



Notice of Completion and Environmental Document Transmittal

SCH # _____

California Environmental Quality Act

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
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Project Title: Parcel Map Application No. PLN2023-0115 - Hall Family Partnership, LP
Lead Agency: Stanislaus County Planning and Community Contact Person: Emily DeAnda, Associate Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 3618 and 3242 Montpelier Road City/Nearest Community: Hickman area
Cross Streets: Lake Road and East Keyes Road Zip: 95323

Longitude/Latitude (degrees, minutes and seconds): ... N / ... W Total Acres: 848± acres

Assessor's Parcel Number: 019-013-002, 019-013-007 and 019-013-022 Section: 14 Twp: 4 Range: 11 Base: MDB&M
Within 2 Miles: State Turlock Irrigation District (TID) Highline Canal, Main Canal
Hwy #: N/A Waterways: and Lateral No. 2.
Airports: N/A Railways: N/A Schools: Hickman Community Charter District, Hughson Unified, and Denair

Local Public Review Period: (to be filled in by lead agency)
Starting Date: February 28, 2024 Ending Date: March 14, 2024

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 Acres: Employees: [] Water Facilities MGD
[] Office Acres: Employees: [] Transportation
[] Commercial Acres: Employees: [] Mining
[] Industrial Acres: Employees: [] Power MW
[] Educational [] Waste Facilities MGD
[] Recreational [] Hazardous Waste
[] 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:

Two single-family dwellings, residential and agricultural accessory structures, and almond orchards/ General Agriculture with a 40-acre minimum (A-2-40)/ Agriculture.

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

Request to subdivide three parcels totaling 848± acres into 21 parcels, each 40± acres or more in size in the General Agriculture (A-2-40) zoning district. The existing parcels are currently planted in almond orchards, grape vines, and forage crops; no change in the agricultural production on the proposed parcels is anticipated. The current parcels are irrigated with water from on-site irrigation wells via sprinklers and pumps. The proposed parcels will irrigate independently from wells on individual parcels.

The proposed parcels are improved with the following:

- Proposed Parcel 1 will encompass an existing single-family dwelling, agricultural storage building, shed, almond trees, and private well and septic system;
- Proposed Parcel 20 will encompass an existing single-family dwelling, three agricultural storage buildings, almond trees and private well and septic system.
- Proposed Parcels 4-5, 8-10, 14, 16-17, 19 and 21 are planted in almond trees.
- In addition to being planted in almond trees, proposed Parcels 2-3, 6-7, 11-13, 15, and 18, are also improved with the following:
 - Proposed Parcel 2 has an existing pond.
 - Proposed Parcels 3, 7, 11, and 18 have existing irrigation wells and filtration systems.
 - Proposed Parcel 6 has an existing utility pole.
 - Proposed Parcel 12 has an existing natural drainage basin on-site.
 - Proposed Parcels 13 and 15 will be bisected by the Turlock Irrigation District (TID) High Line Canal along the eastern portion of each Proposed Parcel. The applicant proposes to continue utilizing existing access easements over the TID bridges to access portions of Proposed Parcels 13 and 15 that will be east of the canal.

Proposed Parcels 19 and 20 have direct access onto Montpellier Road, a County-maintained Road. Proposed Parcel 21 has an existing 20-foot-wide access easement along a portion of the southern property line across proposed Parcel 20 for access onto Montpellier Road. Proposed Parcel 13 has an existing 30-foot-wide road right-of-way easement located along the eastern portion of the parcel to access Meikle Road, a County-maintained Road. Additionally, five 30-foot-wide private road easements are proposed as part of this request to provide primary access for proposed Parcels 1-19 and 21 to Montpellier Road and secondary access to Meikle Road. The proposed 30-foot-wide private road easements will be covered with four inches of crushed rock.

The well and filter system located on proposed Parcel 3 may be abandoned in the future due to a section of the 30-foot-wide private road easement proposed over the existing well site.

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

S Other: San Joaquin Valley Air Pollution Control District

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Emily DeAnda, Associate Planner
Phone: (209) 525-6330

Linda Jill Hall and Trace Thomas, Hall Family
Applicant: Partnership, LP.
Address: 3622 Montpelier Road
City/State/Zip: Hickman, CA 95323
Rod Hawkins, Hawkins & Associates
Contact: Engineering, Inc.
Phone: 209-575-4295

**Signature of Lead Agency
Representative:**

Signature on File

Date: 02/28/2024