



Notice of Completion and Environmental Document Transmittal

SCH # 2017062010

California Environmental Quality Act

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: VTSM & Exception Application No. PLN2017-0053 - Adam and Diane Schwartz

Lead Agency: Stanislaus County Planning and Community Development Contact Person: Teresa McDonald, Assistant Planner

Street Address: 1010 10th Street, Suite 3400 Phone: 209-525-6330

City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 14291 Orange Blossom Road City/Nearest Community: Oakdale

Cross Streets: Orange Blossom Zip Code: 95361

Longitude/Latitude (degrees, minutes and seconds): Total Acres: 30.13

Assessor's Parcel Number: 010-006-026 Section: 2 Twp.: 2 Range: 11 Base: DBM

Within 2 Miles: State Hwy #: 108/120 Waterways: Stanislaus River

Airports: N/A Railways: N/A Schools: N/A

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

Starting Date: July 3, 2019 Ending Date: August 5, 2019

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [x] Neg Dec (Prior SCH No.) [] Mit Neg Dec [] Other:
NEPA: [] NOI [] EA [] FONSI
OTHER: [] Joint Document [] Final Document [] Other:
Governor's Office of Planning & Research

JUL 05 2019

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 [x] Land Division (Subdivision, etc.) [] Other

Development Type:

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

Present Land Use/Zoning/General Plan Designation:

Single Family Dwelling, Accessory Structures, Pasture/ A-2-5 (General Agriculture)/ AG (Agriculture)

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

Request to subdivide a 30.13-acre parcel into six parcels, ranging from 5 acres to 5.13 gross acres in size, in the A-2-5 zoning district. One exception to the County's Subdivision Ordinance is being requested as part of this project. The project site consists of pasture and rangeland. Proposed Parcel 1 is improved with a single-family dwelling. Proposed Parcel 2 is improved with a barn. Proposed Parcels 3 through 6 are not developed with any structures. Each proposed lot would be served by individual private well and septic systems upon development. Access will be provided via a proposed 60-foot wide County-maintained road. The proposed emergency vehicle access will include two fire access turnouts on proposed Parcels 5 and 6, as well the turn-around at the frontage of proposed Parcels 1 through 4.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

7 - 9 - 2019

SCH COMPLIANCE

8 - 7 - 2019

Project Sent to the following State Agencies

- [x] Resources: Boating & Waterways, Central Valley Flood Prot., Colorado Rvr Bd, Conservation, CDFW # 4, Cal Fire, Historic Preservation, Parks & Rec, Bay Cons & Dev Comm., DWR
Cal EPA: ARB: Airport & Freight, ARB: Transportation Projects, ARB: Major Industrial/Energy Resources, Recycl.& Recovery, SWRCB: Div. of Drinking Water, SWRCB: Div. Drinking Wtr # 10, SWRCB: Div. Financial Assist., SWRCB: Wtr Quality, SWRCB: Wtr Rights, Reg. WQCB # 55, Toxic Sub Ctrl-CTC
Yth/Adlt Corrections: Corrections
Independent Comm: Delta Protection Comm., Delta Stewardship Council, Energy Commission, NAHC, Public Utilities Comm., Santa Monica Bay Restoration, State Lands Comm, Tahoe Rgl Plan Agency, Conservancy, Other:
CalSTA: Aeronautics, CHP, Caltrans# 10, Trans Planning
Other: Education, Food & Agriculture, HCD, OES
State/Consumer Svcs: General Services

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2017062010

Please forward late comments directly to the Lead Agency

AQMD/APCD 34

(Resources: 7 / 13)

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

Request to subdivide a 30.13-acre parcel into six parcels, ranging from 5 acres to 5.13 gross acres in size, in the A-2-5 zoning district. One exception to the County's Subdivision Ordinance is being requested as part of this project. The project site consists of pasture and rangeland. Proposed Parcel 1 is improved with a single-family dwelling. Proposed Parcel 2 is improved with a barn. Proposed Parcels 3 through 6 are not developed with any structures. Each proposed lot would be served by individual private well and septic systems upon development. Access will be provided via a proposed 60-foot wide County-maintained road. The proposed emergency vehicle access will include two fire access turnouts on proposed Parcels 5 and 6, as well the turn-around at the frontage of proposed Parcels 1 through 4.

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".

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| <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 type="checkbox"/> Caltrans District # _____ | <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 type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Regional WQCB # <u>4</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 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>5</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 |
| Consulting Firm: <u>Stanislaus County Department of Planning</u> | Applicant: <u>Adam, Diane and Tom Schwartz</u> |
| Address: <u>1010 10th Street, Suite 3400</u> | Address: <u>14291 Orange Blossom Road</u> |
| City/State/Zip: <u>Modesto, CA 95354</u> | City/State/Zip: <u>Oakdale, CA 95361</u> |
| Contact: <u>Teresa McDonald, Assistant Planner</u> | Contact: <u>Tom Schwartz</u> |
| Phone: <u>(209) 525-6330</u> | Phone: <u>(209) 602-0401</u> |

Signature of Lead Agency Representative:  Date: 7/13/19

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