



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2025120236

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/Email: (209) 525-6330/planning@stancounty.com
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
Airports: N/A Railways: N/A Schools: Parish

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

Starting Date: February 13, 2026 Ending Date: March 19, 2026

Document Type:

- CEQA: [] NOP [] Draft EIR [] NEPA: [] NOI [] OTHER: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[X] 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 [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 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 [X] 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. Wood brought to the site consists of green and dry wood sourced from orchards in Stanislaus and neighboring counties. No green waste is brought to the site for processing. Firewood is not stored long-term on-site and is taken to a family-owned property in Ripon shortly after cutting via a personal pickup truck. Access is proposed to be taken off County-maintained Pauline Avenue via an existing driveway and County-maintained California Avenue via a new driveway, with vehicles entering from Pauline Avenue and exiting from California Avenue. Wood is cut on-site using manual tools including firewood splitters and hand-held axes. No firewood sales will occur on-site. Bathrooms within the existing dwelling will be available for those participating in the woodcutting. The project site is served by an existing well and septic system. 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".

- | | |
|---|---|
| <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 checked="" 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: N/A
 Address: _____
 City/State/Zip: _____
 Contact: _____
 Phone: _____

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
Marcus Ruddicks (Feb. 13, 2026 08:32:14 PST)

Date: February 13, 2026