



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

Date: December 15, 2016
To: Distribution List (See Attachment A)
From: Jeremy Ballard, Assistant Planner, Planning and Community Development
Subject: PARCEL MAP APPLICATION NO. PLN2016-0010-VALK RANCH
Comment Period: December 15, 2016 – January 20, 2017
Respond By: January 20, 2017

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: Don Valk
Project Location: 8500 Valk Road & 8420 Workman Road, east of Albers Road, between Claribel Road and Valk Road, South of the City of Oakdale.
APN: 064-032-034 & 064-032-037
Williamson Act Contract: 1971-0431
General Plan: AG (Agriculture)
Current Zoning: A-2-40 (General Agriculture)

Project Description: Request to subdivide two parcels of 77.03+/- and 134.24 +/- acres into four (4) parcels and a remainder of at least 40 acres in size in the A-2-40 (General Agriculture) zoning district. The property is located at 8500 Valk Road & 8420 Workman Road, east of Albers Road, between Claribel Road and Valk Road, south of the City of Oakdale. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.

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

PARCEL MAP APPLICATION NO. PLN2016-0010-VALK RANCH

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		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	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES/SANITARY DIST	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: OAKDALE RURAL	X	STAN CO SUPERVISOR DIST 1: O'BRIEN
X	HOSPITAL DIST: OAK VALLEY	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: OID		StanCOG
X	MOSQUITO DIST: EASTSIDE	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
	MUNICIPAL ADVISORY COUNCIL:	X	SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: ATT
	POSTMASTER:		TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: UNION PACIFIC	X	TRIBAL CONTACT – Torres Martinez Desert Cahuilla Indians (All)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: OAKDALE JOINT UNIFIED		US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	STAN ALLIANCE		USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:
	TUOLUMNE RIVER TRUST		

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

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

FROM: _____

SUBJECT: PARCEL MAP APPLICATION NO. PLN2016-0010-VALK RANCH

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:** Parcel Map Application No. PLN2016-0010 – Valk Ranch
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Jeremy Ballard, Assistant Planner
(209) 525-6330
4. **Project location:** 8500 Valk Road & 8420 Workman, east of Albers Road, between Claribel Road and Valk Road, South of the City of Oakdale (064-032-034 & 064-032-037).
5. **Project sponsor's name and address:** Don Valk
8369 Claribel Road
Oakdale, CA 95361
6. **General Plan designation:** AG (Agriculture)
7. **Zoning:** A-2-40 (General Agriculture)
8. **Description of project:**

Request to subdivide two parcels of 77.03± and 134.24± acres into four (4) parcels and a remainder of at least 40 acres in size, in the A-2-40 (General Agriculture) zoning district. All parcels are under Williamson Act Contract No. 1971-0431, and will remain under contract if approved. The proposed parcels will have access to a County maintained road or be granted access via an irrevocable access easement.
9. **Surrounding land uses and setting:** Pastures and orchards to the north, pastures and dairy facilities to the south, row crops, orchards and single-family dwellings to the west, and orchards, poultry facility and industrial warehouse to the east.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Department of Public Works, Environmental Resources, Oakdale Irrigation District.

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.

Jeremy Ballard
Signature

December 13, 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 itself is not considered to be a scenic resource or a unique vista. Community standards generally do not dictate the need or desire for architectural review of agriculture or residential subdivisions. The project site has already been improved with three (3) single-family dwellings and various accessory structures; however, no development is being proposed at this time. Any further development resulting from this project will be consistent with existing area developments. A condition of approval will be added to minimize potential impacts from on-site lighting, requiring all exterior lighting to be designed to provide adequate illumination without a glare effect.

Mitigation: None

References: 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 comprised of two (2) parcels of 77.03± and 134.24± acres in size, in the A-2-40 (General Agriculture) zoning district. All parcels are enrolled in Williamson Act Contract No. 1971-0431. The project site currently consists of a combination of cattle grazing, hay farming and eventually orchards. All parcels have been developed with residential development, Parcel 1 with two (2) single-family dwellings and multiple agricultural and residential accessory structures and Parcel 2 with one (1) single-family dwelling and various accessory structures.

The California Department of Conservation’s Farmland Mapping and Monitoring Program lists the project size as comprised of Prime Farmland, Farmland of Local Importance and confined animal agriculture. According to the United States Department of Agricultural Soil Survey, the soils consist of San Joaquin Sandy Loam, 0 to 3 percent slopes and Snelling Sandy Loam, 0 to 3 percent slopes. The parcels receive irrigation water from the Oakdale Irrigation District (OID) and flood irrigate.

The applicant is requesting to subdivide the two (2) parcels into four (4) parcels and a remainder parcel of at least 40 acres in size. The project will not conflict with any agricultural activities in the area and/or lands enrolled in the Williamson Act, as the resulting parcels will continue to be used for agricultural purposes and meet the minimum parcel size requirements of the A-2-40 zoning district. The proposed parcel map will not convert prime farmland or conflict the Williamson Act as the parcels will meet the size and intent of the Williamson Act. A condition of approval will be placed on the project to ensure that 90% or more land is in agricultural production prior to any further residential development.

Mitigation: None

References: Application Material; California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2014; United States Department of Agricultural Soil Survey; Stanislaus County General Plan and Support Documentation¹.

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	

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 parcels currently have been improved with three (3) single-family dwellings with various agricultural and residential accessory buildings. If approved, each created parcel will be able to maintain up to two (2) single-family dwellings per parcel. There are not any anticipated significant impacts to air quality as a result of the requested subdivision. The project was referred to SJVAPCD, but no comments have been received to date.

Mitigation: None

References: San Joaquin Valley Air Pollution Control District – Regulation VIII Fugitive Dust/PM-10 Synopsis; 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 Site is not identified as being within a biologically sensitive area per the California Natural Diversity Database (CNDDDB). The project site is not within any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The project site is comprised of a total of three (3) single-family dwellings as well as agricultural and residential accessory structures on the two (2) parcels. The project site is currently in agricultural operation for grazing, hay farming and future orchard production. No additional development is being proposed as part of the subdivision. The project was referred to the California Department of Fish

and Wildlife and no comments have been received to date. It does not appear that this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. The project site is topographically flat and has no streams or ponds that could be considered Waters of the United States.

Mitigation: None

References: Application Material 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: It does not appear this project will result in significant impacts to any archaeological or cultural resources, nor is any construction or demolition proposed as a part of this project. A Records Search, prepared by the Central California Information Center (CCIC), indicated that no historic resources or resources known to have value to local cultural groups were formally reported to the CCIC and, as such, the project site had a low to moderate sensitivity for the possible discovery of historical resources. Based on the aforementioned record searches, staff has determined that additional consultation is not warranted; however, a condition of approval will be placed on the project requiring that if any archaeological or cultural resources are found during construction, activities shall halt until an on-site archaeological mitigation program has been approved by a qualified archaeologist.

Mitigation: None

References: Records Search by the CCIC dated June 1, 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:			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 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: 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 any 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. No construction is proposed as a part of this project; however, should structures be built in the future, they are required to be designed and built according to California 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. Likewise, any addition of a septic tank or alternative waste water disposal system would require the approval of the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements.

Mitigation: None

References: 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) to 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. As a requirement of AB 32, the ARB was assigned the task of developing a Climate Change Scoping Plan that outlines the state’s strategy to achieve the 2020 GHG emissions limits. This Scoping Plan includes a comprehensive set of actions designed to reduce overall GHG emissions in California, improve the environment, reduce the state’s dependence on oil, diversify the state’s energy sources, save energy, create new jobs, and enhance public health. The Climate Change Scoping Plan was approved by the ARB on December 22, 2008. According to the September 23, 2010, AB 32 Climate Change Scoping Plan Progress Report, 40 percent of the reductions identified in the Scoping Plan have been secured through ARB actions and California is on track to its 2020 goal.

Although no development is being proposed as a part of this project, any future development must comply with Title 24 Building Code Regulations which include measures for energy-efficient buildings that require less electricity and reduce fuel consumption, which in turn decreases GHG emissions.

This project was circulated to SJVAPCD during the Early Consultation Referral period and no comments were received.

Mitigation: None

References: Application Material; 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: No known hazardous materials are on site. Pesticide exposure is a risk in agricultural areas. Sources of exposure include contaminated groundwater, which is consumed and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commission and can only be accomplished after first obtaining permits. DER is responsible for overseeing hazardous materials in this area. The project area is located in a low fire risk area and is served by Oakdale Rural Fire District. The applicant will pay fire impact fees for any new construction. To date, there has not been any comment letters received from either DER or Oakdale Rural Fire District in regards to hazardous material. The project site is not located in the vicinity of an airport or private airstrip.

Mitigation: None

References: Application Material; Stanislaus County General Plan and Support Documentation¹

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: The existing project site receives potable water from domestic wells and irrigates via OID. The parcels have also been developed with three (3) single-family dwellings and flood irrigates the grazing land on-site. Each dwelling has already been developed with their own individual domestic wells and septic system. Once divided, each proposed parcels will have independent utilities. The domestic wells are not anticipated to have a significant effect on groundwater supplies. Drainage easements exist throughout the site and will be maintained if the proposed project is approved. Run-off is not considered an issue because of several factors which limit the impact. These factors include relative flat terrain of the subject site and relatively low rainfall intensities. Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project itself is not located within a recognized flood zone and, as such, flooding is not an issue with respect to this project.

Mitigation: None

References: Application Material; 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 project is proposed to subdivide two (2) parcels of 77.03± and 134.24± acres into four (4) parcels and a remainder of at least 40 acres in size. The existing parcels are zoned A-2-40 (General Agriculture), which sets the minimum parcel size at 40 acres. As discussed above within Section II – Agriculture and Forest Resources, any use of the property must be compatible with the County’s A-2 (General Agriculture) zoning district, which limits the property to agricultural uses and uses incidental and accessory to the on-site agricultural use of the property. The proposed project will not physically divide a community or conflict any land use plan, policy or regulation.

Mitigation: None

References: Application Material; Stanislaus County General Plan and Support Documentation¹

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

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: No construction is being proposed as the site has already been developed with three (3) single-family dwellings and multiple accessory structures; however, any construction as a result of this project should not increase the area’s ambient noise level. The project is not located in the vicinity of any airport or airstrip.

Mitigation: None

References: Application Material; 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: This project will not substantially induce population growth, nor will it displace existing housing or people. The project does not propose any residential development and is considered consistent with the A-2 zoning district. Approval of the parcel split included with this application will increase the potential number of single-family dwellings as each proposed parcel will meet the criteria for two (2) single-family dwellings per parcel; however, no new buildings are being proposed as a part of this project.

Mitigation: None

References: Application Material; 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 a standardized mitigation measure requiring payment of all applicable Public Facilities Fees, as well as one (1) for the Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. In addition, first year costs of the Sheriff’s Department have been standardized based on studies conducted by the Sheriff’s Department.

No construction is being proposed as a part of this project as the site already includes three (3) single-family dwellings. Significant impacts to traffic and transportation were not identified by the Public Works Department. All parcels except Proposed Parcel A, will have direct access to County maintained Valk/Workman and Claribel Road. Proposed Parcel A will be served by an irrevocable ingress/egress access easement across Proposed Parcel B to Workman and Valk Road. The project was referred to Public Works for review and they have requested conditions of approval related to the recording of the parcel map.

Mitigation: None

References: Application materials; Referral response from the Stanislaus County Public Works Department dated March 30, 2016; 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	

Discussion: This project is not anticipated to significantly increase demands for recreational facilities, as such, impacts typically are associated with residential development. No construction is proposed; however, all parcels are large enough to provide recreational opportunities should the applicant or a future property owner intend to utilize the proposed parcels as such.

Mitigation: None

References: Application materials 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: The parcels are located between Claribel and Valk/Workman Roads, all County maintained roads. All Proposed Parcels, except Proposed Parcel A would have access to one of the county maintained roads. Proposed Parcel A will utilize an irrevocable ingress/egress access easement across Proposed Parcel B to Workman and Valk Road. The Stanislaus County Department of Public Works has reviewed this project and has asked for an Irrevocable Offer of Dedication (IOD) for the portions of both Valk/Workman and Claribel adjacent to the project site. The IOD will be triggered if the required half width of the roadway does not exist east and north of each road’s centerline. If applicable, the applicant will be required to dedicate the remaining difference. As stated before, any future development of either parcel the applicant will be subject to public facility fees during the building permit stage; however, as proposed the project will not have any significant impacts on the traffic environment.

Mitigation: None

References: Referral response from the Stanislaus County Department of Public Works dated March 30, 2016; 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: Each single-family dwelling utilizes an individual domestic well and septic system for utility services. OID supplies the site with irrigation water for the onsite grazing land. A referral response received from OID stated that if the proposed parcel map is approved the resulting parcels will have to apply to continue irrigation services to the site and any existing irrigation facility onsite will retain their respective easements. Conditions of approval will be added to project to address these comments.

No construction is being proposed as a part of this project and, as such, no limitations on providing services have been identified. Should construction occur after obtaining the necessary discretionary permits, the site will be served by private well, septic system, and on-site drainage. These requirements will be addressed as a part of the building permit process. Public Works and DER are responsible for overseeing concerns in the issues listed above and has not indicated any particular concerns on the project site.

Mitigation: None

References: Referral response from the Oakdale Irrigation District dated February 25, 2016; 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	
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.

¹Stanislaus County General Plan and Support Documentation adopted on August 23, 2016. Optional and updated elements of the General Plan and Support Documentation: **Housing Element** adopted on April 5, 2016.

NEGATIVE DECLARATION

NAME OF PROJECT: Parcel Map Application No. PLN2016-0010 – Valk Ranch

LOCATION OF PROJECT: 8500 Valk Road & 8420 Workman Road, east of Albers Road, btween Claribel Road and Valk Road, south of the City of Oakdale. 064-032-034 & 064-032-037.

PROJECT DEVELOPERS: Don Valk
8369 Claribel Road
Oakdale, CA 95361

DESCRIPTION OF PROJECT: Request to subdivide two parcels of 77.03+/- and 134.24 +/- acres into four (4) parcels and a remainder of at least 40 acres in size in the A-2-40 (General Agriculture) zoning district. The property is located at 8500 Valk Road & 8420 Workman Road, east of Albers Road, between Claribel Road and Valk Road, south of the City of Oakdale. The Planning Commission will consider adoption of a CEQA Negative Declaration for this project.

Based upon the Initial Study, dated **December 13, 2016**, the Environmental Coordinator finds as follows:

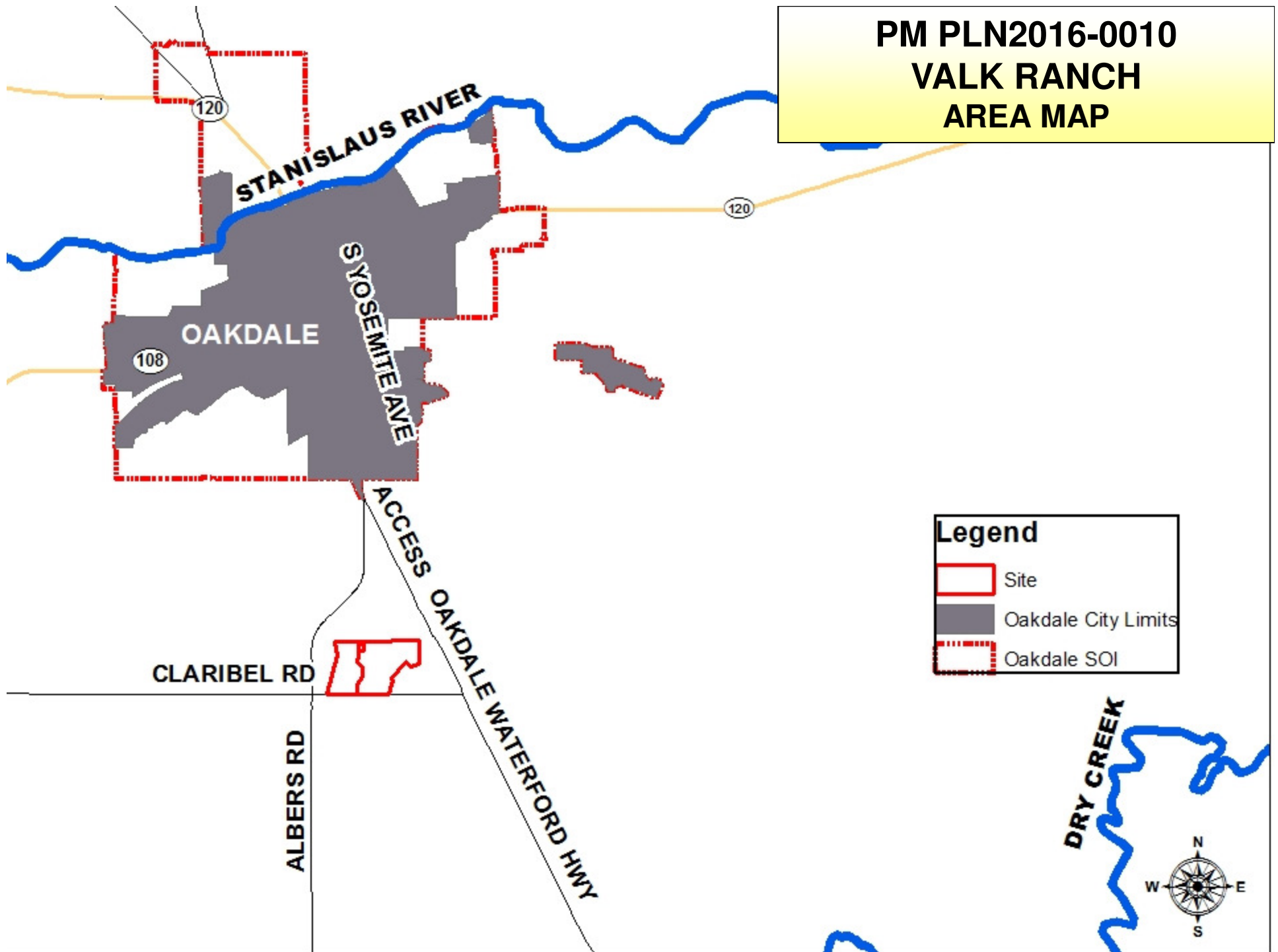
1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually 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.


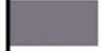

Initial Study prepared by: Jeremy Ballard, Assistant Planner

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

**PM PLN2016-0010
VALK RANCH
AREA MAP**



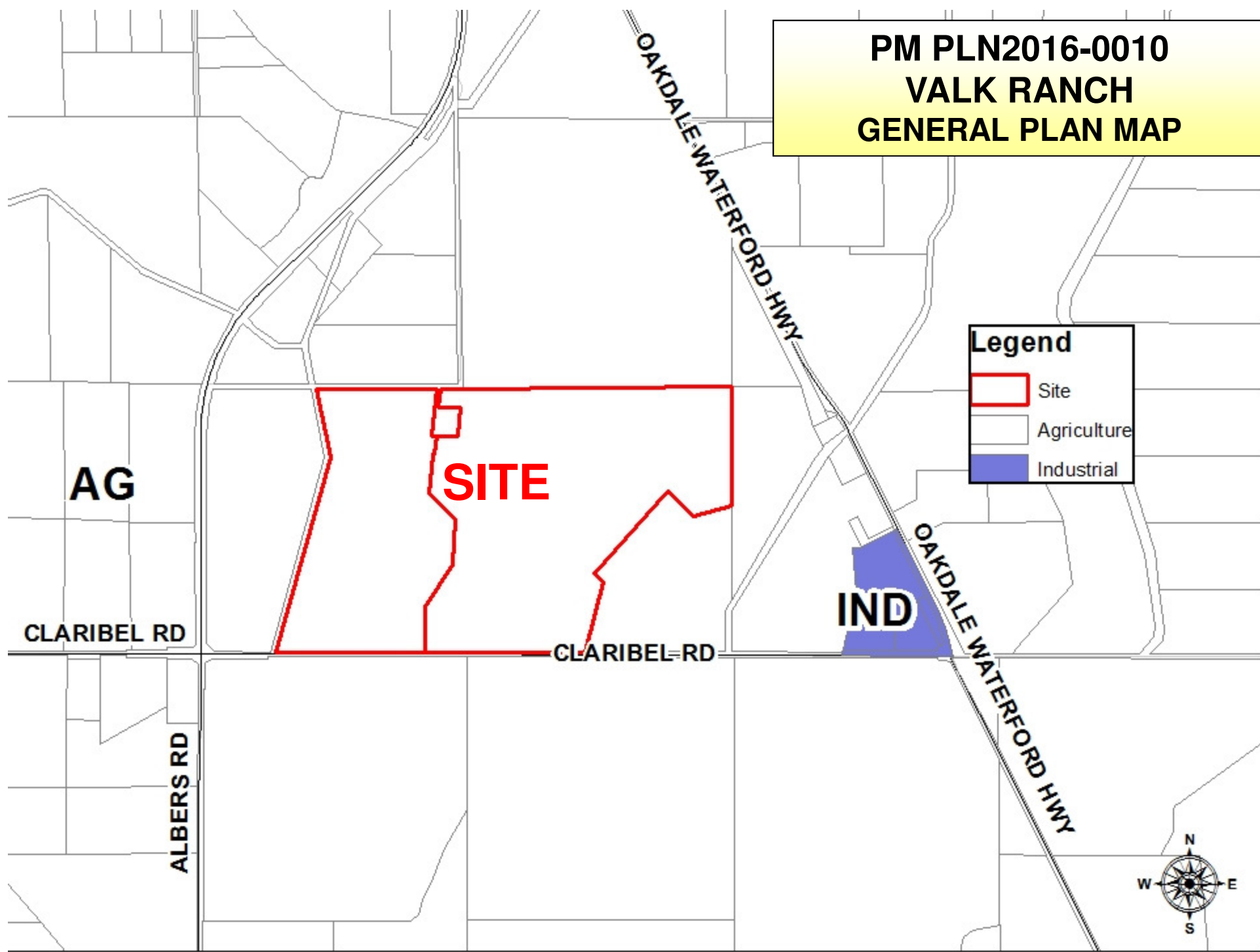
Legend

-  Site
-  Oakdale City Limits
-  Oakdale SOI

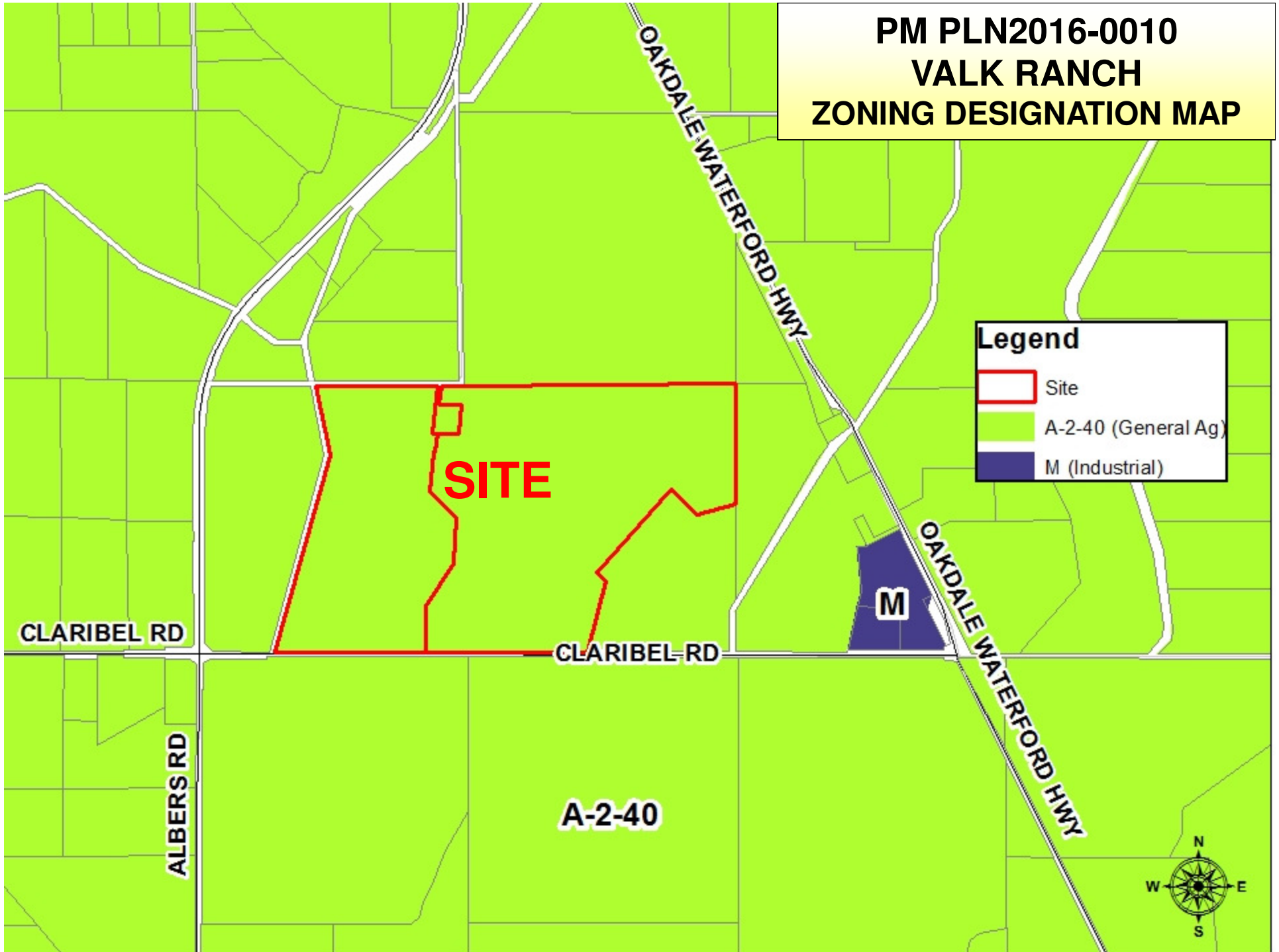
**PM PLN2016-0010
VALK RANCH
GENERAL PLAN MAP**

Legend

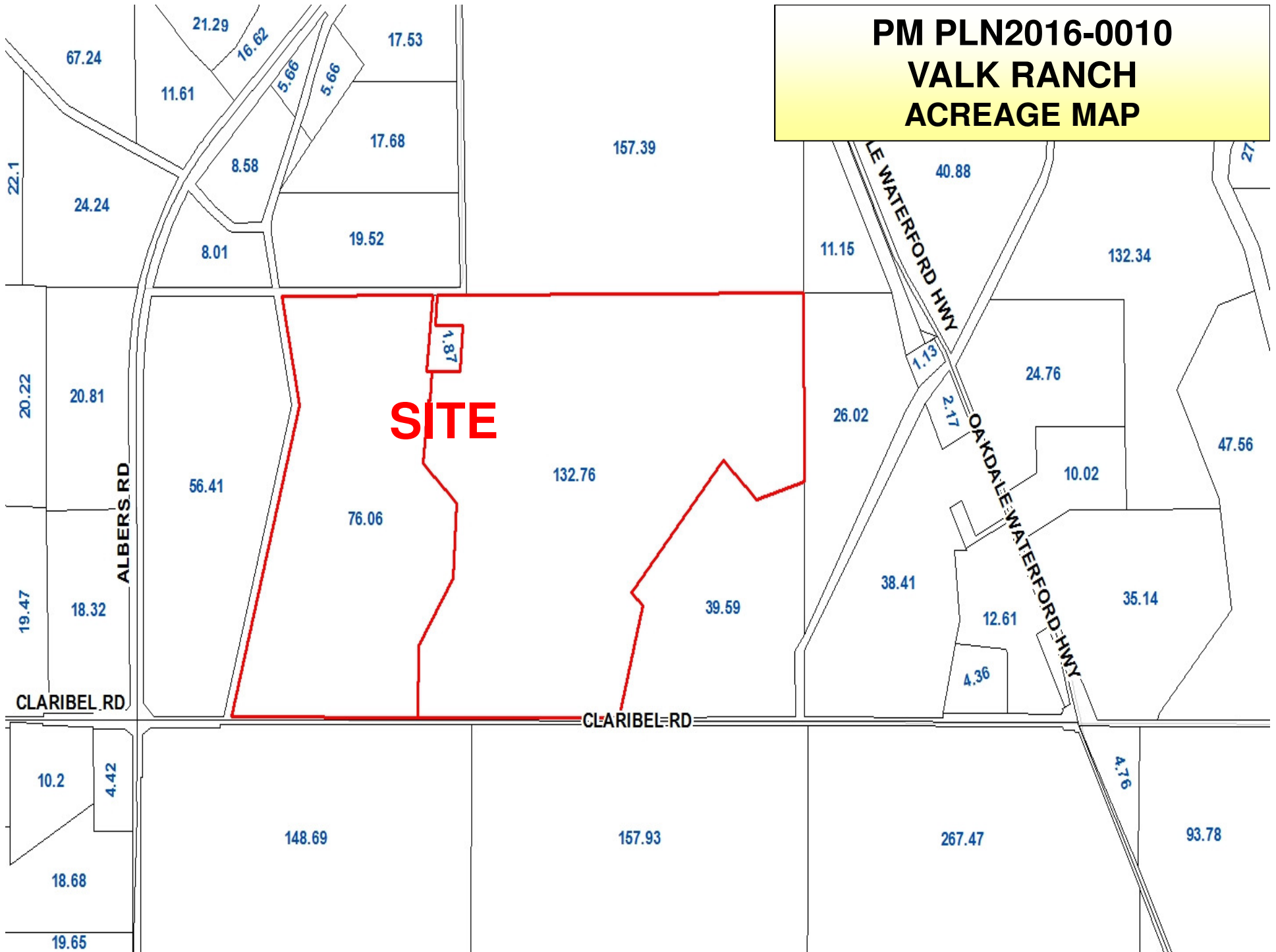
- Site
- Agriculture
- Industrial



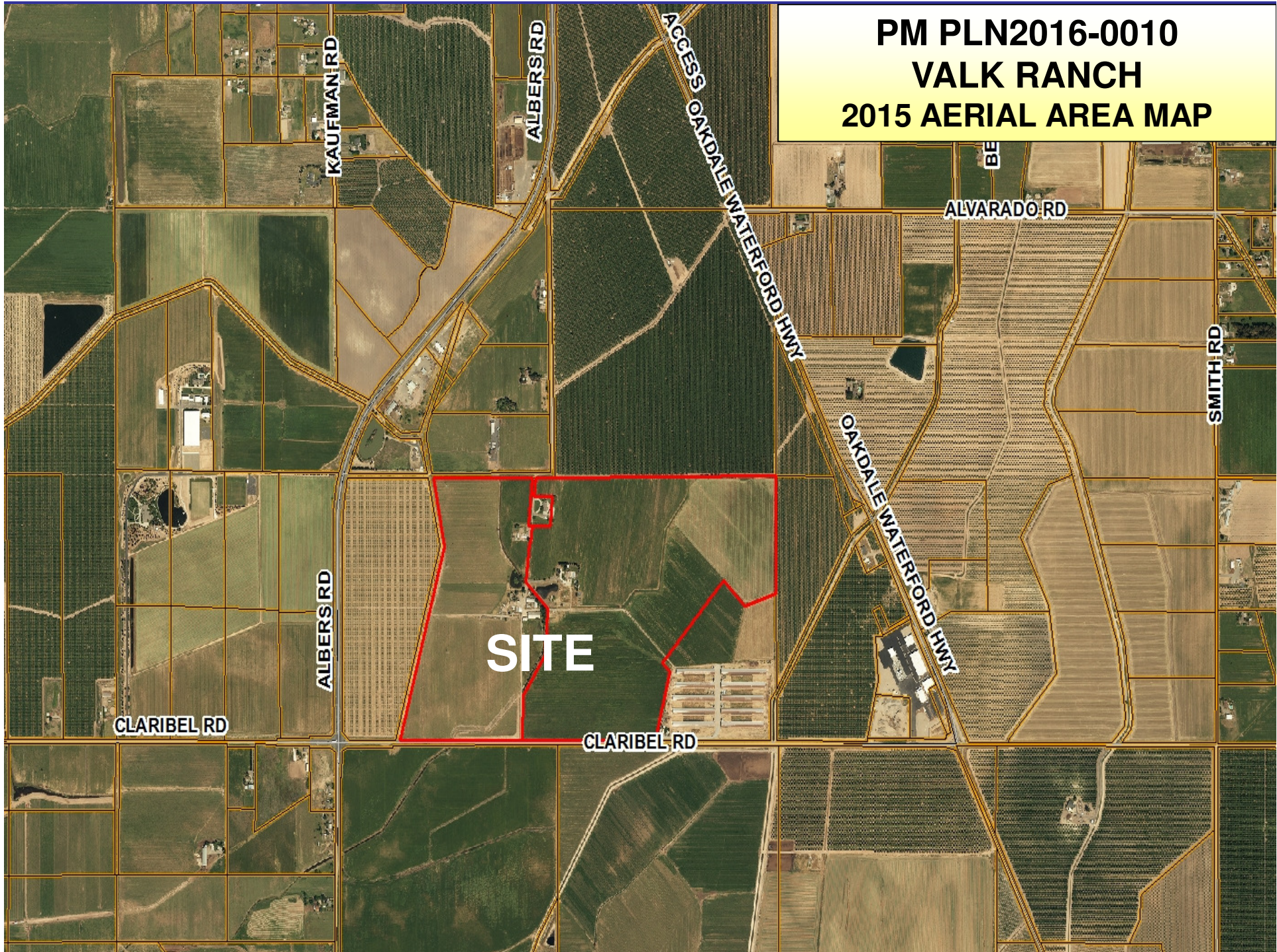
**PM PLN2016-0010
VALK RANCH
ZONING DESIGNATION MAP**



PM PLN2016-0010 VALK RANCH ACREAGE MAP

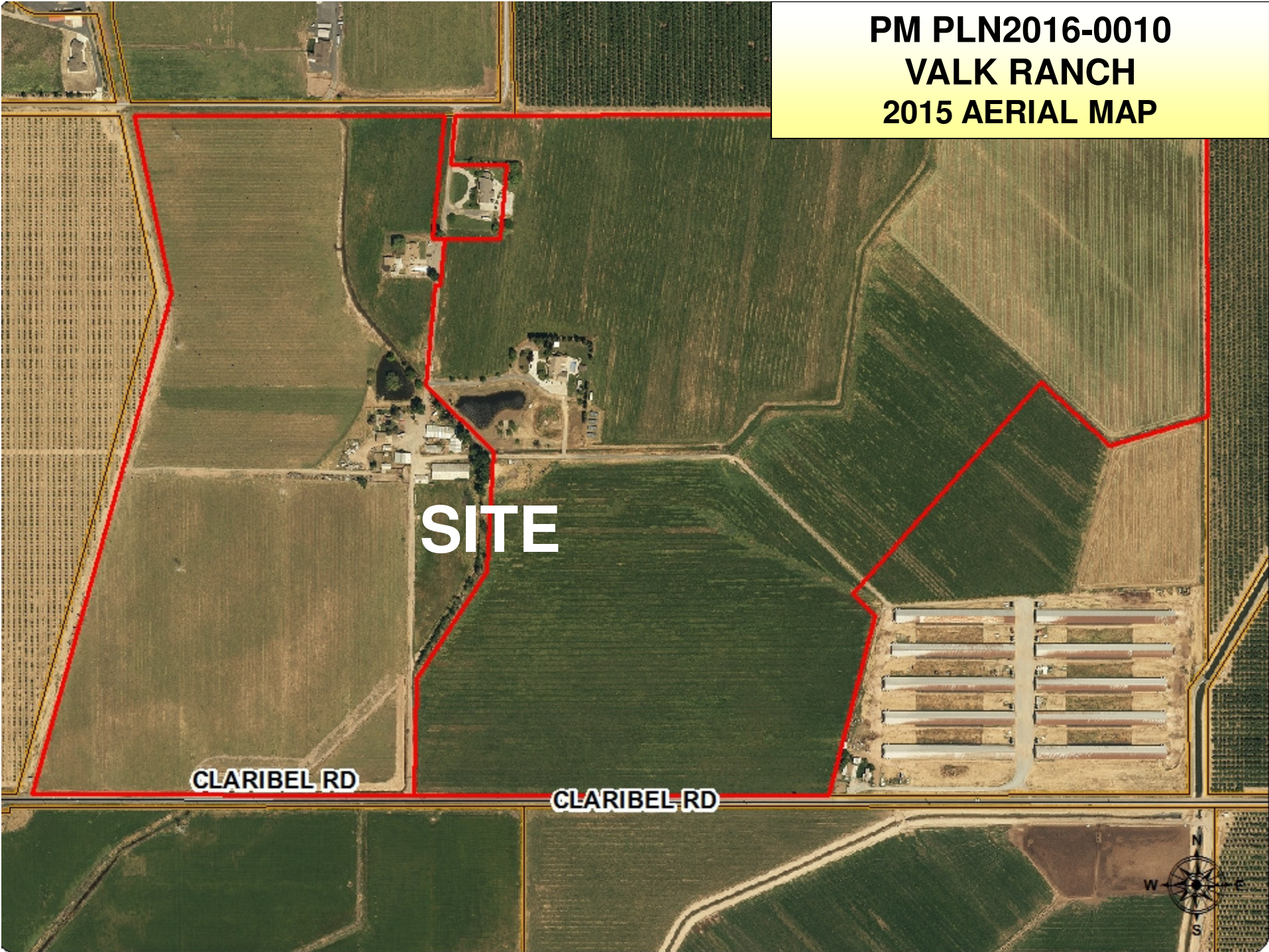


**PM PLN2016-0010
VALK RANCH
2015 AERIAL AREA MAP**



SITE

**PM PLN2016-0010
VALK RANCH
2015 AERIAL MAP**



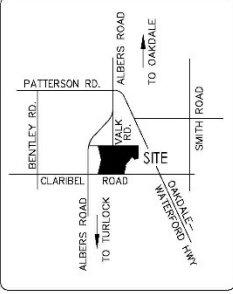
SITE

CLARIBEL RD

CLARIBEL RD

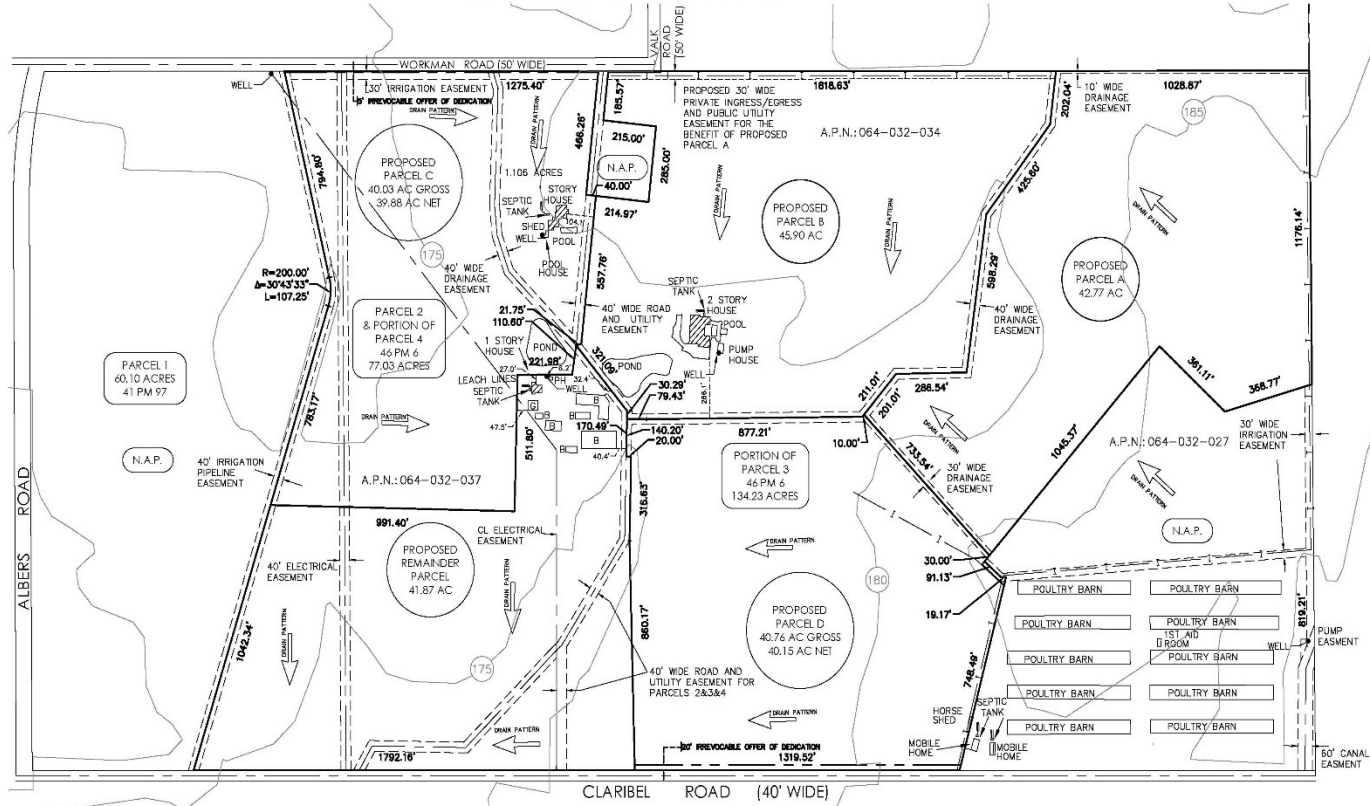


SITE MAP (NO SCALE)



TENTATIVE PARCEL MAP VALK RANCH - CLAIRABEL ROAD

A PORTION OF THE SOUTH 1/2 OF SECTION 35
TOWNSHIP 2 SOUTH, RANGE 10 EAST, MDM



ABBREVIATIONS:

- B BARN
- C GARAGE
- NAP NOT A PART
- PH PUMP HOUSE
- AC ACRES

ASSESSORS PARCEL NUMBER:

064-032-034; 064-032-037

ZONING:

A-2-40

TOTAL ACREAGE:

211.3 ACRES

MAP PREPARATION BY:

BRETT J. CHAPPELL
PROFESSIONAL LAND SURVEYOR
680 ESTHER WAY
OAKDALE, CA 95361
PH: 209 845 9694
E-MAIL: SURVEY@GARLIC.COM

OWNERS:

064-032-034; 064-032-037
VALK IRREVOCABLE TRUST OF 1993
DON L. VALK, TRUSTEE
8369 CLAIRABEL ROAD
OAKDALE, CA 95361
PHONE: 209 606 9601

TOPO NOTES:

THE CONTOUR LINES AND SHOWN HEREON WERE TAKEN FROM THE USGS QUADRANGLE MAPS AND RECTIFIED TO ACCORDINGLY.

IRRIGATION NOTE:

FLOOD IRRIGATION IS THE METHOD THAT IRRIGATES THE PASTURE LAND.

WATER TABLE

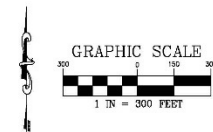
90' BELOW SURFACE

LEGEND:

- PROPOSED DEDICATION LINE
- PROPOSED PARCEL LINE
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- IRRIGATION MAIN LINES
- ➔ SLOPE DIRECTION

SOIL TYPE

SAN JOAQUIN SANDY LOAM
SNELLING SANDY LOAM



NOVEMBER 2016



CHAPPELL SURVEYING SERVICES

680 ESTHER WAY OAKDALE, CA 95361
PHONE: (209) 845 9694 FAX: (209) 845 9654
brett@css-survey.com

LAND SURVEYING • GEOGRAPHIC INFORMATION SYSTEMS | OF |

Findings

Re: Valk Ranch Tentative Parcel Map

A.P.N.: 064-032-034, 064-032-037

Findings regarding Williamson Act Contract:

1. The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district.
2. The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in the A-2 zoning district. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing or shipping.
3. The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use.

Parcel Map Findings

1. This proposed map is in the Williamson Act and Parcels A, B, C, D, Remainder Parcel are consistent with the General Plan and A-2-40 Zoning.
2. The improvements for this project are Agricultural specific and are as follows:
 - a. Parcel A: Cattle Grazing and Hay Farming
 - b. Parcel B: Cattle Grazing and Hay Farming, 2 Story House
 - c. Parcel C: Currently being cultivated for Orchard Planting, 1 Story House
 - d. Parcel D: Cattle Grazing and Hay Farming
 - e. Remainder Parcel: Currently being cultivated for Orchard Planting, House, Detached Garage, 6-Barns/Work Shops.
3. This design of the proposed map is 4 Parcels with a Remainder Parcel with size and access detailed below:
 - a. Parcel A: 42.77 Acres, access through Proposed Parcel B using a Proposed Ingress/Egress Easement.
 - b. Parcel B: 45.89 Acres, frontage access to Workman Road. Access using Ingress/Egress Easement shown in Book 46 of Parcel Maps at Page 6.
 - c. Parcel C: 40.03 Acres, frontage access to Workman Road. Access using Ingress/Egress Easement shown in Book 46 of Parcel Maps at Page 6.
 - d. Parcel D: 40.76 Acres, frontage access to Claribel Road. Access using Ingress/Egress Easement shown in Book 46 of Parcel Maps at Page 6.
 - e. Remainder Parcel: 41.88 Acres, frontage access to Claribel Road. Access using Ingress/Egress Easement shown in Book 46 of Parcel Maps at Page 6.
4. The design of the proposed map will not cause environmental damage since the parcels are currently developed in its current uses described above in Item #2.
5. The design of the proposed map will not cause serious public health problems since the parcels are currently developed in its current uses described above in Item #2.

6. The design of the proposed map will not be in conflict with any public easements. Parcels A through D have frontage and/or Ingress/Egress Easement access as described above in Item 3. Parcel A will require a 30' wide Ingress/Egress and PUE easement.