

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: USE PERMIT & WA CANCELLATION APPLICATION NO. PLN2026-0054 - THROTTLE RANCH, LLC

Lead Agency: Stanislaus County Planning and Community Development Department

Contact Name: Jeremy Ballard Senior Planner

Email: planning@stancounty.com Phone Number: (209) 525-6330

Project Location: 618 Denton Road, Waterford CA, Stanislaus County

City

County

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Impacts to agricultural resources

Impacts to sensitive receptors

Air quality impacts

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Dust and noise generation
Cancellation of a Williamson Act Contract

Provide a list of the responsible or trustee agencies for the project.

CA Department of Conservation
SJ Air Pollution Control District
CA Department of Fish and Wildlife