



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 10th Street, Suite 3400 Modesto, CA 95354 PHONE: (209) 525-6330 FAX: (209) 525-5911

Project Title Vesting Tentative Subdivision Map Application No. PLN2020-0120 - Isaaco Estates
Lead Agency Stanislaus County Planning and Community Development Contact Person Emily Basnight, Assistant Planner
Street Address 1010 10th Street, Suite 3400 Phone (209) 525-6330
City Modesto, CA Zip 95354 County Stanislaus

Present Land Use/Zoning/General Plan Designation:

PLU: Vacant, Single-family dwellings, ag barn Zoning: R-A (Rural Residential) GPD: Low Density Residential

Project Description:

This is a request to subdivide four parcels totaling 3.1± acres into 11 lots of at least 8,000 square-feet each in the Rural Residential (R-A) zoning district. The vesting tentative map proposes to develop a cul-de-sac, connecting to Story Road, a County-maintained road, for access. Frontage improvements are proposed for the development and will include, curb, gutter and sidewalk throughout the subdivision. An 8-foot-tall masonry block wall is proposed to be constructed along the western boundaries of proposed Lots 5 and 6. A will serve letter for water and sewer services has been issued from the Denair Community Services District. Storm water is proposed to be conveyed to a horizontal drain located on the western most portion of the project site, adjacent to Santa Fe Road. Two single-family dwellings and an agricultural storage building currently exist on the project site; the applicant proposes to remove the existing barn; however, the dwellings will remain on proposed Lots 2 and 11. Previously, a Vesting Tentative Subdivision Map was approved for the project site on September 20, 2016. Consequently, the map expired in 2018.

Project Location

County Stanislaus County City/Nearest Community Community of Denair
Cross Streets Karyn Dawn Road Zip Code 95316 Total Acres 3.1±
Longitude/Latitude (degrees, minutes and seconds): 0 ' N / 0 ' W
Assessor's Parcel Number 024-025-002, 024-025-014, 024-025-052 and 024-025-053 Section 5 Twp. 5 Range 11 Base MDB&M
Within 2 Miles: State Hwy # N/A 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 July 13, 2021 Ending Date August 16, 2021

Signature [Handwritten Signature] Date 7/13/2021

Document Type

CEQA: [] NOP, [] Supplement/Subsequent EIR, [] Early Cons, [] Neg Dec, [] Mit Neg Dec, [] Draft EIR
NEPA: [] NOI, [] EA, [] Draft EIS, [] FONSI
OTHER: [] Joint Document, [] Final Document, [] Other

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

- General Plan Update, Specific Plan, Rezone, Annexation, General Plan Amendment, Master Plan, Prezone, Redevelopment, General Plan Element, Planned Unit Development, Use Permit, Cancel Ag Preserve, Community Plan, Site Plan, Land Division (Subdivision, etc.), Other

Development Type

- Residential (Units 22, Acres 3.1±), Office, Commercial, Industrial, Educational, Recreational, OCS Related, Water Facilities, Transportation, Mining, Power, Waste Facilities, Hazardous Waste, Other

Project Issues Discussed in Document

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

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".

- Air Resources Board, Boating & Waterways, Department of, California Highway Patrol, S Caltrans District # 10, Caltrans Division of Aeronautics, Caltrans Planning, Coachella Valley Mountains Conservancy, Coastal Commission, Colorado River Board Commission, Conservation, Department of, Delta Protection Commission, Education, Department of, Office of Public School Construction, Energy Commission, S Fish & Game Region #, Food & Agriculture, Department of, Forestry & Fire Protection, General Services, Department of, Health Services, Department of, Housing & Community Development, Integrated Waste Management Board, Native American Heritage Commission, Office of Emergency Services, Office of Historic Preservation, Parks & Recreation, Pesticide Regulation, Department of, Public Utilities Commission, Reclamation Board, S Regional WQCB # 3, Resources Agency, S.F. Bay Conservation & Development Commission, San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy, San Joaquin River Conservancy, Santa Monica Mountains Conservancy, State Lands Commission, SWRCB: Clean Water Grants, SWRCB: Water Quality, SWRCB: Water Rights, Tahoe Regional Planning Agency, Toxic Substances Control, Department of, Water Resources, Department of, Other

Lead Agency (Complete if applicable):

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

Applicant: Sam David dba Solaria Technologies, LLC.

Address: P.O. Box 2721
City/State/Zip: Turlock, CA 95381
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