



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. PLN2025-0049- Madrigal
Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Marcus Ruddicks, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 **Phone:** (209) 525-6330
City: Modesto, CA **Zip:** 95354 **County:** Stanislaus

Project Location: 1201 Pauline Avenue **City/Nearest Community:** Modesto
Cross Streets: California Avenue and Maze Boulevard **Zip Code:** 95358
Longitude/Latitude (degrees, minutes and seconds): 37° 37' 32.268" N / -121° 3' 13.896" W **Total Acres:** 4.52±
Assessor's Parcel Number: 007-051-029 **Section:** 35 **Twp.:** 3 **Range:** 8 **Base:** MDB&M
Within 2 Miles: **State Hwy #:** 132 **Waterways:** Tuolumne River, MID Lateral Nos. 4 & 5, TID Lateral No. 1

Paradise ES, Paradise Charter, Burbank ES, Harriette Kerschen ES, Mark Twain JH, Central Catholic HS, St Stanislaus

Airports: N/A

Railways: N/A

Schools: Parish

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

Starting Date: December 4, 2025

Ending Date: December 26, 2025

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ NEPA: ☐ NOI ☐ OTHER: ☐ Joint Document
☒ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) _____ ☐ Draft EIS ☐ Other: _____
☐ Mit Neg Dec ☐ Other: _____ ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ 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:** _____ ☐ 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 _____ ☒ Other Firewood cutting: 4.52 acres

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 ☒ Other: N/A

Present Land Use/Zoning/General Plan Designation:

Single-family dwelling and accessory structures/ General Agriculture (A-2-40)/ Agriculture

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

Request to permit an existing firewood cutting operation, on a 4.52± acre parcel, in the General Agriculture (A-2-40) zoning district. Firewood cutting occurs seven days a week, as needed but not continuously, from 6:00 a.m. to 8:00 p.m. The parcel is currently developed with an existing single-family dwelling, detached garage, barn, and residential swimming pool. Woodcutting takes place in the open area at the southern end of the parcel, along California Avenue. Three to five family members of the property owner chop firewood on-site. Wood is brought on-site once a week via a personal pickup truck and removed after cutting. Firewood is not stored long-term on-site. No firewood sales will occur on-site. Bathrooms within the existing dwelling will be available for those participating in the woodcutting. The subject application was initiated as a result of a Code Enforcement case (No. CE22-0563) due to operation of the proposed land use without having obtained the necessary land use entitlements.

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".

☐ Air Resources Board	☐ Office of Emergency Services
☐ Boating & Waterways, Department of	☐ Office of Historic Preservation
☐ California Emergency Management Agency	☐ Office of Public School Construction
☐ California Highway Patrol	☐ Parks & Recreation, Department of
☒ Caltrans District # <u>10</u>	☐ Pesticide Regulation, Department of
☐ Caltrans Division of Aeronautics	☐ Public Utilities Commission
☐ Caltrans Planning	☐ Reclamation Board
☒ Central Valley Flood Protection Board	☒ Regional WQCB # <u>5</u>
☐ Coachella Valley Mountains Conservancy	☐ Resources Agency
☐ Coastal Commission	☐ Resources Recycling and Recovery, Department of
☐ Colorado River Board Commission	☐ S.F. Bay Conservation & Development Commission
☒ Conservation, Department of	☐ San Gabriel & Lower L.A. Rivers & Mountains Conservancy
☐ Corrections, Department of	☐ San Joaquin River Conservancy
☐ Delta Protection Commission	☐ Santa Monica Mountains Conservancy
☐ Education, Department of	☐ State Lands Commission
☐ Energy Commission	☐ SWRCB: Clean Water Grants
☒ Fish & Game Region # <u>4</u>	☐ SWRCB: Water Quality
☐ Food & Agriculture, Department of	☐ SWRCB: Water Rights
☐ Forestry & Fire Protection, Department of	☐ Tahoe Regional Planning Agency
☐ General Services, Department of	☐ Toxic Substances Control, Department of
☐ Health Services, Department of	☐ Water Resources, Department of
☐ Housing & Community Development	☒ Other: <u>San Joaquin Valley Air Pollution Control District</u>
☐ Integrated Waste Management Board	☐ Other: _____
☐ Native American Heritage Commission	

Lead Agency (Complete if applicable):

Lead Agency: Stanislaus County
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Marcus Ruddicks, Assistant Planner
Phone: (209) 525-6330/planning@stancounty.com

Applicant: Anamiria Madrigal
Address: 3928 Willow Pond Ct.
City/State/Zip: Ceres, CA 95307
Contact: Anamiria Madrigal
Phone: 209-613-1407/planning@stancounty.com

Signature of Lead Agency Representative: 
Marcus Ruddicks (Dec 4, 2025 10:41:22 PST)

Date: December 4, 2025