existing well and septic system and has access to County-maintained McCracken Road via two existing driveways on-site. The existing warehouse is considered to be legal but nonconforming to current zoning standards as it was permitted under building permits in the 1940's. A variance to the setback requirements from Highway 33 to the existing warehouse was approved and recorded on October 14, 1970, for the project site which permitted an addition to the warehouse at a distance of 25-feet less than the required setback off Highway 33, and expanded as an agricultural storage facility under a Staff Approval permit in 1989. Storage of agricultural produce is allowed in A-2 zoning district, provided a Tier One Use Permit is obtained. For the current request, a Tier Two Use Permit is required to establish the agricultural service establishment under the current Zoning Ordinance. **The site is currently under a Code Enforcement case for operating an irrigation supply business on-site without securing the necessary land use entitlements. There will be no change to stormwater drainage, which will be maintained via overland runoff.**

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

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

Consulting Firm: Stanislaus County  
 Address: 1010 10<sup>th</sup> Street, Suite 3400  
 City/State/Zip: Modesto, CA 95354  
 Contact: Emily DeAnda, Associate Planner  
 Phone/Email: (209) 525-6330/ planning@stancounty.com

Applicant: AvidWater, LLC  
 Address: PO Box 245  
 City/State/Zip: Vernalis, CA 95385  
 Contact: Jon Topham, Chief Operating Officer (COO)  
 Phone/Email: (209) 603-0626 / jtopham@avidwater.com

Signature of Lead Agency Representative: Emily DeAnda  
Emily DeAnda (Jul 8, 2025 09:49 PDT)

July 8, 2025