



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. PLN2024-0130- Albertoni
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Marcus Ruddicks, Assistant Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 9155 and 9407 Pioneer Avenue City/Nearest Community: Oakdale
Cross Streets: River and Mission Roads Zip Code: 95361
Longitude/Latitude (degrees, minutes and seconds): Total Acres: 77.10
Assessor's Parcel Number: 006-008-034 Section: 7 Twp.: 2 Range: 10 Base: MDB&M
Within 2 Miles: State Hwy #: SR 120 Waterways: Stanislaus River; OID Howard Lateral, Crouch Lateral, Moulton, River Road, and Burnett Canals
Airports: N/A Railways: B.N.S.F Schools: N/A

Local Public Review Period: (to be filled in by lead agency)
Starting Date: January 30, 2025 Ending Date: February 14, 2025

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: [] 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:
Two single-family dwellings, accessory structures / Agriculture (A-2-10) / Agriculture

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

Request to subdivide 77.11± acres into four parcels and a remainder, ranging from 10± to 30± acres in size, in the General Agriculture (A-2-10) zoning district. If approved, Proposed Parcel 1 will be improved with an existing single-family dwelling and shop, and the Proposed Remainder will be improved with a single-family dwelling, barn, and shed. The balance of the property is planted in almonds. If approved, Proposed Parcels 2-4 could be developed with one single-family dwelling, one accessory dwelling unit (ADU), and one junior accessory dwelling unit (JADU) per parcel. Proposed Parcel 1 could be further developed with one ADU and one JADU, and the remainder parcel could be further developed with a second single-family dwelling and one JADU. If approved, all proposed parcels have access to County-maintained Pioneer Avenue, and the remainder parcel will also have access to County-maintained River Road. The project site currently has two existing driveways, one for each existing single-family residence, onto Pioneer Avenue that will remain on the respective parcels. The project site currently receives irrigation water from the Oakdale Irrigation District, and irrigation easements are proposed across the western boundary of Proposed Parcels 1-4 and the Proposed Remainder, and the northern boundary of Proposed Parcel 3. The parcel is currently enrolled under Williamson Act Contract Number 76-2254 and, if approved, all proposed parcels will remain under contract after subdivision.

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 checked="" 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
Phone: (209) 525-6330
Email: ruddicksm@stancounty.com

Applicant: Claudia Albertoni
Address: 9155 Pioneer Avenue
City/State/Zip: Oakdale, CA 95361
Phone: (209) 540-4044
Email: Planning@stancounty.com

Consulting Firm: Ardurra Group, Inc.
Address: 440 S. Yosemite Avenue
City/State/Zip: Oakdale, CA 95361
Contact: Kevin Cole, Engineer
Phone: (209) 540-4044
Email: kcole@ardurra.com

Signature of Lead Agency Representative: *Mark Ralston*

Date: 1/30/25