



# Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # \_\_\_\_\_

**TO:** STATE CLEARINGHOUSE  
1400 Tenth Street  
Sacramento, CA 95814  
(916) 445-0613

**FROM:** STANISLAUS COUNTY  
**Planning & Community Development**  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354  
PHONE: (209) 525-6330  
FAX: (209) 525-5911

**Project Title** General Plan Amendment, Rezone and Vesting Tentative Parcel Map Application No. PLN2021-0009 – WPD Homes, Inc. – Kersey Road  
**Lead Agency** Stanislaus County Planning and Community Development **Contact Person** Emily Basnight, Assistant Planner  
**Street Address** 1010 10<sup>th</sup> Street, Suite 3400 **Phone** (209) 525-6330  
**City** Modesto, CA **Zip** 95354 **County** Stanislaus

**Present Land Use/Zoning/General Plan Designation:**

PLU: Single-family dwelling and detached garage. Zoning: R-A (Rural Residential) GPD: Low-Density Residential (LDR)

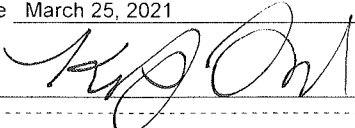
**Project Description:**

Request to amend the General Plan and zoning designation of a 1.32± acre parcel from Low-Density Residential and R-A (Rural Residential) to Planned Development (P-D), and to subdivide the parcel into three parcels, to allow uses consistent with the Medium-Density Residential (R-2) zoning district, and develop five duplexes on Proposed Parcel 1. As part of this request, the applicant also proposes to construct a single-family dwelling on Proposed Parcel 2; however, the parcel is included in the General Plan Amendment and Rezone to allow for the future development of the site consistent with the R-2 zoning district in the future. The proposed parcels will be 33,901±, 10,132± and 13,615± gross square-feet in size, respectively. The parcel is currently developed with one single family dwelling, and a detached garage; the applicant proposes to demolish the detached garage from the project site. Fourteen trees currently line the street frontage of North Gratton Road and Kersey Road on the project site; the applicant proposes to remove four of the trees along N Gratton Road. The applicant proposes to install curb, gutter, sidewalk and street lighting pursuant to Stanislaus County standards along the frontage of the project site on Kersey and North Gratton Road. Storm water is proposed to be maintained onsite. The project will be served with water and sewer from the Denair Community Services District.

**Project Location**

**County** Stanislaus County **City/Nearest Community** Community of Denair  
**Cross Streets** Kersey Road and North Gratton Road **Zip Code** 95363 **Total Acres** 1.32±  
**Longitude/Latitude (degrees, minutes and seconds):** \_\_\_\_\_ ° ' " N / \_\_\_\_\_ ° ' " W  
**Assessor's Parcel Number** 024-024-037 **Section** 5 **Twp.** 5 **Range** 11 **Base** MDB&M  
**Within 2 Miles:** **State Hwy #** \_\_\_\_\_ **Waterways** N/A  
**Airports** N/A **Railways** Burlington Northern/Santa Fe **Schools** Denair Unified

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

**Starting Date** March 25, 2021 **Ending Date** April 9, 2021  
**Signature**  **Date** 3/24/21

**Document Type**

- |  |  |                                    |   |
|--|--|------------------------------------|---|
| <input type="checkbox"/> CEQA                  |  | <input type="checkbox"/> NEPA      | <input type="checkbox"/> OTHER          |
| <input type="checkbox"/> NOP                   | <input type="checkbox"/> Supplement/Subsequent EIR   | <input type="checkbox"/> NOI       | <input type="checkbox"/> Joint Document |
| <input checked="" type="checkbox"/> Early Cons | (Prior SCH No.)                                      | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document |
| <input type="checkbox"/> Neg Dec               | <input type="checkbox"/> Other (NOE, NOC, NOD, etc.) | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other          |
| <input type="checkbox"/> Mit Neg Dec           |  | <input type="checkbox"/> FONSI     |   |
| <input type="checkbox"/> Draft EIR             |  |                                    |   |

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.

**Local Action Type**

- |  |   |   |   |
|--|---|---|---|
| <input type="checkbox"/> General Plan Update               | <input type="checkbox"/> Specific Plan            | <input checked="" type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation         |
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                                      | <input type="checkbox"/> Redevelopment      |
| <input type="checkbox"/> General Plan Element              | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                                   | <input type="checkbox"/> Cancel Ag Preserve |
| <input type="checkbox"/> Community Plan                    | <input type="checkbox"/> Site Plan                | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other              |

**Development Type**

- |   |                 |                    |   |   |               |             |
|---|-----------------|--------------------|---|---|---------------|-------------|
| <input checked="" type="checkbox"/> Residential | Units <u>11</u> | Acres <u>1.32±</u> | <input type="checkbox"/> Water Facilities | Type _____                                | MGD _____     |             |
| <input type="checkbox"/> Office                 | Sq.ft. _____    | Acres _____        | Employees _____                           | <input type="checkbox"/> Transportation   | Type _____    |             |
| <input type="checkbox"/> Commercial             | Sq.ft. _____    | Acres _____        | Employees _____                           | <input type="checkbox"/> Mining           | Mineral _____ |             |
| <input type="checkbox"/> Industrial             | Sq.ft. _____    | Acres _____        | Employees _____                           | <input type="checkbox"/> Power            | Type _____    | Watts _____ |
| <input type="checkbox"/> Educational            | _____           | _____              | _____                                     | <input type="checkbox"/> Waste Facilities | Type _____    | MGD _____   |
| <input type="checkbox"/> Recreational           | _____           | _____              | _____                                     | <input type="checkbox"/> Hazardous Waste  | Type _____    | _____       |
| <input type="checkbox"/> OCS Related            | _____           | _____              | _____                                     | <input type="checkbox"/> Other            | _____         | _____       |

**Project Issues Discussed in Document**

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                     | <input type="checkbox"/> Recreation/Parks                | <input type="checkbox"/> Vegetation               |
| <input type="checkbox"/> Agricultural Land        | <input type="checkbox"/> Flood Plan/Flooding        | <input type="checkbox"/> Schools/Universities            | <input type="checkbox"/> Water Quality            |
| <input type="checkbox"/> Air Quality              | <input type="checkbox"/> Forest Land/Fire Hazard    | <input type="checkbox"/> Septic Systems                  | <input type="checkbox"/> Water Supply/Groundwater |
| <input type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic           | <input type="checkbox"/> Sewer Capacity                  | <input type="checkbox"/> Wetland/Riparian         |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Minerals                   | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement        |
| <input type="checkbox"/> Coastal Zone             | <input type="checkbox"/> Noise                      | <input type="checkbox"/> Solid Waste                     | <input type="checkbox"/> Land Use                 |
| <input type="checkbox"/> Drainage/Absorption      | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous                 | <input type="checkbox"/> Cumulative Effects       |
| <input type="checkbox"/> Economic/Jobs            | <input type="checkbox"/> Public Services/Facilities | <input type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> Other                    |

**Reviewing Agency 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 with an "S".

- |  |  |
|--|--|
| <u>S</u> Air Resources Board                 | _____ Native American Heritage Commission                            |
| _____ Boating & Waterways, Department of     | _____ Office of Emergency Services                                   |
| _____ California Highway Patrol              | _____ Office of Historic Preservation                                |
| <u>S</u> Caltrans District # <u>10</u>       | _____ Parks & Recreation   |
| _____ Caltrans Division of Aeronautics       | _____ Pesticide Regulation, Department of                            |
| _____ Caltrans Planning                      | _____ Public Utilities Commission                                    |
| _____ Coachella Valley Mountains Conservancy | _____ Reclamation Board  |
| _____ Coastal Commission                     | <u>S</u> Regional WQCB # <u>5</u>                                    |
| _____ Colorado River Board Commission        | _____ Resources Agency   |
| _____ Conservation, Department of            | _____ S.F. Bay Conservation & Development Commission                 |
| _____ Delta Protection Commission            | _____ San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy |
| _____ Education, Department of               | _____ San Joaquin River Conservancy                                  |
| _____ Office of Public School Construction   | _____ Santa Monica Mountains Conservancy                             |
| _____ Energy Commission                      | _____ State Lands Commission   |
| _____ Energy Commission                      | _____ SWRCB: Clean Water Grants                                      |
| <u>S</u> Fish & Wildlife Region # <u>4</u>   | _____ SWRCB: Water Quality   |
| _____ Food & Agriculture, Department of      | _____ SWRCB: Water Rights  |
| _____ Forestry & Fire Protection             | _____ 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 _____  |
| _____ Integrated Waste Management Board      | _____  |

**Lead Agency (Complete if applicable):**

Consulting Firm: Stanislaus County Planning  
 Address: 1010 10<sup>th</sup> Street, Suite 3400  
 City/State/Zip: Modesto, CA 95354  
 Contact: Emily Basnight, Assistant Planner  
 Phone: (209) 525-6330

**Applicant:** WPD Homes, Inc., a California Corporation  
 Address: P.O. Box 277  
 City/State/Zip: Chowchilla, CA 93610  
 Phone: (209) 578-4295