



## Referral

### Early Consultation

**Date:** October 24, 2016  
**To:** Distribution List (See Attachment A)  
**From:** Timothy Vertino, Assistant Planner, Planning and Community Development  
**Subject:** PARCEL MAP APPLICATION NO. PLN2016-0101 – STANLEY & GAIL MARTIN  
**Respond By:** November 14, 2016

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**\*\*\*\*PLEASE REVIEW REFERRAL PROCESS POLICY\*\*\*\***

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

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

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

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**Applicant:** Stanley Michael & Gail Ferrari Martin  
**Project Location:** 4800 Kersey Road, on the south-eastern corner of the Kersey, N. Gratton intersection, in the Denair area.  
**APN:** 024-024-037  
**Williamson Act Contract:** N/A  
**General Plan:** LDR (Low Density Residential)  
**Current Zoning:** R-A (Rural Residential)  
**Community Plan:** Low Density Residential

**Project Description:** Request to subdivide a 1.32± acre parcel into four (4) parcels and a remainder parcel. Proposed parcel 1 will be 8,000± square feet, proposed parcels 2-4 will be 11,580± square feet, while the remainder parcel will be 12,630± square feet. The Parcel Map application includes a Will Serve Letter for the four (4) subject parcels to be served by public water and sewer upon approval of the map. Proposed parcel 1 will take access to Kersey Road, while proposed parcels 2-4 will take access to N. Gratton Road. The applicant has proposed improvements consisting of curb, gutter, and sidewalk along proposed parcels 1-4.

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

**PARCEL MAP APPLICATION NO. PLN2016-0101 – STANLEY & GAIL MARTIN**

## Attachment A

## Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)		STAN CO BUILDING PERMITS DIVISION
	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:	X	STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES/SANITARY DIST: DENAIR	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: DENAIR	X	STAN CO SUPERVISOR DIST 2: CHIESA
	HOSPITAL DIST:	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: TURLOCK		StanCOG
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
X	MUNICIPAL ADVISORY COUNCIL: DENAIR		SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
X	POSTMASTER: DENAIR	X	TRIBAL CONTACTS: TORRES MARTINEZ DESERT CAHILLA INDIANS (CA Government Code §65352.3)
X	RAILROAD: BURLINGTON NORTHERN SANTE FE		TUOLUMNE RIVER TRUST
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: DENAIR UNIFIED		US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (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. PLN2016-0101 – STANLEY & GAIL MARTIN**

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

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

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

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

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

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

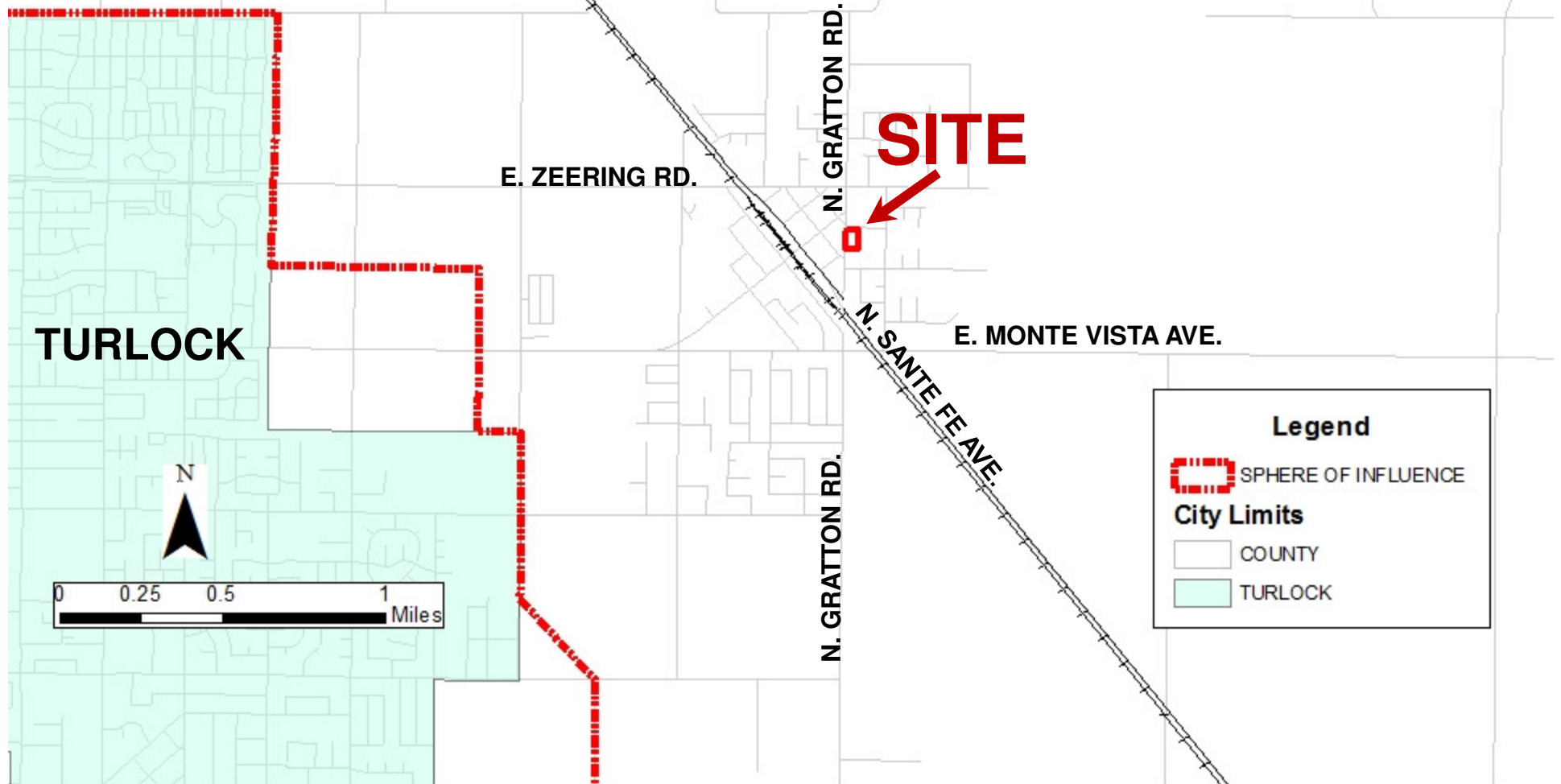
In addition, our agency has the following comments (attach additional sheets if necessary).

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

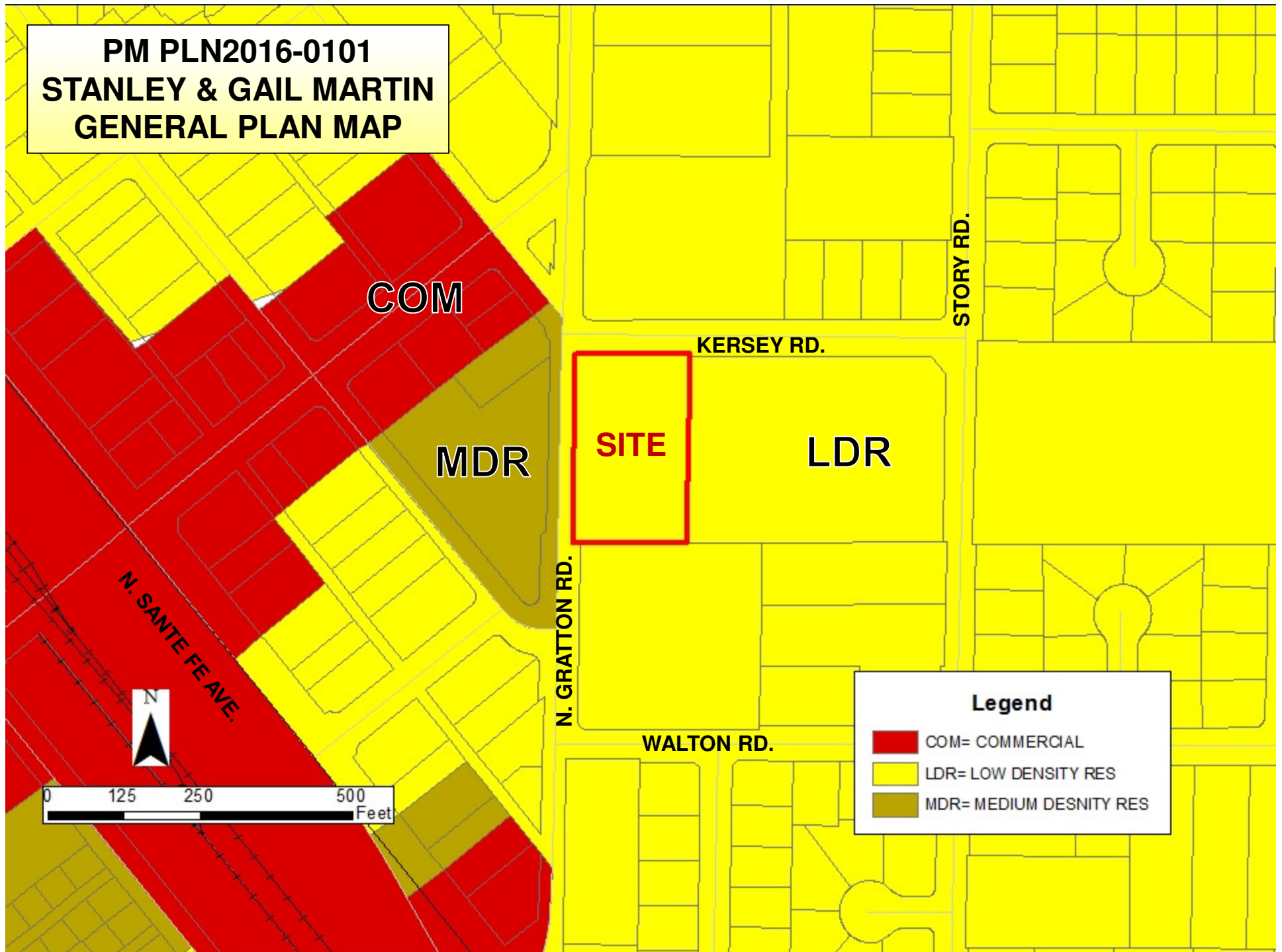
Response prepared by:

Name	Title	Date
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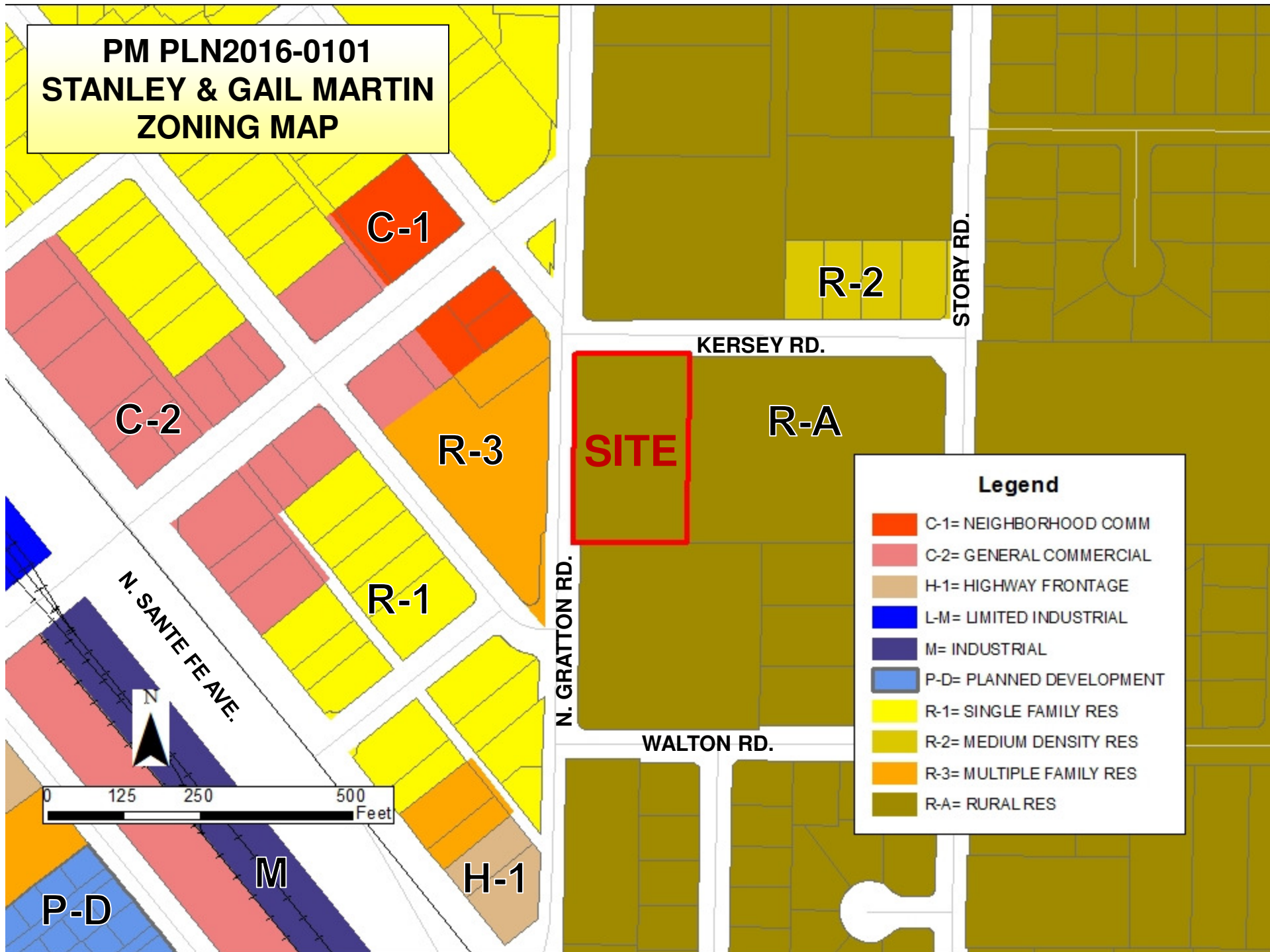
**PM PLN2016-0101  
STANLEY & GAIL MARTIN  
AREA MAP**



**PM PLN2016-0101  
STANLEY & GAIL MARTIN  
GENERAL PLAN MAP**

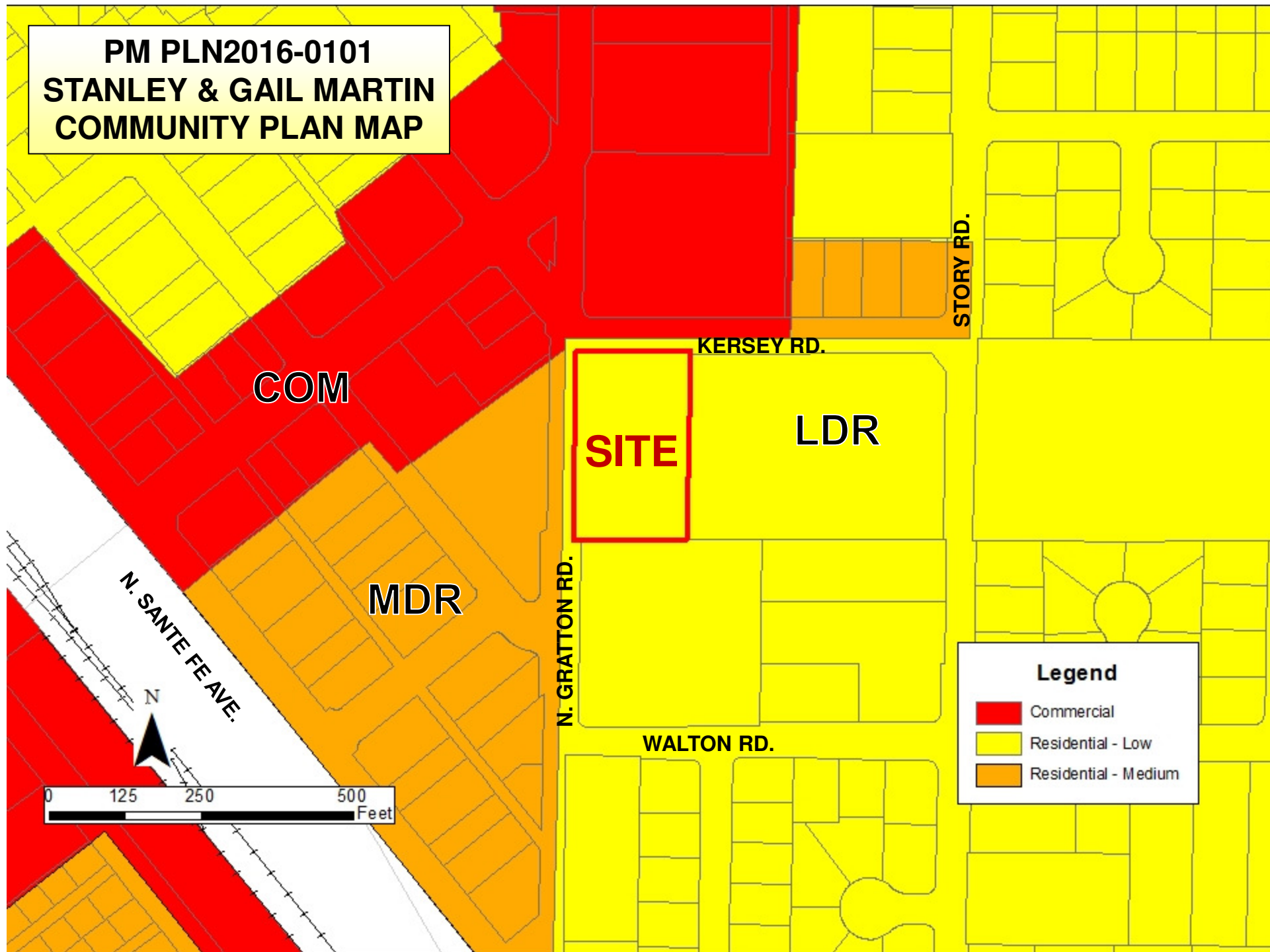


**PM PLN2016-0101  
STANLEY & GAIL MARTIN  
ZONING MAP**



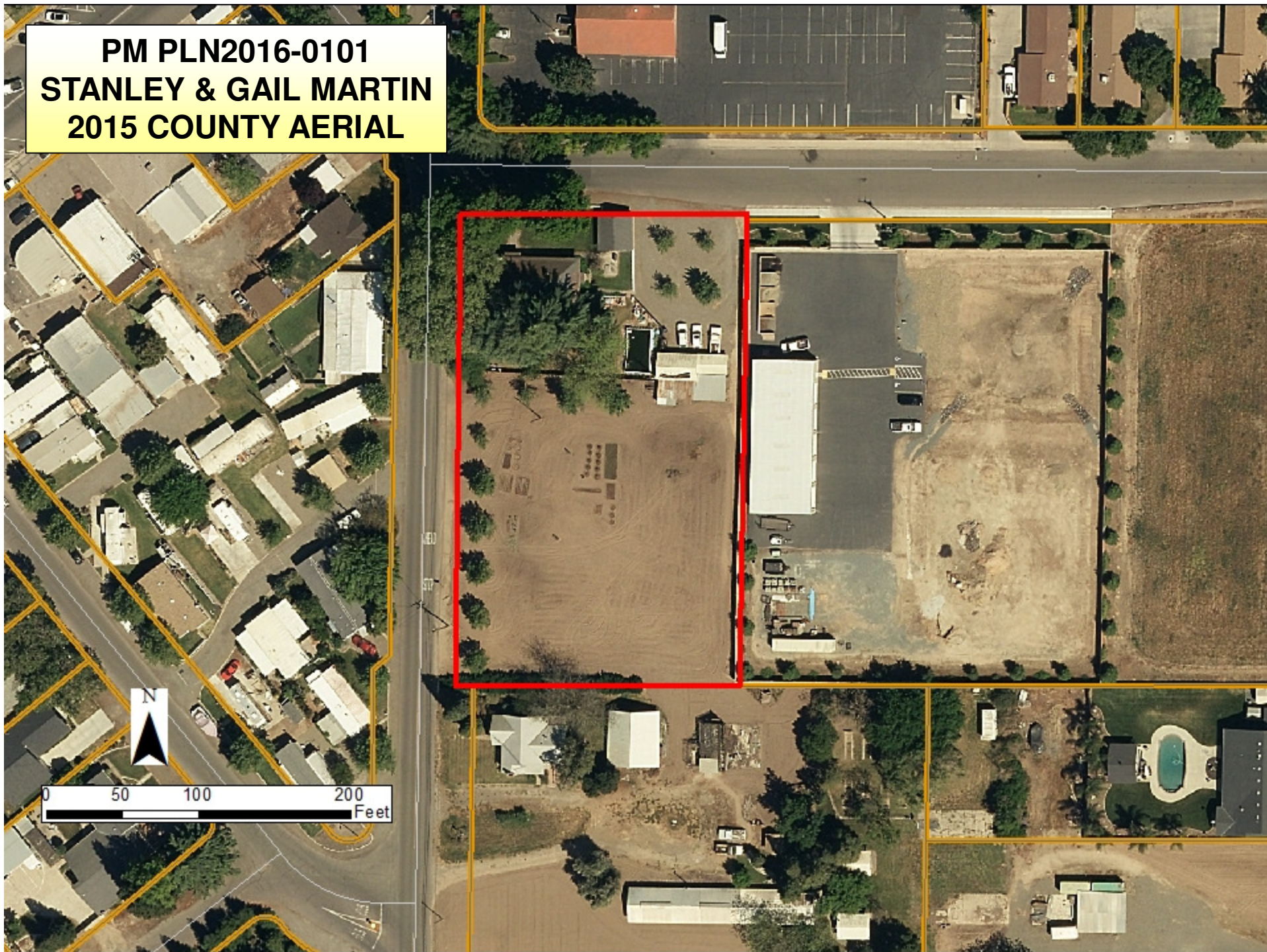


**PM PLN2016-0101  
STANLEY & GAIL MARTIN  
COMMUNITY PLAN MAP**



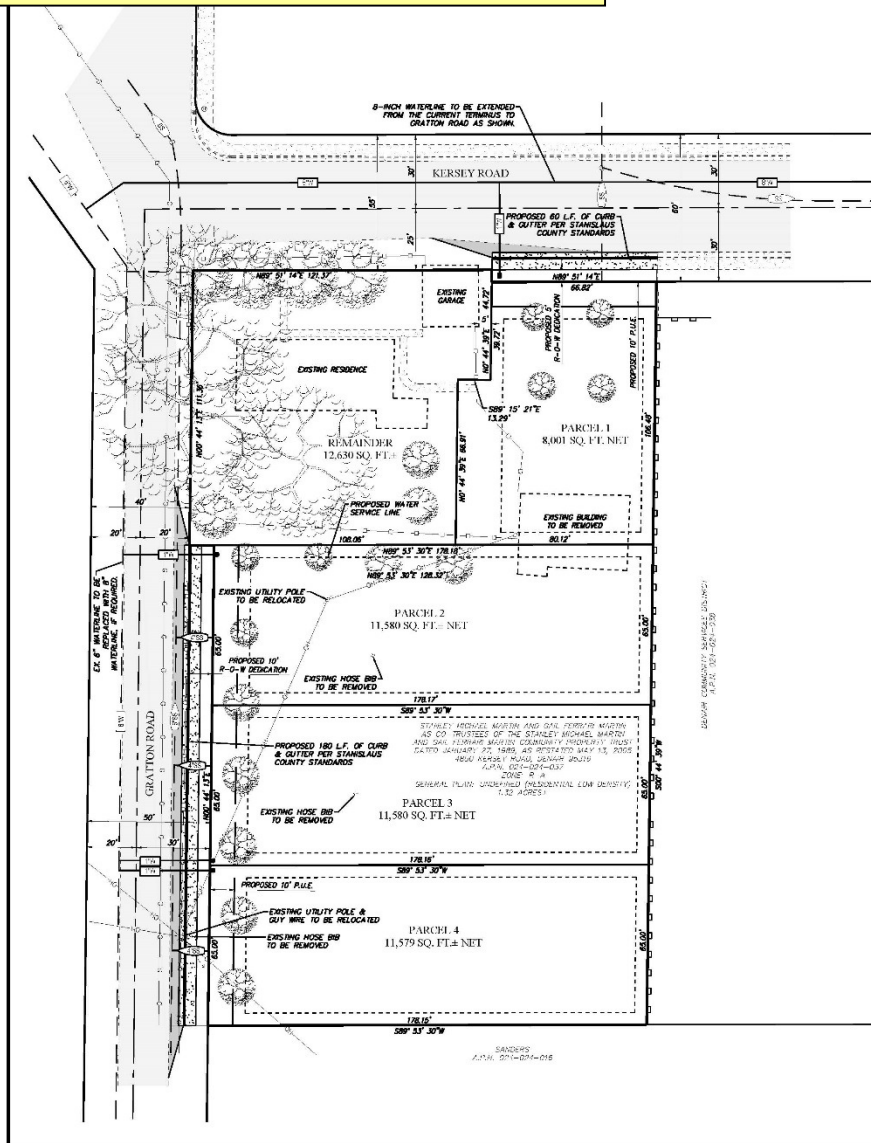


**PM PLN2016-0101  
STANLEY & GAIL MARTIN  
2015 COUNTY AERIAL**





# PM PLN2016-0101 STANLEY & GAIL MARTIN PARCEL MAP



## PROJECT LOCATION

4800 KERSEY ROAD  
DENAIR, CA 95316

## ASSESSOR'S PARCEL NO.

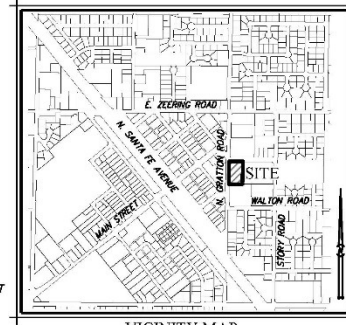
A.P.N. 024-024-037

## GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER STANISLAUS COUNTY STANDARD SPECIFICATIONS.
2. STORM DRAINAGE: BY POSITIVE SYSTEM TO EXISTING STANISLAUS COUNTY POSITIVE STORM DRAINAGE SYSTEM.
3. SEWAGE DISPOSAL: BY DENAIR COMMUNITY SERVICES DISTRICT SEWER SYSTEM.
4. WATER SUPPLY: BY DENAIR COMMUNITY SERVICES DISTRICT WATER SYSTEM.
5. GAS SERVICE SUPPLY: PG&E
6. ELECTRIC SERVICE: TID
7. STREET LIGHTING SHALL BE INSTALLED AS PER STANISLAUS COUNTY STANDARD SPECIFICATIONS.
8. TOTAL AREA: 1.32 ACRES±
9. TOTAL NO. OF LOTS: 4 LOTS, 1 REMAINDER LOT.
10. BUILDING SETBACKS PER STANISLAUS COUNTY ZONING ORDINANCE.
11. PUBLIC UTILITIES ARE TO BE INSTALLED UNDERGROUND IN EASEMENTS.
12. BOUNDARY INFORMATION WAS COMPILED BY DEED AND A FIELD SURVEY.

## LEGEND

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



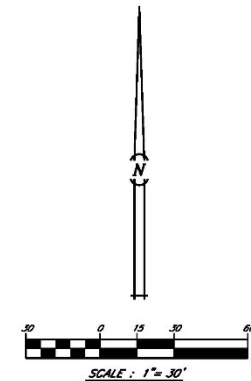
VICINITY MAP  
NO SCALE

## OWNER

STANLEY MICHAEL MARTIN AND GAIL FERRARI MARTIN  
AS CO-TRUSTEES OF THE STANLEY MICHAEL MARTIN  
AND GAIL FERRARI MARTIN COMMUNITY PROPERTY  
TRUST DATED JANUARY 27, 1989, AS RESTATED MAY  
13, 2005

ADDRESS: P.O. BOX 266, DENAIR, CA 95316

CONTACT: DOUG WAREHAM  
PHONE: (209) 679-5873



SHEET 1. OF 1.	HAWKINS & ASSOCIATES ENGINEERING, INC. 436 MITCHELL RD. MODESTO, CA 95354 PH: (209) 575-4295 FX: (209) 578-4295	MARTIN A.P.N. 024-024-037 DENAIR, CALIFORNIA	BY: RCS	RODRICK H. HAWKINS R.C.E. 50188
			CHK: RHH	KEVIN GENASCI L.S. 8960
			DATE: 7/20/16	DESCRIPTION
			SCALE: 1"=30'	APPROVED
			JOB #: 3340	



## APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

### APPLICATION FOR:

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

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

### PLANNING STAFF USE ONLY:

Application No(s): PCW2016-0101  
Date: 10/5/16  
S 5 T 5 R 11  
GP Designation: LDR  
Zoning: R-A  
Fee: \_\_\_\_\_  
Receipt No. \_\_\_\_\_  
Received By: \_\_\_\_\_  
Notes: \_\_\_\_\_

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).

This project is a tentative parcel map that divides a 1.32 acre parcel into 4 separate lots with a remainder. The right-of-way along Kersey Road will be widened to a 30' half street with extension of the current curb, gutter, and sidewalk. The right-of-way along Gratton Road will be widened to a 30' half street with new curb, gutter, and sidewalk. The 4 Lots will be serviced with appurtenant utilities.

# 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 024 Page 024 Parcel 037

Additional parcel numbers: \_\_\_\_\_

**Project Site Address**

**or Physical Location:** \_\_\_\_\_

**Property Area:** Acres: 1.32 or Square feet: \_\_\_\_\_

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

residence with open land

**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)

N/A

**Existing General Plan & Zoning:** GP: undefined (residential-low density), Zone: R-A (rural residential)

**Proposed General Plan & Zoning:** N/A  
(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:** Denair Community Services District

**West:** residential

**North:** Denair Community Services District

**South:** residential with open land

## **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) positive storm drainage system to existing Stanislaus County storm drainage  
system

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: 4,000 Sq. Ft.      Landscaped Area: 3,000 Sq. Ft.  
Proposed Building Coverage: 0 Sq. Ft.      Paved Surface Area: 0 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: <u>TID</u>	Sewer*: <u>Denair Community Services District</u>
Telephone: <u>AT&amp;T</u>	Gas/Propane: <u>PG&amp;E</u>
Water**: <u>Denair Community Services District</u>	Irrigation: <u>N/A</u>

**\*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:)

No special or unique sewage wastes

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

(complete if applicable)	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)

Gratton Road and Kersey Road

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

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

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

### STORM DRAINAGE:

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

☐ Other: (please explain) \_\_\_\_\_

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

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

### EROSION CONTROL:

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

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

### ADDITIONAL INFORMATION:

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

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