



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. PLN2022-0036 - WALKING R RODDEN RANCH, LLC
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: 1990 Crabtree Road City/Nearest Community: Waterford
Cross Streets: Crabtree Road and Barnett Road Zip Code: 95386
Longitude/Latitude (degrees, minutes and seconds): 0 00' 00" N / 0 00' 00" W Total Acres: 1,597
Assessor's Parcel Number: 008-004-004, et al Section: 13 Twp.: 3 Range: 12 Base: MDB&M
Within 2 Miles: State Hwy #: 132 Waterways: Tuolumne River
Airports: Railways: Schools:

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

Starting Date: May 10, 2022 Ending Date: May 25, 2022

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 Parcel map

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: None identified

Present Land Use/Zoning/General Plan Designation:

Almond orchard and grazing land/ A-2-40/ Agriculture

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

Request to subdivide a 1,597-acre parcel in the General Agriculture (A-2-40) zoning district into two parcels, 821.6± and 775.4± acres in size. The various assessor parcel numbers included in the project comprise one legal parcel. The existing parcel is currently used as grazing land and to grow almonds, and is improved with a manufactured home, agricultural equipment storage building, and fuel tanks. The current parcel receives irrigation water from onsite wells. The proposed parcel configurations are intended to match the existing farming operations. Proposed Parcel 1 will consist of a sprinkler irrigated almond orchard, manufactured home, storage building, and fuel tanks. Proposed Parcel 2 will consist of grazing land. Both proposed parcels will have access to County-maintained Crabtree Road.

**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"/> 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"/> 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                | Other: _____  |
| <input type="checkbox"/> Native American Heritage Commission              |   |

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

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

Applicant: Walking R Rodden Ranch, LLC  
 Address: 31463 Ridge View Circle  
 City/State/Zip: Polson, Montana 59860  
 Contact: Mike Toy, Dillon & Murphy Engineering  
 Phone: 209-334-6613

Signature of Lead Agency Representative: \_\_\_\_\_

Date: slg/m