



Notice of Completion and
Environmental Document Transmittal
California Environmental Quality Act

SCH # 2022010393

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, Exception, and Variance Application No. PLN2020-0080 – Phillips-Lancaster Road
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Teresa McDonald, Associate Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 0 Hwy 108 City/Nearest Community: Oakdale
Cross Streets: Lancaster Road & Highway 108/120 Zip Code: 95361
Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 15.26
Assessor's Parcel Number: 010-031-022 Section: 2 Twp.: 2 Range: 11 Base: MDB&M
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: November 22, 2022 Ending Date: December 27, 2022

Document Type:

CEQA: ☐ NOP ☐ Draft EIR NEPA: ☐ NOI OTHER: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☒ Mit Neg Dec ☐ Other: ☐ FONSI

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: Employees: ☐ Water Facilities Type: MGD
☐ Office Sq.ft.: Acres: Employees: ☐ Transportation Type: MGD
☐ Commercial Sq.ft.: Acres: Employees: ☐ Mining Mineral: MGD
☐ Industrial Sq.ft.: Acres: Employees: ☐ Power Type: MGD
☐ Educational ☐ Waste Facilities Type: MGD
☐ Recreational ☐ Hazardous Waste Type: MGD
☐ OCS Related ☒ Other Parcel Map, two 5 acre parcels and one 5.26 acre parcel

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:

Vacant / A-2-40 / Agriculture

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

This is a request to subdivide a 15.26± acre parcel into two 5± acre parcels and one 5.26± acre parcel in the General Agriculture (A-2-40) zoning district. A Variance to the zoning ordinance is included in this request to create two parcels below the 40-acre minimum. An Exception to the Subdivision Ordinance is also included to allow Proposed Parcels 1 through 3 to take access from Lancaster Road by a 30-foot-wide access easement. Proposed Parcel 3 is designed as a "flag lot" shaped parcel with a 30-foot-wide driveway running adjacent to the southern property lines of Proposed Parcels 1, 2, and APN 010-031-021. While Proposed Parcel 3 will front on Lancaster Road, access onto that portion of Lancaster Road has been restricted by Caltrans. Accordingly, all the proposed parcels will take access onto Lancaster Road by an access easement located on APN 010-031-021. Proposed Parcel 1 is improved with two sheds, Proposed Parcel 2 is improved with a well, and Proposed Parcel 3 is vacant and unimproved. If approved, each parcel is permitted to construct one single-family dwelling (with a Staff Approval Permit), one accessory dwelling unit, and one junior accessory dwelling unit. If developed in the future, each parcel would be served by individual private well and septic systems.

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".

<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 checked="" type="checkbox"/> S 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 checked="" type="checkbox"/> S Central Valley Flood Protection Board	<input checked="" type="checkbox"/> S 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"/> S 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"/> S 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"/> S 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: Teresa McDonald, Associate Planner
 Phone: (209) 525-6330

Applicant: Thomas & Linda Phillips
 Address: 7761 Rodden Road
 City/State/Zip: Oakdale, CA 95361
 Contact: David Harris, Aspen Survey Company Inc.
 Phone: 209-526-9724

Signature of Lead Agency Representative: 

Date: 11/22/22