



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: Variance and Lot Line Adjustment Application No. PLN2024-0072 - Byrd
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Teresa McDonald, Associate Planner
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 17300 Yosemite Blvd City/Nearest Community: Waterford
Cross Streets: Reservoir Road and Dienstag Road Zip Code: 95386

Latitude/Longitude (degrees, minutes and seconds): 37° 38' 45.28" N / 120°40'38.56" W Total Acres: 239.61±

Assessor's Parcel Number: 008-005-031, 008-005-032, 008-010-060, 008-010-064, 008-010-065 Section: 29 Twp.: 3 Range: 12 Base: MDB&M

Within 2 Miles: State Hwy #: Hwy 132 Waterways: Tuolumne River
Airports: N/A Railways: NA Schools: Roberts Ferry Charter School

Local Public Review Period: (to be filled in by lead agency)
Starting Date: May 23, 2025 Ending Date: June 12, 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 Variance

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 line adjustment

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:**

Open land, dwellings, accessory structures, gravel mining plant, row crops, orchard / General Agriculture (A-2-40) / Agriculture

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

Request to adjust the lot lines of four parcels in the General Agriculture (A-2-40) zoning district from 75.62±, 81.70±, 41.80±, and 40.49± acres to 50.94±, 117.24±, 41.88±, and 29.55± acres respectively. The purpose of the lot line adjustment is to separate the water retention areas and Tuolumne River from the viable agricultural areas, and to match the property lines to the river, which is currently bisecting the existing 40.49± acre parcel. A variance to Section 21.20.060(E) of the Zoning Ordinance is needed to allow a parcel to be adjusted to less than 40-acres.

**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 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):

Lead Agency: Stanislaus County

Address: 1010 10<sup>th</sup> Street, Suite 3400

City/State/Zip: Modesto, CA 95354

Contact: Teresa McDonald, Associate Planner

Phone/Email: (209) 525-6330/planning@stancounty.com

Applicant: Tim Byrd

Address: 3619 Shoemaker Avenue

City/State/Zip: Modesto, CA 95358

Phone: (209)602-0571/ tim.byrd@g3enterprises.com

Consulting Firm: Hawkins & Associates Engineering, Inc.

Contact: Rod Hawkins

Address: 436 Mitchell Road

City/State/Zip: Modesto, CA 95354

Phone/Email: (209) 575-4295/ rhawkins@hawkins-eng.com

Signature of Lead Agency Representative:  Teresa McDonald (May 23, 2025 13:02 PDT)

Date: May 23, 2025