



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. PLN2025-0020- Whitby
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 Zip: 95354 County: Stanislaus

Project Location: 2619 Maze Boulevard City/Nearest Community: City of Modesto
Cross Streets: North Dakota Avenue and Carpenter Road Zip Code: 95361
Longitude/ Latitude (degrees, minutes and seconds): -121° 2' 42" W / 37° 38' 20.4" N Total Acres: 22.76±

Assessor's Parcel Number: 007-038-007 and 007-038-014 Section: 25 Twp.: 3 Range: 8 Base: MDB&M
Within 2 Miles: State Hwy #: 99 State Route (SR) 132 and SR Modesto Irrigation District (MID) Lateral No. 3, Lat. No. 4, and Lat. No. 5, and the Tuolumne River
Airports: N/A Railways: South Pacific Railroad Schools: Modesto Union School District

Local Public Review Period: (to be filled in by lead agency)
Starting Date: April 29, 2025 Ending Date: May 19, 2025

Document Type:
CEQA: [ ] NOP [ ] Draft EIR NEPA: [ ] NOI OT [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA HE [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS R: [ ] 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, [ ] 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 [ ] 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 [ ] Other: None identified

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

Alfalfa, three dwellings, and accessory structures / General Agriculture (A-2-10) / Urban Transition

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

Request to subdivide a 22.76± acre parcel (consisting of two separate Assessor Parcel Numbers) into two parcels 10± and 12.76± acres in size, in the General Agriculture (A-2-10) zoning district. The project area is currently planted in 20.18± acres of alfalfa and is improved with a 1,804± square-foot single-family dwelling, a 1,136± square-foot accessory dwelling unit (ADU), and a 800± square-foot two story structure comprised of a 400± square-foot garage and a legal but nonconforming 400± square-foot apartment unit above the garage. The parcel is also developed with 4,556± square-feet of accessory structures including three barns, three sheds, a shop, pump house and detached garage. All of the existing structures will be located on proposed Parcels 1 if this request is approved. No new construction is proposed as part of this request. Proposed Parcel 2 will continue to be planted in alfalfa. Each of the proposed parcels will have a 10-foot-wide public utility easement along the frontage of each parcel.

Proposed Parcel 2 could be developed with one single-family dwelling and one ADU if approved in addition to accessory structures associated with the single-family dwellings or use of the property in accordance with Stanislaus County Zoning Ordinance Section 21.28.020(B). Both of the proposed Parcels will have direct access from Maze Boulevard (State Route [SR] 132). Proposed Parcel 1 is currently served by an existing private domestic well and septic systems. If developed in the future, proposed Parcel 2 will also be served by private utilities. The parcel is located within the Local Agency Formation Commission (LAFCO)- adopted Sphere of Influence (SOI) for the City of Modesto.

**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 Historic Preservation  |
| <input type="checkbox"/> Boating & Waterways, Department of        | <input type="checkbox"/> Office of Public School Construction                                       |
| <input type="checkbox"/> California Emergency Management Agency    | <input type="checkbox"/> Parks & Recreation, Department of  |
| <input type="checkbox"/> California Highway Patrol                 | <input type="checkbox"/> Pesticide Regulation, Department of  |
| <input type="checkbox"/> Caltrans District # <u>10</u>             | <input type="checkbox"/> Public Utilities Commission  |
| <input type="checkbox"/> Caltrans Division of Aeronautics          | <input type="checkbox"/> Reclamation Board  |
| <input type="checkbox"/> Caltrans Planning                         | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u>  |
| <input type="checkbox"/> Central Valley Flood Protection Board     | <input type="checkbox"/> Resources Agency   |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy    | <input type="checkbox"/> Resources Recycling and Recovery, Department of                            |
| <input type="checkbox"/> Coastal Commission                        | <input type="checkbox"/> S.F. Bay Conservation & Development Commission                             |
| <input type="checkbox"/> Colorado River Board Commission           | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy                    |
| <input checked="" type="checkbox"/> Conservation, Department of    | <input type="checkbox"/> San Joaquin River Conservancy  |
| <input type="checkbox"/> Corrections, Department of                | <input type="checkbox"/> Santa Monica Mountains Conservancy   |
| <input type="checkbox"/> Delta Protection Commission               | <input type="checkbox"/> State Lands Commission   |
| <input type="checkbox"/> Education, Department of                  | <input type="checkbox"/> SWRCB: Clean Water Grants  |
| <input type="checkbox"/> Energy Commission                         | <input type="checkbox"/> SWRCB: Water Quality   |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>  | <input type="checkbox"/> SWRCB: Water Rights  |
| <input type="checkbox"/> Food & Agriculture, Department of         | <input type="checkbox"/> Tahoe Regional Planning Agency   |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Toxic Substances Control, Department of                                    |
| <input type="checkbox"/> General Services, Department of           | <input type="checkbox"/> Water Resources, Department of   |
| <input type="checkbox"/> Health Services, Department of            | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Housing & Community Development           | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Integrated Waste Management Board         |   |
| <input type="checkbox"/> Native American Heritage Commission       |   |
| <input type="checkbox"/> Office of Emergency Services              |   |



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**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: Emily DeAnda, Associate Planner  
Phone: (209) 525-6330/planning@stancounty.com  
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Applicant: Sandra G. Whitby, Trustee of The Hart Family Trust, Survivor's Trust, and Hart Family, Exemption Trust  
Address: P.O. Box 581650  
City/State/Zip: Modesto, CA 95358  
Phone: (209) 988-6848/planning@stancounty.com  
Consulting Firm: Aspen Survey Company, Inc.  
Contact: David Harris, Surveyor  
Address: 1121 Oakdale Road, Suite 6  
City/State/Zip: Modesto, CA 95355  
Phone: (209) 526-9724/ davidh\_aspen@sbcglobal.net

Signature of Lead Agency Representative: *Emily DeAnda*  
Emily DeAnda (App. 30, 2025, 09:47 PM)1

Date: 4/30/2025