



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. PLN2024-0022 - Aguilar
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Elijah Chambers, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 3252 Story Road City/Nearest Community: Denair
Cross Streets: Karyn Dawn Drive and East Monte Vista Zip Code: 95316
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 3.623±
Assessor's Parcel Number: 024-053-041 Section: 5 Twp.: 5 Range: 11 Base: MDB&M
Within 2 Miles: State Hwy #: ... Waterways: Turlock Main Canal, TID Lateral No. 3, TID Lateral No. 4
Airports: ... Railways: Burlington Northern Santa Fe Schools: Denair Charter Academy, Denair Elementary Charter, Denair Middle, Denair High

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

Starting Date: June 28th, 2024 Ending Date: July 15th, 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 Units: Acres: Employees: [ ] 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 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

Vacant, unpermitted nursery / Rural Residential (R-A) / Residential-Low Density

**Project Description** Request to subdivide a 3.62-acre± parcel into four parcels, 13,049±, 13,049 ±, 91,699±, and 43,561± square feet in size, in the Rural Residential (R-A) zoning district. If approved, Proposed Parcels 1 through 4 will receive public sewer from the Denair Community Services District (CSD). Proposed Parcels 1 and 2 will also receive public water from the Denair CSD. Proposed Parcels 3 and 4 will be developed with on-site wells for water service. The parcel is vacant and unimproved. The project site is located within the unincorporated community of Denair. If approved, each parcel will be able to be developed with a Single-family dwelling, Accessory Dwelling Unit (ADU), and Junior Accessory Dwelling Unit (JADU). Proposed Parcels 1 and 2 will front Story Road, a County-maintained road. Proposed Parcel 3 will front both County-maintained Story Road and E Monte Vista Avenue. Proposed Parcel 4 will front on E Monte Vista Avenue.

**Reviewing Agencies Checklist:**

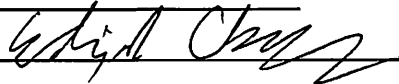
Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

- |   |   |
|---|---|
| <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"/> S 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"/> S 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"/> S 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): **Stanislaus County Planning and Community Development**

Consulting Firm: Stanislaus County  
Address: 1010 10<sup>th</sup> Street, Suite 3400  
City/State/Zip: Modesto, CA 95354  
Contact: Elijah Chambers, Assistant Planner  
Phone: (209) 525-6330

Applicant: David Aguilar  
Address: PO Box 29  
City/State/Zip: Denair, CA 95316  
Contact: NorthStar Engineering Group, Inc.  
Phone: 209-524-3525

Signature of Lead Agency Representative: 

Date: June 28, 2024