



Notice of Completion and Environmental Document Transmittal California Environmental Quality Act

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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. PLN2024-0087- Rogers
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Jeremy Ballard, Senior Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 7025 Hillcrest Dr City/Nearest Community: Modesto
Cross Streets: Country Club Dr and Thunderbird Dr Zip Code: 95356
Longitude/Latitude (degrees, minutes and seconds): 004-059-054 & 004-059- Total Acres: 3.52
Assessor's Parcel Number: 055 Section: 19 Twp.: 2 Range: 9 Base: MDB&M
Within 2 Miles: State Hwy #: Hwy 108, 219, J6 Waterways: MID Main Canal, MID Dr. Moore Canal Stanislaus River
Airports: N/A Railways: N/A Schools: Stanislaus Elementary

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

Starting Date: October 3, 2024 Ending Date: October 18, 2024

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR [ ] Supplement/Subsequent EIR [ ] Neg Dec [ ] 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: 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

Present Land Use/Zoning/General Plan Designation:

Single-family dwelling, accessory structures / Rural Residential (R-A) / Low-Density Residential

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

Request to subdivide two parcels totaling 3.52± acres, into three parcels of 1.67±, 1±, and 0.85± acres in size in the Rural Residential (R-A) zoning district. If approved, all three proposed parcels are proposed to be served by the City of Modesto for domestic water services and individual private septic systems. Proposed Parcel 1 is currently improved with a single-family dwelling, detached garage, pool, and two residential accessory structures. Proposed Parcels 2 and 3 are currently vacant. The project site is located within Area 1 Sub Area 2 of the Del Rio Community Plan, which limits residential development to two dwelling units per acre. If approved, Proposed Parcels 2 and 3 could be developed with one single-family dwelling, one accessory dwelling unit (ADU), and one junior accessory dwelling unit (JADU) each. Proposed Parcel 1 could be further developed with one ADU and one JADU. Proposed Parcels 1 and 2 will have direct frontage and access to County-maintained Hillcrest Drive. Proposed Parcel 3 is proposed to access Hillcrest Drive via a proposed 30-foot-wide public utility and private access easement, running westward across proposed Parcel 2. The proposed parcels are consistent with lot size and dimensions requirements of the R-A, however, an exception to the Subdivision Ordinance for access may be required.

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

Applicant: EJ Rogers  
 Address: PO Box 32314  
 City/State/Zip: Stockton, CA 95213  
 Contact: EJ Rogers  
 Phone: (209) 472-7422

Signature of Lead Agency Representative: \_\_\_\_\_ Signature on File \_\_\_\_\_ Date: October 3, 2024