



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 AND WILLIAMSON ACT CANCELLATION APPLICATION NO. PLN2026-0054 – THROTTLE RANCH, LLC
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: 618 Denton Road **City/Nearest Community:** Waterford
Cross Streets: Lake Road **Zip Code:** 95386

Longitude/Latitude (degrees, minutes and seconds): ° -120°39'42.159" N 37° 37' 34.0926" W **Total Acres:** 46.68±
Assessor's Parcel Number: 008-010-013 **Section:** 33 **Twp.:** 3 **Range:** 12 **Base:** MDB&M
Within 2 Miles: **State Hwy #:** 132 **Waterways:** Tuolumne River
Airports: N/A **Railways:** N/A **Schools:** N/A

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

Starting Date: September 8, 2026 **Ending Date:** September 28, 2026

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 ☒ 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 **5 acres** ☐ Hazardous Waste **Type:** _____
☐ OCS Related _____ ☐ 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 ☒ Other: Early Consultation

Present Land Use/Zoning/General Plan Designation:

Vacant/General Agriculture (A-2-40)/Agriculture 37.62562279998761, -120.66297415152894

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project, (e.g. Notice of Preparation or previous draft document) please fill in.

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

Request to permit an existing private members only recreational motorized vehicle riding facility on a 46.68± acre parcel in the General Agriculture (A-2-40) zoning district. The application includes a request to cancel Williamson Act Contract No. 1971-0852. The proposed dirt track will consist of three separate tracks, for a total of five acres and will be used for Utility Task Vehicles (UTV), All Terrain Vehicles (ATV), and motorized bikes. The remaining 41± acres will be planted in seasonal row crops. The project is proposed to be exclusively used for recreational riding and practice. No races, concerts, festivals, or any other special event is being proposed. The applicant anticipates that the track will be used five days a week, with riders ranging from five to 25 per-day, between the hours of 8:00 a.m. to 6:00 p.m. The project will not include any staff, and the facility will be accessed via a card locked gate. The applicant proposes planting screening landscaping consisting of redwood trees and oleander around the perimeter of the site. The applicant proposes to utilize a water truck and sprinkler system daily to reduce dust emissions. The site is currently developed with one agricultural accessory building. Temporary bathrooms are proposed to be placed on-site for use of members.

The parcel was previously cited by Code Enforcement for unpermitted motor track uses on-site without securing the necessary land use entitlements (CE 26-0319). 37'621136

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):

Consulting Firm: **Stanislaus County**
Address: **1010 10th Street, Suite 3400**
City/State/Zip: **Modesto, CA 95354**
Contact: **Jeremy Ballard, Senior Planner**
Phone/Email: **(209) 525-6330/ planning@stancounty.com**

Applicant: **Janette Acosta, Acosta Family Properties, LP.**
Address: **PO Box 185**
City/State/Zip: **Oakdale, CA 95361**
Contact: **N/A**
Phone/Email: **(209) 605-8863/acostafarmproperties@gmail.com**

Signature of Lead Agency Representative: *Jeremy Ballard*
Jeremy Ballard (Sep 8, 2026 10:32:44 PDT)

Date: September 8, 2026