



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: Rezone and Parcel Map Application No. PLN2024-0015 - FQC, Inc.
Lead Agency: Stanislaus County Planning and Community Development
Contact Person: Emily DeAnda, Associate Planner
Street Address: 1010 10th Street, Suite 3400
Phone: (209) 525-6330
City: Modesto, CA 95354
County: Stanislaus

Project Location: 4800 Kersey Road
City/Nearest Community: City of Turlock
Cross Streets: North Gratton and Story Road
Zip Code: 95316
Longitude/Latitude (degrees, minutes and seconds):
Total Acres: .18±

Assessor's Parcel Number: 024-024-037
Section: 5 Twp.: 5 Range: 11 Base: MDB&M
Within 2 Miles: State Hwy #: N/A
Waterways: Turlock Irrigation District Main Canal
Burlington Northern/ Santa
Airports: N/A
Railways: Fe Schools: Denair Unified

Local Public Review Period: (to be filled in by lead agency)
Starting Date: June 21, 2024
Ending Date: July 8, 2024

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

Development Type:
[ ] Residential Units: 2 Acres: .18± [ ] 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 [ ] Other: None identified as of yet.

**Present Land Use/Zoning/General Plan Designation:**

**Storage sheds / Planned Development (P-D)(356) / Medium Density Residential (MDR)**

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

Request to rezone a 7,792± square-foot parcel from Planned Development (P-D) (356) to a new P-D to allow for the subdivision of the project site into two air space condominium lots. The condominium lots will be approximately 3,896± square feet in size. If approved, the applicant proposes to construct a 2,000± square-foot building which is proposed to be divided into two condominium units, approximately 1,000± square feet in size on each lot. Storm drainage is proposed to be maintained on-site by a retention basin. Both lots proposed will have direct access onto Kersey Road, a County-maintained Road. The proposed lots were approved to be served with sewer and water service by the Denair Community Service District.

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

Applicant: Ben Penfield, FQC, Inc.  
 Address: 465 Joshua Court  
 City/State/Zip: Atwater, CA, 95301  
 Contact: Rod Hawkins, Hawkins & Associates Engineering, Inc.  
 Phone: 209-575-4295

**Signature of Lead Agency Representative:**

Signature on File \_\_\_\_\_

Date: June 21, 2024