



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH #

TO: State Clearinghouse
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(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: Lot Line Adjustment and Williamson Act Cancellation Application No. PLN2020-0059 - Foster
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: 6248 Carver Road City/Nearest Community: Modesto
Cross Streets: Ladd Road and St. Francis Avenue Zip Code: 95356
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 12.62
Assessor's Parcel Number: 004-066-018 & 004-066-043 Section: 30 Twp.: 2 Range: 9 Base: MDB&M
Within 2 Miles: State Hwy #: 108 Waterways: Stanislaus River
Airports: Railways: Schools: Stanislaus Elementary School

Local Public Review Period: (to be filled in by lead agency)
Starting Date: September 29, 2022 Ending Date: October 14, 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.) [X] Other Williamson Act Cancellation

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 [X] Other Williamson Act Cancellation

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 identified

Present Land Use/Zoning/General Plan Designation:

Agriculture and homesite/ A-2-40/ Agriculture

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

Request to adjust the lines of two parcels from .34± and 12.28± acres to 1± and 11.62± acres respectively, and cancel a .66± acre portion of Williamson Act Contract No. 1974-1663 in the General Agriculture (A-2-40) zoning district. The purpose of the lot line adjustment is to increase the size of the .34± acre parcel to meet the 1 acre minimum required for parcels served by private well and septic, and to encompass the physical improvements crossing the property line. The .34± acre parcel is improved with a single-family dwelling and garage. The 12.28± acre parcel is planted in row crops and is improved with a barn and accessory structures. The existing .34± acres and the proposed 1± acres are non-conforming with Williamson Act's minimum parcel size. A Williamson Act Contract Non-Renewal has been filed and recorded on the 12.28± acre portion of Contract No. 1974-1663. The remaining acreage (11.62± acres) of Williamson Act Contract 1974-1663 will remain under contract if the cancellation and lot line adjustment are 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 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         | <input type="checkbox"/> 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: Jeff Foster  
 Address: 6248 Carver R  
 City/State/Zip: Modesto, Ca 95356  
 Contact: Joshua Mann, MVE Inc.  
 Phone: 209-526-4214

Signature of Lead Agency Representative: Signature on File Date: 9/29/22