



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. PLN2024-0019- Gomez and Esquivias
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Marcus Ruddicks, Assistant Planner-Trainee
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 902 California Avenue City/Nearest Community: Modesto
Cross Streets: Seybold and California Avenues Zip Code: 95351
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 1±
Assessor's Parcel Number: 030-014-022 Section: 31 Twp.: 3 Range: 9 Base: MDB&M
Within 2 Miles: State Hwy #: Hwy 99; Hwy 132 Waterways: MID Lateral No 4 & 5 Canals
S.P.R.R.
Airports: Railways: Schools: Mark Twain HS; Franklin Sch., Central Catholic HS; Modesto HS; Marshall Elem; Burbank Elem; Kirschen Elem; Aspire Univ. Charter Sch; Hanshaw Middle; MJC; Roosevelt Jr.

Local Public Review Period: (to be filled in by lead agency)
Starting Date: May 14, 2024 Ending Date: May 29, 2024

Document Type:
CEQA: [] NOP [] Draft EIR NEPA: [] NOI OT [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA HE [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS R: [] Other:
[] Mit Neg Dec [] 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, [] Other

Development Type:
[] Residential Units: Acres: Water Facilities MGD
[] Office Sq.ft.: Acres: Employees: Transportation
[] Commercial Sq.ft.: Acres: Employees: Mining
[] Industrial Sq.ft.: Acres: Employees: Power MW
[] Educational Waste Facilities MGD
[] Recreational Hazardous Waste
[] OCS Related [] Other None Proposed

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:

Single-family dwelling, accessory structures / Single-Family Residential (R-1) / Agriculture

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

Request to subdivide a 1-acre± parcel into two parcels, 8,726± and 36,808± square feet in size, in the Single-Family Residential (R-1) zoning district. Both proposed parcels meet the minimum site area requirement in the R-1 zoning district (5,000 square feet) and propose to be connected to public sewer and water facilities. Proposed Parcel 1 is improved with a single-family dwelling and Proposed Parcel 2 is improved with an existing detached garage and barn. The parcel is located within the Local Agency Formation Commission (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. If approved, both proposed parcels have access to County-maintained Seybold and California Avenues. The garage on Proposed Parcel 2 has a driveway onto Seybold Avenue.

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 type="checkbox"/> Caltrans District # _____ | <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 10th Street, Suite 3400
 City/State/Zip: Modesto, CA 95354
 Contact: Marcus Ruddicks, Assistant Planner-Trainee
 Phone: (209) 525-6330

Applicant: Benjamin Gomez & Gloria Esquivias
 Address: 902 California Avenue
 City/State/Zip: Modesto, CA 95351
 Contact: David Hernandez
 Phone: 2099-679-7646

Signature of Lead Agency Representative: _____ Signature on File

Date: May 14, 2024