



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2022040079

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
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Project Title: Rezone and Subdivision Map Application No. PLN2022-0026 - Elmwood 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

Project Location: 3700 Story Road City/Nearest Community: Denair
Cross Streets: Between E Zeering Rd and Walton St Zip Code: 95316
Longitude/Latitude (degrees, minutes and seconds): 0 00 00 N / 0 00 00 W Total Acres: 4.82
Assessor's Parcel Number: 024-055-060 Section: 5 Twp.: 5 Range: 11 Base: MDB&M
Within 2 Miles: State Hwy #: N/A Waterways: Turlock Irrigation District (TID) Main Canal
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 22, 2022 Ending Date: August 22, 2022

Document Type:
CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [x] 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 [x] 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:
[x] Residential Units: 34 Acres: 4.82 [] 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

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 [x] Other: None have been identified as of yet.

Present Land Use/Zoning/General Plan Designation:
Single-family dwelling and attached two-car garage, and open field / Rural Residential (R-A) / Low Density Residential (LDR)

This is a request to rezone a 4.82± acre parcel from Rural Residential (R-A) to Planned Development (P-D) to increase the maximum building site coverage from 40 to 50 percent, and to subdivide the parcel into 17 single-family residential lots ranging in size from 8,000 to 10,594 square feet. Romie Way will be extended through the site which will connect to a cul-de-sac (proposed to serve lots 1-5, 9-16, and Lot A) that will include a stub-out to serve future development east of the project site. The remaining lots (lots 6-8 and proposed Lot B) will have access and road frontage onto Story Road. If approved, each residential lot could be developed with one single-family dwelling, an accessory dwelling unit, and a junior accessory dwelling unit. The setback requirements will be consistent with those of the County's R-A zoning district. A "can serve" letter for water and sewer services to serve the residential development has been issued from the Denair Community Services District for the project. Stormwater is proposed to be managed for the development through a 13,098 square-foot expansion (Lot A) of an existing stormwater basin located on APN 024-055-043, which currently serves an existing residential development to the south. A 6-foot-tall chain-link fence is proposed to be installed along the easterly boundary of the proposed and existing basins (Lot A and 024-055-043), and a 7-foot-tall masonry block wall is proposed along the southern border of the existing basin, located south of the proposed storm drainage basin addition on APN 024-055-043. The project site is currently improved with one single-family dwelling and an attached two-car garage; the single-family dwelling and garage will remain on proposed Lot B of the proposed subdivision map. The applicant proposes to install landscaping for the stormwater basin, trees along the frontage of each lot, and has proposed to install curb, gutter, sidewalk and street lighting for the entire subdivision. The applicant will annex the development into Community Service Area (CSA) #21 – Riopel and the Denair Highway Lighting District to ensure funds are provided for the maintenance of the improvements. The project is surrounded by single-family lots to the north and south and the Denair Community Services District facility to the west. An agriculturally zoned ranchette parcel is to the east of the project site. The applicant has proposed a no buffer alternative to the agriculture buffer requirement. A barricade per Public Works' Standards and Specifications is proposed along the street stub to the east to prevent trespass onto the adjacent agriculturally zoned 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 # _____ | <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 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: Emily Basnight, Assistant Planner
Phone: (209) 525-6330

Applicant: Torre Reich, Malet Development
Address: 219 North Broadway
City/State/Zip: Turlock, CA 95380
Contact: Torre Reich
Phone: (209) 668-8721

Signature of Lead Agency Representative: Signature on File

Date: _____