



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
Building Phone: (209) 525-6557 Fax: (209) 525-7759

Project Title: Parcel Map Application No. PLN2022-0053 - Thomas and Deborah Morris
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: 3106 River Road, 2201 and 2460 Orchard Road City/Nearest Community: Community of Vernalis
Cross Streets: Orchard Road and Center Road Zip Code: 95385
Longitude/Latitude (degrees, minutes and seconds): 016-009-040 & 016-009-041
Assessor's Parcel Number: 041 Section: 6 Twp.: 4 Range: 7 Base: MDB&M
Within 2 Miles: State Hwy #: State Route 33 Waterways: San Joaquin River
Airports: N/A Railways: Railroad Co. Schools: Patterson Joint Unified School

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

Starting Date: January 25, 2023 Ending Date: February 9, 2023

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 yet

Present Land Use/Zoning/General Plan Designation:

Manufactured home, single-family dwelling, detached garage, two agricultural shop buildings, communication facility, private wells and septic systems, almond and walnut orchards / General Agriculture / Agriculture.

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

Request to subdivide a 160± gross acre parcel into four parcels, each 40± acres in size, in the General Agriculture (A-2-40) zoning district. APN 016-009-041 is currently being assessed as a 3-acre Life Estate; however, it is just a portion of the existing legal parcel, which is 160± gross acres made up of two separate Assessor parcel numbers (APNs) 016-009-040 and APN 016-009-041. Proposed Parcel A is improved with an existing manufactured home, septic system, water tank, domestic well, and a previously approved 100-foot-tall monopole cell tower with accompanying equipment within a 1,156 square-foot leased area. Proposed Parcels B and D will remain planted in almond trees. Proposed Parcel C is improved with an existing single-family dwelling, detached garage, two agricultural shop buildings, a walnut orchard, septic system, domestic well, irrigation box, and irrigation well. If approved, all four parcels will maintain their right to independently irrigate. The current parcel is irrigated via a drip system with irrigated water from private on-site wells and the El Solyo Water District via a 45-foot-wide irrigation easement on the eastern property line of proposed Parcels A and B. Parcel A will have access to County-maintained Orchard Road via an existing driveway; Parcel B will front on County-maintained Center Road; Parcel C will have access to County-maintained River Road via an existing driveway and road frontage on Center Road; and Parcel D will front both County-maintained Orchard and River Roads.

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 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 | 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
 Phone: (209) 525-6330

Applicant: Thomas Morris and Deborah Morris
 Address: P.O. Box 184
 City/State/Zip: Westley, CA 95387
 Contact: Thomas Morris
 Phone: 209-602-0070

Signature of Lead Agency Representative: Signature on file

Date: January 25, 2023