



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: PARCEL MAP APPLICATION NO. – PLN2021-0053 - SCHLEGEL
Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Avleen K. Aujla, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 **Phone:** (209) 525-6330
City: Modesto, CA **Zip:** 95354 **County:** Stanislaus

Project Location: 16636 Morrison Rd **City/Nearest Community:** Knights Ferry
Cross Streets: Morrison Road and Frymire Road **Zip Code:** 95386
Longitude/Latitude (degrees, minutes and seconds): ° _____ ' _____ " N / ° _____ ' _____ " W **Total Acres:** 20.87 Acres
Assessor's Parcel Number: 002-034-044 **Section:** 18 **Twp.:** 1 **Range:** 12 **Base:** MDB&M
Within 2 Miles: **State Hwy #:** 108 - 120 **Waterways:** Stanislaus River
R xx **Railways:** xx **Schools:** xx

Local Public Review Period: (to be filled in by lead agency)
Starting Date: November 4, 2021 **Ending Date:** November 19, 2021

Document Type:
 CEQA: NOP Draft EIR 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 _____ Hazardous Waste **Type:** _____
 OCS Related _____ Other (Agriculture)

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:
Row Crops/ A-2-40/ Agriculture

Project Description: (please use a separate page if necessary)
Request to subdivide a 20.87± acre parcel into two parcels 5± acres each and a 10.87± acre remainder in the General Agriculture (A-2-5) zoning district. Proposed parcels 1 and 2 and the remainder parcel will front and take access off County-maintained Morrison Road. However, the proposed remainder parcel is a flag lot configuration, that will be developed with a 34 foot-7-inch-wide frontage along Morrison Road, encompassing an existing 12-foot-wide all-weather road and a proposed 10-foot wide irrigation easement. The project site is currently improved with a single-family dwelling, barn, shed, domestic well, and irrigated pasture, irrigated with water from Oakdale Irrigation District (OID). The proposed remainder parcel will contain all existing structures. If approved, each parcel will be able to develop with up to one single-family dwelling, an accessory dwelling unit, and junior accessory dwelling unit, served by private wells and septic systems.

The project site contains an existing irrigation ditch which runs across the boundary of the project site and an existing 15-foot-wide drainage easement which runs across the western boundary of the project site. Access to existing onsite irrigation infrastructure will be maintained via a 10-foot private irrigation easement along the road frontages of Parcels 1 and 2 and along the northwestern boundary of the remainder parcel.

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 # <u>10</u> | <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>5</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 checked="" 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>4</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 |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> 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: Avleen K. Aujla, Assistant Planner
 Phone: (209) 525-6330

Applicant: Mark Schlegel
 Address: 16636 Morrison Road
 City/State/Zip: Oakdale/CA/95361
 Contact: Kevin Cole, Giuliani & Kull, Inc.
 Phone: 209-847-8726 x 203

Signature of Lead Agency Representative: Avleen Kaur

Date: 11-04-2021