



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH #

TO: State Clearinghouse
FROM: Stanislaus County Planning & Community Development

Project Title: PARCEL MAP APPLICATION NO. PLN2023-0130 - NORTHPOINTE MODESTO
Lead Agency: Stanislaus County Planning and Community Development
Street Address: 1010 10th Street, Suite 3400
City: Modesto, CA

Project Location: 744 McEwen Road
City/Nearest Community: Waterford
Cross Streets: Yosemite Boulevard and Pellerin Road
Zip Code: 95386
Assessor's Parcel Number: 080-005-004, 019-001-001, 019-002-001
Section: 31 Twp.: 3 S Range: 11 E Base: MDB&M
Waterways: Tuolumne River

Local Public Review Period: (to be filled in by lead agency)
Starting Date: November 28, 2023
Ending Date: December 13, 2023

Document Type:
CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [] Neg Dec [] Mit Neg Dec
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:
[] Office Sq.ft.: Acres: Employees:
[] Commercial Sq.ft.: Acres: Employees:
[] Industrial Sq.ft.: Acres: Employees:
[] Educational
[] Recreational
[] OCS Related
[] Water Facilities Type: MGD
[] Transportation Type:
[] Mining Mineral:
[] Power Type: MW
[] Waste Facilities Type: MGD
[] Hazardous Waste Type:
[] Other Agricultural, Calf Breeding Facility

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: N/A

Present Land Use/Zoning/General Plan Designation:
Rural residence, Orchard, Calf Breeding Facility/General Agriculture (A-2-40)/Agriculture

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

Request to subdivide a 335± acre parcel in the General Agriculture (A-2-40) zoning district into three parcels, 129.2± acres, 57.7± acres, and 148.1± acres in size. The existing parcel is currently planted with almonds and contains a calf breeding facility consisting of various buildings totaling 214,301± square feet. Proposed Parcel 1 would consist of an existing almond orchard and would contain the Modesto Irrigation District (MID) Lateral No. 12 canal, running north to south within the parcel, and would include an existing irrigation pond in the southern portion of the proposed parcel. Proposed Parcel 2 would encompass the calf breeding facility, as well as a single-family dwelling, garage, and a manure pond. Proposed Parcel 3 would be planted with almonds and bordered by the Tuolumne River to the south. The current parcel receives irrigation water from the MID Lateral No. 12 canal; Proposed Parcels 1 and 3 would continue to be irrigated by the MID Lateral No. 12 canal, and Proposed Parcel 2 would remain unirrigated and maintain a private domestic well. All three proposed parcels would front County-maintained McEwen Road. County-maintained Pellerin Road divides the existing parcel and would run between both Proposed Parcels 1 and 2 on the north side and Proposed Parcel 3 on the south side of Pellerin Road. The existing parcel is enrolled in Williamson Act Contract No. 96-4530. If approved, Proposed Parcels 1 and 2 would remain under contract. Parcel 3 is not enrolled in a Williamson Act Contract and would remain so.

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 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: Daniel Burk
Phone: (209) 525-6330

Applicant: Northpointe Modesto 1, LLC
Address: 1 Sunfish Lane
City/State/Zip: Sunfish Lake, MN 55118
Contact: Jim Freitas
Phone: 209-454-3390

Signature of Lead Agency Representative: 

Date: 11/28/2023