



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
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Project Title: PARCEL MAP APPLICATION NO. PLN2022-0064- CUNNINGHAM RANCH-JOHN FOX ROAD
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: 11131 John Fox Road City/Nearest Community: Hughson
Cross Streets: Swanson Road and John Fox Road Zip Code: 95326
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 58.4
Assessor's Parcel Number: 019-007-004 Section: 08 Twp.: 4 Range: 11 Base: MDB&M
Within 2 Miles: State Hwy #: N/A Waterways: TID Ceres Main Canal.
Airports: N/A Railways: Union Pacific Schools: Hughson Unified

Local Public Review Period: (to be filled in by lead agency)
Starting Date: July 27, 2022 Ending Date: August 11, 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: Employees: [ ] 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:
Huller with a single-family dwelling and an orchard / Zoning: General Agriculture (A-2-40) / GP: Agriculture

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

**Project Description:** Request to subdivide a 58.4-acre parcel in the General Agriculture (A-2-40) zoning district, into two parcels, 18.3± and 40.1± acres in size. Proposed Parcel 1 will be 18.3± acres in size, which is below the 40-acre minimum parcel size of the A-2-40 zoning district; however, it will be created in accordance with Section 21.20.060 (D) of the A-2 zoning code. A portion of the parcel has been developed with a nonconforming huller. A Use Permit will also be processed concurrently with this request to permit previous expansions to the huller, which included expansion to the huller building, conversion of a dwelling to an office, and the use of a portion of the parcel (along the John Fox Road frontage) for a truck staging area.

The existing parcel consists of a single-family dwelling, a huller with two shops, two offices, a truck scale, a truck staging area, a solar array to offset running costs of huller, and an orchard. The parcel is also served by a private well and a septic system. The site receives irrigation water from Turlock Irrigation District and stores it on-site via an existing pond and irrigation pump. Proposed Parcel 1 will consist of a single-family dwelling, and all improvements and structures related to the huller. Proposed Parcel 2, 40.1± acres in size, will consist of an orchard, irrigation pond, and irrigation pump. Both proposed parcels will have access to County-maintained John Fox Road and Swanson Road. The huller operates 24 hours a day from Monday to Saturday in three shifts. There is a total of eight employees, however, the number of employees per shift vary, with the most being six employees on a maximum shift size and two employees at the lowest shift size.

Although, no construction is proposed, per Zoning Ordinance Section 21.20.020, Proposed Parcel 1 can be developed with one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit, and Proposed Parcel 2 with two single-family dwellings, two accessory dwelling units, and one junior accessory dwelling with each single-family dwelling. 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"/> 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 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              |                                                                                                     |

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**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: Avleen K. Aujla  
Phone: (209) 525-6330

Applicant: Richard Cunningham, Cunningham Ranch, Inc,  
Address: 11131 John Fox Road  
City/State/Zip: Hughson, CA 95326  
Contact: Jim Freitas  
Phone: (209) 545-3390

Signature of Lead Agency Representative: *Avleen K. Aujla*

Date: 7-26-2022