



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2025010437

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 and Exception Application No. PLN2024-0105 - Mesa Ranches
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Kristy Doud, Deputy Director
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 7142 Richardson Road City/Nearest Community: City of Riverbank
Cross Streets: State Route 108 and Mesa Drive Zip Code: 95361
Longitude/Latitude (degrees, minutes and seconds): 0 00 00 N / 0 00 00 W Total Acres: 25.9±
Assessor's Parcel Number: 062-013-018 Section: 20 Twp.: 2 Range: 10 Base: MDB&M

Within 2 Miles: State Hwy #: State Route 108 Waterways: Stanislaus River; Hetch Hetchy Right-of-Way; and Oakdale Irrigation District (O.I.D) Crane Lateral; Riverbank Lateral; Snedigar Lateral; Southwest Lateral; Langworth Lateral.
Airports: N/A Railways: Burlington Northern/Santa Fe Schools: Oakdale Joint Unified School District

Local Public Review Period: (to be filled in by lead agency)
Starting Date: February 28, 2025 Ending Date: April 3, 2025

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

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 [x] Other: None identified

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

Almond orchards and irrigation easements and well pump equipment / General Agriculture (A-2-3) / Agriculture

**Project Description:**

Request to subdivide a 25.9± acre parcel into four parcels and a remainder, ranging in size from 3± to 6.66± acres in size, in the General Agriculture (A-2-3) zoning district. An exception to the Subdivision Ordinance is required for the use of an access easement for Proposed Parcels 2 and 3.

**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 # <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 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):**

Lead Agency: Stanislaus County  
 Address: 1010 10<sup>th</sup> Street, Suite 3400  
 City/State/Zip: Modesto, CA 95354  
 Contact: Kristy Doud, Deputy Director  
 Phone: (209) 525-6330/planning@stancounty.com

Applicant: Michael Scott Barry  
 Address: 5101 Mesa Drive  
 City/State/Zip: Oakdale, CA 95361  
 Phone: (650) 321-1888/planning@stancounty.com  
 Consulting Firm: Odell Engineering a Westwood Company  
 Contact: Ryan Andersen  
 Address: 1165 Scenic Drive Suite A  
 City/State/Zip: Modesto, CA 95350  
 Phone: (209) 360-1290/ryan.andersen@westwoodps.com

Signature of Lead Agency Representative: Kristy Doud

Date: February 28, 2025