



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2022070492

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
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Project Title: Use Permit and Parcel Map Application No. PLN2022-0064 - Cunningham Ranch
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Emily Basnight
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 11131 and 1137 John Fox Road City/Nearest Community: Waterford area
Cross Streets: Swanson and Waring Roads Zip Code: 95326
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 58.4
Assessor's Parcel Number: 019-007-004 Section: 8 Twp.: 4 Range: 11 Base: MDB&M
Within 2 Miles: State Hwy #: State Route 132 Waterways: River
Airports: N/A Railways: N/A Schools: Hughson Unified

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

Starting Date: November 23, 2022 Ending Date: December 27, 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 [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [x] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [x] 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 [x] Other Agricultural Hulling operation and 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 [x] Other: N/A

Present Land Use/Zoning/General Plan Designation:

Single-family dwelling, a huller with two shops, two offices, a truck scale, a truck staging area, a solar array and orchard / General Agriculture (A-2-40) / Agriculture

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

This is a request to expand a legal nonconforming almond hulling operation, and to subdivide a 58.4-acre parcel into two parcels, 18.3± and 40.1± acres in size in the General Agriculture (A-2-40) zoning district. 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. The hulling operation did not receive appropriate land use entitlements prior to expansion. As such, a use permit is required to permit the previous expansions of the hulling operation, which included expansion of 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.

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 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 10th Street, Suite 3400
 City/State/Zip: Modesto, CA 95354
 Contact: Emily Basnight, Assistant Planner
 Phone: (209) 525-6330

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

Signature of Lead Agency Representative: Signature on File

Date: November 23, 2022