



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 and Variance Application No. PLN2022-0063 - Tovar
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: 300 and 304 Kerr Avenue City/Nearest Community: City of Modesto
Cross Streets: Mono Drive and Tenaya Drive Zip Code: 95354
Longitude/Latitude (degrees, minutes and seconds): 0 00' 00" N / 0 00' 00" W Total Acres: 0.31
Assessor's Parcel Number: 035-035-001 Section: 34 Twp.: 3 Range: 9 Base: MDB&M
Within 2 Miles: State Hwy #: State Route 132 Waterways: Tuolumne River
Modesto City - County Airport Modesto & Empire Traction; Burlington Northern Santa Fe; and Union Pacific Schools: Wilson Elementary School; La Loma Junior High School; and El Vista Elementary School

Local Public Review Period: (to be filled in by lead agency)
Starting Date: May 24, 2023 Ending Date: June 8, 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: Variance

Development Type:
[ ] Residential Units: 2 Acres: 0.31± [ ] 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 Residential 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: No issues have been identified

Present Land Use/Zoning/General Plan Designation:

Two single-family dwellings and two detached garages / Multiple Family Residential / Industrial Transition

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

Request to subdivide a 13,571± square-foot parcel into two parcels, 7,523± and 6,048± square feet in the Multiple Family Residential (R-3) zoning district. A Variance to the Zoning Ordinance is included in this request to allow for the creation of two parcels below the Multiple Family Residential (R-3) zoning district minimum lot-width of 65 feet. Proposed Parcel 1 will have a lot-width of 63 feet and proposed Parcel 2 will have a lot-width of 53.7 feet. The R-3 Zoning Ordinance, §21.36.050(D) requires a minimum lot-width of 65 feet for newly created parcels. The reduced lot-width for each proposed parcel is being requested in order to maintain the existing dwellings on the individual parcels. Both proposed parcels meet the minimum site area requirement of the R-3 zoning district (6,000 square feet) and are connected to public sewer and water facilities. Proposed Parcel 1 is improved with a 2,057± square-foot single-family dwelling and 280± square-foot detached garage and Proposed Parcel 2 is improved with a 1,171± square-foot single-family dwelling and 322± square-foot detached garage. The parcel is located within the LAFCO adopted Sphere of Influence (SOI) for the City of Modesto. The current parcel receives both public sewer and water services from the City of Modesto. Both proposed parcels have an existing driveway on each parcel and will have access from Kerr Avenue, a County-maintained 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".

- |  |   |
|--|---|
| <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: _____   |
| <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: Jose Zepeda  
Address: 925 Chardonnay Way  
City/State/Zip: Modesto  
Contact: Jose Zepeda  
Phone: 209-996-8810

Signature of Lead Agency Representative: Signature on File

Date:05/24/2023