



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2025051275

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: Christine Smith, Associate Planner
Street Address: 1010 10th Street, Suite 3400 Phone/Email: (209) 525-6330/planning@stancounty.com
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 336 & 460 Denton Rd, 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 & 33 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: March 6, 2026 Ending Date: April 9, 2026

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 [] Land Division (Subdivision, [X] 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 [X] 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 [X] Other: None identified

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project, (e.g. Notice of Preparation or previous draft document) please fill in.

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 for a variance to Section 21.20.060 of the Zoning Ordinance to allow a parcel (Assessor's Parcel Number [APN] 008-005-031) to be adjusted to less than 40-acres in size. The Variance is required to approve the adjustment of the lot lines of four parcels in the General Agriculture (A-2-40) zoning district from 75.62± (Parcel 1), 81.70± (Parcel 2), 41.80± (Parcel 3), and 40.49± (Parcel 4) acres to 50.94±, 117.24±, 41.88±, and 29.55± acres respectively.

The purpose of this lot line adjustment is to separate the water retention areas and the Tuolumne River from viable agricultural land and to align the property lines with the river, which currently bisects the existing 40.49-acre parcel (APN 008-005-031 and APN 008-005-032). If approved, Parcel 4 will consist of a single legal parcel divided by the Tuolumne River. The new 29.55-acre portion will be located entirely north of the river and have access to Yosemite Boulevard, while the remaining portion will be situated entirely to the south of the river. The residential density allowed on each parcel will not increase as a result of this project; Accordingly, no additional vehicle trips will occur as a result of this project.

The project site holds existing discretionary mining rights under a use permit (UP No. 1211) associated with mining ID #91-50-0006; however, the project site is no longer actively mined and has been fully reclaimed. The proposed variance and lot line adjustment will not affect the development capacity, the approved reclamation responsibility plan, or agricultural use of the parcels, and no construction is proposed as part of this request. Parcel 1 and 4 are included in the Variance request; after adjustment the mining rights will only exist on adjusted Parcel 4. Currently, Parcel 1 is developed with one single-family dwelling and two barns and Parcel 4 is developed with two barns. Parcel 2 and 3 are included in the Lot Line Adjustment request but are not included in the Variance request. However, the Lot Line Adjustment cannot be approved without approval of the Variance request. Parcel 2 is undeveloped, with no structures and Parcel 3 contains two single-family dwellings, four barns, and three outbuildings.

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: **Hawkins & Associates Engineering, Inc.**
Address: **436 Mitchell Road**
City/State/Zip: **Modesto, CA 95354**
Contact: **Rod Hawkins**
Phone/Email: **(209) 575-4295/rhawkins@hawkins-eng.com**

Applicant: **Tim Byrd**
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City/State/Zip: **Modesto, CA 95358**
Contact: **Tim Byrd**
Phone/Email: **(209) 602-0571/tim.byrd@g3enterprises.com**

Signature of Lead Agency Representative: *Christine Smith*

Date: **March 6, 2026**