



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**
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Project Title: USE PERMIT APPLICATION NO. PLN2026-0061 – TANNER FARM FIELD
Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Kristy Doud, Deputy Director of Planning
Street Address: 1010 10th Street, Suite 3400 **Phone / Email:** (209) 525-6330 / planning@stancounty.com
City: Modesto, CA **Zip:** 95354 **County:** Stanislaus

Project Location: 9067 Yosemite Blvd. (Hwy 132) **City/Nearest Community:** Modesto
Cross Streets: N. Hopper Rd. and N. Indiana Ave. **Zip Code:** 95357

Longitude/Latitude (degrees, minutes and seconds): -120° 49' 39.54" W 37° 38' 24.9354" N **Total Acres:** 4.99±
Assessor's Parcel Number: 009-017-031 **Section:** 25 **Twp.:** 3 **Range:** 10 **Base:** MDB&M
Within 2 Miles: **State Hwy #:** 132 **Waterways:** Dry Creek, Tuolumne River
Airports: N/A **Railways:** Burlington North. Santa Fe **Schools:** N/A

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

Starting Date: October 23, 2026 **Ending Date:** November 10, 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 <i>Units:</i> _____ <i>Acres:</i> _____	☐ Water Facilities <i>Type:</i> _____ <i>MGD</i> _____
☐ Office <i>Sq.ft.:</i> _____ <i>Acres:</i> _____ <i>Employees:</i> _____	☐ Transportation <i>Type:</i> _____
☐ Commercial <i>Sq.ft.:</i> _____ <i>Acres:</i> _____ <i>Employees:</i> _____	☐ Mining <i>Mineral:</i> _____
☐ Industrial <i>Sq.ft.:</i> _____ <i>Acres:</i> _____ <i>Employees:</i> _____	☐ Power <i>Type:</i> _____ <i>MW</i> _____
☐ Educational	☐ Waste Facilities <i>Type:</i> _____ <i>MGD</i> _____
☒ Recreational <u>Baseball field</u>	☐ Hazardous Waste <i>Type:</i> _____
☐ 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: <u>Early Consultation</u>

Present Land Use/Zoning/General Plan Designation:

Single Family Dwelling, residential accessory structures, baseball field, vacant land.

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

Request to operate a baseball field on 1.4 acres of a 4.99-acre parcel in the A-2-40 zoning district. The field will be utilized for youth baseball and softball team practice, made up of the children of the property owner and their friends; no employees are proposed. The field will be open to teams Monday through Friday from 5 p.m. to 9 p.m. and Saturday and Sunday from 8 a.m. to 8 p.m., with an average of six to twelve visitors on-site per-day. The field, which includes a 250-foot by 250-foot square plot of grass and dirt, and backstop, which includes netting 33-feet high and 100-feet wide, currently exists on the project site. Six 52-foot-tall light poles have also been installed around the field as well as six-foot-tall chain link fencing along the south border of the field. If approved, the project proposes to add a 960 square-foot batting cage with a concrete pad and netting along the southern border of the field and additional six-foot-tall chain link fencing along the west and north borders of the field as a "homerun" fence. The property is also improved with a 1,879 square-foot single-family dwelling and residential accessory structures which is served by a private on-site well and septic system. The on-site well is the water source for the grass on the field which is watered via a sprinkler system. No on-site restrooms for the field are proposed. This project has an active code enforcement case (CE 26-0096) open for operation of the baseball field and installation of the light poles without first obtaining land use entitlements or building permits.

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 Planning and Community Development
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Contact: Gabe Tanner
Phone/Email: (209)277-3294/gabe_tanner@yahoo.com

Signature of Lead Agency Representative: Kristy Doud
Kristy Doud (Oct 23, 2026 12:45:43 PDT)

Date: October 23, 2026