

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #
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**Project Title:** Caton Ranch Annexation and SubdivisionLead Agency: City of NewmanContact Person: Michael E. HollandMailing Address: 938 Fresno StreetPhone: 209-862-3725City: NewmanZip: 95360County: Stanislaus**Project Location:** County: Stanislaus City/Nearest Community: NewmanCross Streets: Prince Road Zip Code: 95360Longitude/Latitude (degrees, minutes and seconds): 37 ° 18 ' 21 " N / 121 ° 01 ' 25 " W Total Acres: 20.94Assessor's Parcel No.: 026-071-001 and -004

Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: SR 33Waterways: Newman Waste Way, Central Coast Irrigation District C<sub>4</sub>Airports: n/aRailways: Southern Pacific Railroa<sub>4</sub> Schools: Yolo Middle, Orestimba<sub>4</sub>**Document Type:**CEQA:  NOP Draft EIRNEPA:  NOIOther:  Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) \_\_\_\_\_

 Draft EIS Other: \_\_\_\_\_ Mit Neg Dec

Other: \_\_\_\_\_

 FONSI**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 112 Acres 20.94 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Transportation: Type \_\_\_\_\_ Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Mining: Mineral \_\_\_\_\_ Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_ Power: Type \_\_\_\_\_ MW \_\_\_\_\_ Educational: \_\_\_\_\_ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_ Recreational: \_\_\_\_\_ Hazardous Waste: Type \_\_\_\_\_ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_ Other: \_\_\_\_\_**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 Geologic/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: \_\_\_\_\_**Present Land Use/Zoning/General Plan Designation:**

Residential and Agriculture/Agriculture A-2-20/Medium Density Residential (Newman 2030 General Plan) and Agriculture (Stanislaus)

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

The project proposes pre-zoning and annexation (including a Pre-Annexation Agreement), and a subdivision map to allow for construction of 112 low density and medium density single-family homes on the site. The project also includes a 1.91-acre dual usage park site on the eastern side of the property along with the development of various rights-of-way onsite with new water, sewer, and storm drain facilities.

## Reviewing Agencies Checklist

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

<input checked="" type="checkbox"/>	Air Resources Board	<input type="checkbox"/>	Office of Historic Preservation
<input type="checkbox"/>	Boating & Waterways, Department of	<input type="checkbox"/>	Office of Public School Construction
<input type="checkbox"/>	California Emergency Management Agency	<input type="checkbox"/>	Parks & Recreation, Department of
<input type="checkbox"/>	California Highway Patrol	<input type="checkbox"/>	Pesticide Regulation, Department of
<input checked="" type="checkbox"/>	Caltrans District #10	<input type="checkbox"/>	Public Utilities Commission
<input type="checkbox"/>	Caltrans Division of Aeronautics	<input checked="" type="checkbox"/>	Regional WQCB #5
<input type="checkbox"/>	Caltrans Planning	<input type="checkbox"/>	Resources Agency
<input type="checkbox"/>	Central Valley Flood Protection Board	<input type="checkbox"/>	Resources Recycling and Recovery, Department of
<input type="checkbox"/>	Coachella Valley Mtns. Conservancy	<input type="checkbox"/>	S.F. Bay Conservation & Development Comm.
<input type="checkbox"/>	Coastal Commission	<input type="checkbox"/>	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/>	Colorado River Board	<input type="checkbox"/>	San Joaquin River Conservancy
<input type="checkbox"/>	Conservation, Department of	<input type="checkbox"/>	Santa Monica Mtns. Conservancy
<input type="checkbox"/>	Corrections, Department of	<input type="checkbox"/>	State Lands Commission
<input type="checkbox"/>	Delta Protection Commission	<input type="checkbox"/>	SWRCB: Clean Water Grants
<input type="checkbox"/>	Education, Department of	<input type="checkbox"/>	SWRCB: Water Quality
<input type="checkbox"/>	Energy Commission	<input type="checkbox"/>	SWRCB: Water Rights
<input checked="" type="checkbox"/>	Fish & Game Region #4	<input type="checkbox"/>	Tahoe Regional Planning Agency
<input type="checkbox"/>	Food & Agriculture, Department of	<input type="checkbox"/>	Toxic Substances Control, Department of
<input type="checkbox"/>	Forestry and Fire Protection, Department of	<input type="checkbox"/>	Water Resources, Department of
<input type="checkbox"/>	General Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Health Services, Department of	<input type="checkbox"/>	Other: _____
<input type="checkbox"/>	Housing & Community Development		
<input checked="" type="checkbox"/>	Native American Heritage Commission		

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

Starting Date January 10, 2023 Ending Date February 10, 2023

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>EMC Planning Group</u>	Applicant: <u>Dan Dunkley, Redwood Park Properties</u>
Address: <u>601 Abrego Street</u>	Address: <u>746 Division Street</u>
City/State/Zip: <u>Monterey, CA 93940</u>	City/State/Zip: <u>Pleasanton, CA 94566</u>
Contact: <u>Shoshana Lutz, Associate Planner</u>	Phone: <u>925-400-7277</u>
Phone: <u>831-649-1799</u>	

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Signature of Lead Agency Representative:  Date: Jan 3, 2023

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.