



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

Date: May 25, 2016

To: Distribution List (See Attachment A)

From: Kristin Doud, Associate Planner, Planning and Community Development

Subject: VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN 2015-0105 – ISSACO ESTATES

Comment Period: May 25, 2016 – June 30, 2016

Respond By: June 30, 2016

Public Hearing Date: August 4, 2016

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: Solaria Technologies, LLC, Sam David

Project Location: 3317 and 3331 Story Rd., between Santa Fe Ave. and Story Rd. in the community of Denair, east of the city of Turlock

APN: 024-025-053, 024-025-052, 024-025-014, 024-025-002

Williamson Act Contract: N/A

General Plan: Low Density Residential (LDR)

Community Plan: Low Density Residential (LDR)

Current Zoning: R-A (Rural Residential)

Project Description: Request to subdivide 3.09 +/- acres to create eleven parcels ranging in size from 8,000 to 12,664 square-feet in the Rural Residential (R-A) zoning district. The property is located at 3317 and 3331 Story Road between Santa Fe Avenue and Kristi Drive in the community of Denair, east of the City of Turlock. The Planning Commission will consider a CEQA Negative Declaration.

Full document with attachments available for viewing at:

<http://www.stancounty.com/planning/pl/act-projects.shtm>

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VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2015-0105 – ISSACO ESTATES

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
X	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 SERVICE DISTRICT: DENAIR	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
X	DISPOSAL DIST: TURLOCK SCAVENGER	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: DENAIR FIRE	X	STAN CO SUPERVISOR DIST #: SUPERVISOR CHIESA
X	LIGHTING DIST: DENAIR	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: TURLOCK		StanCOG
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
X	MUNICIPAL ADVISORY COUNCIL: DENAIR	X	SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
X	POSTMASTER: DENAIR		TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: BURLINGTON NORTHERN SANTA FE		TUOLUMNE RIVER TRUST
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: DENAIR UNIFIED		US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (5 agencies)
	STAN ALLIANCE		USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

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

FROM: _____

SUBJECT: VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2015-0105
– ISSACO ESTATES

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

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

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

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

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

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

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

Response prepared by:

Name Title Date



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10th Street, Suite 3400, Modesto, CA 95354
Phone: 209.525.6330 Fax: 209.525.5911

CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, December 30, 2009

1. **Project title:** Vesting Tentative Subdivision Map Application No. PLN2015-0105 – Issaco Estates
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Kristin Doud, Associate Planner
4. **Project location:** 3317 and 3331 Story Rd., between Santa Fe Ave. and Story Rd. in the community of Denair, east of the city of Turlock (APN: 024-025-053, 024-025-052, 024-025-014, and 024-025-002)
5. **Project sponsor's name and address:** Solaria Technologies, LLC, Sam David
P.O. Box 2721
Turlock, CA 95381
6. **General Plan designation:** Low Density Residential (LDR)
7. **Zoning:** Rural Residential (R-A)
8. **Description of project:**

This is a Request to subdivide 3.09± acres to create eleven parcels ranging in size from 8,000 to 12,664 square-feet, in the Rural Residential (R-A) zoning district, in the community of Denair. The tentative map proposes a court that will take access from Story Road. A will serve letter for water and sewer services has been provided for the project from the Denair Community Services District. Two single-family dwellings and an ag storage barn currently exist on the project site. Storm water is proposed to be managed for the development through gravity by gutter to a horizontal drain field located on the western most portion of the project site adjacent to Santa Fe Road, in the road dedication area. The proposed project also includes curb, gutter, sidewalks, and an 8' foot block wall along Santa Fe Avenue. The proposed map is vested as of April 22, 2016, when the project was deemed complete.

9. **Surrounding land uses and setting:** Rural residential and low density residential, developed with single family dwellings, surround the site to the north, west, and east. A small strip of commercial properties along Santa Fe Ave. are located just west of the project site. Rural residential, planned developments, and general agriculture properties are located south of the project site.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Denair CSD, Stanislaus Department of Public Works, Denair Fire District, Stanislaus DER - Parks and Recreation.

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.

- Aesthetics Agriculture & Forestry Resources Air Quality
- Biological Resources Cultural Resources Geology / Soils
- Greenhouse Gas Emissions Hazards & Hazardous Materials Hydrology / Water Quality
- Land Use / Planning Mineral Resources Noise
- Population / Housing Public Services Recreation
- Transportation / Traffic Utilities / Service Systems 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.

Kristin Doud
Signature

May 23, 2016
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, than 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 -- Would 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) Substantially degrade the existing visual character or quality of the site and its surroundings?			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 is not considered to be a scenic resource or a unique scenic vista. Community standards generally do not dictate the need or desire for architectural review of agricultural or residential subdivisions. The site is currently improved with two single family dwellings (one still completing the building permit process), both of which are proposed to remain, and a barn, which will be removed prior to recording of the final map. The Vesting Tentative Subdivision Map will feature 11 residential lots of similar size and nature as the surrounding residential development. As part of the overall development plan, the proposed project includes a tree planting plan. These project features will enhance the site's overall visual character as well as blending with the existing surrounding development. Any street lights to be installed will be conditioned to prevent any intrusive glare at night or during the day.

Mitigation: None

References: Application, 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 designated Low Density Residential (LDR) in the County’s General Plan and is zoned Rural Residential (R-A), which permits residential uses. The project site is surrounded by land zoned R-A and LDR, developed with single family dwellings, to the north, west, and east. A small strip of commercial properties along Santa Fe Ave. are located just west of the project site. Rural residential, planned development, and general agriculture properties are located south of the project site. The nearest agricultural property is located 500 feet south of the project site, separated by a mini warehouse development. Although the property immediately to the south of the project site (APN: 024-025-004) is zoned R-A, it is currently utilizing Turlock Irrigation District (TID) irrigation water to provide water to an irrigated pasture. There is an existing 30” diameter irrigation pipeline located parallel to, and approximately 15 feet south of, the south property line of proposed Lot 1. This pipe flows into the north-south concrete lined ditch located within the proposed project. The southern portion of the ditch along the west boundary of proposed Lot 1 is currently being utilized by the parcel immediately to the south of the project site to deliver irrigation water into the pasture. A referral response received from TID indicated that this concrete lined ditch must be removed in its entirety within the project limits, and that the developer is responsible for the cost and construction of modifying and extending the 30” pipeline westerly to restore irrigation service to the pasture. With this requirement applied to the project as a condition of approval, no impacts to agriculture are anticipated. The project site is considered an in-fill development and will not contribute to the loss of farmland or forest land.

Mitigation: None

References: Referral response received from Turlock Irrigation District dated November 5, 2015; Stanislaus County General Plan and Support Documentation¹; Stanislaus County Zoning Ordinance.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management 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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	

e) Create objectionable odors affecting a substantial number of people?			x	
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Discussion: The project site is within the San Joaquin Valley Air Basin, which has been classified as “severe non-attainment” for ozone and respirable particulate matter (PM-10) as defined by the Federal Clean Air Act. The San Joaquin Valley Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. As such, the District maintains permit authority over stationary sources of pollutants.

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 was referred to SJVAPCD and no response was received. However, 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 152 units, or 1,453 additional trips per day. According to the Federal Highway Administration the average daily vehicle trips per household is 9.6, which would equal 86 additional trips per day as a result of project approval (11 proposed units, two existing homes, 9 new units x 9.6 = 86.4). As this is well below the District’s threshold of significance, no significant impacts to air quality are anticipated.

The project will not conflict with, or obstruct implementation of, any applicable air quality plan. The construction phase of this project will be required to meet SJVAPCD’s standards and to obtain all applicable permits.

Mitigation: None

References: San Joaquin Valley Air Pollution Control District’s Small Project Analysis Level (SPAL) guidance; 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 federally protected wetlands as defined by Section 404 of the Clean Water Act (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. There are 14 plants and animals which are state or federally listed, threatened, or identified as species of special concern within the Denair California Natural Diversity Database Quad. These species include the Swainson’s hawk, great blue heron, burrowing owl, riffle sculpin, hardhead, steelhead – Central Valley DPS, chinook salmon – Central Valley, Crotch bumble bee, valley elderberry longhorn beetle, hoary bat, heartscale, subtle orache, stinkbells, and the San Joaquin Valley Orcutt grass.

The proposed vesting tentative subdivision map is made up of four existing parcels. Three of the four parcels are currently developed, two with single family dwellings, and one with a barn. The remaining parcel has no improvements. The project site is surrounded by small lots, typically 8,000 square feet in size, developed with single family dwellings.

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, 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: 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 as defined in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion: According to the Central California Information Center (CCIC), the project area has a low sensitivity for the possible discovery of prehistoric or historic resources on site. The CCIC data also suggests that historic-era refuse and artifacts under the surface may be found during excavation and trenching and that it is possible that the project will impact existing structures that are over 45 years old. The CCIC recommends a survey by a qualified resources consultant prior to implementation of the project or issuance of any discretionary permit. The site currently contains two single family

dwellings, one constructed in 2008 and another currently under construction. There is also an agricultural storage building on the southern parcel, which is to be removed prior to recording of the final map. There are no registered historical structures or landmarks existing on the site. A condition of approval will be placed on the project to protect any pre-historic or historic resources found during construction activities.

Mitigation: None

References: Referral Response from Central California Information Center dated June 26, 2015; Stanislaus County General Plan and Support Documentation¹

VI. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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 creating substantial 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	

Discussion: The USDA Natural Resources Conservation Service’s Eastern Stanislaus County Soil Survey indicates that the soils on the project site are made up of Dinuba sandy loam (DrA) and Madera sandy loam (MdA). As contained in Chapter Five 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. The applicant requested a waiver of the soils report, required to be submitted with a Tentative Subdivision Map application. However, the Public Works Department denied this request due to known perched water tables that could affect the design of the storm drainage system for the subdivision and a preliminary soils report was provided. Storm water is proposed to be managed for the development through gravity by gutter to a horizontal drain field located on the western most portion of the project site adjacent to Santa Fe Road, in the road dedication area. After reviewing the soils report, the Public Works Department approved the proposed stormwater plan. Any earth moving must be approved by Public Works as complying with adopted Standards and Specifications, which consider the potential for erosion and run-off prior to permit approval. The Building Division may utilize the results from the soils test, or require additional soils tests, to determine if unstable or expansive soils are present. If such soils are present, special

engineering of any structures 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. As detailed in the project description, the proposed project will connect to public water and sewer through the Denair Community Services District.

Mitigation: None

References: Referral response from Stanislaus County Public Works dated December 7, 2015, Stanislaus County General Plan and Support Documentation¹

VII. 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. GHGs emissions resulting from residential projects include emissions from temporary construction activities, energy consumption, and additional vehicle trips.

Minimal greenhouse gas emissions will occur during construction. Construction activities 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 proposed structures are 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). The California Energy Commission (CEC) has published reports estimating the percentage deductions in energy use resulting from these new standards. Based on CEC’s discussion on average savings for Title 24 improvements, these CEC savings percentages by end use can be used to account for a 22.7% reduction in electricity and a 10% reduction in natural gas use for single family residential units.

The project was referred to SJVAPCD and no response was received. However, 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 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 152 units, or 1,453 additional trips per day. According to the Federal Highway Administration the average daily vehicle trips per household is 9.6, which would equal 86 additional trips per day as a result of project approval (11 proposed units, two existing homes, 9 new units x 9.6 = 86.4). As this is well below the District’s threshold of significance, no significant greenhouse gas emission impacts are anticipated.

Mitigation: None

References: 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

VIII. 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 for people residing or working in the project area?			X	
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Discussion: The project was referred to the Department of Environmental Resources (DER) Hazardous Materials Division, which is responsible for overseeing hazardous materials. A response was received indicating that the developer shall conduct a Phase I or Phase II study prior to the issuance of a grading permit to determine if organic pesticides or metals exist on the project site. Any existing well or septic facilities are required to be destroyed through a permit issued by DER. Additionally, the Hazardous Materials Division requested that they be contacted should any underground storage tanks, buried chemicals, buried refuse, or contaminated soil be discovered during grading or construction. These comments will be reflected through the application of a condition of approval. Pesticide exposure is a risk in areas located in the vicinity of agricultural uses. Sources of exposure include contaminated groundwater, which is consumed and drift from spray applications. Application of sprays are strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. The groundwater is not known to be contaminated in this area and the project will be served by the Denair Community Services District for their domestic water. The project is located outside any land designated a fire hazard severity zone by Cal Fire. The property is served by the Denair Fire Protection District and will pay fire impact fees for all new construction. A project referral was sent to Denair Fire, but no comment has been received. The project site is not located near an Airport and is therefore not included in any land use compatibility plan.

Mitigation: None

References: Referral Response received from the Department of Environmental Resources Hazardous Materials Division on November 10, 2015; Referral Response received from Department of Environmental Resources on November 10, 2015; Stanislaus County General Plan and Support Documentation; Airport Land Use Commission Plan¹

IX. 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?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			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, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) 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?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

Discussion: On-site areas subject to flooding have not been identified in accordance with the Federal Emergency Management Act and/or County designated flood areas. Development of the project site will include paving for the roadway, house pads, driveways, curb, gutter, sidewalks, and will also include an 8' foot block wall along Santa Fe Avenue, which will alter the existing drainage pattern of the site. Storm water is proposed to be managed for the development through gravity by gutter to a horizontal drain field located on the western most portion of the project site adjacent to Santa Fe Road, in the road dedication area. Prior to the recording of the final map the applicant will annex or create a County Service Area to maintain the retention basin. Preliminary drainage plans have been reviewed and amended based on a comment letter received from the Denair Community Services District (CSD). The revised plans were approved by the Department of Public Works and Denair CSD.

The proposed project will not have a significant effect on groundwater levels as all proposed development will be served with domestic water from Denair CSD. The applicant has received a will serve letter from Denair CSD for each lot.

A referral response received from the Central Valley Regional Water Quality Control District provided a list of the Board's permits and programs that may be applicable to the proposed project. The developer will be required to contact Regional Water to determine which permits/standards must be met prior to construction as a condition of approval.

Mitigation: None

References: Application Material; Vesting Tentative Map; Referral Response from Denair Community Services District, dated April 1, 2016 and Will Serve Letter dated September 29, 2015; Referral response from the Central Valley Regional Water Quality Control District dated November 12, 2015; Stanislaus County General Plan and Support Documentation¹

X. 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) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion: The proposed project will not physically divide an established community. The project is a residential infill project located within the community of Denair. Existing land use designations for the project site include a General Plan designation of Low Density Residential (LDR) and a Denair Community Plan Designation of LDR, which allows for zero to eight units per net acre, and a zoning designation of Rural Residential (R-A), which allows for a minimum parcel size of 8,000 square feet when serviced by public water and sewer. The Denair Community Plan states, "The Denair Community Plan should promote very low density residential uses along the Community's edge or periphery in order to reduce conflicts with surrounding agricultural uses, as well as to establish and define a permanent buffer between the Community of Denair and the City of Turlock." The project proposes to create eleven 8,000± square foot lots on 3.09 acres, near the southeastern border of the community of Denair, which equates to a density of 3.55 units per acre. The proposed lot configuration is consistent with the General Plan, Community Plan, and zoning designations of LDR and R-A. As described earlier each lot will be served with domestic water and sewer from the Denair Community Services District. The proposed project was presented to the Stanislaus County Subdivision Committee and all of the committees comments have been incorporated into the project.

The proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan, as there are none in the area.

Mitigation: None

References: Application Material; Referral response from Stanislaus County Subdivision Committee dated March 9, 2016; Stanislaus County General Plan and Support Documentation; County Code.¹

XI. 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
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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.

Mitigation: None

References: Stanislaus County General Plan and Support Documentation¹

XII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			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 expose people residing or working in the project area to excessive noise levels?			X	
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion: Based on the proximity to Santa Fe Avenue, classified in the Circulation Element of the General Plan as an 85-foot Major 4-Lane Roadway, the proposed project includes an 8-foot high block wall along Santa Fe Ave. on the western boundary of the project site, both for safety purposes and to reduce roadway noise exposure. A standard condition of approval will be added to the project to address the temporary increase in noise during the construction phase of the project. The project is not included in any airport land use compatibility plan, nor is it located near any private airports.

Mitigation: None

References: Tentative Map; Stanislaus County General Plan and Support Documentation¹

XIII. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, 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. 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 density residential development.

Mitigation: None

References: Stanislaus County General Plan and Support Documentation¹

XIV. 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:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Discussion: The County has adopted Public Facilities Fees, School as well as a 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. The Stanislaus County Department of Parks and Recreation has calculated an in-lieu fee which will be paid by the developer to accommodate increased recreation needs occurring as a result of the residential development.

Mitigation: None

References: Stanislaus County General Plan and Support Documentation¹

XV. 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	
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Discussion: The General 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, conditions of approval will be added to the project to require in-lieu park fees. These fees will be required at the issuance of building permit for each lot.

Mitigation: None

References: Stanislaus County General Plan and Support Documentation¹

XVI. TRANSPORTATION/TRAFFIC -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	

Discussion: According to the Federal Highway Administration the average daily vehicle trips per household is 9.6, which would equal 86 additional trips per day as a result of project approval (11 proposed units, two existing homes, 9 new units x 9.6 = 86.4). The project proposes to create a new cul-de-sac (Norman Court), which will take access off of the existing county maintained Story Road. The main arterials for the community of Denair include Santa Fe Avenue, E Zeering Road, and E Monte Vista Avenue. No direct access is proposed from Santa Fe Avenue, which is located along the western boundary of the project site. The proposed project also includes curb, gutter, sidewalks, and an 8' foot block wall along Santa Fe Avenue, to reduce potential safety and noise impacts from Santa Fe Avenue. It is not anticipated that the proposed project will have any significant impacts on transportation or traffic. All development related to the project must be completed to the satisfaction of the Stanislaus County Department of Public Works.

Mitigation: None

References: Vesting Tentative Map; Stanislaus County General Plan and Support Documentation¹

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) 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	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Discussion: Limitations on providing utility services have not been identified. The project will be served by the Denair CSD with public water and sewer services. A response letter received from the Denair CSD indicates that the developer will be responsible for installing all necessary infrastructure improvements required for the public water and sewer connections. The developer also must submit improvement plans to the District for review and approval, provide a bond to cover the improvement/connection costs, and pay all applicable deposit, connection, and inspection fees. These requirements will be required as conditions of approval for the project. Storm water is proposed to be managed for the development through gravity by gutter to a horizontal drain field located on the western most portion of the project site adjacent to Santa Fe Road, in the road dedication area. The proposed project also includes curb, gutter, sidewalks, and an 8' foot block wall along Santa Fe Avenue. Electricity will be provided to the project by the Turlock Irrigation District (TID). A referral response received from TID indicated that any existing TID infrastructure (irrigation or electric) that must be relocated as a result of the project shall be approved by TID and completed at the developer's expense.

Mitigation: None

References: Tentative Map; Referral Response from Denair Community Services District dated April 1, 2016, and Will Serve Letter dated September 29, 2015; Referral Response from Turlock Irrigation District dated November 5, 2015; Stanislaus County General Plan and Support Documentation¹

XVIII. 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 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, 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	

<p>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.)</p>			<p>X</p>	
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>			<p>X</p>	

Discussion: Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or adjacent areas. The project is a residential infill project within the community of Denair.

¹Stanislaus County General Plan and Support Documentation adopted in October 1994, as amended. Optional and updated elements of the General Plan and Support Documentation: **Agricultural Element** adopted on December 18, 2007; **Housing Element** adopted on April 5, 2016; **Circulation Element** and **Noise Element** adopted on April 18, 2006.

NEGATIVE DECLARATION

NAME OF PROJECT: Vesting Tentative Subdivision Map Application No. PLN2015-0105 – Issaco Estates

LOCATION OF PROJECT: 3317 and 3331 Story Rd., between Santa Fe Ave. and Story Rd. in the community of Denair, east of the city of Turlock. APN: 024-025-053, 024-025-052, 024-025-014, and 024-025-002.

PROJECT DEVELOPERS: Solaria Technologies, LLC, Sam David
P.O. Box 2721
Turlock, CA 95381

DESCRIPTION OF PROJECT: Request to subdivide 3.09 +/- acres to create eleven parcels ranging in size from 8,000 to 12,664 square-feet in the Rural Residential (R-A) zoning district. The property is located at 3317 and 3331 Story Road between Santa Fe Avenue and Kristi Drive in the community of Denair, east of the City of Turlock.

Based upon the Initial Study, dated **May 23, 2016**, the Environmental Coordinator finds as follows:

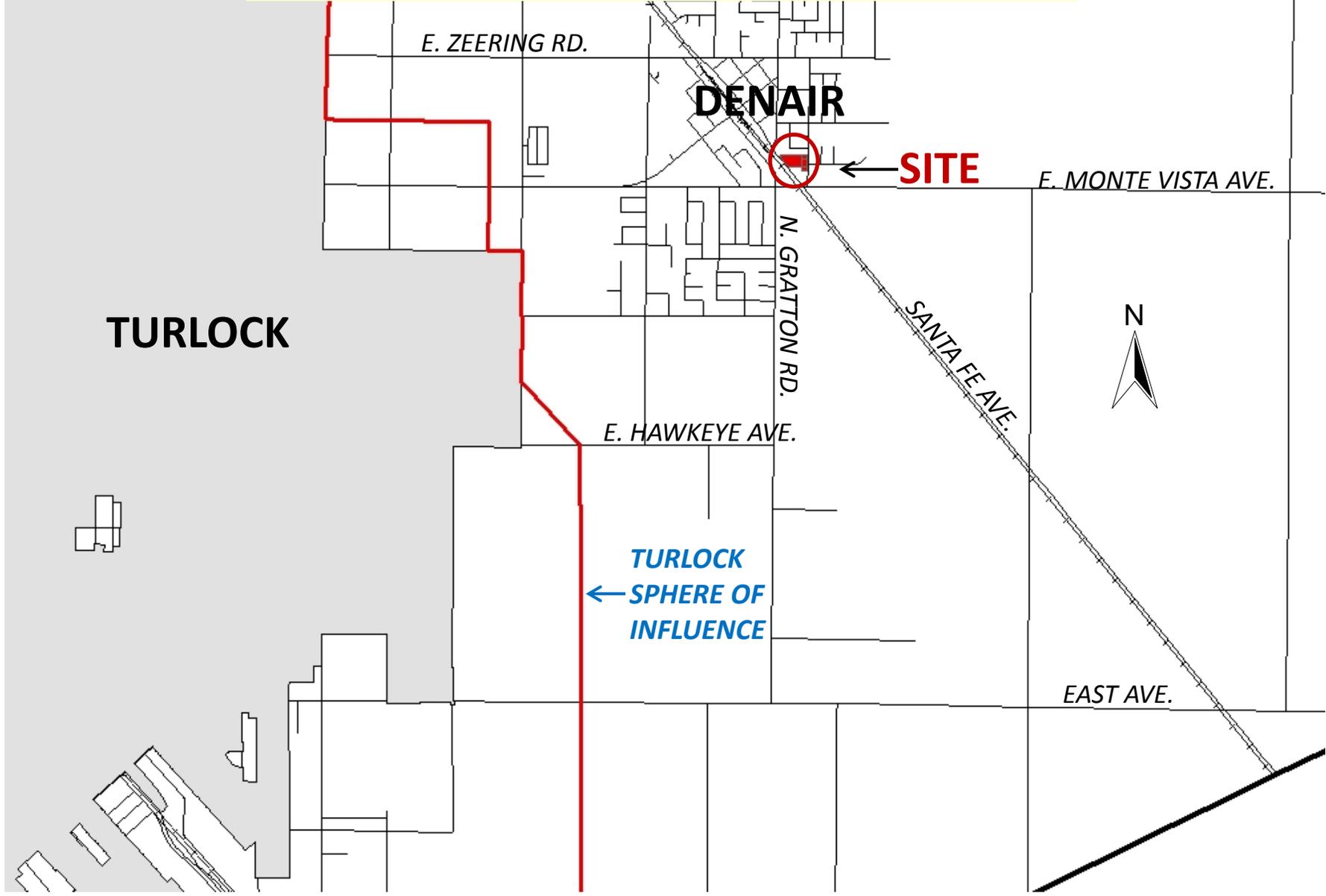
1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The Initial Study and other environmental documents are available for public review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California.

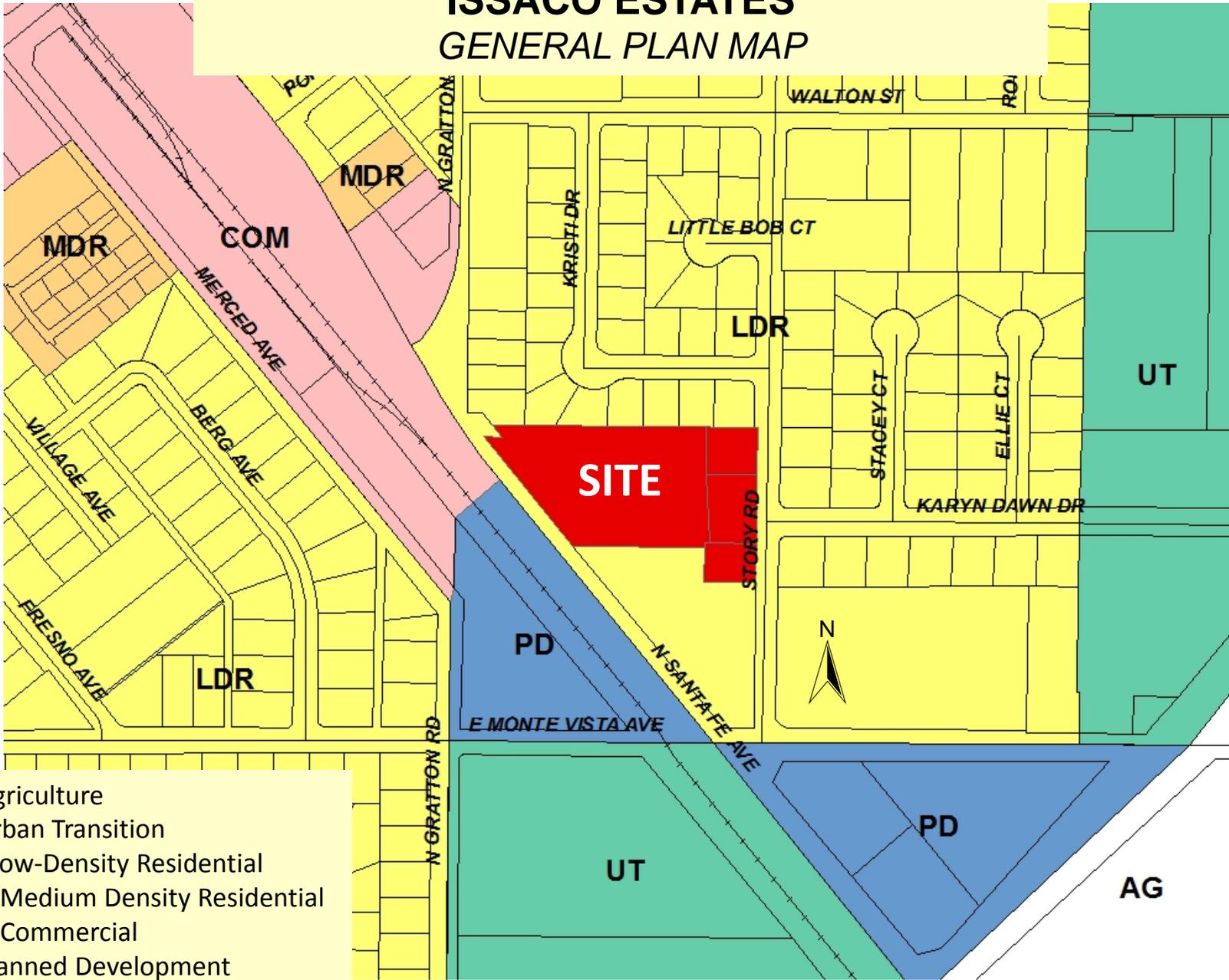
Initial Study prepared by: Kristin Doud, Associate Planner

Submit comments to: Stanislaus County
Planning and Community Development Department
1010 10th Street, Suite 3400
Modesto, California 95354

VTM PLN2015-0105
ISSACO ESTATES
AREA MAP

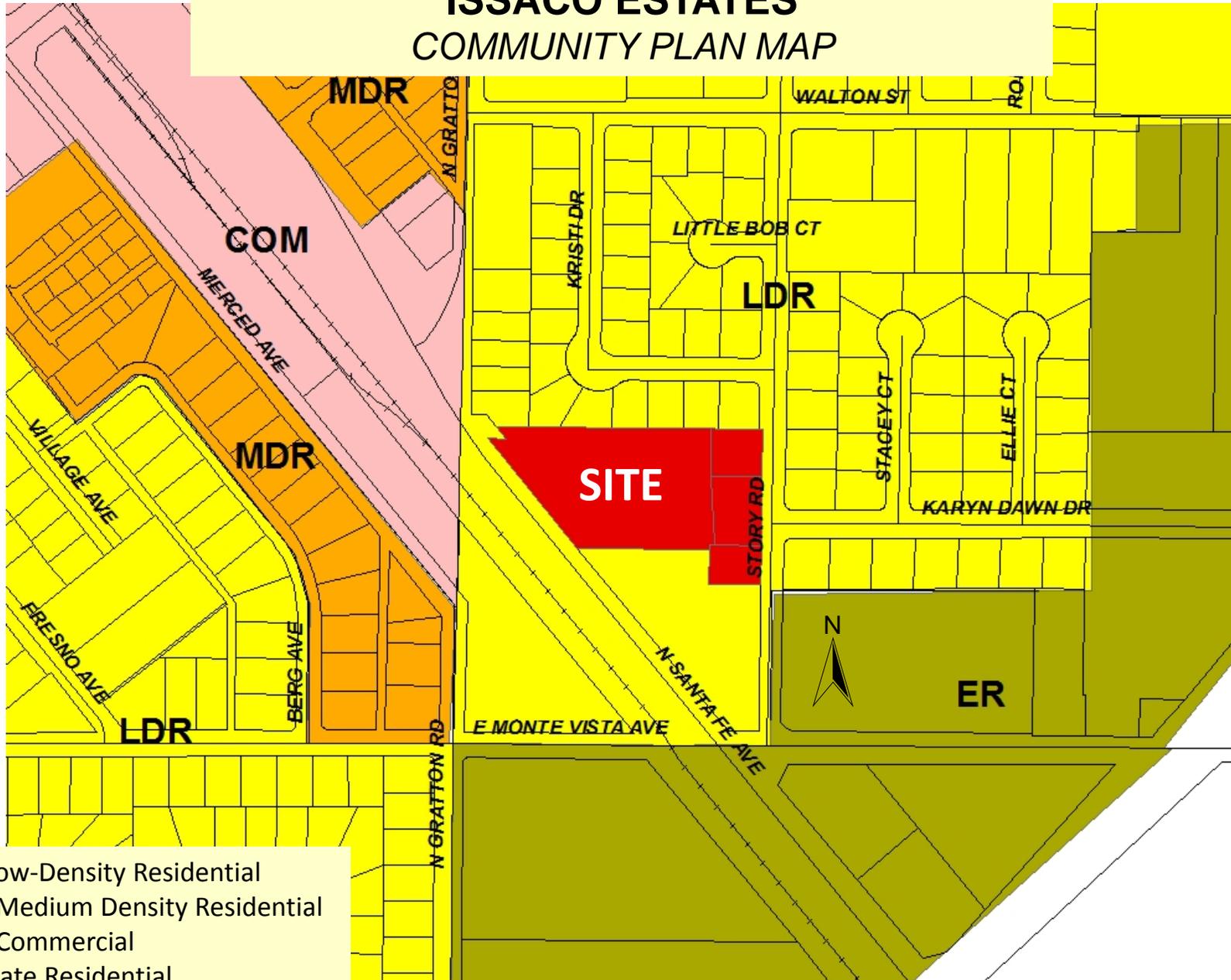


VTM PLN2015-0105
ISSACO ESTATES
GENERAL PLAN MAP



- AG** – Agriculture
- UT** – Urban Transition
- LDR** – Low-Density Residential
- MDR** – Medium Density Residential
- COM** – Commercial
- PD** – Planned Development

VTM PLN2015-0105
ISSACO ESTATES
COMMUNITY PLAN MAP

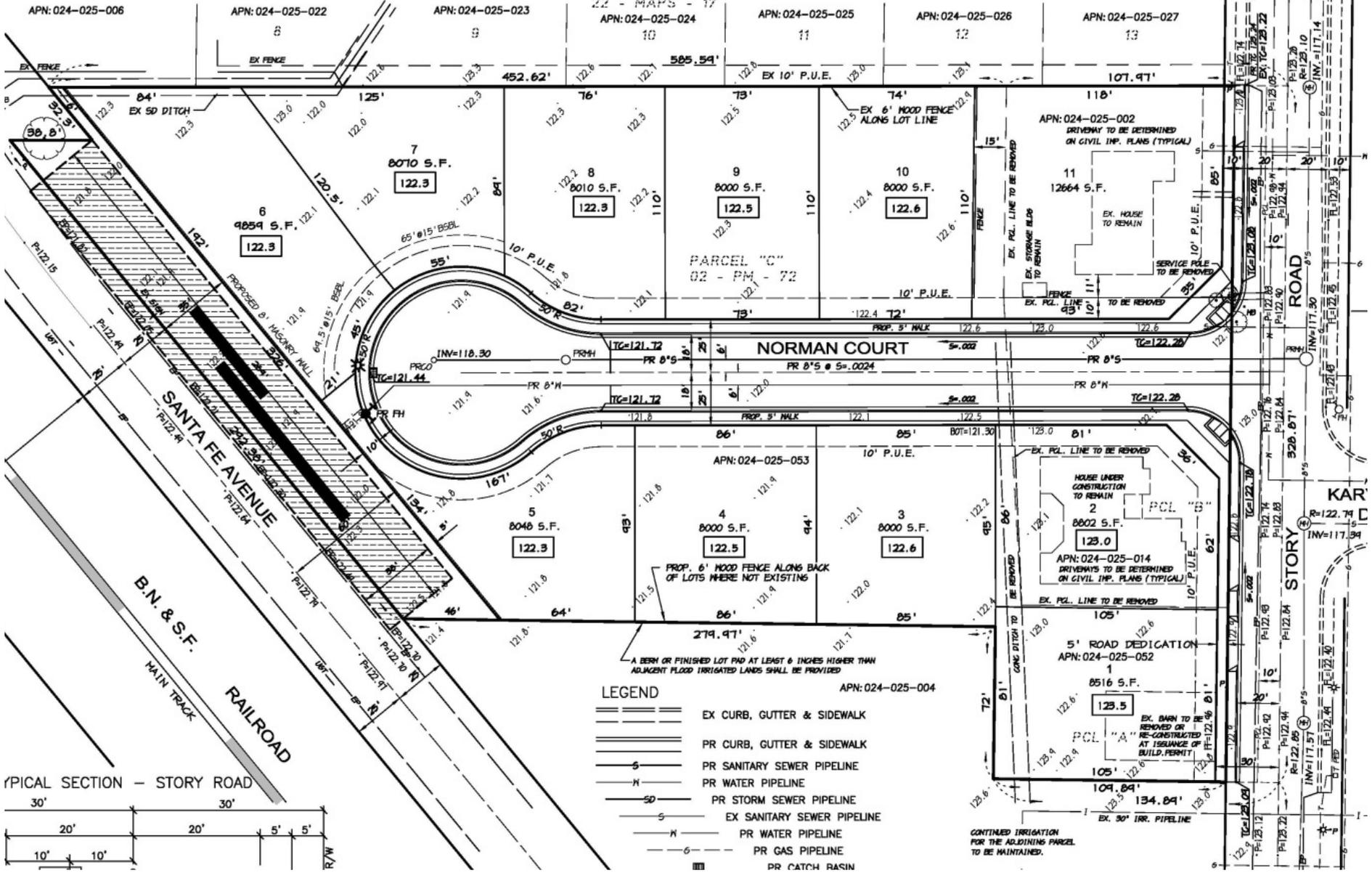


- LDR** – Low-Density Residential
- MDR** – Medium Density Residential
- COM** – Commercial
- ER** – Estate Residential

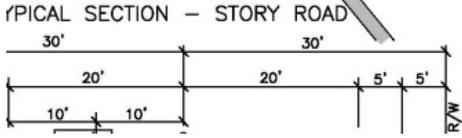
VTM PLN2015-0105
ISSACO ESTATES
2013 AERIAL



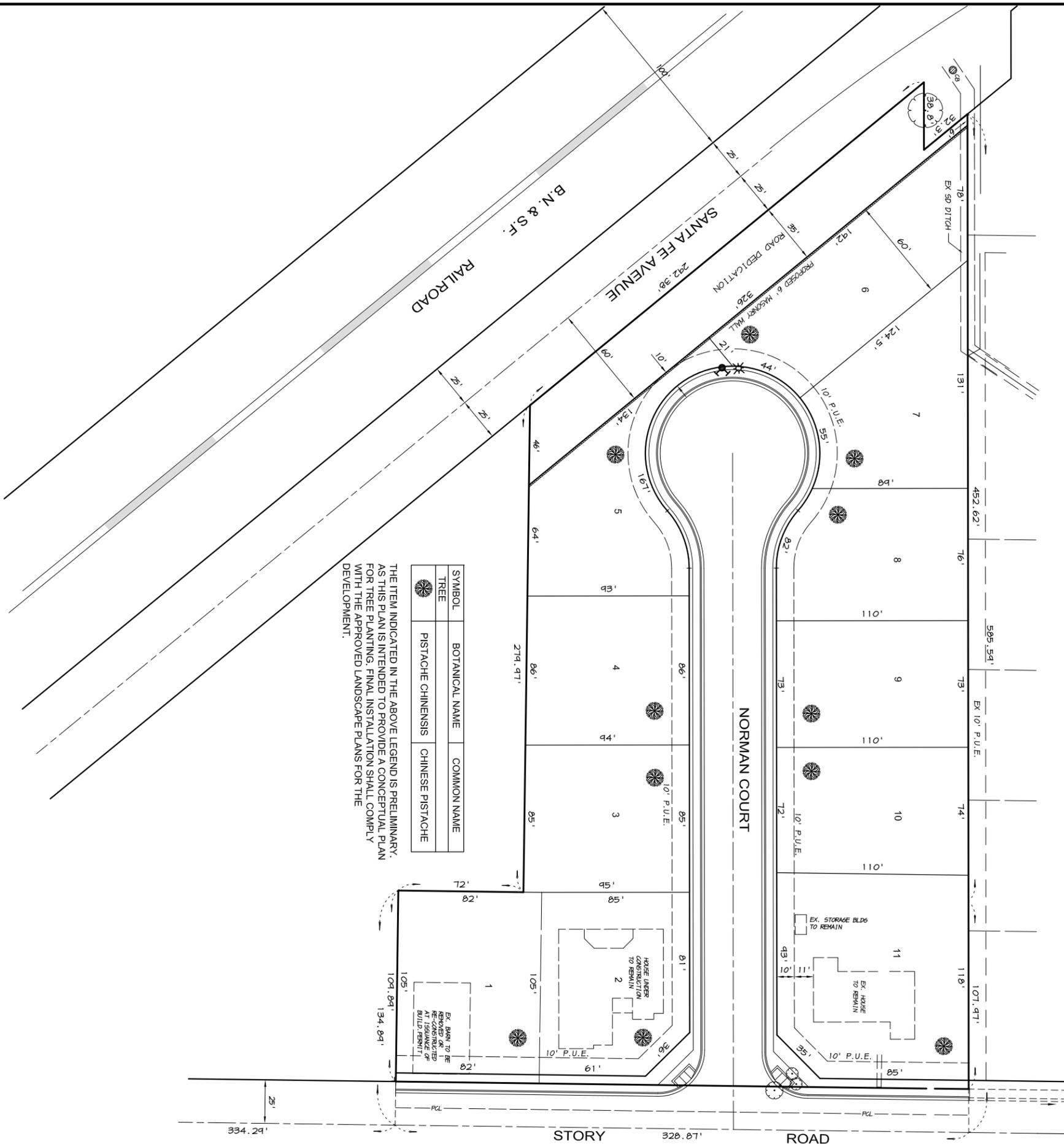
DENAIR VILLAGE NO. 3
22 - MAPS - 17
APN: 024-025-024



- LEGEND**
- EX CURB, GUTTER & SIDEWALK
 - PR CURB, GUTTER & SIDEWALK
 - PR SANITARY SEWER PIPELINE
 - PR WATER PIPELINE
 - PR STORM SEWER PIPELINE
 - EX SANITARY SEWER PIPELINE
 - PR WATER PIPELINE
 - PR GAS PIPELINE
 - PR CATCH BASIN

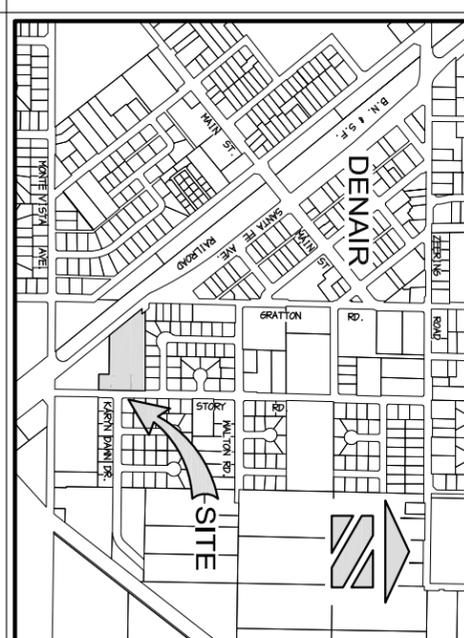


CONTINUED IRRIGATION FOR THE ADJACENT PARCEL TO BE MAINTAINED.



SYMBOL	BOTANICAL NAME	COMMON NAME
	PISTACHE CHINENSIS	CHINESE PISTACHE

THE ITEM INDICATED IN THE ABOVE LEGEND IS PRELIMINARY. AS THIS PLAN IS INTENDED TO PROVIDE A CONCEPTUAL PLAN FOR TREE PLANTING, FINAL INSTALLATION SHALL COMPLY WITH THE APPROVED LANDSCAPE PLANS FOR THE DEVELOPMENT.



SCALE: 1" = 40'

PROPOSED TREE PLANTING GUIDE

ISSACO ESTATES

DENAIR STANISLAUS COUNTY CALIFORNIA

GREGG & ASSOCIATES
 628 CRANE AVENUE, TURLOCK, CA. 95380 PH: (209) 632-2217
 LAND SURVEYING · CIVIL ENGINEERING · LAND PLANNING

A DIVISION OF ASSOCIATED ENGINEERING GROUP, INC.
 4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356
 PHONE: (209) 545-3390 FAX: (209) 545-3875 www.assoceng.com

REVISION	DATE	DESCRIPTION	BY

DRAWN BY: DLS
 DATE: 11/09/15
 SCALE: 1" = 40'
 DWG: Issaco_Tree
 CHECKED: RLG
 JOB #: 1071(3)-15

SHEET 1 OF 1