



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. PLN2022-0031- HOFTIEZER FAMILY TRUST
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Avleen K. Aujla, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 930 Texas Road City/Nearest Community: Modesto
Cross Streets: Collins Road and E Service Road Zip Code: 95358
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 80
Assessor's Parcel Number: 012-055-010 Section: 33 Twp.: 3 Range: 8 Base: MDB&M
Within 2 Miles: State Hwy #: 132 Waterways: N/A
Airports: N/A Railways: Union Pacific Schools: Modesto City Schools

Local Public Review Period: (to be filled in by lead agency)
Starting Date: May 11, 2022 Ending Date: May 26, 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 Agriculture

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 at this time

Present Land Use/Zoning/General Plan Designation:
Almond orchard with a single-family dwelling Zoning: General Agriculture (A-2-40) GP: Agriculture

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

Request to subdivide an existing 80± acre parcel into two parcels of 40± acres each, in the General Agriculture (A-2-40) zoning district. The existing parcel is currently improved with a single-family dwelling with a private septic system, a pool, and an equipment shed, which will be located on Parcel 1. The remaining balance of Proposed Parcel 1 will be replanted with almonds. Proposed Parcel 2 has no structures and is planted in almonds.

The parcel map request proposes a flag lot design for both resulting parcels. Proposed Parcel 2 will include a 43.5-foot-wide by 1,310-foot-long driveway, which will allow access to County-maintained Texas Road. Proposed Parcel 1 will include a 60-foot wide by 1,327-foot-long strip along the southern border of Proposed Parcel 2, to encompass an existing irrigation pump, pipeline, and accompanying equipment. This strip will include an irrigation easement for the benefit of Proposed Parcel 2. An irrigation pipeline runs along the southern portion of the proposed Parcel 1 and Proposed Parcel 2 has two irrigation pipelines running north to south. Both parcels will have road frontage on County-maintained Texas Road. The flag lot configuration will require a design standard Exception under Section 20.52.160 – Width to Depth Ratio of the County’s Subdivision Ordinance.

Although, no construction is proposed per Zoning Ordinance Section 21.20.020, one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit will be permitted per parcel. The project site is enrolled in a Williamson Act Contract and both the parcels will remain enrolled if approved.

**Reviewing Agencies Checklist:**

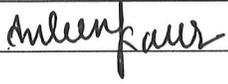
Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

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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 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 checked="" 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"/> 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                |   |

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**Lead Agency** (Complete if applicable):  
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Consulting Firm: Stanislaus County  
Address: 1010 10<sup>th</sup> Street, Suite 3400  
City/State/Zip: Modesto, CA 95354  
Contact: Avleen K. Aujla  
Phone: (209) 525-6330

Applicant: Hoftiezer Family Trust  
Address: 10261 Tanforan Drive  
City/State/Zip: Cypress, CA 96030  
Contact: Albert and Pearl Hoftiezer  
Phone: (714) 348 8986

Signature of Lead Agency Representative: 

Date: 5-11-2022.