



Stanislaus County

Planning and Community Development

1010 10th Street, Suite 3400
Modesto, CA 95354

Phone: (209) 525-6330
Fax: (209) 525-5911

STANISLAUS COUNTY ENVIRONMENTAL REVIEW COMMITTEE REFERRAL

DATE: May 14, 2013

TO: Agricultural Commissioner - Kamaljit Bagri
County Counsel - Thomas E. Boze
Hazardous Materials - Beronia Beniamine
Cooperative Extension - Roger Duncan
Public Works - Angie Halverson
Modesto Regional Fire Authority FPB - Ken Slamon
Modesto Regional Fire Authority FPB - Paul Easter
Department of Environmental Res. - Bella Badal
Sheriff Dept., Tim Beck, Human Resources
Chief Executive Office - Mark Loeser

FROM: Department of Planning and Community Development - Carole Maben

SUBJECT: ENVIRONMENTAL REFERRAL - TENTATIVE PARCEL MAP APPLICATION NO. PLN2013-0042 - ROUSE

Stanislaus County has established an Environment Review Committee (ERC), which consists of representatives of the Departments of Public Works, Planning and Community Development, Environmental Resources, Fire Safety, County Counsel, and the Chief Executive Office. The ERC meets every other Wednesday at 9:30 AM at 1010 10th Street, Suite 3400, Modesto. The primary purpose of the ERC is to provide a unified County review and response to environmental issues associated with projects which are referred to the County. The Chief Executive Office has been designated as the County Agency responsible for coordinating the review process.

Each agency should review the projects from the point of view of impacts on its own areas of responsibility. Please be as specific as possible in the expected degree of impacts including costs of providing services and possible methods of mitigating the impacts to acceptable levels including mitigation fees. Please complete the attached response form or provide a written response within two weeks.

The California Environmental Quality Act establishes very tight time frames for review. For that reason it is very important that a prompt response be provided. It is the hope that all County responses can be sent to the referring agencies as a package; however, in some instances the time for review does not permit that to happen. Some responses will have to be sent directly to the agency, with a copy to the Chief Executive Office. Please note below the date responses are needed and where to send them. Please send the original of any comments you may have directly to the agency listed below and a copy to the Stanislaus County Chief Executive Office. Please contact me if you have any questions.

PROJECT AGENCY
Stanislaus County Planning
& Community Development

RESPOND TO
Carole Maben
Associate Planner

RESPONSE DATE
June 3, 2013

**STANISLAUS COUNTY ENVIRONMENTAL REVIEW COMMITTEE
REFERRAL RESPONSE FORM**

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: TENTATIVE PARCEL MAP APPLICATION NO. PLN2013-0042 - ROUSE

Based on this agencies particular field(s) of expertise, it is our position the above described project:

- Will not have a significant effect on the environment.
- May have a significant effect on the environment.
- No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) - (attach additional sheets if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name Title Date



Referral Early Consultation

Date: May 14, 2013
To: Distribution List (See Attachment A)
From: Planning and Community Development
Subject: TENTATIVE PARCEL MAP APPLICATION NO. PLN2013-0042 - ROUSE
Respond By: June 3, 2013

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than **June 3, 2013**.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Barbara Rouse
Project Location: 22701 Davis Road, adjacent to the Turlock Reservoir, east of Roberts Ferry Road, in the Hickman area.
APN: 020-007-029
Williamson Act Contract: 76-2409
General Plan: Agriculture
Current Zoning: A-2-40 (General Agriculture)
Project Description: Request to create a 40 acre parcel and a 155 acre Remainder from a 195± acre parcel.

Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>

TENTATIVE PARCEL MAP APPLICATION NO. PLN2013-0042 - ROUSE

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources (cert.)	X	STAN CO AG COMMISSIONER
X	CA DEPT OF FISH & WILDLIFE		STAN CO ALUC
	CA DEPT OF FORESTRY (CAL FIRE)		STAN CO ANIMAL SERVICES
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO BUILDING PERMITS DIVISION
X	CA OPR STATE CLEARINGHOUSE	X	STAN CO CEO
X	CA RWQCB CENTRAL VALLEY REGION		STAN CO CSA
	CA STATE LANDS COMMISSION	X	STAN CO DER
	CEMETERY DIST:	X	STAN CO ERC
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO FARM BUREAU
	CITY OF:	X	STAN CO HAZARDOUS MATERIALS
	COMMUNITY SERVICES / SANITARY DIST		STAN CO PARKS & RECREATION
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS
	COUNTY OF:		STAN CO RISK MANAGEMENT
X	FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED	X	STAN CO SHERIFF
	HOSPITAL DIST:	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	IRRIGATION DIST: TURLOCK	X	STAN COUNTY COUNSEL
X	MODESTO REGIONAL FIRE AUTHORITY		StanCOG
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS LAFCO
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
	MUNICIPAL ADVISORY COUNCIL:	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		TUOLUMNE RIVER TRUST
	RAILROAD:	X	US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD	X	US FISH & WILDLIFE
X	SCHOOL DIST 1: ROBERTS FERRY		US MILITARY (SB 1462) (6 agencies)
X	SCHOOL DIST 2: HUGHSON	X	USDA NRCS
	STAN ALLIANCE		WATER DIST:

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: TENTATIVE PARCEL MAP APPLICATION NO. PLN2013-0042 - ROUSE

Based on this agencies particular field(s) of expertise, it is our position the above described project:

- Will not have a significant effect on the environment.
- May have a significant effect on the environment.
- No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) - (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

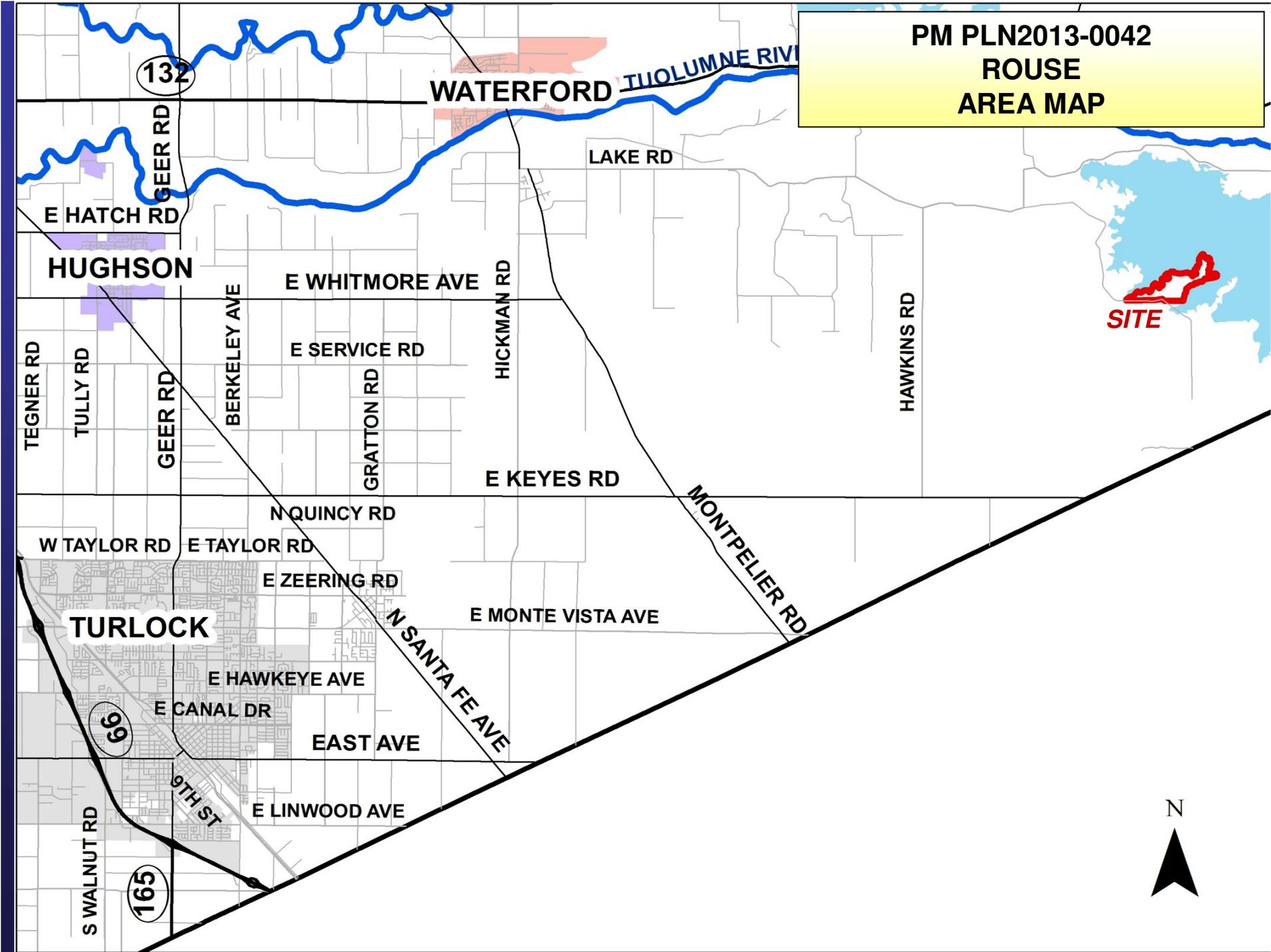
- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name	Title	Date
------	-------	------

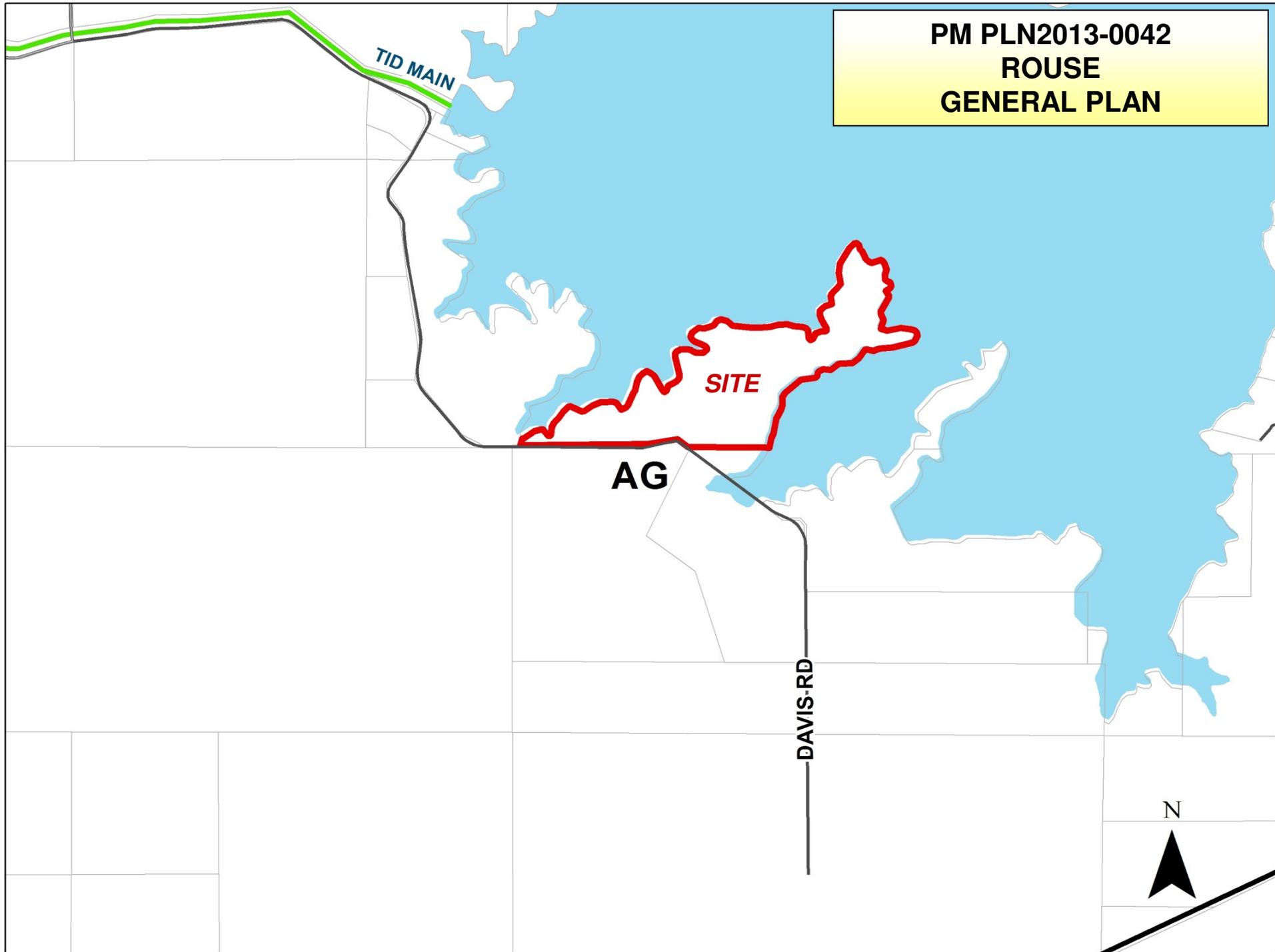
PM PLN2013-0042
ROUSE
AREA MAP



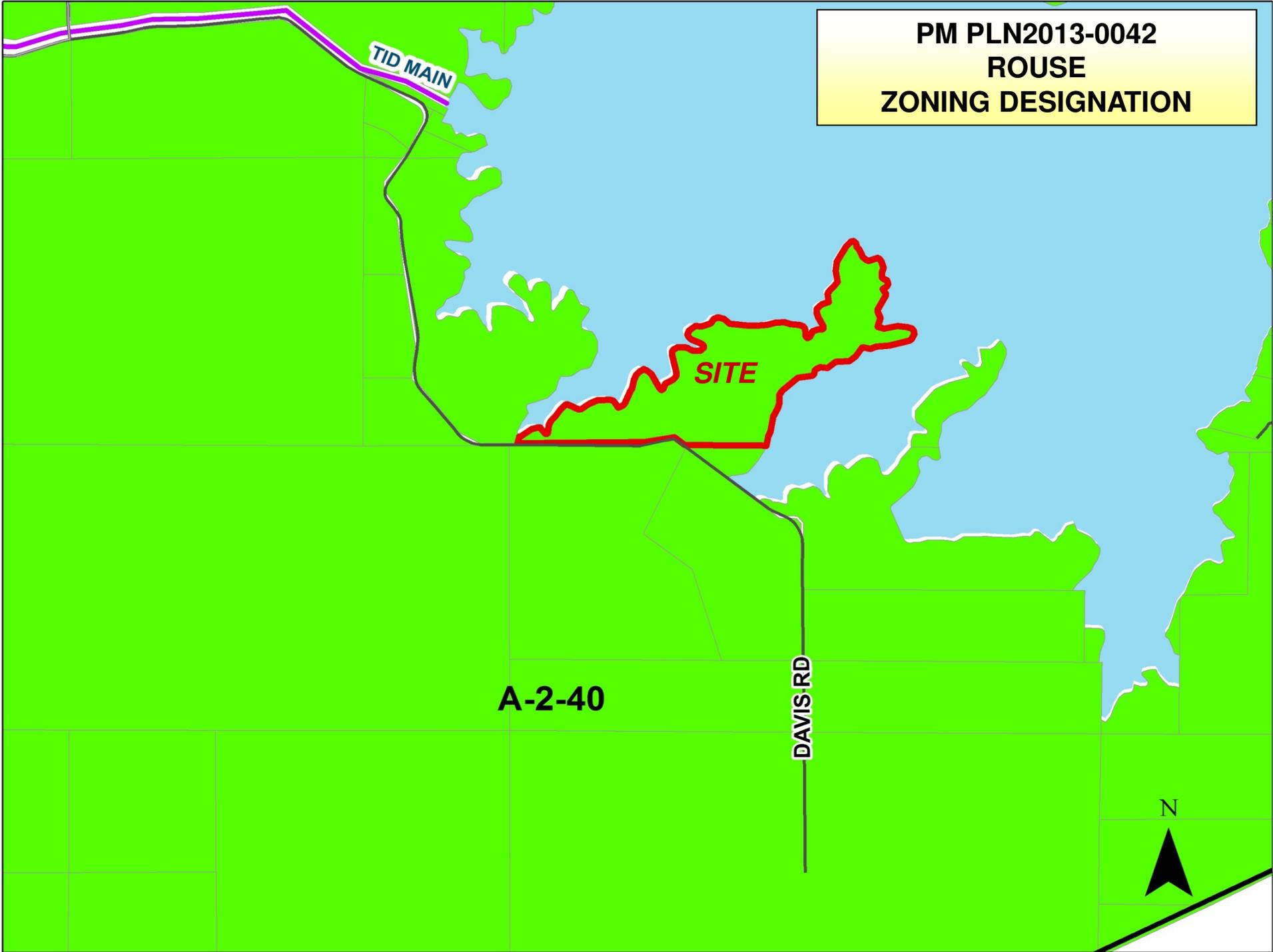
SITE



**PM PLN2013-0042
ROUSE
GENERAL PLAN**



**PM PLN2013-0042
ROUSE
ZONING DESIGNATION**



TID MAIN

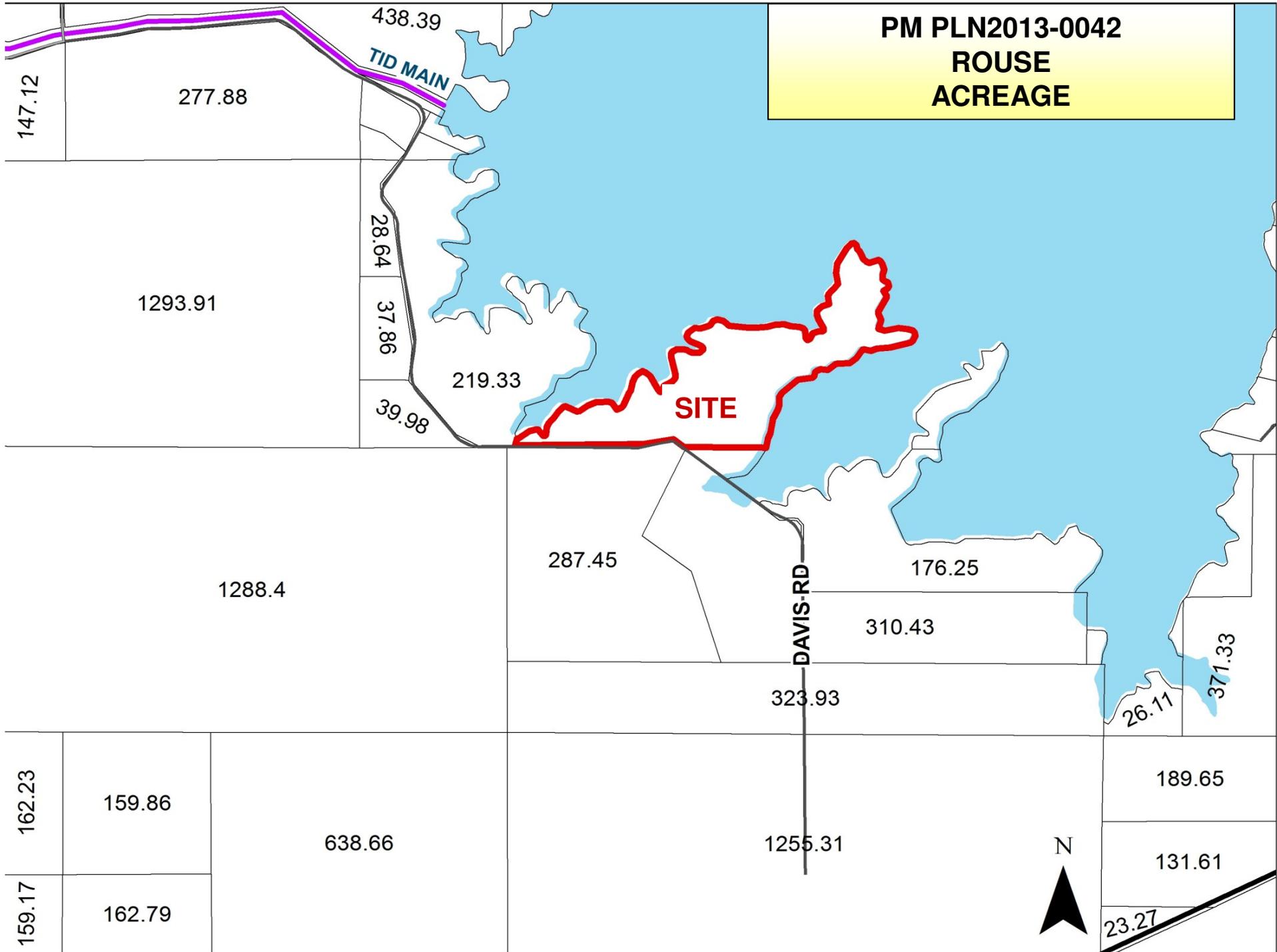
SITE

A-2-40

DAVIS RD

N

**PM PLN2013-0042
ROUSE
ACREAGE**



PM PLN2013-0042
ROUSE
AERIAL

SITE

DAVIS RD

N



SEC. 1 SEC. 6
SEC. 12 SEC. 7

OWNER:

BARBARA ROUISE, TRUSTEE OF THE
BARBARA ROUISE 2012 TRUST
22701 DAVIS ROAD
HICKMAN, CA 95323

NOTES:

1. ALL STRUCTURES ON REMAINDER PARCEL TO REMAIN
2. THERE ARE NO STRUCTURES ON PROPOSED PARCEL 1
3. WATER TABLE DEPTH IS BELOW 50 FEET

APPLICANT:

HAWKINS & ASSOCIATES ENGINEERING, INC.
436 MITCHELL ROAD
MODESTO, CA, 95354
PHONE: 209-575-4295

LEGAL DESCRIPTION:

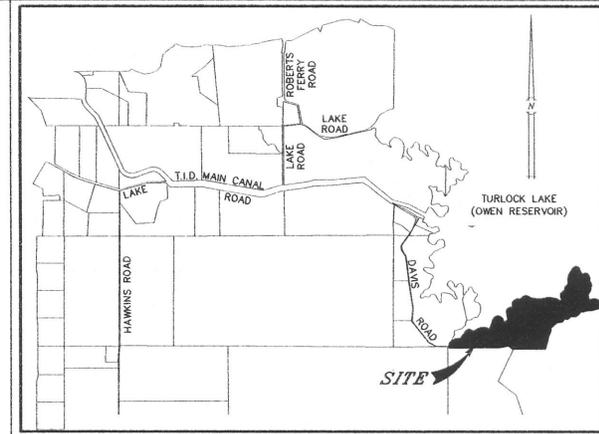
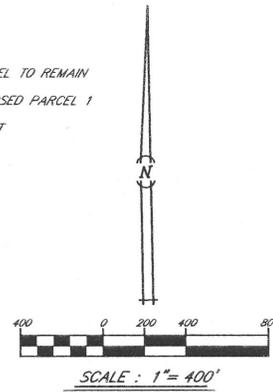
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN AN UNINCORPORATED AREA, COUNTY OF STANISLAUS, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA AND LYING WITHIN A PORTION OF SECTION 7, 8 (APN 20-07-02) AND 18 (APN 20-09-01), TOWNSHIP 4 SOUTH, RANGE 13 EAST, MOUNT DIABLO MERIDIAN, LYING UPLAND OF THE SURVEYED 244' ELEVATION CONTOUR LINE FOR TURLOCK LAKE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

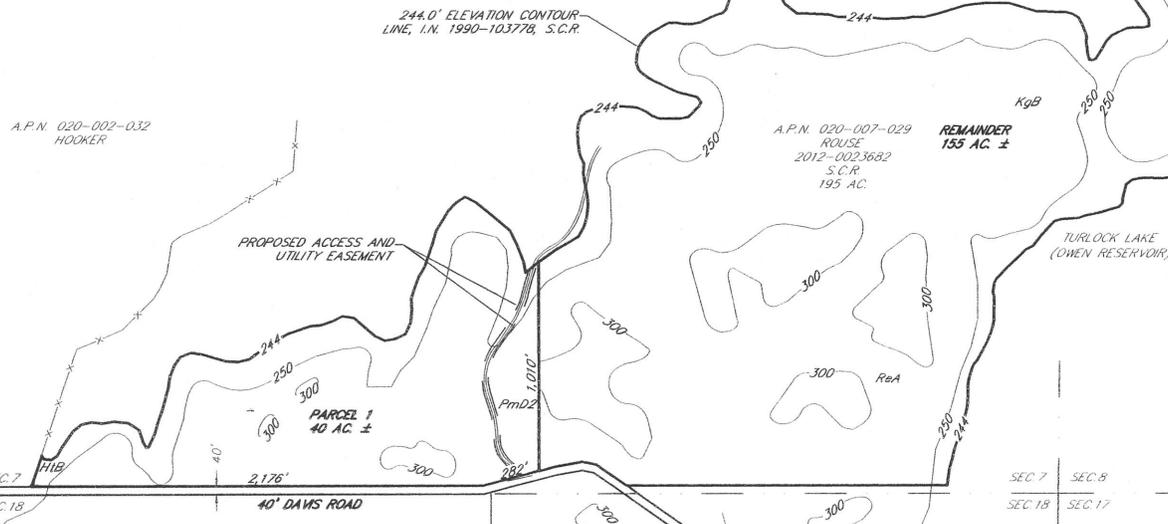
ALL THAT CERTAIN REAL PROPERTY DESCRIBED IN GRANT DEED FROM HOOKER GRAY CO. TO LARRY HOOKER, AN UNMARRIED MAN, ET AL., RECORDED DECEMBER 13, 1990 IN OFFICIAL RECORDS AS INSTRUMENT NO. 103778, STANISLAUS COUNTY RECORDS, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 275 FEET MORE OR LESS TO A POINT ON THE SOUTHWESTERLY EXTENSION OF AN EXISTING FENCE LINE; THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND LAST SAID FENCE LINE, 270 FEET MORE OR LESS; TO A POINT ON THE SURVEYED TRAVERSE OF CONTOUR ELEVATION 244.0 AS DESCRIBED IN SAID INSTRUMENT NO. 103778 AND TERMINUS POINT OF THIS LINE DESCRIPTION.

SUBJECT TO ALL EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.



VICINITY MAP
NO SCALE



SOIL TYPES & SLOPE OF LAND:

SYMBOL	NAME	PERCENT OF SLOPE	ACRES
H1B	HOPETON CLAY LOAM	3 to 8% slopes	4.0
KgB	KEYES GRAVELLY CLAY LOAM	0 to 8% slopes	119.5
PmD	PENTZ GRAVELLY LOAM	8 to 30% slopes	14.8
PmD2	PENTZ LOAM, MODERATELY DEEP	15 to 30% slopes, eroded	99.4
ReA	ROCKLIN SANDY LOAM	0 to 3% slopes	32.4

BY:	RCS	RODRICK H. HAWKINS: R.C.E. 50188
CHK:	KJG	CROJIE E. LINDSAY: R.C.E. 31900 L.S. 4709
DATE:		KEVIN J. GENASCI P.L.S. 8660
SCALE:	1"=400'	
JOB #	1088	

A.P.N. 020-007-029
TENTATIVE PARCEL MAP
BARBARA ROUISE
22701 DAVIS ROAD
HICKMAN
STANISLAUS COUNTY, CALIFORNIA

HAWKINS & ASSOCIATES ENGINEERING, INC.
436 MITCHELL RD.
MODESTO, CA - 95354
PH: (209) 575 - 4295 F



APPLICATION QUESTIONNAIRE

<p>Please Check all applicable boxes APPLICATION FOR: <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Subdivision Map <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____ </td> </tr> </table>	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____	<p>PLANNING STAFF USE ONLY: Application No(s): <u>PLU2013-0042</u> Date: <u>5-9-13</u> S <u>7+8</u> T <u>45</u> R <u>13E</u> GP Designation: <u>Aa</u> Zoning: <u>A-2-40</u> Fee: _____ Receipt No. _____ Received By: _____ Notes: _____</p>
<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____		

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

**Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).*

The purpose of this Tentative Parcel Map is to create a 40 acre Parcel & 155 acre Remainder from one 195 acre Parcel.

The current Parcel consists of open grassland with a residence toward the northeast corner with a defined traveled path to the residence. A 30 foot access is proposed along this traveled path on proposed Parcel 1 in benefit of proposed Parcel 2.

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 020 Page 007 Parcel 029

Additional parcel numbers: _____

Project Site Address

or Physical Location:

22701 Davis Road, Hickman, CA 95323

Property Area:

Acres: 195 or Square feet: _____

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

open grassland with residence

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

N/A

Existing General Plan & Zoning: A-2-40, General AG 40 acre

Proposed General Plan & Zoning: N/A

(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Turlock Lake (Owen Reservoir)

West: open grassland

North: Turlock Lake (Owen Reservoir)

South: open grassland

WILLIAMSON ACT CONTRACT:

Yes No

Is the property currently under a Williamson Act Contract?

Contract Number: 1976-2409

If yes, has a Notice of Non-Renewal been filed?

Date Filed: N/A

Yes No

Do you propose to cancel any portion of the Contract?

Yes No

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

SITE CHARACTERISTICS: (Check one or more)

Flat

Rolling

Steep

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops

Orchard

Pasture/Grassland

Scattered trees

Shrubs

Woodland

River/Riparian

Other

Explain Other: _____

Yes No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

GRADING:

Yes No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) _____

STREAMS, LAKES, & PONDS:

Yes No

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes No

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

Yes No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

Yes No Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)

Yes No Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes No Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes No Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: _____ Sq. Ft. Landscaped Area: _____ Sq. Ft.

Proposed Building Coverage: _____ Sq. Ft. Paved Surface Area: _____ Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) _____

Number of floors for each building: _____

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) _____

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) _____

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) _____

UTILITIES AND IRRIGATION FACILITIES:

Yes No Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: _____ Turlock Irrigation District Sewer*: _____ private septic

Telephone: _____ AT+T Gas/Propane: _____ NONE

Water**: _____ private well Irrigation: _____ NONE

***Please Note:** A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

****Please Note:** A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

No. _____

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes No Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes No Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes No Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

Yes No Will the project include affordable or senior housing provisions? (If yes, please explain)

RESIDENTIAL PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: _____ Total Dwelling Units: _____ Total Acreage: _____

Net Density per Acre: _____ Gross Density per Acre: _____

<i>(complete if applicable)</i>	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	_____	_____	_____	_____
Acreage:	_____	_____	_____	_____

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): _____

Type of use(s): _____

Days and hours of operation: _____

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: _____

Occupancy/capacity of building: _____

Number of employees: (Maximum Shift): _____ (Minimum Shift): _____

Estimated number of daily customers/visitors on site at peak time: _____

Other occupants: _____

Estimated number of truck deliveries/loadings per day: _____

Estimated hours of truck deliveries/loadings per day: _____

Estimated percentage of traffic to be generated by trucks: _____

Estimated number of railroad deliveries/loadings per day: _____

Square footage of:

Office area: _____

Warehouse area: _____

Sales area: _____

Storage area: _____

Loading area: _____

Manufacturing area: _____

Other: (explain type of area) _____

Yes No Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

Davis Road

Yes No Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes No Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes No Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) Drainage Basin Direct Discharge Overland

Other: (please explain) _____

If direct discharge is proposed, what specific waterway are you proposing to discharge to? _____

Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

N/A _____

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)



CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System

Department of Anthropology – California State University, Stanislaus

One University Circle, Turlock, California 95382

(209) 667-3307 - FAX (209) 667-3324

Alpine, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus & Tuolumne Counties

Date: February 11, 2013

CCIC File #: 8481 N

Project: Tentative Parcel Map
application for APN 020-007-029,
22701 Davis Road, Hickman, CA

Kevin Genasci
Survey Dept. Supervisor, P.L.S. 8660
Hawkins and Associates Engineering, Inc.
436 Mitchell Road
Modesto, CA 95354

Dear Mr. Genasci,

We have conducted a records search as per your request for the above-referenced project area located on the Turlock Lake USGS 7.5-minute quadrangle map in Stanislaus County.

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the *California Inventory of Historic Resources* (1976), the *California Historical Landmarks* (1990), and the California Points of Historical Interest listing (May 1992 and updates), the Directory of Properties in the Historic Property Data File (HPDF) and the Archaeological Determinations of Eligibility (ADOE) (Office of Historic Preservation current electronic files dated 04-05-2012), the *Survey of Surveys* (1989), GLO Plats, and other pertinent historic data available at the CCIC for each specific county.

The following details the results of the records search:

Prehistoric or historic resources within the project area:

- (1) No prehistoric or historic archaeological resources or historic properties have been reported to the Information Center. However, this does not rule out their presence.

(2) The GLO Plat map for T4S/R13E (sheet #44-248, dated 1853-1854) references the following, either in or directly adjacent to the property: a Fence and Ditch (belonging to "Morley") in the NW ¼ of Section 8; and a Road in the SW ¼ of Section 8 and the SE ¼ of Section 7.

(3) The map entitled *Official Map of the County of Stanislaus, California, 1906, Compiled from Official Records and Surveys and Published by Stanislaus Land & Abstract Co., Modesto, CAL, Drawn by D. C. Carlton* indicates that parts of the property were owned by Warner Land & Improvement Co. and others by E. S. Pillsbury. Also, it indicates that there was formerly a road going north-south along the section line between Sections 7 and 8.

Prehistoric or historic resources within the immediate vicinity of the project area:

No others have been reported to the Information Center.

Resources that are known to have value to local cultural groups:

None have been formally reported to the Information Center.

Previous investigations within the project area:

None have been reported to the Information Center.

Previous investigations within the immediate vicinity of the project area:

None have been reported to the Information Center.

Recommendations/Comments:

Based on existing data in our files the project area has a moderate sensitivity for the possible discovery of historical resources, including prehistoric occupation or camp sites that may have existed in association with creeks or intermittent streams in the vicinity. There may also be historic features over 50 years old, associated with past ranching or agricultural use of either the subject property or the adjacent land, prior to the creation of Turlock Lake/Owen Reservoir. Survey by a qualified archaeologist is recommended prior to implementation of the project or issuance of any discretionary permit.

The Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. There may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

We advise you that in accordance with State law, if any historical resources are discovered during project-related activities, all work is to stop and the lead agency and a qualified professional are to be consulted to determine the importance and appropriate treatment of the find. If Native American remains are found the County Coroner and the Native American Heritage Commission, Sacramento (916-653-4082) are to be notified immediately for recommended procedures.

We further advise you that if you retain the services of a historical resources consultant, the firm or individual you retain is responsible for submitting any report of findings prepared for you to the Central California Information Center, including one copy of the narrative report and two copies of any records that document historical resources found as a result of field work. If the consultant wishes to obtain copies of materials not included with this records search reply, additional copy or records search fees may apply.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service.

Note: Billing will be transmitted separately by our Financial Services office (\$ 150.00), payable within 60 days of receipt of the invoice.

Sincerely,

Robin Hards, Assistant Research Technician
E. A. Greathouse, Coordinator
Central California Information Center
California Historical Resources Information System

