



Referral Early Consultation

Date: April 15, 2021

To: Distribution List (See Attachment A)

From: Emily Basnight, Assistant Planner, Planning and Community Development

Subject: VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2021-0004 – ORTEGA – ALFONSO – E STREET

Respond By: May 3, 2021

******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 the response date referenced above.

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

Applicant: Jose Ortega and Sandra Alfonso

Project Location: 418 E Street, between McNary Court and Third Street, in the Community of Empire and the Local Agency Formation Commission adopted Sphere of Influence for City of Modesto

APN: 133-004-027

Williamson Act Contract: N/A

General Plan: LDR (Low Density Residential)

Current Zoning: R-1 (Single-Family Residential)

Project Description: Request to subdivide a 14,155± square-foot parcel in the R-1 zoning district into two parcels 7,636± and 6,519± square-feet in size. Proposed Parcel A is improved with 1,386± square-foot dwelling and 200± square-foot car port. Proposed Parcel B is currently unimproved and is proposed as a “flag lot” shaped parcel. The current parcel receives sewer and water services from the City of Modesto. Access will be provided by way of County-maintained E Street.

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



VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2021-0004 – ORTEGA – ALFONSO – E STREET

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		TUOLUMNE RIVER TRUST
X	CA DEPT OF FISH & WILDLIFE		STAN CO ALUC
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO ANIMAL SERVICES
	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO BUILDING PERMITS DIVISION
	CA OPR STATE CLEARINGHOUSE	X	STAN CO CEO
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO CSA
	CA STATE LANDS COMMISSION	X	STAN CO DER
	CEMETERY DISTRICT	X	STAN CO ERC
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO FARM BUREAU
X	CITY OF: MODESTO	X	STAN CO HAZARDOUS MATERIALS
	COMMUNITY SERVICES DIST:	X	STAN CO PARKS & RECREATION
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS
	COUNTY OF:		STAN CO REDEVELOPMENT AGENCY
	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED	X	STAN CO SUPERVISOR DIST 1: CONDIT
	GSA:	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:	X	StanCOG
X	IRRIGATION DIST: MODESTO	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: EASTSIDE	X	STANISLAUS LAFCO
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MUNICIPAL ADVISORY COUNCIL: EMPIRE		SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC		TELEPHONE COMPANY: AT&T
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: BURLINGTON NORTHERN/SANTA FE		US ARMY CORPS OF ENGINEERS
X	SANITARY DIST: EMPIRE		US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: EMPIRE UNION		USDA NRCS
X	SCHOOL DIST 2: MODESTO UNION		WATER DIST:
	WORKFORCE DEVELOPMENT		

STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2021-0004 –
ORTEGA – ALFONSO – E STREET

Based on this agency's 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:

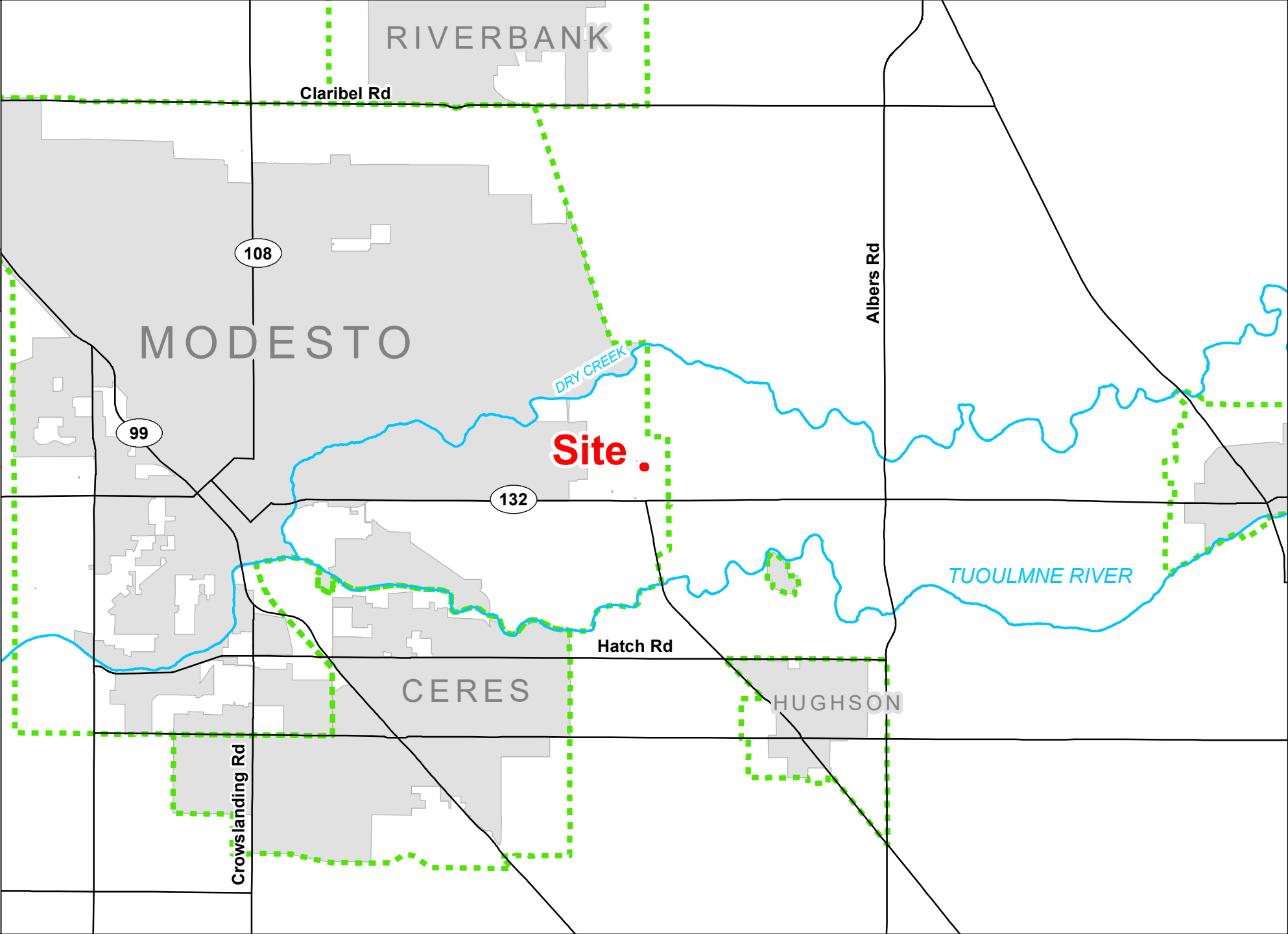
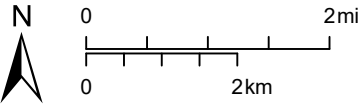
Name	Title	Date
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ORTEGA ALFONSO
E STREET

VTPM
PLN2021-0004

AREA MAP

- LEGEND
-  Project Site
 -  Sphere of Influence
 -  City
 -  Road
 -  River



ORTEGA ALFONSO
E STREET

VTPM
PLN2021-0004

GENERAL PLAN MAP

LEGEND


 Project Site

 City of

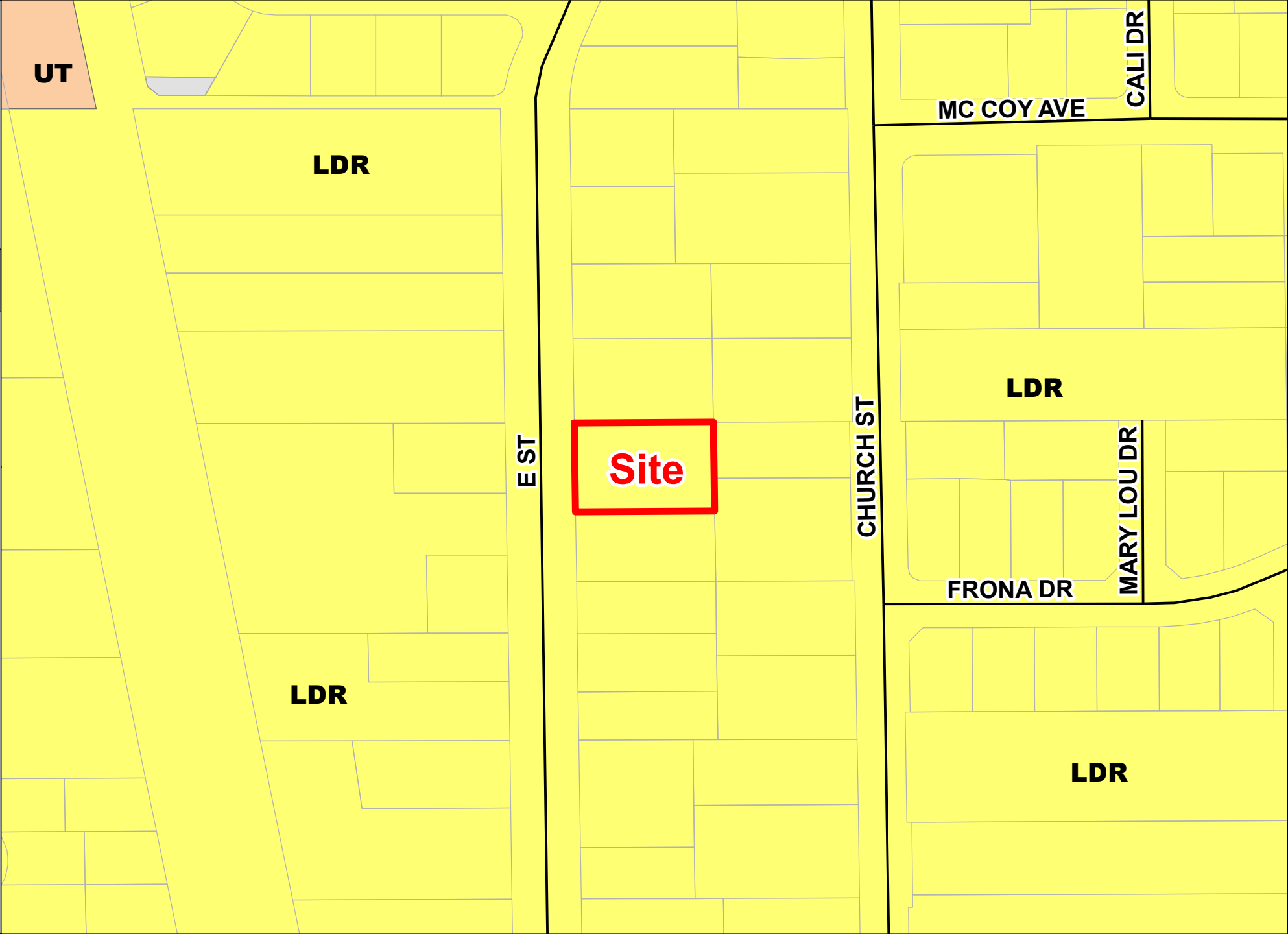
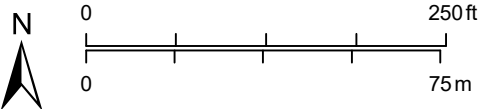
 Parcel

 Road

General Plan

 Low Density Residential

 Urban Transition



ORTEGA ALFONSO
E STREET

VTPM
PLN2021-0004

ZONING MAP

LEGEND

 Project Site

 City of


 Parcel

 Road

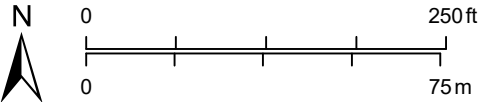
Zoning Designation

 Single Family Residential

 General Agriculture 10 Acre

 Planned Development

 Rural Residential



A-2-10

R-1

P-D (125)

R-A

Site

R-1

R-1


P-D (65)

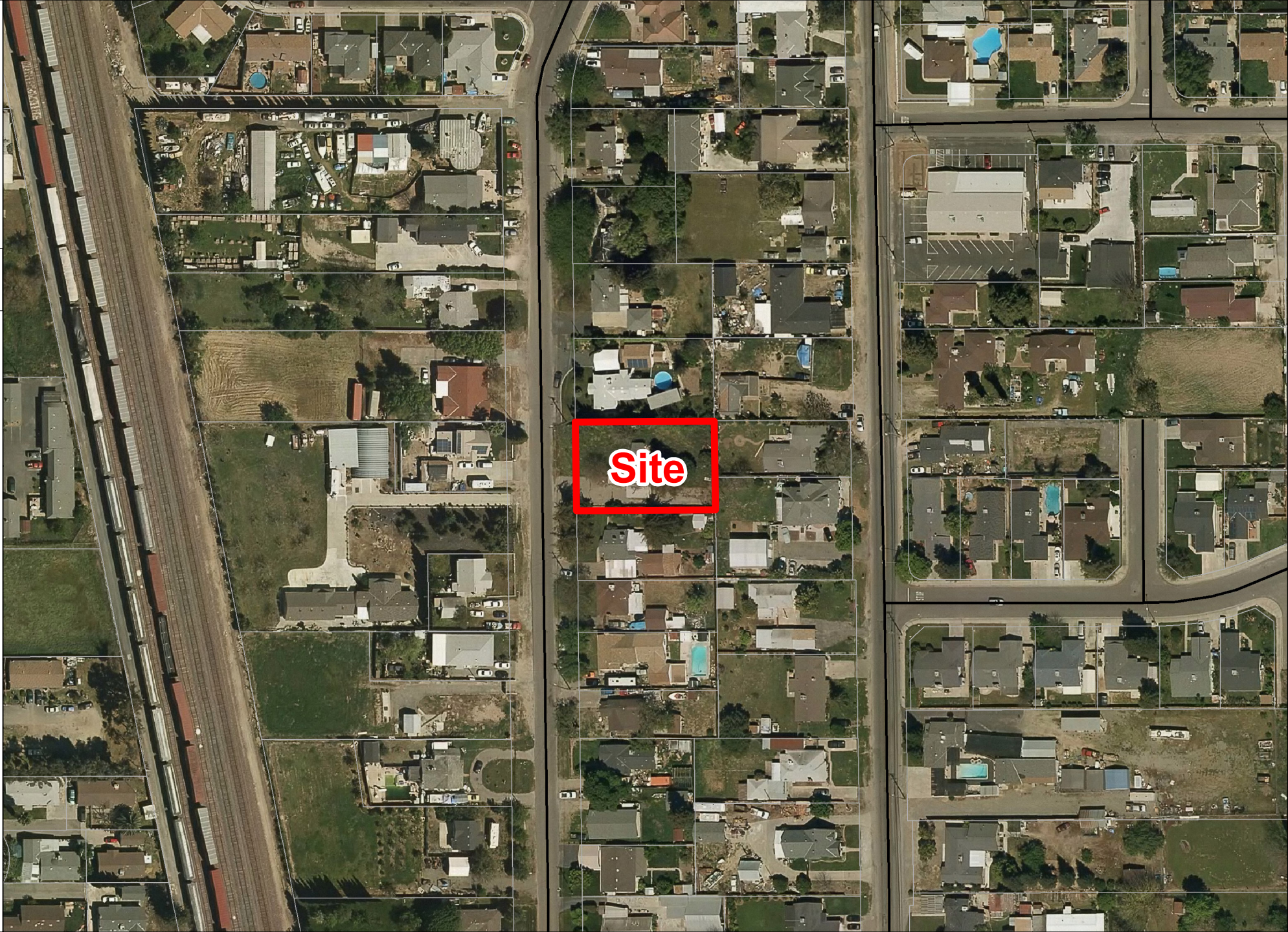
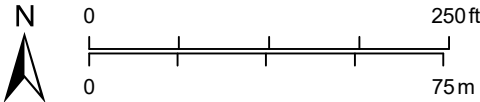
ORTEGA ALFONSO
E STREET

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PLN2021-0004

2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road





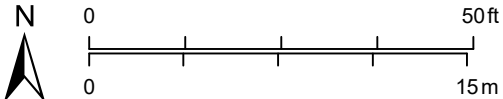
ORTEGA ALFONSO
E STREET

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PLN2021-0004

2017 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road

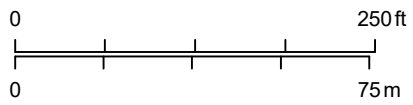


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LEGEND

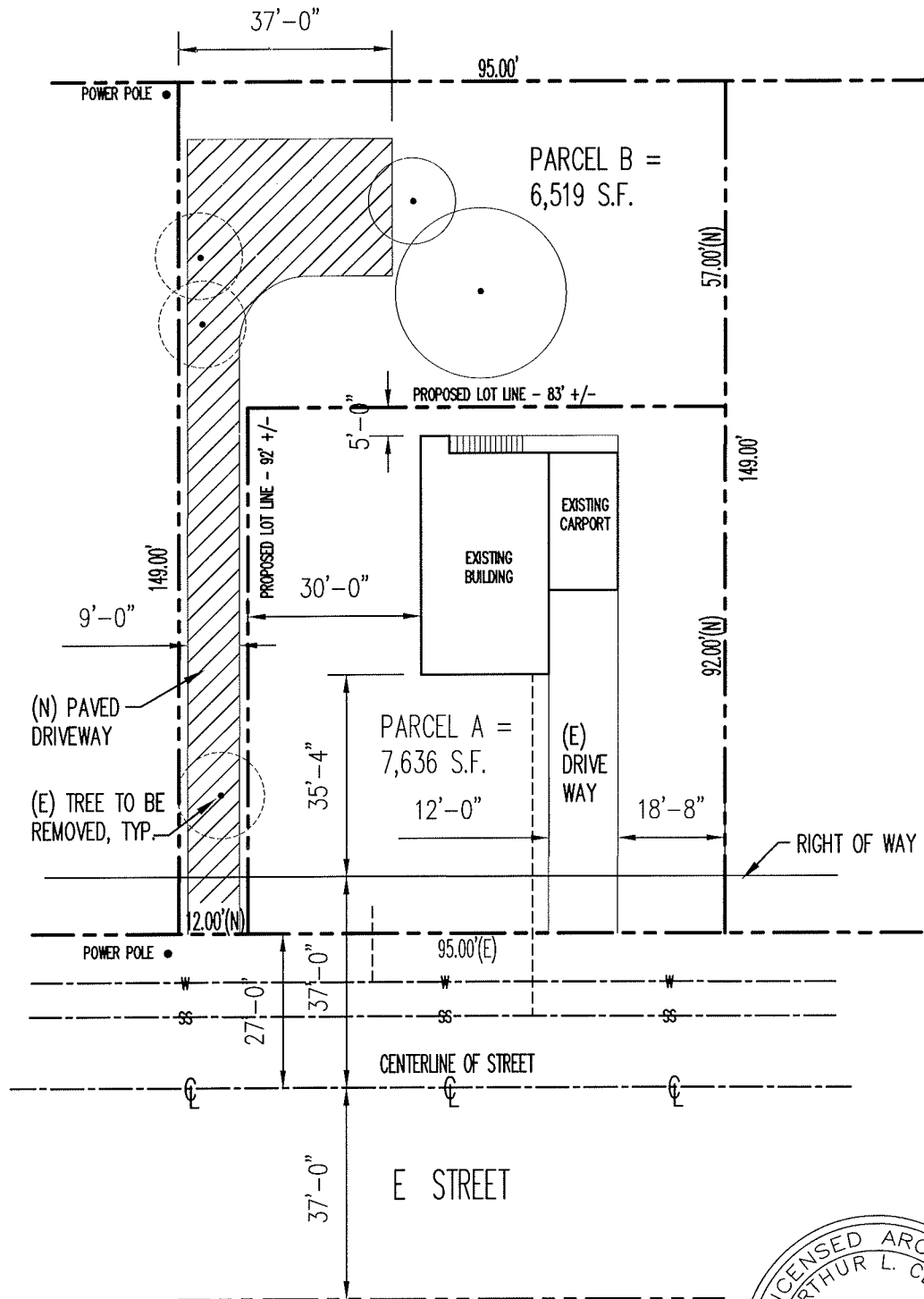
City of

— Road

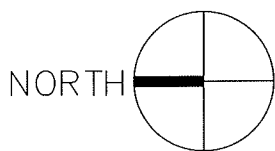


Date: 3/24/2021





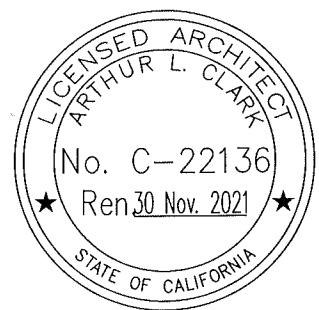
PLOT PLAN



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



**DEPARTMENT OF PLANNING AND 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

Form Available Online: <http://www.stancounty.com/planning/applications.shtm>

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- | | |
|---|--|
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map |
| <input type="checkbox"/> Rezone | <input checked="" type="checkbox"/> Parcel Map |
| <input type="checkbox"/> Use Permit | <input checked="" type="checkbox"/> Exception |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Williamson Act Cancellation |
| <input type="checkbox"/> Historic Site Permit | <input type="checkbox"/> Other _____ |

PLANNING STAFF USE ONLY:Application No(s): PLN 2021-0004Date: 1/25/2021S 30 T 3 R 10GP Designation: Low-density residentialZoning: R-1Fee: \$4164.00Receipt No. 558750Received By: KR

Notes: _____

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).

Parcel Map and Exception to split existing lot to create a new parcel. New parcel will be developed as a single-family

Dwelling with Accessory Dwelling Unit.

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 132 Page 004 Parcel 027

Additional parcel numbers: _____

Project Site Address

or Physical Location:

418 E Street

Empire, CA

Property Area:

Acres: _____ or Square feet: 14,155

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

Residential

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: R-1

Proposed General Plan & Zoning: R-1
(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: Residential

West: Residential

North: Residential

South: Residential

WILLIAMSON ACT CONTRACT:

Yes ☐ No ☐

Is the property currently under a Williamson Act Contract?

Contract Number: _____

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

Date Filed: _____

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: 0 Sq. Ft. Landscaped Area: 3,175 Sq. Ft.
Proposed Building Coverage: 1,404 Sq. Ft. Paved Surface Area: 1,940 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) _____
2,800

Number of floors for each building: 2

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

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) _____
n/a

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

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: Modesto Irrigation District Sewer*: City of Modesto
Telephone: AT&T Gas/Propane: PG&E
Water**: City of Modesto Irrigation: _____

***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: 2 Total Dwelling Units: 3 + 1 ADU Total Acreage: 0.33

Net Density per Acre: 9 Gross Density per Acre: _____

(complete if applicable)	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	<u>3</u>	_____	_____	_____
Acreage:	<u>0.33</u>	_____	_____	_____

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)

E Street

- 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.

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)



March 10, 2021

Ms. Emily Basnight, Assistant Planner
Planning and Community Development, Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354

Via Email: basnighte@stancounty.com

RE: Parcel Map Application – Exception Findings
418 E Street
Empire, CA 95357

Dear Ms. Basnight,
Please find below Exception Findings in support of the application for a proposed lot split at 418 E Street in Empire, California. Findings are shown in italics followed by responses by the applicant. Please contact me if you need additional information or if you have any questions.

EXCEPTION FINDINGS

1. *That there are special circumstances or conditions applying to the property being divided.*

The parcel was developed with a small building located in the approximate center of the property built in 1962. The subject parcel is significantly larger than many adjacent parcels located in Block 1. The parcel street frontages in Block 1 are generally 50' – 70' wide with several exceptions as compared to 95' for the subject parcel. Due to the unfortunate placement of the 1962 structure, the subject parcel is underutilized as compared with the predominant lot sizes and development density within Block 1. The original development presents a special condition that does not exist on surrounding parcels.

2. *That the exception is necessary for the preservation and enjoyment of a substantial property right of the owner.*

The exception is necessary for the property owner to attain development density consistent with adjacent parcels and to enjoy full use of underutilized land. In compliance with the Subdivision Code, the development may be approved with lot width and depth less than the requirements by demonstrating that the proposed parcel can be used for its intended purposes; will meet building setback requirements; will not be detrimental to the public welfare nor injurious to other property in the neighborhood of the proposed subdivision; and will be consistent with the potential subdivision of the total property as well as any approved adjacent city zoning and development plans.

3. *That the granting of the exception will not be detrimental to the public welfare, injurious to other property in the neighborhood of the subdivision, and that it will not constitute a special privilege not enjoyed by others under similar circumstances.*

The proposed lot split will result in a new parcel and single-family dwelling on underutilized land. The new dwelling and parcel will not be detrimental nor injurious to other properties as it can be developed to meet existing property standards, i.e., a single-family dwelling meeting applicable yard, height, and setback requirements. There are a few other large parcels within Block 1 that could be developed similarly thereby increasing the county housing stock. This type of infill development in an existing single family

Ms. Emily Basnight, Assistant Planner
Planning and Community Development, Stanislaus County
3/10/2021
2 of 2

zone would not require additional land or public infrastructure investment and will contribute to meeting housing unit development goals if approved.

4. *The granting of the exception will not be in conflict with the purposes and objectives of the general plan, or any element thereof, or any specific plan.*

The proposed lot split will result in a single-family dwelling development consistent with the General Plan designation of Low Density Residential (LDR). The resulting density for the combined parcels (A and B) will be in the lower density range for LDR as prescribed in the Housing Element. The proposed development will support General Plan policies for developing new single-family dwellings with sufficient bedrooms to alleviate overcrowding as indicated in the Housing Element. It is anticipated that the new single-family dwelling would contain 3 or more bedrooms. The subject parcel supports and will not conflict with the purposes and objectives of the General Plan nor its Elements and is not located in a specific plan area.

Please advise if additional information is required or if you wish to schedule a virtual meeting to review these Exception Findings in more detail. I can be reached by telephone at 510-568-5599 or via email at art@acarch.com.

Sincerely,



Arthur L. Clark
California Registered Architect C22136

C:\USERS\ARTHUR CLARK\DOCUMENTS\MY DOCUMENTS\ACARCHPROJECTS\CLIENTS\2021\418 E ST - LOT SPLIT\AGENCY\21030_EXCEPTION FINDINGS.DOCX



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

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

Date: 1/22/2021

Records Search File#: 11636N

Project: APN 133004027

481 E Street, Empire, CA 95357

Tentative Parcel Map

Sandra Alfonso
3942 Willow Pond Court
Ceres, CA 95307
510-314-6403

sandra.alfonso@sbcglobal.net

Dear Ms. Alfonso:

We have conducted a records search as per your request for the above-referenced project area located on the Riverbank 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 following:

National Register of Historic Places (NRHP)
California Register of Historical Resources (CRHR)
California Inventory of Historic Resources (1976)
California Historical Landmarks
California Points of Historical Interest listing
Office of Historic Preservation Built Environment Resource Directory (BERD) and the
Archaeological Determinations of Eligibility (ADOE)
Survey of Surveys (1989)
Caltrans State and Local Bridges Inventory
General Land Office Plats
Other pertinent historic data available at the CCalC for each specific county

The following details the results of the records search:

Prehistoric or historic resources within the project area:

- There are no formally recorded prehistoric or historic archaeological resources or historic buildings within the project area.
- The General Land Office Survey Plat (dated 1854) shows the SE ¼ of Section 30, T3S R10E, as a 160-acre parcel, with a road passing north to south through the ¼-section.
- The Official Map of the County of Stanislaus (1906) shows the historic landowner at that time as “K. E. Coffee”.

- The 1916 edition of the Riverbank USGS quadrangle shows the street configuration in Empire including E Street; the 1953 and 1968 editions show buildings along E street that could be 52 years in age (or older)—we have no further information on file regarding these possible historic buildings.

Prehistoric or historic resources within the immediate vicinity of the project area: None have been formally reported to the Information Center,

Resources that are known to have value to local cultural groups: None has been formally reported to the Information Center.

Previous investigations within the project area: None has been formally 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.

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. Since the area has not been subject to project-specific investigations, 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.

If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. If ground disturbance is considered a part of the current project, we recommend further review for the possibility of identifying prehistoric or historic-era archaeological resources.

If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resource/s be assessed by a professional familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive.

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

If archaeological resources are encountered during project-related activities, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Thank you for submitting **Access Agreement Short Form**.

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

If you wish to include payment by Credit Card, you must wait to receive the official invoice from Financial Services so that you can reference the CMP # (Invoice Number), and then contact the link below:

<https://commerce.cashnet.com/ANTHROPOLOGY>

Sincerely,

E. A. Greathouse

E. A. Greathouse, Coordinator
Central California Information Center
California Historical Resources Information System

Copy of invoice to Laurie Marroquin, Financial Services (lamarroquin@csustan.edu)