



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: Williamson Act Cancellation, Parcel Map, and Exception Application No. PLN2023-0119 - Tucker
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: 11751 Golf Link Road City/Nearest Community: Turlock
Cross Streets: Clausen Road and East Harding Road Zip Code: 95380
Longitude/Latitude (degrees, minutes and seconds): 0 00' 00" N / 0 00' 00" W Total Acres: 30±
Assessor's Parcel Number: 044-051-002 / 041-020-002 Section: 35 Twp.: 5 Range: 10 Base: MDB&M
Within 2 Miles: State Hwy Hwy 99 / 165 / Waterways: TID Lateral No. 5
Airports: Railways: Southern Pacific R.R. Schools: Wakefield Elem. School

Local Public Review Period: (to be filled in by lead agency)

Starting Date: Ending Date:

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 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 No development proposed; Parcel Map

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 to date

Present Land Use/Zoning/General Plan Designation:

Single-family dwelling, accessory residential and agricultural accessory structures / General Agriculture (A-2-10) / Agriculture

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

This is a request to create two parcels, 10± and a 20± acres in size, from a 30± acre parcel that lies in both Stanislaus and Merced County, with 15-acres located in each jurisdiction. The 15.31± acre portion within Stanislaus County is designated General Agriculture (A-2-10) and enrolled in Williamson Act Contract No. 2020-0006. The project site is currently improved with a single-family dwelling, a private well, a private septic system, and four agricultural and residential accessory structures with the balance of the project site planted in alfalfa. If approved, the ten-acre proposed Parcel 1 will contain all existing structures, well, and septic system, and be located entirely within Stanislaus County; The 15-acre proposed Parcel 2 will be improved with alfalfa, and be split across the County border, with 5± acres within Stanislaus County, and 10± acres within Merced County. Due to requirements within the County's Williamson Act Uniform Rules, a Williamson Act Contract must conform to the boundaries of a parcel when subject to a parcel map and be not less than ten-acres in size. A cancellation of the five-acre portion of Proposed Parcel 2 is required. The portion of the parcel located within Merced County is not enrolled within a Williamson Act Contract. The project site irrigates with water from Turlock Irrigation District. Proposed Parcel 1 will not have direct frontage onto a County-maintained roadway if approved; instead, the parcel proposes to take access to County-maintained Golf Road via an existing 20-foot-wide road easement (referenced in County Record No. Doc-2018-0071313), located at the northeast edge of the project site. Consequently, an Exception to Stanislaus County Subdivision Ordinance Section 20.52.170 – Lots – Access is required due to Proposed Parcel 1 being under 20 acres in size and not fronting on a County-maintained roadway. The portion of Proposed Parcel 2 within Merced County will have frontage off County-maintained Clausen Road. A non-renewal has been filed for the entire 15.31± acre portion of the Williamson Act Contract.

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 | <input type="checkbox"/> 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: Kristen Anaya, Associate Planner
 Phone: (209) 525-6330

Applicant: Brandi Tucker
 Address: 2930 Geer Rd PMB 105
 City/State/Zip: Turlock, CA 95382
 Contact: Brandi Tucker
 Phone: 209-605-6823

Signature of Lead Agency Representative: 

Date: 3/27/24