Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # 2012102021

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: Time Extension for Use Permit Application No. PLN2018-0102 – Avila and Sons Packing House Project
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: 1301 N. Washington Road **City/Nearest Community:** Turlock
Cross Streets: Fulkerth Road and West Main Street **Zip Code:** 95380
Longitude/Latitude (degrees, minutes and seconds): 37º 30'18.3132" N / -120º 54' 13.86" W **Total Acres:** 25.72 acres
Assessor's Parcel Number: 023-039-017 **Section:** 18 **Twp.:** 5 **Range:** 10 **Base:** MDB&M
Within 2 Miles: **State Hwy #:** SR 99 **Waterways:** N/A
Airports: N/A **Railways:** Union Pacific **Schools:** N/A

Local Public Review Period: (to be filled in by lead agency)
Starting Date: November 19, 2026 **Ending Date:** December 9, 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:* _____
☐ Office *Sq.ft.:* _____ *Acres:* _____ *Employees:* _____
☒ Commercial *Sq.ft.:* 184,311 *Acres:* 25.72 *Employees:* 58
☐ Industrial *Sq.ft.:* _____ *Acres:* _____ *Employees:* _____
☐ Educational _____
☐ Recreational _____
☐ OCS Related _____

☐ Water Facilities *Type:* _____ *MGD* _____
☐ Transportation *Type:* _____
☐ Mining *Mineral:* _____
☐ Power *Type:* _____ *MW* _____
☐ Waste Facilities *Type:* _____ *MGD* _____
☐ Hazardous Waste *Type:* _____
☐ 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: Time Extension

Present Land Use/Zoning/General Plan Designation:

Row crops, single family dwelling, and accessory structures/General Agriculture (A-2-40)/Agriculture

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 for a one-year time extension to Use Permit No. PLN2018-0102 – Avila and Sons Packing House Project. The applicant has requested to extend the deadline to meet all applicable conditions by one year. The Board of Supervisors upheld the Planning Commission's approval of the project on April 15, 2025, to allow for the construction of a 184,311 square foot warehouse facility in seven phases on a 25.72-acre parcel. In accordance with County Code Section 21.104.030, a total of 18 months is permitted for completion of all conditions of approval. If approved, the new deadline to meet all applicable conditions for Phase 1 of the project would be October 15, 2027.

Use Permit No. PLN2018-0102 was approved by the Planning Commission on March 6, 2025. The Planning Commission decision was appealed to the Board of Supervisors on March 13, 2025. The Commission's decision was upheld by the Board on April 15, 2025. The April 15, 2025 Board of Supervisors Agenda Report, Environmental Impact Report (EIR), (State Clearing House (SCH) # 201202021), Addendum to the EIR, conditions of approval and mitigation measures can be found in full at: https://www.stancounty.com/bos/agenda/2025/20250415/PH02.pdf

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 # 10		Pesticide Regulation, Department of
	Caltrans Division of Aeronautics		Public Utilities Commission
	Caltrans Planning		Reclamation Board
	Central Valley Flood Protection Board	S	Regional WQCB # 5
	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
S	Fish & Game Region # 4		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	S	Other: San Joaquin Valley Air Pollution Control District
	Integrated Waste Management Board		Other:
	Native American Heritage Commission		

Lead Agency (Complete if applicable):

Consulting Firm:	**Advanced Design Group, Inc.**	Applicant:	**Dan Avila**
Address:	**1128 6th Street**	Address:	**2718 Roberts Road**
City/State/Zip:	**Modesto, CA 95354**	City/State/Zip:	**Ceres, CA 95307**
Contact:	**Elwyn Heinen**	Contact:	**Dan Avila**
Phone:	**(209) 577-3108**	Phone:	**(209) 495-3899**

Signature of Lead Agency Representative: Jeremy Ballard
Jeremy Ballard (Nov 19, 2026 13:58:11 PST)

Date: November 19, 2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.