



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
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Project Title: Parcel Map Application No. PLN2022-0127 - Galas Family
Lead Agency: Stanislaus County Planning and Community Development
Street Address: 1010 10th Street, Suite 3400
City: Modesto, CA 95354
Contact Person: Emily Basnight
Phone: (209) 525-6330
County: Stanislaus

Project Location: West Grayson Road
City/Nearest Community: City of Modesto
Cross Streets: Between Shiloh Road and Jennings Road
Zip Code: 95358
Longitude/Latitude (degrees, minutes and seconds):
Assessor's Parcel Number: 017-049-011
Section: 20 Twp.: 4 Range: 8 Base: MDB&M
Within 2 Miles: State Hwy #: N/A
Waterways: Turlock Irrigation District Lower Lat. No. 2; Tuolumne River; and San Joaquin River
Airports: N/A
Railways: N/A
Schools: Ceres Unified School District

Local Public Review Period: (to be filled in by lead agency)
Starting Date: November 15, 2022
Ending Date: November 29, 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 Agricultural land division

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:
Almonds, irrigation and right-of-way easements, Turlock Irrigation District Lower Lat. No. 2 canal, and an irrigation well / General Agriculture (A-2-40) / Agriculture

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

Request to subdivide a 120.52± acre parcel in the General Agriculture (A-2-40) zoning district into two parcels, 50.26± and 70.26± acres in size. The existing parcel is currently planted in almonds. Propose Parcel 1 is planted in an almond orchard and is improved with a 25-foot-wide irrigation easement running north to south; a 90-foot-wide Turlock Irrigation (TID) right-of-way easement along the northern portion of the proposed parcel; TID's Lower Lateral No. 2 canal which bisects the parcel in the northwest corner; and a 40-foot-wide irrigation easement in the southwest corner of the proposed parcel. Proposed Parcel 2 is planted in almonds and improved with a private irrigation well. The current parcel receives irrigated water from the private irrigation well and TID; proposed Parcel 1 and Parcel 2 will continue to be irrigated by TID via the Lower Lateral No. 2 canal. Both of the proposed parcels will front County-maintained West Grayson 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".

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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 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 checked="" 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 checked="" 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: Emily Basnight  
Phone: (209) 525-6330

Applicant: Galas Family Trust (Michael Galas, Timothy Galas, Vincent N. Galas, and Nadene Galas)  
Address: P.O. Box 1530  
City/State/Zip: Oakdale, CA 95361  
Contact: David Harris, Aspen Survey Company, Inc.  
Phone: 209-526-9724

Signature of Lead Agency Representative: 

Date: 11/15/22