



# CEQA Referral

## Initial Study and Notice of Intent to Adopt a Negative Declaration

**Date:** October 12, 2016

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

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

**Subject:** PARCEL MAP APPLICATION NO. PLN2016-0032 – KRUM

**Comment Period:** October 12, 2016 – November 21, 2016

**Respond By:** November 21, 2016

**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 10<sup>th</sup> 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:** Justin & Ivie Krum

**Project Location:** 7643 Langworth Road, south of State Highway 108, between the Cities of Riverbank & Oakdale.

**APN:** 062-032-009

**Williamson Act Contract:** None

**General Plan:** AG (Agriculture)

**Current Zoning:** A-2-3 (General Agriculture)

**Project Description:** Request to subdivide a 9.74± acre parcel into two (2) parcels of 6.74± and 3± acres in size in the A-2-3 (General Agricultural) zoning district.

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

**PARCEL MAP APPLICATION NO. PLN2016-0032 – KRUM**

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
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: OAKDALE	X	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: STAN CONSOLIDATED	X	STAN CO SUPERVISOR DIST 1: O'BRIEN
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
	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: BURLINGTON NORTH/SANTA FE		TUOLUMNE RIVER TRUST
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: OAKDALE JOINT UNIFIED		US FISH & WILDLIFE
	SCHOOL DIST 2:	X	US MILITARY (SB 1462) (7 agencies)
	STAN ALLIANCE		USDA NRCS
X	STAN CO AG COMMISSIONER		WATER DIST:

**STANISLAUS COUNTY  
CEQA REFERRAL RESPONSE FORM**

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

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

**SUBJECT:** PARCEL MAP APPLICATION NO. PLN2016-0032 – KRUM

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 10<sup>th</sup> 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. PLN2016-0032 - Krum
2. **Lead agency name and address:** Stanislaus County  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354
3. **Contact person and phone number:** Jeremy Ballard, Assistant Planner
4. **Project location:** 7643 Langworth Road, south of State Highway 108, between the City of Riverbank & Oakdale. APN: 062-032-009.
5. **Project sponsor's name and address:** Justin & Ivie Krum  
7643 Langworth Road  
Oakdale, California 95361
6. **General Plan designation:** AG (Agriculture)
7. **Zoning:** A-2-3 ( General Agriculture)
8. **Description of project:**

Request to subdivide a 9.74± acre parcel into two parcels of 6.74± and 3± acres in size in the A-2-3 (General Agriculture) zoning district. Each proposed parcel has been developed with residential development as well as accessory structures. The property currently receives irrigation water from the Oakdale Irrigation District to irrigate existing pasture land and will continue to do so if the proposed parcel map is approved. Each proposed parcel will also have individual access to Langworth Road, a County maintained road.

9. **Surrounding land uses and setting:** Orchards to the east, pastures and ranchettes to the south and single family development to the west and to the north residential develop and State Route 108.
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  
Prepared By

October 10, 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 agricultural or residential subdivisions. 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 Documentation<sup>1</sup>

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 is not enrolled in a Williamson Act Contract. The project site is 9.74± acres in size in the A-2-3 (General Agriculture) zoning district. The soil of the site consists of approximately 62% Oakdale Sandy Loam, 0 to 3 percent slopes with a Storie Index Grade of 1 and 38% Tujunga Loamy sand, 0 to 3 percent slopes with a Storie Index Grade of 2. The 2014 California Department of Conservation Farmland Mapping and Monitoring Program, finds the project site to consist of “Stanislaus Grazing Land” and “Stanislaus Rural Residential Land.”

The applicant is proposing to divide one parcel into two new parcels of 6.74± and 3± parcel in size. Each parcel will meet the required three (3) acre minimum and will continue to be utilized as a ranchettes with irrigated pasture if approved. The site currently has been developed with three single family dwellings as well as an unirrigated pasture. The third dwelling, built in 2012, was permitted with the condition that a building permit be issued to combine the two existing dwellings or demo one of them. A building permit was issued in 2014 to combine two of the existing dwellings but has not been completed yet. A condition of approval will be added to demolish one of the existing dwellings or complete the issued building permit to combine the two (2) homes on Proposed Parcel 2. This will be required to be completed prior to the recording of the final Parcel Map.

The proposed project will not conflict with any agricultural zoning district, Williamson Act Contract nor will convert prime farmland to non-agricultural uses.

**Mitigation:** None

**References:** California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2014; Application Material; United States Department of Agricultural Soil Survey; Stanislaus County General Plan and Support Documentation<sup>1</sup>

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.

If approved the ultimate buildout of the two proposed parcels will be two single family dwellings as well as accompanying accessory structures. There will not be any further residential buildout on either proposed parcel. There are not any anticipated significant impacts to air quality as a result of the parceling of an existing 9.74± acre parcel. The project was referred to the 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 Documentation<sup>1</sup>

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 with a biologically sensitive area per the California Natural Diversity Database (CNDDB). 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 three (3) single family dwellings as well as various accessory structures along with irrigated pasture land. The proposed project will only subdivide the 9.74± acre parcel into two parcels of 6.74± and 3± acres in size. 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 Documentation<sup>1</sup>

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 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 November 30, 2015; Stanislaus County General Plan and Support Documentation<sup>1</sup>

VI. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	

**Discussion:** 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 Documentation<sup>1</sup>

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 (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), sulfur hexafluoride (SF<sub>6</sub>), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H<sub>2</sub>O). CO<sub>2</sub> 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 CO<sub>2</sub> equivalents (CO<sub>2</sub>e). 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 the SJVAPCD during the early consultation referral period and no comments were received.

**Mitigation:** None

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>

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 the Stanislaus Consolidated 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 Stanislaus Consolidated 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 Materials; Stanislaus County GIS Data; Stanislaus County General Plan and Support Documentation<sup>1</sup>

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 Oakdale Irrigation District (OID). The site has also been developed with three (3) single family dwellings and an irrigated pasture. Each dwelling has already been developed with their own individual domestic wells and septic system. Once divided, each proposed parcel will have independent utilities. The domestic wells are not anticipated to have a significant effect on groundwater supplies. 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:** Stanislaus County General Plan and Support Documentation<sup>1</sup>

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 proposing to subdivide the current 9.74± acre parcel into two parcels of 6.74± acres and 3± acres. The existing parcel is zoned A-2-3 (General Agriculture), which sets the minimum parcel size at three (3) 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:** Stanislaus County General Plan and Support Documentation<sup>1</sup>

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 Documentation<sup>1</sup>

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 an irrigated pasture; 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:** Stanislaus County General Plan and Support Documentation<sup>1</sup>

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 not increase the potential number of single-family dwellings as each proposed parcel will already contain a single family dwelling and will not meet the criteria for a second dwelling; however, no new buildings are being proposed as a part of this project.

**Mitigation:** None

**References:** Application Material; Stanislaus County General Plan and Support Documentation<sup>1</sup>

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 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. Both of the proposed parcels will have direct access to County maintained Langworth 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 August 22, 2016; Stanislaus County General Plan and Support Documentation<sup>1</sup>

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, both 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 Documentation<sup>1</sup>



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 parcel is located on Langworth Road, a county maintained road. Both Proposed Parcels would have access to Langworth Road. 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 Public Works Department dated August 22, 2016; Application materials; Stanislaus County General Plan and Support Documentation<sup>1</sup>

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 pasture. A referral response received from OID stated that if the proposed parcel map is approved the resulting parcels will be considered substandard and will have to apply to continue irrigation services to the site. 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 August 11, 2016; Stanislaus County General Plan and Support Documentation<sup>1</sup>

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.

<sup>1</sup>Stanislaus County General Plan and Support Documentation adopted in September 2016, as amended. Optional and updated elements of the General Plan and Support Documentation.

## NEGATIVE DECLARATION

**NAME OF PROJECT:** Parcel Map Application No. PLN2016-0032 - Krum

**LOCATION OF PROJECT:** 7643 Langworth Road, south of State Highway 108, between the Cities of Riverbank & Oakdale. (062-032-009).

**PROJECT DEVELOPERS:** Justin & Ivie Krum  
7643 Langworth Road  
Oakdale, California 95361

**DESCRIPTION OF PROJECT:** Request to subdivide a 9.74± acre parcel into two (2) parcels of 6.74± and 3± acres in size in the A-2-3 (General Agricultural) zoning district.

Based upon the Initial Study, dated **October 10, 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.

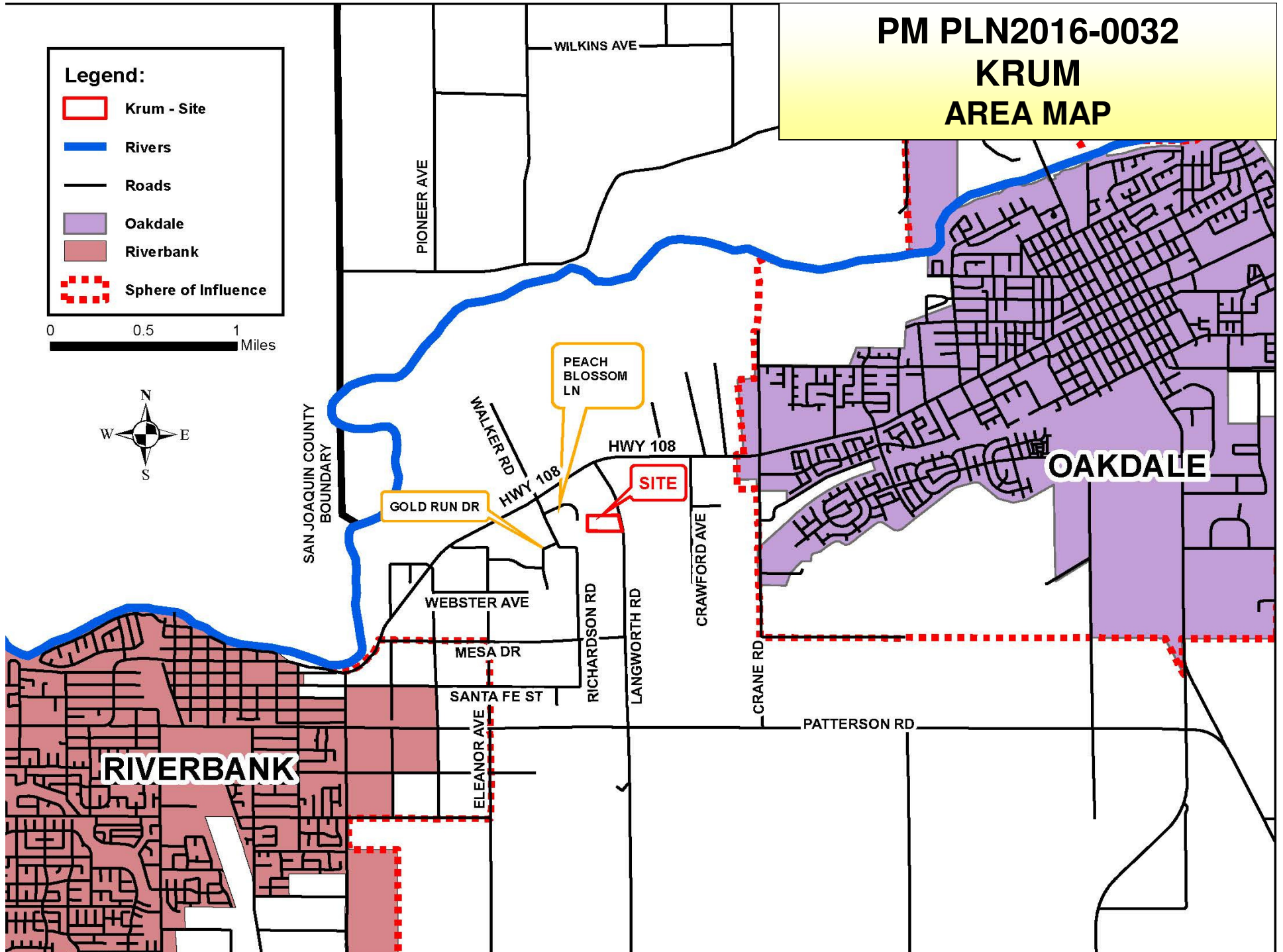
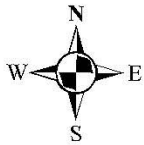
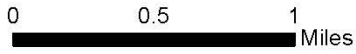
Initial Study prepared by: Jeremy Ballard, Assistant Planner

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

# PM PLN2016-0032 KRUM AREA MAP




**Legend:**

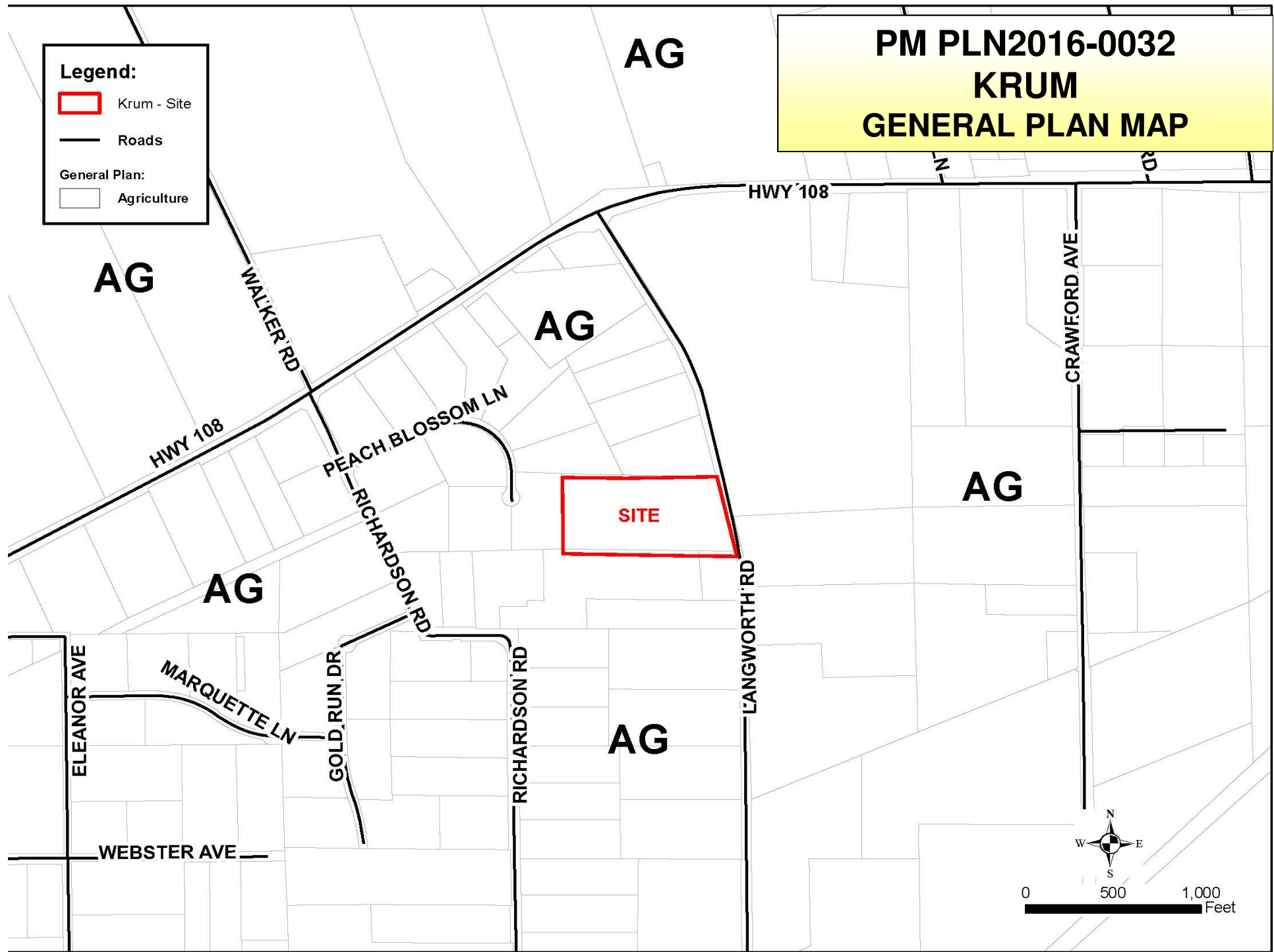
-  Krum - Site
-  Rivers
-  Roads
-  Oakdale
-  Riverbank
-  Sphere of Influence



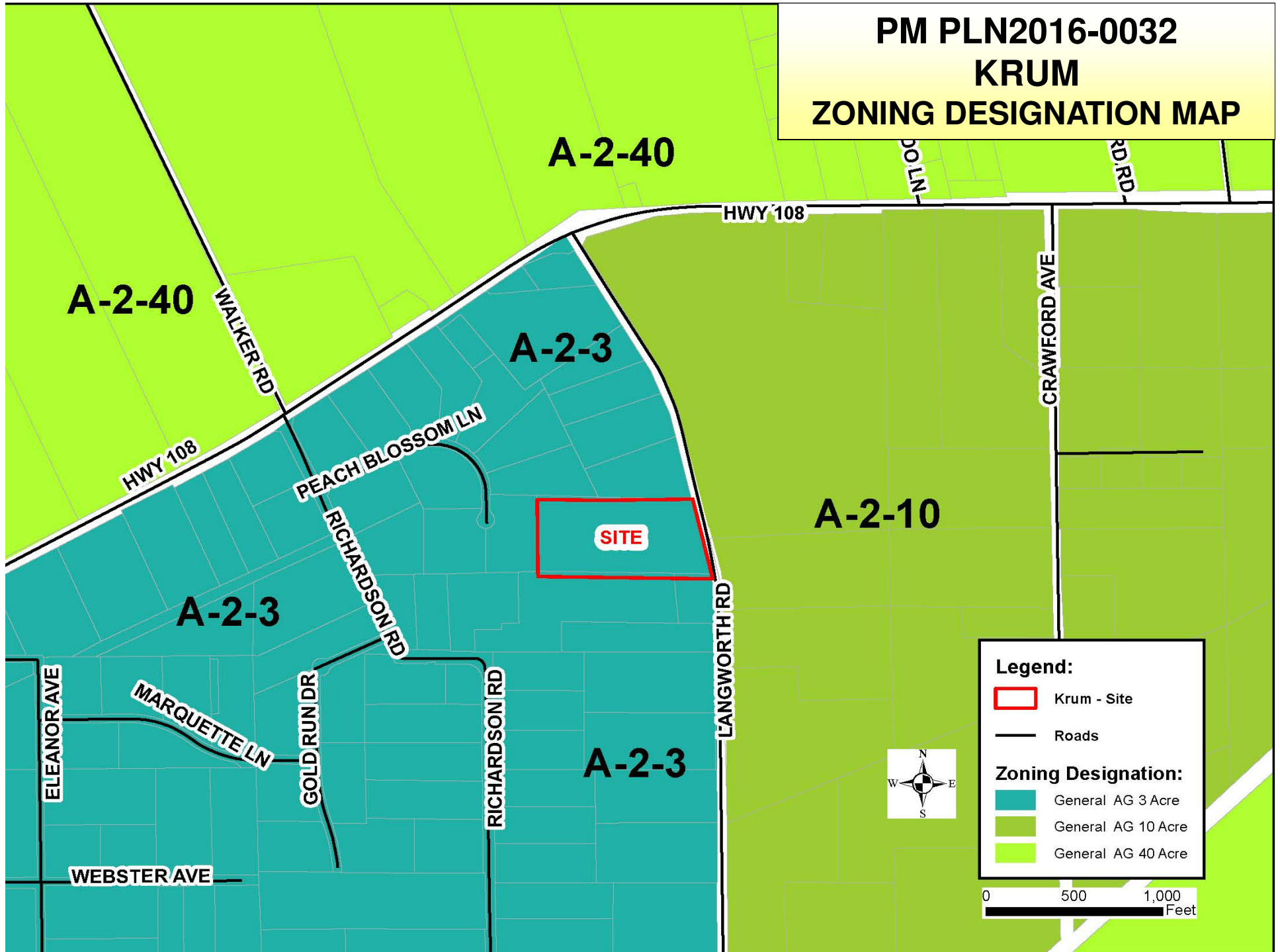
**PM PLN2016-0032  
KRUM  
GENERAL PLAN MAP**

**Legend:**

-  Krum - Site
-  Roads
- General Plan:
  -  Agriculture



**PM PLN2016-0032  
KRUM  
ZONING DESIGNATION MAP**



**Legend:**

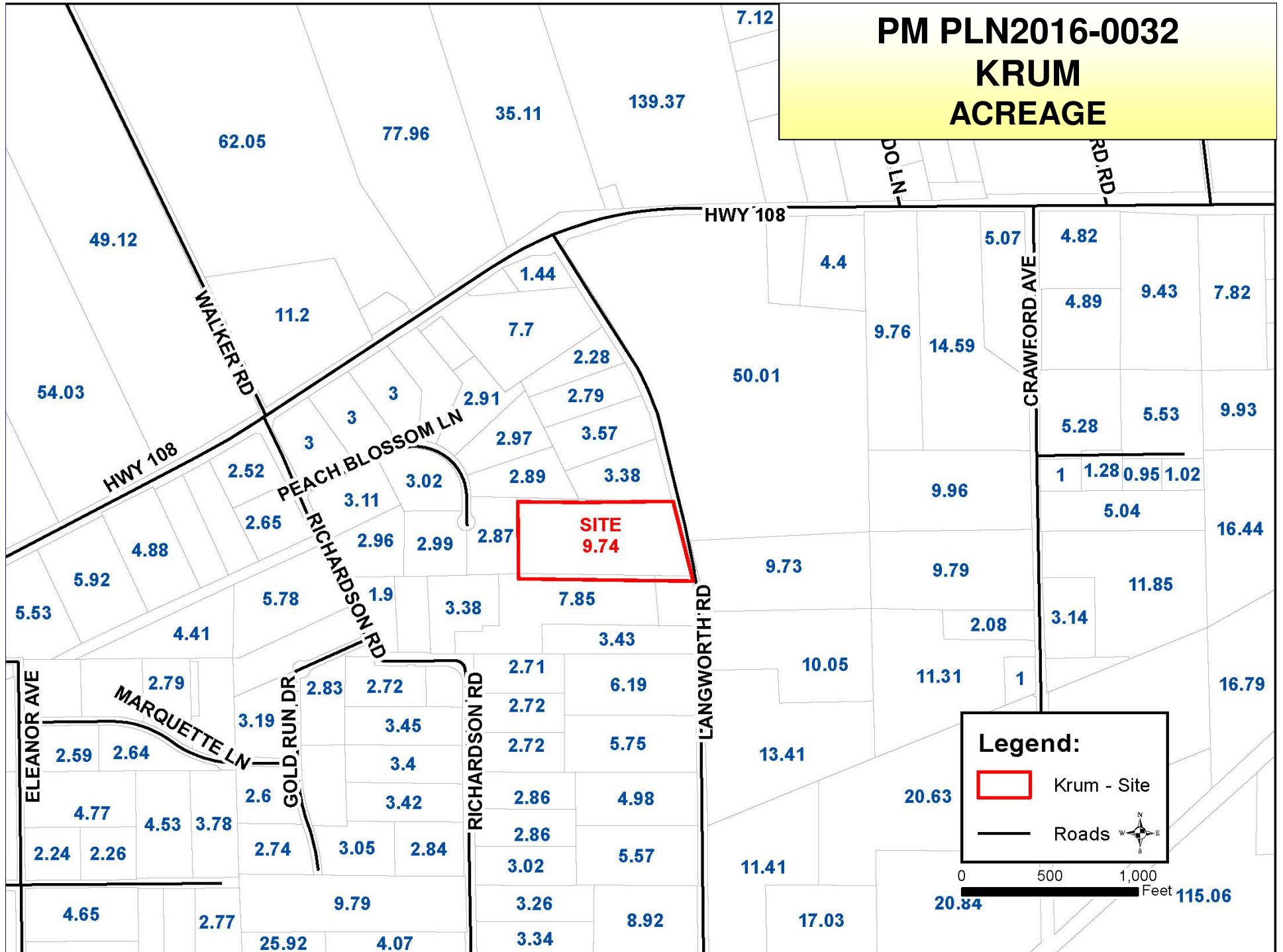
- Krum - Site
- Roads

**Zoning Designation:**

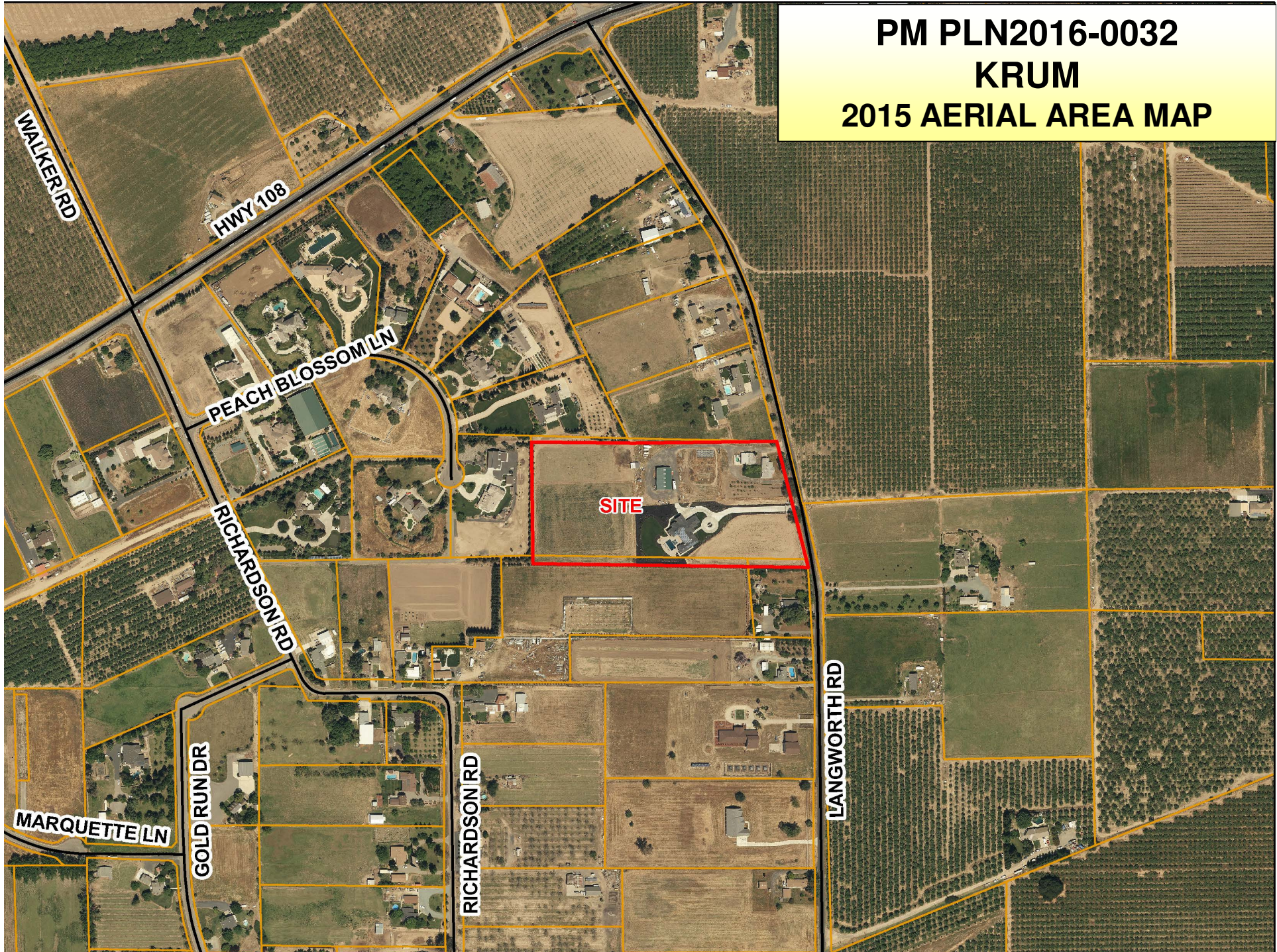
- General AG 3 Acre
- General AG 10 Acre
- General AG 40 Acre



# PM PLN2016-0032 KRUM ACREAGE

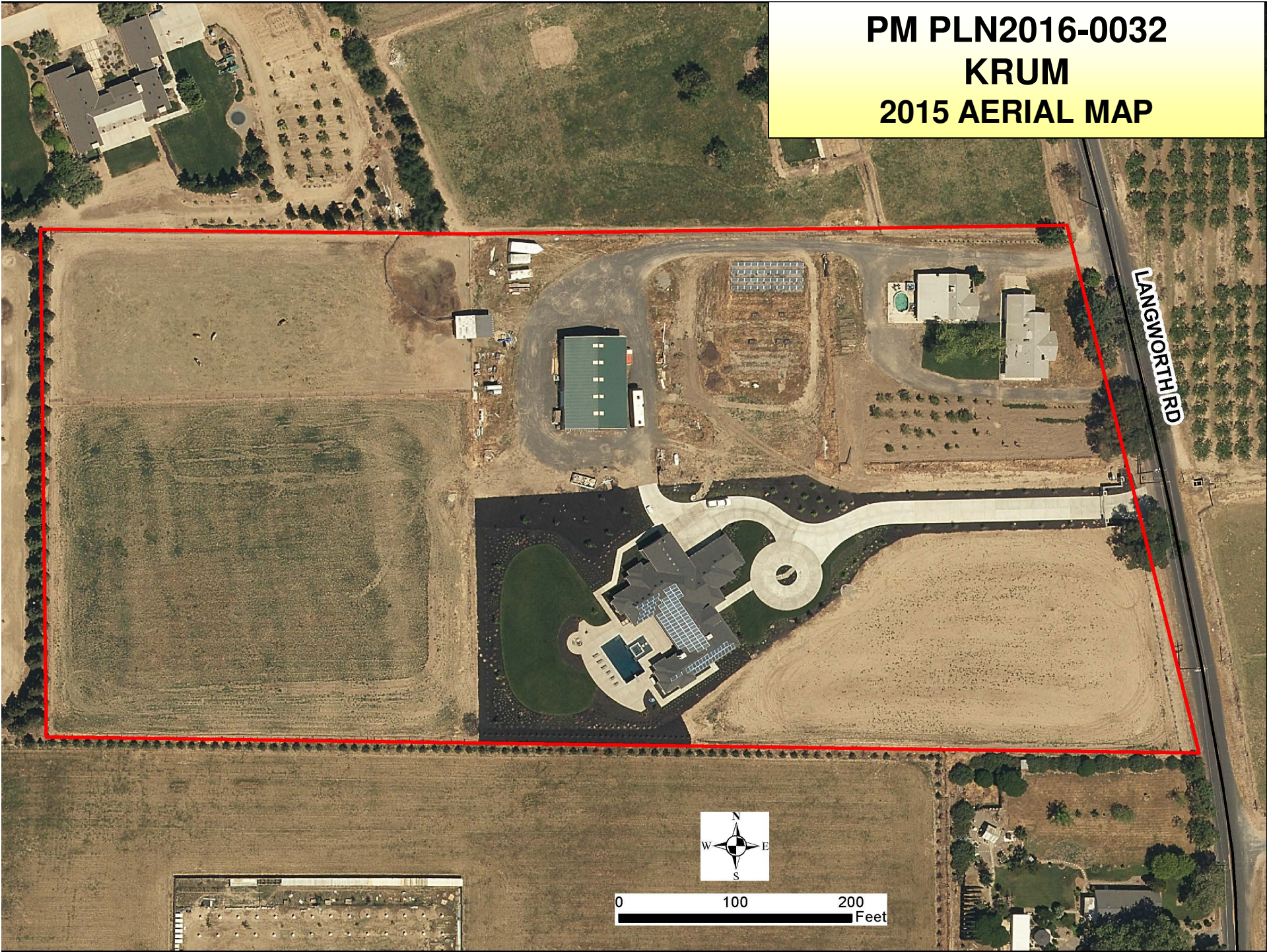


**PM PLN2016-0032  
KRUM  
2015 AERIAL AREA MAP**





**PM PLN2016-0032  
KRUM  
2015 AERIAL MAP**



**LANGWORTH RD**



0 100 200  
Feet

# PM PLN2016-0032 KRUM TENATIVE PARCEL MAP

DESCRIPTION - DESCRIBED BY COAST AND GEODETIC SURVEY A BENCHMARK DISK SIET IN TOP OF CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE INTERSECTION OF REED ROAD AVENUE AND HIGHWAY 120, 28' NORTHWEST OF THE OLD CENTERLINE OF HIGHWAY 120, 27.0' SOUTHWEST OF THE CENTERLINE OF REED AVENUE. ELEVATION = 144.00' NAVD 88 VERTICAL ORDER FIRST CLASS II

## LEGAL DESCRIPTION

THE LAND REFERRED TO IS IN THE UNINCORPORATED AREA OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 2°54' WEST 6.934 CHAINS FROM THE MID QUARTER CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 10 EAST; THENCE RUN SOUTH 89°39' WEST 15.265 CHAINS; THENCE NORTH 0°12' WEST 6.90 CHAINS; THENCE NORTH 89°39' EAST 13.718 CHAINS; THENCE SOUTH 13°26' EAST 8.845 CHAINS; THENCE SOUTH 2°54' EAST .22 CHAINS TO THE POINT OF BEGINNING.

APN 062-032-009-000

## GENERAL DESCRIPTION

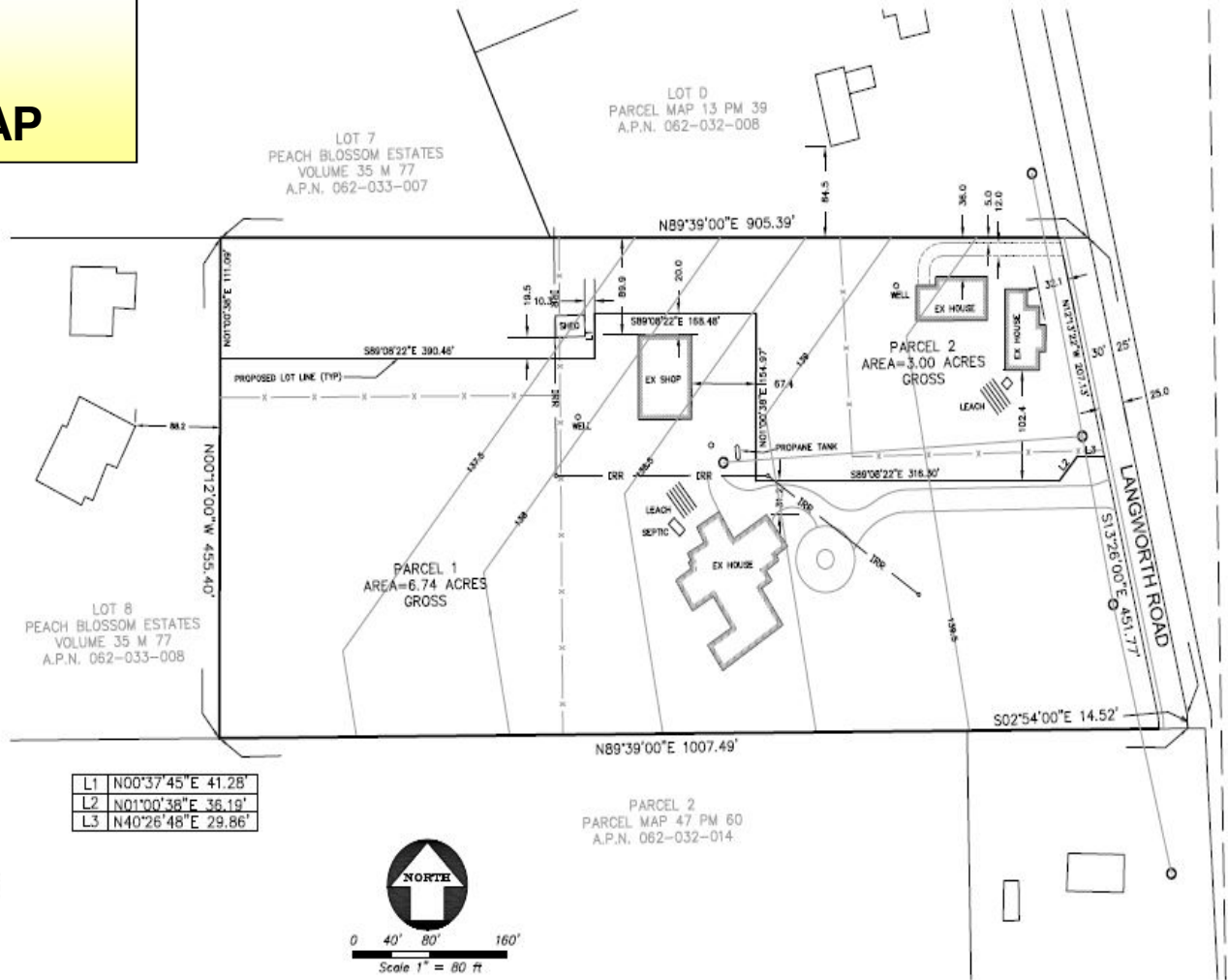
OWNERS: JUSTIN K. & IVY T. KRUM  
PROJECT NAME: PARCEL MAP OF INST# 2009-0085680-00  
PROJECT ADDRESS: 7643 LANGWORTH ROAD, OAKDALE, CA. 95361  
SUBDIVIDER: GERRY HAMMOND 209.531.8552  
OWNER: JUSTIN K. & IVY T. KRUM  
A.P.N. 062-032-009-000  
ZONING: A-2-3 - GENERAL AGRICULTURE 3 ACRE  
TOTAL SITE AREA: 9.84ACRES (GROSS)  
SOIL TYPE: SANDY LOAM

FLOOD ZONE NOTE:  
THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR STANISLAUS COUNTY, CALIFORNIA, MAP NUMBER 06099C0335E FOR COMMUNITY NUMBER 060387 (STANISLAUS COUNTY), WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AS BEING LABELED OTHER AREAS.  
EXISTING EASEMENTS: NONE

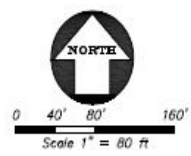
PROPOSED EASEMENTS: NONE

## LEGEND

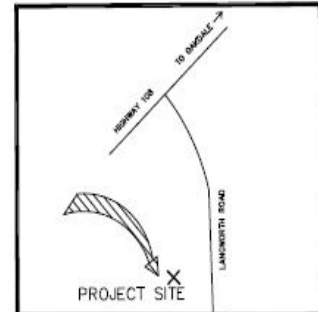
-X-X-X-X-X-	EXISTING FENCE
---	PROPOSED PROPERTY LINE
- - - -	PROPOSED DRIVEWAY
---	EXISTING PROPERTY LINE
---	SECTION LINE
---	OVERHEAD POWER
(100.00)	CONTOUR LABEL
○	WELL
○	POWER POLE
SFN	SEARCHED, FOUND NOTHING
I.P.	IRON PIPE
D.E.	DRAINAGE EASEMENT
O.P.U.E.	OVERHEAD PUBLIC UTILITY EASEMENT
R.P.U.E.	ROAD AND PUBLIC UTILITY EASEMENT



L1	N00°37'45"E	41.28'
L2	N01°00'38"E	36.19'
L3	N40°26'48"E	29.86'



## VICINITY MAP



## MAP PREPARED BY

GERRY HAMMOND, LS 8166  
7707 LANGWORTH ROAD  
OAKDALE, CA. 95361  
P. 209.531.8552



# APPLICATION QUESTIONNAIRE

<p><b>Please Check all applicable boxes</b>  <b>APPLICATION FOR:</b>  <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> General Plan Amendment  <input type="checkbox"/> Rezone  <input type="checkbox"/> Use Permit  <input type="checkbox"/> Variance  <input type="checkbox"/> Historic Site Permit         </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Subdivision Map  <input checked="" type="checkbox"/> Parcel Map  <input type="checkbox"/> Exception  <input type="checkbox"/> Williamson Act Cancellation  <input type="checkbox"/> Other _____         </td> </tr> </table>	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____	<p><b>PLANNING STAFF USE ONLY:</b>          Application No(s): <u>RM246 0032</u>          Date: <u>4-8-16</u>          S <u>20</u> T <u>2</u> R <u>10</u>          GP Designation: <u>AG</u>          Zoning: <u>A-2-3</u>          Fee: _____          Receipt No. _____          Received By: <u>JB</u>          Notes: _____</p>
<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____		

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).*

The parcel owners of APN 062-032-009 request a parcel split. The new lot meets the 3 Acre minimum zoning however they are requesting a variance in part that the proposed 3 Acre parcel will be slightly longer than 3 x the overall width.

See attached Exhibit

# 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 062 Page 032 Parcel 009

Additional parcel numbers:  
Project Site Address  
or Physical Location:

7643 Langworth Road  
Oakdale CA. 95361

Property Area: Acres: 9.74 or Square feet: \_\_\_\_\_

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

Current use is Ag residential / Primary Residence

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)

See attached Permits

Existing General Plan & Zoning: Undefined Zoning = A-2-3

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: Ag Residential

West: Ag Residential

North: Ag Residential

South: Residential

## WILLIAMSON ACT CONTRACT:

Yes  No

Is the property currently under a Williamson Act Contract?

Contract Number: \_\_\_\_\_

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

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

Yes  No

Do you propose to cancel any portion of the Contract?

Yes  No

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

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

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

Flat

Rolling

Steep

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

Field crops

Orchard

Pasture/Grassland

Scattered trees

Shrubs

Woodland

River/Riparian

Other

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

Yes  No

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

**GRADING:**

Yes  No

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

**STREAMS, LAKES, & PONDS:**

Yes  No

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

Yes  No

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

Yes  No

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

Yes  No

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

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

**STRUCTURES:**

Yes  No  Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)

Yes  No  Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes  No  Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes  No  Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) \_\_\_\_\_

**PROJECT SITE COVERAGE:**

Existing Building Coverage: 18,800 ± Sq. Ft.      Landscaped Area: 4000 ± Sq. Ft.

Proposed Building Coverage: 18,800 ± Sq. Ft.      Paved Surface Area: 9600 ± 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: Pacific Gas & Electric

Sewer\*: Private Septic

Telephone: A + T

Gas/Propane: Private Propane

Water\*\*: Private Well

Irrigation: Oakdale Irrigation Dist

**\*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:)

---

---

---

**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): \_\_\_\_\_

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

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

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

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

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

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

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

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

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

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

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

Square footage of:

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

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

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

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

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

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

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

Yes  No

Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

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

**ROAD AND ACCESS INFORMATION:**

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

Langworth 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)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**STANISLAUS COUNTY  
CEQA REFERRAL RESPONSE FORM**

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

**FROM:** Mark Niskanen, City of Oakdale

**SUBJECT:** PARCEL MAP & EXCEPTION – APPLICATION NO. PLN2016-0032 - KRUM

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. N/A
- 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. N/A
- 3.
- 4.

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

N/A

---

---

Response prepared by:

Mark Niskanen                      Contract Planner                      7/28/16  
Name                                      Title                                      Date



OAKDALE IRRIGATION DISTRICT



RECEIVED

AUG 15 2016

STANISLAUS CO. PLANNING &  
COMMUNITY DEVELOPMENT DEPT.

August 11, 2016

Mr. Jeremy Ballard  
Stanislaus County - Department of  
Planning and Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA, 95354

**Re: Parcel Map & Exception Application No. PLN2016-0032 – Krum  
(APN: 062-032-009)**

Dear Mr. Ballard:

Thank you for the opportunity to review the above-noted project. Should Mr. and Mrs. Krum proceed with the subdivision and complete the process, the newly created parcels would be considered ineligible to receive irrigation water and would need to request and complete Oakdale Irrigation District's (OID) new connection process prior to the receipt of water. Although the property may have received water from OID in the past and the existing delivery point(s) may still be in place to continue to do so, several new conditions would be required to be met in accordance with OID's Parcel Map Policy to complete the new connection process (i.e. measurable point(s) of delivery, encroachment agreements for any existing or proposed improvements within OID's right-of-way, grants of easements for any existing OID facilities onsite, etc.). Additionally, since the two proposed new parcels are less than 10 acres they are considered substandard, and approval from the OID Board of Directors would be required for the new parcels to be connected.

If OID can be of any further assistance, please do not hesitate to contact me at (209) 840-5525.

Sincerely,

**OAKDALE IRRIGATION DISTRICT**

Eric C. Thorburn, P.E.  
Water Operations Manager

Enclosure: Project Site Map

cc: Administration Files  
Justin and Ivie Krum, 7643 Langworth Road, Oakdale CA, 95361



OAKDALE IRRIGATION DISTRICT  
 1205 EAST F STREET  
 OAKDALE CALIFORNIA 95361

PROJECT SITE MAP  
 EARLY CONSULTATION  
 PLN2016-0032



DATE: AUG. 10, 2016  
 DRAWN BY: ECS  
 CHECKED BY: ECT

APN: 062-032-009

NOT TO SCALE  
 SHEET 1 of 1



Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

## Memorandum

**Date:** July 26, 2016  
**To:** All Reviewing Agencies  
**From:** Scott Morgan, Director  
**Re:** SCH # 2016072066

**Parcel Map & Exception - Application No. PLN2016-0032 -- Krum**

---

Please be advised, on **July 26, 2016** the *Early Consultation* for the above referenced project was sent to your agency for review without the *cover letter*. Please accept the attached **cover letter** for the **Early Consultation**. We apologize for any inconvenience this may have caused. All other information remains the same.

cc: Jeremy Ballard  
Stanislaus County  
1010 10th Street, Suite 3400  
Modesto, CA 95354



Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

**Request for Early Consultation**

July 26, 2016

To: Reviewing Agencies

Re: Parcel Map & Exception -- Application No. PLN2016-0032 -- Krum  
SCH# 2016072066

Prior to determining whether a Negative Declaration or an Environmental Impact Report (EIR) is required for a project under CEQA, a Lead Agency is required to consult with all responsible and trustee agencies. This notice and attachment fulfill the early consultation requirement. Recommendations on the appropriate type of environmental document for this project, as well as comments on its scope and content, should be transmitted to the Lead Agency at the address below. You do not have to be a responsible or trustee agency to comment on the project. All agencies are encouraged to comment in a manner that will assist the Lead Agency to prepare a complete and adequate environmental document.

Please direct your comments to:

**Jeremy Ballard**  
Stanislaus County  
1010 10th Street, Suite 3400  
Modesto, CA 95354

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to SCH Number 2016072066 in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachment  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2016072066  
**Project Title** Parcel Map & Exception - Application No. PLN2016-0032 - Krum  
**Lead Agency** Stanislaus County

---

**Type** CON Early Consultation

**Description** This is a request to subdivide a 9.74+/- acre parcel into two parcels of 6.74+/- and 3+/- acres in the A-2-3 zoning district. An exception to the subdivision ordinance is being requested for proposed parcel 2 for the lot width to depth ratio. Each proposed parcel has been developed with a single dwelling as well as accessory structures and will have access to Langworth Rd.

---

**Lead Agency Contact**

**Name** Jeremy Ballard  
**Agency** Stanislaus County  
**Phone** (209) 525-6330 **Fax**  
**email**  
**Address** 1010 10th Street, Suite 3400  
**City** Modesto **State** CA **Zip** 95354

---

**Project Location**

**County** Stanislaus  
**City** Oakdale, Riverbank  
**Region**  
**Cross Streets** SR 108  
**Lat / Long**  
**Parcel No.** 062-032-009  
**Township** 2 **Range** 10 **Section** 20 **Base** MDBM

---

**Proximity to:**

**Highways** 108  
**Airports**  
**Railways** Burlington North/Santa Fe  
**Waterways** Stanislaus River  
**Schools** Mesa Verde ES  
**Land Use** PLU: Two single family homes, irrigated pasture; Z: A-2-3; GPD: AG

---

**Project Issues**

**Reviewing Agencies** Resources Agency; Department of Fish and Wildlife, Region 4; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 10; Regional Water Quality Control Bd., Region 5 (Sacramento); Native American Heritage Commission; Public Utilities Commission

---

**Date Received** 07/26/2016 **Start of Review** 07/26/2016 **End of Review** 08/12/2016



Notice of Completion and  
Environmental Document Transmittal  
California Environmental Quality Act

2016072066  
SCH #

TO: STATE CLEARINGHOUSE  
1400 Tenth Street  
Sacramento, CA 95814  
(916) 445-0613

FROM: STANISLAUS COUNTY  
Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354  
PHONE (209) 525-6330  
FAX: (209) 525-5911

Project Title: PARCEL MAP & EXCEPTION - APPLICATION NO: PLN2016-0032 - KRUM  
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Jeremy Ballard, Assistant Planner  
Street Address: 1010 10<sup>th</sup> Street, Suite 3400 Phone: (209) 525-6330  
City: Modesto, CA Zip: 95354 County: Stanislaus

Present Land Use/Zoning/General Plan Designation:

PLU: Two Single Family Homes, Irrigated Pasture Zoning: A-2-3 (General Agriculture) GPD: AG (Agriculture)

Project Description: This is a request to subdivide a 9.74± acre parcel into two parcels of 6.74± and 3± acres in size in the A-2-3 zoning district. An Exception to the Subdivision Ordinance is being requested for Proposed Parcel 2 for the lot width to depth ratio. Each proposed parcel has been developed with a single family dwelling as well as accessory structures and will have access to Langworth Road.

Project Location

County: Stanislaus County City/Nearest Community: Oakdale/Riverbank  
Cross Streets: SR 108 Zip Code: 95380 Total Acres: 9.74±  
Longitude/Latitude (degrees, minutes and seconds): \* \* \* \* \*  
Assessor's Parcel Number: 062-032-009 Section: 20 Twp: 2 Range: 10 Base: MD&M  
Within 2 Miles: State Hwy # 108 Waterways: Stanislaus River  
Airports: \_\_\_\_\_ Railways: Burlington North / Santa Fe Schools: Mesa Verde Elementary

Local Public Review Period (to be filled in by lead agency)

Starting Date: July 25, 2016 Ending Date: August 12, 2016  
Signature: \_\_\_\_\_ Date: July 25, 2016

Document Type

CEQA  NEPA  OTHER   
 NOP  Supplement/Subsequent EIR  Joint Document  
 Early Cons (Prior SCH No.)  EA  Final Document  
 Neg Dec  Other (NOE, NOC, NOD, etc.)  Draft EIS  Other  
 Mit Neg Dec  FONSI  
 Draft EIR

Local Action Type

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Cancel Ag Preserve  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other

State Clearinghouse Contact: (916) 445-0613

State Review Began: 7-26-2016 JJA

EARLY CONSULTATION

SEND COMMENTS DIRECTLY TO

LEAD AGENCY BY: 8-12-16

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2016072066

Please forward late comments directly to the Lead Agency

AQMD/APCD 34

(Resources: 7, 30)

Project Sent to the following State Agencies

<input checked="" type="checkbox"/> Resources	State/Consumer Svcs
<input type="checkbox"/> Boating & Waterways	General Services
<input type="checkbox"/> Coastal Comm	Cal EPA
<input type="checkbox"/> Colorado Rvr Bd	ARB: Airport & Freight
<input type="checkbox"/> Conservation	ARB: Transportation Projects
<input checked="" type="checkbox"/> CDFW # <u>4</u>	ARB: Major Industrial/Energy
<input type="checkbox"/> Delta Protection Comm	SWRCB: Div. of Drinking Water
<input type="checkbox"/> Cal Fire	SWRCB: Div. Drinking Wtr # _____
<input type="checkbox"/> Historic Preservation	SWRCB: Div. Financial Assist.
<input checked="" type="checkbox"/> Parks & Rec	SWRCB: Wtr Quality
<input type="checkbox"/> Central Valley Flood Prot.	SWRCB: Wtr Rights
<input type="checkbox"/> Bay Cons & Dev Comm.	<input checked="" type="checkbox"/> Reg. WQCB # <u>58</u>
<input checked="" type="checkbox"/> DWR	Toxic Sub Ctri-CTC
<input type="checkbox"/> OES	Yth/Adlt Corrections
<input type="checkbox"/> Resources, Recyc. & Recovery	Corrections
CalSTA	
Aeronautics	Independent Comm
<input checked="" type="checkbox"/> CHP	Energy Commission
<input checked="" type="checkbox"/> Caltrans # <u>10</u>	<input checked="" type="checkbox"/> NAHC
<input type="checkbox"/> Trans Planning	<input checked="" type="checkbox"/> Public Utilities Comm
Other	State Lands Comm
<input type="checkbox"/> Housing & Comm. Dev	Tahoe Rg Plan Agency
<input type="checkbox"/> Food & Agriculture.	
	Conservancy
	Other:





August 29, 2016

To: Justin & Iviet Krum, 7643 Langworth Road Oakdale, CA 95361

From: Jeremy Ballard, Assistant Planner, Stanislaus County Planning & Community Development

Subject: PM APP NO. PLN 2016-0035 Krum Parcel Map

This is a request to create two parcels out of a 9.74 acre parcel. An Exception to the Subdivision Ordinance is being requested for parcel 2 for the lot width to depth ratio. Planning Staff has reviewed the application and provides the following comments:

- That prior to the final map being recorded that Building Permit No. BLD2014-1667 be completed and a final occupancy permit be received. Or;
- That prior to the final map being recorded a demolition permit is issued *and* finalized for one of the two dwellings on Proposed Parcel 2.
- The recorded parcel map shall contain the following statement:

"All persons purchasing lots within the boundaries of this approved map should be prepared to accept the inconveniences associated with the agricultural operations, such as noise, odors, flies, dust, or fumes. Stanislaus County has determined that such inconveniences shall not be considered to be a nuisance if agricultural operations are consistent with accepted customs and standards."

I:\Planning\Staff Reports\PM\2016\PLN2016-0032 - KRUM\Early Consultation Referral\Responses\Planning.Doc



**DEPARTMENT OF PUBLIC WORKS**

**Matt Machado, PE, LS**  
Director, County Surveyor

**Chris Brady, PE**  
Deputy Director - Design/Survey/Fleet Maintenance


**David Leamon, PE**  
Deputy Director - Construction  
Administration/Operations

**Andrew Malizia, PE**  
Supervisor - Development/Traffic

**Kathy Johnson**  
Assistant Director - Finance/GIS/HR/Transit

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

August 22, 2016

To: Jeremy Ballard, Assistant Planner, Planning and Community Development  
From:  Angie Halverson, Senior Land Development Coordinator  
Subject: PLN 2016-0035 Krum Parcel Map

This is a request to create two parcels out of a 9.74 acre parcel. An Exception to the Subdivision Ordinance is being requested for parcel 2 for the lot width to depth ratio. Each of the proposed parcels has a single family dwelling and accessory structures and direct access to Langworth Road. Public Works recommends the following conditions of approval:

1. The recorded parcel map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying.
2. All structures not shown on the tentative parcel map shall be removed prior to the parcel map being recorded.
3. The new parcel shall be surveyed and fully monumented prior to the recording of the final map.

H:\Development Services\Development Permits\PM Archive\PM 2016 PLN\PLN2016-0035 Krum Parcel Map.Doc



CENTRAL CALIFORNIA INFORMATION CENTER

*California Historical Resources Information System*  
Department of Anthropology – California State University, Stanislaus  
One University Circle, Turlock, California 95382  
(209) 667-3307 - FAX (209) 667-3324

RECEIVED

DEC 03 2015

KIER & WRIGHT  
LIVERMORE

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

**Date:** November 30, 2015

**CCIC File #:** 9564N

**Project:** Krum Deed, APN 062-032-009,  
Langworth Road, Oakdale, CA;  
por. of NW ¼ Section 20, T2S/R10E

Gerry Hammond  
Kier & Wright  
Civil Engineers & Surveyors, Inc.  
2850 Collier Canyon Road  
Livermore, CA 94551

Email: ghammond@kierwright.com

Dear Mr. Hammond,

We have conducted a records search as per your request for the above-referenced project area located on the Riverbank USGS 7.5-minute quadrangle map in Stanislaus County.

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), *California Inventory of Historic Resources* (DPR 1976), the *California Historical Landmarks* (1990), and the California Points of Historical Interest listing (May 1992 and updates), the Directory of Properties in the Historic Property Data File (HPDF) and the Archaeological Determinations of Eligibility (ADOE) (Office of Historic Preservation current computer lists dated 3-20-2014 and 4-05-2012, respectively), the *Survey of Surveys* (1989), GLO Plats and other historic maps on file for the area, and other pertinent historic data available at the CCIC for each specific county.

The following details the results of the records search:

**Prehistoric or historic resources within the project area:**

(1) No prehistoric or historic archaeological resources or historic properties have been reported to the CCalC.

(2) GLO Plat maps for T2S/R10E: sheet #44-116, dated 1983-1854, indicates a road or trail passing through the property to and from one or more of the ferries located on the Stanislaus River; sheet #44-117, dated 1853-1857, shows the property falling within "Part of Eight Square Leagues of Land Confirmed to A. B. Tomson".

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. There may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

We advise you that in accordance with State law, if any historical resources are discovered during project-related activities, all work is to stop and the lead agency and a qualified professional are to be consulted to determine the importance and appropriate treatment of the find. If Native American remains are found the County Coroner and the Native American Heritage Commission, Sacramento (916-373-3710) are to be notified immediately for recommended procedures.

**We further advise you that if you retain the services of a historical resources consultant, the firm or individual you retain is responsible for submitting any report of findings prepared for you to the Central California Information Center, including one copy of the narrative report and two copies of any records that document historical resources found as a result of field work. If the consultant wishes to obtain copies of materials not included with this records search reply, additional copy or records search fees may apply.**

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

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

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

(3) The 1906 map of Stanislaus County indicates this property as falling within the landholdings of the name Langworthy. This would be Henry Langworthy who originally laid out the town of Langworth in 1860 (old settlement centered on the intersection of SR 108 and Langworth Road). He lived in the Langworth area from 1870 to 1905; after 1905 the property was owned by the Crawfords. Additional reference: *Annals of Stanislaus County, Volume I: River Towns and Ferries* (Brotherton 1982:66-68).

(4) Langworth Road can be seen on the 1916 Riverbank USGS 7.5' map and the 1915 Thalheim USGS 7.5' map.

(5) We know that there were buildings on this particular property at least as early as the 1953 Riverbank USGS 7.5' map; we do not know if there were any earlier, between 1953 and 1939 (none are indicated on the 1939 Modesto East USACE 15' map).

**Prehistoric or historic resources within the immediate vicinity of the project area:**

None have been reported to the CCaIC.

**Resources that are known to have value to local cultural groups:**

None have been formally reported to the Information Center.

**Previous investigations within the project area:**

None have been reported to the Information Center.

**Previous investigations within the immediate vicinity of the project area:**

None have been reported to the Information Center.

**Recommendations/Comments:**

Based on existing data in our files the project area has a low-to-moderate sensitivity for the possible discovery of historical resources: As the property lies between two former southern terraces of the Stanislaus River (and is less than ½-mile from each), there is the possibility of prehistoric cultural remains under the surface. There may also be subsurface historic-era artifacts and debris. Survey by a qualified historical resources consultant is recommended prior to implementation of the project or issuance of any discretionary permit (and even if field survey is negative, caution is advised during any excavation or trenching in this area). Furthermore, if any standing buildings or structures on this property are determined to be 45 years or older, and are slated for demolition, we recommend that they be formally recorded and evaluated beforehand.

The Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>