



## CEQA Exempt Referral

**Date:** July 8, 2016

**To:** Distribution List (See Attachment A)

**From:** Jeremy Ballard, Assistant Planner, Planning and Community Development

**Subject:** LOT LINE ADJUSTMENT & WILLIAMSON ACT CANCELLATION  
APPLICATION NO. PLN2016-0019 – AKER

**Respond By:** July 25, 2016

**Public Hearing Date:** To Be Determined – Board of Supervisor's Public Hearing to be advertised separately, at a later date

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Under the California Environmental Quality Act of 1970, the project described herein is **exempt** from CEQA review (Section 15061(b)(3)). However, the Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies to determine if specific conditions should be placed upon project approval. Therefore, please contact this office within **15** days if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above. Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

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**Applicant:** Collen Aker

**Project Location:** 4530 Lone Tree Road, between Pioneer Avenue and Valley Home Road, east of the San Joaquin/Stanislaus county boundary lines.

**APN:** 002-010-009, 002-010-010(WAC)

**Williamson Act Contract:** 1977-2725 (Portion)

**General Plan:** Agriculture

**Current Zoning:** A-2-10 (General Agriculture)

**Project Description:** This is a request to adjust the lines of two (2) parcels of 0.30± and 4.25± net acres to 1.98± and 2.57± net acres. The lot line adjustment is being requested to address existing improvements that encroach the property line of the 0.30± acre parcel. The project also includes a request to cancel a portion (4.25± acres) of the Williamson Act Contract 1977-2725, which is currently non-conforming with the Williamson Act's minimum parcel size. A Williamson Act Contract Non-Renewal has been filed and recorded on the 4.25± acre portion of Contract 1977-2725. The remaining acreage (20.23± acres) of Williamson Act Contract 1977-2725 is enrolled in two (2) separate parcels southeast of the project site. Those parcels will remain within the Williamson Act.

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

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**LOT LINE ADJUSTMENT & WILLIAMSON ACT CANCELLATION APPLICATION NO. PLN2016-0019 - AKER**

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
X	CA DEPT OF FORESTRY (CAL FIRE)		STAN CO BUILDING PERMITS DIVISION
	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION		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
X	COUNTY OF: SAN JOAQUIN	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: OAKDALE RURAL	X	STAN CO SUPERVISOR DIST 1: OBRIEN
X	HOSPITAL DIST: OAK VALLEY	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: OAKDALE		StanCOG
X	MOSQUITO DIST: EASTSIDE	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
X	MUNICIPAL ADVISORY COUNCIL: VALLEY HOME		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)
	RAILROAD:		TUOLUMNE RIVER TRUST
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
	SCHOOL DIST 1:	X	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	STAN ALLIANCE	X	USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:

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# STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT:** LOT LINE ADJUSTMENT & WILLIAMSON ACT CANCELLATION APPLICATION  
NO. PLN2016-0019 – AKER

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.

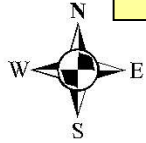
In addition, our agency has the following comments (attach additional sheets if necessary).

\_\_\_\_\_  
\_\_\_\_\_

Response prepared by:

Name	Title	Date
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# LLA & WAC PLN2016-0019 AKER AREA MAP



**Legend:**

- Oakdale
- Sphere of Influence
- Site
- Rivers
- Roads

0 0.5 1 Miles

SAN JOAQUIN COUNTY  
VICTORY AVE  
SAN JOAQUIN COUNTY BOUNDARY

DODDS RD

WOODWARD RESERVOIR

VALLEY HOME

LONE TREE RD

AKER SITE

DALE RD

SCHULTZ RD

LAMBUTH RD

VALLEY HOME RD

FREELOVE AVE

AKER AVE

HINDS RD

DORSEY RD

WOODWARD LAKE DR

FRANKENHEIMER RD

PLEASANT VALLEY RD

26 MILE RD

28 MILE RD

PIONEER AVE

SAWYER AVE

WALNUT AVE

CLEVELAND AVE

VALLEY HOME RD

120

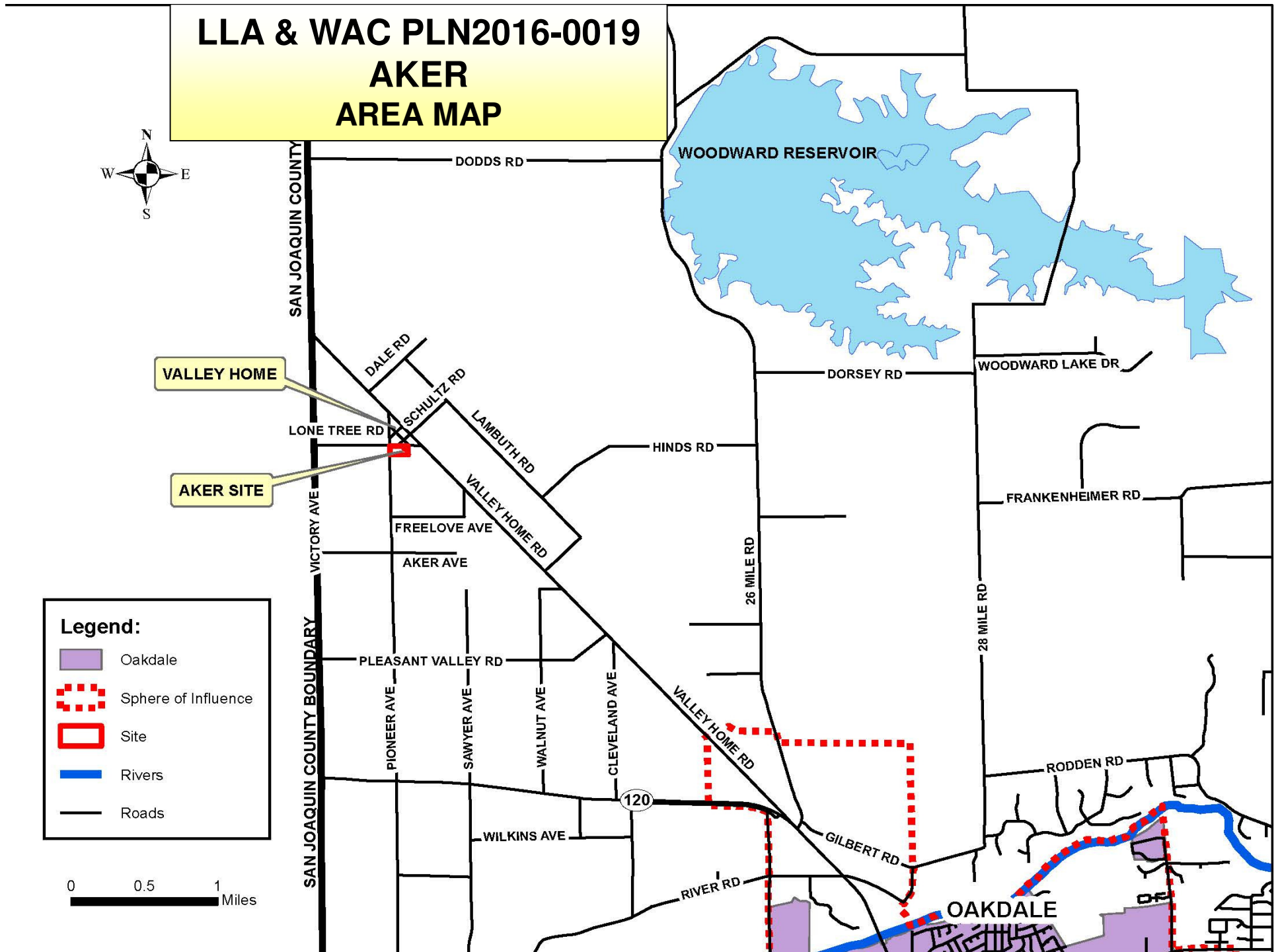
WILKINS AVE

RIVER RD

GILBERT RD

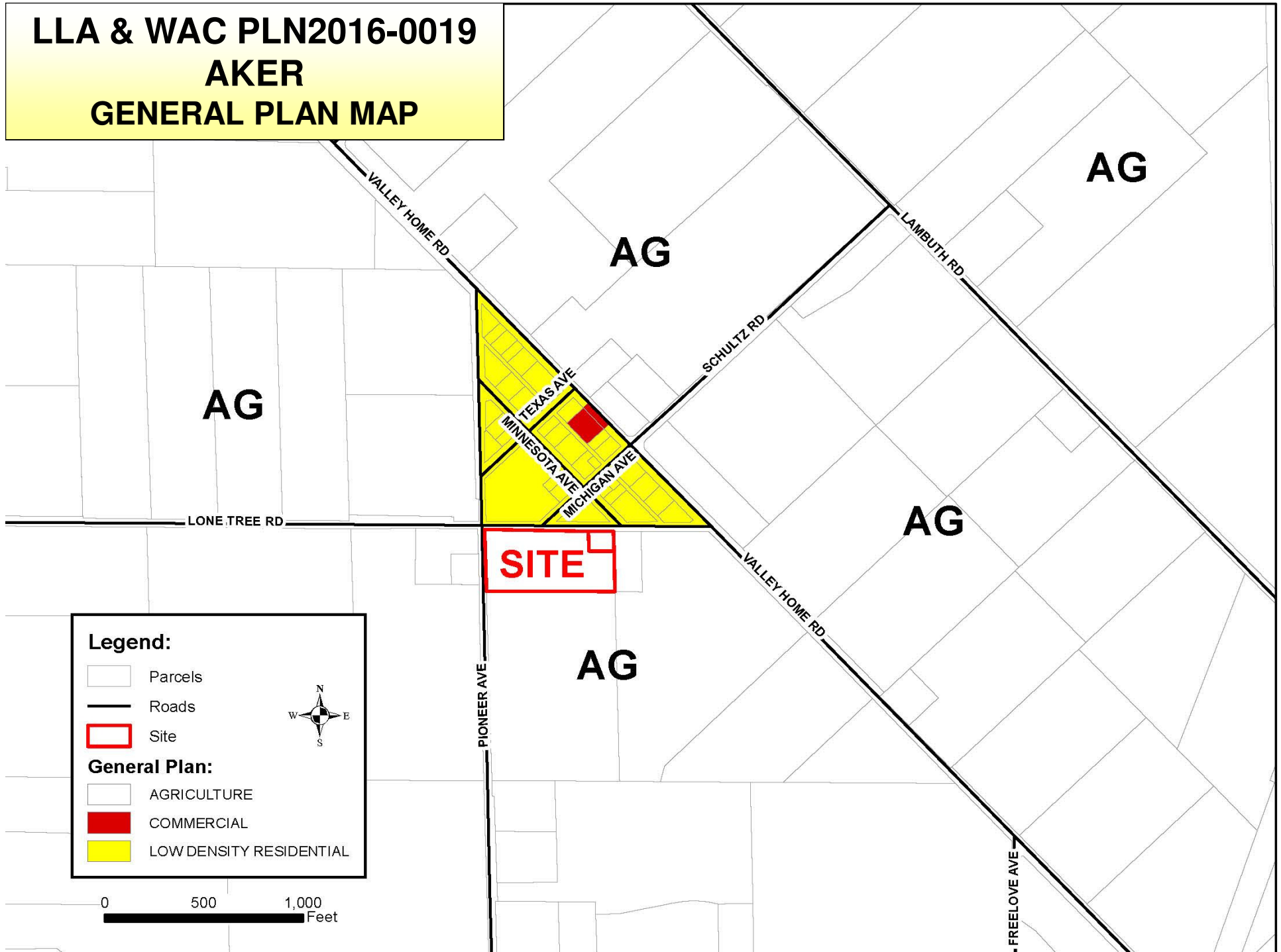
RODDEN RD

OAKDALE

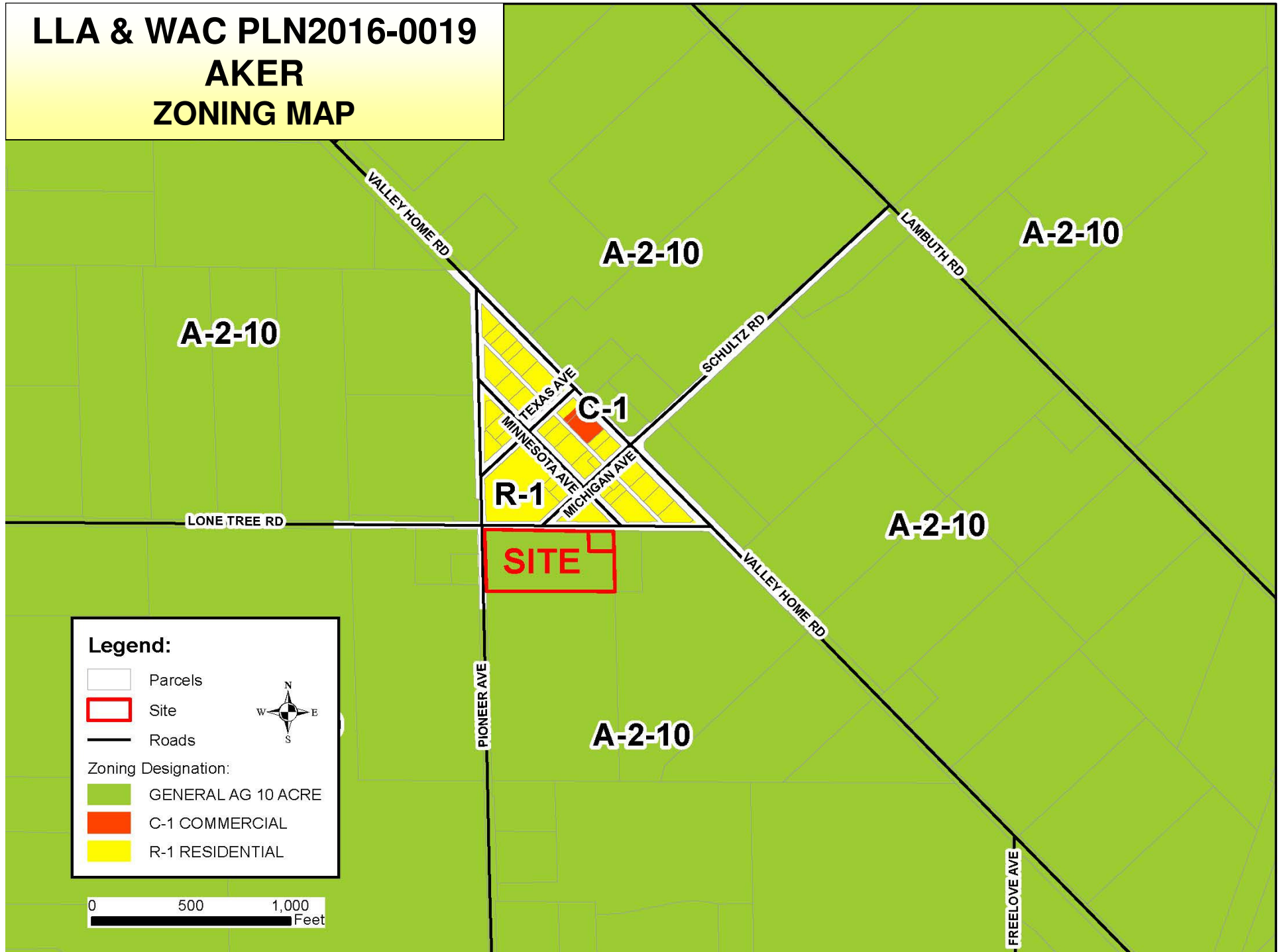




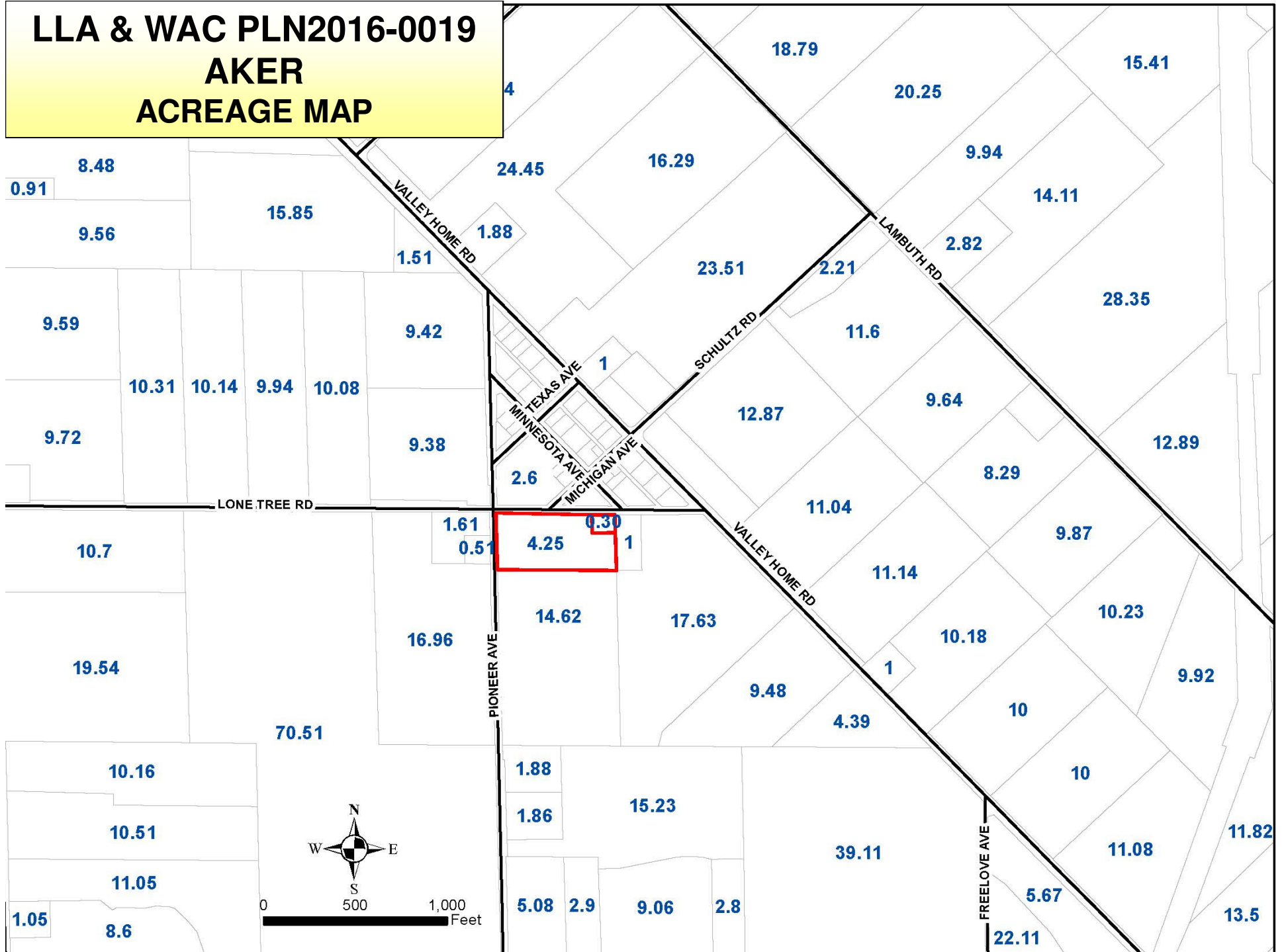
**LLA & WAC PLN2016-0019  
AKER  
GENERAL PLAN MAP**



**LLA & WAC PLN2016-0019  
AKER  
ZONING MAP**

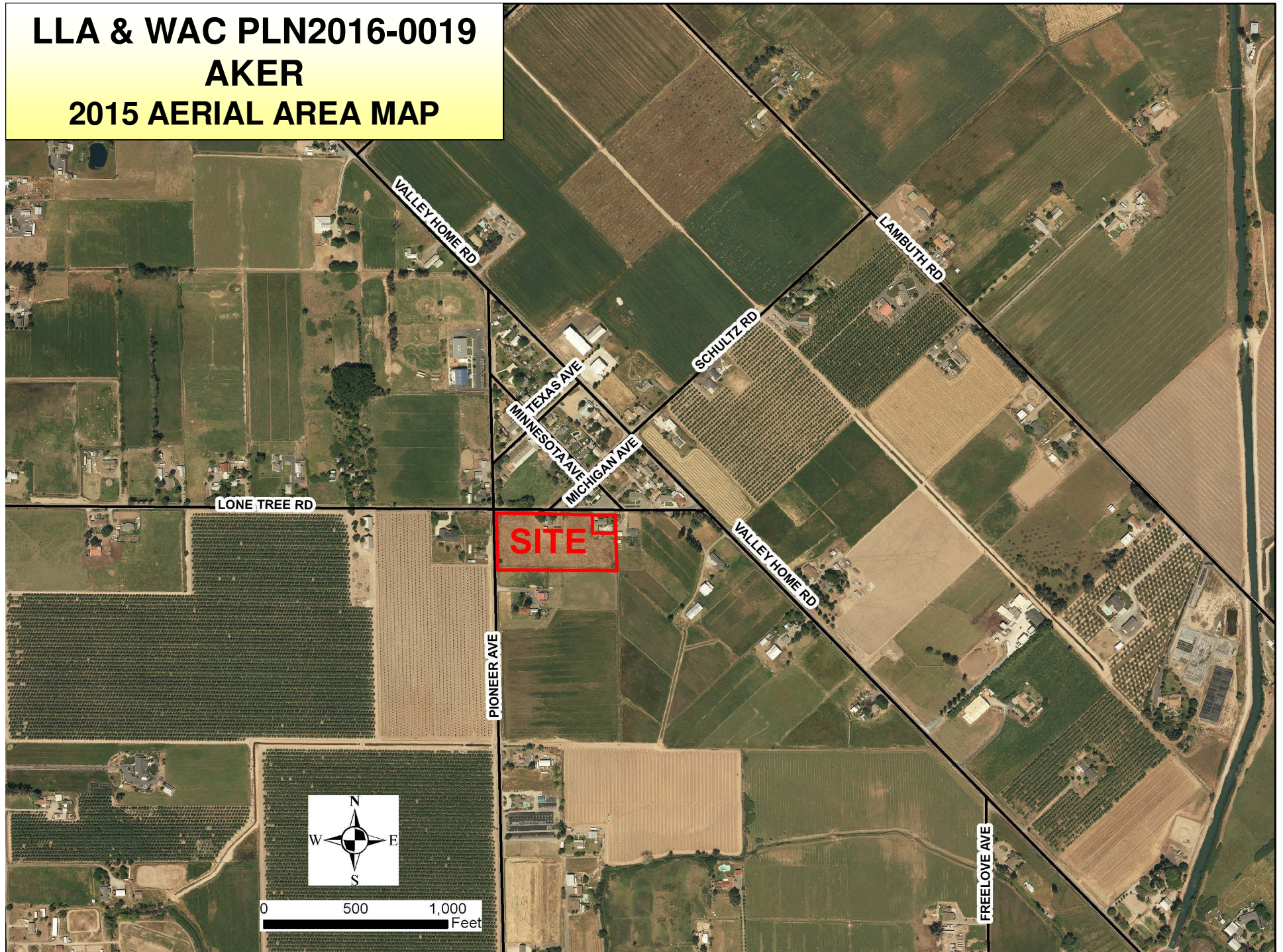


**LLA & WAC PLN2016-0019  
AKER  
ACREAGE MAP**



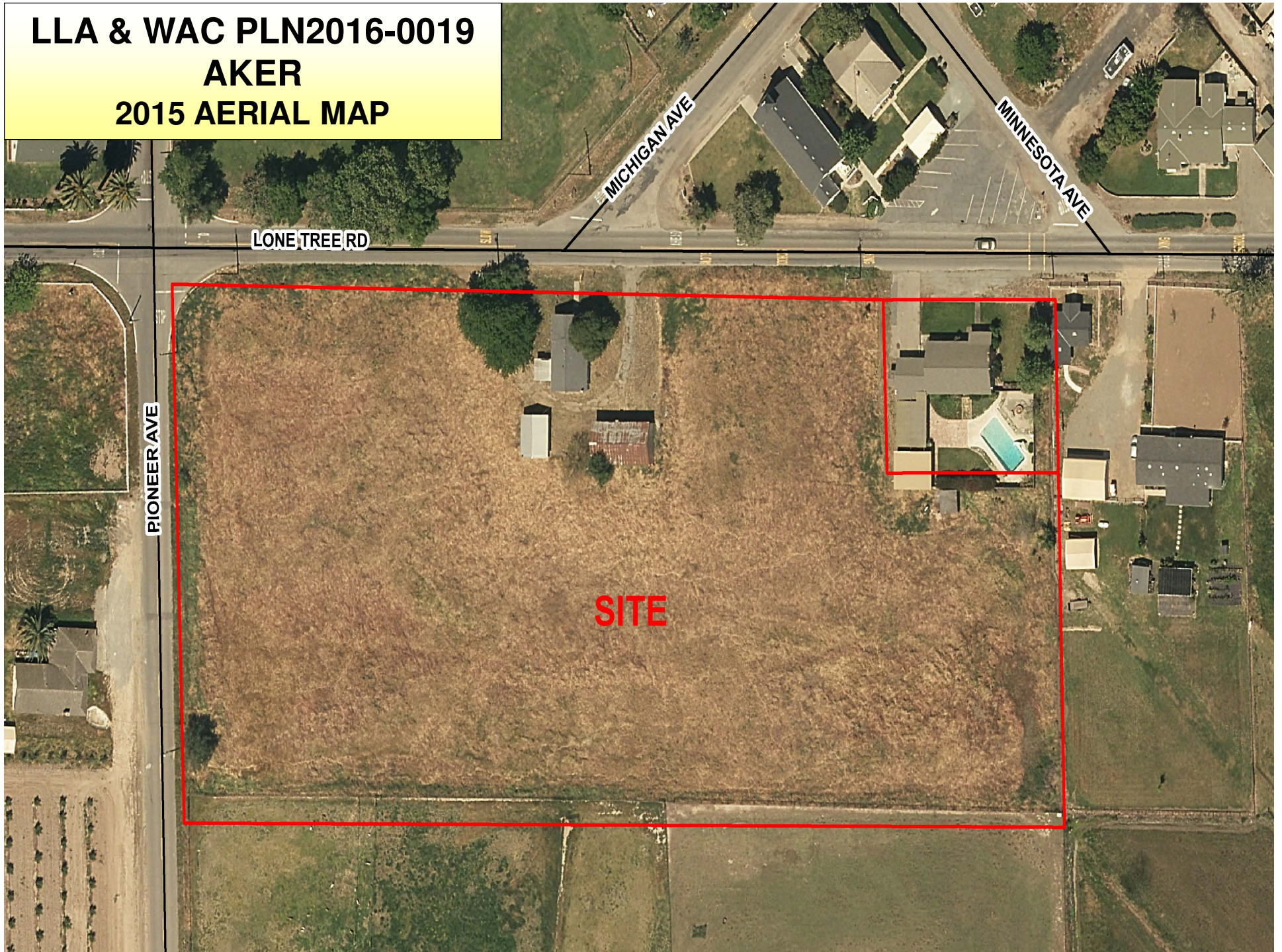


**LLA & WAC PLN2016-0019  
AKER  
2015 AERIAL AREA MAP**





**LLA & WAC PLN2016-0019**  
**AKER**  
**2015 AERIAL MAP**







March 31, 2016

State of California  
Department of Conservation  
801 "K" Street  
Sacramento, CA 95814

**SUBJECT: NOTICE OF REQUEST FOR CANCELLATIONS FOR LOT LINE ADJUSTMENT  
AND WILLIAMSON ACT CONTRACT CANCELLATION APPLICATIONS NO.  
PLN2016-0019 - AKER**

To Whom It May Concern:

We are in receipt of a Williamson Act Cancellation request as part of a lot line adjustment application. This is a request to adjust two property lines from 4.64 and .36 acres to 2.11 and 2.89 acres in the A-2-10 (General Agriculture) zoning district. The parcel lines are being adjusted because of existing structures and utilities crossing property lines. The 4.25 acre parcel is a portion of Contract No. 1977-2725, which consists of 24.25 acres and APNS: 002-010-010, 002-057-002 and 002-057-003. A Williamson Act Contract Non-Renewal has been filed and recorded on the 4.25 acre portion of the contract. Due to some of the contracted acreage being adjusted to the smaller size non-contracted parcel, a Williamson Act Contract Cancellation is being requested on this portion of the contract.

I have enclosed the pertinent information for your review and consideration. Should you have any questions on this request, please feel free to contact me at (209) 525-6330 or by e-mailing me at [ballardj@stancounty.com](mailto:ballardj@stancounty.com).

Sincerely,

Jeremy Ballard  
Assistant Planner

(I:\Planning\Staff Reports\Williamson Act Cancellation\WAC PLN2016-0019 - Aker\Correspondence\DOC Letter.wpd)

Enclosures



State of California • Natural Resources Agency  
Department of Conservation  
**Division of Land Resource Protection**  
801 K Street • MS 14-15  
Sacramento, CA 95814  
(916) 324-0850 • FAX (916) 327-3430

**Edmund G. Brown Jr., Governor**  
**John M. Lowrie, Assistant Director**

June 8, 2016

**VIA EMAIL: BALLARDJ@STANCOUNTY.COM**

Mr. Jeremy Ballard, Assistant Planner  
Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

Dear Mr. Ballard:

**PARTIAL CANCELLATION OF NONCONTIGUOUS LAND CONSERVATION CONTRACT # 77-2725**

The Department of Conservation's (Department) Division of Land Resource Protection (Division) has reviewed the cancellation petition submitted by Stanislaus County. The Division monitors farmland conversion on a statewide basis and administers the California Land Conservation (Williamson) Act, California Farmland Conservancy Program, and other agricultural land conservation programs. The Department assumes that Stanislaus County has deemed the petition data and findings to be acceptable, and that the information provided reflects the views of the County as the lead agency.

**PROJECT DESCRIPTION**

Williamson Act contract #77-2725 is a noncontiguous contract. The portion of the contract proposed for partial cancellation (4.25-acres) is located at the southeast corner of the intersection of Pioneer Avenue and Lone Tree Road in the community of Oakdale in Stanislaus County. The remaining 19.32-acres of the contract is located 1.5-miles to the east, on the north side of Lambuth Road.

The applicant has decided to do a lot line adjustment between the 4.25-acre parcel and an adjacent 0.36-acre noncontracted parcel, to correct property lines that run through some of the residential buildings on the properties. The County has determined that the 4.25-acre parcel does not meet the criteria for minimum parcel size for land to be under contract and has required partial cancellation of the contract prior to approval of the lot line adjustment.

The 4.25-acre parcel is fallow with a homesite which is located in the northeast corner of the property. The parcel is classified as Rural Residential Land per the California Important Farmland Finder.<sup>1</sup>

**REQUIRED CANCELLATION FINDINGS**

The requirements necessary for cancellation of land conservation contracts are outlined in Government Code section 51282. The County must document the justification for the cancellation

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<sup>1</sup> California Important Farmland Finder. California Department of Conservation.  
<http://maps.conservancy.ca.gov/ciff/ciff.html>.

through a set of findings. Based on the County's request, the project is being processed under the Consistency with the Williamson Act findings outlined below in the Department's comments:

*(1) That the cancellation is for land on which a notice of nonrenewal has been served pursuant to Section 51245.*

The Notice of Nonrenewal was recorded on March 24, 2016 as DOC-2016-0021230-00.

*(2) That cancellation is not likely to result in the removal of adjacent lands from agricultural use.*

The cancellation was triggered by the applicant's request to process a lot line adjustment. The County determined that the 4.25-acre parcel did not meet the criteria for minimum parcel size for land to be under contract and has required partial cancellation of the contract prior to approval of the lot line adjustment. The existing use would be consistent with surrounding agricultural properties. Removal of this portion of the property from the contract is not expected to result in the removal of adjacent lands from agricultural use.

*(3) That cancellation is for an alternative use which is consistent with the applicable provisions of the city or county general plan.*

The purpose of the cancellation is to bring the contract into compliance with the County's Uniform Rules and the state statute requirements on minimum parcel sizes. The cancellation is not for a specific use, but any use of the property after cancellation would be required to be consistent with the applicable provisions of the county general plan.

*(4) That cancellation will not result in discontinuous patterns of urban development.*

The current use of the property is as a homesite with fallowed agricultural land. The partial cancellation is required to bring the contract into compliance. Therefore, the cancellation is not expected to result in discontinuous patterns of urban development.

*(5) That there is no proximate noncontracted land which is both available and suitable for the use to which it is proposed the contracted land be put, or, that development of the contracted land would provide more contiguous patterns of urban development than development of proximate noncontracted land.*

The use of the parcel is as a homesite with fallowed land. There is no proposal for development of the property at this time. The partial cancellation is required to bring the contract into compliance. This finding does not apply to the purpose of the cancellation.

#### CANCELLATION FINDINGS CONCLUSIONS

The Department concurs that the purpose of the partial cancellation meets the consistency findings of the statute.

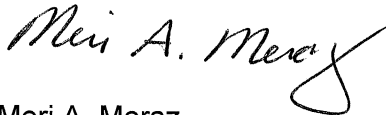
Thank you for the opportunity to provide comments on the proposed cancellation. Please provide our office with a copy of the public notice for the tentative cancellation, ten working days before the hearing, and a copy of the *recorded* tentative cancellation resolution within 30 days after approval pursuant to Government Code Section 51284.



Mr. Jeremy Ballard, Assistant Planner  
June 8, 2016  
Page 3

Within 30 days of the landowner satisfying the conditions and contingencies required in the Tentative Cancellation Resolution, and payment of the required fee, the Board will record a Certificate of Cancellation for the contract. The County Treasurer is required to send the cancellation fee to State Controller within 30 days of recordation of the Certificate of Cancellation and a copy of the recorded Certificate of Cancellation to the Department of Conservation.<sup>2,3</sup> If you have any questions concerning our comments, please contact me at (916) 445-9411 or via email at [mmeraz@conservation.ca.gov](mailto:mmeraz@conservation.ca.gov).

Sincerely,



Meri A. Meraz  
Conservation Program Support Supervisor  
Division of Land Resource Protection

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<sup>2</sup> Please include some type of information identifying the cancellation on the check: APN(s), project name or number, landowner, applicant, etc.

<sup>3</sup> When sending information to the Department of Conservation, please also confirm the date the cancellation payment was made to the State Controller.



July 1, 2016

MEMO TO: Don H. Gaekle, Assessor

FROM: Jeremy Ballard, Assistant Planner

**SUBJECT: CANCELLATION OF A PORTION OF WILLIAMSON ACT CONTRACT NO. 1977-2725**

This department has received one petition for cancellation of a 4.25 acre portion of Williamson Act Contract No.1977-2725 pertaining to APN: 002-010-010. This site is part of Lot Line Adjustment and Williamson Act Contract Cancellation Application No. PLN2016-0019 - Aker. I have attached the application for your review.

Pursuant to Government Code Section 51283, you are being asked to determine the cancellation value of this property. I know there is a fee for this service, so please let me know the cost and when the fee must be paid by the applicant.

Please feel free to contact me by phone at 525-6330 or by e-mailing me at ballardj@stancounty.com if you have any questions regarding this request.

Thank you.



**Don H. Gaekle**  
**Stanislaus County Assessor**

Mercy Maya  
Assistant Assessor  
Administration

Matt N. Reavill  
Assistant Assessor  
Valuation

1010 Tenth St., Suite 2400  
Modesto, CA 95354-0863

Phone: (209) 525-6461  
Fax: (209) 525-6586

[www.stancounty.com/assessor](http://www.stancounty.com/assessor)

May 2, 2016

Stanislaus County Board of Supervisors  
c/o Planning and Community Development  
1010 Tenth Street, Suite 3400  
Modesto, CA 95354

Dear Board Members:

Reference: Property Owner: Aker Colleen Phyllis Tr  
Assessor's Parcel Number: 002-010-010-000  
Williamson Act Contract Number: 2725

In accordance with California Government Code Section 51283, the Assessor's Office has made the following determination:

The cancellation valuation of 4.25 acres of the above referenced property restricted under the California Land Conservation Act is two hundred fifty thousand dollars (\$250,000) representing current fair market value. The cancellation fee is an amount equal to 12½% of the cancellation valuation, or a total of thirty one thousand two hundred fifty dollars (\$31,250).

I hereby certify the cancellation valuation of the above parcel to be \$250,000.

Respectfully,

Don H. Gaekle Assessor

BY: Daryl Finney  
Supervising Appraiser  
Stanislaus County

cc: Aker Colleen Phyllis Tr  
California Department of Conservation

**RECEIVED**

**MAY 02 2016**

STANISLAUS CO. PLANNING &  
COMMUNITY DEVELOPMENT DEPT.

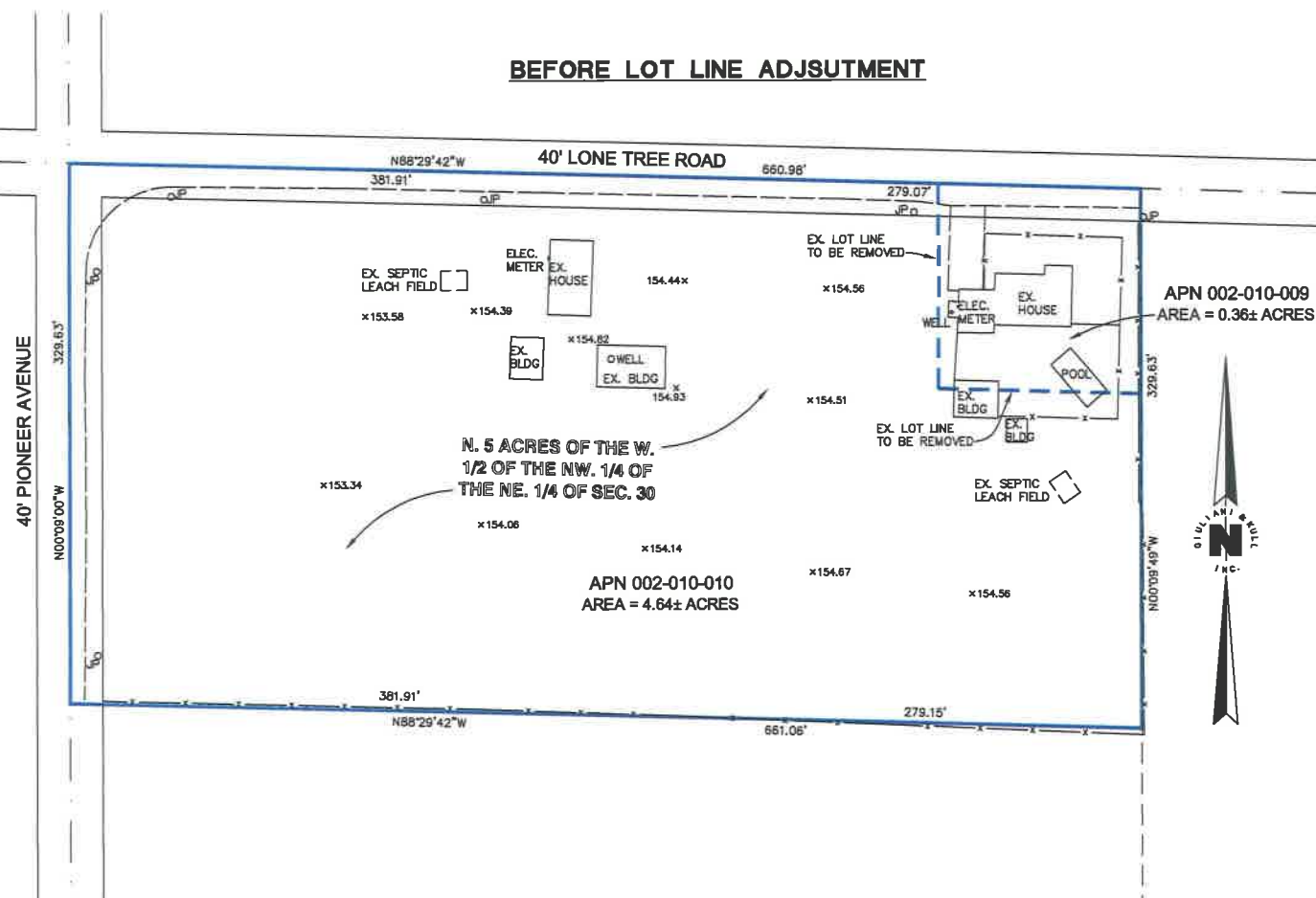
## WATER TABLE ELEVATION

63.5' PER MONITORING WELL 378284N1209384W001 OBSERVED ON 11/05/2013  
SOURCE - [HTTP://WWW.WATER.CA.GOV/WATERDATA LIBRARY/](http://www.water.ca.gov/waterdatalibrary/)

## SOIL TYPE DATA

MADERA SANDY LOAM  
SOURCE - [HTTP://WEBSOILSURVEY.SC.EGOV.USDA.GOV/APP/WEBSOILSURVEY.ASPX](http://websoilsurvey.sc.egov.usda.gov/app/websoilsurvey.aspx)

### BEFORE LOT LINE ADJUSTMENT



### VICINITY MAP

OWNER/APPLICANT: COLLEEN AKER  
1698 PARK VISTA DRIVE  
CHICO, CA 95928

PREPARED BY: GIULIANI & KULL, INC.  
440 S. YOSEMITE AVENUE SUITE A  
OAKDALE, CA 95361

TOTAL AREA: 5.00 AC.

NO. OF PARCELS: 2

A.P.N.: 002-010-009 & 002-010-010

ZONING: A-2-10

WATER: WELL

SANITARY SEWER: SEPTIC

STORM DRAIN: OVERLAND

SLOPE OF LAND: FLAT-1%

### TENTATIVE LOT LINE ADJUSTMENT

BEING AN ADJUSTMENT OF APN 002-010-009  
& 002-010-010 BEING A PORTION OF THE  
NORTHEAST QUARTER OF SECTION 30,  
TOWNSHIP 1 SOUTH, RANGE 10 EAST, MOUNT  
DIABLO MERIDIAN,  
STANISLAUS COUNTY, CALIFORNIA

SCALE 1" = 50' MAY 2014

**GK** Giuliani & Kull, Inc.  
Engineers • Planners • Surveyors

440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361  
(209) 847-8726 Fax (209) 847-7323  
Auburn • Oakdale • San Jose

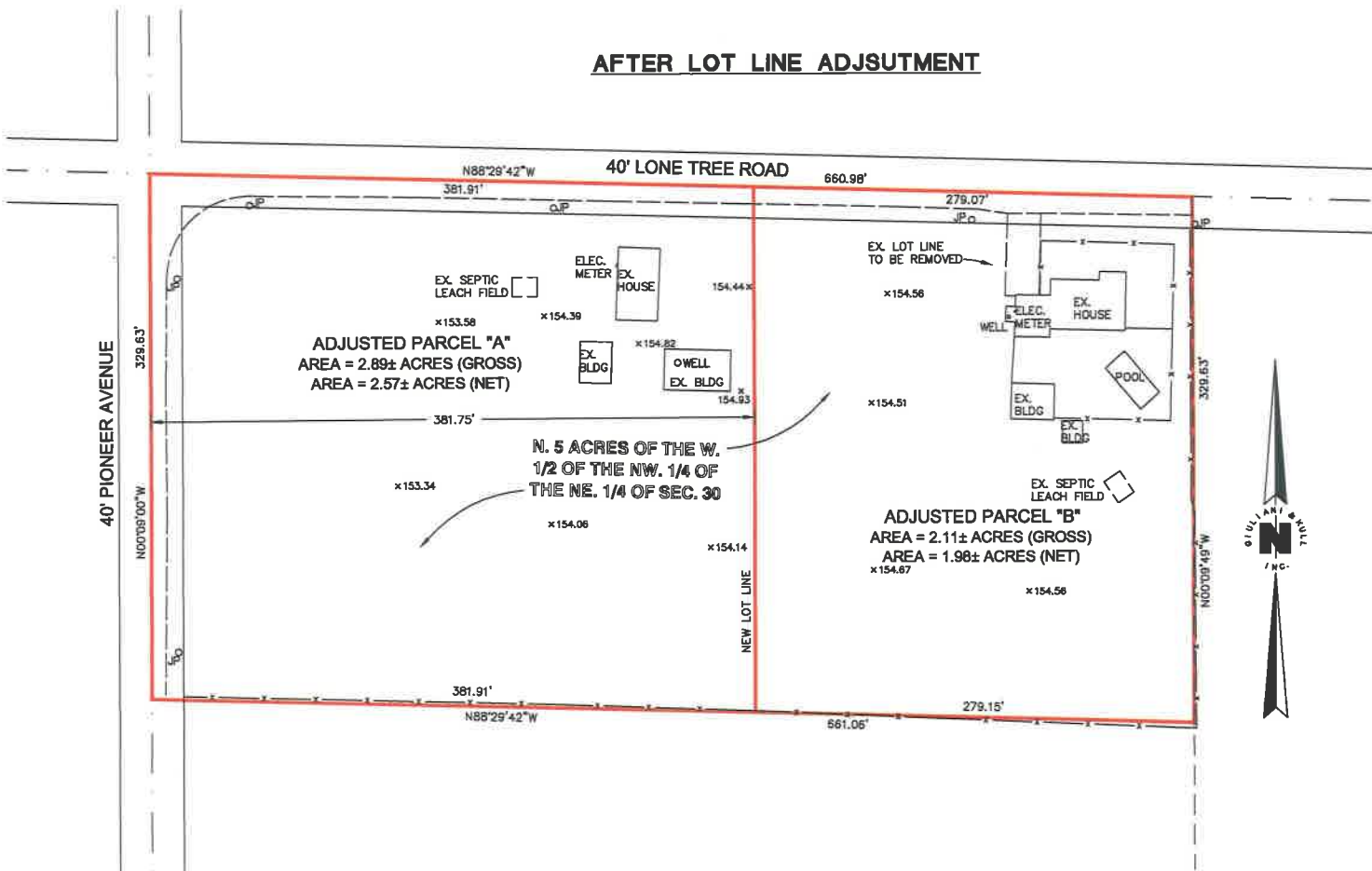
## WATER TABLE ELEVATION

63.5' PER MONITORING WELL 37B284N1209384W001 OBSERVED ON 11/05/2013  
SOURCE - [HTTP://WWW.WATER.CA.GOV/WATERDATA/LIBRARY/](http://WWW.WATER.CA.GOV/WATERDATA/LIBRARY/)

## SOIL TYPE DATA

MADERA SANDY LOAM  
SOURCE - [HTTP://WEBSOILSURVEY.SC.EGOV.USDA.GOV/APP/WEBSOILSURVEY.ASPX](http://WEBSOILSURVEY.SC.EGOV.USDA.GOV/APP/WEBSOILSURVEY.ASPX)

### AFTER LOT LINE ADJUSTMENT



### VICINITY MAP

OWNER/APPLICANT: COLLEEN AKER  
1698 PARK VISTA DRIVE  
CHICO, CA 95926

PREPARED BY: GIULIANI & KULL, INC.  
440 S. YOSEMITE AVENUE SUITE A  
OAKDALE, CA 95361

TOTAL AREA: 5.00 AC.

NO. OF PARCELS: 2

A.P.N.: 002-010-009 & 002-010-010

ZONING: A-2-10

WATER: WELL

SANITARY SEWER: SEPTIC

STORM DRAIN: OVERLAND

SLOPE OF LAND: FLAT-1%

### TENTATIVE LOT LINE ADJUSTMENT

BEING AN ADJUSTMENT OF APN 002-010-009  
& 002-010-010 BEING A PORTION OF THE  
NORTHEAST QUARTER OF SECTION 30,  
TOWNSHIP 1 SOUTH, RANGE 10 EAST, MOUNT  
DIABLO MERIDIAN,  
STANISLAUS COUNTY, CALIFORNIA

SCALE 1" = 50' MAY 2014

**CK Giuliani & Kull, Inc.**  
Engineers • Planners • Surveyors

440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361  
(209) 847-8726 Fax (209) 847-7323  
Auburn • Oakdale • San Jose

**WILLIAMSON ACT CONTRACT NO. 77-2725**

**PARTIAL CANCELLATION STATEMENT**

COLLEEN AKER, OWNER

STANISLAUS COUNTY, CALIFORNIA

This application is to request a partial cancellation of Williamson Act Contract No. 77-2725. The specific portion requested for cancellation is all of APN 002-010-010. This application is being submitted concurrently with a lot line adjustment including APN 002-010-010 (4.25 acres) & 002-010-009 (0.36 acres). The lot line adjustment is being processed because improvements upon APN 002-010-009 (non Williamson Act) encroach over the boundary lines with APN 002-010-010. Encroachments include 2 existing sheds, a portion of a pool and the residence's septic system. This particular portion of contract area has not been used for farming since contract origination. There are no Oakdale Irrigation District water rights and the parcel is too small to be economically feasible for agricultural activities.

- This request is consistent with California Government Code Sections 51200-51207 since the lands requested for removal has not been used for agricultural productivity since contract inception.
- The removal of this small amount of land from the Contract does not affect agricultural production since no agricultural production currently exists and therefore is not detrimental to the public interest.
- The land involved in this request is currently under Contract No. 77-2725, pursuant to Government Code Section 51242.
- The cancellation of this land will not result in removal of adjacent lands from agricultural use.
- The parcel currently under contract is being, and has been used in the past, as a home site parcel which is consistent with the County General Plan.
- The cancellation and realignment of land will allow the land to be used as residential property which is consistent with the County General Plan. The property is an established, long existing home site parcel.
- The adjustment of this land will not result in discontinuous patterns of urban development.
- There is no proposed additional development of the subject contracted land.
- This lot line adjustment does not result in a greater number of parcels that currently exist. There are currently two parcels and after lot line adjustment there will also be two parcels. The parcels are consistent with the General Plan.

**Conclusion:**

This lot line adjustment is being requested to adjust property lines so that they do not run through existing, long standing improvements. Cancellation of a portion of Williamson Act Contract No. 77-2725 is being requested since the parcel is not large enough to be economically viable for agricultural production and has not been utilized for agricultural production in the past, nor is it anticipated that it will be used for agricultural productivity in the future.



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
Phone: 209.525.6330 Fax: 209.525-5911

S	T	R
ZONE		
RECEIVED		
APPLICATION NO.		
RECEIPT NO.		

LOT LINE ADJUSTMENT APPLICATION

1. Property Owner(s):

Parcel 1

Colleen Aker  
Name  
1698 Park Vista Drive  
Address, City, Zip  
Chico, CA 95928  
Phone  
Fax Number

Parcel 2

Colleen Aker  
Name  
1698 Park Vista Drive  
Address, City, Zip  
Phone  
Fax Number

Parcel 3

Name  
Address, City, Zip  
Phone  
Fax Number

Parcel 4

Name  
Address, City, Zip  
Phone  
Fax Number

2. Name and address of person(s) preparing map: Kevin Cole, Giuliani & Kull, Inc., 440 South Yosemite Ave,  
Oakdale, CA 95361

3. Assessor's Parcel No. of parcels adjusted:

Parcel 1: Book 002 Page 010 No. 009

Parcel 2: Book 002 Page 010 No. 010

Parcel 3: Book        Page        No.       

Parcel 4: Book        Page        No.       

4. Size of all adjusted parcels:

Before

After

Parcel 1: 0.36  
Parcel 2: 4.64  
Parcel 3:         
Parcel 4:       

Parcel 1: 2.11  
Parcel 2: 2.89  
Parcel 3:         
Parcel 4:       

5. Why are the lot lines being changed? BE SPECIFIC Existing improvements on Parcel 1 encroach onto Parcel 2.

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# APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

## APPLICATION FOR:

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

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

## PLANNING STAFF USE ONLY:

Application No(s): 216 0019  
 Date: 3-7-18  
 S 30 T 01 R 10  
 GP Designation: AG  
 Zoning: A-2-10  
 Fee: \$1439, \$1709, \$120  
 Receipt No. 531207, 531208  
 Received By: JB  
 Notes: WAC, LLA, NAR

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

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

# PROJECT INFORMATION

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

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

Project consists of a Williamson Act Cancellation for APN 002-010-009 & 002-010-010. This application is being submitted along with an application for lot line adjustment by separate application. Cancellation is being requested because existing parcels sizes are not large enough to sustain agricultural production consistent with the intent of the Williamson Act. Cancellation will not result in removal of adjacent agricultural lands is being proposed solely for alternative use of the property.

# PROJECT SITE INFORMATION

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

**ASSESSOR'S PARCEL NUMBER(S):** Book 002 Page 010 Parcel 009

Additional parcel numbers: 002-010-010

**Project Site Address**  
**or Physical Location:** \_\_\_\_\_

**Property Area:** Acres: 5.00 or Square feet: \_\_\_\_\_

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

Residential, small farm

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

**Existing General Plan & Zoning:** A-2-10

**Proposed General Plan & Zoning:** \_\_\_\_\_  
(if applicable)

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

**East:** Agricultural, residential

**West:** Agricultural, residential

**North:** Residential

**South:** Agricultural, residential

## WILLIAMSON ACT CONTRACT:

Yes ☒ No ☐

Is the property currently under a Williamson Act Contract?

Contract Number: 77-2725

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

Date Filed: \_\_\_\_\_

Yes ☒ No ☐

Do you propose to cancel any portion of the Contract?

Yes ☐ No ☒

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

If yes, please list and provide a recorded copy: \_\_\_\_\_

**SITE CHARACTERISTICS:** (Check one or more)

Flat ☒

Rolling ☐

Steep ☐

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

Field crops ☐

Orchard ☐

Pasture/Grassland ☒

Scattered trees ☐

Shrubs ☐

Woodland ☐

River/Riparian ☐

Other ☐

Explain Other: \_\_\_\_\_

Yes ☐ No ☒

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

**GRADING:**

Yes ☐ No ☒

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

**STREAMS, LAKES, & PONDS:**

Yes ☐ No ☒

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

Yes ☐ No ☒

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

Yes ☐ No ☒

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

Yes ☐ No ☒

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

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

## STRUCTURES:

- Yes ☒ No ☐ Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)
- Yes ☐ No ☒ Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes ☐ No ☒ Do you plan to build new structures? (If yes, show location and size on plot plan.)
- Yes ☐ No ☒ Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) \_\_\_\_\_

## PROJECT SITE COVERAGE:

Existing Building Coverage: \_\_\_\_\_ Sq. Ft.      Landscaped Area: \_\_\_\_\_ Sq. Ft.

Proposed Building Coverage: \_\_\_\_\_ Sq. Ft.      Paved Surface Area: \_\_\_\_\_ Sq. Ft.

## BUILDING CHARACTERISTICS:

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

Number of floors for each building: \_\_\_\_\_

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

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

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

## UTILITIES AND IRRIGATION FACILITIES:

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

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

Electrical: _____	P.G.&E.	Sewer*: _____	Septic
Telephone: _____	A.T.&T.	Gas/Propane: _____	
Water**: _____	Well	Irrigation: _____	O.I.D.

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

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

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

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

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

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

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

#### **AFFORDABLE HOUSING/SENIOR:**

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

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

Total No. Lots: \_\_\_\_\_ Total Dwelling Units: \_\_\_\_\_ Total Acreage: \_\_\_\_\_

Net Density per Acre: \_\_\_\_\_ Gross Density per Acre: \_\_\_\_\_

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

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

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

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Type of use(s): \_\_\_\_\_

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Days and hours of operation: \_\_\_\_\_

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

Occupancy/capacity of building: \_\_\_\_\_

Number of employees: (Maximum Shift): \_\_\_\_\_ (Minimum Shift): \_\_\_\_\_

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

Other occupants: \_\_\_\_\_

Estimated number of truck deliveries/loadings per day: \_\_\_\_\_

Estimated hours of truck deliveries/loadings per day: \_\_\_\_\_

Estimated percentage of traffic to be generated by trucks: \_\_\_\_\_

Estimated number of railroad deliveries/loadings per day: \_\_\_\_\_

Square footage of:

Office area: \_\_\_\_\_

Warehouse area: \_\_\_\_\_

Sales area: \_\_\_\_\_

Storage area: \_\_\_\_\_

Loading area: \_\_\_\_\_

Manufacturing area: \_\_\_\_\_

Other: (explain type of area) \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## ROAD AND ACCESS INFORMATION:

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

Lone Tree Road

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Yes ☐ No ☒ Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)
- Yes ☐ No ☒ Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)
- Yes ☐ No ☒ Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

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

### **STORM DRAINAGE:**

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

☐ Other: (please explain) \_\_\_\_\_

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

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

### **EROSION CONTROL:**

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

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

### **ADDITIONAL INFORMATION:**

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

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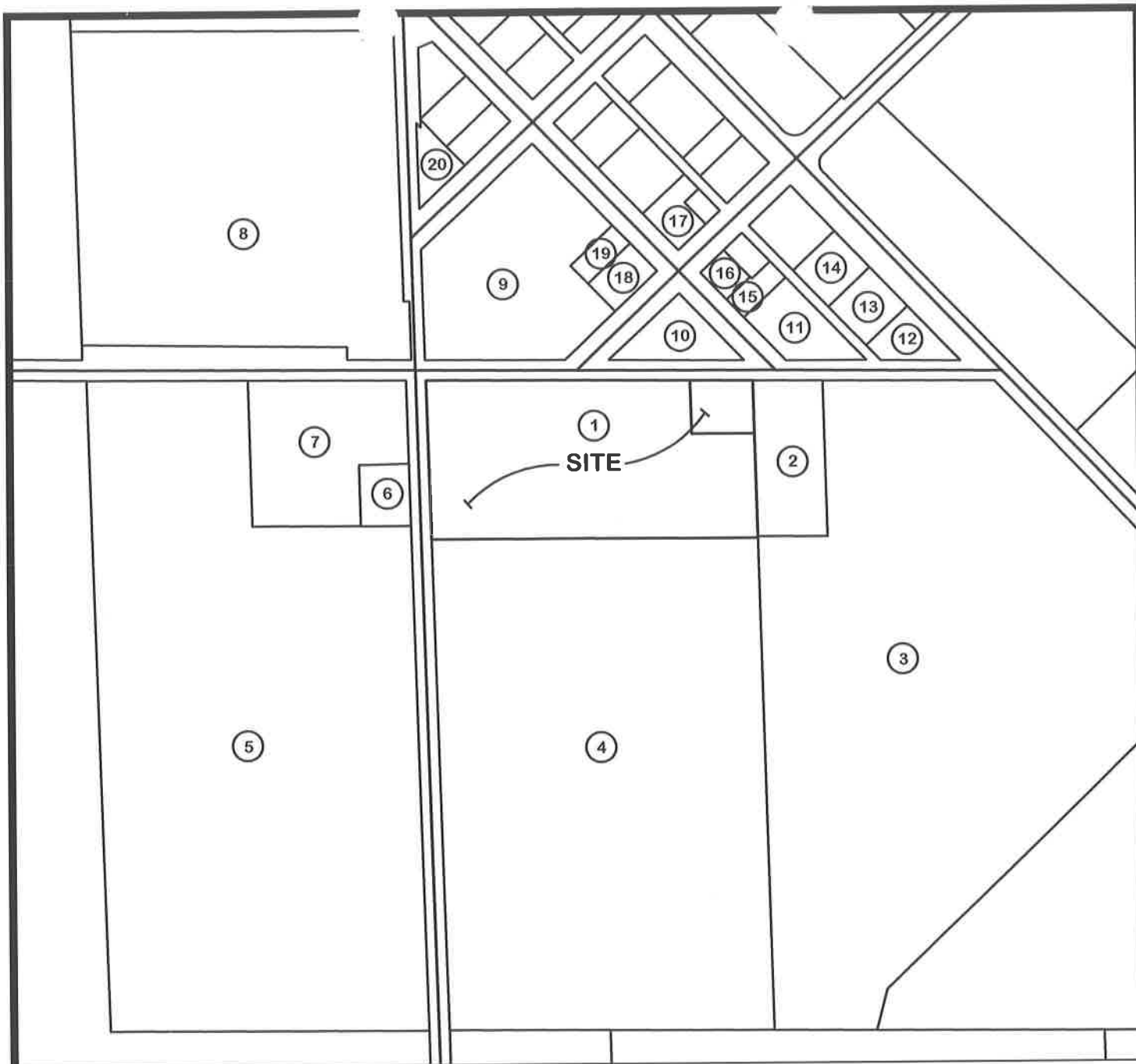
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|---|-----------------------------------|-----------------------------------|
| ① 002-010-010 & 009, 4.55 ACRES, 2 HOUSES | ⑧ 002-006-005, 9.38 ACRES, HOUSE  | ⑮ 002-006-067, 0.13 ACRES, VACANT |
| ② 002-010-064, 0.99 ACRES, HOUSE          | ⑨ 002-006-050, 2.60 ACRES, SCHOOL | ⑯ 002-006-065, 0.11 ACRES, HOUSE  |
| ③ 002-010-063, 17.7 ACRES, HOUSE          | ⑩ 002-006-049, 0.42 ACRES, CHURCH | ⑰ 002-006-054, 0.21 ACRES, HOUSE  |
| ④ 002-010-011, 14.70 ACRES, HOUSE         | ⑪ 002-006-027, 0.47 ACRES, HOUSE  | ⑱ 002-006-063, 0.20 ACRES, HOUSE  |
| ⑤ 002-010-026, 17.12 ACRES, BARE LAND     | ⑫ 002-006-040, 0.25 ACRES, HOUSE  | ⑲ 002-006-064, 0.13 ACRES, HOUSE  |
| ⑥ 002-010-036, 0.28 ACRES, HOUSE          | ⑬ 002-006-039, 0.27 ACRES, HOUSE  | ⑳ 002-006-029, 0.20 ACRES, HOUSE  |
| ⑦ 002-010-035, 1.85 ACRES, HOUSE          | ⑭ 002-006-056, 0.26 ACRES, HOUSE  |                                   |

**GK Giuliani & Kull, Inc.**  
Engineers • Planners • Surveyors

440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361  
(209) 847-8726 Fax (209) 847-7323  
Auburn • Oakdale • San Jose

SCALE: 1" = 300'  
DRAWN: JRS  
CHECKED: KSC  
JOB NO.: 14147  
SHEET: 01 OF 01

AREA MAP  
STANISLAUS COUNTY  
CALIFORNIA