



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

Date: March 3, 2017

To: Distribution List (See Attachment A)

From: Denzel Henderson, Assistant Planner, Planning and Community Development

Subject: PARCEL MAP APPLICATION NO. PLN2016-0101 STANLEY & GAIL MARTIN

Comment Period: March 8, 2017 – April 6, 2017

Respond By: April 6, 2017

Public Hearing Date: May 4, 2017

You may have previously received an Early Consultation Notice regarding this project, and your comments, if provided, were incorporated into the Initial Study. Based on all comments received, Stanislaus County anticipates adopting a Negative Declaration for this project. This referral provides notice of a 30-day comment period during which Responsible and Trustee Agencies and other interested parties may provide comments to this Department regarding our proposal to adopt the Negative Declaration.

All applicable project documents are available for review at: Stanislaus County Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, CA 95354. Please provide any additional comments to the above address or call us at (209) 525-6330 if you have any questions. Thank you.

Applicant: Stanley & Gail Martin

Project Location: 4800 Kersey Road, at the southeast corner of Kersey and N. Gratton Roads, in the Denair area.

APN: 024-024-037

Williamson Act Contract: N/A

General Plan: Low Density Residential

Current Zoning: R-A (Rural Residential)

Community Plan: Low Density Residential

Project Description: Request to subdivide a 1.32± acre parcel to create 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. The proposed 12,630± square foot remainder parcel, located at the southeast corner of Kersey and N. Gratton Roads, contains a single-family dwelling and a detached garage. Proposed Parcel 1 will take access to Kersey Road, while proposed parcels 2 through 4 will take access to N. Gratton Road. Proposed Parcels 1-4 will receive water and sewer services from the Denair Community Service District subject to the Will-Serve Letter conditions. The applicant has proposed roadway dedication in compliance with the General Plan and installation of curb, gutter, and sidewalk along the proposed parcels.

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

PARCEL MAP APPLICATION NO. PLN2016-0101

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
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:	X	STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES 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	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
X	MUNICIPAL ADVISORY COUNCIL: DENAIR	X	SURROUNDING LAND OWNERS (ON FILE W/THE CLERK TO THE BOARD OF SUPERVISORS)
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
X	POSTMASTER: DENAIR	X	TRIBAL CONTACTS: TORRES MARTINEZ DESERT CHILLA INDIANS (CA GOVERNMENT CODE §65352.3)
X	RAILROAD: BURLINGTON NORTHERN SANTE FE	X	TRIBAL CONTACT – TORRES MARTINEZ DESERT CAHUILLA INDIANS (ALL)
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:
	TUOLUMNE RIVER TRUST		

STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: PARCEL MAP APPLICATION NO. PLN2016-0101 – 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
------	-------	------



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

CEQA INITIAL STUDY

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

1. **Project title:** Parcel Map Application No. PLN 2016-0101
Stanley & Gail Martin
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Denzel Henderson, Assistant Planner
4. **Project location:** 4800 Kersey Rd, Denair, Southeast corner of
Kersey and N. Gratton Rd. in the Denair area
(APN : 024-024-037).
5. **Project sponsor's name and address:** Hawkins & Associates Engineering
436 Mitchell Rd
Modesto, CA 95354
6. **General Plan designation:** Low-Density Residential (LDR)
7. **Zoning:** Rural Residential (R-A)
8. **Description of project:**

Request to subdivide a 1.32± acre parcel to create four (4) parcels and a remainder, ranging in size from 8,000±-12,630± square feet (Parcel 1 – 8,000± square feet; Parcel 2 – 11,580± square feet; Parcel 3 – 11,580± square feet.; Parcel 4 – 11,579± square feet). The proposed 12,630± square foot remainder parcel, located at the southeast corner of Kersey and N. Gratton Roads, contains a single-family dwelling and a detached garage. A large shed, located east and adjacent to the remainder parcel, is present on proposed Parcels 1 and 2, and will be demolished prior to recording the final map. All parcels will front on either Kersey or N. Gratton Roads and receive water and sewer service from the Denair Community Service District (DCSD). A Will-Serve letter listing improvements needed to obtain services was provided by the DCSD. The applicant has proposed roadway dedication in compliance with the General Plan and installation of curb, gutter, and sidewalk along the proposed parcels. The applicant is not proposing to build any structures; however, upon completion of required improvements and recordation of the final parcel map, up to two single family dwellings may be constructed on each parcel in compliance with County Code Chapter 21.24 Rural Residential (R-A) District.

9. **Surrounding land uses and setting:** Surrounding land uses includes medium density dwellings and neighborhood commercial business to the West, to the North there are more scattered single-family dwellings and neighborhood commercial land use, to the East and South of the property you have scattered low density residential dwellings open fields and undeveloped lots

- 10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**
- Department of Public Works
 - Department of Environmental Resources
 - Stanislaus Consolidated Fire District
 - CA Department of Fish and Wildlife
 - US Department of Fish and Wildlife
 - Denair Fire
 - Denair CSD
 - Stanislaus County Sheriff's Department
 - Stanislaus County Parks & Recreation
- 11. Attachments**
- Maps
 - DCSD Will-Serve Letter
 - Central California Information Center Records Search
 - Early Consultation Referral Responses

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.

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

Denzel Henderson, Assistant Planner

Prepared By

March 3, 2017

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 scenic vista. Community standards generally do not dictate the need or desire for architectural review of agricultural or residential subdivisions. The project site is improved with one single-family dwelling and detached garage. A large shed exists within the confines of proposed Parcel 1 and is scheduled to be removed prior to recording the parcel map. The proposed parcel map will result in changes to the visual character of the area consistent with the residential zoning. The project is not proposing any substantial change to the visual character, or damage to scenic resources, with future development. However, the creation of parcels will allow for development, subject to Stanislaus County Zoning Ordinance Chapter 21.24 Rural Residential (R-A). Conditions of approval will be added to: 1) minimize potential impacts from on-site lighting, requiring all exterior lighting to be designed to provide adequate illumination without a glare effect; 2) require new parcel lines to maintain setbacks consistent with the R-A zoning district development standards; and, 3) require demolition of the large shed prior to recording the final map.

Mitigation: None

References: Stanislaus County General Plan and Support Documentation¹. Application Information Material

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			X	

12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Discussion: The project site is 1.32± acres in size, designated Low Density Residential (LDR) in the County's General Plan and is zoned Rural Residential (R-A), which permits residential uses. Furthermore the California Department of Conservation Farmland Mapping and Monitoring Program list the property as "Rural Residential Land." The project site is surrounded by land zoned residential and developed with single family dwellings, to the north, west, and east. A strip of commercially zoned properties exist 100-feet to the northwest on Main Street. The closest agriculturally zoned property is 1,200 feet west of the site. Based on this information staff believes that the proposed project will not conflict with any agriculturally zoned land or Williamson Act Contracted land. Nor will the project result in the conversion of prime farmland, unique farmland, farmland of statewide importance, timberland or forest land to a non-agricultural or non-forest use. The project site is considered an in-fill development. The project will not contribute to the loss of farmland or forest land and, as such will have a less than significant impact on agricultural and forest resources.

Mitigation: None

References: Stanislaus County General Plan and Support Documentation¹. California State Department of Conservation Farmland Mapping and Monitoring Program – Stanislaus County Farmland 2014; Application Material, United States Department of Agricultural soil survey

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

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

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are

generally regulated by the Air Resources Board of the California EPA which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the basin.

The project was referred to SJVAPCD as part of the early consultation; so far no comments were received. However, the District's Small Project Analysis Level (SPAL) guidance identifies thresholds of significance for criteria pollutant emissions, which are based on the District's New Source Review (NSR) offset requirements for stationary sources. Using project type and size, the District has pre-qualified emissions and determined a size below which it is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. In the interest of streamlining CEQA requirements, projects that fit the descriptions and are less than the project sizes provided by the District are deemed to have a less than significant impact on air quality due to criteria pollutant emissions and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes. The District's threshold of significance for residential projects is identified as 152 units, or 1,453 additional trips per day. According to the Federal Highway Administration the average daily vehicle trips per household is 9.6, which would equal 86.4 additional trips per day as a result of project approval and construction of an additional nine units (10 units, one existing home, 9 new units x 9.6 = 86.4). As this is well below the District's threshold of significance, no significant greenhouse gas emission impacts are anticipated.

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

Mitigation: None

References: San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) guidance; San Joaquin Valley Air Pollution Control District – Regulation VIII Fugitive Dust/PM-10 Synopsis; Stanislaus County General Plan and Support Documentation¹

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X

Discussion: The Site is not identified as being within a Biologically Sensitive area per the California Natural Diversity Database (CNDDDB). However the *Buteo Swainsoni*, *Oncorhynchus Mykiss Irideus*, *Desmocerus Californicus Dimorphus*, *Orcuttia Inaeualis* are listed as threatened species for the Denair Quadrant. The four species are considered threatened, but for this parcel map the impact is considered less than significant because these species do not typically inhabit the quadrant of Denair.

The project site is comprised of a single-family dwelling with detached garage and a large shed. A large shed which will be removed prior to recording the final map. The proposed project will subdivide the 1.32± acre parcel into four (4) parcels and a remainder parcel. No additional development is being proposed as part of the subdivision; however, each newly created parcel could construct up to two homes.

The project was referred to the California Department of Fish and Wildlife and no comments have been received to date. The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to endangered species or habitats, locally designated species, wildlife dispersal or mitigation corridors are considered to be less than significant. The project site is topographically flat and has no streams or ponds that could be considered Waters of the United States.

Mitigation: None

References: California Department of Fish and Wildlife California Natural Diversity Database, Stanislaus County General Plan and Support Documentation¹; Application Information Material

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion: According to the Central California Information Center (CCIC), no historic, archaeological, or cultural resources have been reported for this site. The search also indicated that the project area has a low sensitivity for possible discovery of prehistoric resources due to lack of natural water sources. The CCIC believes that historical resources such as standing buildings 45 years old or older, and possibly subsurface historic-era archeological features could exist. Consequently, the potential for discovery of historical resources exists. Prior to recording the map a large shed, built prior to 1930 per Assessor Record's, is required to be removed. There is no development being proposed as part of this project; however, as mentioned previously up to two dwellings per parcel could be constructed once the final map has been recorded. Since any residential development will not be subject to additional discretionary review, conditions of approval will be placed on the project requiring a qualified historical resource consultant to evaluate and formally record any buildings that may be removed. In addition, a condition of approval will be added to the project identifying the potential for resources and identifying the process, should any resources be found, for halting construction activities and contacting the appropriate agencies.

Mitigation: None

References: Stanislaus County Assessor, Central California Information Center (CCIC) report dated July 26, 2016; Stanislaus County General Plan and Support Documentation¹

VI. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	

Discussion: The USDA Natural Resources Conservation Service's indicates that the soils on the project consist of approximately 100% Dinuba Sandy Loam, 0 to 1 percent slopes. As contained in Chapter Five of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required as part of the building permit process. 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. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. Any earth moving is subject to Public Works Standards and Specifications which consider the potential for erosion and run-off prior to permit approval.

The Building Division may utilize the results from existing soils test, if applicable, or require additional soils tests, to determine if unstable or expansive soils are present. If such soils are present, special engineering of any structures will be required to compensate for the soil deficiency. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. As detailed in the project description, the proposed project will connect to public water and sewer through the DCSD.

Mitigation: None

References: Denair Community Services District Will Serve letter dated September 28, 2016; Department Of Public Works referral response October 31, 2016; California Building Code; and Stanislaus County General Plan and Support Documentation¹

VII. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion: The principal Greenhouse Gases (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. GHGs emissions resulting from residential projects include emissions from temporary construction activities, energy consumption, and additional vehicle trips.

Minimal greenhouse gas emissions will occur during construction. Construction activities are considered to be less than significant as they are temporary in nature and are subject to meeting SJVAPCD standards for air quality control.

The proposed structures are subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11). The California Energy Commission (CEC) has published reports estimating the percentage deductions in energy use resulting from these new standards. Based on CEC's discussion on average savings for Title 24 improvements, these CEC savings percentages by end use can be used to account for a 22.7% reduction in electricity and a 10% reduction in natural gas use for single-family residential units.

The project was referred to SJVAPCD and no response was received. However, the District's Small Project Analysis Level (SPAL) guidance identifies thresholds of significance for criteria pollutant emissions, which are based on the District's New Source Review (NSR) offset requirements for stationary sources. Using project type and size, the District has pre-qualified emissions and determined a size below which it is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. In the interest of streamlining CEQA requirements, projects that fit the descriptions and are less than the project sizes provided by the District are deemed to have a less than significant impact and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes. The District's threshold of significance for residential projects is identified as 152 units, or 1,453 additional trips per day. According to the Federal Highway Administration the average daily vehicle trips per household is 9.6, which would equal 86.4 additional trips per day as a result of project approval and construction of an additional nine units (10 units, one existing home, 9 new units x 9.6 = 86.4). As this is well below the District's threshold of significance, no significant greenhouse gas emission impacts are anticipated.

Mitigation: None

References: San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) guidance, California Air Pollution Control Officers Association Quantifying Greenhouse Gas Mitigation Measures (August 2010); Stanislaus County General Plan and Support Documentation¹

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

Discussion: 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. Department of Environmental Resources (DER) is responsible for overseeing hazardous materials in this area. The groundwater is not known to be contaminated in this area. The project will receive domestic water via the Denair Community Services District (DCSD). The project is located outside any land designated a fire hazard severity zone by Cal Fire. The property is served by the Denair Fire Protection District and will pay fire impact fees for all new construction. The project was referred to Denair Fire as part of the early consultation; however no comments were received. The project site is not located near an Airport and is therefore not included in any land use compatibility plan.

Mitigation: None

References: Department of Toxic Substances Control; DCSD Will-Serve letter dated September 28, 2016; Stanislaus County General Plan and Support Documentation¹

IX. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?				X

Discussion: Run-off is not considered an issue because of several factors which limit the potential impact. These factors include a 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. This project is located in flood zone X (Outside of the 2% annual chance floodplain - Flood Map #06099C0195E), as such, it is in an area of minimal flooding. All measures required to be taken in regard to the Flood Zone designation will be addressed by the Building Permits Division during the building permit process.

The proposed project will not have a significant effect on groundwater levels as all proposed development will be served with domestic water from DCSD. The applicant has received a Will-Serve letter from DCSD for the project site. The project will not violate any water quality standards. A less than significant alteration of drainage pattern is expected with the demolition of the shed and construction of any new structures. Also a referral response received from the Central Valley Regional Water Quality Control Board (RWQCB) provided a list of the Board's permits and programs that may be applicable to the proposed project. A condition of approval will be added to the project requiring the developer comply with all applicable rules and regulations and to contact the RWQCB to determine which permits/standards are applicable to the project. The Department of Public Works reviewed the project and responded with standard conditions of approval, in regards to grading and drainage, encroachment permits, and parking.

Mitigation: None.

References: Department Of Public Works referral response dated October 31, 2016; DCSD Will Serve letter dated September 28, 2016; Central Valley Regional Water Quality Control Board referral response dated November 7, 2016; Stanislaus County GIS (Geographical Information System), FEMA Flood Map Service Center, and the Stanislaus County General Plan and Support Documentation¹.

X. LAND USE AND PLANNING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Discussion: The proposed project will not physically divide an established community. The project is a residential in-fill project located within the community of Denair. Existing land use designations for the project site include a General Plan designation of Low Density Residential (LDR) and a Denair Community Plan Designation of LDR, which allows for zero to eight units per net acre, and a zoning designation of Rural Residential (R-A), which allows for a minimum parcel size of 8,000 square feet when serviced by public water and sewer. The Denair Community Plan states, "The Denair Community Plan should promote very low density residential uses along the Community's edge or periphery in order to reduce conflicts with surrounding agricultural uses, as well as to establish and define a permanent buffer between the Community of Denair and the City of Turlock." The project proposes to create four parcels ranging in size from 8,000± square foot lots on 12,000± square feet, near the southeastern border of the community of Denair, which equates to a density of 6.81 units per acre. The proposed lot configuration is consistent with the General Plan and Community Plan designations of Low Density Residential and zoning designations of R-A (Rural Residential). As described earlier each lot will receive domestic water and sewer from the DCSD.

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

Mitigation: None

References: DCSD Will Serve letter dated September 28, 2016; Stanislaus County General Plan and Support Documentation¹

XI. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion: The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site.

Mitigation: None

References: Stanislaus County General Plan and Support Documentation¹

XII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion: No construction is being proposed as a part of this project; however, the R-A zoning district permits up to two dwellings per parcel provided all development standards and California and County Code requirements can be met. Any construction as a result of this project would result in a temporary increase in noise and, as such, a standard condition of approval will be added to the project to address the temporary increase in noise during the construction phase of the project. Although construction is not proposed, the establishment of up to two dwellings per parcel would result in a permanent increase in ambient noise in the area; however, as the use would be residential in nature and consistent with the area, any increase in noise is expected to have a less than significant impact. The project is not included in any airport land use compatibility plan, nor is it located near any private airports.

Mitigation: None

References: Stanislaus County General Plan and Support Documentation¹

XIII. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Discussion: The proposed project will not create significant service extensions or new infrastructure which could be considered as growth inducing, as services are available to neighboring properties. The extension of DCSD water and sewer services will not induce any further growth as the development is an infill project and as the site is surrounded by similar low density residential development. No displacement of existing homes or people will result as a part of this project.

Mitigation: None

References: Stanislaus County General Plan and Support Documentation¹

XIV. PUBLIC SERVICES --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project result in the substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Discussion: The County has adopted Public Facilities Fees, School as well as a Fire Facility Fees on behalf of the appropriate district, to address impacts to public services. All new dwellings will be required to pay the applicable Public Facility Fees through the building permit process. The Sheriff's Department also uses a standardized fee for new dwellings that will be incorporated into the Conditions of Approval. The Stanislaus County Department of Parks and Recreation has calculated an in-lieu fee which will be paid by the developer to accommodate increased recreation needs occurring as a result of the residential development. No development is being proposed as a part of the project; however, each newly created parcel could construct up to two homes in conformance with the R-A (Rural Residential) development standards. Conditions of approval will be placed on the project to reflect development fees.

Mitigation: None

References: Stanislaus County General Plan and Support Documentation¹

XV. RECREATION --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Discussion: The General Plan requires at least three net acres of developed neighborhood parks, or the maximum number allowed by law, to be provided for every 1,000 residents. The project was referred to Parks and Recreation as part of the early consultation; however no comments were received. Based on the number of lots being created, conditions of approval will be added to the project to require in-lieu park fees as required. These fees will be required at the issuance of building permit for each lot.

Mitigation: None

References: Stanislaus County General Plan and Support Documentation¹

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

Discussion: According to the Federal Highway Administration the average daily vehicle trips per household is 9.6, which would equal 86.4 additional trips per day as a result of project approval and construction of an additional nine units (10 units, one existing home, 9 new units x 9.6 = 86.4). The project proposes the remainder and Parcel 1 to take access off Kersey Road while Parcels 2, 3, and 4 take access from Gratton Road. The main arterials for the community of Denair include Monte Vista Ave, Main Street, Zeering Road, Lester Road, and Sante Fe Avenue. It is not anticipated that the proposed project will have any significant impacts on transportation or traffic. All improvements related to the project must be completed to the satisfaction of the Stanislaus County Department of Public Works.

Mitigation: None

References: Department Of Public Works referral response dated October 31, 2016; Stanislaus County General Plan and Support Documentation¹

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Discussion: Limitations on providing utility services have not been identified. The project will receive public water and sewer from the DCSD. A Will-Serve letter provided by the DCSD indicates that the developer will be responsible for installing all necessary infrastructure improvements required for the public water and sewer connections. The developer must also submit improvement plans to the DCSD for review and approval, provide a bond to cover the improvement/connection costs, and pay all applicable deposit, connection, and inspection fees. These requirements will be required as conditions of approval for the project. Storm water is proposed to be managed by a positive system incorporated into the existing Stanislaus County Positive Storm Drainage System. The proposed project also includes right-of-way dedication and curb, gutter, sidewalks on Kersey and S Gratton Roads. Electricity will be provided to the project by the Turlock Irrigation District (TID). Conditions of approval as provided by the Turlock Irrigation District will be added to the project to address electrical service requirements.

Mitigation: None

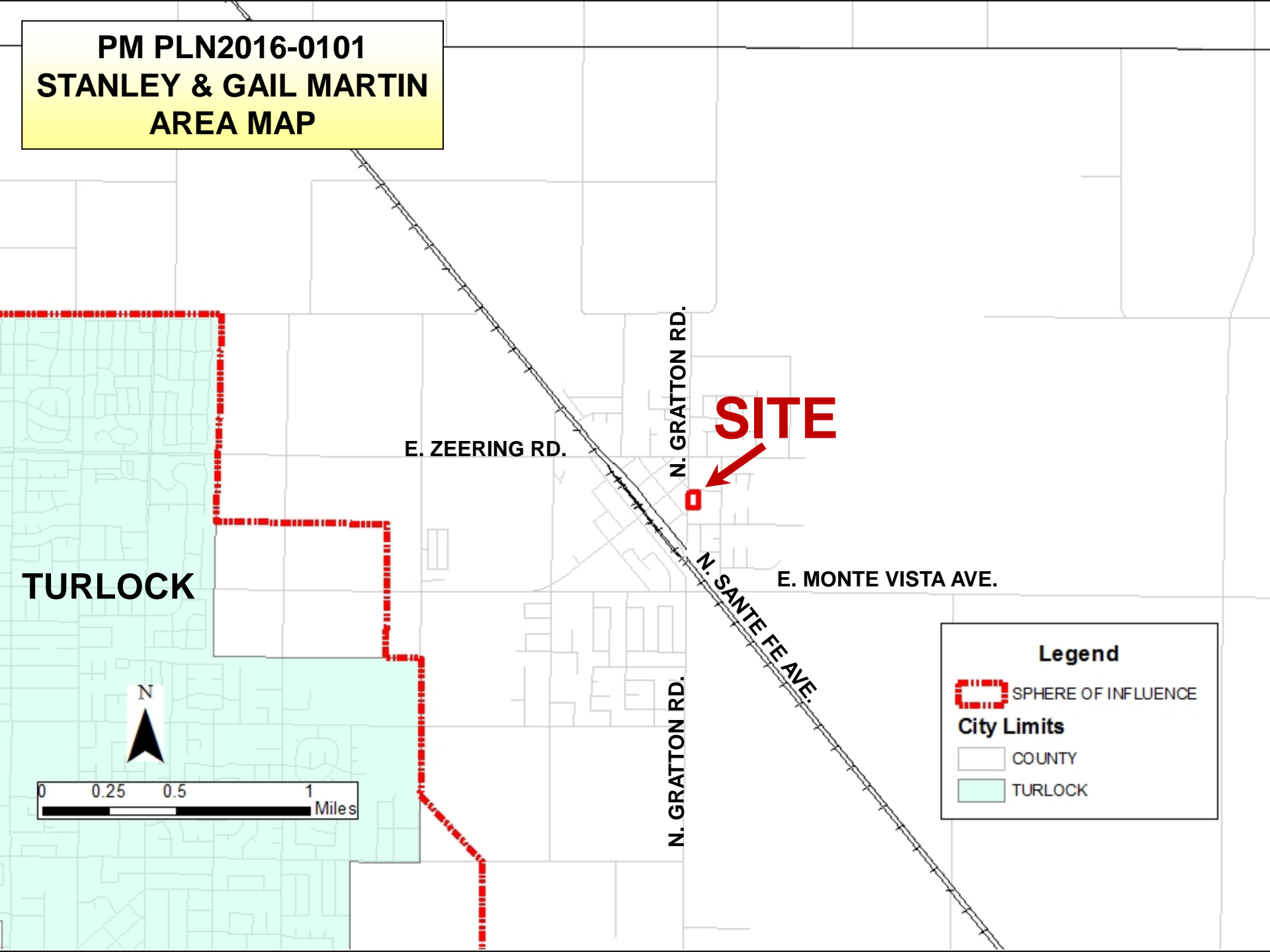
References: Denair Community Services District Will-Serve letter dated September 28, 2016; Referral Response from Turlock Irrigation District dated October 28, 2016; Stanislaus County General Plan and Support Documentation¹

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

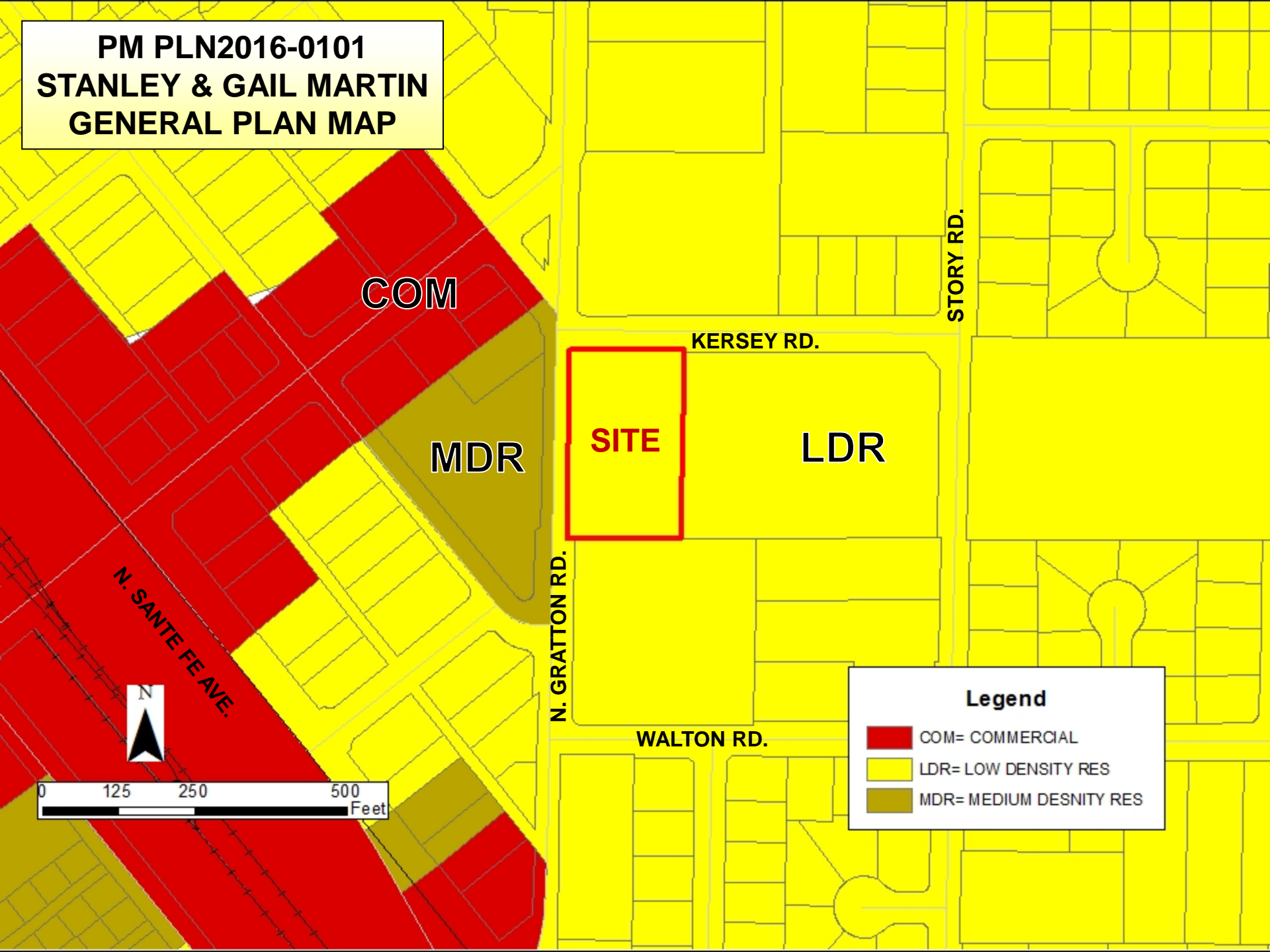
Discussion: Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area. The project is a residential in-fill project within the community of Denair.

¹Stanislaus County General Plan and Support Documentation adopted in August 23, 2016, as amended. **Housing Element** adopted on April 5, 2016.




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



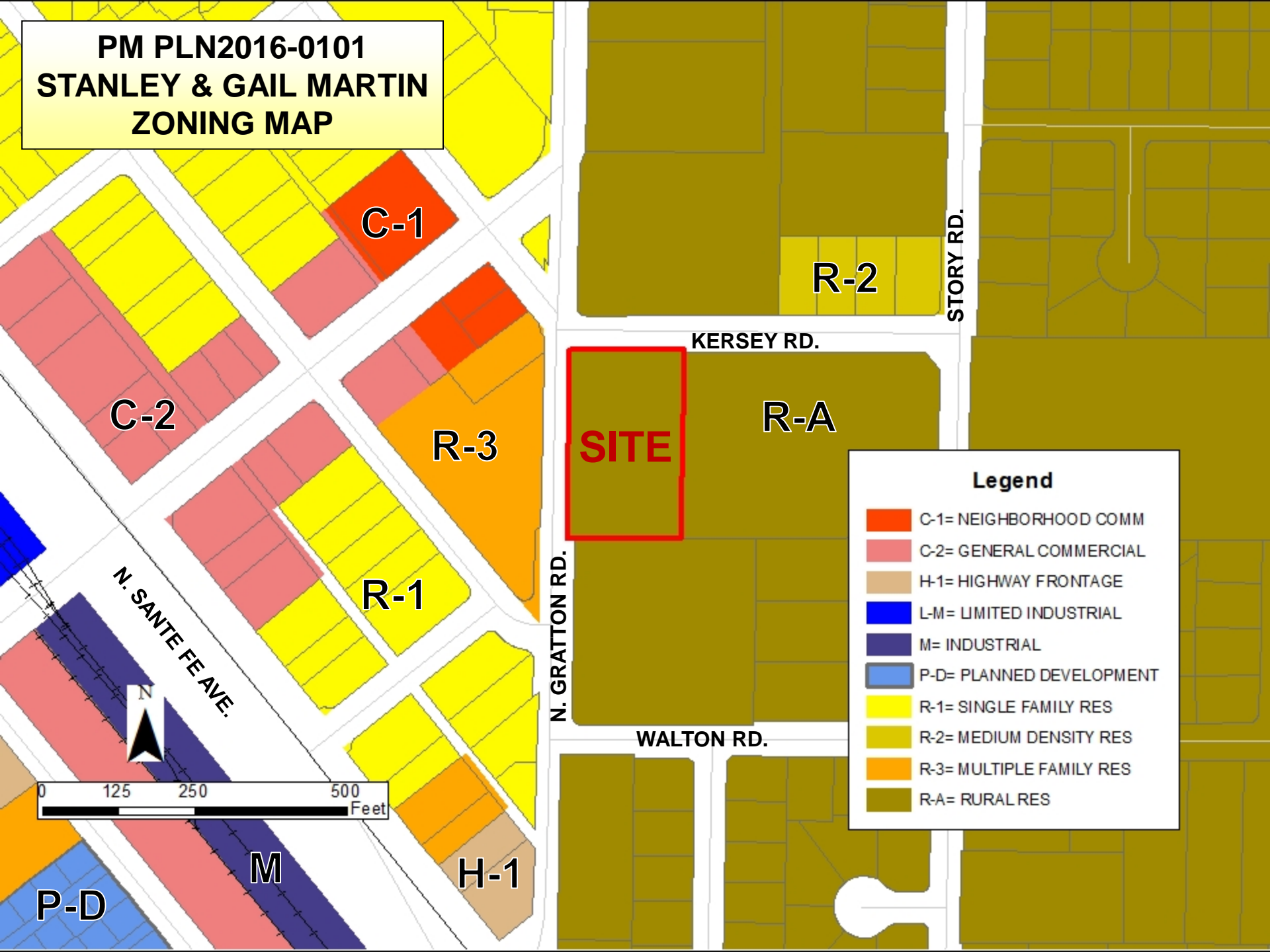
**PM PLN2016-0101
STANLEY & GAIL MARTIN
GENERAL PLAN MAP**



Legend

-  COM= COMMERCIAL
-  LDR= LOW DENSITY RES
-  MDR= MEDIUM DESNITY RES

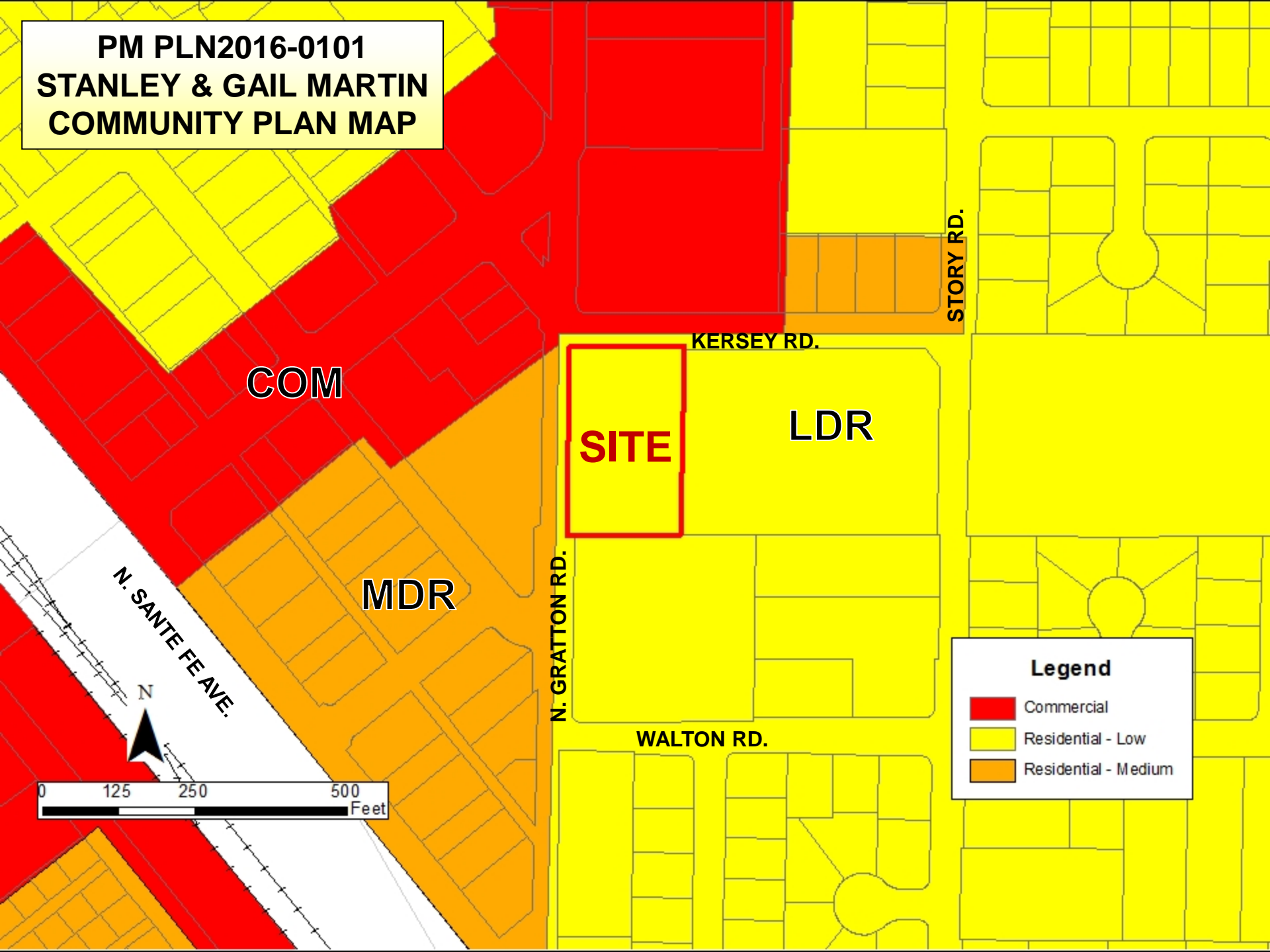
**PM PLN2016-0101
STANLEY & GAIL MARTIN
ZONING MAP**



Legend

- C-1= NEIGHBORHOOD COMM
- C-2= GENERAL COMMERCIAL
- H-1= HIGHWAY FRONTAGE
- L-M= LIMITED INDUSTRIAL
- M= INDUSTRIAL
- P-D= PLANNED DEVELOPMENT
- R-1= SINGLE FAMILY RES
- R-2= MEDIUM DENSITY RES
- R-3= MULTIPLE FAMILY RES
- R-A= RURAL RES

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

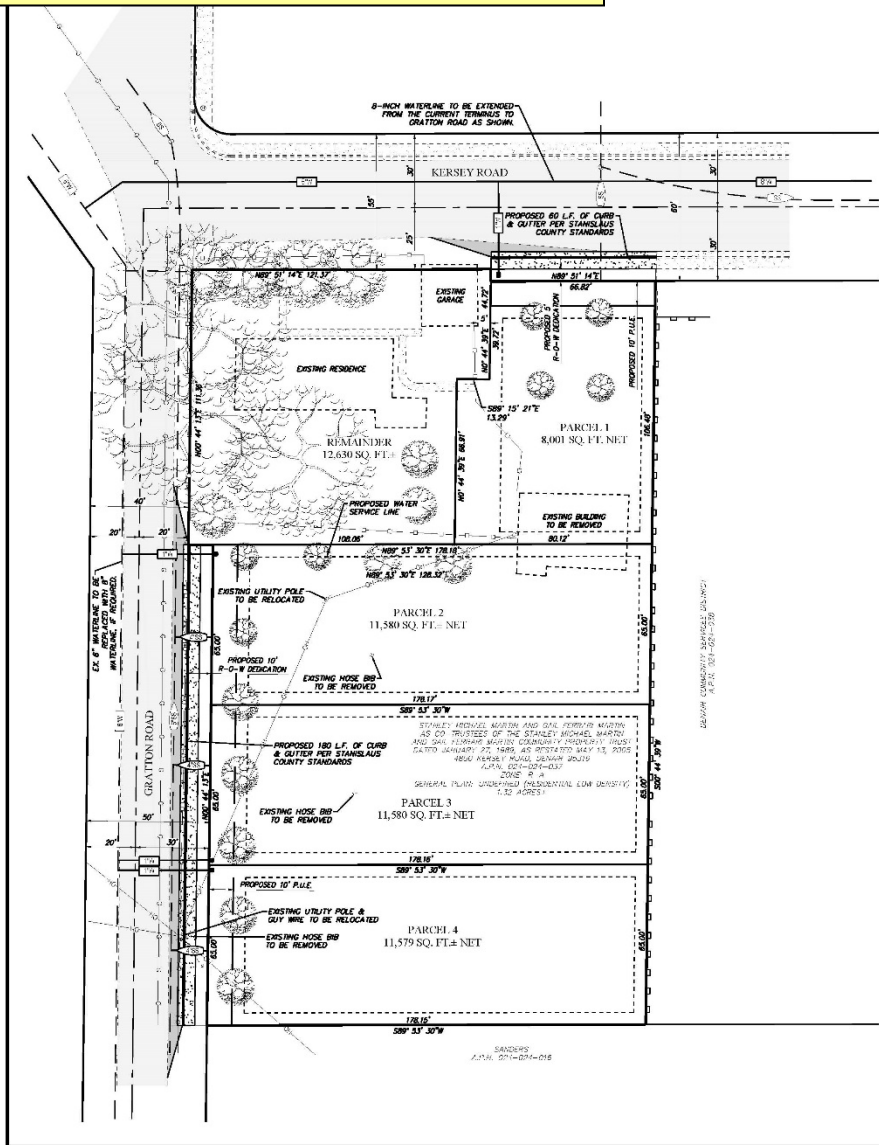


**PM PLN2016-0101
STANLEY & GAIL MARTIN
2015 COUNTY AERIAL**



0 50 100 200 Feet

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



PROJECT LOCATION

4800 KERSEY ROAD
DENAIR, CA 95316

ASSESSOR'S PARCEL NO.

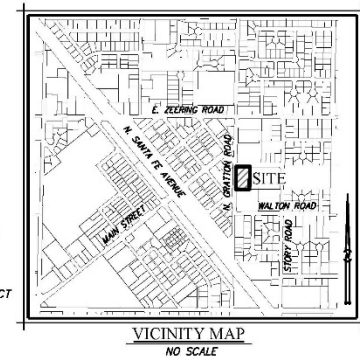
A.P.N. 024-024-037

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

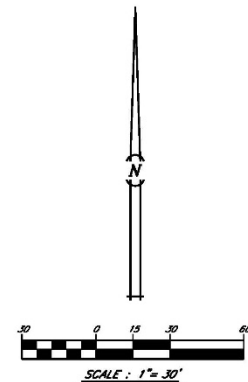
	EXISTING	PROPOSED
RIGHT OF WAY	_____	_____
LOT LINE	_____	_____
CENTERLINE	_____	_____
EASEMENT	_____	_____
BOUNDARY LINE	_____	_____
CURB, GUTTER & SIDEWALK		
AREA OF PAVEMENT		
AREA OF CONCRETE		
GAS LINE	_____	_____
SANITARY SEWER LINE	_____	_____
WATER LINE	_____	_____
CLEANOUT (SS OR SD)	_____	_____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



RODRICK H. HAWKINS: R.C.E. 50188
KEVIN GENASCI: L.S. 8660

BY: RCS

PARCEL MAP EXHIBIT

SYM.	DATE	DESCRIPTION	APPD

P.N. 024-024-037
DENAIR, CALIFORNIA

**HAWKINS & ASSOCIATES
ENGINEERING, INC.**



SHEET

OF
1.



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

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

Date: July 26, 2016

CCaIC File #: 9891N

Project: Tentative Parcel Map for
APN 024-024-037, 4800 Kersey Rd.,
Denair, Stanislaus Co.

Rod Hawkins
Hawkins & Associates Engineering, Inc.
436 Mitchell Rd.
Modesto, CA 95354

Email: lhalstead@hawkins-eng.com
to be forwarded to Rod Hawkins

Dear Mr. Hawkins,

We have conducted a **Priority Response** records search as per your request for the above-referenced project area located on the Denair 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:

No prehistoric or historic archaeological resources, or historic properties/evaluated properties/formally recorded properties have been reported to the Information Center.

Historic maps on file suggest, however, the possibility that one or more buildings on the property may be 45 years old or older (buildings have been indicated on that property at least as early as the 1916 Denair USGS 7.5' map, 1:31680-scale series).

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

None have been reported to the Information Center.

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 sensitivity for the possible discovery of *prehistoric* resources due to the lack of natural water sources; but there may be historical resources such as standing buildings 45 years old or older, and possibly subsurface historic-era archaeological features (that may be encountered during excavation and trenching), such as domestic refuse and artifact deposits or building foundations, associated with earlier use of the property.

It is noted that the map "Tentative Parcel Exhibit Option 2" indicates an "Existing Building To Be Removed"; we recommend that a qualified historical resources consultant evaluate and formally record this building (or any other building that may be removed) if it is 45 years old or older, to be done prior to implementation of the project or issuance of any discretionary permit. The Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

We advise construction personnel to be aware of the potential for subsurface historic-era archaeological features, and to keep in mind the advisories below.

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.

We thank you for using the California Historical Resources Information System (CHRIS). Please let us know when we can be of further service. Please sign and return the attached Access Agreement Short Form.

Note: Billing will be transmitted separately via email (lamarroquin@csustan.edu or MSR270@csustan.edu) from our Financial Services office (\$225.00), payable within 60 days of receipt of the invoice.

Sincerely,



R. L. Hards, Assistant Research Technician
Central California Information Center
California Historical Resources Information System

*Invoice to: Laurie Marroquin lamarroquin@csustan.edu, Financial Services



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

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

California Historical Resources Information System

ACCESS AGREEMENT SHORT FORM

Number: 9891N

I, the undersigned, have been granted access to historical resources information on file at the **Central California Information Center** of the California Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixty (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name: _____ Date: _____

Signature: _____

Affiliation: _____

Address: City/State/Zip: _____

Billing Address (if different from above): _____

Telephone: _____ Fax: _____ Email: _____

Purpose of Access: _____

Reference (project name or number, title of study, and street address if applicable):

County: Township/Range/Section or UTM: _____

USGS 7.5' Quad: _____



Denair Community
Services District

3850 N. Gratton Road
P.O. Box 217
Denair, California 95316

Phone: 209-634-4986

Fax: 209-634-9805

September 28, 2016

Ms. Kristin Doud, Associate Planner
Stanislaus County Planning and Community Development Department
1010 10th Street
Modesto, CA 95354

RE: Martin Tentative Subdivision Map

Ms. Doud:

Prior to recording of the map, to the development of parcels and/or ground disturbance, whichever comes first, the following conditions of approval should be included in the Tentative Map approval process for the Martin Tentative Parcel Map Project:

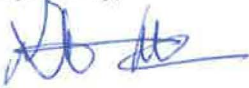
- 1) The project developer shall enter into a Development Agreement with Denair Community Services District and pay the District for the installation of an 8" diameter water line in Kersey Road from Story Road where the new 8" line shall be connected to the existing 12" water line in Story Road to Gratton Road where the new water line shall be connected to the existing water line in Gratton Road. The water improvements will include the cost for the District to remove the existing wharf fire hydrant located at the corner of Kersey Road and Gratton Road and the construction of a new replacement hydrant to be connected to the new 8" water line. The Development Agreement shall also pay the District for construction of new sewer service laterals for each of the new parcels created by the proposed parcel map and connect to the existing sewer lines located in Gratton Road and Kersey Road.
- 2) The Owner/Developer shall provide a bond to the District for construction of all sanitary sewer and water facilities. The bond will be based on an engineer's estimate and shall be in the amount of 150 percent (150%) of the estimated cost of the construction of said facilities.
- 3) The Owner / Developer shall pay all water and sanitary sewer connection fees as required by the District.
- 4) The Owner/Developer shall submit a deposit for inspection fees as required by the District.

- 5) The Owner/Developer shall submit a deposit for construction water usage as required by the District. The Owner /Developer shall provide an AutoCAD 2000 drawing of the subdivision to the District to update the District Master Water and Sewer Plans.

The drawings shall include all water, sewer, storm drain lines, lot lines, easement lines, right-of-way lines, subdivision boundary and lot numbers. This shall be submitted at the time of subdivision improvement approval. Any subsequent changes to any of the previously mentioned lines shall be resubmitted to the District prior to District acceptance of the facilities.

Please review these conditions and call me if you have any questions or comments.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Gaylon Wade', with a long horizontal flourish extending to the right.

Gaylon Wade, District Manager
Denair Community Service



CHIEF EXECUTIVE OFFICE

Stan Risen
Chief Executive Officer

Patricia Hill Thomas
*Chief Operations Officer/
Assistant Executive Officer*

Keith D. Boggs
Assistant Executive Officer

Jody Hayes
Assistant Executive Officer

1010 10th Street, Suite 6800, Modesto, CA 95354
Post Office Box 3404, Modesto, CA 95353-3404

Phone: 209.525.6333 Fax 209.544.6226

STANISLAUS COUNTY ENVIRONMENTAL REVIEW COMMITTEE

November 14, 2016

Timothy Vertino, Assistant Planner
Stanislaus County Planning and Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

**SUBJECT: ENVIRONMENTAL REFERRAL – MARTIN – PARCEL MAP APPLICATION
NO. PLN2016-0101 – EARLY CONSULTATION**

Mr. Vertino:

Thank you for the opportunity to review the Early Consultation phase of the above-referenced project.

The Stanislaus County Environmental Review Committee (ERC) has reviewed the subject project and has no comments at this time.

The ERC appreciates the opportunity to comment on this project.

Sincerely,

Patrick Cavanah
Management Consultant
Environmental Review Committee

PC:ss

cc: ERC Members

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Fax (916) 373-5471
Email: nahec@nahec.ca.gov
Website: <http://www.nahec.ca.gov>
Twitter: @CA_NAHC



November 8, 2016

Timothy Vertino
Stanislaus County Planning and Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

sent via e-mail:
vertinot@stancounty.com



RE: SCH# 2016102059; Early Consultation, Parcel Map Application No. PLN2016-0101 – Stanley and Gail Martin Project, Community of Denair, Stanislaus County, California

Dear Mr. Vertino:

The Native American Heritage Commission has reviewed the Early Consultation request for the project referenced above. To adequately assess and mitigate project-related impacts on cultural resources, the Commission recommends the following actions be required:

The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.2). Please reference California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-final-AB-52-App-G-text-Submitted.pdf>. Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends consultation with all California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. **Fourteen Day Period to Provide Notice of a Decision to Undertake a Project or completion of a Project Application:** Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.

- c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 65352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
 3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
 4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
 5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
 6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).
 7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
 8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
 9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
- a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).
11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)). *This process should be documented in the Cultural Resources section of your environmental document.*

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

- 1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
- 2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
- 3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
- 4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

Please contact me if you need any additional information at gayle.totton@nahc.ca.gov.

Sincerely,


Gayle Totton, M.A., PhD.
Associate Governmental Program Analyst

cc: State Clearinghouse



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

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

Frederic Clark, PE
Deputy Director - Development/Traffic

David Leamon, PE
Deputy Director - Construction
Administration/Operations

Kathy Johnson
Assistant Director - Finance/HR/Transit

October 31, 2016

www.stancounty.com/publicworks

To: Timothy Vertino, Assistant Planner, Planning and Community Development

From: Angie Halverson, Senior Land Development Coordinator

Subject: PLN 2016-0101 Stanley and Gail Martin Parcel Map Conditions of Approval

This is a request to subdivide a 1.32 acre parcel into 4 new parcels and a remainder. In order to reduce any potential impacts, Public Works submits the following conditions of approval:

MAP:

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 existing structures not shown on the tentative parcel map shall be removed prior to the parcel map being recorded.
3. The new parcels shall be surveyed and fully monumented prior to the recording of the final parcel map.

DEDICATIONS:

4. Road right-of-way shall be dedicated to Stanislaus County either as a certificate on the final parcel map or by separate instrument prior to the recording of the final parcel map to provide for 30 feet of right-of-way east of the centerline of Gratton Road. The existing half width of Gratton Road is 20 feet.
5. Road right-of-way shall be dedicated to Stanislaus County either as a certificate on the final parcel map or by separate instrument prior to the recording of the final parcel map to provide for 30 feet of right-of-way south of the centerline of Kersey Road. The existing half width of Kersey Road is 25 feet.

UTILITIES:

6. All new utilities shall be underground and located in public utility easements. A 10 foot wide public utility easement (P.U.E.) shall be located adjacent to all road right of ways. The P.U.E. shall be shown on the final parcel map.

STORM DRAINAGE:

7. The property owner shall obtain coverage for the project under the current State Water Resources Control Board National Pollutant discharge Elimination system (NPDES) Construction General Permit prior to the approval of the improvement plans.
8. Civil plans conforming to the requirements for Regulated Projects listed in the Stanislaus County 2015 Post-Construction Standard Plan shall be prepared by a California Civil Professional Engineer and submitted to Stanislaus County Public Works for review and approval prior to the disturbance of soil associated with this project.
9. The grading, drainage, and all associated Post Construction work shall be accepted by Stanislaus County Public Works prior to the closure of the Grading Permit or the Occupancy/Final of any Building Permit for the site.
10. Prior to the parcel map being recorded or prior to occupancy of a building permit, whichever comes first, a county service area (CSA) shall be formed to provide funds to ensure future maintenance of the storm drainage system. The developer shall provide all necessary documents and pay all fees associated with the formation of the CSA. As part of the formation, a formula or method for the calculation of the annual assessment shall be approved. The formation process takes approximately 6 months and requires LAFCO approval. Please contact Public Works at (209) 525-4130 for additional information regarding County Service Area requirements.

STREET LIGHTS:

11. Prior to the final map being recorded, the subdivider shall deposit the first year's operating and maintenance cost of the street lights with the Department of Public Works. Since the project already falls into the Denair Lighting District, the funds shall be deposited into that account.
12. All street lights shall be installed on steel poles per Stanislaus County Standards and Specifications.

STREET IMPROVEMENTS:

13. Prior to the Department of Public Works performing any plan review or inspections associated with the development, the subdivider shall sign a "Subdivision Processing/Inspection Agreement" and post a \$7,500 deposit with Public Works.
14. An Encroachment Permit shall be obtained prior to the commencement of any work in Stanislaus County road right-of-way.
15. Prior to final inspection or occupancy of any structure, street improvements shall be installed that are consistent with the Stanislaus County Standards and Specifications. The improvements shall include but not limited to street lights, curb, gutter, and sidewalk, storm drainage, driveways, matching pavement and handicap ramps. Improvement plans shall be submitted to Public Works Department for review and approval.

16. A complete set of improvement plans that are signed and stamped by a licensed Engineer that are consistent with the Stanislaus County Standards and Specifications shall be submitted and approved by Stanislaus County Public Works prior to the recording of the final map or issuance of any building permit associated with this project, whichever comes first. The improvement plans shall include, but not be limited to street lights, curb, gutter, and sidewalk, storm drainage, pavement, pavement markings, road signs, and handicap ramps for the entire frontage of the project, including the remainder. North American Vertical Datum shall be used. If available, 1988 data shall be used. A positive storm drainage system, conforming to County standards, shall be installed. Please refer to Stanislaus County Code 20.08.090

20.08.090 Designated remainder.

. . . In the absence of such an agreement, the commission may require fulfillment of the construction requirements within a reasonable time following approval of the final map and prior to the issuance of a permit or other grant approval for the development of a remainder parcel upon a finding by the commission that fulfillment of the construction requirements is necessary for reasons of:

1. The public health and safety; or
2. The required construction is a necessary prerequisite to the orderly development of the surrounding area.

The remainder's frontage improvements shall be installed with this map. The improvements are necessary for the orderly development of the surrounding area. The remainder parcel is surrounded by Parcel 1 to the east on Kersey Road and Parcel 2 to the south on Gratton Road. The development of the remainder will allow the drainage improvements to tie in and will also allow for pedestrian access making the remainder a necessary part of the improvements. The development of the frontage improvements along the remainder is also necessary for the Public's health and safety. The curb return shall be located on the remainder, providing necessary access for Individuals with Disabilities to cross Kersey Road.

17. An Engineer's Estimate for the approved improvement plans shall be submitted and approved by Public Works prior to approval of the improvement plans for street frontage improvements.
18. An acceptable financial guarantee for the road improvements shall be provided to the Department of Public Works prior to the issuance of any Building Permit or the recording of the parcel map, whichever comes first. This may not be required if the improvements are installed and accepted in the right-of-way prior to the issuance of any Building Permit or the recording of the parcel map. Please refer to Stanislaus County Ordinance 20.16.100 Section C.

20.16.100 C. The subdivider has completed required improvements or has executed an agreement with the director or his authorized deputy, joined in by all persons having a significant deeded interest in the property, agreeing to perform all required improvements, including irrigation supply and drainage facilities;

19. The subdivider shall furnish the Department of Public Works one copy of a soils report for the area being subdivided with the submittal of the improvement plans. The report shall also include: (a) sufficient R-value test to establish appropriate road sections, (b) backfill recommendations, (c) cut/fill transitions, and (d) sufficient test boring to log the soil strata, determine the static groundwater elevation, and a minimum of two percolation rates of the storm drainage system. The boring and percolation tests shall be made at the location of the proposed storm drainage system. The report shall be signed by a California registered Civil Engineer or registered Geotechnical Engineer.
20. A set of mylar Record Drawings as specified in the County standards and electronically scanned files for each sheet in a PDF format shall be provided to and approved by the Department of Public Works prior to acceptance of the road improvements.

Central Valley Regional Water Quality Control Board

7 November 2016

Timothy Vertino
Stanislaus County
Planning and Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

RECEIVED

NOV 14 2016

Stanislaus County - Planning &
Community Development Dept.

CERTIFIED MAIL

91 7199 9991 7035 8421 5050

COMMENTS TO REQUEST FOR REVIEW FOR THE EARLY CONSULTATION, PARCEL MAP APPLICATION NO. PLN2016-0101 – STANLEY & GAIL MARTIN PROJECT, SCH# 2016102059, STANISLAUS COUNTY

Pursuant to the State Clearinghouse's 25 October 2016 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Early Consultation* for the Parcel Map Application No. PLN2016-0101 – Stanley & Gail Martin Project, located in Stanislaus County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources

Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:
http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/.

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:
http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit

requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements – Discharges to Waters of the State

If USACOE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board’s Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_approval/index.shtml; or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

7 November 2016

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of the waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

If you have questions regarding these comments, please contact me at (916) 464-4644 or Stephanie.Tadlock@waterboards.ca.gov.



Stephanie Tadlock
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento



WATER & POWER

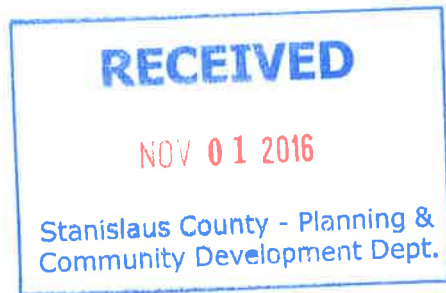
Serving Central California since 1887

(209) 883.8300 • www.tid.com

333 East Canal Drive • P.O. Box 949 • Turlock, CA 95381-0949

October 28, 2016

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



RE: Parcel Map Application No. PLN2016-0101 – Stanley & Gail Martin

Dear Mr. Vertino:

The Turlock Irrigation District (District) acknowledges the opportunity to review and comment on the referenced project. District standards require development occurring within the District's boundary that impacts irrigation and electric facilities, to meet the District's requirements.

A review of District maps and records indicate that there are no known irrigation facilities located within this subject property. If facilities are found during construction, please contact the District at the number below.

A 10-foot Public Utility Easement must be dedicated along all street frontages.

The front building setback is to be a minimum of 15-feet from the property line and a minimum of 15-feet from the back-of-sidewalk to enable the safe placement of utilities.

The owner/developer must apply for a facility change for any pole or electrical facility relocation. Facility changes are performed at developer's expense.

Underground electric service can be provided to the new parcels, but it will affect adjoining parcels. This could include modification of the electric service panels for the remainder parcel residence, as well as the property south of the project, and service modifications in the mobile home park on the west side of Gratton Road. After Developer applies for electric service and plans are developed, cooperation and approval of affected properties and government agencies may be required.

If you have any questions concerning irrigation system requirements, please contact me at (209) 883-8367. Questions regarding electric utility requirements should be directed to David Porath at (209) 883-8659.

Sincerely,

Todd Troglin
Supervising Engineering Technician, Civil
CF: 2016074

NEGATIVE DECLARATION

NAME OF PROJECT: PARCEL MAP APPLICATION NO. 2016-0101 - STANLEY & GAIL MARTIN

LOCATION OF PROJECT: 4800 Kersey Road, at the southeast corner of Kersey and N. Gratton Roads, in the Denair area.

PROJECT DEVELOPERS: Hawkins & Associates Engineering, Inc
436 Mitchell Road
Modesto, CA 95354

DESCRIPTION OF PROJECT: Request to subdivide a 1.32± acre parcel to create four (4) parcels and a remainder parcel, ranging in size from 8,000-12,630 square feet. The proposed 12,630 square foot remainder parcel, located at the southeast corner of Kersey and N. Gratton Roads, contains a single-family dwelling and a detached garage. All parcels will front on either Kersey or N. Gratton Roads and receive water and sewer service from the Denair Community Service District. The applicant has proposed roadway dedication in compliance with the General Plan and installation of curb, gutter, and sidewalk along parcel frontage.

Based upon the Initial Study, dated **March 3, 2017**, 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: Denzel Henderson, Assistant Planner

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