



CEQA Referral Initial Study And Notice of Intent to Adopt a Negative Declaration

Date: June 3, 2021

To: Distribution List (See Attachment A)

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

Subject: GENERAL PLAN AMENDMENT, REZONE AND VESTING TENTATIVE
PARCEL MAP APPLICATION NO. PLN2021-0009 – WPD HOMES, INC.

Comment Period: June 3, 2021 – July 6, 2021

Respond By: July 6, 2021

Public Hearing Date: Not yet scheduled. A separate notice will be sent to you when a hearing is scheduled.

You may have previously received an Early Consultation Notice regarding this project, and your comments, if provided, were incorporated into the Initial Study. Based on all comments received, Stanislaus County anticipates adopting a Negative Declaration for this project. This referral provides notice of a 30-day comment period during which Responsible and Trustee Agencies and other interested parties may provide comments to this Department regarding our proposal to adopt the Negative Declaration.

All applicable project documents are available for review at: Stanislaus County Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, CA 95354. Please provide any additional comments to the above address or call us at (209) 525-6330 if you have any questions. Thank you.

Applicant: WPD Homes, Inc., A California Corporation

Project Location: 4800 Kersey Road between North Gratton Road and Story Road, in the
Community of Denair

APN: 024-024-037

**Williamson Act
Contract:** N/A

General Plan: Low-Density Residential (LDR)

Community Plan: Low-Density Residential (LDR)

Current Zoning: Rural Residential (R-A)

Project Description: This is a request to amend the General Plan and Denair Community Plan designations of a 1.32± acre parcel from Low-Density Residential to Medium-Density Residential and zoning designation from R-A (Rural Residential) to Planned Development (P-D) to allow for development of a new single-family dwelling and five duplexes consistent with the development

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density allowed in the Medium Density Residential (R-2) zoning district. The project also includes a request to subdivide the project site into three parcels of 33,901±, 10,132±, and 13,615± gross square-feet in size. Additionally, the applicant also proposes to construct an 837± square-foot single-family dwelling on Proposed Parcel 2, which would be permitted in R-2 zoning district. The proposed duplexes will consist of approximately 2,792± square-feet including two stories, a garage and concreted driveway for each unit. The parcel is currently developed with one single-family dwelling, and a detached garage; the applicant proposes to demolish the detached garage from the project site. Subsequently, the applicant proposes to install curb, gutter, sidewalk and street lighting along the frontage of the County-maintained Kersey and North Gratton Roads. Storm water is proposed to be maintained on-site by shallow swales. The project will be served with public water and sewer from the Denair Community Services District. The proposed development of the site is anticipated to be completed within five years of approval.

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



**GENERAL PLAN AMENDMENT, REZONE AND VESTING TENTATIVE PARCEL MAP
APPLICATION NO. PLN2021-0009 – WPD HOMES, INC.**

Attachment A

Distribution List

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

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STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: GENERAL PLAN AMENDMENT, REZONE AND VESTING TENTATIVE
PARCEL MAP APPLICATION NO. PLN2021-0009 – WPD HOMES, INC.

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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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

CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, January 1, 2020

1. **Project title:** General Plan Amendment, Rezone, and Vesting Tentative Parcel Map Application No. PLN2021-0009 – WPD Homes, Inc.
2. **Lead agency name and address:** Stanislaus County Planning & Community Development Department
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Emily Basnight, Assistant Planner
(209) 525-6330
4. **Project location:** 4800 Kersey Road between North Gratton Road and Story Road, in the Community of Denair (APN: 024-024-037).
5. **Project sponsor's name and address:** WPD Homes, Inc., A California Corporation,
P.O. Box 277, Chowchilla, CA 93610
6. **General Plan designation:** Low-Density Residential (LDR)
7. **Community Plan** Low-Density Residential
8. **Zoning** Rural Residential (R-A)
9. **Description of project:**

This is a request to amend the General Plan and Denair Community Plan designations of a 1.32± acre parcel from Low-Density Residential to Medium-Density Residential and zoning designation from R-A (Rural Residential) to Planned Development (P-D) to allow for development of a new single-family dwelling and five duplexes consistent with the development density allowed in the Medium Density Residential (R-2) zoning district. The project also includes a request to subdivide the project site into three parcels of 33,901±, 10,132±, and 13,615± gross square-feet in size. Additionally, the applicant also proposes to construct an 837± square-foot single-family dwelling on Proposed Parcel 2, which would be permitted in R-2 zoning district. The proposed duplexes will consist of approximately 2,792± square-feet including two stories, a garage and concreted driveway for each unit. The parcel is currently developed with one single-family dwelling, and a detached garage; the applicant proposes to demolish the detached garage from the project site. Subsequently, the applicant proposes to install curb, gutter, sidewalk and street lighting along the frontage of the County-maintained Kersey and North Gratton Roads. Storm water is proposed to be maintained onsite by shallow swales incorporated into the landscaping around the perimeter of the project site. The project will be served with public water and sewer from the Denair Community Services District. The proposed development of the site is anticipated to be completed within five years of approval.

-
10. **Surrounding land uses and setting:** Single-family dwellings in all directions; Denair Community Service district main office, public library and fire department to the north and Denair CSD corporation yard to the east; commercial uses and a mobile home park to the west; and Burlington Northern Railroad.
11. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Stanislaus County Department of Public Works
Department of Environmental Resources
Turlock Irrigation District
Denair Community Services District
12. **Attachments:** None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- ☒ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature on file.

Prepared by Emily Basnight, Assistant Planner

June 3, 2021

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a) Earlier Analysis Used. Identify and state where they are available for review.

b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

a) the significant criteria or threshold, if any, used to evaluate each question; and

b) the mitigation measure identified, if any, to reduce the impact to less than significant.

ISSUES

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, could the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion: The site itself is not considered to be a scenic resource or unique scenic vista. Community standards do not dictate the need or desire for architectural review of agricultural or residential subdivisions. The project site is currently improved with one single-family dwelling and a detached garage, and landscaping along the frontage of North Gratton and Kersey Roads. The applicant proposes to demolish a detached garage located on proposed Parcel 3 that does not meet required setbacks from Kersey Road.

The vesting tentative parcel map will subdivide the existing 1.32± acre parcel into three parcels 33,901±, 10,132±, 13,615± square-feet in size, respectively. The existing single-family dwelling will remain on the newly created 13,615± square-foot proposed Parcel 3. As part of this request, the applicant also proposes to construct a new single-family dwelling on proposed Parcel 2; five duplexes on proposed Parcel 1, with the existing single-family dwelling to remain on Proposed Parcel 3. The single-family dwelling for proposed Parcel 2 will be 837± square feet. The proposed duplexes will consist of approximately 2,792± square-feet including two stories, a garage and concreted driveway for each unit. The proposed project has the potential to develop a maximum of 20 dwelling units across the three proposed parcels, with proposed Parcel 1 developed with 10 total dwelling units for the duplexes, and Parcels 2 and 3 able to be developed with up to five dwelling units each, consisting of two dwelling units and up to three accessory dwelling units on each parcel.

The project is surrounded by single-family dwellings in all directions, and a mobile home park to the west across N. Gratton Road. This project is considered to be an in-fill development as the existing site consists of residential uses.

The applicant proposes to install curb, gutter, sidewalk and street lighting along the frontage of the County-maintained Kersey and N. Gratton Roads. Storm water is proposed to be maintained onsite by shallow swales incorporated into the landscaping around the perimeter of the project site. The applicant also proposes to remove four of the trees along N. Gratton Road in order to construct the duplexes and install a driveway off N. Gratton Road; the remainder of the 1.32± acre project site is undeveloped. The project site is located within the Denair Community Plan and along an identified entryway to the Community of Denair near the corner of Gratton Road and Main Street. Under Goal Two of the Denair Community Plan, landscape design requirements for gateway landscaping are required along the entryways of the Community; these requirements will be added to the development standards for the project.

The project is not expected to degrade any existing visual character of the site or surrounding area. Any lighting installed with the subdivision shall be designed to reduce any potential impacts of glare per the County's Public Works adopted Standards and Specifications.

Mitigation: None.

References: Application Materials; Stanislaus County Zoning Ordinance; the Stanislaus County General Plan; and Support Documentation¹.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?			X	
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Discussion: The project site is 1.32± acres in size and is improved with a single-family dwelling, detached garage, and landscaping along the frontage of Kersey and N. Gratton Roads. The project site has soils classified by The California Department of Conservation Farmland Mapping and Monitoring Program as "Urban and Built-Up Land". The United States Department of Agriculture (USDA) Natural Resources Conservation Service's (NRCS) Eastern Stanislaus County Soil Survey, shows that the dominant soil present is Dinuba sandy loam, 0 to 1 percent slopes and is grade one with a Storie Index of 86. A Storie Index rating from 80-100 and Grade I and II are considered to be prime farmland; however, this site is zoned Rural Residential with a General Plan and Community Plan designation of Low-Density Residential. Because the site has already been developed and has been planned for residential uses, the proposed project will not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

The project site is surrounded by single-family dwellings in all directions; buildings belonging to the Denair Community Service district are to the north and east; commercial uses and a mobile home park are to the west; and the Burlington Northern Railroad to the south. The closest agriculturally zoned property is .21 miles east of the project site. The closest active farming operation and property enrolled under a Williamson Act Contract is located .47 miles east of the project site.

The project site is located within the Turlock Irrigation District (TID) service boundaries. A referral response received from the Turlock Irrigation District (TID) indicated that no existing irrigation facilities were located on the project site; however, if facilities are found during construction, the applicant will be required to contact the District. TID's comments will be applied as development standards for the project.

The project site is considered to be in-fill development and will not contribute to the loss of farmland or forest land. The project is not anticipated to create any adverse impacts to any adjacent agriculture.

Mitigation: None.

References: Application Materials; California State Department of Conservation Farmland Mapping and Monitoring Program – Stanislaus County Farmland 2012; USDA – NRCS Web Soil Survey; Application Information; Stanislaus County General Plan and Support Documentation¹.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those odors adversely affecting a substantial number of people?			X	

Discussion: The proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD's most recent air quality plans are the 2007 PM₁₀ (respirable particulate matter) Maintenance Plan, the 2008 PM_{2.5} (fine particulate matter) Plan, and the 2007 Ozone Plan. These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified as "extreme non-attainment" for ozone, "attainment" for respirable particulate matter (PM-10), and "non-attainment" for PM 2.5, as defined by the Federal Clean Air Act.

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin. The project will increase traffic in the area and, thereby, impacting air quality.

The District's Small Project Analysis Level (SPAL) guidance identifies thresholds of significance for criteria pollutant emissions, which are based on the District's New Source Review (NSR) offset requirements for stationary sources. Using project type and size, the District has pre-qualified emissions and determined a size below which it is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. In the interest of streamlining CEQA requirements, projects that fit the descriptions and are less than the project sizes provided by the District are deemed to have a less-than significant impact on air quality due to criteria pollutant emissions and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes. The District's threshold of significance for residential projects is identified as 155 units, and less than 800 additional trips per-day. The project proposes approximately 11 new units consisting of one new single-family dwelling, and 10 dwelling units as a result of the duplexes. The proposed project has the potential to develop a maximum of 20 dwelling units across the three proposed parcels, with proposed Parcel 1 developed with 10 total dwelling units for the duplexes, and Parcels 2 and 3 able to be developed with up to five dwelling units each, consisting of two dwelling units and up to three accessory dwelling units on each parcel. According to the Federal Highway Administration the average daily vehicle trips per household is 5.11, which would equal approximately 102 additional trips per-day as a result of project approval (20 new units x 5.11 = 102.2). As this is well below the District's threshold of significance, no significant impacts to air quality are anticipated.

Construction activities associated with new development can temporarily increase localized PM₁₀, PM_{2.5}, volatile organic compound (VOC), nitrogen oxides (NO_x), sulfur oxides (SO_x), and carbon monoxide (CO) concentrations within a project's vicinity. The primary source of construction-related CO, SO_x, VOC, and NO_x emission is gasoline and diesel-powered, heavy-duty mobile construction equipment. Primary sources of PM₁₀ and PM_{2.5} emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces. Construction activities associated with the proposed project would consist primarily of constructing the dwelling units. These activities would not require any substantial use of heavy-duty construction equipment and would require little or no demolition or grading as the site is presently unimproved and considered to be topographically flat. Consequently, emissions would be minimal. Furthermore, all construction activities would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less-than significant without mitigation.

Potential impacts on local and regional air quality are anticipated to be less-than significant, falling below SJVAPCD thresholds, as a result of the nature of the potential construction of up to 20 residential units and project's operation after construction. Implementation of the proposed project would fall below the SJVAPCD significance thresholds for both short-term construction and long-term operational emissions, as discussed above. Because construction and operation of the project would not exceed the SJVAPCD significance thresholds, the proposed project would not increase the frequency or severity of existing air quality standards or the interim emission reductions specified in the air plans.

The Air District provided a response to the Early Consultation referral stating that they have no comments for the proposed project.

For these reasons, the proposed project would be consistent with the applicable air quality plans. Also, the proposed project would not conflict with applicable regional plans or policies adopted by agencies with jurisdiction over the project and would be considered to have a less-than significant impact.

Mitigation: None.

References: Application Materials; San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) guidance, November 13, 2020; Federal Highway Administration, Summary of Travel Trends: 2017 National Household Travel Survey; Governor's Office of Planning and Research Technical Advisory, December 2018; Email received from San Joaquin Valley Air Pollution Control District, dated May 4, 2021; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; and the Stanislaus County General Plan and Support Documentation¹.

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Discussion: The project is located within the Denair Quad of the California Natural Diversity Database based on the U.S. Geographical quadrangle map series. According to aerial imagery and application materials, the surrounding area is almost entirely built up with urban uses.

Based on results from the California Natural Diversity Database (CNDDDB), there are two animals, two insects and one plant species which are state or federally listed, threatened, or identified as species of special concern or a candidate of special concern within the Denair California Natural Diversity Database Quad. These species include the Swainson's hawk, steelhead – Central Valley DPS, Crotch bumble bee, valley elderberry longhorn beetle and San Joaquin Valley Orcutt grass. There is a very low likelihood that these species are present on the project site. The parcel has been developed with a single-family dwelling and detached garage; while the remainder of the parcel is undeveloped, the project site is considered in-fill as the as the existing site and surrounding area consists of residential uses.

The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors are considered to be less-than significant.

An Early Consultation was referred to the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and no response was received.

Mitigation: None.

References: California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; Stanislaus County General Plan and Support Documentation¹.

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion: A records search for the project site formulated by the Central California Information Center (CCIC) indicated that there was a low probability of discovery of prehistoric resources, but there may be discovery of historical resources such as standing buildings 45 years or older, and possibly subsurface historic-era archaeological features, such as domestic refuse and artifact deposits or building foundations, associated with earlier use on the project site. The CCIC recommended that a qualified historical resources consultant evaluate and formally record any building to be removed if it is 45 years old or older, prior to issuance of any discretionary permit. The CCIC further advised construction personnel to be aware of the potential for subsurface historic-era archaeological features. No records were found that indicated the site contained any prehistoric, historic, or archeologic resources previously identified onsite. The report concluded that development standards be placed on the project that 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 are to be notified immediately for recommended procedures. If human remains are uncovered, all

work within 100 feet of the find should halt in compliance with Section 15064.5(e) (1) of the CEQA Guidelines and Public Resources Code Section 7060.5. Development standards will be added to the project to ensure these requirements are met.

Mitigation: None.

References: Central California Information Center Report for the project site, dated July 26, 2016; Stanislaus County General Plan and Support Documentation¹.

VI. ENERGY. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion: The CEQA Guidelines Appendix F states that energy consuming equipment and processes, which will be used during construction or operation such as: energy requirements of the project by fuel type and end use, energy conservation equipment and design features, energy supplies that would serve the project, total estimated daily vehicle trips to be generated by the project, and the additional energy consumed per trip by mode, shall be taken into consideration when evaluating energy impacts. Additionally, the project's compliance with applicable state or local energy legislation, policies, and standards must be considered.

All construction activities shall be in compliance with all SJVAPCD regulations and with Title 24, Green Building Code, which includes energy efficiency requirements. The applicant is proposing to construct five duplexes, one single-family dwelling, and will install frontage improvements around the project site; however, in addition to the 10 dwelling units to be located on proposed Parcel 1, proposed Parcels 2 and 3 could have up to two dwelling units and three accessory dwelling units totaling 20 units across the three proposed parcels as a result of this request.

The project was referred to the Air District; however, the District responded with no comments for the proposed project.

The Turlock Irrigation District provided a referral response to the project indicating that electric service can be provided to the new parcels, but will affect adjoining parcels. Modifications of the electric service panels for the remainder parcel residence (proposed Parcel 3), as well as the property south of the project, and service modifications in the mobile home park on the west side of N. Gratton Road may be required. After the developer applies for electric service and plans are developed, the District indicated that cooperation and approval of affected properties and government agencies may be required. Furthermore, the District requires the owner/developer to apply for a facility change for any pole or electrical facility relocation; facility changes are performed at the developer's expense. Development standards reflecting TID's requests will be placed on the project.

It does not appear this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. A condition of approval will be added to this project to address compliance with Title 24, Green Building Code, for projects that require energy efficiency. Additionally, a condition of approval will be added requiring any site lighting to meet industry standards for energy efficiency.

Mitigation: None.

References: Application Materials; Email from San Joaquin Valley Air Pollution Control District referral response, dated May 4, 2021; CEQA Guidelines; Title 16 of County Code; CA Building Code; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

VII. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion: According to the United States Department of Agriculture NRCS web soil survey, the site is listed as containing Dinuba Sandy Loam soil, 0 to 1 percent slopes. As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required as part of the building permit process. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. The project will not require the construction of any new wells or septic systems.

The project proposes to construct five duplexes on proposed Parcel 1, and one single-family dwelling on proposed Parcel 2, and will install frontage improvements around the project site. The site will be served public water and sewer by the Denair Community Services District. The Denair Community Services District (CSD) provided a letter indicating the ability of the CSD to serve the project site with public water and sewer. The letter indicated that the CSD will require the owner/developer to enter into an Agreement with the Denair CSD to construct and pay for necessary infrastructure to enable the District to provide water and sewer services to the project. The Agreement will require the infrastructure be constructed to District specifications, and that security be given to the District to guarantee performance and payment for the infrastructure, and that all current connection fees be paid in full. Once all fees are paid in full, a formal Will-Serve letter will be given to the property owner/developer by the CSD to submit to the Stanislaus County Building Permits Division prior to issuance of a building permit for any residential structure.

Development of the project site will consist of grading, installing improvements, and constructing the residential structures.

All proposed structures will be required to be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. Any earth moving is subject to Public Works Standards and

Specifications, which consider the potential for erosion and run-off prior to permit approval. The site will be served public water and sewer by the Denair Community Services District; no septic tanks are proposed as part of the project request. A referral response was received from the Department of Environmental Resources requiring the development obtain a formal Will-Serve letter from the Denair Community Services District for water and sewer. Storm water is proposed to be maintained onsite by shallow swales incorporated into the landscaping around the perimeter of the project site. An Early Consultation referral response received from the Department of Public Works indicated that a grading, drainage, and erosion/sediment control plan will be required, subject to Public Works review and Standards and Specifications. Public Works, and the Building Permits Division review and approve any building or grading permit to ensure their standards are met. Development standards regarding these standards will be applied to the project and will be triggered when a building permit is requested.

The project site is not located near an active fault or within a high earthquake zone. Landslides are not likely due to the flat terrain of the area.

Mitigation: None.

References: Application Materials; USDA – NRCS Web Soil Survey; Letter from Denair Community Services District, dated January 19, 2021; Referral response from the Department of Environmental Resources (DER), dated April 12, 2021; Referral response from the Stanislaus County Department of Public Works April 1, 2021; Stanislaus County General Plan and Support Documentation¹.

VIII. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion: The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. Two additional bills, SB 350 and SB32, were passed in 2015 further amending the states Renewables Portfolio Standard (RPS) for electrical generation and amending the reduction targets to 40% of 1990 levels by 2030. GHGs emissions resulting from residential projects include emissions from temporary construction activities, energy consumption, and additional vehicle trips.

Request to amend the General Plan and Denair Community Plan designations of a 1.32± acre parcel from Low-Density Residential to Medium-Density Residential and zoning designation from R-A (Rural Residential) to Planned Development (P-D) to allow for development of a new single-family dwelling and five duplexes consistent with the development density allowed in the Medium Density Residential (R-2) zoning district. The project also includes a request to subdivide the project site into three parcels of 33,901±, 10,132±, and 13,615± gross square-feet in size. Direct emissions of GHGs from the operation of the proposed project are primarily due to passenger vehicle trips. Therefore, the project would result in direct annual emissions of GHGs during operation.

As required by CEQA Guidelines Section 15064.3, potential impacts regarding Green House Gas Emissions should be evaluated using Vehicle Miles Traveled (VMT). Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. The CEQA Guidelines identify vehicle miles traveled (VMT), which is the amount and distance of automobile travel attributable to a

project, as the most appropriate measure of transportation impacts. According to the same technical advisory from OPR, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less-than significant transportation impact. The project proposes approximately 11 new units consisting of one new single-family dwelling, and 10 dwelling units as a result of the duplexes. The property has a building permit currently under review for an accessory dwelling unit to be located within the boundaries of proposed Parcel 2 should this project be approved. The proposed project has the potential to develop a maximum of 20 dwelling units across the three proposed parcels, with proposed Parcel 1 developed with 10 total dwelling units for the duplexes, and Parcels 2 and 3 able to be developed with up to five dwelling units each, consisting of two dwelling units and up to three accessory dwelling units on each parcel. According to the Federal Highway Administration the average daily vehicle trips per household is 5.11, which would equal approximately 102 additional trips per-day as a result of project approval ($20 \text{ new units} \times 5.11 = 102.2$). The VMT increase associated with the proposed project is less-than significant as the number of vehicle trips will not exceed 110 per-day. Additionally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less-than significant transportation impact. A major transit stop is defined as a site containing an existing rail transit station. The Turlock-Denair Amtrak station is located .2 miles west of the project site.

The proposed project will result in short-term emissions of GHGs during construction. These emissions, primarily CO₂, CH₄, and N₂O, are the result of fuel combustion by construction equipment and motor vehicles. The other primary GHGs (HFCs, PFCs, and SF₆) are typically associated with specific industrial sources and are not expected to be emitted by the proposed project. As described above in Section III - Air Quality of this report, the use of heavy-duty construction equipment would be very limited; therefore, the emissions of CO₂ from construction would be less-than significant. Additionally, the construction of the proposed buildings is subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11). All proposed construction activities associated with this project are considered to be less-than significant as they are temporary in nature and are subject to meeting SJVAPCD standards for air quality control.

The analysis of mobile source pollution based on SPAL within Section III – Air Quality of this report would apply in regard to Greenhouse Gas Emissions as well. The District's Small Project Analysis Level (SPAL) guidance identifies thresholds of significance for criteria pollutant emissions, which are based on the District's New Source Review (NSR) offset requirements for stationary sources. Using project type and size, the District has pre-qualified emissions and determined a size below which it is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. In the interest of streamlining CEQA requirements, projects that fit the descriptions and are less than the project sizes provided by the District are deemed to have a less-than significant impact on air quality due to criteria pollutant emissions and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes. The District's threshold of significance for residential projects is identified as 155 units, and less than 800 additional trips per-day. As mentioned above in this section, the proposed project has the potential to develop a maximum of 20 dwelling units across the three proposed parcels. According to the Federal Highway Administration the average daily vehicle trips per household is 5.11, which would equal approximately 102 additional trips per-day as a result of project approval ($20 \text{ new units} \times 5.11 = 102.2$). As this is well below the District's threshold of significance, no significant impacts to GHG emissions are anticipated.

Mitigation: None.

References: Email from San Joaquin Valley Air Pollution Control District referral response, dated May 4, 2021; San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) guidance, California Air Pollution Control Officers Association Quantifying Greenhouse Gas Mitigation Measures (August 2010); Stanislaus County General Plan and Support Documentation¹.

IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			X	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

Discussion: The project does not interfere with the Stanislaus County Local Hazard Mitigation Plan, which identifies risks posed by disasters and identifies ways to minimize damage from those disasters. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Denair Fire Protection District. The project was referred to the District; however, no response has been received to date.

The project site is not listed on the EnviroStor database managed by the CA Department of Toxic Substances Control or within the vicinity of any airport. The groundwater is not known to be contaminated in this area. A referral response was received from the California Department of Toxic Substances Control (DTSC) stating that a soils test would be required to be performed for the project site to determine if any hazardous materials or contaminated soils exist on the project site. The Department of Environmental Resources (DER), Hazardous Materials (Haz Mat) Division is responsible for overseeing hazardous materials. A response was received from the Department of Environmental Resources (DER) Hazardous Materials Division stating that a Phase 1 and Phase 2 study will be required to address the DTSC's comments and determine if any buried hazardous materials or contaminated soils exist on the project site prior to issuance of a grading permit. If contaminated soils or hazardous materials are found on the project site, the applicant/property owner will be required to comply with all DER's applicable rules and regulations. Development standards will be added to address the Phase 1 and Phase 2 studies, and to comply with all applicable requirements. Therefore, no significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

The project site is not within the vicinity of any airstrip or wildlands. No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

Mitigation: None.

References: Application information; Referral response received from the California Department of Toxic Substances Control, dated April 1, 2021; Email received from the Department of Environmental Resources, dated April 28, 2021; Stanislaus County General Plan and Support Documentation¹.

X. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
(i) result in substantial erosion or siltation on – or off-site;			X	
(ii) substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
(iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Discussion: Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains. All flood zone requirements are addressed by the Building Permits Division during the building permit process.

The project site will be served water and sewer services by the Denair Community Services District. The Denair Community Services District (CSD) provided a letter indicating the ability of the CSD to serve water and sewer to the project site. A condition of service, the CSD will require the owner/developer to enter into an Agreement to construct and pay for necessary infrastructure to enable the District to provide water and sewer services to the project. The Agreement will require the infrastructure be constructed to District specifications, and that security be given to the District to guarantee performance and payment for the infrastructure, and that all current connection fees be paid in full. Development standards will be added to the project to ensure these requirements are met. Additionally, a referral response was received from the Department of Environmental Resources who will require the project site to obtain a Will-Serve letter for water and sewer services to serve the development issued from the Denair Community Services District. These requirements will be reflected in the development standards for this project.

Water quality in Stanislaus County is regulated by the Regional Water Quality Control Board, Central Valley Region, (RWQCB) under a Water Quality Control Plan (Basin Plan) for the Sacramento and San Joaquin River Basins. Under the Basin Plan, the RWQCB issues Waste Discharge Requirements (WDRs) to regulate discharges with the potential to degrade surface water and/or groundwater quality. In addition, the RWQCB issues orders to cease and desist, conduct water quality investigations, or implement corrective actions. The Stanislaus County Department of Environmental

Resources (DER) manages compliance with WDRs for some projects under a Memorandum of Understanding with the RWQCB. The RWQCB provided an Early Consultation referral response requesting that the applicant coordinate with their agency to determine if any permits or Water Board requirements be obtained/met prior to operation. A condition of approval will be added to the project requiring the applicant comply with this request prior to issuance of a building permit.

By virtue of the proposed paving for the building pads, driveways, and sidewalk improvements, the current absorption patterns of water upon this property will be altered; however, current standards require that all of a project's stormwater be maintained on site and, as such, a Grading and Drainage Plan shall be approved prior to issuance of any building permit as required by Public Works. Storm water is proposed to be maintained onsite by shallow swales incorporated into the landscaping around the perimeter of the project site. A referral response received from the Department of Public Works indicated that a grading, drainage, and erosion/sediment control plan for the project shall be submitted for any building permit that will create a larger or smaller building footprint, as well as the submittal of a Storm Water Pollution Prevention Plan (SWPPP) if the project will be greater than one acre in size, prior to the approval of any grading. The submittal of the grading, drainage, erosion/sediment control plan and SWPPP, will be added as development standards for this project. Accordingly, runoff associated with the construction at the proposed project site will be reviewed as part of the grading and building permit review process.

Groundwater management in California is regulated under the 2014 California Sustainable Groundwater Management Act (SGMA), which requires the formation of local Groundwater Sustainability Agencies (GSAs) to oversee the development and implementation of Groundwater Sustainability Plans (GSPs). SGMA defines sustainable groundwater management as the prevention of "undesirable results," including significant and unreasonable chronic groundwater levels, reduction of groundwater storage, degraded water quality, land subsidence, and/or depletions of interconnected surface water. GSPs define minimum thresholds and measurable objectives for sustainable groundwater management, designate monitoring networks to assess compliance with these management criteria, and prescribe management actions and projects to achieve sustainability objectives within 20 years of their adoption.

Public and private water agencies and user groups within each of the four groundwater subbasins underlying the County work together as GSAs to implement SGMA. DER is a participating member in five GSAs. GSPs were adopted in January 2020 for the portions of the County underlain by the Eastern San Joaquin and Delta-Mendota Groundwater Subbasins, and will be adopted for the Turlock and Modesto Subbasins by January 31, 2022. The subject project is located within the West Turlock Groundwater Subbasin and the jurisdiction of the East Turlock Subbasin GSA.

Groundwater management in Stanislaus County is also regulated under the County Groundwater Ordinance, adopted in 2014. The Groundwater Ordinance is aligned with SGMA in its objective to prevent "undesirable results". To this end, the Groundwater Ordinance requires that applications for new wells that are not exempt from the Ordinance are accompanied by substantial evidence that operation of the new well will not result in unsustainable groundwater extraction. Further, the owner of any well from which the County reasonably concludes groundwater may be unsustainably withdrawn, is required to provide substantial evidence of sustainable extraction. No new wells are anticipated to be installed as a result of this project. However, if a new well were required in the future, the drilling of a new well would be regulated by the County's Groundwater Ordinance and thus require CEQA-compliance.

In addition to GSPs and the Groundwater Ordinance, the County General Plan includes goals, policies, and implementation measures focused on protecting groundwater resources. Projects with a potential to affect groundwater recharge or that involve the construction of new wells are referred to the DER for review. The DER evaluates these projects for compliance with the County Groundwater Ordinance and refers projects to the applicable GSAs for determination whether or not they are compliance with an approved GSP.

No new septic systems are proposed under this request.

The project site is located within the Turlock Irrigation District (TID) boundaries. A project referral response received from TID indicated no known irrigation facilities are located within the subject property; however, if facilities are found during construction, the applicant/property owner is required to contact the District. A condition of approval reflecting TID's comment will be added to the project.

As a result of the development standards required for this project, impacts associated with drainage, water quality, and runoff are expected to have a less-than significant impact.

Mitigation: None.

References: Application information; Stanislaus County Geographical Information System (GIS); Letter from Denair Community Services District, dated January 19, 2021; Referral response received from Central Valley Regional Water Quality Control Board, dated April 6, 2021; Referral response received from Stanislaus County Public Works Department, dated April 1, 2021; Referral response received from the Department of Environmental Resources, dated April 12, 2021; Sustainable Groundwater Management Act; Stanislaus County Code Title 9 Chapter 9.37 Groundwater; Referral response received from Turlock Irrigation District, dated April 2, 2021; Stanislaus County Zoning Ordinance; Stanislaus County General Plan and Support Documentation¹.

XI. LAND USE AND PLANNING -- Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Physically divide an established community?			X	
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Discussion: The project is a request to amend the General Plan and Denair Community Plan designations of a 1.32± acre parcel from Low-Density Residential to Medium-Density Residential and zoning designation from R-A (Rural Residential) to Planned Development (P-D) to allow for development of a new single-family dwelling and five duplexes consistent with the development density allowed in the Medium Density Residential (R-2) zoning district. The project also includes a request to subdivide the project site into three parcels of 33,901±, 10,132±, and 13,615± gross square-feet in size.

As part of this request, the applicant also proposes to construct a new single-family dwelling on proposed Parcel 2; five duplexes on proposed Parcel 1, with the existing single-family dwelling to remain on Proposed Parcel 3. The single-family dwelling for proposed Parcel 2 will be 837± square feet. The proposed duplexes will consist of approximately 2,792± square-feet including two stories, a garage and concreted driveway for each unit. The proposed project has the potential to develop a maximum of 20 dwelling units across the three proposed parcels, with proposed Parcel 1 developed with 10 total dwelling units for the duplexes, and Parcels 2 and 3 able to be developed with up to five dwelling units each, consisting of two dwelling units and up to three accessory dwelling units on each parcel. The parcel is currently developed with one single-family dwelling, and a detached garage; the applicant proposes to demolish the detached garage from the project site. Fourteen trees currently line the street frontage of N. Gratton Road and Kersey Road on the project site; the applicant proposes to remove four of the trees along N. Gratton Road. Construction for the proposed is anticipated to be completed within three to five years of approval. The site is surrounded by parcels designated in the Denair Community Plan as Medium-Density Residential and Commercial to the north and west, and Low-Density Residential to the east and south. The current zoning surrounding the project site are Commercial (C-2), Neighborhood Commercial (C-1) and Multiple-Family Residential (R-3) to the north and west, and Rural-Residential (R-A) to the south and east. The Land Use section of the Denair Community Plan states that suitable locations for Medium Density Residential and Medium-High Density Residential housing is within the interior of communities, providing residents convenient access to public services, retail shopping and public transit opportunities and add new residents who are likely to shop in Denair's commercial district. As such Medium and Medium-High Density land use designations have been moved from Denair's periphery to its interior. The project site is located near the Commercial core of the Community as indicated by the proximity to Commercial and Medium-Density Residential designated properties in the Denair Community Plan surrounding the project site.

The project site is designated as Low-Density Residential by the Denair Community Plan and General Plan and is zoned R-A (Rural Residential). Amending the community plan requires a General Plan Amendment. As stated in the County's General Plan, General Plan Amendments affect the entire County and any evaluation must give primary concern to the County as a whole; therefore, a fundamental question must be asked in each case: "Will this amendment, if adopted, generally improve the economic, physical and social well-being of the County in general?". Additionally, the County in reviewing General Plan amendments shall consider how the levels of public and private service might be affected; as well as how the proposal would advance the long-term goals of the County. In each case, in order to take affirmative action regarding a General Plan Amendment application, it must be found that the General Plan Amendment will maintain a logical

land use pattern without detriment to existing and planned land uses and that the County and other affected government agencies will be able to maintain levels of service consistent with the ability of the government agencies to provide a reasonable level of service. In the case of a proposed amendment to the Land Use diagrams of the Land Use Element, an additional finding that the amendment is consistent with the goals and policies of the General Plan must also be made. Additionally, Goal 2 of the Land Use Element aims to ensure compatibility between land uses.

The Land Use Element describes the Medium-Density Residential designation as a designation to provide appropriate locations for single and multi-family units, primarily in semi-detached or clustered arrangements. Typical housing types would be single-family detached manufactured houses, duplexes, triplexes and low-mass multi-family units (townhouses and garden apartments). All lands within this designation shall be within the boundaries of a community services district, sanitary district or similar public district which provides Urban Service (US) except where such designation existed at the time of adoption of this plan. Residential building intensity varies from zero up to 14 units per net acre; however, maximum density restrictions are not considered when developing accessory dwelling units in accordance with Senate Bill (SB13) which states that an ADU meeting State standards shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use that is consistent with the existing general plan and zoning designation for the lot. Population density ranges from zero to 45 persons per net acre. The Land Use Element specifies appropriate locations for the Medium-Density Residential designation would be in areas adjacent to unincorporated communities where the Board of Supervisors has determined, pursuant to a community plan, that medium-density residential use is needed. These areas will be developed only after annexation to and service by a sanitary district or community services district. The project site is located within the service boundary of the Denair Community Service District.

The project proposes to create three parcels 33,901±, 10,132±, and 13,615± gross square-feet in size, respectively, on 1.32± gross acres, which equates to a density of no more than two units per acre under the current General Plan and Community Plan designation of Low-Density Residential and zoning designation of Rural Residential. The project as proposed will be able to develop up to 20 residential units consisting of the 10 dwelling units from the duplexes, and proposed Parcels 2 and 3 able to develop two dwelling units and three accessory dwelling units on each parcel. The proposed project is not consistent with the current General Plan, Community Plan, and zoning designations of Low-Density Residential and Rural Residential, due to the proposed building densities, and thus, an amendment to the General Plan, Community Plan, and zoning designation is necessary. The project proposes to amend the General Plan and Denair Community Plan designations of the project site from Low-Density Residential to Medium-Density Residential and zoning designation from R-A (Rural Residential) to Planned Development (P-D) to allow for development of a new single-family dwelling and five duplexes consistent with the development density allowed in the Medium Density Residential (R-2) zoning district.

Each lot will be served with water and sewer from the Denair CSD as indicated by the letter received from the District and as required by DER. The project site is located within the service boundary of the Denair Community Service District. The proposed development on Parcel 1 can be developed only after connecting to services provided by a sanitary district or community services district. Without the connection to the CSD, the project would not be able to develop beyond a single-family dwelling and accessory dwelling unit. The Denair Community Services District (CSD) provided a letter indicating the ability of the CSD to serve water and sewer to the project site. A condition of service, the CSD will require the owner/developer to enter into an Agreement to construct and pay for necessary infrastructure to enable the District to provide water and sewer services to the project. The Agreement will require the infrastructure be constructed to District specifications, and that security be given to the District to guarantee performance and payment for the infrastructure, and that all current connection fees be paid in full. Development standards will be added to the project to ensure these requirements are met.

The General Plan and the Denair Community Plan requires at least three net acres of developed neighborhood parks, or the maximum number allowed by law, to be provided for every 1,000 residents. The Stanislaus County Department of Parks and Recreation has calculated an in-lieu fee of \$2,050 per single-family dwelling unit and \$1,305.00 per multi-family dwelling unit which will be paid by the developer to accommodate increased recreation needs occurring as a result of the residential development. Development standards will be added to the project to ensure these requirements are met.

As mentioned in Section I – Aesthetics of this report, the applicant proposes to install curb, gutter, sidewalk and street lighting along the frontage of the County-maintained Kersey and N. Gratton Roads. Storm water is proposed to be maintained on-site. The project site is located along an entryway to the Community of Denair near the corner of Gratton Road and Main Street. Under Goal Two of the Denair Community Plan, landscape design requirements for gateway

landscaping are required along the entryways of the Community; these requirements will be added to the development standards to ensure County review and installation of the required landscaping.

The project will not physically divide an established community nor conflict with any habitat conservation plans.

Mitigation: None.

References: Application information; Letter from Denair Community Services District, dated January 19, 2021; Referral response received from Stanislaus County Department of Environmental Resources, dated April 12, 2021; Referral response received from Stanislaus County Department of Public Works, dated April 1, 2021; Stanislaus County Zoning Ordinance; and the Stanislaus County General Plan and Support Documentation¹.

XII. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	

Discussion: The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site, nor is the project site located in a geological area known to produce resources.

Mitigation: None.

References: Application information; Stanislaus County General Plan and Support Documentation¹.

XIII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	

Discussion: The Stanislaus County General Plan identifies noise levels up to 55 dB Ldn (or CNEL) as the normally acceptable level of noise for Residential uses. The proposed project is required to comply with the noise standards included in the General Plan and Noise Control Ordinance. On-site grading and construction resulting from this project may result in a temporary increase in the area's ambient noise levels. As such, the project will be conditioned to abide by County regulations related to hours and days of construction. Noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise. Impacts associated with noise are considered to be less-than significant.

The site is not located within an airport land use plan.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance; and the Stanislaus County General Plan and Support Documentation¹.

XIV. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

Discussion: The proposed project will not create significant service extensions or new infrastructure which could be considered as growth inducing, as services are available to neighboring properties. Additionally, in accordance with the implementation measures listed under Goal Two, Policy Two of the Denair Community Plan, the sizing of sewer and water lines should be reduced as they approach the northerly, westerly and easterly periphery of the Denair Community Plan area to limit growth influences beyond the Plan area. The maximum number of residential units the proposed project could develop is 20 units, with 10 dwelling units from the duplexes on proposed Parcel 1, and proposed Parcels 2 and 3 able to be developed with two dwelling units and three accessory dwelling units each; as mentioned in Section XI -Land Use and Planning, maximum density restrictions are not considered when developing accessory dwelling units in accordance with Senate Bill (SB13). The extension of Denair CSD water and sewer services will not induce any further growth as the development is an infill project. The site is surrounded by similar low to medium density residential development.

Mitigation: None.

References: Application information; Stanislaus County General Plan and Support Documentation¹.

XV. PUBLIC SERVICES --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project result in the substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			X	
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Discussion: The County has adopted Public Facilities Fees (PFF), School as well as Fire Facility Fees on behalf of the appropriate district, to address impacts to public services. All new dwellings will be required to pay the applicable Public Facility Fees through the building permit process. The Sheriff's Department also uses a standardized fee for new dwellings that will be incorporated into the Conditions of Approval. As discussed in Section XI – Land Use and Planning, the General

Plan and the Denair Community Plan requires at least three net acres of developed neighborhood parks, or the maximum number allowed by law, to be provided for every 1,000 residents. The Stanislaus County Department of Parks and Recreation has calculated an in-lieu fee of \$2,050 per single-family dwelling unit and \$1,305.00 per multi-family dwelling unit which will be paid by the developer to accommodate increased recreation needs occurring as a result of the residential development.

The Turlock Irrigation District provided a referral response to the project indicating that electric service can be provided to the new parcels, but will affect adjoining parcels. Modifications of the electric service panels for the remainder parcel residence (proposed Parcel 3), as well as the property south of the project, and service modifications in the mobile home park on the west side of N. Gratton Road may be required. After the developer applies for electric service and plans are developed, the District indicated that cooperation and approval of affected properties and government agencies may be required. Furthermore, the District requires the owner/developer to apply for a facility change for any pole or electrical facility relocation; facility changes are performed at the developer's expense. Development standards reflecting TID's requests will be placed on the project.

The Denair Community Services District (CSD) provided a letter indicating the capacity of the CSD to serve water and sewer to the project site. The letter indicated that the CSD will require the owner/developer to enter into an Agreement with the Denair CSD to construct and pay for necessary infrastructure to enable the District to provide water and sewer services to the project. The Agreement will require the infrastructure be constructed to District specifications, and that security be given to the District to guarantee performance and payment for the infrastructure, and that all current connection fees be paid in full. Once all fees are paid in full, a formal Will-Serve letter will be given to the property owner/developer by the CSD to submit to the Stanislaus County Building Permits Division prior to issuance of a building permit.

Mitigation: None.

References: Application information; Referral response received from the Turlock Irrigation District, dated April 2, 2021; Letter from Denair Community Services District, dated January 19, 2021; Stanislaus County General Plan and Support Documentation¹.

XVI. RECREATION --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Discussion: The General Plan and the Denair Community Plan requires at least three net acres of developed neighborhood parks, or the maximum number allowed by law, to be provided for every 1,000 residents. Based on the number of lots being created, development standards will be added to the project to require in-lieu park fees. These fees will be required at the issuance of a building permit for each dwelling unit at a rate of \$1,305.00 per multi-family dwelling unit and \$2,050.00 per single-family dwelling unit.

Mitigation: None.

References: Email received from Stanislaus County Parks and Recreation Department, dated May 27, 2021; Stanislaus County General Plan and Support Documentation¹.

XVII. TRANSPORTATION-- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Discussion: The proposed project is a request to amend the General Plan and Denair Community Plan designations of a 1.32± acre parcel from Low-Density Residential to Medium-Density Residential and zoning designation from R-A (Rural Residential) to Planned Development (P-D) to allow for development of a new single-family dwelling and five duplexes consistent with the development density allowed in the Medium Density Residential (R-2) zoning district. The project also includes a request to subdivide the project site into three parcels of 33,901±, 10,132±, and 13,615± gross square-feet in size. Proposed Parcel 2 and Parcel 3 will have access to Kersey Road, a County-maintained road; and proposed Parcel 1 will have access to N. Gratton Road, a County-maintained road.

As required by CEQA Guidelines Section 15064.3, potential impacts to transportation should be evaluated using Vehicle Miles Traveled (VMT). Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. The CEQA Guidelines identify vehicle miles traveled (VMT), which is the amount and distance of automobile travel attributable to a project, as the most appropriate measure of transportation impacts. According to the same technical advisory from OPR, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less-than significant transportation impact. The project proposes approximately 11 new units consisting of one new single-family dwelling, and 10 dwelling units as a result of the duplexes. The property has a building permit currently under review for an accessory dwelling unit to be located within the boundaries of proposed Parcel 2 should this project be approved. The proposed project has the potential to develop a maximum of 20 dwelling units across the three proposed parcels, with proposed Parcel 1 developed with 10 total dwelling units for the duplexes, and Parcels 2 and 3 able to be developed with up to five dwelling units each, consisting of two dwelling units and up to three accessory dwelling units on each parcel. According to the Federal Highway Administration the average daily vehicle trips per household is 5.11, which would equal approximately 102 additional trips per-day as a result of project approval (20 new units x 5.11 = 102.2). The VMT increase associated with the proposed project is less-than significant as the number of vehicle trips will not exceed 110 per-day. Additionally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less-than significant transportation impact. A major transit stop is defined as a site containing an existing rail transit station. The Turlock-Denair Amtrak station is located .2 miles west of the project site.

Level of service (LOS) is a standard measure of traffic service along a roadway or at an intersection for vehicles. It ranges from A to F, with LOS A being best and LOS F being worst. As a matter of policy, Stanislaus County strives to maintain LOS D or better for motorized vehicles on all roadway segments and a LOS of C or better for motorized vehicles at all roadway intersections. When measuring levels of service, Stanislaus County uses the criteria established in the Highway Capacity Manual published and updated by the Transportation Research Board. Kersey Road and N. Gratton Road at the project site are classified as 60-foot local roads. The LOS threshold for a Local Road to operate at a LOS C is 1,700 vehicles per-lane, per-day, respectively.

The project was referred to the California Department of Transportation (Caltrans) and no response has been received to date.

The applicant proposes to install curb, gutter, sidewalk and street lighting along the frontage of the county-maintained Kersey and N. Gratton Roads. Proposed Parcel 1 will front N. Gratton Road, and proposed Parcels 2 and 3 will front Kersey Road, with proposed Parcel 3 as a corner lot adjacent to N. Gratton Road. A referral response was received from Public

Works requesting road frontage improvements along N. Gratton Road and Kersey Road which shall include driveway approaches, curb, ramp, and sidewalk improvements. Prior to plan review, the applicant shall sign a "Plan Check/Inspections Agreement" and post a \$5,000 deposit with Public Works, as well as a financial guarantee deposit for the street improvements installation along the frontage of N. Gratton Road and Kersey Road. The comments received from Public Works will be applied to the project as conditions of approval. The Department of Public Works will also be requiring Irrevocable Offers of Dedication for the remaining 10-foot half-width east of the centerline of N. Gratton Road, and the remaining 5-foot half-width south of the centerline of Kersey Road, and a grading and drainage plan. These requirements will be added as development standards for the project.

All development onsite will be required to pay applicable County PFF fees, which will be utilized for maintenance and traffic congestion improvements to all County roadways.

The proposed project is not anticipated to conflict with any transportation program, plan, ordinance or policy.

Mitigation: None.

References: Application Materials; Referral response received from Stanislaus County Department of Public Works, dated April 1, 2021; Federal Highway Administration, Summary of Travel Trends: 2017 National Household Travel Survey; Governor's Office of Planning and Research Technical Advisory, December 2018; and the Stanislaus County General Plan and Support Documentation¹.

XVIII. TRIBAL CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is:			X	
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resource Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

Discussion: It does not appear this project will result in significant impacts to any tribal cultural resource. The site is currently developed with a single-family dwelling and detached garage on proposed Parcel 3; the rest of the project site is vacant. However, the surrounding area has been developed with single-family dwellings and urban uses. A records search for the project site formulated by the Central California Information Center (CCIC) indicated that there was a low probability of discovery of prehistoric resources; nor have any resources that are known to have value to local cultural groups have been discovered or reported in the immediate vicinity. As discussed in Section V – Cultural Resources of this report, the records search indicated there may be discovery of historical resources such as standing buildings 45 years or older, and possibly subsurface historic-era archaeological features, such as domestic refuse and artifact deposits or building foundations, associated with earlier use on-site on the project site. The CCIC recommendations as mentioned in the "Cultural Resources" section of this report will be applied to the project. The project was referred to tribal governments, as

required by SB 18 and AB 52, and no responses have been received to date. A development standard regarding the discovery of cultural resources during the construction process will be added to the project.

It does not appear that this project will result in significant impacts to any tribal cultural resources.

Mitigation: None.

References: Central California Information Center Report for the project site, dated July 26, 2016; Stanislaus County General Plan and Support Documentation¹.

XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Discussion: Limitations on providing services have not been identified. The project is a request to amend the community plan and General Plan designations and zoning designation of a 1.32± acre parcel from Low-Density Residential and R-A (Rural Residential) to Medium-Density Residential and Planned Development (P-D), and to subdivide the parcel into three parcels, to allow uses consistent with the Medium-Density Residential (R-2) zoning district, and develop five duplexes on Proposed Parcel 1. The proposed parcels will be 33,901±, 10,132±, and 13,615± gross square-feet in size, respectively. As part of this request, the applicant also proposes to construct a single-family dwelling on Proposed Parcel 2; however, the parcel is included in the General Plan Amendment and Rezone to allow for the future development of the site consistent with the R-2 zoning district in the future. The proposed duplexes will consist of two stories and a garage and concreted driveway for each unit. The parcel is currently developed with one single-family dwelling, and a detached garage; the applicant proposes to demolish the detached garage from the project site. Fourteen trees currently line the street frontage of North Gratton Road and Kersey Road on the project site; the applicant proposes to remove four of the trees along N. Gratton Road. The applicant proposes to install curb, gutter, sidewalk and street lighting pursuant to Stanislaus County standards along the frontage of the project site on Kersey and N. Gratton Road. Storm water is proposed to be maintained on-site. The project will be served with water and sewer from the Denair Community Services District. Construction for the proposed is anticipated to be completed within three to five years of approval.

A referral response was received from TID regarding the existing and proposed electrical utilities. TID indicated that electric service can be provided to the new parcels but will affect adjoining parcels. Modifications of the electric service panels for the remainder parcel residence (proposed Parcel 3), as well as the property south of the project, and service modifications in the mobile home park on the west side of N. Gratton Road may be required. After the developer applies for electric service and plans are developed, cooperation and approval of affected properties and government agencies may be required. Furthermore, the District requires the owner/developer apply for a facility change for any pole or electrical facility

relocation; facility changes are performed at the developer's expense. Development standards reflecting TID's comments will be placed on the project.

The Denair Community Services District (CSD) provided a letter indicating the capacity of the CSD to serve water and sewer to the project site. The letter indicated that the CSD will require the owner/developer to enter into an Agreement with the Denair CSD to construct and pay for necessary infrastructure to enable the District to provide water and sewer services to the project. The Agreement will require the infrastructure be constructed to District specifications, and that security be given to the District to guarantee performance and payment for the infrastructure, and that all current connection fees be paid in full.

A referral response was received from the Department of Environmental Resources which will require the project site to obtain a Will-Serve letter for water and sewer services to serve the development issued from the Denair Community Services District. These requirements will be reflected in the development standards for this project. The Department of Public Works will review and approve grading and drainage plans prior to construction. Development standards will be added to the project to reflect these requirements.

Mitigation: None.

References: Application information; Referral response received from Turlock Irrigation District, dated April 2, 2021; Letter from the Denair Community Services District, dated January 19, 2021; Referral response received from the Stanislaus County Department of Environmental Resources, dated April 12, 2021; Stanislaus County General Plan and Support Documentation¹.

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

Discussion: The Stanislaus County Local Hazard Mitigation Plan from the Department of Emergency Services, identifies risks posed by disasters and identifies ways to minimize damage from those disasters. With the Wildfire Hazard Mitigation Activities of this plan in place, impacts to an adopted emergency response plan or emergency evacuation plan are anticipated to be less-than significant. The terrain of the site is relatively flat, and the site has access to a County-maintained road. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by the Denair Fire Protection District. The project was referred to the District, but no comments have been received to date. All improvements will be reviewed by the Stanislaus County Fire Prevention Bureau and will be required to meet all State and Local fire code requirements.

Wildfire risk and risks associated with postfire land changes are considered to be less-than significant.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

Discussion: Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area. The project site is surrounded Single-family dwellings in all directions; buildings belonging to the Denair Community Service district to the north and east; commercial uses and a mobile home park to the west; and the Burlington Northern Railroad to the south. A request to subdivide four parcels totaling 3.1± acres in size into 11 8,000± square-foot single-family lots is proposed. 13 miles to the south of the project site under an unaffiliated application designated as Vesting Tentative Subdivision Map Application No. PLN2020-0120 – Isaaco Estates. The closest agriculturally zoned property is .21 miles east of the project site. Any development of the surrounding area would be subject to the permitted uses of the applicable zoning district the property is located within or would require additional land use entitlements and environmental review. The properties to the north and west are zoned Commercial and Medium-Density Residential within the Denair Community Plan. The Land Use section of the Denair Community Plan states that suitable locations for Medium Density Residential and Medium-High Density Residential housing is within the interior of communities, providing residents convenient access to public services, retail shopping and public transit opportunities and add new residents who are likely to shop in Denair's commercial district. As such Medium and Medium-High Density land use designations have been moved from Denair's periphery to its interior. The project site is located near the Commercial interior of the Community as indicated by the proximity to Commercial and Medium-Density Residential designated properties in the Denair Community Plan surrounding the project site.

No cumulative impacts are anticipated as a result of this project. The proposed project will not create significant service extensions or new infrastructure which could be considered as growth inducing, as services are available to neighboring properties. Additionally, in accordance with the implementation measures listed under Goal Two, Policy Two of the Denair Community Plan, the sizing of sewer and water lines should be reduced as they approach the northerly, westerly and easterly periphery of the Denair Community Plan area to limit growth influences beyond the Plan area.

Mitigation: None.






References: Initial Study; Stanislaus County General Plan and Support Documentation¹.

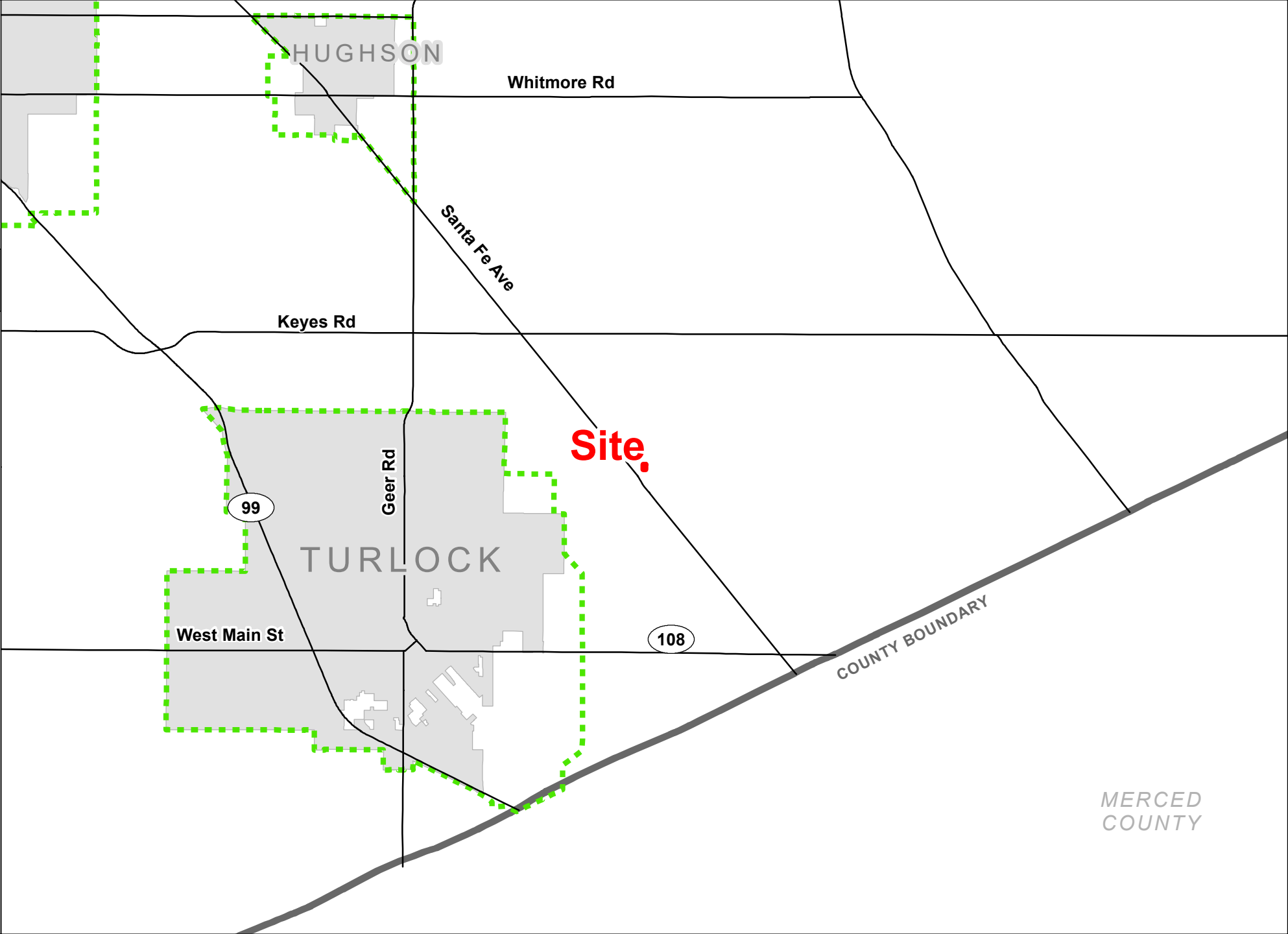
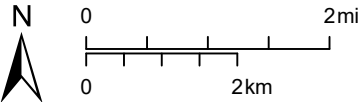
¹Stanislaus County General Plan and Support Documentation adopted in August 23, 2016, as amended. **Housing Element** adopted on April 5, 2016.

WPD HOMES INC
GPA, REZ & VTPM
PLN2021-0009

AREA MAP

LEGEND

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



WPD HOMES INC

GPA, REZ & VTPM

PLN2021-0009

GENERAL PLAN MAP

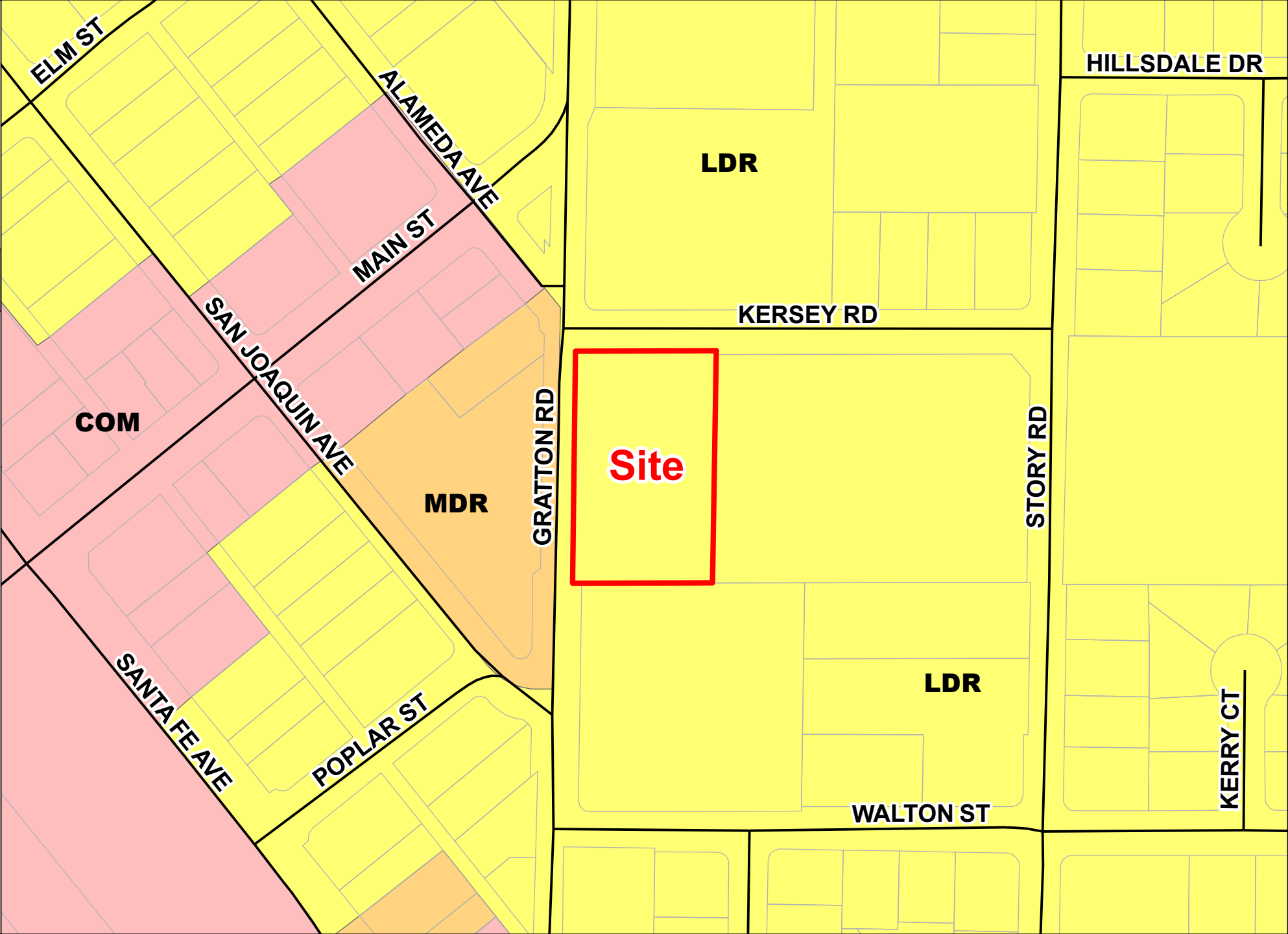
LEGEND

- Project Site
- Parcel
- Road
- General Plan

Commercial

Low Density Residential

Residential Medium Density



WPD HOMES INC

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PLN2021-0009

ZONING MAP

LEGEND

- Project Site
- Parcel
- Road
- Zoning Designation

Neighborhood Commercial

General Commercial

Multiple Family

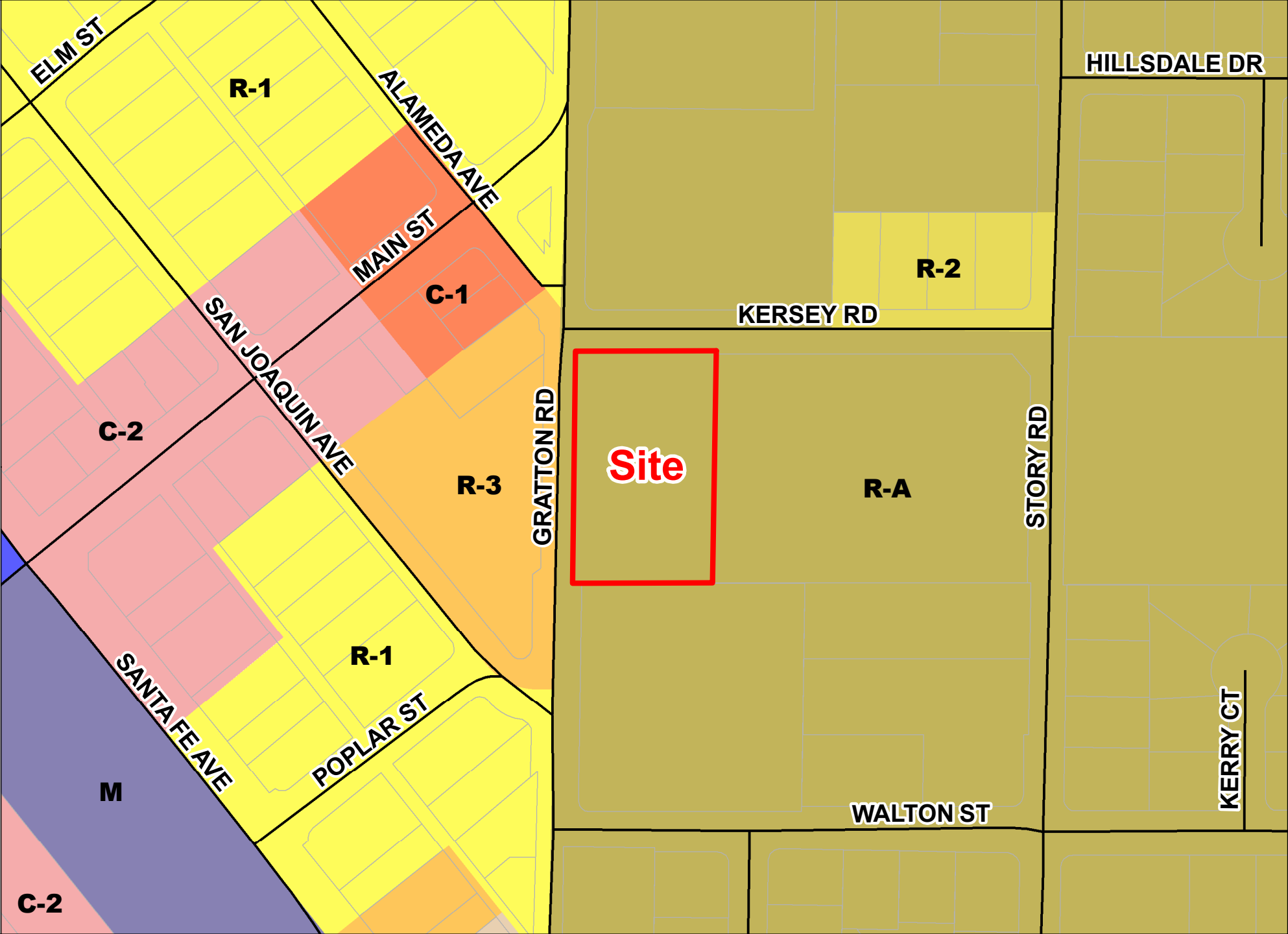
Rural Residential

Limited Residential

Industrial

Single Family Residential

Medium Density Residential



WPD HOMES INC

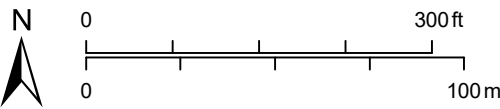
GPA, REZ & VTPM

PLN2021-0009

2017 AERIAL AREA MAP

LEGEND



-  Project Site
-  Parcel/Acres
-  Road

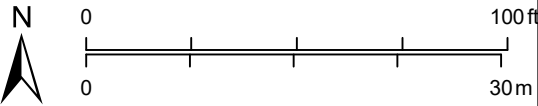


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2017 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road



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PLN2021-0009

ACREAGE MAP

LEGEND



Project Site



Parcel/Acres



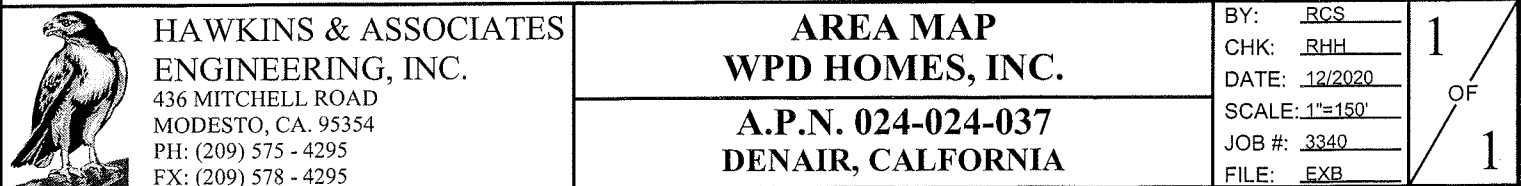
Road

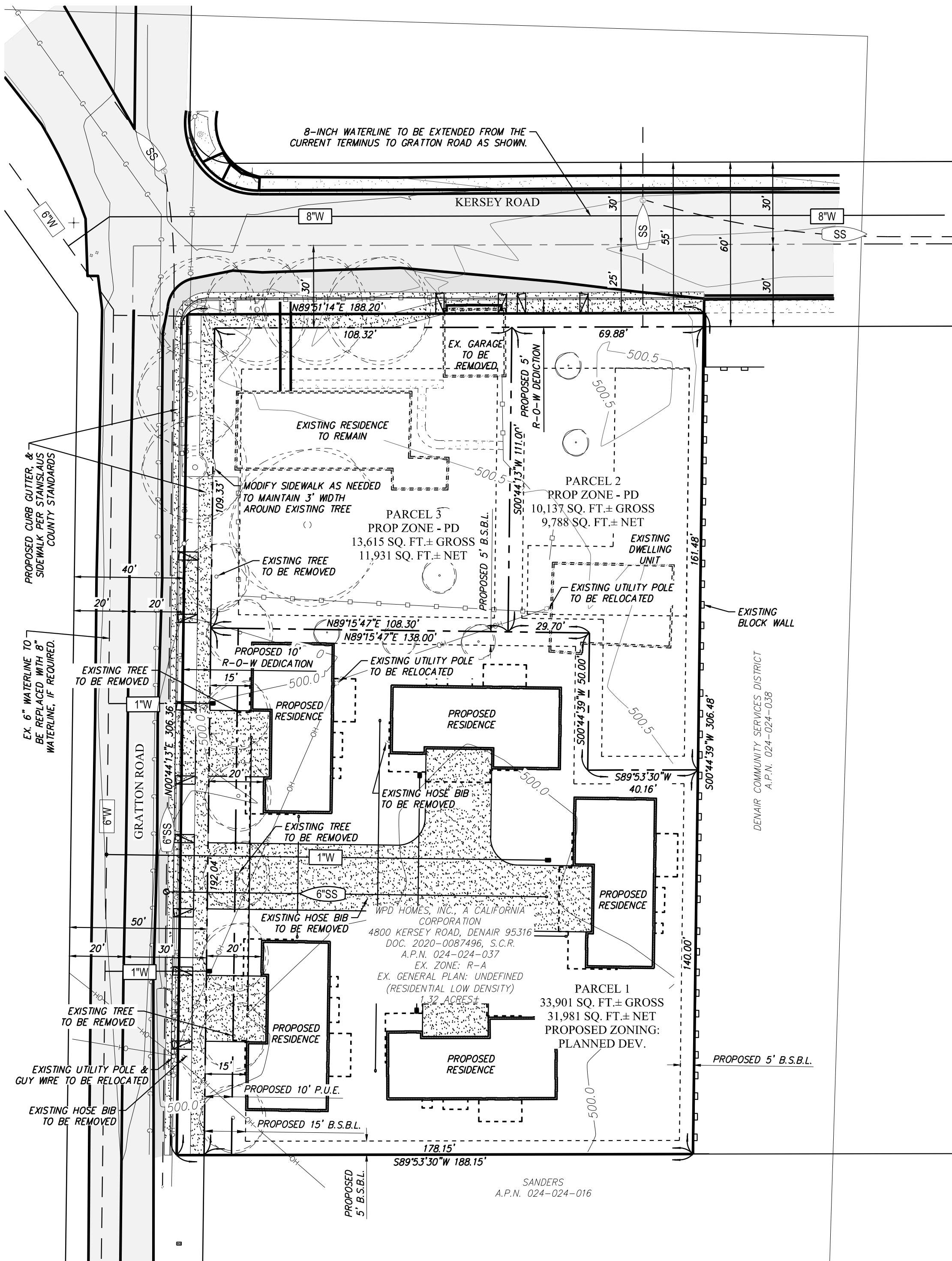


Source: Planning Department GIS

Date: 2/8/2021





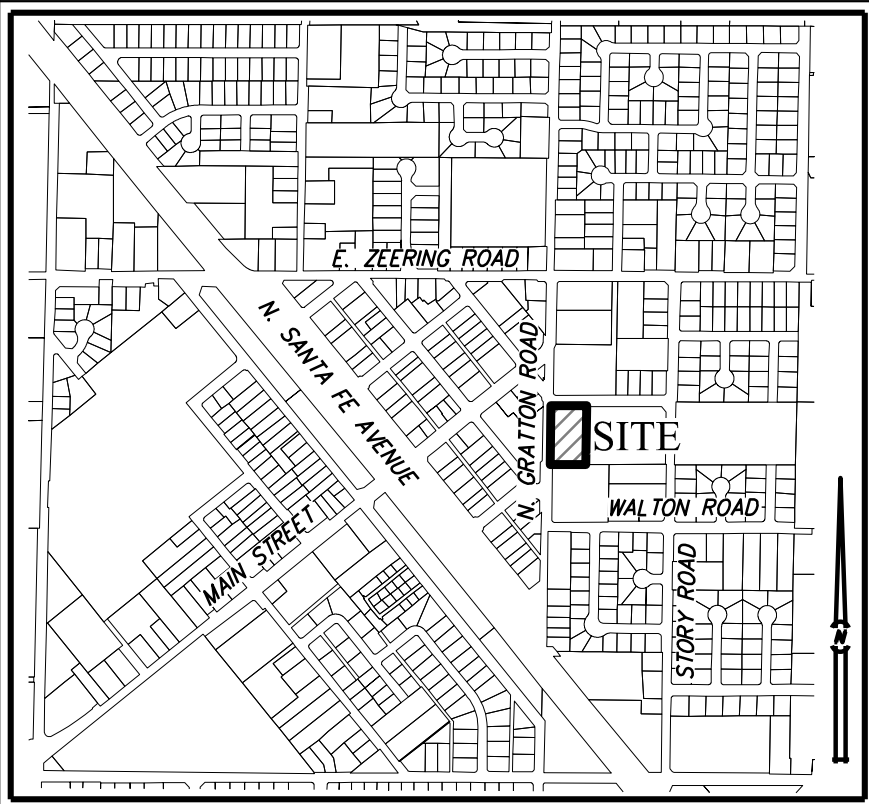


GENERAL NOTES

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER STANISLAUS COUNTY STANDARD SPECIFICATIONS.
- STORM DRAINAGE: TO BE RETAINED ON-SITE.
- SEWAGE DISPOSAL: BY DENAIR COMMUNITY SERVICES DISTRICT SEWER SYSTEM.
- WATER SUPPLY: BY DENAIR COMMUNITY SERVICES DISTRICT WATER SYSTEM.
- GAS SERVICE SUPPLY: PG&E
- ELECTRIC SERVICE: TID
- STREET LIGHTING SHALL BE INSTALLED AS PER STANISLAUS COUNTY STANDARD SPECIFICATIONS.
- TOTAL AREA: 1.32 ACRES±
- TOTAL NO. OF LOTS: 3 LOTS. ALL LOTS TO BE ZONED PD AND COMPLY WITH R-2 ZONING ORDINANCE.
- BUILDING SETBACKS PER STANISLAUS COUNTY R-2 ZONING ORDINANCE.
- PUBLIC UTILITIES ARE TO BE INSTALLED UNDERGROUND IN EASEMENTS.
- BOUNDARY INFORMATION WAS COMPILED BY DEED AND A FIELD SURVEY.
- EXISTING SOILS CONSIST OF MADERA SANDY LOAMS, SITE SLOPES AT LESS THAN 1% FROM EAST TO WEST.
- DEPTH TO WATER TABLE IS APPROXIMATELY 15 FEET.

LEGEND

	EXISTING	PROPOSED
RIGHT OF WAY	_____	_____
LOT LINE	_____	_____
CENTERLINE	_____	_____
EASEMENT	_____	_____
BUILDING SET BACK LINE	_____	_____
BOUNDARY LINE	_____	_____
CURB, GUTTER & SIDEWALK	_____	_____
AREA OF PAVEMENT	_____	_____
AREA OF CONCRETE	_____	_____
GAS LINE	_____	_____
SANITARY SEWER LINE	_____	_____
WATER LINE	_____	_____
CLEANOUT (SS OR SD)	_____	_____
SANITARY SEWER MANHOLE	_____	_____
SANITARY SEWER CLEAN-OUT	_____	_____
STORM DRAIN INLET	_____	_____
WATER VALVE	_____	_____
FIRE DEPARTMENT CONNECTION	_____	_____
WATER METER	_____	_____
OVERHEAD UTILITY LINE	_____	_____
UTILITY POLE W/ GUY WIRE	_____	_____
UTILITY POLE	_____	_____
WOOD FENCE	_____	_____
CHAINLINK FENCE	_____	_____
MASONRY WALL	_____	_____
B.S.B.L.	_____	_____
TREE (SPREAD TO SCALE)	_____	_____



VICINITY MAP
NO SCALE

OWNER

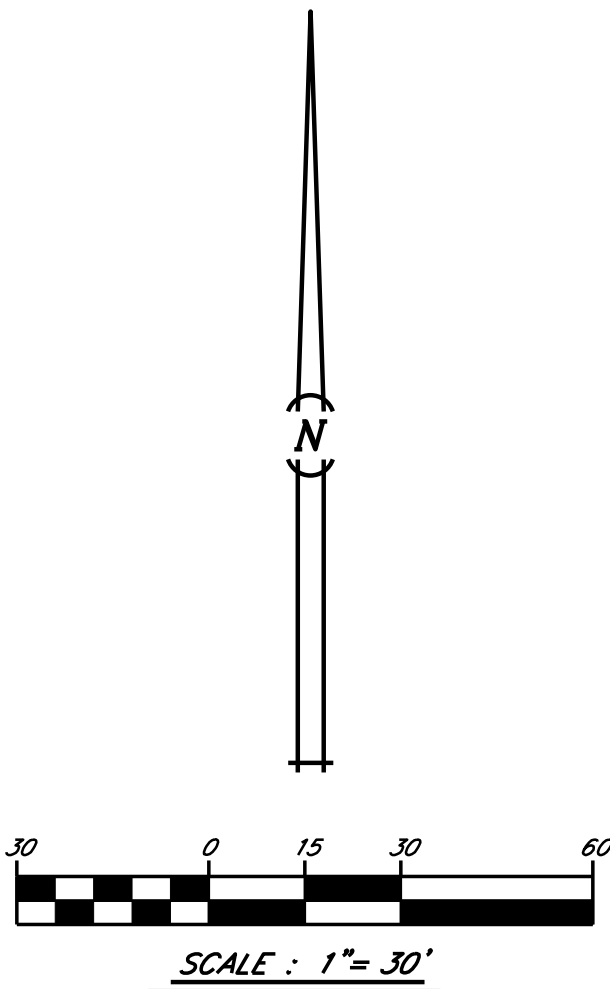
WPD HOMES, INC., A CALIFORNIA CORPORATION
ADDRESS: P.O. BOX 277, CHOWCHILLA, CA 93610
CONTACT: PAT DAVIS
PHONE: (209) 495-9670

PROJECT LOCATION

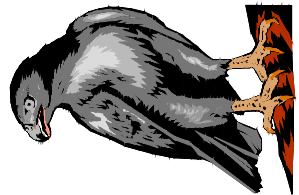
4800 KERSEY ROAD DENAIR, CA 95316

ASSESSOR'S PARCEL NO.

A.P.N. 024-024-037



HAWKINS & ASSOCIATES
ENGINEERING, INC.
436 MITCHELL RD.
MODESTO, CA. 95354
PH: (209) 575 - 4295 FX: (209) 578 - 4295



PLANNED DELOPMENT REZONE &
VESTING TENTATIVE PARCEL MAP
WPD HOMES, INC.
A.P.N. 024-024-037
4800 KERSEY RD, DENAIR, CALIFORNIA 95316

RODRICK H. HAWKINS:
R.C.E. 50188, P.L.S. 9489

BY: RCS
CHK: RHH
DATE: 01/2021
SCALE: 1"=30'
JOB #: 3340

SYM.	DATE	DESCRIPTION	APPD.