



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. PLN2022-0118 - Simon and Alstatt
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: 4736 Carlson Way City/Nearest Community: Community of Salida
Cross Streets: Finney Road and Salida Boulevard Zip Code: 95368
Longitude/Latitude (degrees, minutes and seconds): 0 \_\_\_\_' \_\_\_\_" N / \_\_\_\_' \_\_\_\_" W Total Acres: 0.34±
Assessor's Parcel Number: 135-040-012 Section: 3 Twp.: 3 Range: 8 Base: MDB&M
Within 2 Miles: State Hwy #: State Route 99 Waterways: Modesto Irrigation District - Lateral No. 6
Airports: N/A Railways: Union Pacific Schools: Salida Union / Modesto Union

Local Public Review Period: (to be filled in by lead agency)
Starting Date: March 31, 2023 Ending Date: April 17, 2023

Document Type:
CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI OTHER: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] Mit Neg Dec [ ] 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 Subdivision of an existing parcel

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 at this time.

Present Land Use/Zoning/General Plan Designation:
Two single-family dwellings and a shed / Single-Family Residential (R-1) / Low Density Residential

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

Request to subdivide a 14,661± square-foot parcel into two parcels, 5,073± and 9,588± square feet in size, in the Single-Family Residential (R-1) zoning district. If approved, Proposed Parcel 1 would be improved with an existing 513± square-foot dwelling and Proposed Parcel 2 would be improved with an existing 660± square-foot dwelling and shed. Additionally, each parcel may have an accessory dwelling unit (ADU) and a junior accessory dwelling unit (JADU) in addition to the existing single-family dwellings. Both dwellings receive public sewer services from Salida Sanitary and public water from the City of Modesto. The request will require an exception to the Subdivision Ordinance to allow Parcel 1 to access Carlson Way from an existing driveway via a 20-foot-wide access easement on Parcel 2, as well as an exception to the design standard for the width-to-depth ratio for Parcel 2 as the proposed depth of the parcel exceeds the road frontage width by more than three times the amount. If approved, Parcel 2 will front and have direct access via the existing driveway to County-maintained Carlson Way.

**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 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: <u>SWRCB Division of Drinking Water Dist. 10</u>                    |
| <input type="checkbox"/> Native American Heritage Commission       |   |

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**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, Assistant Planner**  
Phone: **(209) 525-6330**

Applicant: **Lindsay Rae Simon and Joie Tina Alstatt**  
Address: **4643 Broadway Avenue**  
City/State/Zip: **Salida, CA 95368**  
Contact: **David Harris, Aspen Survey Company, Inc.**  
Phone: **(209) 526-9724**

Signature of Lead Agency Representative: \_\_\_\_\_ Signature on File \_\_\_\_\_

Date: 03/31/2023  
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