



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. PLN2023-0114 - Rocha
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Kristen Anaya, Associate Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 1401 & 1403 Lundy Road City/Nearest Community: City of Newman
Cross Streets: McClintock, Azevedo, and Anthiemy Roads Zip Code: 95360
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 180.162±
Assessor's Parcel Number: 049-033-001 Section: 5 Twp.: 7 Range: 9 Base: MDB&M
Within 2 Miles: State Hwy #: 33 Waterways: San Joaquin & Merced Rivers; CCID Main Canal;
Airports: Railways: Union Pacific Railroad Schools: Hurd Barrington Elem.; Orestimba H.S.

Local Public Review Period: (to be filled in by lead agency)
Starting Date: February 29, 2024 Ending Date: March 15, 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 [x] Land Division (Subdivision, etc.) [ ] Other

Development Type:

- [x] Residential Units: 2 Acres: 180.16 [ ] 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

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 [x] Other: N/A

Present Land Use/Zoning/General Plan Designation:

Tomato & almonds, two single-family dwellings, agricultural and residential accessory structures / General Agriculture (A-2-40) / Agriculture

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

Request to subdivide a 180± acre parcel into two 45± acre parcels and a 90± acre Remainder in the General Agriculture (A-2-40) zoning district. The site is currently improved with two single-family dwellings (1,600 and 1,165 square feet in size), a detached garage, a trailer (placed on the property without building permits), an animal pen, approximately 86± acres of almond orchard, and 82± acres of tomatoes. If approved, Proposed Parcel 1 will be improved with the 1,165 square-foot residence, animal pen, trailer, detached garage and tomato row crops, and will have direct access to both County-maintained McClintock and Lundy Roads. Proposed Parcel 2 will be improved with tomato row crops and have access to County-maintained McClintock and Azevedo Roads, with additional frontage onto Anthieny Road which is not on-ground. The proposed Remainder will be improved with the 1,600 square foot residence and almond orchard and have access to County-maintained Lundy Road and Anthieny Road. The existing residences are served by individual septic systems which will be contained with the residences on their respective parcels, and mutually served by a well located on Proposed Parcel 1. The existing almond orchard is irrigated by an on-site irrigation well located on the proposed Remainder. The tomato row crops are irrigated by individual irrigation gates located on Proposed Parcel 2 and on an adjacent parcel (Assessor's Parcel Number 049-033-005), across McClintock Road. Existing irrigation ditches are located along all exterior parcel boundaries of the project site, with an existing 30-foot irrigation easement crossing Proposed Parcel 2. If approved, any unpermitted structures will be required to obtain necessary building or demolition permits and irrigation easements will be required to be granted for any infrastructure serving multiple parcels. The entirety of the project site is currently enrolled under Williamson Act Contract No. 86-4107, with both proposed parcels and the Remainder continuing under contract, if approved.

**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 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 10<sup>th</sup> Street, Suite 3400  
 City/State/Zip: Modesto, CA 95354  
 Contact: Kristen Anaya, Associate Planner  
 Phone: (209) 525-6330

Applicant: Edward and Joseph Rocha  
 Address: 1401 Lundy Road  
 City/State/Zip: Newman, CA 95360  
 Contact: David Harris, Aspen Survey Company  
 Phone: (209) 603-3936

Signature of Lead Agency Representative: 

Date: 2/28/20